

COMMUNITY MEETING REPORT
Applicant: Charter Development Company, LLC
Rezoning Application No. 2015-640

This Community Meeting Report is being filed with the Town of Matthews Planning Department pursuant to the provisions of the Town of Matthews Unified Development Code.

PERSONS AND ORGANIZATIONS CONTACTED:

A representative of the Applicant mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on November 25, 2015. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Tuesday, December 8, 2015 at 7:00 PM in the Kids Auditorium at Team Church located at 2301 Stevens Mill Road in Matthews, North Carolina.

PERSONS IN ATTENDANCE AT MEETING:

The Community Meeting was attended by those individuals identified on the Sign-In-Sheet attached hereto as Exhibit B. The Applicant's representatives at the Community Meeting included Bob Dunston of National Heritage Academies, Kevin Pulis and Eric Hampton of Kimley-Horn and John Carmichael of Robinson, Bradshaw & Hinson.

SUMMARY OF ISSUES DISCUSSED:

John Carmichael welcomed everyone to the Community Meeting and introduced the Applicant's representatives. John Carmichael stated that this is the official Community Meeting relating to Rezoning Application No. 2015-640. Charter Development Company, LLC is the Applicant.

John Carmichael stated that the site subject to this Rezoning Application contains approximately 39 acres and is located on the northeast corner of the intersection of Stevens Mill Road and Mount Harmony Church Road. The Applicant is requesting that the site be rezoned from the R/I(CD) and R-15 zoning districts to the R/I(CD) Change of Conditions and R-15(CD) zoning districts. The purpose of this rezoning request is to accommodate the development and operation of a kindergarten through eighth grade public charter school on a portion of the site. Team Church would continue to be located on the site as well. The public charter school would be located behind the Team Church building. The public charter school would share common elements with Team Church such as driveways, parking lots and recreational facilities.

John Carmichael then provided the schedule of events relating to this rezoning request. He stated that the Public Hearing will be held on Monday, January 11, 2016 at 7 PM at the Matthews Town Hall. The Planning Board will consider this rezoning request at its meeting on Tuesday, January 26, 2016 at 7 PM at the Matthews Town Hall, and the Town Board will render a decision on this rezoning request on Monday, February 8, 2016 at 7 PM at the Matthews Town Hall.

Bob Dunston then addressed the meeting. Bob Dunston utilized a PowerPoint presentation, a copy of which is attached as Exhibit C. Bob Dunston stated that National Heritage Academies is a subsidiary of Charter Development Company, LLC. Charter Development Company entitles

our sites and builds and operates our schools. However, National Heritage Academies is the name on the sign.

Utilizing page 3 of the PowerPoint presentation, Bob Dunston then provided factual information about National Heritage Academies. Among other things, Bob Dunston stated that National Heritage Academies is a large public charter school operator, and it currently operates 81 schools. The majority of these schools are located east of the Mississippi River. National Heritage Academies has been in existence for approximately twenty years, and it currently serves approximately 55,000 students. Our schools typically serve students in kindergarten through eighth grade.

The school proposed to be located on the site would be a public charter school, so it would be tuition-free. The school would serve up to 772 students. The headquarters for National Heritage Academies is located in Grand Rapids, Michigan, and our service center is located at our headquarters. National Heritage Academies has invested over 500 million dollars in local communities. The proposed school would be self-financed. Taxpayers would not fund the school.

Utilizing page 4 of the PowerPoint presentation, Bob Dunston provided an overview of the proposed project. He stated that once again, the school would serve up to 772 students. When the school opens, it would serve students in kindergarten through fifth or sixth grade. Ultimately, the school would expand to serve students in kindergarten through eighth grade. National Heritage Academies operates the Queens Grant charter school in Mint Hill, North Carolina. There are 1,000 children on the waiting list for that school.

The school would be located behind the Team Church building. The site is tucked into the woods and downhill.

The site is currently zoned R/I(CD), and we are seeking to change the conditions on the approved Conditional Rezoning Plan to allow the school use. The school would share certain elements with Team Church. The church is busiest on the weekends, and the school, of course, would be busiest Monday through Friday.

Bob Dunston shared an aerial photograph of the site set out on page 5 of the PowerPoint presentation. Bob Dunston stated that National Heritage Academies would be purchasing the property located within the green line. With respect to the narrow leg of the property next to Mount Harmony Church Road, Bob Dunston stated that to be a legal lot, a lot must have frontage on a public road. Therefore, that narrow strip of property is required to make the school lot a legal lot. The driveway into the site would not be located within that strip of property.

Bob Dunston stated that the blue areas represent the floodplain and the post-construction buffers. A brief discussion then ensued regarding the floodplain and the post-construction buffers.

Bob Dunston then shared the Applicant's Conditional Rezoning Plan set out on page 6 of the PowerPoint presentation. Bob Dunston pointed out the new vehicular entrance into the site on Mount Harmony Church Road, and he pointed out the location of the proposed school building. With respect to the proposed school building, Bob Dunston stated that it would be a two-story building and contain up to 46,000 square feet of gross floor area. The building would be

approximately 400 feet long and 100 feet wide. The building would have a gymnasium and multi-purpose rooms.

With respect to the existing buffers required under the current zoning of the site, the existing buffers would remain in place.

In response to a question, Bob Dunston stated that Blackberry Ridge is located on the other side of the creek, to the right of the site. Bob Dunston stated that you may be able to see the school building when the leaves are off the trees, but he is not sure. Blackberry Ridge is located below the site, so you would have to look through the tops of the trees to see the school building.

Bob Dunston stated that the homes located to the north of the site are also located below the site, and that those homeowners may be able to see the second floor of the school building.

In response to a question, Bob Dunston stated that Parcel C was planned to be a reserve area for a septic field. However, the soil in Parcel C will not support a septic field, so this is now off of the table.

