

Cherokee Creek Educational Programs

Request for Special Exception

Contact: David LePere, Director

(864) 710-8868, dlepere@cherokeecreek.net

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Cherokee Creek Educational Programs

Request for Special Exception

Contact: David LePere, Director

(864) 710-8868, dleperc@cherokeecreek.net

Sec. 32-178

1. A complete description of the name and purpose of the proposed facility;
 - a. Cherokee Creek Educational Programs is proposing to build a campus to be used by Cherokee Creek Boys School. The proposed playing field and gymnasium will also benefit the local community.
 - b. Cherokee Creek Boys School will operate their Therapeutic Boarding School, licensed by SC Department of Social Services as a Child Caring Institution for up to 50 students.
 - c. The address for the property is 199 Koblick Lane, Westminster, SC 29693.

2. A complete list of the names, addresses and phone numbers of board members, owner and investors, as applicable;

President

Lorrie Harrison

P.O. Box 532

Lopez Island, WA 98261

(360) 468-4428

Vice President

Ruth Thompson

130 White Oaks Lane

Carmel Valley CA us, 93924

(202) 420-0920 cell

Secretary

Margaret Jane Brownlee

1600 Oranewood. Ave.

Orlando, FL 32806-2342

(407) 488-8888

3. A copy of our license from the SC Department of Social Services; Attached
4. Tax Id Number 27-1766853. IRS 501(c)3 determination letter attached;
5. Two copies of a preliminary development plan – on file



South Carolina Department of Social Services
Columbia, South Carolina

A License is Hereby Granted to

Cherokee Creek Boys School

To conduct a Child Caring Institution

under the provision of Act No. 334, § 3 enacted March 10, 1986

located at 198 Cooper Road, Westminster

County of Oconee State of South Carolina.

This license is issued with the following specifications:

To care full-time for a maximum of forty-six children, of male gender, from ten to seventeen years of age.

This license will expire 9/8/2016 by operation of law. However, the license is subject to revocation by the South Carolina Department of Social Services for the substantial violation of any provisions of the statute under which it is issued, or any of the rules and regulations adopted by the South Carolina Department of Social Services and filed with the Legislative Council.

Issued this 9th day of September, 2015

South Carolina Department of Social Services

By _____

License No. SR-0001013951001-CCI

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: **SEP 27 2013**

CHEROKEE CREEK EDUCATIONAL PROGRAM
INC
C/O DAVID LEBERE
198 COOPER RD
WESTMINSTER, SC 29693

Employer Identification Number:
27-1766853

DLN:
17053278305002

Contact Person:
JOSEPH LAMB

ID# 31077

Contact Telephone Number:
(877) 829-5800

Accounting Period Ending:
December 31

Public Charity Status:

--170(b)(1)(A)(i)

Form 990 Required:

Yes

Effective Date of Exemption:

October 2, 2012

Contribution Deductibility:

Yes

Addendum Applies:

No

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

Please see enclosed Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, for some helpful information about your responsibilities as an exempt organization.

Letter 947 (DO/CG)

CHEROKEE CREEK EDUCATIONAL PROGRAM

We have sent a copy of this letter to your representative as indicated in your power of attorney.

Sincerely,



Director, Exempt Organizations

Enclosure: Publication 4221-PC

CHEROKEE CREEK EDUCATIONAL PROGRAM

ADDENDUM

Based on the information submitted with your application, we approved your request for reinstatement under Notice 2011-44. Your effective date of exemption, as shown in the heading of this letter, is the postmark date of your application.

DSS

Serving Children and Families

V. SUSAN ALFORD
STATE DIRECTOR

NIKKI R. HALEY
GOVERNOR

January 28, 2016

Mr. David LePere
Cherokee Creek Boys School
198 Cooper Road
Westminster, SC 29693

Dear Mr. LePere:

On January 27, 2016 an unannounced visit was made to Cherokee Creek Boys School for monitoring purposes. You were present during the visit. A percentage of children and new staff files were reviewed, and the facility was toured and noted to be clean, organized and well-maintained. No licensing deficiencies were noted during my visit and the facility was found to be in compliance with the "Regulations for Residential Group Care Facilities for Children" at this time.

If you have any questions, please feel free to contact me at (803) 898-8104 or by e-mail at dawn.stoner@dss.sc.gov. Thank you for the services you provide to the children of South Carolina.

Sincerely,



Dawn B. Stoner, MPA
Licensing Consultant
Group Home Licensing and Regulatory Services



Inspection

Group Home

South Carolina State Fire Marshal
141 Monticello Trail
Columbia, SC 29203
Phone 803-896-9500
Fax 803-896-9506

Activity Date: 05/29/15 09:30:00 AM
Activity Number: I-RB-2015-0228
Activity Cause: Requested
Inspector 1 Name: Randy Beebe
Inspector 1 Phone: 803-414-7039

Group Home

Cherokee Creek Boys School
37
158 Cooper Road Main Building / Dorms
Westminster, SC 29693
Phone: 864-647-1885

Occupancy Type: Educational
Property Use: Group Home
Total Violations: 0
Corrected Violations: 0
Hours: 0.8333

Requesting Agency:
DSS Group Home Licensing

YOU ARE HEREBY NOTIFIED that this is an official REPORT of the South Carolina State Fire Marshal stating the defects found to exist in the herein referenced structure or building, and further requiring that you as owner, agent, or person in control of said structure or building have 30 days to complete the specified repairs or improvements. If corrections are not completed within the time set above, both this REPORT and a SUPPLEMENTAL REPORT detailing the failure to comply with the codes will be provided to the agency which requested this inspection.

Comments:

Requested by DSS Group Home Licensing, Dawn Stoner 803-896-2184.
Facility Contact: Derek LePere 864-647-1885.
Mr. Phil Fairbrother assisted on the inspection.

Existing group home occupied by 40 clients at time of the inspection.
Dorm rooms 1 - 4 windows size H 33 by W 35 inches. 9.0 square feet.
All grade level dorm rooms have exterior exit doors.

The annual fire alarm system maintenance and testing was conducted on 07/15/2014 by Blue Ridge Security Systems with no deficiencies noted on the system.

The annual sprinkler system maintenance and testing was conducted on 07/21/2014 by Pro Tech Fire with recommendations being made on the system.

The annual service on all fire extinguishers was conducted on 07/08/2014 by Peach State Fire Inc.

There were no violations noted during the inspection of the facility.

Randy Beebe
South Carolina State Fire Marshal
141 Monticello Trail
Columbia, South Carolina 29203
803-414-7039
randy.beebe@lfr.sc.gov



Inspection

Group Home

South Carolina State Fire Marshal
141 Monticello Trail
Columbia, SC 29203
Phone: 803-896-9800
Fax: 803-896-9805

Activity Date: 05/29/15 10:20:00 AM
Activity Number: I RB-2015-0229
Activity Cause: Requested
Inspector 1 Name: Randy Beebe
Inspector 1 Phone: 803-414-7039

Group Home

Cherokee Creek Boys School
37
198 Cooper Road Lodge Classrooms / Kitchen
Westminster, SC 29693
Phone: 864-647-1885

Requesting Agency:
DSS Group Home Licensing

Occupancy Type: Educational
Property Use: Group Home
Total Violations: 0
Corrected Violations: 0
Hours: 0.9687

YOU ARE HEREBY NOTIFIED that this is an official REPORT of the South Carolina State Fire Marshal stating the defects found to exist in the herein referenced structure or building, and further requiring that you as owner, agent, or person in control of said structure or building have 30 days to complete the specified repairs or improvements. If corrections are not completed within the time set above, both this REPORT and a SUPPLEMENTAL REPORT detailing the failure to comply with the codes will be provided to the agency which requested this inspection.

