



APPROVED MEETING MINUTES - March 19, 2025
TOWN OF GREENSBORO PLANNING COMMISSION WORK SESSION
Greensboro Free Library & Via Zoom

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

ABSENT MEMBERS: Brett Stanciu (ZA ex-officio, non-voting member)

OTHERS PRESENT: Davis Barnett, David Allen

1. CALL TO ORDER: (4:35)

2. PUBLIC COMMENTS: None.

3. Kent noted the Town Survey and the Community Conversations' next steps: Kent suggested we look at Survey Question 39 feedback and questioned how we sort the feedback and forward it to the appropriate town committees. Discussion on the best manner to move that forward. Housing is commented on often, likely given the tension with imminent vote regarding the possible RE apartment building. Discussion about what 'organic' growth is for housing. Should we take another path i.e. create a Housing Authority to have the town be responsible for creating housing? Discussion about 10 acre zoning and the 2 acre zoning district—David Allen noted that he had not been aware of the Extended Village District until recently. Kent notes that the property owner is ultimately in charge of housing growth and it is the town's and PC's job is to offer them the tools to go forward if they want to. David Allen noted the WW criteria are enormously rigorous and increasingly so; the costs associated with subdividing land and parcel purchase prices are difficult.

Kent noted that zoning will be a topic for future Community Conversations.

Discussion and decision to list the town committee chairs; send them a cover letter to refer them to the relevant survey data and to invite them to consider writing the sections of the next town plan for which they are the experts—this survey data will be useful to them. Alexis wrote a draft cover letter.

Town Plan: Discussion on a template for the next plan. Kent and Mike Metcalf, Greensboro SB member and local liaison for NVDA, spoke with NVDA at which time Alison Low, NVDA member, advised that support with writing the town plan will ultimately answer the community's questions regarding wishes for growth and development, including subdivision regulation. Thus, that should be the grant focus. Kent will speak with a potential Municipal Planning Grant consultant and NVDA. NVDA is completing the competitive grant application and will manage the grant, if received.

4. Kent made a motion to adjourn at 5:30 PM.

Approved by all. Meeting adjourned.

The next Regular PC Meeting is scheduled for April 1, 2025.

C. Armstrong, GPC Clerk