

School Advisory Committee Notes – September 11, 2008

Members Present: Charles Jeter, Rhonda Lennon, Neal Howes, Todd Bowland, Teri Leonhardt, Laurie Gillmore

Commissioner Jeter called the meeting to order.

Started discussion on list...

Jeter – with number 2, if CMS puts a middle school across from the church on Stumptown, what's that going to do to traffic with Torrence Creek and a new high school and elementary school on Stumptown.

Lennon – that school will pull from a different area and wont impact the intersection (of Stumptown and 21) the same way. CMS doesn't like to cross the interstate. This will feed from the Southwest and have a different start time than high school/elementary schools.

Jeter asked – has Huntersville ever tried to dictate or been involved in telling when schools can start...

Lennon – Huntersville has tried, Cornelius has staggered times, you could recommend that...

Jeter – With Lake Norman Charter School (LNCS), could the town recommend when it operates?

Lennon – They did at Pine Lake in Mooresville...CMS tends to stagger times anyway...

Teri – its more of an issue of busses...

Jeter – do we have that authority?

Teri – If Huntersville has a good working relationship with CMS...could probably make recommendations when the plans come before the board

Lennon – couldn't that be part of mitigating factor of the TIA...

Jeter – It came up before, but do we want to relax the TIA for schools, all schools – public and private?

SAC members commented that this would be a good sign to CMS...

Jeter – do we as a committee want to look into developments like Glenwood and the impact on sewer coming and that impacting future school sites...

Leonhardt – no, that’s the board’s job...

Vote on List of 9 sites – Passed 5-0

1. Brown Property (former Toll Bros. Site off Fred Brown Road) – sewer is an issue with this site – SAC suggested pressuring CMUD to move up sewer extension in east Huntersville (SAC suggested lack of sewer was the reason CMS ruled out growth in this section of Huntersville)
2. Land across street from Church on Stumptown (in front of Monteith Park) – Talk that CMS was already doing this for a Middle School
3. Bradford Park – potential for landswap elsewhere? Also suggested using this site for Middle School and Elementary School (considering new ES model of 3 story school on 6 acres) and could let two schools share parking and field space.
4. 85 AC near Cabarrus line east of Bradford Park (HS site) – sewer is an issue. To make this work, the Town/CMS would need to get CMUD to move up sewer extension to this area.
5. 70Ac land which wraps around Alexander – potential CMS/CPCC site for Early College/Vocational High School? A campus in this area would allow CPCC to grow. This site is currently zoned Neighborhood Residential (NR). Vocational schools are only allowed in Highway Commercial (HC) or Corporate Business (CB) zoning. CMS/CPCC could request a text amendment to allow these types of schools in NR – as schools (non-vocational) are currently allowed in every zoning district in the town (it was also mentioned that some land already appropriately zoned might be available as well). This location would also be highly accessible to a proposed transit stop in the Bryton development and potentially accessible via the Village Rider.
 - i. **The School Advisory Committee voted 6-0 last night to support a resolution to the Town Board to ask CMS/CPCC/Mecklenburg County to embrace locating an Early College vocational campus in Huntersville as it would further relive North Mecklenburg and Hopewell High Schools.**
6. 40 AC on Clark Creek near Willow Pond/Willow Brook (this would be a long-term site for the future) and sewer issues exist here as well (along the similar line extension path).
7. Westmoreland Family Dairy Farm (on the south side of Sam Furr – long-term site for master planning to potential public/private venture with CMS building joint-use complex with multiple schools, a park, and land for economic development purposes
8. Any land to the south that AAC/NMIP doesn’t have (?)
9. 192-acre site (currently being parceled together) exists off McIlwaine that will front Vance Rd. Extension (near new neighborhoods) – this could be a possible elementary and middle school site (long-term parcel but will have access in future). Potential to drain Cedarfield with schools here (along with new residential that is likely to occur), Teri suggested let school be leader and

let subdivision follow it in. Joe echoed that sentiment – wanting to see campuses built that maximize the land and allow the same sets of children go to the same schools (neighborhood schools – something CMS likes) letting the school be the leader of development of these tracts of land.

(with a suggestion from some that I-77 be the dividing line for attendance zones)

Discussion of TIA

Jeter had some questions about staff and the delay in TIAs...referencing the Glenwood development specifically, wondering the impact this had on schools...if its an issue of making building schools easier...heard the TIA will force CMS to stop building schools in Huntersville/ETJ (64 square mile area)

Leonhardt – what are we changing, what are the real costs, what is the town making on the TIA?