Comments:

Requested by DSS Group Home Licensing, Dawn Stoner 803-898-8134.
Facility Contact: David LePars 864-647-1885.
Mr. Phil Farbrother assisted on the inspection.

Existing group home occupied by 40 clients at time of the inspection.

The annual fire alarm system maintenance and testing was conducted on 07/15/2014 by Blue Ridge Security Systems with two deficiencies noted and corrected on the alarm system.

The kitchen hood extinguishing system was serviced on 01/12/2015 by Peach State Fire Inc. with no deficiencies noted on the hood system.

The annual service on all fire extinguishers was conducted on 07/08/2014 by Peach State Fire Inc.

There were no violations noted at the time of inspection.

Randy Beebe
South Carolina State Fire Marshal
141 Monticello Trail
Columbia, South Carolina 29203
803-414-7039
randy.beebe@lfr.sc.gov



Sanitation Inspection Report for Day and Residential Care Facilities
Bureau of Environmental Health Services

Name of Facility: Cherokee Creek Boys School
 Address: 198 Cooper Road Westminster, Ga 30693
 Type of Facility: Residential

Name of Operator: David Lepore
 County: DeKalb
 Region: Upstate

An inspection has been made of your facility, and deficiencies are marked below with an (X). For a detailed explanation, see recommendations.

- V. SITE**
 - A. Safety
 - B. Properly drained
 - C. Clean
 - D. Vermin Control
 - E. Animals
- VI. FACILITY**
 - A. Lighting
 - B. Floors, walls & ceilings
 - C. Screening
 - D. Handrails, Banisters
 - E. Ramps
 - F. Decals
 - G. Cleaning supplies, properly stored
- BATHROOMS**
 - A. Adequate number, type
 - B. Ventilation
 - C. Clean, good repair
 - D. Handgrips or grab bar
 - E. Floor covering
 - F. Water, soap, towels
 - G. Floor area adequate
 - H. Diaper changing
- WATER SUPPLY**
 - A. Approved source; adequate supply; pressure
 - B. Drinking fountains
 - C. Disposable cups
 - D. Ice
- SOLID WASTE DISPOSAL**
 - A. Containers, stored properly
 - B. Disposed properly
- LIQUID WASTE DISPOSAL**
 - A. Approved method
 - B. Functioning properly
- VII. FOOD SERVICES**
 - A. Lavatory (adequate)
 - B. Water, soap, towels

- VIII. STORAGE PREPARATION AND SERVING OF FOOD**
 - A. Refrigeration; thermometers
 - H. Food stored properly
 - C. Utensils provided; handled properly
 - D. Staff free of diseases
- IX. CLEANING, STORAGE AND HANDLING OF UTENSILS AND EQUIPMENT**
 - A. Tableware cleaned
 - B. Food contact surfaces clean
 - C. Non food contact surfaces clean
 - D. Proper dishwashing procedures
 - E. Dishwashers approved
 - F. Sanitized surfaces handled properly
 - G. Sanitized utensils properly stored
 - H. Handling
- X. PROTECTION OF FOOD**
 - A. Protected properly
 - B. Perishable food stored properly
 - C. Raw food washed
 - D. Storage of cleaning supplies
- XI. COOKING, PREPARATION**
 - A. Stuffings, Pork properly cooked
 - B. Hazardous foods properly prepared and stored
 - C. Infant food
- XII. USE OF MILK PRODUCTS**
 - A. Grade A Pasteurized fluid
 - B. Grade A Pasteurized Dry
 - C. Dry milk prepared properly
- XIII. NO REUSE OF FOODS**
- XIV. DISH TABLES OR DRAINBOARDS**
- XV. SAFETY OF RECREATIONAL EQUIPMENT**
 - A. Indoor; outdoor
 - B. Equipment in good repair
 - C. Swimming pool

RECOMMENDATIONS: NO VIOLATIONS NOTED
- Separate Food Service Permit

OPERATOR/DIRECTOR

7-8-15
 DATE

SANITARIAN
636-985

Kathleen Birkett, RDN, LD
Knowledge Connection, LLC
273 Applewood Center Pl. #319
Seneca, S.C. 29678

Kathy@NutritionForTheHealthOfIt.com

Cherokee Creek Boys School
Attn: Phil Fairbrother, Director of Operations
198 Cooper Road
Westminster, SC 29693

Menu Review and Approval 2015

A review of the three week menu rotation for use by Cherokee Creek Boys School for nutritional adequacy was completed.

The reviewed menus meet nutritional guidelines for boys 11-14 years old and have a variety of options to ensure adequate intake.

The facility initiates an individualized meal plan to provide essential nutrition for any student with food allergies.

The menus are approved for use.

Kathy Birkett, RDN, LD
Registered and Licensed Dietitian
SC License #61
Nutrition for the Health of It
Knowledge Connection, LLC
July 2015



This is to certify that

Cherokee Creek Boys School, Inc.

having met the requirements established by the AdvancedED® Accreditation Commission and Board of Trustees is hereby accredited by the Southern Association of Colleges and Schools Council on Accreditation and School Improvement.

Valid Through June 30, 2017

Mark A. Elgart
Mark A. Elgart, Ed.D.
President and CEO, AdvancedED

Summary of Findings

A Quality Assurance Review Team representing the SACS CASI South Carolina State Office (SACS-CASI-SC), a division of AdvancED, visited the Cherokee Creek Boys School, Inc. in Westminster, South Carolina, United States on 02/26/2012 - 02/28/2012.

During the visit, members of the Quality Assurance Review Team interviewed 6 members of the administrative team, 15 students, 6 parents, and 3 teachers. The team also reviewed documents, student performance data, and other artifacts provided by the school. Specifically, the team examined the school's systems and processes in relation to the seven AdvancED standards:

1. Vision and Purpose
2. Governance and Leadership
3. Teaching and Learning
4. Documenting and Using Results
5. Resource and Support Systems
6. Stakeholder Communications and Relationships
7. Commitment to Continuous Improvement

The AdvancED standards focus on systems within a school and systematic methods of attaining high student performance and organizational effectiveness. The power of the standards lies in the connections and linkages between and among the standards. The Quality Assurance Review Team used the AdvancED standards to guide its review of the school, looking not only for adherence to individual standards, but also for how the school functions as a whole and embodies the practices and characteristics of a quality school.

Through its examination of the school's adherence to the standards, the Quality Assurance Review Team identified the following commendations and required actions.

Commendations

The Quality Assurance Review Team commends the school for the following strengths and accomplishments. While additional strengths are noted in the detailed review of each standard that appears later in this report, the commendations listed below are the strengths that the team believes are most deserving of being highlighted.

Commendation 1

Commendation Statement:

Stakeholders embrace the "small school with a big heart" concept. The shared commitment to the vision of creating a learning community that challenges boys and their families to discover what is real and true about themselves as well as the world around them permeates all aspects of the school.

Evidence:

Cherokee Creek Boys School has firmly established its vision and core values. All stakeholder groups interviewed by the Quality Assurance Review (QAR) team indicated a shared commitment to the vision of the school. The vision frames all decisions made by school leadership and staff.

Rationale:

A clearly defined vision that is understood and embraced by all stakeholders provides a critical focus and direction for continuous improvement efforts and the enhancement of academic and therapeutic initiatives.

Commendation 2

Commendation Statement:

The Cherokee Creek location and facility support the nature driven approach to holistic learning in a therapeutic environment.

