

Town of Greenwood
Board of Adjustments
Public Attendance by Virtual Zoom Meeting Only
Personal Meeting ID #: 917 086 0517
Passcode: 9Ww9FF

Minutes from
Wednesday, April 28, 2021 @ 6:30 pm

CALL TO ORDER

Chairman Jennifer Nelson called the meeting to order at 6:30 p.m.

PRESENT

Board Members present: Jennifer Nelson, Randy Willey and Marshall Kemp

Town Officials present: Janet Todd, Town Manager and Lisa Calvert, Town Clerk

Applicant: Richard and Garith Watkinson and Mackenzie M. Peet, Esq. representing Greenwood Properties, LLC dba Emma's Family Restaurant (hereafter referred to as "Emma's")

NEW BUSINESS

Request for area variance by Emma's Family Restaurant under Ordinance A-1 Section 5.11.4 in order to sell alcohol on the premises.

APPELLANT PRESENTATION

Ms. Peet, Esq. verbally presented her case on behalf of Emma's:

1. Emma's desires to acquire an area variance in order to sell alcohol on their premises.
2. Emma's needs the variance granted by the Town prior to submitting their application with OABC of Delaware.
3. Greenwood Properties owns the land only (1.14 acres) and is zoned Highway Commercial.
4. There are three (3) other active liquor licenses in Greenwood and two (2) of the three (3) operate within 500 ft. of a church.
5. No impact on neighboring properties. Ms. Peet, Esq. presented a letter from Country Kids Childcare and Preschool, Inc. located next to Emma's in which they have no objections to Emma's serving alcoholic beverages.

OPPOSSING PRESENTATION

None

APPEALLANT REBUTTAL

None

PUBLIC COMMENT

None

DECISION

Board member Willey made a motion for Board of Adjustment Members to vote to grant the area variance request, Seconded by Board Member Kemp. Vote was taken and the motion to grant the area variance was made and the decision is final. Board member Willey – YES; Board Member Kemp – YES and Board Chairman Nelson – YES. CARRIED.

ADJOURNMENT

Motion by Board Member Willey to adjourn, Seconded by Board Member Kemp. Board Member Willey – YES; Board Member Kemp – YES and Board Chairman Nelson – YES. CARRIED.

Meeting adjourned at 6:38 p.m.

Approved in a duly constituted meeting of the Board of Adjustments this 22nd day of July, 2021.

Jennifer Nelson J Nelson

Randy Willey Randy L. Willey

Marshall Kemp Marshall Kemp