



TOWN OF GREENWOOD
SPECIAL TOWN COUNCIL MEETING
Greenwood VFW 100 Mill St. Greenwood De. 19950
Thursday July 18, 2024 6:00 p.m.
Meeting is live stream on Town of Greenwood Facebook

CALL TO ORDER: Pledge of Allegiance

NEW BUSINESS:

1. Presentation by Debbie Moreau of the Public Integrity Commission

PUBLIC HEARING:

1. Recommendation from Planning Commission pertaining to conditional use application for approval from Schatz Messick Enterprises for property located at 3 W. Market St., Greenwood De., Tax Id#530-10.13-22.00, to permit a residential apartment in conjunction with a commercial use in the DC Downtown Commercial District
2. Recommendation from Planning Commission pertaining to conditional use application from Eric Nowell DBA Kent Sussex Seamless Gutters located at 300 E. Market St. Greenwood De. Tax Id#530-10.13-97.00 to store materials and commercial vehicles in an R-1 Residential Zoning District.
3. Recommendation from Planning Commission pertaining to conditional use application for conditional use from Jamie Webb for property located at 402 W. Market St., Greenwood DE, Tax Id#530-9.16-11.00, for an in-home daycare in the R-1 Residential Zoning District.
4. Recommendation from Planning Commission pertaining to conditional use application from Steve R. Martin for property located at 6 E. Market St., Greenwood DE, Tax Id#530-10.13-110, to permit residential apartments in conjunction with a commercial use in the D-C Downtown Commercial District
5. Recommendation from Planning Commission pertaining to conditional use application for conditional use application from DRAB Properties property located at 501 E. Market St. Tax id#530-10.13-82.00 to permit a liquor store in the HC Highway Commercial District.
6. Recommendation from Planning Commission pertaining to conditional use application from Jay and Kathy Embleton for property located at 12400 Sussex Highway Tax Id#530-10.00-44.00 to permit a daycare/preschool in HC Highway Commercial District.

PUBLIC COMMENT

The Public Comment portion of the Town Council Meeting affords members of the public the opportunity to share with the Town Council questions, thoughts, comments, concerns, and/or complaints regarding the Town. Anyone interested in addressing the Town Council will be given three (3) minutes to do so. The Town Council is sincerely interested in hearing from the public, but the purpose of public comment is for Council to listen to comments, and the Town Council is not required to answer questions or provide immediate responses to concerns raised during public comment. The council may take action on items only when duly noticed on an agenda.

ADJOURNMENT

AGENDA MAY BE SUBJECT TO CHANGE TO INCLUDE ADDITIONAL ITEMS (INCLUDING EXECUTIVE SESSIONS) OR THE DELETION OF ITEMS (INCLUDING EXECUTIVE SESSIONS), WHICH ARISE AT THE TIME OF THE MEETING. [29 Del. C. Sec.10004 (e)(3)].



**TOWN OF GREENWOOD
100 W. MARKET ST.
GREENWOOD, DE. 19950
PH# 302-349-4534**

To: Town Council

From: Town manager

Re: Conditional Use 3 W. Market St.
Schatz-Messick Enterprises LLC
Tax ID# 5.30 10.13 22.00

At the Planning Commission meeting held on June 5, 2024 Mr. John Schatzschneider was in attendance to present an application for a Conditional Use for his property located at 3 W. Market St. Greenwood Delaware also known as Tax Map #5-30-10.13-22.00. The conditional use application was to permit a residential apartment in conjunction with a commercial use in the Downtown Commercial District.

The Property is Zoned DC and currently is used as a restaurant known as Café Tamburellis in the front of the building and a residential apartment in the rear of the building. The applicant Mr. Schatzschneider explained to the Planning Commission that this property had been used as a restaurant and apartment in the rear for many years and he would like to continue the use as it is. At the time the applicant received the initial letter he was not aware that a conditional use was required for the property. The Town of Greenwood had notified the owner by mail when it was discovered that the property was not in compliance by needing a conditional use per Town Ordinance A-1. The owner immediately filed the correct paperwork and paid the required application fee.

The Planning Commission voted unanimously to recommend approval of the conditional use for the property listed at 3 W. Market St. Tax Id#530-10.13-22.00.

On behalf of the Planning Commission, I am submitting this letter of recommendation for your approval.

Sincerely,

Janet Todd
Town Manager

TOWN OF GREENWOOD
100 WEST MARKET STREET
P.O. BOX 216
GREENWOOD, DE 19950
302-349-4534
302-349-9332

FEE \$350.00

APPLICATION FOR CONDITIONAL USE

Current Property Owner Information:

Current Owner Name(s)/Applicant(s):

Schatz-Messick Enterprises LLC.