Evidence:

The school is located in a rural, mountainous area with a national park in close proximity. The academic and therapeutic goals for each student require a holistic approach to education. The environmental study component of the academic program is enhanced by the activities afforded students in the rural setting. The QAR team observed numerous opportunities for students to engage in outdoor educational experiences.

Rationale:

The ability to provide innovative, holistic educational opportunities is enhanced by the school's natural setting in a rural area.

Commendation 3

Commendation Statement:

The collaboration between the therapeutic and instructional staff fosters an environment with a pinpoint focus on each individual child and his family.

Evidence:

Interviews with all stakeholder groups and observations by the QAR team reveal close cooperation and collaboration between the academic and therapeutic staffs. Each student has carefully crafted goals designed to meet his individual needs. The therapy team meets weekly to determine progress in meeting the student's needs and to review interventions. The interaction of all staff members with the student fosters an environment that is supportive, nurturing, and caring. Family activities are designed to facilitate communication and positive interaction between the student and his family. The concerns and issues of each student and family are addressed in the therapy and educational individual plan for each student.

Rationale:

Students enroll at CCBS because of demonstrated academic and behavior issues. A collaboration between the instructional component of treatment and the therapy component are essential to meet the individual needs of each student.

Commendation 4

Commendation Statement:

The visionary leadership of the board and school leadership team encourages and supports innovation and creativity.

Evidence:

Interviews with internal and external stakeholders provided information that the school's leadership provides visionary leadership in addressing the needs of the students. Innovation and creativity are encouraged by the board and school leadership. Instruction is differentiated for all students. Therapeutic interventions are designed to meet the needs of individual students. The diversity of interventions requires creativity and originality. The QAR team observed a plethora of activities to meet the wide range of student issues presented by the boys at the school. The willingness of the leadership team to support student success in innovative ways was observed in all interactions with stakeholders.

Rationale:

Providing opportunities for students who have unique needs requires innovative and creative approaches to enhance positive outcomes for students.

Commendation 5

Commendation Statement:

The family component of the therapeutic and academic initiatives provides unique opportunities enhancing the probability of successful outcomes for students and family systems.

Evidence:

Evidence of a wide range of activities for families and students to engage in positive interactions was observed by the QAR team. The family plays an integral part of the treatment plan for each boy. Positive relationships within the family system are instrumental to the success for students. Providing opportunities for supervised interaction between the student and the family is supported by CCBS. The family center offers family seminars which are attended by ninety percent of the parents. Individual and group information is shared at family seminar. Family treks, a woman's seminar, visitations, and individual therapy sessions are all coordinated by the family center. Communication between staff and parents is ongoing and meaningful.

Rationale:

The systematic focus of interventions requires that families and students develop positive relationships. The probability of success for students upon transition to the home are enhanced by the opportunity to learn to communicate in a supervised, structured setting.

Required Actions

In addition to the commendations, the Quality Assurance Review Team identified the following required actions for improvement. The team focused its required actions on those areas that, if addressed, will have the greatest impact on improving student performance and overall school effectiveness. The school will be held accountable for addressing each of the required actions noted in this section. Following this review, the school will be asked to submit a progress report on these required actions.

Required Action 1

Required Action:

Develop, implement, and utilize with fidelity strategies to collect and analyze data from alumni and current students to evaluate the impact of therapeutic and instructional programs on student academic and social goals and family transition.

Evidence:

The QAR team observed limited data collection or analysis. Anecdotal data are gathered from current students and alumni, but no formal assessment data are used to inform future therapeutic or instructional efforts.

Rationale:

Clearly defined, specific, and measurable expectations for continuous improvements are required to guide the success of the school and the students.

Required Action 2

Required Action:

Develop a long term plan to include the exploration of the benefits of non-profit status. Explore new funding opportunities and collaborative partnerships available to non profit organizations. Identify current and projected resources to coordinate future development initiatives.

Evidence:

A long range plan for future improvement initiatives was not evident to the QAR team. With the school's intent to transition from a for-profit to a non-profit institution, little evidence was available to indicate that additional resources and collaboration initiatives have been researched. Resources to support future development of a non-profit school have not been identified.

Rationale:

Students thrive when resources - material, human, and time - are in place and are used to enhance student success. The transition to non-profit status will create new challenges for funding requiring new strategies and research into opportunities for funding and development.

Review of AdvancED Standards for Quality Schools: The team reviewed the school's adherence to each of the AdvancED standards. The findings from this review are provided in the next section of this report.

Next Steps

The school should:

1. Review and discuss the findings from this report with all stakeholders.
2. Ensure that plans are in place to embed and sustain the strengths noted in the commendations section to maximize their impact on the school.
3. Develop action plans to address the required actions made by the team. Include methods for monitoring progress toward the required actions.
4. Use the report to guide and strengthen the school's efforts to improve student performance and school effectiveness.
5. Following the Quality Assurance Review, submit the Accreditation Progress Report detailing progress made toward addressing the required actions. The report will be reviewed at the state and national level to ensure that significant progress is being made toward the required actions. Lack of progress can result in a change in accreditation status.
6. Continue to meet the AdvancED accreditation standards, submit required reports, engage in continuous improvement, and document results.

CHEROKEE CREEK

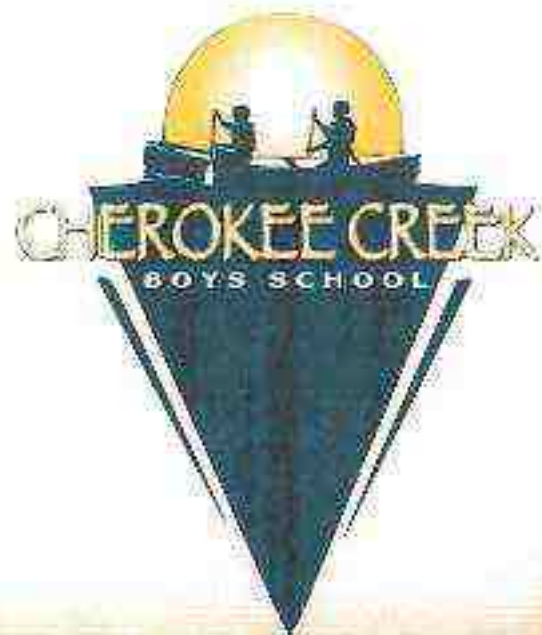


**EDUCATIONAL
PROGRAMS**

**THANK YOU FOR
ALLOWING US THE TIME
TO SHARE OUR DREAMS
FOR**

BOYS,

**FAMILIES AND
COMMUNITY**





CCEP MISSION

Cherokee Creek Educational Programs, Inc is a 501(c)3 nonprofit educational leadership organization that supports the vision of Cherokee Creek Boys School by providing creative programs, interactive facilities, and innovative learning opportunities to benefit middle school boys, their families, and the larger community.