Bob Dunston stated that public water is available to the site, and that National Heritage Academies prefers to tie into public sewer. National Heritage Academies is continuing to work on getting access to public sewer.

In response to a question, Bob Dunston stated that National Heritage Academies would not install a fence around the school site. National Heritage Academies typically does not install a fence around its sites. However, the small playground area would be enclosed by a fence.

An area resident asked if a fence would be installed around the storm water pond, and Eric Hampton stated that a fence would not be required by the code. Bob Dunston stated that if the pond is indeed a wet pond, then security measures would need to be provided, and a fence with a locked gate would appear to be the most appropriate security measure.

Bob Dunston then shared a conceptual site plan set out on page 7 of the PowerPoint presentation. In doing so, Bob Dunston described the parking, the internal vehicular circulation and the location of the various buildings on the site. Bob Dunston stated that the school site was designed by a traffic engineer, because traffic is generally one of the most important issues.

Bob Dunston discussed in detail queuing. Bob Dunston stated that with respect to Queens Grant, cars have to queue in the road because there is not sufficient internal queuing. However, there would be an abundance of internal queuing on this site. Specifically, there would be approximately 4,300 feet of queuing available within the site. Additionally, the site would have over 200 parking spaces available to the school. The internal queuing and the amount of on-site parking would be important in the morning when children would be dropped off at the school and in the afternoon when children would be picked up from the school.

Bob Dunston stated that both Mount Harmony Church Road and Stevens Mill Road are state roads and are controlled by the North Carolina Department of Transportation ("NCDOT"). National Heritage Academies will be required to install whatever transportation improvements are required by NCDOT.

Bob Dunston stated that National Heritage Academies has submitted a traffic study to the Town of Matthews and NCDOT, and the traffic study is currently being reviewed by these entities. The traffic study contains recommended traffic mitigation improvements.

Bob Dunston then described the transportation improvements that he believes would be required by NCDOT.

Bob Dunston stated that the approximately 4,300 feet of internal queuing does not include the drive off of Stevens Mill Road. Bob Dunston stated that a lot of cars would be able to fit within the site.

In response to a question, Bob Dunston stated that he does not believe that a traffic signal would be required to be installed. He does not believe there are enough cars to warrant a traffic signal at this location.

Utilizing the conceptual site plan on page 7 of the PowerPoint presentation, Bob Dunston described again the internal queuing, the vehicular circulation and the parking spaces that would be available to the school.

An area resident stated that traffic is her only concern with respect to this proposal. This area resident stated that she thinks that National Heritage Academies is a great school.

Bob Dunston stated that the magic of this site is the amount of queuing that would be located within the site for vehicles.

Bob Dunston stated that the proposed school would generate more cars on the adjacent roads, but the key is that we would be getting the cars off the roads and onto the site.

Bob Dunston shared and discussed the rendering of the proposed school building set out on page 8 of the PowerPoint presentation. Bob Dunston stated that the primary exterior building materials would be brick, ledge stone and fiber cement board.

In response to a question, Bob Dunston stated that he believes it would be difficult to see the HVAC units on top of the building.

Bob Dunston discussed the existing features of the site, photographs of which are set out on page 9 of the PowerPoint presentation. Bob Dunston stated that the new vehicular entrance into the site would be located approximately where the gravel driveway is currently located.

Bob Dunston then shared page 10 of the PowerPoint presentation, which contains pictures of the adjacent roads as well as pictures of some of the adjacent homes and parcels of land.

Bob Dunston, in response to a question, described what he believes would be the required transportation improvements to the adjacent roads. Bob Dunston stated that National Heritage Academies would ultimately receive confirmation from NCDOT as to what transportation improvements will be required.

In response to a question, Bob Dunston stated that he believes that the transportation improvements can be installed within the existing rights-of-way of the adjacent roads.

In response to a question, Bob Dunston stated that if the rezoning request is approved by the Matthews Town Board of Commissioners, construction will hopefully start in March and the school will open in August of 2016.

In response to a question, Bob Dunston stated that the school would operate on a traditional calendar.

In response to a question regarding construction activities on weekends, Bob Dunston stated that National Heritage Academies would comply with all ordinances, rules and regulations regarding the timing of construction activities. Bob Dunston acknowledged that they may have to do some construction work on the weekends in order to meet their schedule. Additionally, the weather will play a role in determining the construction schedule.

An individual asked if National Heritage Academies has a difficult time finding qualified teachers. Mr. Moore of National Heritage Academies stated that they have not started the process of hiring teachers for this proposed school. Although it is tough at times to find teachers, he is confident they would have quality teachers at the school.

In response to a question, Bob Dunston described the maintenance of the proposed school.

In response to a question, Mr. Moore of National Heritage Academies stated that there would be a blind lottery to determine who can attend the school if there are more applicants than seats in the school. If a particular child does not get into the school, that child is placed on a waiting list. Students at Queens Grant would not get preferred treatment in terms of determining who could attend this school.

In response to a question, Bob Dunston stated that students would not be bused to the school. In response to a question, Bob Dunston discussed security measures at the proposed school.

In response to a question, Bob Dunston discussed how the site would be graded. Bob Dunston stated that the elevation of the site is high on the north and south ends of the site, and it is low in the middle of the site. The school building would sit below the north and south elevations of the site. Bob Dunston stated that he did not believe that you would be able to see vehicles in the driveway from properties located to the north of the site. Bob Dunston stated that the owners of those parcels of land located to the north of the site will be able to see the top half of the proposed school building.

In response to a question, Mr. Moore stated that National Heritage Academies has a safety and security manager on its staff located in Grand Rapids, Michigan. This individual will come down to the site and assess it for safety and security purposes. Concerning entry into the school building, a visitor must come through double doors and be subject to a criminal background check in order to gain entry into the school. All visitors will be required to have a visitor's pass.

