

COMMUNITY MEETING REPORT
Petitioner: Sugar Creek Charter School, Inc.
Rezoning Petition No. 2013-097

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner 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 8, 2013. 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 Wednesday, November 20, 2013 at 6:30 PM in the Library at Sugar Creek Charter School located at 4101 North Tryon Street, Charlotte, North Carolina.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit B. The Petitioner's representatives at the Community Meeting were Bruce Major, Chief Operating Officer of Sugar Creek Charter School, Cheryl Turner, Director of Sugar Creek Charter School, Nancy Zaremski of WHN Architects, the project architect, Jamie Dillen of Burton Engineering, the project engineer, and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

John Carmichael opened the meeting by introducing himself and the Petitioner's representatives.

John Carmichael then provided the schedule of events relating to this rezoning request. He stated that the Public Hearing will be held on Monday, December 16, 2013 at 6:00 PM at the Charlotte-Mecklenburg Government Center located at 600 East 4th Street. The Zoning Committee Work Session will be held on Monday, January 6, 2014 at 9:00 AM at the Charlotte-Mecklenburg Government Center. John Carmichael explained the purpose and function of the Zoning Committee. John Carmichael then stated that City Council is scheduled to make a decision on this rezoning request on Tuesday, January 21, 2014 at 6:00 PM at the Charlotte-Mecklenburg Government Center.

John Carmichael stated that the site subject to this Rezoning Petition is the current site of Sugar Creek Charter School. The site contains approximately 15 acres.

John Carmichael stated that the large majority of the site is currently zoned B-2 (CD), and he pointed out this area on the rezoning plan. He stated that the portion of the site on which the driveway that connects the site to Glory Street is located is zoned R-12 MF, and he pointed out this area on the rezoning plan. John Carmichael stated that Sugar Creek Charter School is seeking to amend the existing conditional rezoning plan relating to the B-2 (CD) portion of the site to allow a high school to be established on the site and an expansion of the school's facilities. John Carmichael stated that Sugar Creek Charter School is seeking to rezone the R-12 MF portion of the site to B-2 (CD) because the school is using that driveway for access to the school site.

John Carmichael stated that the "CD" indicates that this is a conditional rezoning request. Therefore, if the rezoning is approved, the only allowed uses on the site would be an elementary school, a middle school and a high school. The building additions would need to comply with the conditional rezoning plan.

John Carmichael and Nancy Zaremski then briefly described the proposed building additions and improvements to the site to accommodate the high school.

Bruce Major then addressed the meeting and provided background information on Sugar Creek Charter School and its mission. Bruce Major stated that Sugar Creek Charter School is the largest inner city charter school in the State of North Carolina. Currently, 980 students attend the school.

Bruce Major stated that Sugar Creek Charter School is a North Carolina School of Distinction, and a lot of great things are happening here. Presently, the school is kindergarten through eighth grade, and once a student completes eighth grade, the student goes back to his or her public high school. We have discovered that this has been a difficult transition for students. Sugar Creek Charter School has done a good job of helping these children through the eighth grade, and parents now want their children to have the opportunity to attend Sugar Creek Charter School for high school.

Our goal is to prepare these students for higher education or for a career. The high school will partner with CPCC and UNCC. High school students will start taking classes at CPCC during their junior year. In fact, the majority of the courses will be at CPCC when they reach their junior year of high school. When students graduate from high school at Sugar Creek Charter School, they will either be prepared for a career or be prepared to attend college.

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions and the comments that were received and made at the meeting.

- An area resident was concerned that the rezoning or the proposed improvements would block or change access to the site from Glory Street. Bruce Major and John Carmichael both stated that neither this rezoning request nor the proposed improvements to the site would block or change access to the site from Glory Street. In other words, neighbors could continue to access the site from Glory Street. Bruce Major stated that the access drive could not be blocked because there is an easement in place that prevents it.

