

Town of Greensboro

Planning & Zoning Meeting Minutes

September 17, 2019

In Attendance: Terri Sprouse, Cheryl Jones, Bill Schaffner,

Staff: Jeannette Delude, Wendy Dixon

Public: Com Bob Harrison, Kevin Shearon, Chuck Patrick, Paul Curren, Patty Saelens, Milton Nagel

The meeting was called to order @ 700pm

Need clock

Bill Schaffner motioned to approve minutes from Planning Zoning Meeting dated July 16, 2019. With the correction of *Ms. Schaffner* to *Mr. Schaffner*. Terri Sprouse Second the motion with the correction. All in favor, Motion and correction approved.

1. Comprehensive Plan

2. New business –

- Ms. Jones spoke of Mr. Holmes passing away. We will need to advertise for a replacement board member and alternate.
- 1. **GES Site Plan Review**, Kevin Shearon, presented his exhibit of existing school compared to proposed. They worked closely with MDE, since it has least impact, they have settled on the area outlined in green, (the report and diagram package are available) this will result in solar panels being relocated. Placement of new solar panels has not been determined. The old solar equipment will be used in other locations for replacement parts. Site is 39 acres, not in critical or flood plan, Forest conservation area (dark green area) is deed restricted. The building will consist of 2 story and be 106k sq. ft. Bill Schaffner asked if solar panels are providing power to school, to which the answer is yes. Mr. Shearon explained the reuse of as many as possible and that they evaluating to put new panels on the roof, similar to Preston elem. Mr. Shearon went on to elaborate on some of the following points.
 1. Busses will enter in on the new loop, Old loop will stay in place. Sidewalks from student drop off will lead directly into the school for safety. The side walk area may be covered from the weather in the future. Original sidewalks will also stay in place for safe passage for the student body.
 2. Staff Parking, 251 parking spots will be allotted. 80 of these will be from existing parking spots. They will allow for two flag poles. Trees surrounding the area will

have a canopy that starts no less than six feet from ground to branch canopy base. Trees will be placed between lights to still provide adequate visibility.

Buses will enter property on new loop, old loop will stay. Sidewalk leads directly into the school for safety. Project will be keeping some of the old sidewalks and adding additional for safety.

3. Staff parking; New – 251 (80 from existing), 2 flags, landscape plan has been developed and submitted for review.
4. They are requesting a release from code of 4-6ft shrubs around parking lot for safety reasons. Concern is Student safety, running out in front of vehicle's and the drivers not have view around bushes and shrubs that are lower & police not have full sight of property for security.
5. Future expansion would be brick and mortar, it is designed to allow for expansion. State required 825 student compacity. The state is *forward looking* 5 years out. Current number of students approximately 615.
6. Discussion of bicycle parking at the school and the number of bike racks and the required dimensions of said bike racks. Discussed the lack of bike riders due to not having sidewalks in all areas of town.
7. Construction is currently projected to take 18 months. Over all project should take 28 months with a projected start date in November of 2019.
8. A special meeting was agreed upon if need to keep this project on track. No meeting was scheduled at this time.

Debbie asked for input for landscaping and bike rack input from planning and zoning. After discussion the following motions were made.

Terri Sprouse motioned to wave the commercial landscaping requirements around the parking lot due to safety reasons. Bill Schaffner second. All in favor - Passed

Bill Schaffner motioned to have 10 bike racks placed at the new school and these bike racks will fall with in required dimensions. Terri Sprouse second motion. All in favor – Passed.

Meeting was adjourned at 750pm

Prepared by: Wendy Dixon