In response to a question, Bob Dunston stated that maintenance workers could be working in the building at night.

In response to a question, Bob Dunston stated that the parking lots would be lit at night, but light would not shine onto the neighbors' properties.

In response to a question regarding security cameras, Mr. Moore stated that National Heritage Academies' safety and security manager would determine whether security cameras will be necessary. Bob Dunston stated that the best answer regarding security is that the facility will be lit at night and National Heritage Academies will work with the Matthews Police Department.

In response to a question regarding how many trees would remain on the site, Bob Dunston stated that is difficult to answer. Bob Dunston pointed out what he believes would be the limits and general area of clearing.

John Carmichael thanked everyone for attending the meeting, and the meeting was adjourned.

CHANGES MADE TO THE REZONING APPLICATION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

No changes have been made to the conditional rezoning plan or to the Rezoning Application as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 31st day of December, 2015.



John Carmichael, Agent

Charter Development Company, LLC, Applicant

200' adjoining land owners

Parcel No. 215-121-06

Vickie S. Stilwell
Joshua H. Stilwell
2450 Mount Harmony Church Road
Matthews, NC 28104

Parcel No. 215-121-53

Vickie S. Stilwell
1821 Marglyn Dr
Matthews, NC 28105

June E. Stilwell
2430 Mount Harmony Church Road
Matthews, NC 28104

Parcel No. 215-121-47

June E. Stilwell
2430 Mount Harmony Church Road
Matthews, NC 28104

Parcel No. 215-121-51

June E. Stilwell
2430 Mount Harmony Church Road
Matthews, NC 28104

Parcel No. 215-121-23

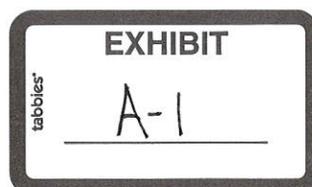
Gregg C. Forwerck
Joseph A. Scarcella
1511 Saratoga Blvd
Indian Trail, NC 28079

Parcel No. 215-093-06

Warren B. Morgan, Jr.
5819 Morgan Academy Rd
Marshville, NC 28103

Mary Alice Wicker
685 US Highway 15-501
Carthage, NC 28327

Nancy Elaine Sills
160 West Hedgelawn Way
Southern Pines, NC 28387



Parcel No. 215-093-03

John David Cagle
2115 Stevens Mill Road
Matthews, NC 28105

Parcel No. 215-093-04

John David Cagle
2115 Stevens Mill Road
Matthews, NC 28105

Parcel No. 215-093-05

Team Church Name Change
2301 Stevens Mill Rd
Matthews, NC 28104

Parcel No. 215-092-13

Grady Reid Hill
Judy F. Hill
2403 Medlin Road
Monroe, NC 28112

Parcel No. 215-092-07

WT & Annie W. Hill Family Limited Partnership
2403 Medlin Road
Monroe, NC 28112

Parcel No. 215-094-01

WT & Annie W. Hill Family Limited Partnership
2403 Medlin Road
Monroe, NC 28112

Parcel No. 215-094-02

PSM CLT LLC
8824 Kentucky Derby Dr
Waxhaw, NC 28173

Parcel No. 215-094-03

Earl D. Seamon
Dylinda C. Seamon
2416 Stevens Mill Rd
Matthews, NC 28105

Parcel No. 215-094-04

Michael D. Hartis
Teresa S. Hartis
2524 Stevens Mill Rd
Matthews, NC 28105

Parcel No. 215-121-52

Dept of Transportation
206 Charter St
Albemarle, NC 28001

Parcel No. 215-121-08

Kenneth P. Hoover
Gina S. Hoover
2417 Stevens Mill Road
Matthews, NC 28105

Parcel No. 215-121-12

Thomas Keith Hartis
Angelia Michelle Hartis
2501 Stevens Mill Road
Matthews, NC 28104

Parcel No. 215-121-09

2533 Stevens Mill Road LLC
3440 Toringdon Way Suite 308
Charlotte, NC 28277

Parcel No. 215-121-30

Michael Glen Deans
Lisa Megan Deans
2639 Briar Trail CT
Matthews, NC 28104

Parcel No. 215-121-31

Elizabeth M. Brown
2643 Briar Trail Ct
Matthews, NC 28104

Parcel No. 215-121-32

Iraida Torres
Angel M. Torres
3 Field St
Seymour, CT 06483

Parcel No. 215-121-33

Luis Sanchez
2701 Briar Court Trail
Matthews, NC 28104

Parcel No. 215-121-34

Elise K. Garrison
2709 Briar Trail Ct
Matthews, NC 28105

Parcel No. 215-121-35

Steven L. Williams
2721 Briar Trail CT
Matthews, NC 28105

Parcel No. 215-121-36

Rosa N. Avalos
2731 Briar Trail CT
Matthews, NC 28104

Parcel No. 215-121-37

Scott E. Thompson
2745 Briar Trail CT
Matthews, NC 28105

Parcel No. 215-121-39

Phillip G. Gandy
Renate M. Gandy
2800 Briar Trail Ct
Matthews, NC 28104

Parcel No. 215-121-38

Joseph C. Fuchs
2801 Briar Trail Ct
Matthews, NC 28105

Parcel No. 215-121-10

Team Church Name Change
2301 Stevens Mill Road
Matthews, NC 28104

Parcel No. 215-122-07

Delores S. Fafinski
2744 Briar Trail Ct
Matthews, NC 28105

Parcel No. 215-122-08

April L. Fulmer
2730 Briar Trail Ct
Matthews, NC 28105

Parcel No. 215-122-09

Peets F. Guice
Elizabeth K. Guice
2720 Briar Trail Ct
Matthews, NC 28104

Parcel No. 215-122-10

Kathy K. Roberson
2700 Briar Trail Ct
Matthews, NC 28104

Parcel No. 215-122-11

James E. Helms
Tamara C. Helms
2648 Briar Trail Ct
Matthews, NC 28105

Parcel No. 215-123-11

Allison D. Robles
Jose Robles
2532 Mount Harmony Church Road
Matthews, NC 28105

Parcel No. 215-123-10

Miles Thomas Dyson
Abigail L. Wegert
8310 Park Vista Cr
Charlotte, NC 28209

Parcel No. 215-123-08

Phyllis H. Elliott
William R. Elliott
2616 Mount Harmony Church Road
Matthews, NC 28105