- **NON-PROFIT ORGANIZATION**
- **SUPPORTS CHEROKEE CREEK BOYS SCHOOL**
- **SERVES THE COMMUNITY**

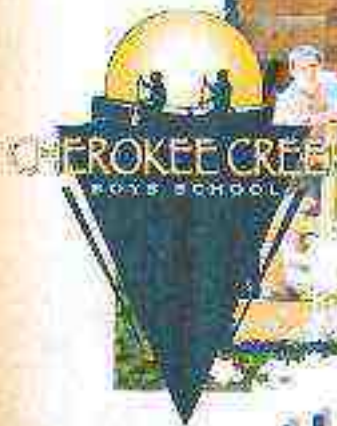
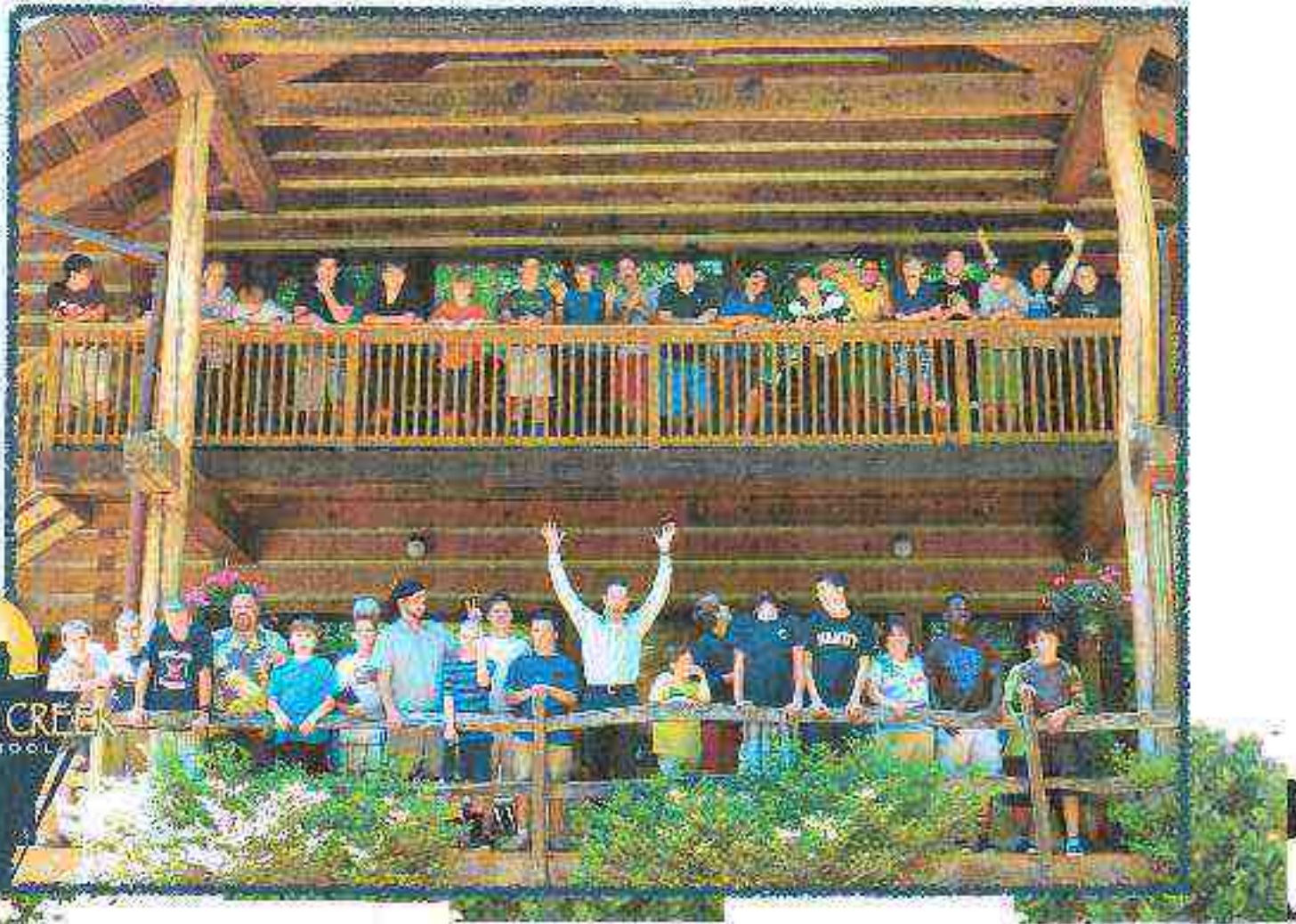


COMMUNITY

**Campus improvements
Program development**

**Educational programming
Resource sharing**

CHEROKEE CREEK BOYS SCHOOL



...the Small School With a Big Heart!

CCBS MISSION

CHEROKEE CREEK
MIDDLE SCHOOL

OUR MISSION

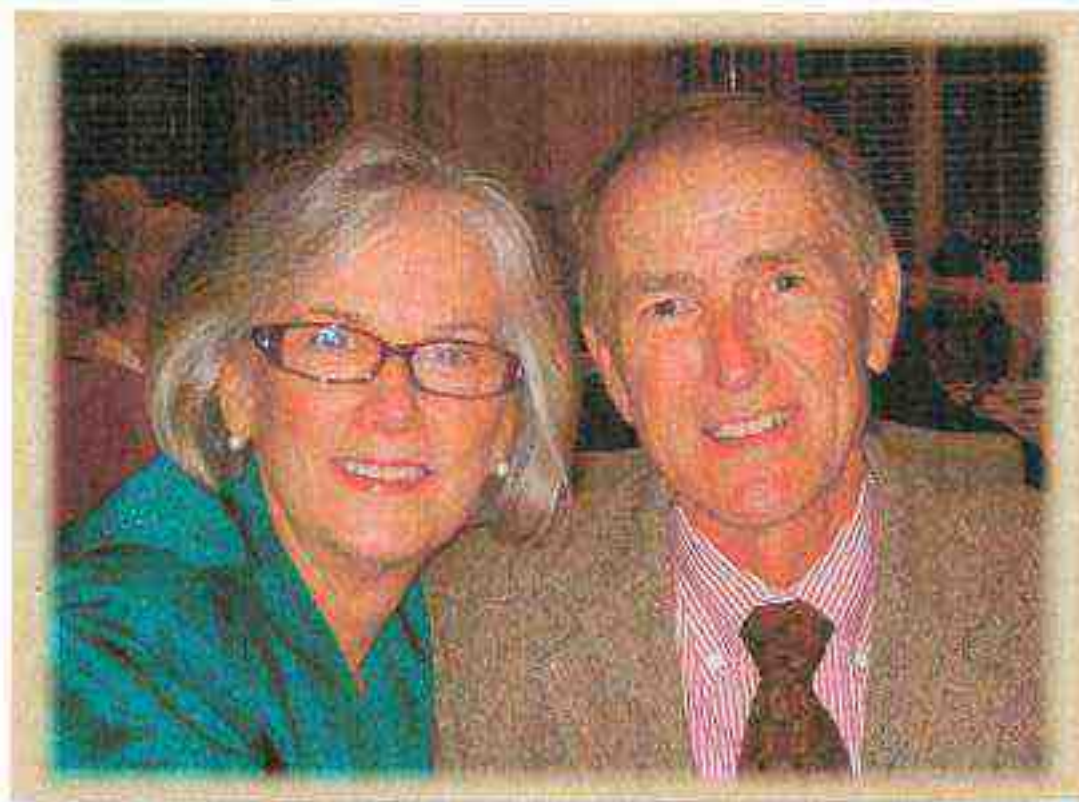
*"We are a learning community
that challenges boys and their families
to discover what is real and true
about themselves as well as
the world around them."*



Ron and Beth Black

Founders and Owners

Operating in Westminster since 2003



They started CCBS as a result of their positive experience for their family when their son attended a therapeutic program in the 1990's

A FEW "Bear" CCBS FACTS*...



