



**APPROVED MEETING MINUTES - February 4, 2025
TOWN OF GREENSBORO PLANNING COMMISSION
Greensboro Free Library & Via Zoom**

MEMBERS PRESENT: Kent Hansen, Christine Armstrong, Alexis Mattos, Janet Patterson

ABSENT MEMBERS: Kelli Story, Brett Stanciu (ZA ex-officio member)

OTHERS PRESENT: Dede Stabler, Brian Titus, Mike and Nancy Lammert, Davis Barnett, Chris Leary, Gary Cicosta, Sheila Dillon (4:30 pm)

1. CALL TO ORDER: (4:06 PM)

2. REVIEW OF NOVEMBER 13, 2024, JANUARY 7, 2025 AND JANUARY 29, 2025 MEETING MINUTES:

Kent noted some minor amendments to January minutes. Alexis made a motion to approve the minutes as amended. All approved minutes of the three meetings.

3. PUBLIC COMMENTS, IF ANY: Gary asked for clarity about a November 8, 2024 SB meeting that 2 GPC members attended. Response given. Davis asked for clarity about an error presented in a Community Conversation facilitator document. Response given.

4. BUSINESS CARRIED OVER FROM PREVIOUS MEETINGS:

- A. Flood bylaws:** Discussion about next steps for updating Article 6. GPC will incorporate the Model Bylaw with Greensboro specific items and will present this preliminary draft to the NVDA consultant for review. Kent notes we aim to hold a public hearing on the updated Article 6 along with the SPD bylaw in the summer of 2025 after which they will be presented to the SB for their review and subsequent SB public hearings.
- B. Survey & Community Conversations:** Discussion. All survey and community conversation documents are now on the website. The Highlights document, also on the website, is being finalized. It was noted that the collated data, some of which was divided between voting and nonvoting residents, was illuminating. The second Community Conversation, which will be held on February 24, 2025, will be held only on zoom so all residents and property owners who were not able to attend the 1/15/25 Conversation in person will have the chance to participate. [*If interested in participating, send an email to the GPC clerk to sign up.] Discussion about summarizing and sharing the responses after the 2/24/25 event with applicable community groups, including the SB. We anticipate community meetings to receive updates from Town Boards and Commissions in April and a review of zoning in the summer of 2025 so summer people can participate.

5. NEW BUSINESS: Kent notes the GPC needs to relook at the Extended Village District and how subdivisions forming non-conforming lots can be successfully implemented. He anticipates completing this work in advance of the community conversation about zoning.

6. ADJOURNMENT: 5:05 PM Kent made a motion to adjourn. Approved by all.

Next regular GPC meeting will be on March 11, 2025.

C. Armstrong,
Clerk