Parcel No. 215-123-07

Parns LLC
236 S Laurel Ave
Charlotte, NC 28207

Parcel No. 215-123-04

Bel Air Acquisition Sub LLC
5615 Potter Road
Matthews, NC 28104

Parcel No. 215-102-08

City of Charlotte
600 East Fourth Street
Charlotte, NC 28202

Parcel No. 215-123-03

Joseph W. Todd
Angela D. Todd
2832 Mt Harmony Church Road
Matthews, NC 28105

Parcel No. 215-123-96

Dept of Transportation
716 W Main Street
Albemarle, NC 28001

Parcel No. 215-102-10

Wilma W. Stilwell
2219 Marglyn Dr
Matthews, NC 28105

Parcel No. 215-102-66

Nick Carrado, Jr.
Nancy Carrado
2100 Marglyn Dr
Matthews, NC 28105

Parcel No. 215-091-09

Nick Carrado, Jr.
Nancy Carrado
2100 Marglyn Dr
Matthews, NC 28105

Parcel No. 215-123-09

Alvin T. Jordan
2600 Mt. Harmony Church Road
Matthews, NC 28105

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting -- **Rezoning Application No. 2015-640** filed by Charter Development Company, LLC to request the rezoning of an approximately 38.79 acre site located on the northeast corner of the intersection of Stevens Mill Road and Mt. Harmony Church Road to the R/I (CD) Change of Conditions and R-15 (CD) zoning districts

Date and Time of Meeting: Tuesday, December 8, 2015 at 7 PM

Place of Meeting: Team Church
Kids Auditorium Located on the Second Floor of the Building
2301 Stevens Mill Road
Matthews, NC

We are assisting Charter Development Company, LLC (the "Applicant"), National Heritage Academies and the Matthews Charter Academy Board of Directors in connection with a Rezoning Application the Applicant has filed with the Town of Matthews seeking to rezone an approximately 38.79 acre site located on the northeast corner of the intersection of Stevens Mill Road and Mt. Harmony Church Road to the R/I (CD) Change of Conditions and R-15 (CD) zoning districts. The purpose of this rezoning request is to accommodate the development and operation of a kindergarten through 8th grade public charter school on the site. The public charter school would be located behind the Team Church building.

The Applicant will hold a Community Meeting prior to the Public Hearing on this Rezoning Application for the purpose of discussing this rezoning proposal with nearby property owners. The Mecklenburg County Tax Records indicate that you are an owner of property that is located within 200 feet of the site.

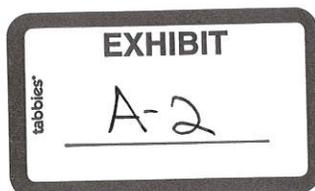
Accordingly, on behalf of the Applicant, we give you notice that representatives of the Applicant will hold a Community Meeting regarding this Rezoning Application on Tuesday, December 8, 2015 at 7 PM in the Kids Auditorium located on the second floor of the Team Church building located at 2301 Stevens Mill Road. Representatives of the Applicant look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341.

Robinson, Bradshaw & Hinson, P.A.

cc: Mr. Jay Camp, Town of Matthews (via email)
Mr. Bob Dunston, National Heritage Academies (via email)

Date Mailed: November 25, 2015



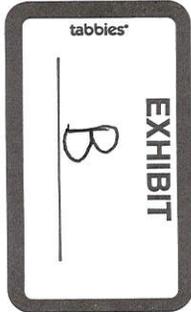
Charter Development Company, LLC
Rezoning Application No. 2015-640

Community Meeting Sign-in Sheet

Kids Auditorium at Team Church
2301 Stevens Mill Road
Matthews, NC

Tuesday, December 8, 2015

7:00 P.M.

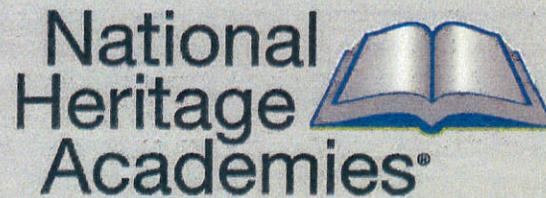


	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	Keith + Angie Harts	2501 Stevens Mill Rd. Matt. 28104	704-814-0393	akhartis@peoplepc.com
2.	Vickie Stilwell	1821 Marglyn Dr 28105		
3.	June Stilwell	2430 Mt Harmony Road - MATT 28104	704 562-1800	jstilwell@windstream.net
4.	Michael Drans	2639 Briar Trail Ct Matt 28104	336-624-6553	mike19861999@yahoo.com
5.	DAVID PARKER	2744 BRINE TIZIL CT, MATTHEWS	704-287-4571	d.parker245@yahoo.com
6.	Edna Garrison	2709 Briar Trail Ct Matthews	704 882 7980	ekg57@windstream.net
7.	KATHY ROBERSON	2700 BRIAR TRAIL CT MATTHEWS, NC	704-882-4039	
8.	S.S. WILLIAMS	2910 COLONY RD. 28211	704 365-3657	sswilliams2@aol.net
9.	J.W. Aldred	3600 Park Rd, 28229	704 517 4200	jaldr@dave.com
10.	FRANK ALFARO	633 Benzeta Pl Matthews	704-844-9782	Frank.alfaro@allentato.com
11.	Denise Rosado	2412 Briar Trail Ct Matthews NC	704-222-1236	rosado.denise@yahoo.com
12.	HIREN PATEL	8824 KENTUCKY DERBY DR, WAXHAW NC	704-941-5932	patelh99@hotmail.com
13.				
14.				
15.				
16.				
17.				
18.				
19.				
20.				