- Private therapeutic boarding school for boys age 10-15 who come to us from all over the world
- Gurian Model School... excellence in meeting the educational needs of boys
- Licensed by the South Carolina Department of Social Services State as a Child Caring Institution for 46 students
- Accredited by the Southern Association of Colleges and Schools ...
- SEVIS certified by US Department of Homeland Security
- Over 60 quality staff members who reside in the local community... and work 24/7/365 to provide love, healing and direction to our boys and families
- Our 4 therapists are licensed in South Carolina
- Leadership in the Field: Best Practices Committee Chairman; National Conference Chairman; Education Committee member for NASA band conference speakers for NATSAP, IECA and Small Boarding School conferences
- Experienced leadership: Executive Director, David LePere, over 25 years in therapeutic schools and wilderness education

P.S. Our mascot is the black bear...who was seen on our campus in 2003!
In Native American traditions, the black bear reprints wisdom and healing.



Board Criteria for Granting a Special Exemption



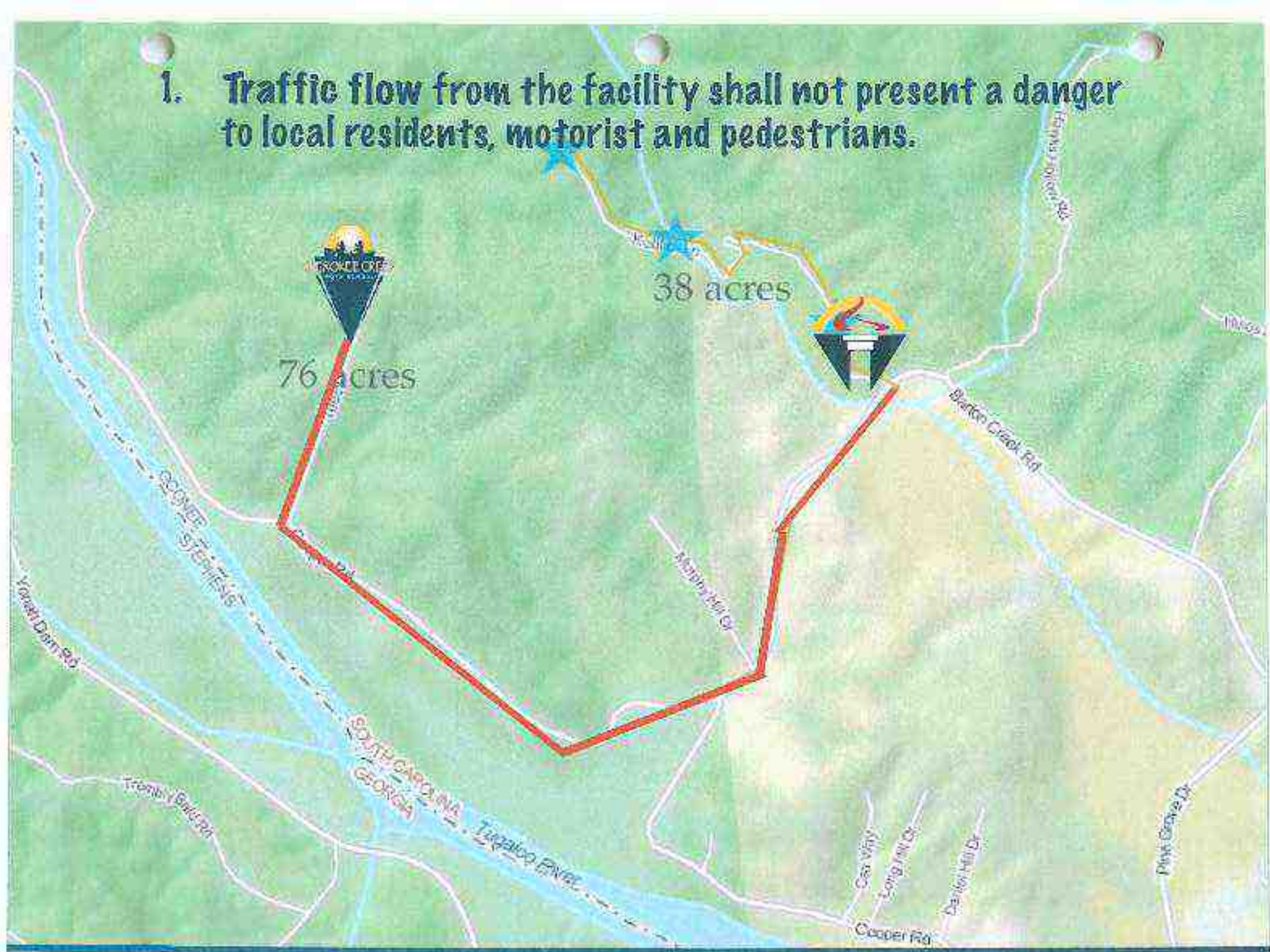
- 1. Traffic flow from the facility shall not present a danger to local residents, motorist and pedestrians.**
- 2. Noise, lighting, and activities carried out on the premises the facility shall not present a nuisance to local residents.**
- 3. The residents of the facility shall not present any potential danger to local residents.**
- 4. The residents of the facility shall reside in a safe and healthy environment.**
- 5. The proposed development is in compliance with the other provisions of this chapter.**

Highlands

OCONEE COUNTY



1. Traffic flow from the facility shall not present a danger to local residents, motorists and pedestrians.



The current CCBS campus is located on Cooper Road in western Oconee County.

CCBS staff currently travel past the CCEP property on Barton Creek. There is direct access to our driveway off Barton Creek.

We employ 60 full and part-time staff. We operate three shifts a day, 365 days, to provide 24 hours supervision ... maximum daily staffing would be 20.

Students are supervised 24/7 and do not play near the road and therefore are no threat to motorists or pedestrians.

With the addition of new programming and facilities, there will be a small increase in staff size and, therefore, traffic over the next few years.

The community use of the proposed rec center and fields may contribute to a slight increase in road traffic.

Staff receives training in the safe operation of school vehicles while transporting students.

CCBS insurance company screens all employees prior to being allowed to operate a school vehicle.

2. **Noise, lighting, and activities carried out on the premises the facility shall not present a nuisance to local residents.**

All activities are supervised by adults

Outdoor play ends by 8:30 pm,

Sports field lighting will be off before 9pm

Boys are in their dorms from 9pm to 7am each day

Sport practices are in the afternoon and end by dinner

No line of sight from any neighbors to the property.

Trees offer a buffer to noise

Community social skills are taught

**Typical campus activities : classes, free play,
sports practice, study hall, counseling sessions, treks,**



3. The residents of the facility shall not present any potential danger to local residents.



Our boys are ages 10-15 and come to us from around the country...and around the world!

STUDENT PROFILE

Academic challenges:

- Learning style differences
- Frustrations with school
- Falling academically
- Noncompliance with school attendance

Life issues:

- Divorce
- Early childhood trauma
- Adoption or abandonment
- Grief and loss issues
- Bullying and other pressures of adolescence

Clinical Diagnoses:

- Attention deficit disorder
- Depression
- Anxiety
- Oppositional defiant behavior
- Aspergers
- Attachment issues



Additionally

We feel that our boys are an asset to our community.

