

GREENSBORO PLANNING COMMISSION
October 17, 2017

The meeting was opened at 7:00pm.

In attendance: Cheryl Jones, Kevin Reichart, Steve Fleegle, Don Holmes, Jeannette Delude, and Helen Malay
Also in attendance was William Schaffner

The minutes from the September 19, 2017 meeting were approved with no discussion.

Old Business

Training

The deadline for Planning Commissioner Training is approaching. The first day of the November 2-3 MPCA Conference includes the Training Course, at no cost, that satisfies the requirements of the law. Committee member Holmes is taking the course on line and expects to complete it by or before the 1st of November. The remaining members will make the decision to complete the course on line or register for the conference.

203 W Sunset: Sign Permit

A permit application for a home occupation sign in an R-1 zone was reviewed. The specifications for the proposed sign exceeded the permitted size, so the application was denied. The application, along with a copy of the sign ordinance that addresses home occupations, will be returned to the applicant.

Current Business

Rene Swafford: Home Occupation

At the August meeting, after referencing the relevant Zoning and Use Ordinances, the committee determined Ms. Swafford's proposed use of law office as a home occupation was already an approved use.

Attorney Lindsey Ryan was in attendance and wanted to research the ordinance wording herself before a final determination was made.

At the September 19th meeting, Ms. Ryan presented the committee with a written, confidential communication, outlining her findings. What she determined was that Section 6.04aa of the Greensboro Land Development Ordinance, (LDO), permits Home Occupations by Special Exception, which can only be granted by the Board of Appeals, subject to the provisions of the Ordinance.

A motion was made by Committee Member Holmes to recommend approval for the Home Occupation Application. The motion was seconded by Committee Member Reichart. The committee voted unanimously in agreement with the motion.

Rene Swafford: Sign

A letter from Ms Swafford was shared with the committee that made reference to both the appearance and wording of her proposed sign. The wording of the proposed sign is not an issue.

Ms. Swafford wishes to install on her property, a double sided, one or two pole sign with a maximum overhead height of 15 feet, with an area not to exceed 20 square feet.

Chapter 14.05 – Permitted Signs: A-1 of the LDO states: One sign, limited in area to 2 square feet, to identify a permitted home occupation. In the same document referenced above, Ms. Ryan stated “It is not in keeping with or consistent with residential zoning and is inconsistent with sign requirements in other jurisdictions, There is no basis to authorize a large sign by special exception as special exceptions generally govern uses of property – not structures.”

A motion was made by Mr. Holmes and seconded by Mr. Reichart to enforce existing sign requirements and deny a favorable recommendation for the special exception. The committee voted unanimously in agreement with the motion.

Informational Items

Board of Appeals Fees

The fees for filing an appeal were reviewed by the committee.

Discussion Items

Bill Satterfield is interested in combining several of his lots; he wishes to combine 104 with 106 New Street, 301 with 303 N Main Street, and 711 with 713 W Sunset Avenue. Committee members agreed his proposal could be beneficial to the town, particularly where the 2 lots are empty. Combining them for sale would enable a purchaser to build one large home, as opposed to 2 smaller houses. The N Main location would give the already existing house at 301 a larger yard and would eliminate the abandoned trailer now occupying 303, as Mr. Satterfield would have to have this removed.

Caroline County is seeing more building permits come through the Planning Department. Cheryl Jones has been invited by Leslie Grunden, Environmental and Facilities Planner, to meet with their committee as the Greensboro Representative.

There is still a concern that if land that falls within Greensboro’s Proposed growth area, particularly the North end of Town, is sold for the purpose of installing solar panels, the State of Maryland may have to the authority to override any prohibitive regulations the County would impose. Ms. Delude has been approached about annexing the property into Town; an acceptable proposal if the plan is to build homes.

The Candidate Meet and Greet will take place at the Fire Department Hall from 7-9p.
In response to Mr. Schaffner's questions, the format of the event was explained by Ms. Delude.

Procedural issues were discussed regarding the timeline of posting meeting minutes on the website.

An update was given on Dr. Sprouse and his recovery house. He has an approved use permit, but there have been no further developments.

The meeting was adjourned at 8:13 pm.

Respectfully Prepared by Helen Malay