Matthews Charter Academy

12/8/15 Neighborhood
Meeting

7:00pm @ Team Church



Matthews-Mint Hill Charter Academy

- **Team Member Introductions**
 - John Carmichael: Robinson Bradshaw & Hinson, P.A.
 - Mack Moore: National Heritage Academies, Sr. Manager Partner Relations,
 - Bob Dunston: National Heritage Academies, Real Estate & Acquisition
 - Kevin Pullis: Kimley-Horn, Civil Engineer
 - Kenny Hibbard: Team Church, Lead Pastor
- **National Heritage Academies Fast Facts**
- **Project Overview**
- **Crooked Creek Watershed and Buffers**
- **Conceptual Site Plan and Safety Features**
 - Re-Zoning Petition
 - Conceptual Site Plan: Extensive shared site elements intended to preserve natural features, reduce impervious structures and Storm Water impacts.
 - Traffic Circulation, Daily Operational Plan, Safety Design Features
- **Building Elevations**
- **Project Aerial and Surrounding Neighborhoods**
- **Timeline and Milestones**
 - Public Hearing, Planning Commission, Board of Commissioners
 - March Start Construction
 - August 2016 School Opening

National Heritage Academies Fast Facts

NATIONAL HERITAGE ACADEMIES

FAST Facts

National Heritage Academies (NHA) partners with community groups to build and manage no-cost public charter schools.

DEDICATED TEAM

More than **4,000** professionals determined to motivate each child

On average, NHA students' academic growth rate is **136%**

93% of our parents are **satisfied**

- Founded in **1995**
- **80** schools in **NINE** states

Colorado, Georgia, Indiana, Louisiana, Michigan, New York, North Carolina, Ohio, and Wisconsin

- Serving more than **54,000** students in grades K-8



COMMUNITY PARTNER

NHA has invested more than **\$475 million in local communities** to provide a choice for parents and opportunities for children.



NHA:

- Provides special education services and support for English language learners
- Meets the same academic requirements as traditional public schools
- Recruits certified & highly qualified teachers
- Requires all teachers go through an extensive interview process and background check to ensure they meet or exceed state requirements
- Adheres to all federal, state, and local education, health, and safety rules and regulations



National Heritage Academies®
nhaschools.com



Project Overview

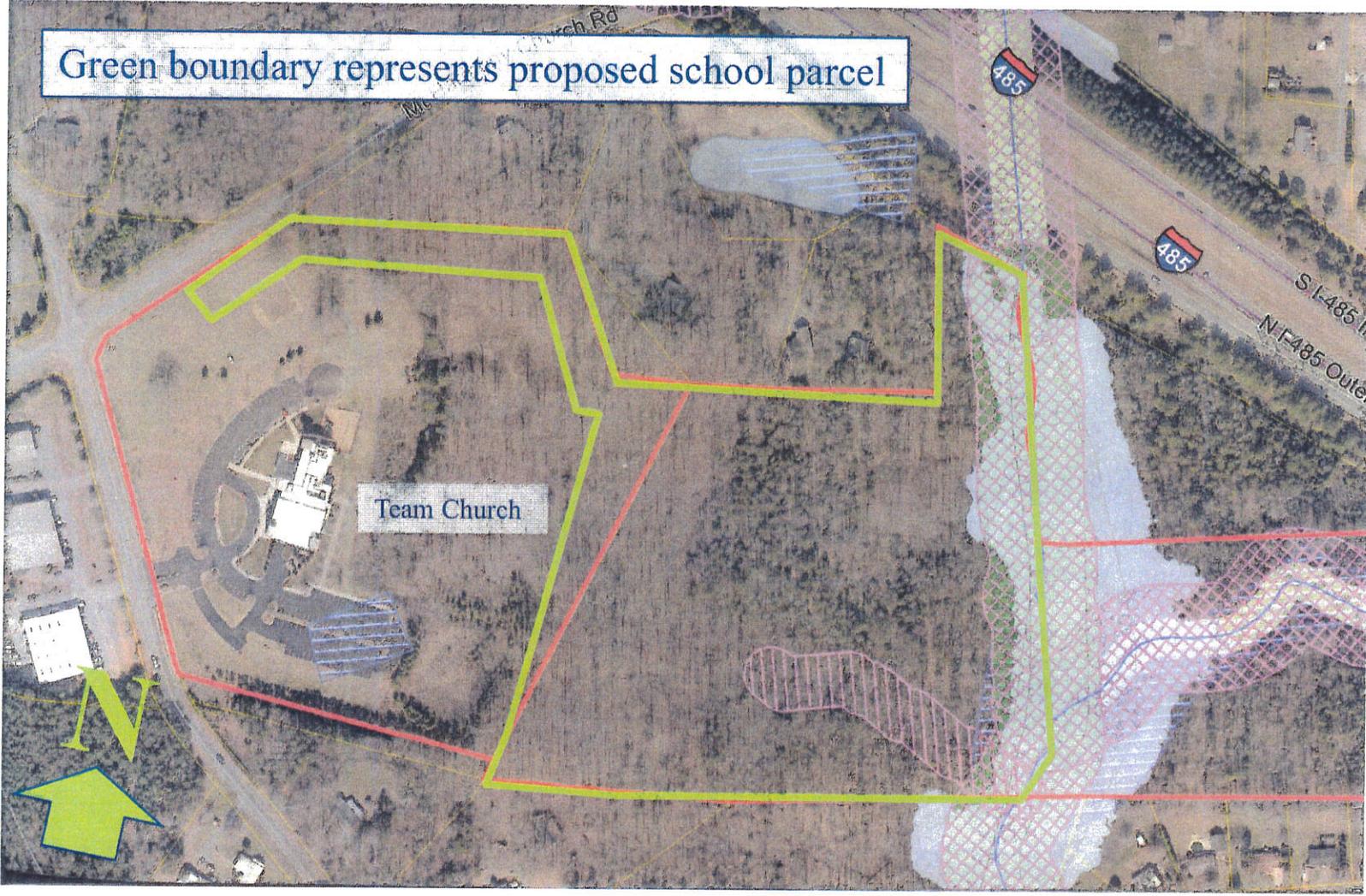
National Heritage Academies, through its affiliate Charter Development Company LLC, and in partnership with the Matthews-Mint Hill Charter Academy School Board is seeking to build a new K-8 Charter School in the Town of Matthews. The school's charter application to the State of North Carolina has been approved with an anticipated August 2016 school opening. There is very strong demand in the region among families desiring an educational alternative to their District Schools. The demand for NHA's school model is further evidenced by the 1,000 student waiting list at the nearby Queen's Grant Community School in Mint Hill. Three hundred (300) of those students live within 5-miles of this site, and almost 200 of them are Matthews residents. The school will serve 772 students in the 2018-2019 school year when it reaches full capacity.