We participate in:

- Local Oconee County Recreation League programs
- Bears LEGO League competitors for 10 years ... advancing to the state competition 9 times
- Attend festivals and community events
- Volunteer in the community (Adopt-A Highway, Dot's Pantry, charity runs, Salvation Army, Humane Society, US Forest Service, Special Olympics and more...
- Community life: movies, dining, visiting museums and local sites
- Attend classes at the Hamilton Career Center

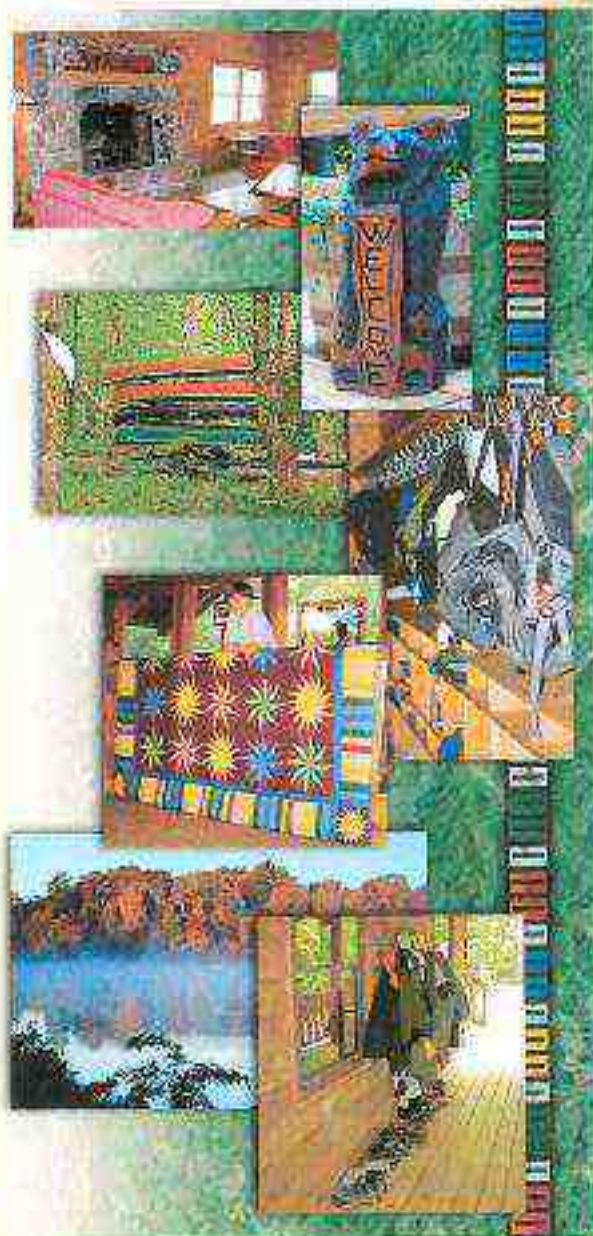




4. The residents of the facility shall reside in a safe and healthy environment.

SAFETY is a core operational value at CCBS.
As a participant in the facilities proposed by CCEP,
SAFETY will continue to be a top priority.

- Licensed by the State of South Carolina as a Child Caring Institution and operate in accordance with all guidelines.
- Inspected by the State Fire Marshal...no violations
- In compliance with DHEC
 - Residential Inspection: Perfect Score;
 - Retail Food Establishment: "A" rating
- Blue Ridge security annual inspections
- Dorms have fire suppression systems and pass all annual inspections





SUPPORTS HEALTH AND WELL-BEING

- Balanced diet
- Daily and weekly exercise
- Time for fun, play and laughter
- Music
- Love, touch and support systems
- Engaged in interests, hobbies, and creative purpose
- Nature, beauty and healing environments
- The presence of faith

Dr Angeles Arrien



We provide a safe and secure environment on campus by employing the following strategies :

- All staff undergo annual SLED background checks, TB screening
- Full-time licensed nurse oversees dispensing our medication; Dr. Ernest Martin, school psychiatrist
- First aid training, CPR and PCS (Positive Control System) training for all direct care staff
- WFR (Wilderness First Responder) training for trek staff and weekend manager
- Staff handbook that covers policies and procedures including safety and emergency procedures
- Campus supervision 24/7/365 ... night staff is awake during the night
- Menus approved by a registered dietician
- Religious training available

PROPERTY: 38 ACRES OF BARTON CREEK ROAD



MASTER PLAN



MASTER PLAN

Phase I: Sports Field Recreation Center



*"All our dreams can come true
if we have the courage to pursue them."*

Walt Disney

THE FOLLOWING LIST is the result of 3 planning sessions held with the courageous staff of OGBS. It reflects creative and unedited ideas for our future. We wanted you to see the full scope of ideas to help you get the flavor of our "small school with a big heart". We know that your knowledge and experience will teach us a great deal and help us prioritize our plans for the future. Thank you!

Buildings proposed for new campus in 20 year plan:

New Lodge... should the lodge include?

- Dorms (for 50)
- Cafeteria
- Classrooms (6)
- Office space (administrative staff, therapists, teachers, counselors...15-20)
- Conference room
- Nurse station and infirmary
- Living room w/ fireplace
- Recreation area
- Library
- Laundry
- STORAGE!

If not in the new lodge then space for:

- Dorms
- Therapist offices
- Shops
- Arts center

- Gymnasium
- Trek / wilderness Base Camp
- Outdoor pavilion
- Spiritual / reflection center
- Green house
- Barn

We will also want a place for:

- Labyrinth
- Medicine wheel
- Graduation circle
- Picnic / outdoor cooking



DETAILS OF IDEAS GENERATED

NEW LODGE:

- Administrative offices
- Classrooms
- Living Room / reception area
- Stone fireplace
- Covered front porch
- Admissions office for privacy and comfort
- Meeting space

- Commercial kitchen... student nutrition
- Library / game room
- NEW COMMERCIAL Kitchens: student working
- Dining area
- "Garden to table"
- Student nutrition program
- {organic garden...grow our own food**}



Recreation Center

We feel our initial building project will be for the recreational use of up to 80 on-campus boys and community activities.

I. Physical Structure

A. Rustic "CCBS" Feel

1. Complement to CCBS campus. (Bass Pro Shops)
2. Exposed wood inside. Materials from the campus?
3. Warm & inviting
4. Lots of natural light
5. Looks like it is part of the natural environment, that it "belongs" there



B. Environmentally-Friendly Ideas...

1. Solar panels
2. Energy efficient & friendly
3. Lots of air and natural light
4. ADA compliant
5. LEED Certified. (Leadership in Energy & Environmental Design, is a green building certification program that recognizes best-in-class building strategies and practices.)

C. Covered Porches

1. wrap-around (depending on building location on property)
2. rocking chairs, tables
3. fans



D. Brick Outdoor Patio

1. Picnic tables & BBQ area
2. Possible fire pit. Want to use engraved bricks of donors and alumni in patio construction. (and continue finding place to build with personalized bricks)



COMMUNITY RECREATION FACILITIES

- Gym
- Weight room
- Swimming pool
 - White water pump
- Yoga studio
- Climbing wall
- Zip line/grip course
- Stage
- Bleachers
- Family seminar set up/seats & chairs
- Warming kitchen



OUTDOOR RECREATION FACILITIES

- Playing fields. To be used for family programming, too
 - Soccer
 - Lacrosse
 - Football
 - Hockey
- Outdoor basketball courts
- Mountain bike trails (build them ourselves)
- Low ropes course
- Fields to be used for family fun days (the facility that claim together and together). Part of Wednesday family seminar!



II. INTERIOR FACILITIES

A MULTI-PURPOSE BUILDING FOR SPORTS, FITNESS, RECREATION, DRAMA, MEETINGS, FAMILY SEMINARS, SQUARE DANCING, OFFICE SPACE AND STORAGE AND PUBLIC EVENTS

Full court for basketball, tennis, volleyball, soccer, lacross, etc. practices

Locker Rooms (2)

Complete with four showers each & toilets

Collapsible bleacher

Stage with storage underneath

Kitchen Warming/Conventional

Climbing wall/ climbing rope

Storage room

Yoga room

Fitness/Weight room

Office space

Loft / Rec room over-looking gym

Unisex bathrooms (2)

ADA compliant



SURROUNDING AREA

Full grass field (27' x 120 yards if possible)

Track surrounding field

Outdoor basketball court

Out door covered pavilion for play and picnics, etc.

