

Meeting Minutes

Planning Commission Meeting

TOWN OF GREENSBORO PLANNING COMMISSION MEETING MINUTES

Date: June 17, 2026

Time: 6:30 P.M.

Location: Greensboro Town Hall, Greensboro, Maryland

Members Present

- Donald Starkey, Chair
- Ryan Masten, Commission Member
- Jinny Schoonover, Commission Member (participated remotely)

Staff Present

- Peter Johnston, Town Planner
- Jaime Fowler, Deputy Town Manager

Others Present

- Bob Harrison, Town Council Member

Call to Order

Chair Donald Starkey called the meeting to order at 6:30 p.m. A quorum was present.

Approval of Minutes

Motion by Ryan Masten, seconded by Jinny Schoonover, to approve the April 15, 2026 Planning Commission Meeting Minutes as presented.

Motion carried unanimously.

Permit Review

Staff reported on recently issued permits, including a new residential building permit on Hobbs Road and a fence extension permit on Sunset Avenue. No Planning Commission action was required.

Annual Report

The Commission reviewed information for the Municipal Annual Report and discussed the annual report short-form template. Staff reported that 27 new residential building permits were issued during calendar year 2025.

Comprehensive Plan Review

Town Planner Peter Johnston presented and reviewed draft sections of the Comprehensive Plan, including:

- Municipal Growth
- Sensitive Areas
- Water Resources
- Housing
- Transportation

Discussions included growth projections, public service capacity, environmental protection strategies, water and sewer capacity considerations, housing opportunities, transportation infrastructure, and future planning initiatives.

The Commission also discussed public engagement efforts and the need for additional public participation in the Comprehensive Plan update process. Staff advised that the draft plan will be submitted to the Maryland Department of Planning and Caroline County for review in accordance with state requirements.

Upcoming Events

Staff provided updates on upcoming community events, including:

- Town Council Meeting – June 18, 2026
 - Greensboro Volunteer Fire Department Carnival – July 7–11, 2026
 - Kids in the Park – July 17, 2026
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New Business

The Commission discussed scheduling conflicts affecting the July meeting.

Motion by Ryan Masten, seconded by Jinny Schoonover, to reschedule the July Planning Commission meeting from July 15, 2026, to July 22, 2026.

Motion carried unanimously.

Action Items

- Planner Peter Johnston will coordinate submission of the draft Comprehensive Plan to the Maryland Department of Planning and Caroline County for review.
- Staff will continue preparations for the upcoming public information meeting regarding the Comprehensive Plan.

Next Meeting

The next Planning Commission meeting will be held on July 22, 2026, at 6:30 p.m. at Greensboro Town Hall.

Adjournment

Motion by Jinny Schoonover, seconded by Ryan Masten, to adjourn the meeting.

Motion carried unanimously, and the meeting adjourned at 7:21 p.m.

Respectfully Submitted,

Jaime Fowler
Deputy Town Manager

Approved by the Greensboro Planning Commission on July 20, 2026.