



Planning & Zoning Meeting Minutes 02/18/2025

In attendance: Cheryl Jones, Donald Starkey, Crystal Anders, Ryan Masten, Commissioner Harrison, and Deputy Town Manager Jaime Fowler.

From the public: James Bruce, Brendan Mullaney, and Sean Miller.

Ms. Jones called the meeting to order at 7:00 P.M.

Approval of the 12/17/2024 Minutes

Mr. Starkey made a motion to approve the minutes. Ms. Anders seconded it.

Halo Greensboro Property Special Exception

Brendan Mullaney spoke first on the project at hand. He stated they were here to ask for a recommendation for the special exception of solar panels for a private utility facility at 720 W Sunset 1.2 mega watt on 3.92 acres of land. Part of the land is in town and the other is county. The main part being used is in town, which is permitted by special exception by the Board of Appeals. It currently has industrial buildings on the property. He states the building onsite would be demolished. The site is currently surrounded by forest buffers. On some parts they would add screening/landscaping. Brendan explains the benefits of the residents to allowing solar panels. Residents can work with a company that works with Delmarva Power to possibly save 5-10% on their electric bill. This project could help with 150 homes. It would increase the personal property taxes within just one year so the Town would see a benefit. Because the project is under 2 megawatts it does not need State Approval. They would provide a bond or letter of assurance if necessary. The life span is 25-35 years. The planting and maintenance they would take care of. They stated that they were here at the PZ Meeting for a favorable recommendation then would go to the Board of Appeals meeting March 10th. Ms. Jones asked about the smokestack being removed, Brendan responded that it would. Brendan also explained more of the plans for trees and landscaping (see pictures attached). There also will be a 7-foot-tall chain link fence around the property. They will use Industry Lane for the main access to the property. They will plant a meadow mix under the solar panels. Two times a year it would be cut unless otherwise asked. Ms. Anders asked about how citizens could get into a contract and what would it cost them? Brendan stated it would cost them nothing, it doesn't require subscribers. Ms. Anders asked if the roads would be shut down during construction. He stated no. Commissioner Harrison asked if they would need water. He stated no. Mr. Starkey asked if it would require a lot of prep work, Brendan said not much site work. Sean Miller said it is already flat there. They also

David A. Spencer, Mayor
Tammy Kelledees, Town Manager/Clerk



113 S. Main Street
P.O. Box 340
Greensboro, MD 21639



greensboro@greensboromd.com



(410) 482-6222



stated that the wetlands will have no impact. Mr. Starkey asked how long construction will take, they said 6-9 months. Ms. Jones asked if the panels would be the latest technology, they said yes basically. Also asked in 5 years from now how they would perform, Brendan said he is not sure of the exact numbers but would get the answers for them. Mr. Bruce asked about RFI interference on radios how it would impact those, and Brendan stated he would have that answer for him at the BOA meeting. Ms. Jones asked for a motion. Ms. Anders made the motion to forward a favorable recommendation to the Board of Appeals regarding the application submitted by Halo for a special exception to operate a private utility facility at 720 Sunset Avenue. Mr. Starkey seconded the motion.

Permit List

Ms. Fowler stated that there are only 6 new permits at this time, all DR Horton.

Chair Notes

Ms. Jones let the panel know that she will be out for surgery for the next meeting on March 18th. She is requesting someone to be the Vice Chair so that they can have the meeting without her if necessary. Mr. Starkey was recommended for the position, all in favor, yes.

Adjournment

Ms. Jones requested a motion for adjournment at 8 P.M. Mr. Starkey made the motion to adjourn, Ms. Anders seconded it.

Respectfully prepared by,

Jaime Fowler

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