

## Rezoning Community Meeting for Seaside Christian Academy

Conducted on 1/21/24 at 4pm in the Sanctuary of Seaside Chapel 105 Dow Rd Carolina Beach NC

Hosted a Meet and Greet between neighbors with snacks from 3:30pm-4pm, began registration

Presenters: Jerry Vess and Dana Vess

- Opening/Welcome
- Personal Introductions of Presenters
- Verified everyone had registered prior to presenting
- Went over general process of Carolina Beach Rezoning procedure. Typically, a 4 month process
  - Community Meeting
  - Technical Review Committee
  - Planning and Zoning Committee
  - Town Council
- Explained this school is to provide a needed ministry for the community and surrounding areas
- Discuss the plan for Seaside Christian Academy would be in 2 phases.
  - Phase 1 – using our current facilities, opening the school with K-5<sup>th</sup> grades with a cap of 15 students.
  - Phase 2 – build an additional building and extend grades through 12<sup>th</sup>, having K-12<sup>th</sup> in one Building.
- Discussed Phase 1, if possible, we would open Seaside Christian Academy in Fall of 2024 and Phase 2 would be as needed in the future as demand calls. It could be a 2 yr, 5yr, 10 yr or possibly have no need for Phase 2. We would be open to however the Lord leads. It was recommended by Town of Carolina Beach to present the future possibility during the rezoning process.
- Opened the Floor for Q&A of anything discussed so far

Q: Mark Vincent – The 15 students you mentioned, would that be per classroom or per grade?

A: Jerry Vess – Both, we will have 15 students per classroom and current plan for K-5<sup>th</sup> would be one class per grade so 15 students per grade as well.

Q: Amanda Hassle – Is at least 5 yrs. for projection of when 6<sup>th</sup> grade will be starting?

A: Jerry Vess – 5 yrs. would be a realistic projection

A: Dana Vess – It could possibly be sooner or longer time frame depending on the Lord. 5 yrs. is simply a projection based on starting the school with staff and students to the 15 per class/grade, having the demand and need for more and then the funding to start the building of a school, which will take time as well.

Q: Amanda Hassle – Will this be open to just this district or can public over the bridge join?

A: Jerry Vess – Anyone, but our target demographic is on the island. We have a wonderful Elementary School, Carolina Beach Elem, is a great school however its bursting at the seams and there building more housing on the island, over near Publix, across from Food Lion, and construction all over the island, so there is and will be a demand for schools. Again, our

demographic would be our community, here on the island and we are geared more to those wanting Christian based and small classrooms.

Began Slide Show –Jerry Vess, Presenter

1. Slide One - This slide is view from Charlotte Street, looking at the entrance, it will be where the parsonage is right now
2. Slide Two - View corner of Charlotte/ 8<sup>th</sup> St. Discussed relocation of playground
3. Slide Three - View from 8<sup>th</sup> St. The doors on this side would be exit only doors, emergency doors, we would place shrub for curb appeal.
4. Slide Four – View from Hamlet, will have to relocate the playground to between the buildings, which you will have a better view in a later slide.
5. Slide Five – Another view from Hamlet, this shows the breezeway. It will connect to our current FLC building and will extend all the way down to connect to the breezeway between our sanctuary and FLC
6. Sixth Slide – this slide show the traffic flow pattern and our parking area. This slide is what we call “the field” (gestures to the yard, demonstrating its location) the backside of the current two story building we were in earlier. Tentatively we plan to have parents enter from the southbound side of 8<sup>th</sup>, turning right into the parking lot and picking children up at the far end of the FLC, under the breezeway we have now, near our side door to the sanctuary. We of course will work with the town in making the decision of the best way, we may have the option to go through the parking lot, so we can have more cars on our property at one time. We feel this will not be a long process. We will have staff to help directing traffic entering and exiting the property. We would not allow for anyone to turn left into the property (from the Northbound side of 8<sup>th</sup>) that way at no time will 8<sup>th</sup> street be blocked.
7. Seventh Slide – Ariel view over the whole school. We plan to have parking remain grass for now

- Opened the Floor for Q&A

Q: Michael Hendy – So you are saying when parents drop off, they come in from 8<sup>th</sup> Street and exit out Dow?