- A neighbor asked why it is necessary to rezone the private drive. John Carmichael stated that it is necessary to rezone the private drive to the B-2 (CD) zoning district because that drive is arguably the primary access point to the school site.
- In response to a question, Bruce Major stated that traffic generated by the high school will be minimal for several reasons. First, the same number of buses will be utilized by the school. The buses will be utilized early in the morning for the kindergarten through eighth grade children, and then the buses will be utilized later in the morning for the high school students. Second, juniors and seniors at the high school will take a majority of their classes off-site at CPCC. These students will use public transportation to get to and from CPCC. Finally, most of our high school students will not have cars.
- Bruce Major stated that the school has always looked like an old K-Mart. However, when the building addition is constructed, the facade of the entire school will be renovated so that the entire facility will look like a school.
- An area resident was concerned about parking and traffic and asked what will happen if juniors and seniors attending Sugar Creek Charter School drive to school. Bruce Major stated that the vast majority of these students will be taking classes off-site at CPCC. However, if they do drive to Sugar Creek Charter School, there will be plenty of parking spaces available, and additional teacher parking is being added to the site under this plan. Additionally, it is not anticipated that many of these students will have access to cars.
- A neighbor asked if the student population is an “at risk” population. Bruce Major stated that he does not believe that is the case. He stated that our students do not have behavioral problems, however, they have not done well in a traditional public school. Sugar Creek Charter School has a 95% return rate for its students. Sugar Creek Charter School is not an at risk school, but it is a high poverty school.
- An individual asked about the time table for the construction. Bruce Major stated that the new building will not open until the 2015-2016 school year. However, ninth graders will start attending the school in 2014.
- In response to a question, Bruce Major stated that the high school would be relatively small, with a maximum of 300 students. The high school needs to be small to achieve its mission.
- In response to a question, Nancy Zaremski stated that the gym would be located at the end of the building next to the traffic circle. She also stated that the high school will have its own entrance at the traffic circle. Bruce Major stated that the aesthetics of the campus will be significantly enhanced as a result of these improvements.
- A neighbor reiterated the concern that access to Glory Street would be blocked. Bruce Major stated that the access would not be blocked, and that there is an easement in place with the County and the City that will not allow the school to block such access. Bruce Major stated that the police use this access point all the time. However, pedestrian traffic from Rosedale will be impacted because the existing pedestrian path is located where the new building will be constructed.

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

CHANGES MADE TO THE PETITION 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 Petition as of the date of this Community Meeting Report as a result of the Community Meeting.

Respectfully submitted, this 6th day of December, 2013.

Sugar Creek Charter School, Inc., Petitioner

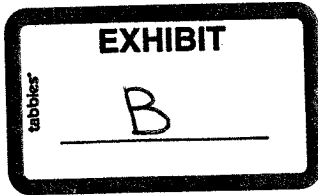
cc: Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)
Mr. John Kimley, Charlotte-Mecklenburg Planning Department (via email)
Mr. Bruce Major, Sugar Creek Charter School, Inc. (via email)

Sugar Creek Charter School, Inc., Petitioner
Rezoning Petition No. 2013-097

Community Meeting Sign-in Sheet

Sugar Creek Charter School
Library
4101 North Tryon Street
Charlotte, NC 28206

Wednesday, November 20, 2013
6:30 P.M.



	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	Jamie Dillen	5950 Fairview Rd Ste. 100, CL, NC	704-553-8881	jdbillenseb@trumpetsinrearing.com
2.	John Carmichael	101 N. Tryon Street Ste 1900 28206	704-377-8341	john.carmichael@rsh.com
3.	Ina Louise	3914 Damask Drive 28206	704-497-3939	inalouise01@gmail.com
4.	Tami Toler	403 EMM TAYLOR LN 28206	704-340-0746	tami_toler@yahoo.com
5.	LARRY D. TOLER	403 EMM TAYLOR LN 28206	704-340-0745	beccelus@char.net
6.	Darlene Lemon	3951 Damask Dr 28206	704-900-7027	Lemondrop1180-2@yahoo.com
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