



Joseph Webb
Executive Director

August 28, 2025

Mr. Bruce Friend and Members of the NC Charter School Review Board
Delivered electronically via Epicenter and email to: Julie.Whetzel@dpi.nc.gov

Subject: Request for Amendment to Charter Application; Relocation to a new location outside of the local school administrative unit, as specified and approved in the charter application (CHTR-014).

Dear Members of the Charter School Review Board,

Pursuant to Policy CHTR-014 of NC DPI Board Policy, the Leadership Team and Board of Directors for West Triangle High School are submitting this amendment to request a change of the local education unit. Originally written in the school's charter application as Orange County Public Schools, the school wishes to relocate to Durham, with Durham Public Schools as the Local Education Unit. Specifically, the school has identified a school facility in South Durham, located at 100 & 101 Capitola Drive, Durham, NC 27705, within the Durham Public Schools Local Education Unit.

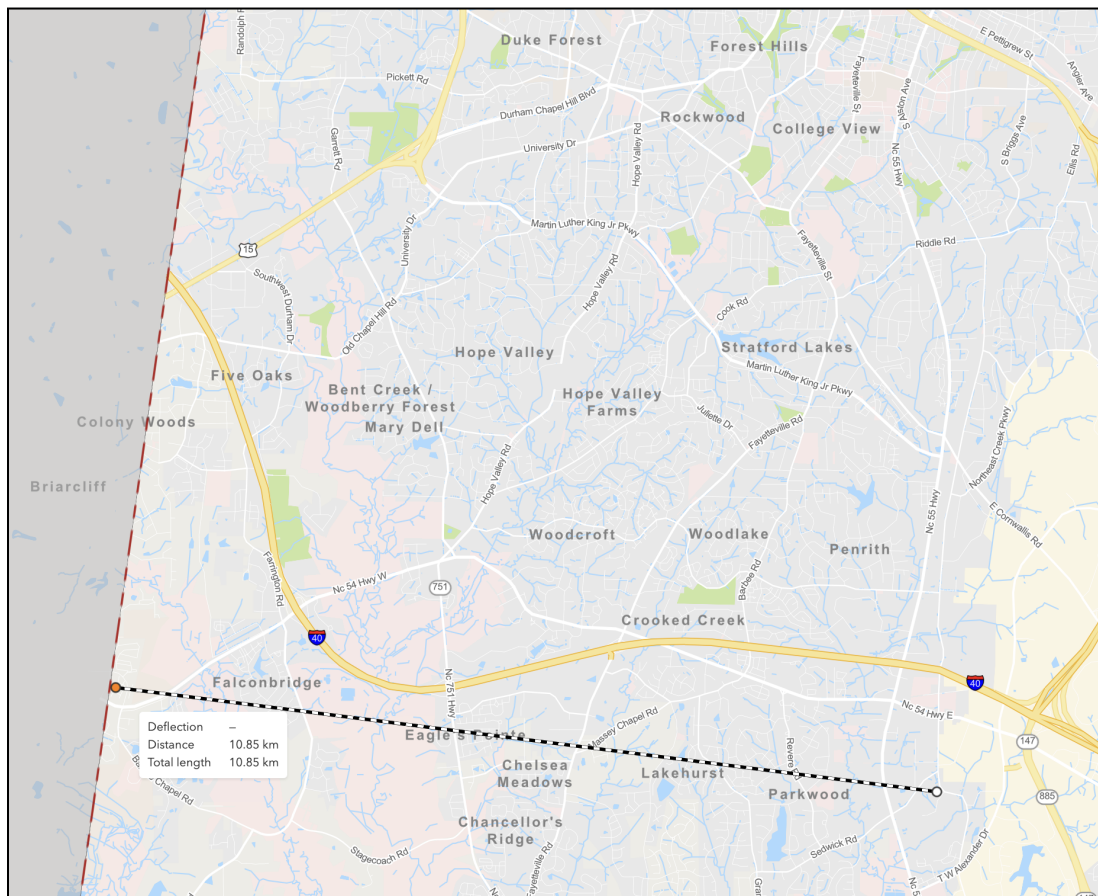
Background: Our team approached the CSRB in February 2025 at the CSRB meeting with a request for a third delay year in order to pursue a facility option. In that request, we informed the board that we would broaden our search to include Durham County. The rationale for broadening our search rested on Orange County's highly restrictive zoning and permitting conditions for schools. In fact, no zoning conditions in Orange County permit the use of a K-12 school outside of conditional districts, which require zoning changes ([see zoning conditions on Slide 4, here](#)). Conditional zoning districts require approval from the Orange County Board of Commissioners. In 2023, our team partnered with Hubrich Construction to build our school on an 85-acre plot of land, only to have the Board of Commissioners deny the rezoning application 6-0. A year later, the school found a home with an already zoned facility in Hillsborough (Eno River Mill), only to have the landlord terminate the lease agreement, citing excessively burdensome requirements from the town to acquire a Special Use Permit.

Moving Forward and Moving East: Since the February board meeting, the school has enlisted the support of two brokers (APG Property Group and Lee & Associates) as well as a facility planning consultant called the Facility Resource Center. While the geographic focus has broadened, we have remained diligent in focusing our search on factors that influence educational occupancy. Zoning conditions, traffic plans, sprinkler systems, and other factors all contributed to determining the building's suitability for adaptive reuse as a school. We have issued several Letters of Intent on buildings ranging from the Chapel Hill border to Morrisville. Consequently, we have identified a building at [100 Capitola Drive](#) and the adjacent 6.7-acre parcel of undeveloped land at [101 Capitola Drive](#) in Southern Durham. The school is in the process of completing a Purchase and Sale Agreement, part of which is contingent on



approval from this board body. The building is approximately 65,000 square feet, distributed over three floors, with an agreed-upon purchase price of \$ 3.68 million, including the land.

Distance of the Location Change: The charter application states “Orange County” as its proposed location. 100 Capitola Drive is 6.74 miles (shows as 10.85km) to the Orange County board, or approximately 9-minute drive (source: maps.durham.gov, or Durham GIS)



Feasibility and Market Demand: Neither the size nor the price will impact the school’s enrollment or budget projections. The school has modeled the project to assess its financial feasibility. The school has explored demand data for this new location in comparison to West Triangle’s original location in Orange County. Whereas the expected growth of high school-aged students within a 20-mile radius of Hillsborough was approximately 2800 students in the next decade, the expected increase in a 20-mile radius of 100 Capitola Drive is nearly 4x that number at 9,800 (Market and Feasibility Reports [here](#)). The anticipated demand for this region is significantly higher than for the prior location. Over-enrollment in downstream public schools, demand for the nearby charter schools, and the school's primary focus on high school grade levels lead us to cautious optimism of hitting our desired enrollment targets, supported by an extensive marketing campaign to begin in the coming month.



Next Steps: Upon approval from this board, the team will continue its due diligence in collaboration with third-party partners to close on the facility in December. The school has issued Requests for Proposals, received bids, and interviewed for General Contractors and Architects. At the time of this writing, the board has approved beginning negotiations to finalize the selected partners. Additionally, the team has issued RFPs for developer partnerships and will begin reviewing submissions in the coming weeks.

Regards,

A handwritten signature in black ink, appearing to read "J Webb", written in a cursive style.

Joseph Webb
Executive Director

A handwritten signature in black ink, appearing to read "Susan Swafford", written in a cursive style.

Susan Swafford
Board Chair