

School Advisory Committee

January 12, 2009

Members Present: Charles Jeter, Joe McCourt, Todd Bowland, Becky Finger, Teri Leonhardt, Laurie Gillmore

Staff Present: Bobby Williams, Management Assistant

Others Present: Dennis LaCaria, CMS

Commissioner Jeter called the meeting to order.

The main item up for discussion the Harris Development Group's proposed rezoning for the Sam Furr Station (Caldwell Station) rail stop.

Jeter showed the SAC where it was on the map, pointing out the proposal is across from Caldwell Station.

Jeter asked if 68 kids for 450 apartments was low

LaCaria (CMS) – the average apartment yield is 0.1529 students per apartment based on TAZ's. You get different yields between townhomes and apartments. The yields are revised annually. Moving forward, see more youth growing up in apartments, though they're not there yet...part of maturing population...see more Hispanics too...

Jeter – keep in mind, this is a TOD, which is like Birkdale with a rail stop.

Leonhardt – are you sure about upscale?

SAC members discussed zoning around the parcel...

Leonhardt – you couldn't not approve because of schools

Jeter – you can deny any rezoning without saying why (legally)

Finger – any problems with new Bailey High School?

LaCaria – no, plan to sell bonds sell in February, open August 2010.

Jeter – slim chance this opens before Bailey High School

Leonhardt – this is contingent on the North Rail line.

Jeter – new administration, chances for funding the north rail have gone up exponentially. We have a group going to DC to ask for funding once its available. There's a good chance to get the rail on someone else's dime.

Leonhardt – this is purely venture capital in my book, they'll find some money in 3-5 years and sell out.

Jeter – there's no water and sewer, I know how they're getting it...Huntersville East at Davidson/Concord/NC73, which is the new 4-way stop at Prosperity Church Road extension by the Schutrum Group. They've got a massive development plan, fronting a significant amount of money for the sewer. Huntersville East wants 5-year vesting (Huntersville allows 3), because its not likely to build within the 3 years. The only thing changes is if the rail gets fast tracked.

Leonhardt – does this and Schutrum put sewer on the whole east side?

Jeter – The only thing is the Harris Group is not putting in the rail stop (they are looking to the town for that)

Bowland – on the school issue, you can't say no, you can't say no to this.

Jeter – something has to happen there, you could leave it as TR (until someone else comes), what do you want this board to do? You could argue TR produces more kids than multi-family...

Leonhardt – can we ask for a percentage of mix? A percentage of office space, mixed-use, price points, etc?

Finger – Charlie, you as a board member get that info...

Jeter- That's the reason for pushing to get them to pay for the train station...Harris Development is not building this, they're going to flip it in 6 months to triple their money...our task here is this...based on the impact to schools, should we approve the rezoning request?

Jeter – could take concerns of SAC to the town board...

Bowland – recommendation of SAC could be negative impact on schools...

Jeter – not good for school system...

McCourt – based on evidence, too vague, don't want to see go forward....

Bowland – not vague at all, this is the best data available...

Todd Bowland made a motion that increasing the density of development as suggested by this proposed development will certainly increase demand on schools for Huntersville residents and will negatively impact the quality of life for its residents, therefore the School Advisory Committee has significant reservations with the Town Board approving this project.

Joe McCourt seconded, motion passed 5-0.

LaCaria – in Charlotte, staff would recommend development to call Dennis to work out the school issue...

Leonhardt – recommend they see CMS, like in Charlotte

Joe McCourt made a recommendation that the Planning Department resubmit the exact numbers to CMS at the Sketch Plan phase, once the developer determines the type of residential development it will build and the SAC hopes the Town Board and staff will consider all other infrastructure impacts as they may affect the need for future school construction in this area.

Becky Finger seconded, motion passed 4-1 (Todd Bowland opposed to instructing the board to consider other infrastructure impacts as he felt that was beyond the SAC's purview).

Joe McCourt made a motion to adjourn, Bowland seconded. Motion carried 5-0.