Natural swimming pool



5. The proposed development is in compliance with the other provisions of this chapter.



We continue our commitment to be good neighbors and be in compliance with all requirements for operating safe and mission-driven organization.



THANK YOU

CHEROKEE CREEK BOYS SCHOOL Fact Sheet



CHEROKEE CREEK Boys School is a warm, positive, nurturing learning community that offers the benefits of small enrollment, hands-on academics, therapy, counseling, recreation and a talented staff dedicated to helping boys and their families find their way back to a life of balance and harmony.

AT-A-GLANCE

Boys	Single gender Focus on special needs of adolescent boys
Ages 11 - 15	Middle school Grades 6 - 9 Average enrollment - 35 students
Location	Westminster, SC Close to Atlanta, GA, Greenville, SC, and Asheville, NC Closest airports: Atlanta and Greenville 77-acre wooded campus Beautiful, natural setting surrounded by National Forests, waterfalls, rivers, lakes Ideal setting for "boys to be boys"
Stay	15 - 24 months (average stay) Students may stay through middle-school years as needed
Tuition	*\$3,900 per month, plus additional fees for psychotherapy
Referrals	We are happy to put you in touch with both alumni and current CHEROKEE CREEK parents to ask them about their experiences with our school.

Unleashed by the
State of South Carolina



Group Care Facility



NATSAP
NATIONAL ASSOCIATION
OF THERAPEUTIC
SCHOOL SERVICES

STUDENT PROFILE

Emotional, Personal, Social

- ADD / ADHD
- Depression
- Anger Management
- Oppositional Defiant Behavior
- Attachment Issues
- Anxiety
- Post Traumatic Stress Disorder
- Emotional and Behavioral Issues

Life Issues

- Adoption
- Divorce
- Grief and Loss
- Adolescent Pressures

Academic

- Learning Disabilities
- Learning Style Differences
- School Failure and Frustration

CONTACT Us:

For more information, or to schedule a visit, please contact:

Shafer Black Cooper, Admissions Director
scoopen@cherokeecreek.net
Cell: 864.710.8185

198 Cooper Road
Westminster, SC 29693
Tel: 864.647.1885
Fax: 864.399.1885
www.cherokeecreek.net

Revised November 2011



The PATH of SELF-DISCOVERY Begins Here...



PERSONAL ENRICHMENT ACTIVITIES

Enrichment Activities

- Classes and Clubs
- Excursions
- Leadership Opportunities
- Guitar Lessons

Life Skills

- Daily Chores
- Community Service
- Creative Arts



ACADEMICS

Accreditation Southern Association of Colleges and Schools (since 2005)

Customized Curriculum

- Individual Academic Plans
- Multiple Instructional Modalities to Reach Each Student
- Standards-Driven Programs in ELA, Math, Science and Social Studies
- Environmental Studies
- Physical Education and Recreation
- Service Learning Projects and Field Trips
- Experiential Outdoor Classroom

Learning Environment

- Nurturing with Healthy Routines and Boundaries
- Small Class Size: 8 – 12 Students
- Reduced Classroom Stimulus
- Clearly-Stated Expectations
- Opportunities to Take Breaks
- Consistent Schedule
- Instruction and Assignment in Increments
- Grading Content Separate from Mechanics
- Additional Time for Assignments, Tasks, and Tests
- Use of Technology, including Supervised Computer Use

Students with Exceptionalities: CCBS is able to serve students with a range of Learning Disabilities, Emotional Disabilities and Other Health Impairments ranging from mild to moderate with average and above intelligence. The Special Services Department of our local school district provides a full range of supplemental services for students enrolling with an IEP.



THERAPEUTIC SERVICES

Team Approach – Each student is a member of a team of up to 12 boys.

Care Team – Led by a Primary Counselor and Licensed Therapist, this team also includes Clinical Director, Psychiatric Nurse, Family and Student Services Coordinator and Teachers.

Comprehensive Therapy and Counseling Program

- Individual and Group Psychotherapy
- Group Counseling
- Crisis Intervention
- Home and Off-Campus Visits
- Quarterly Family Seminars
- Family Therapy

Therapeutic Approaches

- Cognitive Behavioral Therapy
- Reality Therapy
- Equine-Assisted Therapy
- Family Systems
- Experiential Therapy
- Motivational Interviewing
- Relaxation Techniques
- Psycho-Educational Groups

Psychiatric Services – Available for students who require psychiatric care for evaluation and medication management.

Specialized Focus Groups include:

- Anger Management
- Boundaries
- Grief and Loss
- Adoption

Transitioning – Passages – A curriculum that offers student preparation to transition home.



HEALTH AND RECREATION

Cherokee Creek Treks

- Outdoor Adventure Experiences for Students and Families

Athletics / Community League Sports

- Soccer, Basketball, Flag-Football, Martial Arts, Golf, Cross-Country

Health and Nutrition Education

Tel: 864.647.1885

Fax: 866.399.1869

Web: www.cherokeecreek.net

THE JOURNAL

210 W. North 1st Street, Seneca, SC 29678
Ph. 864.882.2375 Fax: 864.882.2381
classadmgr@upstatetoday.com

In legal cases
UpstateToday.com

Classified Advertising Invoice

OCONEE COUNTY COMMUNITY DEVELOPM
415 S PINE ST
JOSH STEPHENS
WALHALLA, SC 29691

Acct#:63480
Ad#:16560
Phone#:864-364-5109
Date:02/05/2016

Salesperson: DMARTIN

Classification: Legals

Ad Size: 1.0 x 2.10

Advertisement Information:

Description	Start	Stop	Ins.	Cost/Day	Total
The Journal	02/06/2016	02/06/2016	1	26.99	26.99
Affidavit Fee	-	-	-	-	5.00

Payment Information:

Date:	Order#	Type
02/05/2016	16560	BILLED ACCOUNT

Total Amount: 31.99

Amount Due: 31.99

Comments: TMS# 244-00-01-011

Attention: Please return the top portion of this invoice with your payment including account and ad number.

Ad Copy

THE OCONEE COUNTY

Board of Zoning Appeals will conduct a public hearing on Monday, February 22nd, 2016 at 6:00 p.m. in the Council Chambers of the County Administrative Complex, 415 S. Pine Street, Walhalla, SC 29691. The applicant, Cherokee Creek Boys School is requesting a special exception for future expansion of their group home as outlined in Chapter 32 of the Oconee County Code of Ordinances, specifically for property located at 199 Koblick Lane, Westminster, SC, 29693 (TMS# 244-00-01-011). If you would like additional information concerning this request please contact the Community Development Office at 864-638-4218.

PUBLISHER'S AFFIDAVIT

STATE OF SOUTH CAROLINA
COUNTY OF OCONEE

OCONEE COUNTY COMMUNITY DEVELOPM

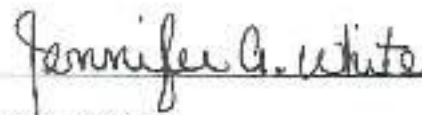
IN RE: TMS# 244-00-01-011

BEFORE ME the undersigned, a Notary Public for the State and County above named, This day personally came before me, Hal Welch, who being first duly sworn according to law, says that he is the General Manager of THE JOURNAL, a newspaper published Tuesday through Saturday in Seneca, SC and distributed in **Oconee County, Pickens County** and the Pendleton area of **Anderson County** and the notice (of which the annexed is a true copy) was inserted in said papers on 02/06/2016 and the rate charged therefore is not in excess of the regular rates charged private individuals for similar insertions.



