



**Planning Commission Meeting Minutes  
03.18.2026 6:30 P.M.**

In attendance: from the board: Donald Starkey, Ryan Masten, and Jinny Schoonover. Deputy Town Manager Jaime Fowler, Commissioner Harrison, and Planner Peter Johnston.

**Call to order**

Mr. Starkey called the meeting to order at 6:30 P.M.

**Approval of the 02.18.2026 minutes**

Mr. Masten made a motion to approve the 02.18.2026 minutes, and Mrs. Schoonover seconded it.

**Permits**

Reviewed, no issues.

**Comp Plan**

Peter Johnston presented some documents such as: WEB public announcement forms (see attached) and questionnaires to post and give out (see attached) to try to encourage public interaction. Along with strategies for Public Engagement in Greensboro's Comprehensive Plan Update (see attached).

**Upcoming Events**




3<sup>rd</sup> Autism Awareness Event April 25<sup>th</sup>, 2026, and Fishing Derby June 6<sup>th</sup>, 2026.

**Adjournment**

Mr. Starkey asked for a motion to adjourn the meeting at 6:57 P.M. Mrs. Schoonover made a motion to adjourn, and Mr. Masten seconded it.


Respectfully submitted by, Jaime Fowler.

David A. Spencer, Mayor  
Cindy Yost, Town Manager


 111 S. Main Street  
P.O. Box 340  
Greensboro, MD 21639  
 [greensboro@greensboromd.com](mailto:greensboro@greensboromd.com)  
 (410) 482-6222



David A. Spencer, Mayor  
Cindy Yost, Town Manager

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

 [greensboro@greensboromd.com](mailto:greensboro@greensboromd.com)

 (410) 482-6222



# TOWN OF *Greensboro*

## **Questionnaire Greensboro Comprehensive Plan Update – Community Feedback Questionnaire**

**Your Input Shapes Our Future!** The Greensboro Planning Commission is updating the Town's Comprehensive Plan (originally adopted in 2010) to guide growth, protect our small-town character, enhance connections to the Choptank River, improve walkability, support local businesses, and address modern challenges such as water resources, climate resilience, and community needs.

We value your thoughts! Please take a few minutes to answer these three open-ended questions. Your responses will help us prioritize what matters most to residents.

**Please return this form by April 13<sup>th</sup>.**

- Drop off at Town Hall (111 S. Main Street, Greensboro, MD 21639) during business hours (Monday–Friday, 8:00 a.m.–4:30 p.m.)
- Or mail to: Town of Greensboro, P.O. Box 340, Greensboro, MD 21639
- Or scan/email to: [greensboro@greensboromd.com](mailto:greensboro@greensboromd.com) (Subject: Comp Plan Questionnaire)

**Name (optional):** \_\_\_\_\_ **Address (optional, if in Greensboro):**  
\_\_\_\_\_ **Email or Phone (optional, for follow-up):**  
\_\_\_\_\_

**1. What do you value most about living in Greensboro today?** (Examples: small-town feel, family-friendly atmosphere, the Choptank River, walkable streets, parks, quiet neighborhoods, local businesses, schools, etc.)

---

---

---

**2. What improvements or changes would you like to see in Greensboro over the next 10–20 years?** (Examples: better river access/trails, more sidewalks or bike paths, downtown revitalization, housing options, park upgrades, traffic/safety fixes, environmental protection, community events, etc.)

---

---

---

**3. Are there any concerns or challenges you think the updated Comprehensive Plan should address?** (Examples: flooding or stormwater issues, preserving open spaces/rural surroundings, affordable housing, business growth, senior services, maintaining character while growing, infrastructure needs, etc.)

---

---

---

**Thank you for your time and ideas!** Your feedback is essential to making sure the updated Comprehensive Plan reflects what residents truly want for Greensboro's future. The Planning Commission will review all responses and will help inform the setting of goals, objectives, and priorities.

For more information about the update process, visit [www.greensboromd.org](http://www.greensboromd.org) or call Town Hall at (410) 482-6222. Public meetings and additional opportunities to participate will be announced soon.

