Town of Greensboro

Planning & Zoning Meeting Minutes

January 21, 2020

**In Attendance:** Terri Sprouse, Cheryl Jones, Bill Schaffner

**Staff:** Samantha Geib

**Public:** Mayor Reichart, Tim Glass, Howard Crossen, Crystal Anders, Mr & Mrs. Kinnamon, Alan Kinnamon.

The meeting was called to order @ 700pm by Cheryl Jones

Cheryl asked for a motion approve minutes from Planning and Zoning Meeting dated November 19,2019. Terri made a motion. Bill seconded the motion. All in favor, minutes approved.

**Dollar General/Lane Engineering**

Tim Glass with Howard Crossen made plan revisions, from concerns addressed by KCI and State Highway. Tim received a letter from KCI, anything highlighted in red is outstanding the rest of the items have been addressed already. The plans had a few misprints and typos, Tim reprinted it with the corrections and brought it with him. Some signage info was missing and incorrect. The sign image was missing and the measurement read 33ft wide when it is actually 26ft wide. Sign regs seem clear to Tim but Debbie wanted a legal opinion about our sign regulations. Both of the Dollar General signs are less than 100sf EACH, which is more then our code allows. The attorney stated the code reads the total signage is 100SF combined. We either need to amend the code or have DG go to the appeals board for a variance. It would be a lot quicker then taking the time to amend the code. They will need a recommendation from the PZ commission to take to the appeals board.

*Cheryl asked for a motion to make a recommendation to the appeals board for the signage. Bill made a motion. Terri seconded the motion. All in favor. Motion passed.*

DG submitted, per request, DG elevations for the building, Prototype A was submitted. Storm water management had some red but we all small matters. A Light standard detail was missing. Light height is compliant- low glare for neighbors and motorists. Our landscaping code is pretty intense, they will need to eliminate a few trees in order to make everything fit. They will also need to take out the corner shrubs, people backing out would not be able to see. In the plan they have landscaping and a 6’ privacy fence. Tim and Howard do not think they need both. DG asked if we had any comments on landscaping, PZ commission said they would like to see vegetation on the back side of the privacy fence.

*Cheryl asked for a motion for approval of the site plan contingent upon the Jan 20th letter. Terri made a motion. Bill seconded the motion. All in favor. Motion passed.*

**New member: Crystal Anders**

Crystal is a Greensboro resident and would like to be apart of the Planning Commission to see more growth within the town. She would also to see more jobs come into town and more jobs for youth. Tuesday night meetings are a good night and Crystal believes she will be able to make most meetings. Crystal run the Greensboro Market, a girl scout troop and at red cross. Welcome to the Planning and Zoning commission Crystal!!

Meeting was motioned to be adjourned at 7:55pm by Terri. Seconded by Bill. Meeting adjourned.

Respectfully prepared by: Samantha Geib