

## **COMMUNITY MEETING REPORT**

**Petitioner: Pioneer Springs Community School**

Rezoning Petition No. 2014-026

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

### **PERSONS AND ORGANIZATIONS CONTRACTED 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 attached hereto by depositing such notice in the U.S. mail on January 17, 2014. A copy of the written notice is attached hereto as Exhibit B.

### **DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on January 30, 2014 at 6:30 at Asbury Park Grove, 9300 Bob Beatty Rd, Charlotte, NC 28269.

### **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 Exhibit C. The Petitioner was represented at the Community Meeting by:

- Abigail Jennings, Chairman of the Board of Trustees, Pioneer Springs Community School
- Allen Brooks, Project Planner, ALB Architecture
- Laura Mock, Director of Pioneer Springs Community School

### **SUMMARY OF PRESENTATION/DISCUSSION:**

The meeting was opened by Abigail Jennings, who welcomed the attendees and introduced the Petitioner's team. Mrs. Jennings reviewed the hand-outs with attendees, which is attached as Exhibit D. Mrs. Jennings indicated that the Petitioner proposed to rezone an approximately 2 acres adjacent to the south border of Pioneer Springs Community School located at 9200 Bob Beatty Road, to allow the future development of a historic educational campus. Mrs. Jennings explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and respond to questions and concerns from nearby residents and property owners.

Mrs. Mock provided information about Pioneer Springs Community School, detailing the philosophy and mission of the school. Details of the hours and school day were given, as well as the location of the outdoor play spaces. Mrs. Mock emphasized the school's focus on nature and environmental preservation and that this site was selected based on its roots in the community and the beautiful historic setting which supported the school's mission.

Mr. Brooks began with a historic overview of the property. The two parcels included in the campus are within the National Register of Historic Places of the Croft Historic District and both are also local historic landmarks of Charlotte. He stated that the use of this site as an educational campus will provide greater long-term protection for this historic site, as well as provide the public with greater opportunities to utilize and enjoy the site too. In addition the proposed improvements to the property will enhance not only the historic site but also the community as well. He then presented the site plan and reviewed the various phases of the properties, detailing the Phase I plans utilizing existing buildings with added drop-off drive around barn, and future plans with expansion of the barn and the addition of a new building. Mr. Brooks showed a bird's eye concept sketch of the campus and discussed the design of the proposed facility. He used the sketch and site plans to explain the facility's design concepts and operations. He conveyed the overall design and character of the final project to align with the historic qualities of the existing structures.

At this point the audience was asked if they had any questions. The only question was from Mrs. Deborah Slee, who stated she lived behind the Davis House. Mrs. Slee asked about the location of the existing buffer between her property and the Davis House property. The location of her home was identified on the site map provided. Mr. Brooks used the site map to indicate the buffer which is common area owned by the Davis Lake HOA. There was a discussion on how the buffer is protected would not be disturbed. Therefore, Mrs. Slee was receptive to the school growth and indicated her support. There were no further questions.

Respectively submitted, this 5th day of February, 2014

A handwritten signature in cursive script that reads "Laura Mock".

Laura Mock

Director of Pioneer Springs Community School

cc: Penny Cothran, Charlotte-Mecklenburg Planning Department

# Exhibit C

## Community Meeting Sign-In Sheet

Petitioner: Pioneer Springs Community School Development Rezoning

Petition No: 2014-026

January 30, 2014

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

Name	Address	Phone Number	Email
Abigail Jennings	PO Box 95 Charlotte, NC 28031	704-892-9673	abigailj@lakemountainrealestate.com
Dom Polzeux Sr	9132 Bob Bottom Rd	704-931-0098	DOMY2AMBONIC@BELLSOUTH.NET
ALLEN BROOKS	9200 BOB BEATTY RD	704-502-4554	ABALB@BELLSOUTH.NET
ANGIE LAUER	9200 BOB BEATTY RD	704-494-4400	ALALB@BELLSOUTH.NET
Laura Mock	135 Woodstream Cir Mooresville, NC 28117	704-658-2364	lmock01@windstream.net
Deborah Sue	4728 Bridle Hickory Lane	704-599-3660	stee-debbie@yahoo.com
David Polzella	8639 Summerfield	(704) 609-7503	DAVIDP@Summerfield.us



# Exhibit D



[www.PioneerSprings.org](http://www.PioneerSprings.org)

PO Box 95, Cornelius, NC 28031 - 9200 Bob Beatty Road, Charlotte, NC 28269 - 704 494.0777

*We welcome students of any race, color, ethnic or national origin.*

## COMMUNITY MEETING FOR INTERESTED PARTIES

### Agenda

Thursday, January 30, 2014, 6:30 PM

Asbury Park Grove, 9300 Bob Beatty Rd, Charlotte, NC 28269

#### Regarding:

**Rezoning for Pioneer Springs Community School, Petition No.: 2014-026**

The purpose of the rezoning is to permit the expansion of Pioneer Springs Community School currently located in the Historic Croft Schoolhouse at 9200 Bob Beatty Road, Charlotte, NC 28269. The Rezoning Petition filed by the school is to rezone 9132 Bob Beatty Road, approximately 2 acres adjacent to the south border of Pioneer Springs Community School located at 9200 Bob Beatty Road, to allow the future development of a historic educational campus.

