

LIBERTY CLASSICAL ACADEMY

Weddington Planning Comm Meeting Rezoning Presentation

July 24, 2023

LIBERTY CLASSICAL ACADEMY

**Proposed Independent Private
High School
And Middle School**

**Providence Road / Weddington Road
Weddington, North Carolina**

LIBERTY CLASSICAL ACADEMY

ACADEMIC PROFILE

- Classical Academic Education
- Judeo-Christian Values
- High School/Middle School

ACADEMIC PROFILE

Initial Plan	High School and Middle School
Private School	Apolitical with Judeo-Christian Values

Classical Education Academic Model

- Teach How to Think*
- Merit Based Education*
- No Indoctrination*

LIBERTY CLASSICAL ACADEMY

ACADEMIC PROFILE

- Classical Academic Education
- Judeo-Christian Values
- High School/Middle School

ACADEMIC PROFILE *(CONTINUED)*

- Focus on High School and Middle School to compliment existing Pre-K grammar schools
- Add Elementary School when demand is clear and in a manner that complements existing schools
- Address shortage of K-12 independent private school student capacity in the Charlotte area
- Existing (3) Independent Private Schools (*Charlotte Country Day School, Providence Day School, Charlotte Latin School*) are full ***More than 75% of students accepted are legacy/employee families and only 1 in 7 applicants are accepted***

LIBERTY CLASSICAL ACADEMY

WHY THIS SITE ?

- Size
- Location

SITE

- Site comprises 60.37 acres with direct full movement access from Providence Road (*existing signal at Lenny Stadler Way*) and Weddington Road
- Location helps deal with the lack of capacity at the 3 major existing independent private schools and would be the only K-12 independent private school in Union County
- Provides Academic Options & Choices for Weddington Residents
- Offers academic matriculation options to nearby K-5 schools including Weddington Christian, Thales, Union Day Charter and Marvin Academy

LIBERTY CLASSICAL ACADEMY

WHY WEDDINGTON ?

- Market Dimensionality
- Drive Time Demographics

MARKET DIMENSIONALITY

SOUTH	Providence Road South: Waxhaw
EAST	Weddington Road (NC 84) South: Wesley Chapel, Monroe
NORTHEAST	Weddington-Matthews Road: Stallings, Indian Trail & Matthews
NORTH/WEST	Rea Road: Ballantyne, Piper Glen
NORTH	Providence Road: I-485/South Charlotte

DRIVE TIME DEMOGRAPHICS (15 MINUTES)

- 91,406 HH
- 254,000 Residents
- \$136,555 MHHI
- \$66,583 Per Capita Income

(ESRI: 2027)

