

**Town of Fairview
Planning and Zoning Board Meeting
January 15, 2013
6:30 p.m.**

The following members were present: Chairman, Phil Thomas; Vice Chairman, Jesse Hargett; Nancy Randall, Patricia Kindley, Ed Huntley-A, John Crowell, John Phifer, Edwin Shaver-A and Patti Freeman.

Staff: Ed Humphries, Land Use Administrator

New Business

The Board heard ;

Conditional Use Permit (CUP) 13-001 a request by **Alfred Owens, principle owner of Anderson Health Services Inc** to operate an intermediate care institution on parcel # 08192001A. The property is owned by E & T Foods, LLC and is located on Concord Highway near the intersection of Clontz Long Road

Ed Humphries explained the request and introduced Alfred Owens, principle owner of Anderson Health Services, Inc. to give the presentation.

Anderson Health Services, Inc.

WHO WE ARE: Anderson Healthcare, Inc. is a staff-secured Residential Treatment Facility Campus. Our mission is to provide top quality behavioral health services to boys and girls ages 12 to 17 years old. These children are individuals whose behavior challenges make living at home with mothers and fathers whose parenting skills are inadequate, not practical. Our goal is to teach each student in our program the life skills they need to become disciplined, emotionally and physically healthy, law-abiding citizens who are equipped to succeed in life.

PHYSICAL PLANT: Anderson Healthcare, Inc. intends to be a good citizen of the community. In addition to generating employment opportunities for residents of the Fairview community, our planned construction of six new single family homes each over 3,400 sf, a multi-purpose administrative building over 13,000 sf, a Yoga and Fitness Center, a Recreational Complex which includes a soccer/football field, basketball courts, tennis courts, golf range, track field, baseball field, gardening area, and other therapeutic recreational resources will contribute to the increased value of real estate in the area and provide a long-term source or revenue for Fairview.

LICENSE: Our license to operate will be earned from the state of NC Division of Facility Services. We will successfully achieve National Accreditation from CARF (Commission on Accreditation of Rehabilitation Facilities), and we anticipate being endorsed by every MCO/LME (Managed Care Organization/Local Management Entity) in North Carolina, including Cardinal Innovations Healthcare (formally PBH).

STAFFING: To serve these adolescents effectively, Anderson Healthcare, Inc will bring more than 100 employment opportunities to the community. We will employ at least one Psychiatrist, six RNs, three Licensed Clinical Social Workers, one Psychologist, three Professional

Counselors, one Principal and six Educators who are Certified Teachers, and several Behavioral Technicians who serve as Residential Counselors. Additionally, we will employ skilled and unskilled individuals to work on the campus grounds: in the cafeteria, with security, and with maintenance.

TREATMENT- DIAGNOSES: The treatment issues our professional staff is likely to deal with include but are not limited to the following: ADHD (Attention deficit-hyperactivity disorder), PTSD (Post-traumatic stress disorder), Oppositional Defiant Disorder, Emotional Trauma, Sexual Victimization, Conduct Disorder, Attachment and Abandonment issues. Students will attend individual, group, and family therapy sessions

EDUCATION: Our campus-based Education Center has seven classrooms and a computer lab. Our NC State Certified Teachers will utilize the L.I.F.E.P.A.C. Christian Home-school Curriculum to teach Math, Science, Language Arts (including Spanish), Humanities (including Art and Music), Social Studies, and Computer Science and Applications. Chess will also be taught to our students.

SUPERVISION: Students will be actively supervised and closely monitored 24 hours a day by rotating non-residential staff with a student ratio of 4:12. Each cottage (individual home) and the administrative building will be staffed and secured at all times. Students' movement will be restricted and/or controlled through locked doors, security cameras, and close circuit television monitoring. Employees who work directly with students must meet NC State standards regarding training, experience, education, criminal history, background check, and health. Each employee will be trained and certified to utilize Restrictive Intervention (restraint) techniques as a last resort only when therapeutically necessary.

FIRE SAFETY: We will contract with the Fairview Volunteer Fire Department to provide quarterly basic fire safety training to our staff.

SECURITY: Outdoor fencing, locked gates, and patrols by trained personnel and paid off-duty officers (Police/Sherriff) will ensure adequate security 24 hours a day.

Conditions for Anderson Healthcare, Inc.

1. To provide top quality behavioral health services to boys and girls ages 12 to 17 years old
2. To construct six new single family homes each over 3,400 sf, a multi-purpose administrative building over 13,000 sf, a Yoga and Fitness Center, and a Recreational Complex which includes a soccer/football field, basketball courts, tennis courts, golf range, track field, baseball field, and gardening area
3. To obtain our license to operate from the state of North Carolina Division of Facility Services
4. To hire no more than 125 employees
5. To employ at least one Psychiatrist, six RNs, three Licensed Clinical Social Workers, one

Psychologist, three Professional Counselors, one Principal and six Educators who are Certified Teachers, and several Behavioral Technicians who serve as Residential Counselors

6. To utilize the L.I.F.E.P.A.C. Christian Home-school Curriculum for our North Carolina State Certified Teachers to teach Math, Science, Language Arts (including Spanish), Humanities (including Art and Music), Social Studies, and Computer Science and Applications. Chess will also be taught to our students.
7. To actively supervise and closely monitor students 24 hours a day with a rotating non-residential staff with a student ratio of 4:12.
8. To staff and secure at all times each cottage (individual home) and the administrative building
9. To restrict and control students' movement 24 hour a day through locked doors and gates, security cameras, close circuit television monitoring, outdoor fencing, and patrols by trained personnel and paid off-duty officers (Police/Sheriff)
10. To contract with the Fairview Volunteer Fire Department to provide quarterly basic fire safety training to our staff.
11. To comply with the Fairview Ordinance for signage.
12. To comply with North Carolina Department of Transportation roadway standards.
13. To construct the campus project according to the site plan

After the presentation, the Planning Board asked questions.

Chairman Thomas then took questions from the people attending the meeting (approximately 125 people attended the meeting). Most all who attended did not support the project.

At Approx 8:30 pm Chairman Thomas ended questions from the public and asked for a motion from the Planning Board

Jesse Hargett made a motion :

“Not to recommend the project of Anderson Health Services, Inc. to the Fairview Council”.

Patti Freeman seconded the motion.

Patti Freeman, John Crowell, John Phifer, Jesse Hargett and Phil Thomas voted yes.

Patricia Kindley and Nancy Randall voted no.

The motion “Not to Recommend CUP-13-001 to the Fairview Council” passed (5-2).

Chairman Thomas adjourned the meeting at this point.

Respectfully submitted,

Ed Humphries
Land Use Administrator

Phil Thomas
Chairman

Approved this 19th day of Feb. 2013.