

MINUTES

Special Meeting of Ellendale Town Council
July 06, 2022
Council Chambers – 300 McCaulley Street

PUBLIC HEARING - REZONING APPLICATION

1. Call to Order

2. Roll Call

Town Council Members Present:

Council Member Aaron Moore, President
Council Member Tamara Skis, Vice President
Council Member Lisa Workman, Treasurer

Town Council Members Absent:

Council Member Kimberly Koukaras, Secretary
Council Member Kim Hughes

Town Staff Present:

Karen Emory Brittingham, Town Clerk

Members of the Public Present:

See Sign In Sheet, dated July 06, 2022

The Public Hearing was opened at 6:00 by A. Moore, who explained this is a hearing to approve a rezoning request for property located at the corner of Prettyman Avenue and Pine Street from R1 Residential to C2 Commercial.

The applicant's attorney, Vince Robertson, was present to represent the application. Mr. Robertson presented exhibits, including a survey showing the property and the existing metal building. The application received favorable support for changing the zone from R1 to C2 from the Planning Commission. This classification allows for Public Service Facilities. A waiver was also granted from the Office of State Planning, so the application was not required to go through the PLUS process, as this is for emergency services. The 2nd Exhibit (Map 4 – Existing Land Use) shows the property as “Institutional/Civic/Government” which brings the property into compliance. The last Exhibit (map 5 – Future Land Use) also identifies the property as “Institutional/Civic/Government” so the rezoning actually brings the property into compliance and allows the ability “...to clean up the matter”. The rezoning is consistent with the existing use/building on the property. If the property were redeveloped it would require review through a site plan submission. The proposed use will allow for improved response time by emergency personnel and improve the “full time” presence of the emergency services and emergency response. It is also consistent with Title 22....Does the rezoning promote the health safety and welfare of the community. There will be no negative impact to the town, as it will improve the response time, there will be no change in traffic, no change in the building without a site plan review and will now be in complete compliance with the “Comprehensive Plan”. R. Moore said he has talked to many town residents, and no one opposes it. A. Jones said this has been planned for a long time and “...it is time to make it happen.” A. Moore asked if there is anyone from the public who wishes to speak for or against the application and there was no response. He asked if there were any questions from council. T. Skis asked about future potential uses and what is the improved time frame for response from this location. G.K. Walton, Fire Chief replied currently the ambulance is housed in Lincoln, it will now be located in town, which is the center of their response area. Currently, there are no bunker rooms in Ellendale, so the responders stay in

Lincoln. V. Robertson added the town has grown, including Ingram Village. Growth will continue, which justifies the need to expand. M. Stubbs, Treasurer of Fire Company said the 24-hour coverage with this location will allow the department to be more competitive in the EMS market, allowing them to stay in one spot. Expanding the hours from 12 at this location to 24-hour coverage. G.K. Walton added this will provide a kitchen, bunk rooms and showers. J. Jones added this will be a safer building with current code, including a sprinkler system. It will increase the property value, including the value of the surrounding properties. The residents will feel safer. V. Robertson said the current use of the existing metal building is non-conforming, this will allow conformity with the code as well as expand public safety. The framework for this change of zone was made through the Comprehensive Plan. The change of zone will also provide a better foundation for grant funding.

ADJOURNMENT: **MOTION** made by T. Skis at 6:20 pm to close the public hearing, 2nd by L. Workman.
MOTION CARRIED unanimously.

Minutes approved: _____
Date of Meeting

President

Secretary/Councilmember