**Welcome:** Abigail Jennings, Chairman of Board of Trustees, Pioneer Springs Community School

#### Introductions

- Host, Dominic Polzella, Asbury Park
- Special guests
- Planning team, ALB Architecture, Allen Brooks
- Pioneer Springs Community School Director, Laura Mock

**About Pioneer Springs Community School:** Laura Mock, Director

**Technical:** Allen Brooks, Architect

- Historic overview
- Campus phasing

#### Time line for rezoning

- February 17, 2014 6:00 Public Hearing
- March 17, 2014 6:00 City Council Vote

Meetings will be held at the Charlotte Mecklenburg Government Center, 600 E. Fourth Street

#### Question and Answer

*For additional questions, please call Laura Mock at Pioneer Springs Community School 704-494-0777.*



[www.PioneerSprings.org](http://www.PioneerSprings.org)

PO Box 95, Cornelius, NC 28031 - 9200 Bob Beatty Road, Charlotte, NC 28269 - 704.236.9610

*We welcome students of any race, color, ethnic or national origin.*

## **Pioneer Springs Community School K-5 Historic Educational Campus Realization Plan**

Walking onto the grounds at Pioneer Springs Community School is like taking a step back in time as you're greeted by the beautiful old schoolhouse and natural campus. A woodland area with nature trails for students to explore,



and a nearby natural pond offer outside classroom opportunities for eco-systems in action. The Pioneer Springs grounds also feature raised vegetable gardening beds, an herb bed, chickens and their coop, grassy lawns for running and playing, and a zip-line and slack-line providing fun and proven methods to improved core strengthening, balance, and risk taking.

The original Croft School first opened its doors in 1890 to serve the rural, railroad-centered community of Croft in North Mecklenburg County. Now, almost 80 years

since the original school's closing, the historic schoolhouse halls are once again filled with children's laughter and learning. Pioneer Springs Community School is located in the Historic Croft District listed on the National Register of Historic Places, an area which includes the historic Davis Hardware Store, and the historic Davis home. The community of Croft remains a sheltered pocket of timeless rural charm, nestled within minutes of the University of NC at Charlotte and the I-77/I-485 interchange, just south of Huntersville off Highway 115 at 9200 Bob Beatty Road, Charlotte, NC 28269.

It is our goal upon receiving our charter in January 2014 to utilize the existing Historic Croft Schoolhouse and Historic Davis House and renovate and construct additional properties to create a unique and special place of learning in a K-5 Historic Educational Campus. The campus would be a working model for utilizing historic structures in a modern educational environment, providing students with many beneficial learning opportunities found in the rich historical setting, as well as the picturesque and natural learning environment.



The Davis House



The Barn





[www.PioneerSprings.org](http://www.PioneerSprings.org)

PO Box 95, Cornelius, NC 28031 - 9200 Bob Beatty Road, Charlotte, NC 28269 - 704.236.9610

*We welcome students of any race, color, ethnic or national origin.*

## More About Pioneer Springs....

### OUR MISSION

Pioneer Springs Community School was created by families to give more families the opportunity to be part of a Basic School connecting students to their community and the natural world. At Pioneer Springs, we believe a school can:

- keep the desire to learn burning bright in every student through individualized, hands-on, creative exploration of an integrated curriculum;
- foster the growth of the whole student: academically, physically, socially, and emotionally;
- function as a community of learning in which students, parents, teachers, and staff collaborate to achieve common goals;
- capture students' inherent curiosity about their environment to foster deeper connections to nature.



### OUR PHILOSOPHY

- We believe in modeling positive behaviors by being authentic people, valuing ourselves and others.
- We believe fostering each child by bringing forth what is intrinsic; the desire to both learn (curiosity) and to teach (share what they are learning with others).
- We believe that every child (and person) wants to be heard, acknowledged and valued; therefore, we create environments and relationships with that intention.
- We believe the emotional connection between the child and teacher is key for each child to learn. Once a child feels valued and loved for exactly who they are, the academic piece will flourish!
- We believe every child develops and grows differently and we honor this by individualizing their education.
- We believe our role as educators is to help children remain excited about learning; learning about themselves, each other, language, writing, reading, science, math, history, music, art, healthy living, the environment, how they can serve and care for the world around them.

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY	10/1/07	AB
2	REVISED	10/1/07	AB
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PROPOSED SITE PLANS (PHASE I)



Pioneer Springs Community School

# THE DAVIS HOUSE

9132 Bob Beatty Road, Charlotte, NC 28269

AB ARCHITECTURE  
10000 N. NORTHERN BLVD.  
CHARLOTTE, NC 28229  
Phone: 704.444.4400  
Fax: 704.444.4400  
Email: info@abarchitect.com  
www.abarchitect.com

**A-3**

OPTIONAL

PROPOSED SITE PLANS  
(PHASE I)



NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY	10/1/83	J. DAVIS
2	REVISED	10/1/83	J. DAVIS
3	REVISED	10/1/83	J. DAVIS
4	REVISED	10/1/83	J. DAVIS
5	REVISED	10/1/83	J. DAVIS
6	REVISED	10/1/83	J. DAVIS
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8	REVISED	10/1/83	J. DAVIS
9	REVISED	10/1/83	J. DAVIS
10	REVISED	10/1/83	J. DAVIS

# PROPOSED SITE PLANS (PHASE II)

1" = 20' - 0"



WB 24-383

A-4

OF FOUR

PRELIMINARY SITE PLANS  
PHASE II

Pioneer Springs Community School  
**THE DAVIS HOUSE**  
9132 Bob Beatty Road, Charlotte, NC 28269



ALL ARCHITECTURAL  
DRAWINGS ARE THE PROPERTY OF  
J. DAVIS ARCHITECTS, P.C.  
10000 N. HARRIS ROAD  
CHARLOTTE, NC 28226  
PHONE: 781-242-1400  
FAX: 781-242-1401  
E-MAIL: J.DAVIS@JDAVISA.COM  
WWW.JDAVISA.COM