LIBERTY CLASSICAL ACADEMY

WHY WEDDINGTON

Market
Dimensionality



LIBERTY CLASSICAL ACADEMY

CAMPUS PLAN

CAMPUS PLAN

High School (*Grades 9-12*) 600 Students

Middle School (*Grades 6-8*) 500 Students

Future Elementary School (*Grades K-5*) 400 Students

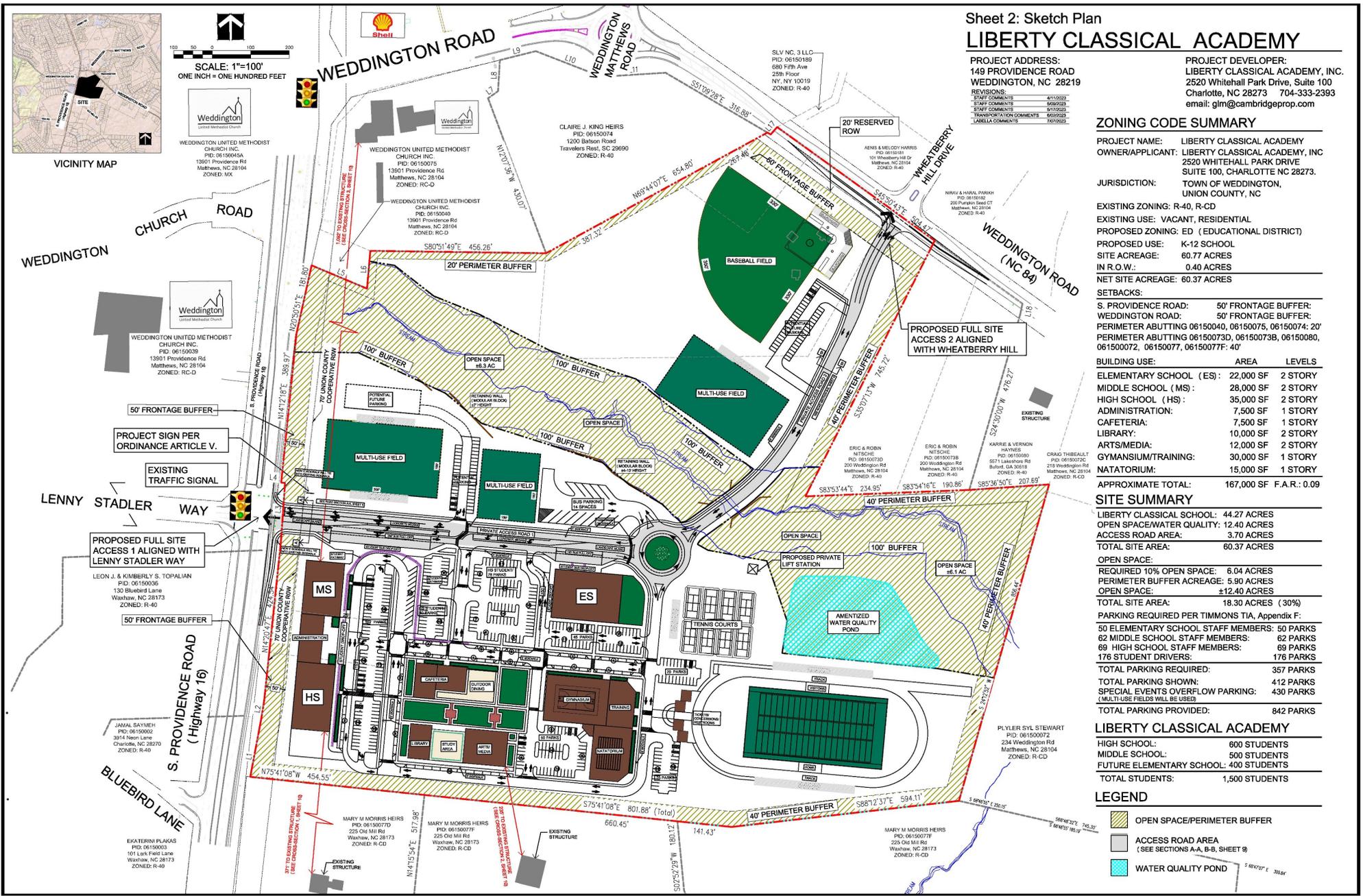
Support Facilities Library, Cafeteria and Arts Center
Athletic Facilities Soccer, Football, Gymnasium,
Swimming, Baseball, Tennis and
Track

PROPOSED OPENING

2026 for High School and Middle School

LIBERTY CLASSICAL ACADEMY

Campus Site Plan Circulation



Sheet 2: Sketch Plan LIBERTY CLASSICAL ACADEMY

PROJECT ADDRESS:
149 PROVIDENCE ROAD
WEDDINGTON, NC 28219

PROJECT DEVELOPER:
LIBERTY CLASSICAL ACADEMY, INC.
2520 Whitehall Park Drive, Suite 100
Charlotte, NC 28273 704-333-2393
email: glm@cambridgeprep.com

ZONING CODE SUMMARY

PROJECT NAME: LIBERTY CLASSICAL ACADEMY
OWNER/APPLICANT: LIBERTY CLASSICAL ACADEMY, INC.
2520 WHITEHALL PARK DRIVE
SUITE 100, CHARLOTTE NC 28273.