A: Dana Vess – So the plan, if approved by town, as they will give us in-sight I am sure, would-be parents pull onto the property and we would use the parking area to help with additional space, we would use both lanes making it a one way for the estimated 20 minutes it will take to dismiss our kids. So, parent pull in from 8<sup>th</sup> St and form two lanes, in one direction, going in a “U” shape in the parking area. Two lanes would continue until we got closer to the pickup spot where they would merge into one single lane before they get to pickup (illustrated the explanation using slide six) again we would use staff to assist in guiding traffic as well as cones for the merging.

A: Jerry Vess – we will work not to affect flow of traffic on 8<sup>th</sup> as much as possible, again we will work closely with the Town of Carolina Beach throughout the planning process.

Q: Mike Hendy – I am sure their will retention ponds needed too. I am concern about how the traffic. Maybe coming in and out off Dow Rd. As I am sure you are aware, people run the stop sign at the corner of Charlotte and 8<sup>th</sup> all the time. That is a safety concern too.

A: Jerry Vess – that may be a possibility, we will discuss with the town. I am sure they can give guidance on this.

A: Dana Vess – This is why we have the community meeting. We want to hear your concerns so we can look at our vision and address them the best we can. Unfortunately, tonight we don't have all the answers. We have proposed plans. These plans can be adjusted if needed based on both your concerns and requirements of the town. We want this to be a positive addition to the community. Again, this plan is tentative, the kinks will be worked out with the Technical Review Board.

Q: Micheal Hendy- I love the idea and support the school I am just concerned about the traffic

A: Dana Vess – Thank you for your support and we will get it all worked out.

Q: Holly Martin – Its okay. I don't feel like it will be an issue, its only about 20 min each time (arrival and dismissal). I live off Atlanta and my driveway gets blocked; you just know it will be about 20 min. Its not a big deal at all.

A: Dana Vess – Just for reference Carolina Beach Elementary has just under 500 students, we are talking about a max of 90 students right now. So roughly only about 20% of what Carolina Beach Elementary has and they dismiss in 20 minutes. Keep in mind too, we have a lot of bike riders and golf cart parents here too. Of our current afterschool program 1/3 of them ride their bikes or use golf carts when its nice.

Q: Amanda Hassle – If traffic is a problem, you can do staggered time for grades to help with the flow.

A: Dana Vess – we will take that into consideration

Q: Mark Vincent – (addressing Jerry Vess), Can you use your pointer and go over the traffic flow again

A: Jerry Vess – (demonstrates using pointer), Plan is to come down 8<sup>th</sup>, turn right into the parking lot, use two lanes, merge into one lane, pickup here (points to middle of current breezeway) and exit out onto Hamlet.

A: Dana Vess - We would not allow for people to turn left off 8<sup>th</sup> St. so that traffic is not stopped on 8<sup>th</sup> St northbound.

A: Jerry Vess – we will try to keep traffic as much on the property as we can

- Asked if there were any additional questions? No one asked any additional questions.

Continued with the Slideshow Presentation - Jerry Vess, Presenter

8. Eighth Slide – Ariel view of parking lot and buildings. Notice the roof of the new building, the large white rectangle in this picture. It is a flat roof; it will be where the HVAC systems will be. However, if you look back at slide the previous slides you don't see a flat roof, (scans back through slides 1-7)
9. Ninth Slide – Ariel view again, same design just a different view of it
10. Tenth Slide – This is the floor plan of the new building. The Phase 2 building. It will be a two-story building, classrooms on both floors. The auditorium will be two story ceiling. It has elevator and will be built per code. Once built we would move all grades to the new building. It would accommodate K-12<sup>th</sup> grades. (Dana Vess – There are larger prints of this slide on the stage you are welcome to view after the meeting)
11. Eleventh Slide – Technical view of the square footage

- This is, again, all based on demand and finances. This will be a big step of faith for Seaside. That is why we projected a future date of 2-5 yrs. We have to see the need in the community.
- Opened Floor to Q&A

Q: Holly Martin – do you have an estimate of price and budget?

A: Dana Vess – based on 15 student classrooms, we are looking at about \$850-\$900 a month. We as a school will be looking at grants and corporate funding as well as fundraisers and scholarships. We want it to be as economically affordable as possible. Keeping smaller classrooms presents a challenge however it is part of our vision.

