Town of Greensboro

Planning & Zoning Meeting Minutes

July 21, 2020

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

**Staff:** Samantha Geib, Wendy Dixon, Mayor Reichart, Commissioner Cunningham, Commissioner Harrison

**Public:** Helen Zhu

The meeting was called to order @ 7:06pm by Cheryl Jones

*Cheryl asked for a motion approve minutes from Planning and Zoning Meeting dated May 19, 2020. Terri made a motion, Bill seconded the motion. All in favor, minutes approved*.

**GES UPDATE**

A temporary water meter was put in and all inspections are being called in as they are ready.

**Dollar General UPDATE**

Howard with Oxford Chase went to the Board of Appeals to get his sign approved. The Board approved we are just waiting on the Town attorney to complete to findings, we will receive a copy of that as soon as it is ready.

**GVFC UPDATE**

Storm mitigation has been approved through DNREC.

Will plant trees at the Choptank River Park to make up for the ones they took out.

**Ms. Zhu- 402 W Sunset Ave**

Ms. Zhu spoke to the Planning Commission about her potential development plan (see attached proposal)

Zhu thought the zoning for her property was residential-1/commercial, the current zoning is Residential-1. The property hasn’t been a business in years so when the zoning map was updated in 2013 the property was zoned Residential-1.

Zhu would like to turn the back building into an Asian food carry out, not dining in. Whoever runs the restaurant would live upstairs. She thinks it would do great because there is no other Asian/Thai food close by.

Zhu would also like to use the empty land on her property to grow things to use at the carry out.

In the second building she would like to see a holistic center. Chiropractic, acupuncture, massage could be beneficial. She has friends that are licensed and are interested in pursuing this.

Zhu does not want to subdivide the land, just the buildings that are on the property, she would still own the land.

At the current zoning things that might be allowed are a bed and breakfast with one to three guests, a daycare, maybe an elderly living.

Zhu reminded the commission that with the old owners it was zoned R-1 and Commercial. Cheryl reminded her that our zoning is law. The realty/title company may say one thing but our ordinances would supersede them. Cheryl told Helen we would have to speak with our consultants/attorney to see if any of her proposal would even be possible.

Zhu thinks both options would be beneficial for the town. As a last resort she would split the house into units but she does not really want to do that. She would also like to separate the plumbing and electric in the separate buildings but like she stated before she would not be dividing the land just selling the buildings on the property and have some sort of agreement with the owners(sort of like a HOA).

The planning commission agrees that a holistic center might fit under the current zoning but they would still like to check with the consultant to verify. Cheryl also suggested holding off on listing until we got the OK.

**JUDY CENTER**

The Judy Center will be adding onto the new school building and they are not saving any of the old school like they were originally planning. The Judy Center would be a tenant of the school board.

**BALDWIN HOMES**

There have been multiple developers interested in the Baldwin Homes property but nothing is set in stone yet.

In the brain storming process, mixed usage was approved years ago.

If they use the property for affordable housing, more houses, more room for businesses to do better. Which would help the growth of the town!

Meeting was motioned to be adjourned at 8:12pm by Bill. Seconded by Crystal. Meeting adjourned.

Respectfully prepared by: Samantha Geib