## GREENSBORO COMPREHENSIVE PLAN 2050

### STRATEGIES FOR PUBLIC ENGAGEMENT IN GREENSBORO'S COMPREHENSIVE PLAN UPDATE

Given Greensboro's profile as a small rural town (1,969 residents) with modest financial resources, limited staff capacity, and likely lower digital access among many residents (especially older adults, lower-income households, and some families), public engagement should be simple, low-cost, high-trust, and in-person focused. The goal is to reach people where they already are, using familiar channels and trusted local faces, while minimizing expenses and technology barriers.

Here are strategies for the Planning Commission to consider:

1. **Rely Heavily on In-Person, Face-to-Face Opportunities**
  - Host **informal "listening sessions"** or "coffee & conversation" events at places people already go: the community center, fire hall, library, school cafeteria, church fellowship halls, or even a local diner or convenience store parking lot.
  - Keep them short (60–90 minutes), casual, and family-friendly. Consider providing light refreshments using donated or low-cost items (coffee, cookies, lemonade).
  - Schedule 2–3 sessions at different times/days (e.g., weekday evenings, Saturday mornings, Sunday after church) to reach working parents, shift workers, and seniors.
  - Use large-print posters, flip charts, and simple handouts (one page with big text and pictures) instead of PowerPoint or detailed packets.
2. **Leverage Existing Community Gathering Points and Events**
  - Set up a table/booth at already-planned town events, such as school open houses, youth sports games, church suppers, holiday parades, town cleanup days, or farmers market days (if any).
  - Have 1–2 commission members or volunteers at the table with a simple question board ("What one thing do you want the town to focus on?"), sticky notes, markers, and a comment box.
  - Use existing school or church newsletters, bulletin boards, and weekly announcements to spread the word—no new printing needed.
3. **Partner with Trusted Local Institutions and Leaders**
  - Work through **schools** (send flyers home in backpacks, speak briefly at PTA meetings), **churches** (announcements during services, tables in fellowship areas), the **volunteer fire company**, **library**, and **local businesses** (posters in windows, counter cards).
  - Recruit **community ambassadors**—respected parents, teachers, pastors, coaches, barbers/hairdressers, store owners—who can talk about the Plan in their circles and bring neighbors to meetings.
  - Coordinate with **Caroline County Department of Social Services**, food pantries, or family resource centers to reach lower-income families and single parents.
4. **Keep Printed Materials Simple, Low-Cost, and High-Impact**

- Create **one-page flyers** with large text, a few key pictures (e.g., a map of Town, a drawing of a park or family home), and 2–3 big questions:
  - What do you love about Greensboro?
  - What worries you about the future?
  - What one thing should the Plan focus on?
- Print in black-and-white at the library or town office; copy at low cost or ask a local business to sponsor printing.
- Place flyers at every possible spot: post office, library, churches, gas stations, grocery store, laundromat, and daycare centers.
- 5. **Use Very Low-Tech or No-Tech Collection Methods**
  - Place **physical comment boxes** at the town hall, library, school, and churches, with pre-stamped postcards or simple comment forms (no envelopes needed—drop-in box).
  - Offer a **telephone number** for people to call and leave a voicemail with their thoughts (use an existing town line or a commission member's phone).
  - For Spanish-speaking residents (28% Hispanic/Latino), have a bilingual volunteer or trusted community member available at key events and include basic Spanish on flyers (use free translation tools and have someone check accuracy).
- 6. **Minimize Digital Reliance – But Offer a Simple Backup**
  - Do **not** rely on online surveys or social media as the primary method—many residents may not have reliable internet access, smartphones, or comfort with digital tools.
  - If there is any digital component, keep it extremely basic: a single page on the town website (or county site) with a printable PDF comment form and a phone number to call.
  - Announce that "paper and in-person" are the main ways to participate—no one will be left out if they don't use a computer.
- 7. **Show Results Quickly and Visibly**
  - After each round of input, create a **simple summary sheet** (one page, big text) with the top 5–7 things people said. Post it at the library, town hall, and churches, and mention it at the next meeting.
  - People need to see quickly that their comments were heard—this builds trust in a small town where word spreads fast.

