

# District Wide Site Analysis

### Site Acreage Analysis

With all schools, the site is the dominant component of the campus. When looking at school sites, NCDPI has made suggestions for minimum acreage that should be considered. These numbers do not necessarily apply to city schools where site selection is limited and probably expensive. Many of the schools in the system cannot, for various reasons, take advantage of the site savings noted below, but a comparison to these standards is still appropriate at several of the schools in the Person County School System.

*A high school may need an additional area of ten acres or more if a stadium and spectator parking are anticipated.*

*The above guidelines assume a rural or suburban area with a one story building, room for expansion, desirable outdoor play areas and all parking, queuing and buses located on site.*

Source: NCDPI Facility Guidelines

Below is an excerpt from the NCDPI Facility Guidelines that discusses school sites.

<u>Grade</u>	<u>Developable Acreage</u>
K-6	10+ 1/100 ADM
5-8	15+ 1/100 ADM
7-9	20+ 1/100 ADM
9-12	30+ 1/100 ADM

**Site Analysis**

The NCDPI Acreage recommendations are intended as a guideline for rural schools across the state. These generic numbers cannot be used to definitively determine that a school site is too small, but they do support the notion that a deeper investigation is warranted and additional acreage may be needed. All but one of the sites in Person County are of an appropriate size based on this analysis. The

outstanding campus is Earl Bradsher which, as discussed previously, falls outside of these rules based on the fact it is a PK Center. However, additional queue and parking would improve the overall flow on this campus.

Additional parcels are on following page.

**Person County Schools 2018**

Acreage Comparison to NCDPI Recommendations

k-6	10	1/100
5-8	15	1/100
7-9	20	1/100
9-12	30	1/100

Having the appropriate acreage for a school depends on many factors. Issues range from multistory configurations to restrictions within a watershed and many other site specific conditions. The end result is that many sites have unusable acreage. The following comparison is used only as a general reference.

**Elementary**

	Existing Acres	2021 ADM Capacity	NCDPI Sugg. Acres	Potential Student Capacity	NCDPI Sugg. Acres
Earl Bradsher Elementary	5.85	192	11.92	192	11.92
Helena Elementary	41.82	583	15.83	583	15.83
North Elementary	20.17	428	14.28	428	14.28
North End Elementary	21.02	291	12.91	291	12.91
Oak Lane Elementary	15.29	291	12.91	358	13.58
South Elementary	19.72	479	14.79	479	14.79
Stories Creek Elementary inc. parcel across street	32.84	458	14.58	616	16.16
Woodland Elementary	14.56	291	12.91	341	13.41
<b>Total Elementary Schools</b>	<b>171.27</b>	<b>3,013</b>	<b>110</b>	<b>3288</b>	<b>113</b>

**Middle**

Northern Middle School	40.63	546	20.46	800	23
Southern Middle School Plus Track Parcel (17.83 + 6.37)	24.2	722	22.22	748	22.48
<b>Total Middle Schools</b>	<b>64.83</b>	<b>1,268</b>	<b>43</b>	<b>1548</b>	<b>45</b>

**High**

Person High	40.41	1,492	29.92	1492	29.92
<b>Total High Schools</b>	<b>40.41</b>	<b>1,492</b>	<b>30</b>	<b>1,492</b>	<b>30</b>

**Other Educational**

Person County Learning Academy	1.73				
Person Early College for Innovation and Leadership					



**Site Analysis**

The following parcels do not have NCDPI Minimum Recommendations.

Board of Education Offices	0				
New Bus Garage	10.96				
Old Bus Garage Annex	0.99				
Old Bus Garage Warehouse	0.34				
Old Bus Garage	1.83				
Parcel across from North End Elementary	96.89				
Across from Oak Lane Elementary	12.49				
Southern Middle School - Back Parcel	7.64				
Small parcel Taylor and Ashley	0.22				
<b>Subtotals</b>					
Educational Subtotal	278.24			800	
Other Subtotal	131.36			800	
<b>System Totals</b>					
	409.6	5,773	183	6,328	188

**Site Analysis - GIS Data**

Person County's GIS website identifies all residential and commercial parcels in the county.

Name	Parcel No	Owner	Structure Value	Land Value	Calc. Acres
<b>Elementary Schools</b>					
Earl Bradisher Elementary	29 8	COUNTY OF PERSON	\$1,785,677	\$505,440	5.85
Helena Elementary	A64 23	PC BOARD OF EDUCATION	\$6,508,610	\$1,104,656	41.82
North Elementary	80 1 5	PC BOARD OF EDUCATION	\$2,193,561	\$225,258	20.17
North End Elementary	A69 24	COUNTY OF PERSON NC	\$1,990,240	\$93,762	21.02
Parcel across from North End Elementary	A69 302	PERSON CO BOARD OF EDUCATION	\$0	\$132,165	96.89
Oak Lane Elementary	A21 4	OAK LANE SCHOOL	\$2,579,245	\$128,000	15.29
Across from Oak Lane Elementary	A21 102	PERSON CO BOARD OF EDUCATION	\$0	\$55,701	12.49
South Elementary	111 16	PC BOARD OF EDUCATION	\$4,095,304	\$500,000	19.72
Stories Creek Elementary inc. parcel across street	134 92	PC BOARD OF EDUCATION	\$5,938,195	\$396,502	32.84
Woodland Elementary	A15 4	PERSON COUNTY NORTH CAROLINA	\$1,395,694	\$160,970	14.56
	Subtotal		\$26,486,526	\$3,302,454	280.65
<b>Middle Schools</b>					
Northern Middle School	133 4	PC BOARD OF EDUCATION	\$4,584,517	\$696,810	40.63
Southern Middle School - Back Parcel	112 91	PC BOARD OF EDUCATION	\$0	\$121,120	7.64
Southern Middle School - Track	112 48	PC BOARD OF EDUCATION	\$0	\$105,920	6.37
Southern Middle School	119 7	COUNTY OF PERSON	\$6,763,315	\$330,080	17.83
	Subtotal		\$11,347,832	\$1,253,930	72.47
<b>High School</b>					
Person High	38 3	PC BOARD OF EDUCATION	\$16,980,391	\$1,265,439	40.41
	Subtotal		\$16,980,391	\$1,265,439	40.41
<b>Other Instructional</b>					
Person County Learning Academy	71 4	PERSON CO BOARD OF EDUCATION	\$968,400	\$73,125	1.73
Person Early College for Innovation and Leadership					
	Subtotal		\$968,400	\$73,125	1.73
<b>Other Non Instruction</b>					
New Bus Garage	71 3	PC BOARD OF EDUCATION	\$683,179	\$400,680	10.96
Old Bus Garage Annex	28 6	PC BOARD OF EDUCATION	\$53,538	\$32,423	0.99
Old Bus Garage Warehouse	28 8	PC BOARD OF EDUCATION	\$0	\$28,750	0.34
Old Bus Garage	28 7	PERSON CO SCHOOL BUS GARAGE	\$119,821	\$104,550	1.83
	Subtotal		\$856,538	\$566,403	14.12
<b>Total</b>			<b>\$56,639,687</b>	<b>\$6,461,351</b>	<b>409.4</b>
Sm parcel Taylor and Ashley	A64 69	PC BOARD OF EDUCATION	\$0	\$15,000	0.22
Old Helena School	A64 25	COUNTY OF PERSON NC	\$911,176	\$240,600	14.1