Town of Greensboro

Planning & Zoning Meeting Minutes

May 19, 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 @ 600pm by Cheryl Jones

*Cheryl asked for a motion approve minutes from Planning and Zoning Meeting dated April 21, 2020. Terri made a motion, Bill seconded the motion. All in favor, minutes approved*.

**GES UPDATE**

*Wendy* didn’t have much of an update, they have their permit and have paid all the fees due to the town. Inspections are being done as they go by MDIA. Wendy said Whiting and Turner have been super easy to deal with.

Cheryl wanted to know if there were a set of plans that she needed to sign. Wendy asked Sam but she was having computer issues. Wendy said she wasn’t sure but that we received that go ahead from KCI. Wendy asked Tammy to remind her to reach out to KCI to see if there was something Cheryl needed to sign.

**Dollar General UPDATE**

Cheryl said Sam stopped by her office so Cheryl could sign the plat plan. Cheryl wanted to know if they were proceeding even though the signage had not been approved yet. Wendy told her yes they have decided to break ground and begin construction and would go to the BOA for approval of the sign.

The Planning Commission and Wendy are in agreeance that we would recommend DG go to the BOA but they were not going to give a positive recommendation. They feel that they would not allow other businesses in town why should they make an exception for DG.

Bill spoke up and said he doesn’t agree with “if you don’t do it for someone else we can’t do it for them.” Said that is bad business. He thinks that just because we didn’t do it for someone else doesn’t mean we can’t or shouldn’t do it for the next. Wendy asked bill if we should change our code for just one person? Bill didn’t like to hear the board say that and thinks we will never progress if we think like that. Cheryl reiterated that we didn’t do it for Family Dollar because it was the “law” and the code is the same they should all be following the same code.

Wendy said she would forward the letter she got from Tim glass @ Lane Engineering to Cheryl. In the letter they stated the PZ board was going to give a positive recommendation to the BOA. Cheryl said they would have to clarify with them that, that was not the case. We made a recommendation for it to go to the BOA. Wendy said we could clarify when we went to the Appeals board.

**Other Business**

*610 W Sunset Ave- Colin Jones Property*

Cheryl spoke with Colin tonight about what our town attorney said on the zoning and what is and isn’t allowed at this property. We had a few inquiries about the building being used as a warehouse but the current zoning (Light Commercial) does not allow it. Colin told Cheryl that the gentleman interested in the building found something else but the he understands why it wouldn’t be allowed.

Cheryl suggested making a note of this to go over when they go over the comprehensive plan.

*Baldwin Homes Property*

Wendy wanted to hear some ideas from the board on what we could put there. Most were in agreeance that an elderly community would go there well. Plenty of space and they could even have their own on site doctor/nurses.

Cheryl asked if they had sold the property, Wendy said no but they have someone looking at it.

*GVFD Drainage project*

The project is being held by GMB an engineering company. The fire company had complaints about the run off so they are making the parking lot an impervious surface.

We also got the heads up that the Judy center would be in the works soon and we should keep an eye out for it.

Meeting was motioned to be adjourned at 6:41pm by Bill. Seconded by Crystal. Meeting adjourned.

Respectfully prepared by: Samantha Geib