JURISDICTION: TOWN OF WEDDINGTON,
UNION COUNTY, NC

EXISTING ZONING: R-40, R-CD
EXISTING USE: VACANT, RESIDENTIAL
PROPOSED ZONING: ED (EDUCATIONAL DISTRICT)
PROPOSED USE: K-12 SCHOOL
SITE ACREAGE: 60.77 ACRES
IN R.O.W.: 0.40 ACRES
NET SITE ACREAGE: 60.37 ACRES

SETBACKS:
S. PROVIDENCE ROAD: 50' FRONTAGE BUFFER
WEDDINGTON ROAD: 50' FRONTAGE BUFFER
PERIMETER ABUTTING 06150040, 06150075, 06150074: 20'
PERIMETER ABUTTING 06150073D, 06150073B, 06150080, 06150072, 06150077, 06150077F: 40'

BUILDING USE:	AREA	LEVELS
ELEMENTARY SCHOOL (ES)	22,000 SF	2 STORY
MIDDLE SCHOOL (MS)	28,000 SF	2 STORY
HIGH SCHOOL (HS)	35,000 SF	2 STORY
ADMINISTRATION:	7,500 SF	1 STORY
CAFETERIA:	7,500 SF	1 STORY
LIBRARY:	10,000 SF	2 STORY
ARTS/MEDIA:	12,000 SF	2 STORY
GYMNASIUM/TRAINING:	30,000 SF	1 STORY
NATORIUM:	15,000 SF	1 STORY

APPROXIMATE TOTAL: 167,000 SF F.A.R.: 0.09

SITE SUMMARY

LIBERTY CLASSICAL SCHOOL: 44.27 ACRES
OPEN SPACE/WATER QUALITY: 12.40 ACRES
ACCESS ROAD AREA: 3.70 ACRES
TOTAL SITE AREA: 60.37 ACRES

OPEN SPACE:
REQUIRED 10% OPEN SPACE: 6.04 ACRES
PERIMETER BUFFER ACREAGE: 5.90 ACRES
OPEN SPACE: ±12.40 ACRES
TOTAL SITE AREA: 18.30 ACRES (30%)

PARKING REQUIRED PER TIMMONS TIA, Appendix F:
50 ELEMENTARY SCHOOL STAFF MEMBERS: 50 PARKS
62 MIDDLE SCHOOL STAFF MEMBERS: 62 PARKS
69 HIGH SCHOOL STAFF MEMBERS: 69 PARKS
176 STUDENT DRIVERS: 176 PARKS
TOTAL PARKING REQUIRED: 357 PARKS
TOTAL PARKING SHOWN: 412 PARKS
SPECIAL EVENTS OVERTFLOW PARKING: 430 PARKS
(MULTI-USE FIELDS WILL BE USED)
TOTAL PARKING PROVIDED: 842 PARKS

LIBERTY CLASSICAL ACADEMY

HIGH SCHOOL: 600 STUDENTS
MIDDLE SCHOOL: 500 STUDENTS
FUTURE ELEMENTARY SCHOOL: 400 STUDENTS
TOTAL STUDENTS: 1,500 STUDENTS

LEGEND

- OPEN SPACE/PERIMETER BUFFER
- ACCESS ROAD AREA (SEE SECTIONS A-A, B-B, SHEET 9)
- WATER QUALITY POND

TIA PARAMETERS

TIA Scoping Approved by NCDOT

Project Study Area

- NC-84 (Weddington Rd) / NC-16 (S Providence Rd)
- NC-84 (Weddington Rd) / Wheatberry Hill Drive / Site Access 1
- NC-16 (S Providence Rd) / Lenny Stadler Way / Site Access 2
- NC-16 (S Providence Rd) / Rea Rd

MSTA ON-SITE QUEUEING

MSTA School Calculator *(high demand queue length)*

High School: 2,751 linear-feet

Middle School: 2,769 linear-feet

Elementary School: 2,221 linear-feet

ROADWAY IMPROVEMENTS

TRANSPORTATION IMPACT ANALYSIS RECOMMENDATIONS

(UNDER FINAL REVIEW/APPROVAL BY NCDOT)

