

GREENSBORO PLANNING COMMISSION
August 15, 2017

The meeting was opened at 7:00pm.

In attendance: Cheryl Jones, Kevin Reichart, Steve Fleegle, Don Holmes, Jeannette Delude, Lindsey Ryan, and Helen Malay

Also in attendance: Joseph Stevens, Attorney for Dr. Gary Sprouse, Rene Swafford, William Schaffner, and Anne Ogletree

The minutes from the July 18, 2017 meeting were approved with no discussion.

Current Business

Recovery Residence

Attorney Joe Stevens, representing Dr. Gary Sprouse and his proposed recovery house presented an Application for Use Permit for Group Home.

He also presented Commission members with a Residential Agreement and Rules Agreement, created during the course of discussions with the Town Attorney Brynja Booth and her Associate Lindsey Ryan. This document, which will serve as the Lease, clarifies who is eligible to live at the facility, compliance with building and fire codes, maximum occupancy, etc. The Town's Rental License program and how it will be applied was discussed. Mr. Schaffner stated he felt residents should have an opportunity to learn more about the proposed facility before permits are issued by the Town. After answering questions from committee members and the public, Mr. Stevens explained that the "Lease" was a preliminary document and that there was nothing for the public to access at this point. Ms. Delude explained that the Town must follow the law and cannot discriminate.

Returning to the Application for Use, a motion was made and carried to approve the Use Permit for Group Home. One Committee member opposed the use.

Informational Items

Municipal Ordinance Amendment Request and Discussion Item

Anne Ogletree, speaking on behalf of Rene Swafford, began a discussion advocating for the permitted use of professional services in an R1 Zone with performance standards. Ms. Ogletree noted the Town of Greensboro did not have a section for Home Businesses for Professional Services. There was conversation describing the benefits of allowing home based professional services in the R1 areas, with contribution to the Town's business growth in the forefront. In the Land Development Ordinance, under section 6.04 – Specific Special Exception Criteria: aa - Home Occupation, paragraph 6, the use of professional services is addressed as follows:

Within the above requirements, a home occupation or cottage industry includes, but is not limited to, the following: an art studio; dressmaking; professional office of a physician, dentist, lawyer, engineer, architect,

accountant, salesman, real estate agent, insurance agent, or other similar occupation; teaching, with musical instruction limited to one or two pupils at a time; barbershops with not more than two working chairs; and beauty parlors with not more than three working stations; however, a home occupation shall not be interpreted to include animal hospitals, child-care centers (caring for more than ten children), tearooms, restaurants, or activities involving the use of hazardous or toxic material.

Section 10.11 – Service Uses Part N states:

Home Occupation. An occupation or business conducted only by members of a family residing on the premises and conducted within the dwelling or an accessory structure, provided that no article or commodity is offered for sale on the premises, and provided that the living quarters occupy at least two-thirds of the entire building area.

In conclusion, the Planning Commission concluded that there was no need for a text amendment because the Zoning Ordinance permits home occupations as a special exception use in the R-1 District.

Signs

In addition to permit Professional Service in R1, Ms. Swafford made the request to amend the General Sign Regulations to allow for a sign that exceeds the maximum permissible size as dictated by the ordinances stated below.

14.05 – Permitted signs, Part A, Paragraph 2 states: *One sign, limited in area to 2 square feet, to identify a permitted home occupation.*

Section 6.04 – Specific Special Exception Criteria: aa - Home Occupation, paragraph 7 states:

A sign for identification of a permitted home occupation or cottage industry shall be limited to two square feet in area and shall not be illuminated.

Ms. Swafford said that if the sign regulations are not amended as requested, she asked whether her sign could be permitted by special exception or by variance. Ms. Ryan stated that she wanted to look at the Zoning Ordinance in more detail and to research the law before she gave legal advice on this issue.

Ms. Ryan will research the matter and report back to the Committee before further discussion or a decision is made.

Zoning Maps

The County has provided the Town with an updated zoning map, but it still lacks the signatures that make it official. Ms. Jones would also like to obtain a larger copy.

The meeting was adjourned at 8:42 pm.

Respectfully Prepared by Helen Malay