Q: Holly Martin – how does that compare to others, say Myrtle Grove.

A: Dana Vess – I don't know everything about all the Christian Schools in the area, but we are comparable in price to Myrtle Grove, a little less at our current estimate. I am not basing our tuition on what anyone else is charging. Sure, I want to be comparable, but we are looking at this as a ministry, we are not looking at it as a profitable business, so our numbers are coming from what we estimate our expenses are going to be divided by the number of students. Of course, there is a little wiggle room for unexpected expenses as well as if we don't have 15 in a particular classroom 100% of the year.

Q: Holly Martin – I am excited about this

A: Jerry Vess – We hope to grow quickly, we ask that you all help us continue to pray through all this. Our original intent is to start K-5<sup>th</sup>.

Q: Amanda Hassle: - Personally, if I had to do it again, I would do K-5<sup>th</sup> in public then do a private school

A: No answer given, was more of a mere statement

Q: Amanda Hassle - What will the name of the school be?

A: Jerry Vess – Seaside Christian Academy, Home of the Warriors

Q: Jim Norwood – Are you going to do another presentation for community?

A: Jerry Vess – We can, we are only required to present at this one

A: Dana Vess – We can keep everyone informed of progress. I can start a FB page for the school following our first meeting with the Technical Review Committee. Also, if there are a lot of changes from this tentative plan, we will be more than happy to host another informative meeting.

Q: Jim Norwood – My family is involved in education, my daughter teaches at Carolina Beach Elementary, and yes, it is a great school. My children and my grandchildren attend a private Christian school. My question, do you have a business plan?

A: Jerry Vess – We have developed a board with specific expertise, we have been meeting and working on the details. We have a budget developed; we are still tweaking it a bit but the bones are there. We know our overall expenses and how we will cover the cost for the day-to-day function of the school, staff, and additional expense.

Q: Jim Norwood – DO you have funding other than the church

A: Jerry Vess – We will apply for qualifying grants but prefer not to receive government funding that limits what we can teach.

A: Dana Vess – to add to Jerry, when we extend to 6<sup>th</sup>-12<sup>th</sup> grade and build the building that is when we will really start needing funding. Phase 1 will use out existing building for K-5<sup>th</sup>. We have to make a few adjustments to make it work for us, the church has the funds for that along with people who have pledge or will be donating to the start-up. We have almost finished paying off the FLC building and then the church will be debt free. Before its time to move to Phase 2 we will be debt free. The church will use the property as collateral for the loan for the new building along with donors, corporate partners, grants, and fundraising. We will be building partnerships from day one.

Q: Jim Norwood – Phase 1 is K-6<sup>th</sup>

A: Jerry Vess – Phase 1 is K-5<sup>th</sup>

Q: Jim Norwood – what is the occupancy for that building (referring to FLC)?

A: Jerry Vess – I am unsure at this time, sorry. I can get the information for you though.

Q: Jim Norwood – If you get Town’s approval, will it start in Aug? My first concern is with Phase 1, the traffic.

A: Jerry Vess – We will ask the town for guidance

A: Dana Vess – Although we put a great deal of thought into this project, nothing is set in stone. As we said earlier, if there are a lot of changes to this plan, we will be happy to host another informative meeting.

Q: Jim Norwood – Next concern is Phase 2, with high school and keeping things calm

A: Jerry Vess – We will expect that parents be highly involved in school participation. From my experience when parents are involved and partnered with the school you tend to have less issues. Also, we will be a private school. Attending will be a privilege. You can be removed from enrollment.

Q: Hope Combs – I am in the beginning stages of a music school. We would love to be in partnership with the school.

A: Dana Vess – Thank you, we can meet and discuss that further.

Q: Amanda Hassle – I wish you the best of luck

A: No response given

Q: Mark Vincent – After the school is established have you thought about sports teams? That may be an issue with noise.

A: Jerry Vess – that would be further down the road, however, games would not be held on the campus. We wouldn’t have the facility for any games.

Q: Keith McEntire – Planning and Zoning are all open to public, feel free to attend.

- We will keep you all informed during the process. My contact information is available. You should have both mine and Dana’s emails and phones number in the letter sent but if you need it, please get it before you leave. Thank you for attending. Have a great evening.
- Meeting closed at 5:13pm