Providence Road Improvements

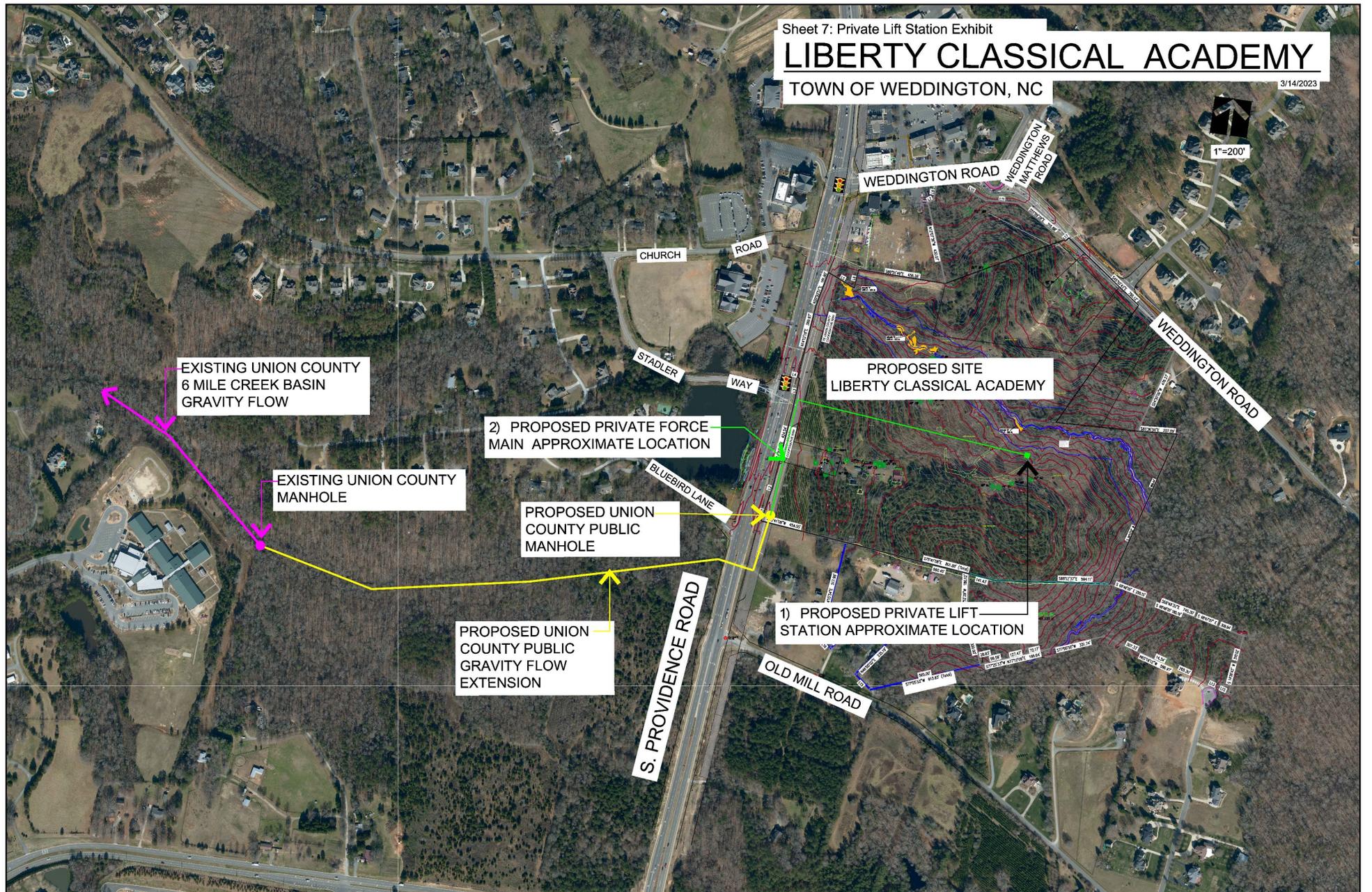
1. Add fourth leg to existing NC-16 / Lenny Stadler signal
2. Add southbound left turn lane stacking

Weddington Road Improvements

1. Install four-way traffic signal at Wheatberry Hill Dr.
2. Add Right turn lane stacking
3. Add Left turn lane stacking

LIBERTY CLASSICAL ACADEMY

Sewer Plan



LIBERTY CLASSICAL ACADEMY

RESIDENT BENEFITS

WEDDINGTON RESIDENT BENEFITS

- Improve parental choices for high quality independent private school education
- Likely to improve property values
- Offer baseball and soccer fields to Weddington sports leagues
- Offer use of school rooms for Town and Resident meetings (e.g., HOA, etc.)