**Bottom Line for Greensboro:** The most effective engagement will be **personal, local, and low-cost**—face-to-face conversations at familiar places, flyers at everyday locations, and trusted community members carrying the message. Focus on reaching families with children, single parents, Hispanic residents, and lower-income households by meeting them where they already are (schools, churches, community events) rather than expecting them to come to us or use technology. When done this way, engagement can be meaningful and cost-effective, even with very limited resources.



## **Public Announcement: Update to the Town of Greensboro Comprehensive Plan**

**Dear Residents, Business Owners, and Friends of Greensboro,**

The Greensboro Planning Commission is pleased to announce that we are undertaking a comprehensive update to the Town's **Comprehensive Plan**, originally adopted in June 2010. This important process will refresh our community's long-term blueprint for growth, development, and quality of life, reflecting today's realities and preparing for the future.

### **What is a Comprehensive Plan?**

In simple terms, a **Comprehensive Plan** (often called a "Comp Plan") is the Town's official guidebook for how Greensboro should grow and change over the next 10–20 years. It is not a set of strict rules but a shared vision document that covers big-picture topics like:

- Where new homes, businesses, and parks should go (land use).
- How to protect our natural resources, including the Choptank River and sensitive areas.
- Improvements to roads, sidewalks, water/sewer systems, and other infrastructure.
- Ways to support local businesses, affordable housing, walkability, and community events.
- Strategies for addressing challenges like flooding, climate resilience, and economic vitality.

The plan helps ensure that decisions about zoning, new developments, public projects, and grant funding all work together to keep Greensboro a safe, attractive, family-friendly small town with a strong sense of community.

### **Why Is This Update Important to You?**

Our 2010 Comprehensive Plan has served us well for over 15 years, guiding successful projects like new sidewalks, park improvements, shoreline restoration, and wastewater upgrades. But times have changed:

- Greensboro's population has grown modestly (recent estimates place us at around 1,900–2,000 residents, though some sources show fluctuations).

- State requirements for comprehensive plans have evolved, with new emphasis on water resources, climate change, environmental justice, and sustainable growth.
- Community priorities—such as better river access, vibrant Main Street businesses, more connected trails and sidewalks, and protection of our small-town character—have been shaped by the 2016 Vision Plan and ongoing resident input.

Updating the plan now gives us the chance to:

- Build on our strengths as a desirable place for families to live and thrive.
- Plan responsibly for potential growth while preserving open spaces, rural surroundings, and the Choptank River's beauty.
- Align with Caroline County and State goals to attract funding for infrastructure, parks, and revitalization.
- Ensure your voice helps shape the future—through public meetings, surveys, workshops, and other opportunities.

This update is about protecting what makes Greensboro special while making thoughtful improvements that benefit everyone: safer streets for walking and biking, cleaner water, a stronger local economy, and a welcoming community for current and future generations.

### **How You Can Get Involved**

We want to hear from you! The Planning Commission will host public information sessions, workshops, and opportunities for feedback starting soon. Watch for announcements on the Town website ([greensboromd.org](http://greensboromd.org)), at Town Hall (111 S. Main Street), on social media, and in local notices. Your ideas and concerns matter—whether about housing, parks, downtown vitality, the river, or anything else that affects daily life here.

If you have questions, contact Town Hall at (410) 482-6222 or visit us during regular hours (Monday–Friday, 8:00 a.m.–4:00 p.m.).

Together, we can ensure Greensboro remains a place where families love to live, businesses can succeed, and our natural and historic charm endures for years to come.

**Sincerely,** The Greensboro Planning Commission  
Town of Greensboro, Maryland  
February 2026

**Anuncio Público: Actualización del Plan Integral de la Ciudad de Greensboro** (Traducción al español para residentes hispanohablantes)

**Estimados Residentes, Dueños de Negocios y Amigos de Greensboro,**

La Comisión de Planificación de Greensboro se complace en anunciar que estamos realizando una actualización integral del **Plan Integral** de la Ciudad, adoptado originalmente en junio de 2010. Este importante proceso renovará el plan a largo plazo de nuestra comunidad para el crecimiento, el desarrollo y la calidad de vida, reflejando las realidades actuales y preparándonos para el futuro.

