

## **GREENSBORO PLANNING COMMISSION WORKSHOP**

**February 5, 2019**

The meeting was opened at 7:05 pm.

In attendance: Cheryl Jones, Terri Sprouse, Bill Schaffner

Also in attendance: Kevin Reichart

Staff attendance: Nicole Armour, Jeannette Delude

### Comprehensive Plan

Ms. Jones stated that she had went over the emails that were sent by board members and Ms. Delude which are attached to the packet for everyone to review if they were unable to prior to the meeting. Ms. Jones went on to say that the plan is an important document. That we don't just prepare it because we are required to. We have to have it and use it for special finding, grants, and it helps in creating the zoning ordinance. Ms. Delude added that developers looking to come into town also look at it to establish zoning for projects they would like to work on inside of town.

Mr. Schaffner asked how we pay for the plan. Ms. Delude stated that we, as the town, will have to pay for it. That is why we are meeting, so we can see how much work will have to be consulted out, and for Debbie to give us a scope and quote that that the cost can be split between three fiscal years and it won't be so much of a hit to the town. Ms. Armour explained how being on as a client for KCI also helps if funding to help with the costs of the project becomes available. They have employees that specifically look for funding and grant opportunities, and being a client, they would pass those opportunities along to us. Also, KCI has been approaching the state to push for assistance to small towns for funding to help with plan review and establishment. Ms. Jones stated that they spent \$22,000 on the vision plan alone. Some discussion went into funding and how to defray some costs of the project.

Mr. Schaffner stated that he had been reviewing the visions and the comp plan trying to see how they tie together and he doesn't feel that either of them, or how they tie together is crystal clear. Ms. Delude stated that the vision plan was a basic footprint. It outlined what the town wanted to see and it was up to the town to put the plans in motion. Ms. Jones added that since we had the vision plan done, that means the leg work for that portion of the plan is done. Now what they board needs to do is add that to the plan and build on it as well. Mr. Schaffner stated that he feels there needs to be more "meat" added to the visions so that they are clearer. Ms. Sprouse stated that she reviewed the section that Ms. Jones wanted the board to review and she went down the visions and marked a lot of stuff as completed or things that should be focused one. The one thing she found beneficial would be the installation of a park and ride. In adding that to the town that would eventually bring in public transportation. Ms. Delude stated that when they constructed the 2010 plan there was a lot going on in town so there was a lot added to the plan to cover it all. At the time they needed a new WWTP and there were two housing developments that were in the works, which ended up not taking off like they planned. The visions in both plans are just a means to get where you want to see the town going. Ms. Jones added that they are just guidelines, not an actual plan that would have to be completed tomorrow. Mr. Schaffner stated that he understood that and since we have the guides telling us where to go, we need to put some plans in action to accomplish them.

Ms. Jones stated that we need to come up with a clear cut scope and communicate it to Debbie. She doesn't want to meet to say that they met and she doesn't want to get too far ahead of the game either. The board needs to come up with what exactly we want to see in this plan. Ms. Delude added that as a town we need to figure out what we the plan to say, and what direction we want to see the town going in. Ms. Jones stated that we will of course want to rewrite the vision portion of the plan to reflect the vision plan and add in ways of implementation. Mr. Schaffner asked with Debbie would give advisement on how to come up with a strategy.

Ms. Delude stated that the board will just want to expand on what is already there. Debbie is not there to advise the town on anything, but instead to help put there plans in writing. Mr. Schaffner stated that he felt that a lot of the visions were obtuse and broad. Ms. Jones stated that at that time they were trying to be as flexible as possible. Mr. Schaffner that he understood that for then, but not he feels that each vision should hold more weight and that they need to be clearer and more understandable. He would also like to see more citizen committees, and felt we needed to start project more “good” of the town. Ms. Delude stated that they have tied several times to create committees for residents and businesses, but either people couldn’t commit or there just wasn’t any interest. Ms. Delude stated that a lot of people only see the bad and not the good, for example in the past year Greensboro has welcomed three new business into town. We try to put that stuff out there as much as possible. Ms. Schaffner stated that he felt we needed to tell a better story. Ms. Delude stated that the town is growing, for example she is meeting with two potential businesses next week.

Ms. Jones asked the commission, what it is that they want to do and see. Ms. Schaffner stated first and foremost he feels that the vision plan needs to be slid right into Chapter 4 of the comprehensive plan and then needs to be added upon. Ms. Jones stated that the maps will of course need to be updated. Ms. Armour and Ms. Delude stated that information can be passed along to Debbie.

Mr. Schaffner stated that he had a few questions on the Vision Plan. On page 3 he had a question about the percentages of people working outside of town. Ms. Jones stated that she felt that the plan gave only the largest number of percentages and that the rest were probably under 6%. Mr. Schaffner referred to page 4 that lists what the town isn’t and ask what the town is, and stated that he felt we needed to identify ourselves. On page 5 he questioned the growth of families. Ms. Jones stated that it was to account for empty lots and any new development. Mr. Schaffner stated on page 6 it stated that Greensboro was the most desired place to live. Ms. Delude stated that is what they were striving for in the plan. Mr. Schaffner stated that on page 7 it talked about transparency of government and felt that should be worked on, especially the website. Ms. Delude stated that the new website went live two weeks ago and he should take a moment to check it out. On page 8, Mr. Schaffner stated it talks about concerts and festivals, and he felt that was a low hanging fruit that could be address easily. Ms. Delude stated that part of the river park plan is to build a bandstand for concerts and entertainment. On page 12, Mr. Schaffner stated that it refers to businesses. Ms. Delude stated that we are working with students of George Washington University through the Capstone project that will help us build a plan to attract and retain businesses. Mr. Schaffner stated he felt we needed to reach out to businesses more. Ms. Delude went into projects that she and Ms. Jones have done for business outreach. Mr. Schaffner stated that his last questions had to do with technology, but was already answered by Ms. Delude with the website being updated.

Ms. Sprouse stated the only thing she had to add was possibly removing the part about permeable surfaces, because Critical Area would not allow or consider them.

Ms. Jones stated that the next meeting was the regular business meeting and she didn’t feel we would need to have a March workshop. She went on to thank Ms. Sprouse and Mr. Schaffner for all their time that they put into review both plans.

Mr. Schaffner motioned to adjourn the meeting. Ms. Sprouse seconded the motion. All in favor, motion passed.

The meeting was adjourned 8:32 pm.

Respectfully Prepared by Nicole Armour