Approximately twenty one, undeveloped acres of the existing Team Church campus, located at the northeast corner of Stevens Mill Rd and Mt Harmony Church Rd is:

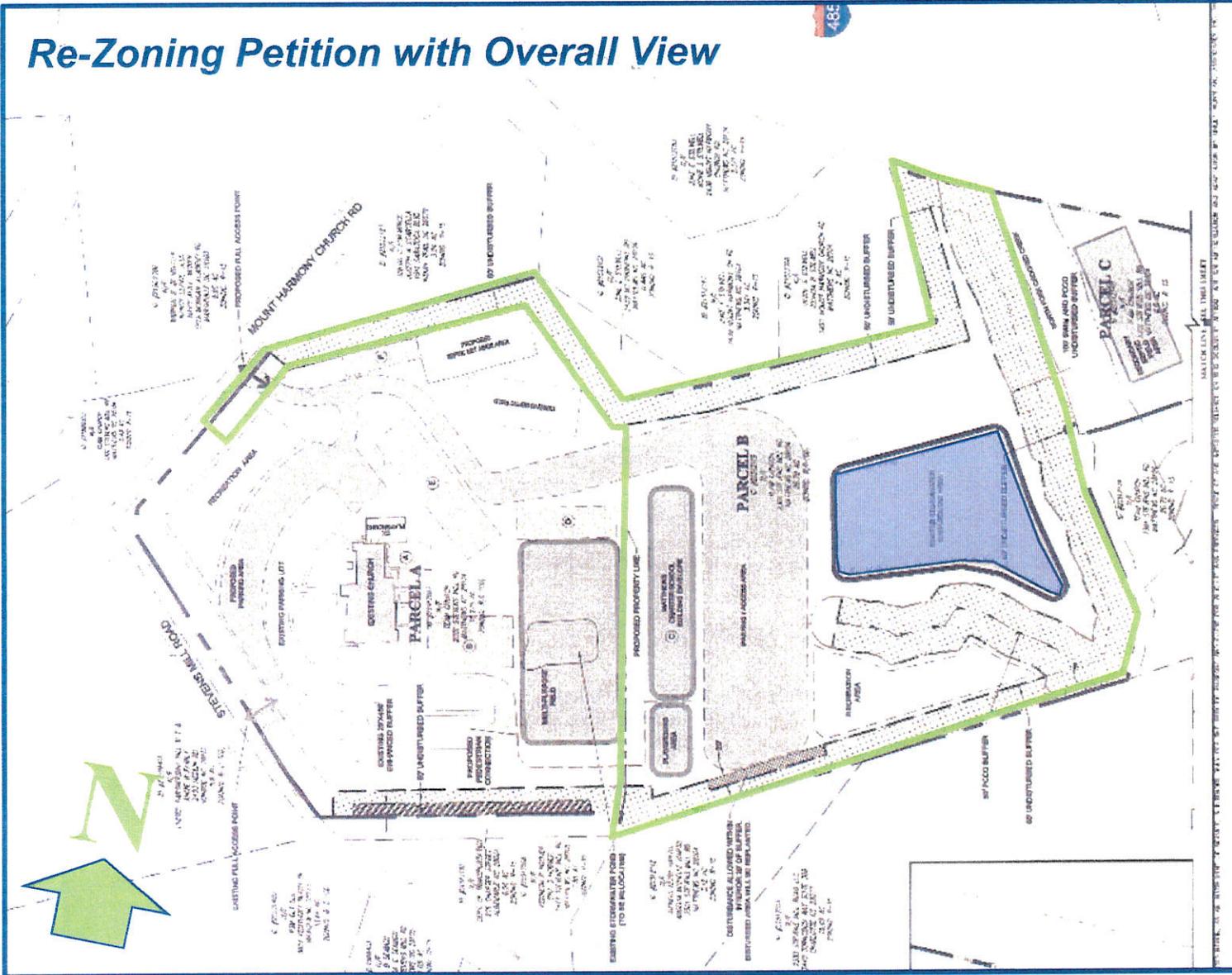
- A destination-oriented use and is incorporating the following shared elements; driveways, parking lots, storm water control features, recreational field, and including access to gymnasiums and auditoriums. The Matthews 2012-2022 Institutional Land Use and US74/485 Interchange Plan identifies the need to encourage the growth of Quality Institutional uses and encourages mixed use projects with these shared features.
- Adjacent to an existing institutional use (Team Church), operating on opposite days of the week from the school.
- Situated on two primary state roads, Mt Harmony Church Rd and Stevens Mill Rd., each providing shared access points for ingress and egress.
- Near two major corridors I-485(Outer Loop) and Independence Highway.



