

Town of Little Creek

Public Hearing Minutes Concerning Land Use Change: Fire Department Property

June 6, 2022

The Public Hearing was held at 6 pm on June 6, 2022, in the Fire Department Hall and facilitated by Mayor Edward Strouse. This meeting was attended by the following members of the community: Commissioner Theresa May, Commissioner Jason Arrington, Commissioner Carol Puleo, Mayor Edward Strouse, Chief Scott Bundek, Levy Court Commissioner Eric Buckson, Michael S. Rinehart, Charles Hegman, Judy Hegman, Penny Gentry, and Sam Gentry.

The meeting was called to order by Mayor Strouse at 6:00 pm. Commissioner Theresa May acknowledged that 4 of 5 Town Council Commissioners were in attendance, therefore the announcement was made that a quorum was present, and the meeting could commence. The Public Hearing Notice was run daily from May 15, 2022, through June 6, 2022, in the State News. The notice was also posted in the designated locations throughout the town during the same period as it was run in the newspaper. This satisfies the required notification timeframe expected prior to holding the meeting.

- Penny Gentry explained that the parcel # was not listed in the notice of meeting and needs to be added to notice prior to holding the next Public Hearing
- The property in question formerly belonged to Shady Brook Farms
- It was zoned as Ag (Agriculture) upon acquisition by the Fire Department
- Somehow the zoning was changed to Residential when the Town Land Use Map was updated
- This could be the result of a typing error because AR zoning means Agricultural/Residential and R zoning means Residential
- Commissioner Arrington explained that he did not have the parcel number, but he identified the parcel as being located between Thompson Lane and Carson Lane.
- The map shows this location as being zoned Residential although it was zoned Agricultural/Residential (AR) at the time of purchase by the Fire Department
- The Fire Department needs this parcel of land to be zoned Institutional (I) to match their comprehensive plan and match the rest of their property.
- Fire Department would like to build new Firehouse on the parcel needing to be rezoned
- Sam Gentry (resident) asked about access road/entrance plan to new station and Chief Scott Bundek explained that parking would be in the site occupied by the current Firehouse. There would a hardened boundary created by a paved alley way on Carson Lane and there would not be a Main Street egress.
- Commissioner Arrington explained that the next step would be to open the 30-day comment period.
 - o All comments need to be made in writing and submitted in email form
- The motion was made by Commissioner Arrington to officially open the 30-day comment period. This motion was seconded by Commissioner Puleo. When put to the full Board of Commissioners in attendance for vote, it was adopted unanimously.
- The motion was made by Commissioner Arrington to adjourn. This motion was seconded by Commissioner May. When put to the full Board of Commissioners for vote, it was adopted unanimously.
- The Public Hearing was adjourned at 6:18 pm.

Respectfully submitted,

Theresa May

Town of Little Creek Board of Commissioners

Secretary/Clerk