Hal Welch
General Manager

Subscribed and sworn to before me this
02/06/2016



Jennifer A. White
Notary Public
State of South Carolina
My Commission Expires July 1, 2024

JENNIFER A WHITE
NOTARY PUBLIC
State of South Carolina
My Commission Expires July 1, 2024



SEAU
466
162
0





THE JOURNAL

210 W. North 1st Street Seneca, SC 29678
 Ph: 864.882.2375 Fax: 864.882.2381
 classadmg@upstatetoday.com

UpstateToday.com

Classified Advertising Invoice

OCCONEE COUNTY COMMUNITY DEVELOPM
 415 S PINE ST
 JOSH STEPHENS
 WALHALLA, SC 29691

Acct#:63480
 Ad#:16559
 Phone#:864-364-5109
 Date:02/05/2016

Salesperson: DMARTIN

Classification: Legals

Ad Size: 1.0 x 2.000

Advertisement Information:

Description	Start	Stop	Ins.	Cost/Day	Total
The Journal	02/06/2016	02/06/2016	1	25.70	25.70
Affidavit Fee	-	-	-	-	5.00

Payment Information:

Date:	Order#	Type
02/05/2016	16559	BILLED ACCOUNT

Total Amount: 30.70

Amount Due: 30.70

Comments: TMS3 281-00-01-106

Attention: Please return the top portion of this invoice with your payment including account and ad number.

Ad Copy

THE OCCONEE COUNTY Board of Zoning Appeals will conduct a public hearing on Monday, February 22nd, 2016 at 8:00 a.m. in the Council Chambers of the County Administrative Complex, 415 S. Pine Street, Walhalla, SC 29691. The applicant, Cementa Electrical Inc. is requesting a variance from the required front setback for proximity within the General Free District, outlined in Chapter 35 of the Occonee County Code of Ordinances, specifically at 302 Friendship Rd., Seneca, SC, 29678 (TMS# 281-00-01-106). If you would like additional information concerning this request, please contact the Occonee County Development Office at 864-882-4218.

PUBLISHER'S AFFIDAVIT

**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE**

OCONEE COUNTY COMMUNITY DEVELOPM

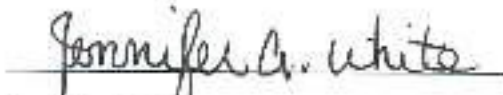
IN RE: TMS3 281-00-01-106

BEFORE ME the undersigned, a Notary Public for the State and County above named, This day personally came before me, Hal Welch, who being first duly sworn according to law, says that he is the General Manager of THE JOURNAL, a newspaper published Tuesday through Saturday in Seneca, SC and distributed in **Oconee County, Pickens County** and the Pendleton area of **Anderson County** and the notice (of which the annexed is a true copy) was inserted in said papers on 02/06/2016 and the rate charged therefore is not in excess of the regular rates charged private individuals for similar insertions.



Hal Welch
General Manager

Subscribed and sworn to before me this
02/06/2016



Jennifer A. White
Notary Public
State of South Carolina
My Commission Expires July 1, 2024

JENNIFER A WHITE
NOTARY PUBLIC
State of South Carolina
My Commission Expires July 1, 2024

3/23/08-08-008

SUBJECT TO APPRAISMENTS,
DISCOUNT VALUATION TAXES,
EASEMENTS AND/OR RESTRICTIONS
OF RECORD, AND OTHER
SENIOR ENCUMBRANCES.

TERMS OF SALE: A 5% deposit by certified funds is required. The deposit will be applied towards the purchase price unless the bidder defaults. If which bank the deposit will be identified. If the successful bidder fails or refuses to make the required deposit or comply with the bid within 30 days, then the property will be resold at his risk. No person or deficiency judgment being demanded, the deposit will not remain open after the date of sale, but complete with the bid may be made immediately. The successful bidder will be required to pay interest on the amount of the bid from date of sale to date of compliance with the bid or the rate of 2.4% per annum. For complete terms of sale, see Judgment of Escheat and Sale filed with the Orange County Clerk of Court at C/A #15 CP-07-103.

NOTICE: The foreclosure deed is not a warranty deed. Interested bidders should satisfy themselves as to the quality of title to be conveyed by obtaining an independent title search prior to the foreclosure sale date.

Savory H. Whitfield
Clerk of Court
for Orange County
Jan. 7, 2008
P.O. Box 110300
Orlando, FL 32811-0300
(800) 242-4444
Or (407) 683-3434

Website: www.flcourts.com/escrow
or Resource/Foreclosure/Sales

By Development Offices at
884-838-4216.

THE ORANGE COUNTY

Board of zoning Appeals will conduct a public hearing on Monday, February 22nd, 2008 at 5:00 p.m. in the County Chambers of the County Administrative Center, 416 S. Pine Street, Winter, FL 32789. The applicant, Clemons Electrical, Inc. is requesting a variance from the required front setback for property within the Orange Brae District, defined in Chapter 38 of the Orange County Code of Ordinances, specifically at 832 Florida Rd., Geneva, FL 32508. If you are interested in providing additional information concerning this request please contact the Community Development Office at 882-838-4216.

Notice is hereby given that FLORIS MARANA, LLC intends to apply to the South Carolina Department of Revenue for a tax dispensation that will allow the sale and an immediate consumption of beer, wine and liquor at 11:00 by post 123 Services, SC 29078. To object to the business of this particular person, written protest must be submitted no later than February 24, 2008, on a protest to be valid, it must be in writing and should include the following information: (1) the name, address and telephone number of the objecting the protest; (2) the specific reasons why the application should be denied; (3) that the person protesting is willing to attend a hearing if one is requested by the applicant; (4) that the person protesting resides in the same county where the proposed place of business is located or within five miles of the place; and (5) the name of the applicant and the address of the

applicant. If you wish to object, please appear at the scheduled sale or a public hearing prior to the sale of the property will be held, and if no objection is filed, the sale will be scheduled for the next available sales day.
David R. Price, Jr.
Clerk of Court for Orange County
Date: December 2, 2007

Classifieds Work
Call 882-2375 to place your ad.

Found a pet?

Help find its
owner by
placing an ad
in the
Classifieds.
882-2375





2003 CHRYSLER PT
CRUISER - 80K miles - \$7,995
Sobby Wood Used Cars
101 S Highway 11
West Union
688-7845



2008 PONTIAC G6
120K miles - \$7,995
Sobby Wood Used Cars
101 S Highway 11
West Union
688-7845



2007 CHEV MALIBU
110K MILES - \$6,995
Schro's Auto Sales - 688-1130
642 W. 1st Street
West Union, Ia - 5156m.com



2006 CHEVROLET EQUINOX
101K miles - \$7,995
Sobby Wood Used Cars
101 S Highway 11
West Union
688-7845



2006 LINCOLN MKZ
20K - \$12,900
Sobby Wood Used Cars
101 S Highway 11
West Union
688-7845



2008 CHRYSLER
TOWN AND COUNTRY
Loaded - 540K miles - \$6,250
Fourth and Used Cars
7005 Blue Ridge Pkwy - Seneca
221-6679



2011 KIA SORENTO
97K - \$12,990
Sobby Wood Used Cars
101 S Highway 11
West Union
688-7845



2013 CHEVROLET SPARK
Malibu - 32K miles - \$12,900
Sobby Wood Used Cars
101 S Highway 11
West Union
688-7845



88 BMW 335i 08!
00K miles - \$8,200
Pet's Auto
402 Oak St - Seneca
888-1167

LEGAL NOTICES

LEGALS

NOTICE OF SALE
BY VIRTUE of a decree heretofore