Town of Greensboro

Planning & Zoning Meeting Minutes

January 19, 2021

**In Attendance:** Terri Sprouse, Cheryl Jones, Crystal Anders, Bill Schaffner, Mike Baldwin, Comm. Loge Knight, Mayor Kevin Reichart, Comm. Brandon Cunningham, Bill L, Tammy Kelledes, Wendy Dixon, Samantha Geib, Comm Robert Harrison

The meeting was called to order @ 7:03pm by Cheryl Jones

*Cheryl asked for a motion approve minutes from Planning and Zoning Meeting dated December 15, 2020. Terri made a motion, Crystal seconded the motion. All in favor, minutes approved*.

**BALDWIN**

Wendy sent everyone all the documents from Baldwin. The property is zoned as a floating mix use. Baldwin is looking to utilize what is already there and adding to it. The planning commission wants to make sure whatever is put there is good for the town.

Baldwin is looking to put single family homes, town homes and an assisted living facility. Nothing is hard lined at the moment though. There is an opportunity to have retail options available down the road.

The planning commission wanted to know how it would affect the current infrastructure. Bill Lesmerises, WWTP Foreman, was in attendance to speak on the issue. He said the plant can handle most of the single-family homes in Phase 1 of the project but Phase 2 would need to be reevaluated.

Cheryl asked what Baldwin was looking for from the planning commission tonight. Mike Baldwin said they were going to be making some of the lots bigger, he wanted to make sure the town was on board with his current proposal. Also wanted to make sure the EDUS would be used properly. Cheryl is still unsure of what Mr. Baldwin is asking for from the Commission. He is looking for an unofficial okay from us agreeing to the concept he has presented to us.

The floating zone was approved in 2010 and was approved for the full 40 acres, all the way out to Sunset Ave. Cheryl wants to make sure the rest of the planning commission knows what a floating zone is. Bill L said the ordinance was approved in 2010 and lays everything out that Baldwin needs to follow.

There is no letter of intent for the assisted living just yet but says the developer is ready to start and they are looking to combine two plots into one for the assisted living.

**FARM ANIMAL ORDINANCE**

Residents are only allowed 4 chickens per lot, which is what is already in the Town Code. You can have 4 per lot, so if you have 2 lots you can have 8.

Cheryl wanted to know if our zoning map was online. Sam said she would get it added if it wasn’t.

In the new ordinance residents will have to register their chickens with the state Department of Ag since the town is having such a problem with residents and chicken, and other farm animals. The list of farm animals include; ducks, chickens, pigs, and hooved animals. The old ordinance was very broad, so the town is trying to regulate it more for disease control and other issues with farm animals within town limits.

There is also the issue with residents have chicken coops to close to neighboring residents, all coops must be 25’ away from any neighboring residence.

The commission could recommend approving the ordinance or it could go to a public hearing to see what the public feedback would be.

Cheryl asked if there was a motion to take the ordinance to the council but it was not passed.

*Cheryl requested a motion to approve the recommendation to take the ordinance to the council with the correction of the poultry reading that only 4 chickens are allowed per lot and no roosters. Bill S made a motion. Terri seconded the motion. All in favor. Motion approved.*

**GREASE TRAP ORDINANCE**

The county used to check the grease traps but now no one is checking on the traps. We are asking that the provide proof that the grease traps are being check regularly.

*Cheryl requested a motion to recommend the ordinance be taken to the council. Terri made a motion. Crystal seconded the motion. All in favor. Motion approved.*

The commission is excited to see the Baldwin property moving along!

*Cheryl requested a motion to adjourn the Planning Commission meeting at 8:20PM. Bill motioned. Crystal seconded the motion. All in favor. Meeting adjourned.*

Respectfully prepared by: Samantha Geib