DRAFT MEETING MINUTES - October 6, 2026
TOWN OF GREENSBORO PLANNING COMMISSION

MEMBERS PRESENT: Kent Hansen, Christine Armstrong, Sheila Dillon, Bob Youngman
MEMBERS ABSENT: Janet Patterson
OTHERS PRESENT: David Allen

1. CALL TO ORDER (5:05 PM):

2. PUBLIC COMMENTS: David Allen addressed the burden on property taxes; the history behind 10 acre zoning in Greensboro and urged the GPC to consider cluster housing and changes to minimum lot sizes in the new Town Plan.

3. REVIEW AND APPROVAL: SEPTEMBER 1, 2026 AND SEPTEMBER 10, 2026 MEETING MINUTES: Kent made a motion to approve all minutes as drafted. Seconded by Sheila. Approved by all.

4. SPD & MISCELLANEOUS PROPOSED BYLAW UPDATE: Christine relayed that attorney, Mikala Bolmer, at Kevin Kite's office (the town attorney), is reviewing them at this time and, to Christine's knowledge, the only question that has come up is whether or not Mud Pond (by Glover) needs to retain its legacy status as an SPA regulated body of water since it is less than 10 acres in size.

5. GLOVER PROJECT UPDATE: Kent is working on the proposed evaluation and details which he hopes to bring to the SB at their next meeting with an expected cost. Bob noted the initial evaluation information seemed to be good.

6. TOWN PLAN DRAFT UPDATE AND SCHEDULE: Discussion. No public comments have been received to date. Public Hearing is set for November 4, 2026 at Fellowship Hall.

7. OTHER BUSINESS: None.

8. ADJOURN: Adjourned by consensus @ 5:40 PM.

NEXT REGULAR GPC MEETING: 11/10/2026 @ the GREENSBORO FREE LIBRARY. * Note date.

Christine Armstrong
GPC Clerk