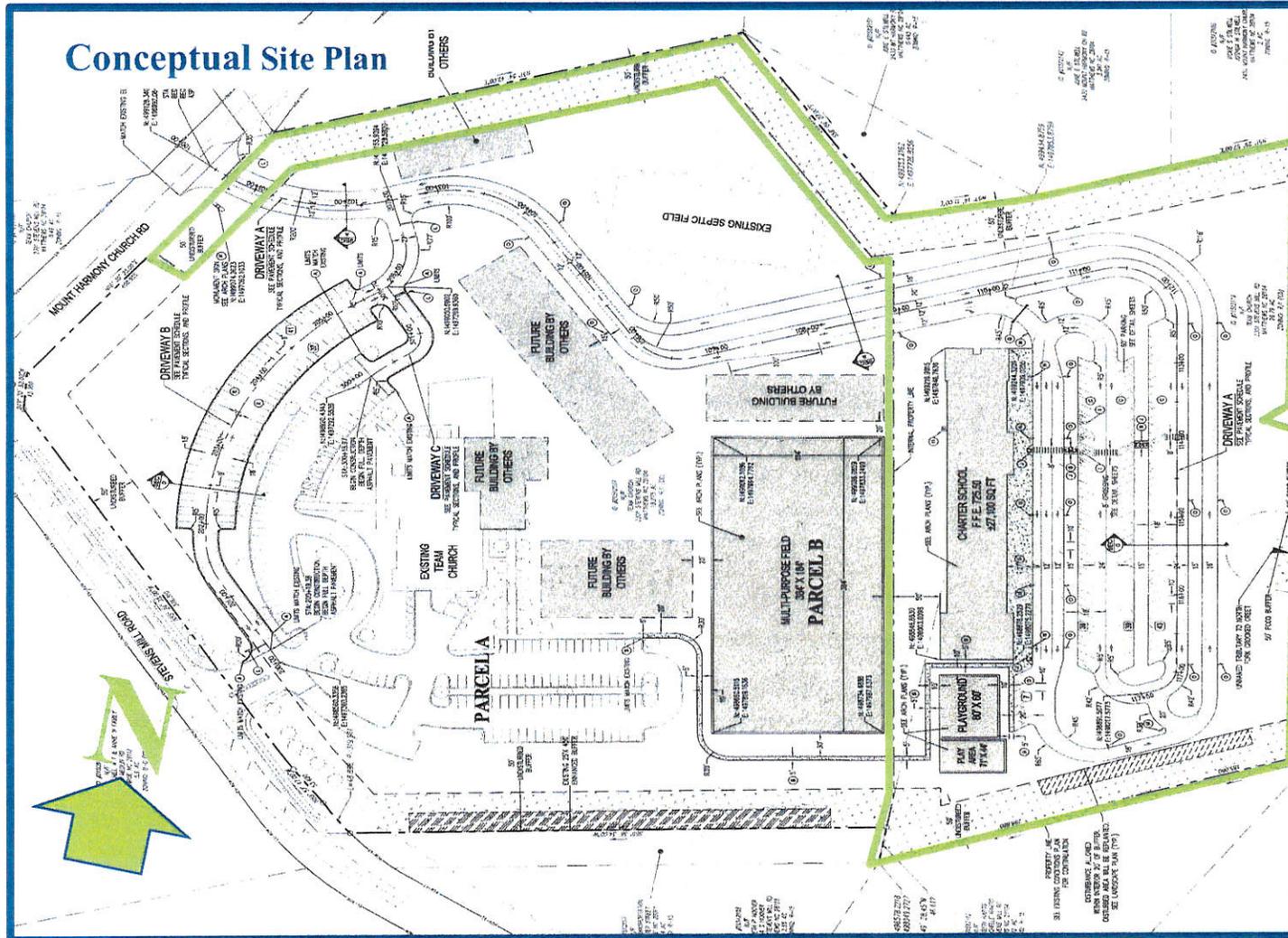
Crooked Creek Floodplain and Buffers



Re-Zoning Petition with Overall View

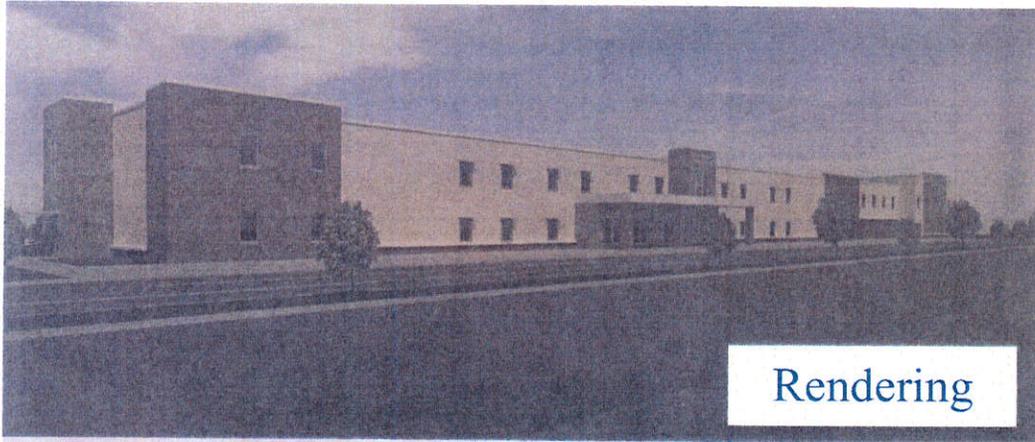


- The approximately 21 acre site will allow a full NHA K-8 program including, curbside pickup and drop-off for 772 students at full build out in the 2018-19 school year. Initial fall of 2016 enrollment will serve K-6 students and add one grade each subsequent year.
- The Unified Development will share Entrances, Drives, Parking, Side Walks, Recreational Facilities, and Storm Water Detention (shown in blue)



This Conceptual Site Plan contains a two story, 46,000 square foot facility, includes over 4300 lineal feet of queuing (168 cars) in the drives, 135 parking spaces in front of the school and 84 existing and shared parking spaces behind the school.

