

TOWN OF GREENSBORO  
TOWN COUNCIL WORKSHOP  
April 23, 2018

In Attendance: Commissioners Williamson, DeSimone, Reichart, and Mackey, Jeannette DeLude,

Amber Korell and Dave Kibler, Brynja Booth-Town Attorney

Comm.Mackey acting Mayor in the absence of Joseph Noon

Public: Christina Robinson, Rick Faust, Scott DeLude, Gary Wyatt, Mr. Bell, Cindi Harrison, Cathy Spencer, Peggy Vaughn, Alice Winstead, Brenda Covert, Autumn Waters, Joyce Watson, Ruth Patton, Brad Rogers, Nicole Pearce, Garrett Eaton, Richard Covert, Rudi Merkel, Angie Call, Justin Edwards, Jason Allport, David Wingate, Mert Riddleberger, Marian Garey

Discussion Items:

Ober Park lighting/camera- Town Council discussed putting lights and a portable camera system in Ober Park. Possibly some poles with flood lights to light up the park area. The council was for this idea and decided to look into the prices of LED lights and see if they could contact Delmarva Power for any help.

Signs- Jeannette researched into message board signs as asked to by the council. A LED message sign that you control via a computer start at around \$20,000 and a changeable lockable sign start at around \$320. We would ideally like to have two signs one for Town Hall and one for the Choptank River Park.

Council is in favor of the cheaper sign and asked Jeannette to get more pricing information on a changeable lighted sign.

GVFC- Rick Faust

Saturday April 28<sup>th</sup> the Ladies Auxilary all you can eat chicken and dumplings from 4-7pm.

May 5<sup>th</sup> is the 1<sup>st</sup> Tractor/ Truck Pull

Town Remarks:

Comm. Williamson stated Fishing Derby is May 5<sup>th</sup> registration starts at 8:30 and fishing begins at 9am. We will be offering a grand prize this year, a 4 pack of Amusement Park tickets.

Public Forum: Riverside Rentals

Alice Winstead asked when Dr. Sprouse first came into the Town about this business, what did we think, did the town want it.

Commissioner Mackey requested that the Town Attorney, Brynja Booth provide an overview of the Town's approval of the group home. Ms. Booth stated that under the Zoning Ordinance, in

the Central Commercial District, a “group home” use is a permitted use with conditions. The approval is given by the Planning Commission. She stated that the Planning Commission had three public meetings on the application and that the applicants had also made a presentation to the Town Council. Ms. Booth stated that the Town is required to not only apply the Greensboro Zoning Ordinance and other applicable town codes, but that the Town must also comply with the Fair Housing Act, which is a federal law that protects disabled individuals, including individuals with drug and alcohol addictions. Ms. Booth noted that this federal law requires the Town to make reasonable accommodations in the application of the zoning laws and regulations in order to avoid discriminatory housing practices. Ms. Booth stated that if a government is found to have violated the federal law, it is liable for the prevailing party’s attorney’s fees.

Ms. Booth stated that the Planning Commission is required to follow the law. She noted that the Planning Commission placed many conditions on the use, which must be satisfied prior to occupancy. Those written conditions include obtaining any and all federal, state or county permits that regulate the use; providing the Town with a copy of the rental and rules agreement that the operator establishes; satisfying all health and fire marshal codes, including occupancy requirements, and complying with parking, trash standards, etc.

Ms. Booth stated that the approval given simply enables the property owner to commence construction and rehabilitation of the structure. To actually commence operation, Ms. Booth noted that the Town will require that all applicable permits be obtained and copies provided to the Town.

David Wingate: Moved here in August and just heard the news of the Riverside Rentals and is worried what this will do to our town. Asked the council what are we going to do when they are roaming our streets or get evicted from the facility.

A few residents spoke out about starting a neighborhood block watch program.

MaryLou Riddleberger: Stated she believed this facility needs programs to keep the residents active like a GED program and job training skill programs and is even willing to volunteer to help them get these types of programs in place.

Rich Covert: Asked if he could have a copy of the budget before the budget meeting so he had time to look it over. Jeannette said its ready now if he wanted a copy she would get it to him.

Comm. Reichart made a motion for Exc. Session to discuss administrative issues unrelated to public business; Comm. Williamson seconded the motion. All approved.

Meeting adjourned at 7:51pm.

Respectfully Prepared by  
Amber Korell