**¿Qué es un Plan Integral?**

En términos simples, un **Plan Integral** (a menudo llamado "Comp Plan") es la guía oficial de la Ciudad sobre cómo debería crecer y cambiar Greensboro en los próximos 10–20 años. No es un conjunto de reglas estrictas, sino un documento de visión compartida que cubre temas importantes como:

- Dónde deben ir nuevas viviendas, negocios y parques (uso del suelo).
- Cómo proteger nuestros recursos naturales, incluido el río Choptank y las áreas sensibles.
- Mejoras en carreteras, aceras, sistemas de agua/alcantarillado y otra infraestructura.
- Formas de apoyar a los negocios locales, viviendas asequibles, accesibilidad peatonal y eventos comunitarios.
- Estrategias para enfrentar desafíos como inundaciones, resiliencia climática y vitalidad económica.

El plan asegura que las decisiones sobre zonificación, nuevos desarrollos, proyectos públicos y financiamiento de subvenciones trabajen juntas para mantener a Greensboro como un pueblo pequeño seguro, atractivo y familiar con un fuerte sentido de comunidad.

**¿Por qué es importante esta actualización para usted?**

Nuestro Plan Integral de 2010 nos ha servido bien durante más de 15 años, guiando proyectos exitosos como nuevas aceras, mejoras en parques, restauración de la ribera y actualizaciones de tratamiento de aguas residuales. Pero los tiempos han cambiado:

- La población de Greensboro ha crecido modestamente (estimaciones recientes la sitúan alrededor de 1,900–2,000 residentes).
- Los requisitos estatales para los planes integrales han evolucionado, con mayor énfasis en recursos hídricos, cambio climático, justicia ambiental y crecimiento sostenible.
- Las prioridades de la comunidad —como mejor acceso al río, un Main Street vibrante, senderos y aceras más conectados, y preservar el carácter de pueblo pequeño— han sido moldeadas por el Plan de Visión de 2016 y la retroalimentación continua de los residentes.

Actualizar el plan ahora nos da la oportunidad de:

- Construir sobre nuestras fortalezas como un lugar deseable para que las familias vivan y prosperen.
- Planificar responsablemente el posible crecimiento mientras preservamos espacios abiertos, entornos rurales y la belleza del río Choptank.
- Alinear con los objetivos del Condado de Caroline y el Estado para atraer fondos para infraestructura, parques y revitalización.
- Asegurar que su voz ayude a dar forma al futuro —a través de reuniones públicas, encuestas, talleres y otras oportunidades.

Esta actualización se trata de proteger lo que hace especial a Greensboro mientras realizamos mejoras pensadas que beneficien a todos: calles más seguras para caminar y andar en bicicleta, agua más limpia, una economía local más fuerte y una comunidad acogedora para las generaciones actuales y futuras.

### **Cómo puede participar**

¡Queremos escuchar su opinión! La Comisión de Planificación organizará sesiones de información pública, talleres y oportunidades para comentarios muy pronto. Esté atento a los anuncios en el sitio web de la Ciudad ([greensboromd.org](http://greensboromd.org)), en el Ayuntamiento (111 S. Main Street), en redes sociales y en avisos locales. Sus ideas y preocupaciones importan —ya sea sobre vivienda, parques, vitalidad del centro, el río o cualquier otro tema que afecte la vida diaria aquí.

Si tiene preguntas, comuníquese con el Ayuntamiento al (410) 482-6222 o visítenos durante el horario regular (lunes–viernes, 8:00 a.m.–4:00 p.m.).

¡Juntos podemos asegurar que Greensboro siga siendo un lugar donde las familias aman vivir, los negocios prosperen y nuestro encanto natural e histórico perdure por años!

**Atentamente,** La Comisión de Planificación de Greensboro Ciudad de Greensboro, Maryland  
Febrero 2026