Jeter – it used to be the developers did the TIA, now developers pay for it but the town does it (through a hired firm)...referring to Glenwood development – Schutrum wrote a check May 5th, now the town is going back asking him for more money because the town has proposed a quadrant left intersection at Davidson-Concord Rd...the TIA has become a tool to delay projects...

Lennon – is the town making a profit?

Howes – can we put a time frame on the money being spent? When the analysis has to be started...30-60 days?

Lennon – start in 3 weeks, 21 days

Leonhardt – we took this on, put no extra staff on to do it...

Jeter – we just added two people didn't we...

Howes – this is a Town Board situation, right?

Lennon – Todd made the suggestion early on not to limit where CMS can build schools...

Jeter – The SAC could ask Town Board to ask staff to lessen impact of TIA on schools and look at timing and other issues...

Todd – timing is a Board issue...

Leonhardt – do not hold up the construction progress, allow them to begin construction...

Lennon – can we say the TIA is advisory only, so as not to slow down process of construction of schools...

Jeter – would rather sit down with TIA and figure out where we want to change...the issue is not when its done, its when the firm is hired. So once the money is encumbered, need firm to be hired to do the work within 30 days...

Leonhardt – if we get an Elementary School at Fred Brown Rd, you need to look at the total picture long-term, do we move to the long range transportation plan and rank sites based on schools/transportation priorities?

Jeter – Transportation bond has not come up yet....

Leonhardt – its soon...look at whole picture and sync with transportation improvement plan...

Bowland – when they do TIA, don't make them do it for the elementary school and keep coming back for the high school and middle school, do all three at once...

Howes – we need the TIA, the question is the delay...

Leonhardt – and the financial impact.

Bowland – if TIA is advisory, time is not an issue...they're not having to spend as much money so they don't care...

Ask staff to put the 9 proposed future sites on a map (along with current school sites) and have a second map with those sites and planned transportation improvements (including the Top 10 list).

- **send to SAC for review for discussion at next meeting (9/25 at 7:30 AM) along with TIA.**

Lennon – Issues with TIA, time factor to start and mitigation of TIA...

Bowland – if call TIA advisory, it solves the time problem...

Howes – once get money, start the process...

Bowland – do we want to say in 30 days?

Jeter – you could say within 30 days, an outside firm will be hired to conduct the analysis...

Jeter – How do we define schools – public/private/charter/K-12? Do we include all schools like St. Mark's and Lake Norman Charter?

Lennon – if CMS, its my taxpayer dollars, if its Southlake or St. Mark’s its not my taxes...

Leonhardt – bottom line, putting schools on all of our east/west roads, we better be looking at an east/west connector.

Howes made motion to suggest that for all schools and TIA’s (K-12) once the money is presented/encumbered, a firm should be hired within 30 days to conduct the TIA.

Leonhardt seconded.

Vote 5-0.

Bowland made a motion that the School Advisory Committee recommends the TIA adopt a policy for all schools (public, charter, private) that it (the TIA) is advisory and not mandatory.

Leonhardt seconded for discussion.

Gillmore – if CMS puts a school somewhere we don’t want, that is bad for transportation, if its just advisory, can we do anything?

Bowland – CMS new leadership is doing a better job...trying to do its due diligence...they’re all logical people

Howes – they’re trying to get the schools where the people are...

Jeter – I would like more detail/control about what’s advisory and mandatory before we move forward...could we leave the TIA for streets immediately abutting it but not roads two miles away...

Motion rescinded to discuss in more detail at next meeting (September 25th at 7:30 a.m.)

Bowland – let the town deal with traffic ourselves, not prevent schools from being built

Jeter – if we build roads, we’re telling CMS where to put schools...

Gillmore – I thought we were excited to have the TIA, now we’re giving it up...

Bowland – I say we make developers pay for it and for schools, we pay...

Leonhardt – I fear we have opened Pandora’s Box for parks and other things for the “public good”

Jeter – I don’t think we have...

Leonhardt – don't give up all your leverage to get Board to approve...

Jeter – do we want to say abutting roads and a quarter mile?

Lennon – there's more to it, DOT requires them to improvements (on-site)

Jeter – once you get past their driveway its over though...how far from the property line out do you go?

Leonhardt – can you reduce the financial impact?

Howes – it wont stop schools, it will make them plan correctly..

Lennon – it's a hindrance...like brick frontage on trailers...

Staff was asked to email SAC the a copy of the TIA for discussion at next meeting (September 25th at 7:30)

Howes motioned to adjourn, Leonhardt seconded. Meeting adjourned.