Town of Greensboro

Planning & Zoning Meeting Minutes

April 21, 2020

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

**Staff:** Samantha Geib, Wendy Dixon, Tammy Kelledes

**Public:** Mayor Reichart

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

*Cheryl asked for a motion approve minutes from Planning and Zoning Meeting dated Feb 18, 2020. Terri made a motion, Bill seconded the motion. All in favor, minutes approved*.

**GES UPDATE**

*Wendy-* Waiting to hear back from Debbie(KCI) that everyone has completed all the necessary steps for final approval. They have covered all the expenses due to the town and they are in compliance before the permit was issued.

*Sam-* Issued the building permit, picked up and paid for the permit last week. We received both sets of plans. One is at the office and the other is with MDIA.

*Wendy-*Biggest issue so far has been getting water out to the site but the fire department has helped out a lot with that. She will send out all the back and forth correspondence to the PZ commission and asked Sam to print everything and start a folder for the GES project.

**Dollar General UPDATE**

*Wendy-* They were supposed to have the BOA hearing at the end of March but because of the virus it was put on hold, Wendy and the Lyndsey(attorney) felt it was best to hold off till this blows over. We suggested to him to continue on with the construction and have the BOA hearing after. Howard (oxford chase) wants us to amend our ordinance on signs he feels they should be allowed up to 100SF per sign instead of 100SF total. Wendy feels this will not set a good example for the other businesses in town.

*Cheryl-* Does not think it is something we should try to figure out on Zoom, it would be better to sit down and go over the current sign ordinance and then write our recommendation to take to the council. She feels we would have a hard time justifying changing the ordinance to fit Dollar Generals needs when no one else was able to go over the 100SF

*Terri-* Also agrees that now is not the right time since we would have to hold hearings in order to change an ordinance. He should comply with the ordinance as written.

**Other Business**

*Training for Crystal-* Wendy wanted to know if Crystal was able to complete her training. Crystal said she had trouble finding the right website, the website said it was unavailable. Cheryl guided us to the right website, Sam and Tammy will take the course as well.

*Wendy on Baldwin Homes-* Had an extensive talk with Loretta with Baldwin Homes about what they could do on that property. Baldwin is actively trying to figure out what would work best there. Wendy would like to hear the PZ commissions opinions on what they think would do well there. Wendy will share our ideas with Loretta after the next meeting.

*Sam-* Had some questions about 610 W Sunset Ave. (old frame shop). Someone is wanting to use the shop as a warehouse. Our code strictly says that warehousing and distributing can only be done in Industrial-1 or Industrial-2. The property is zoned Light Commercial currently and it would not be allowed. Cheryl suggested contacting Debbie and Lyndsey to get a definite answer.

*Sam-* Had a couple inquiries about Gary Wyatt’s Granby street apartments. They want to know if they are able to build another apartment building on the property. We are unsure if it would be possible, Sam has reached out to a few people in order to get an answer but no one could give me a definite answer. Cheryl said they would have to contact a surveyor and then see what the codes says if it could meet the setbacks. It is currently zoned Industrial-1, we will have to determine if apartments are allowed in that zone.

*Mayor Reichart-* Mayor and Wendy spoke with Green Health Solutions and they are just waiting for the state to continue on with their project.

Meeting was motioned to be adjourned at 7:50pm by Bill. Seconded by Terri. Meeting adjourned.

Respectfully prepared by: Samantha Geib