Winterville Charter Academy, NC Front Elevation



Rendering



Actual, August 2015

Proposed Exterior Building Materials

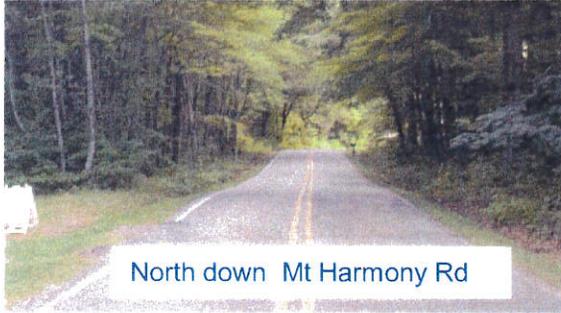
- Fiber Cement Siding
- Brick Masonry
- Ledge Stone
- Aluminum Trims



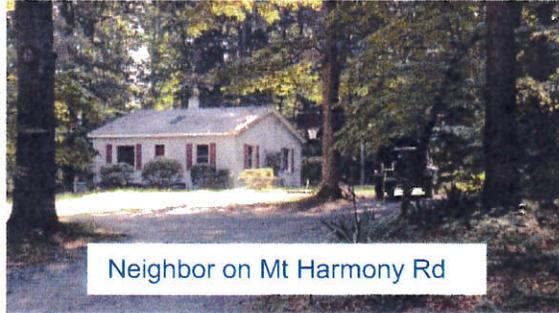
Existing property features



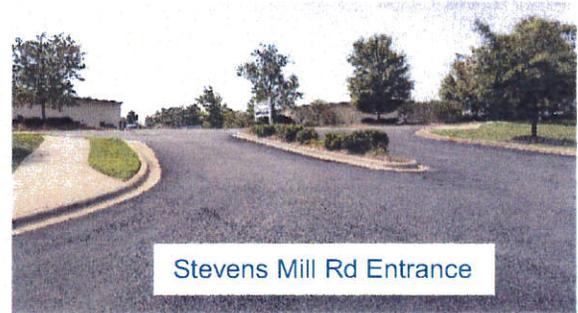
Adjacent roads, intersections, entrances, parking and homes near the site are shown below



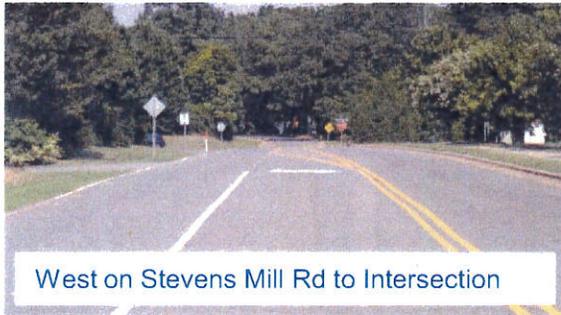
North down Mt Harmony Rd



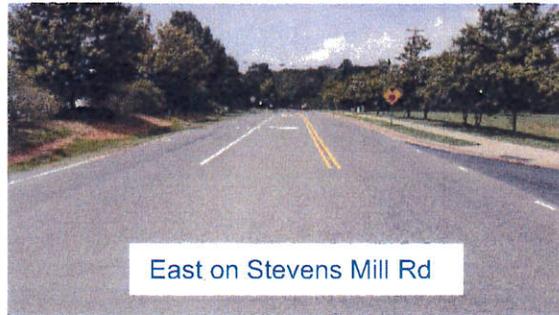
Neighbor on Mt Harmony Rd



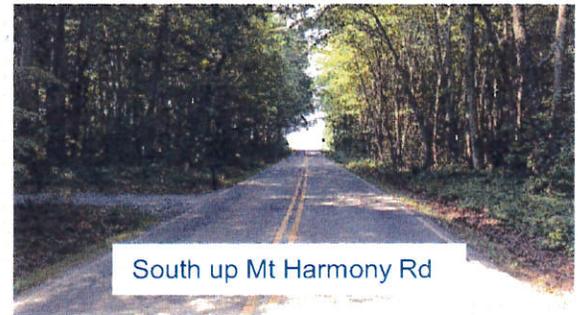
Stevens Mill Rd Entrance



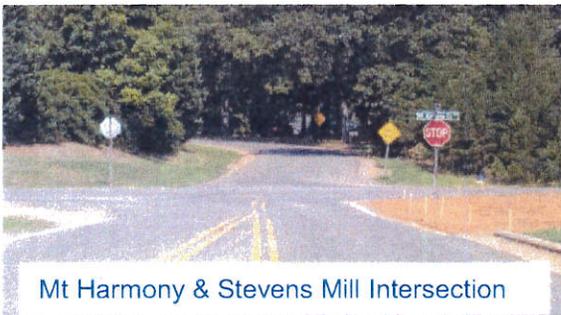
West on Stevens Mill Rd to Intersection



East on Stevens Mill Rd



South up Mt Harmony Rd



Mt Harmony & Stevens Mill Intersection

