

**PARTIAL MINUTES OF THE MEETING OF THE
GREENSBORO PLANNING BOARD
September 16, 2015**

The Greensboro Planning Board meeting was held on Wednesday, September 16, 2015 at 4:00 p.m. in the City Council Chamber, 2nd floor of the Melvin Municipal Office Building. Board members present were: Marc Isaacson, Chairman; Day Atkins, Steve Allen, Richard Bryson, Richard Mossman, and Chuck Truby. City staff present included Steve Galanti, Mike Kirkman and Sheila Stains-Ramp. Also present was Jennifer Schneier, City Attorney's Office.

d) LDO Text Amendment: Recommendation on a Land Development Ordinance Text Amendment regarding Section 30-9-5.1(B) Subsection 2, to adjust the threshold for Type B Outdoor Display. (RECOMMENDED)

Senior Planner Nicole Smith presented the proposed amendment, explaining that there are two categories of permissible outdoor display. Type A allows up to 15% of the gross floor area of the retail business or center to be in outdoor display. Type B is applicable when the majority of the retail space is outdoors, such as is the case with garden nurseries, vehicle sales, manufactured home sales and similar uses. There is a gap between the 15% maximum of Type A and the 50% minimum of Type B Outdoor Display. She noted that with the amendment the minimum for Type B Outdoor Display would change from 'a majority' of the retail space being outdoors, to 'at least 40%' of the retail space being outdoors.

Ms. Smith stated the proposed amendment would accommodate the diversity of newer retail business models, and that the text amendment was requested as a result of discussions with such a retailer. The requirement that the sales be to the general public would not change. Staff recommended approval of this text amendment.

Vice-Chair Allen stated that the item was subject to a public hearing, and asked if there was anyone wishing to speak on the matter. Amanda Hodieme, attorney for the applicant, stated that the text amendment was submitted on behalf of a developer with a client interesting in having a significant amount of outdoor display area, but less than 50% of the retail area. Because they do not have the footprint of a larger business, they cannot meet the class A standards for outdoor display.

There being no other speakers, Vice-Chair Allen closed the public hearing.

Mr. Bryson recommended the text amendment as proposed by staff, seconded by Mr. Truby. The Board voted 5-0-1 in favor of the motion. (Ayes: Truby, Bryson, Mossman, Atkins and Allen. Nays: None. Abstained: Isaacson.)