

Town of Greenwood
Minutes
Planning Commission Meeting
Tuesday, April 26, 2022, at 6:30 pm

Call to Order:

Commission Chair Jennifer Nelson called the meeting to order at 6:30 pm.

Commissioners Present:

Jennifer Nelson, Megan Wilson, Durene Jones, Hannah Byler, Lisa Workman

Officials Present:

Town Manager Janet Todd, Town Clerk Carolyn Chisenhall, Town Solicitor James Sharp

Old Business:

1. Commissioner Jones made a motion to approve the minutes from the March 30, 2022, meeting. Seconded by Commissioner Byler. Unanimously APPROVED.
2. Mr. Sharp gave a summary of the March 8, 2022, hearing of proposed Ordinances 2022-01, 2022-02, 2022-03, 2022-04, 2022-5, 2022-6 regarding changes to map and zoning and conditional use applications for lodging houses for elder care at 2 N. First Street and 102 North Street. He also made clear that the March 8 hearing was left open for the limited purpose of soliciting comments from certain state agencies, therefore discussion was limited to comments pertaining to the responses received from those agencies only.

Commissioner Jones read the following statement:

I move that we recommend a denial of Ordinance 2022-01 to amend the 2019 Comprehensive Plan from R-1 Zoning to R-3 Zoning as it pertains to property located at 2 N. First Street, Greenwood based upon the record made during the public hearing and for the following reasons:

1. The Applicant proposes to use the Property as a lodging house for elderly persons with 24/7 monitoring by an employee. There would be multiple bedrooms available for different tenants of the house and services provided to those tenants.
2. Pursuant to the Town Zoning Code, the intent of the R-1 Residential District is to preserve the spacious residential atmosphere and quality of living of existing low-density residential development, to provide for the orderly and appropriate development of new low-density housing and to allow related uses that would not be detrimental to the residential character of the district.
3. The proposed use is not a permitted or conditional use within the R-1 Zoning District. As such, the Applicant seeks a change in the Future Land Use Map to allow for a rezoning of the Property to R-3.
4. Pursuant to the Town Zoning Code, the purpose of the R-3 district is to provide for the orderly development of existing and proposed medium-to high-density residential housing and related uses into those areas where adequate public facilities exist. The district will permit development of garden-type apartments as well as townhouses that will yield high densities in selected areas, multifamily dwellings, and a variety of housing types.
5. A review of the future land use map shows that the surrounding properties are zoned R-1 and is predominantly residential in use. A change in the future land use map to R-3 would effectively create spot-zoning that would allow for greater densities and additional uses that would be out of character for surrounding areas and the future land use map.

6. For all of these reasons, I recommend a denial of this Ordinance.
Seconded by Commissioner Byler. Unanimous recommendation to DENY.
Ordinance 2022-02 Commissioner Jones made a motion to deny for the same reasons. Seconded by Commissioner Byler. Unanimous recommendation to DENY.
Ordinance 2022-03 Commissioner Jones made a motion to deny for the same reasons. Seconded by Commissioner Byler. Unanimous recommendation to DENY.
Ordinance 2022-04 Commissioner Jones made a motion to deny for the same reasons. Seconded by Commissioner Byler. Unanimous recommendation to DENY.
Ordinance 2022-05 Commissioner Jones made a motion to deny for the same reasons. Seconded by Commissioner Wilson. Unanimous recommendation to DENY.
Ordinance 2022-06 Commissioner Jones made a motion to deny for the same reasons. Seconded by Commissioner Wilson. Unanimous recommendation to DENY.

New Business:

Conditional Use application was made by DEStorage representative Casey Kenton for property tax ID# 5-30-10.00-55.00 for outdoor covered and uncovered parking with or without a solar installation on the roof, as an ancillary use to a public self-storage facility. Commissioner Jones made a motion to recommend approval to Council, subject to applicant providing copies of all necessary state agency and site plan approvals. Seconded by Commissioner Byler. Unanimous recommendation to APPROVE, with Commissioner Workman abstaining due to a work conflict.

Adjournment:

Motion made by Commissioner Jones, Seconded by Commissioner Wilson to adjourn the meeting at 7:13p.m. CARRIED by Unanimous Vote.

Attested Janet M. Seidel, Town Manager