

DRAFT OF MINUTES PROPOSED FOR ADOPTION BY THE GREENVILLE BOARD OF ADJSUTMENT

June 24, 2010

The Greenville Board of Adjustment met on the above date at 7:00 PM in the City Council Chamber of City Hall.

Dr. Mulatu Wubneh, * Chairman	
Charles Ewen *	Renee Safford-White *
Charles Ward X	Scott Shook *
John Hutchens X	Sharon Ferris *
Linda Rich *	Wanda Harrington *

The members present are denoted by an “\*” and those absent are denoted by an “X”.

VOTING MEMBERS: Wubneh, Ewen, Rich, Safford-White, Shook, Ferris, Harrington

OTHERS PRESENT: Mr. Mike Dail, Planner  
Mr. Wayne Harrison, Planner  
Ms. Betty Moseley, Secretary  
Mr. Bill Little, Assistant City Attorney

**MINUTES**

Motion was made by Mr. Ewen seconded by Ms. Rich to accept the May 27, 2010 minutes as presented. Motion carried unanimously.

**PUBLIC HEARING ON A REQUEST FOR A SPECIAL USE PERMIT BY NEOGENESIS, LLC**

The applicant, NeoGenesis, LLC, desires a special use permit to operate a mental health, emotional or physical rehabilitation day program facility pursuant to Appendix A, Use (8)ff.(1) of the Greenville City Code. The proposed use is located at 500 Dexter Street. The property is further identified as being tax parcel number 15858.

Dr. Wubnah asked for all those wishing to speak for or against the case to come forward and be sworn.

Mr. Dail delineated the area on the map. He said the property is located in the southern portion of the city at the corner of Dexter and St. Andrews Drive. The property as well as the properties on the south, east and west are zoned OR (Office Residential). The property to the North is zoned R15S (Residential-Single Family). The property is located along two major thoroughfares, being South Memorial Drive and South West Greenville Boulevard.

**Surrounding Development:**

North: Greenville Church of God, Single Family Residences (Sedgefield Park Subdivision)  
South: Vacant (Former Beef Barn), State of NC Division of Community Corrections  
East: Multi-family (Sedgefield Townes)  
West: Guiding Lives Counseling Center, Multi-family (Dexter Place Apartments)

**Description of Property:**

The property contains a 13,884 foot office building with multiple units (Dexter Center) and has

approximately 280 feet of frontage along Dexter Street and 190 feet of frontage along St. Andrews Drive with a total lot area of approximately 1.14 acres.

**Comprehensive Plan:**

The property is located within Vision Area “E” as designated by the Comprehensive Plan. The proposed use is in general compliance with the Future Land Use Plan which recommends office/institutional/multi-family development for the subject property.

**Notice:**

Notice was mailed to the adjoining property owners on June 10, 2010. Notice of the public hearing was published in the Daily Reflector on June 14, 2010 and June 21, 2010.

**Staff Comments:**

The proposed project must meet all related NC State fire and building codes prior to occupancy.

**Staff Recommendation:**

Planning staff is of the opinion that the request can meet all the development standards required for issuance of a special use permit upon proper findings by the Board.

Mr. Kendrick Britton, NeoGenesis, LLC, spoke in favor of the request. He stated that the facility will provide outpatient treatment. The programs include individual and group counseling services. They will do drug testing and relapse prevention. Services will include life skills training, 24/7 on call responder, disease management and personal planning based on individual needs.

Mr. Ewen asked how many clients will be served.

Mr. Britton stated that there will be ten clients per counselor.

Mr. Shook inquired about the ages of the clients.

Mr. Britton replied that the clients would be adults, ages 18 and older.

Ms. Safford-White asked about the hours of operation.

Mr. Britton stated that the office would be open from 9:00 am – 7:00 pm.

Ms. Ferris asked where services were currently being provided.

Mr. Britton stated that they were not providing services yet.

Dr. Wubnah asked if clients were referred to the clinic by the Mental Health Department.

Mr. Britton responded yes. In addition, clients come from Pitt County Memorial Hospital, other facilities and walk-ins.

Dr. Wubnah asked for an overview of the training staff has received.

Mr. Britton stated that they have motivational training, intervention strategy, and CTV cognitive behavior therapy.

Dr. Wubnah asked if those who are professionals were supposed to have special training.

Mr. Britton stated that they were all masters of the profession. They have counseling degrees, social work degrees and substance abuse degrees.

Ms. Safford-White asked if they currently work with children.

Mr. Britton replied yes. There will be two sides to the building.

No one else spoke in favor or opposition to the request.

Dr. Wubnah asked for staff's recommendation.

Mr. Dail stated staff had no objection to the request.

Dr. Wubnah closed the public hearing and read the criteria.

Motion was made by Ms. Safford-White, seconded by Ms. Harrington to approve the Findings of Fact. Motion carried unanimously.

Motion was made by Ms. Harrington, seconded by Mr. Shook to approve the petition. Motion carried unanimously.

Based on the facts found by the Board and the evidence presented, the Board orders that this permit be granted and subject to full compliance with all of the specific requirements stated in the Zoning Ordinance of the City of Greenville for the proposed use.

#### ANNUAL TRAINING SESSION DATE SELECTION

Mr. Dail stated that staff needed to know what date or time. Staff will be willing to perform the training. Staff recommends end of August. A meal will be provided if covered in budget.

Mr. Shook asked when training would be available if they were to include the new appointments.

Mr. Little replied the first session in August.

Dr. Wubnah stated that it would be best to have two sessions in August; one for training and one for the regular meeting.

Mr. Shook asked how long the training would take.

Mr. Little replied that the training normally takes 2 – 3 hours depending on discussion. With new members it may take longer. He stated that he would not recommend having the training on the same night as the regular meeting.

He suggested that the Board have the training the Wednesday before the August 26<sup>th</sup> meeting. In addition, he suggested that the Board consider starting at 4:00 pm.

Training was tentatively set for August 25, 2010 at 4:00 pm.

Dr. Wubnah stated that they needed to elect a vice-chair.

Ms. Rich nominated Scott Shook as vice-chair.

Motion was made by Ms. Rich and seconded by Mr. Ewen to elect Scott Shook as the new vice-chair for the Board of Adjustment. Motion carried unanimously.

With no further discussion, motion was made and properly seconded to adjourn at 7:30 p.m.

Respectfully Submitted

Michael R. Dail, II  
Planner

APPROVED

Mulatu Wubneh, Chairman