John Schatzschneider

Mailing Address:

705 Andrewville Road

Harrington, DE. 19952

Phone Number: 302.270.1520

Email Address: John@schatzmessick.com

Contact Person: John

Property Information:

Sussex County Tax Map/Parcel

Number: 530-10.13-22.00

Property Location: 3 W Market Street

Total Lot Area: Sq. Ft. _____ Acres _____

Current Zoning District: _____

Proposed Zoning (if applicable): _____

Current Property Use: Restaurant and Apartment

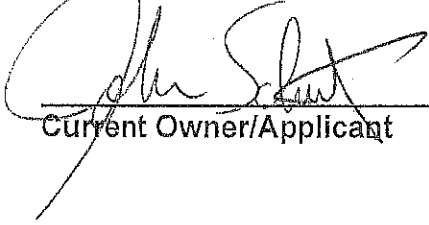
Briefly Describe Proposed Conditional Use:

Continue to use the second floor on back of building for an apartment.

REQUIRED INFORMATION BY PROPERTY OWNER:

1. Two (2) copies of a recent Survey by a licensed surveyor showing the amount of acreage. Description must conform to metes and bounds of survey.
2. Copy of the Deed.
3. A preliminary site plan complying with the requirements of site plan review. Additional information may be required for the determination of the nature of the proposed use and its effect on the Comprehensive Plan.

I (We) hereby apply to the TOWN OF GREENWOOD, for a Conditional Use on the property described above. I (We) certify that all the information and attached documentation provided by me in this application is correct and I (We) further understand that a Public Hearing will not be scheduled until this application is complete as determined by the GREENWOOD Administrative Official.



Current Owner/Applicant

Current Owner/Applicant

Current Owner/Applicant

Current Owner/Applicant

FOR MAYOR AND TOWN COUNCIL

Approved/Date: 6/5/24

Mayor

Denied/Date: _____

Mayor

TAX MAP AND PARCEL #:
530-10.13-22.00 and 530-10.13-23.00

PREPARED BY:
Hudson, Jones, Jaywork & Fisher, LLC
34382 Carpenter's Way, Suite 3
Lewes, DE 19958

RETURN TO:
SCHATZ-MESSICK ENTERPRISES, LLC
705 Andrewville Road
Harrington, DE 19952

THIS DEED, made this 15th day of October, 2019,

- BETWEEN -

GIUSEPPE RANDAZZO BY GRETCHEN RANDAZZO, HIS ATTORNEY-IN-FACT and GRETCHEN RANDAZZO, of 108 Heronwood Drive, Milton, DE 19968, parties of the first part,

- AND -

SCHATZ-MESSICK ENTERPRISES, LLC, a Delaware limited liability company, of 705 Andrewville Road, Harrington, DE 19952, as to an undivided 50% interest, and JOHN SCHATZSCHNEIDER, of 705 Andrewville Road, Harrington, DE 19952, as to an undivided 50% interest, as tenants in common, parties of the second part.

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of **TEN DOLLARS (\$10.00)**, lawful money of the United States of America and other good and valuable consideration, the receipt whereof is hereby acknowledged, hereby grant and convey unto the parties of the second part, and their heirs and assigns, in fee simple, the following described lands, situate, lying and being in Sussex County, State of Delaware:

ALL those certain lots, pieces or parcels of land situated in the Town of Greenwood, Nanticoke Hundred, Sussex County, Delaware lying on the Northerly side of West Market Street and being more particularly described in accordance with a recent survey prepared by Miller-Lewis, Inc., Stephen M. Sellers PLS 566, September 25, 2019, as follows, to wit:

PARCEL 22.00: BEGINNING at a PK nail set on the northerly right-of-way line of West Market Street (50' wide) said point being a common corner for this parcel and T.M. 530-10.13-23.00 said point being 112.04 feet west of the centerline of the railroad track; thence with said right-of-way line North 46°-40'-42" West a distance of 32.05 feet to a drill hole set a common corner for this parcel lands now or formerly of Thomas S. & Rita J. Paulsen (T.M. 530-10.13-20.00); thence turning and leaving said right-of-way line with said Paulsen lands North 23°-58'-38" East a distance of 139.41 feet to a point in a ditch a common corner for this parcel and said Paulsen lands and in the line of lands now or formerly of Jose Manuel Cotzajay Canel & Ruth Dalia Mendez Sazo (T.M. 530-10.13-21.00) passing over a pipe found at 131.41 feet; thence turning and with said ditch and in part with said Canel/Sazo lands South 63°-22'-28" East a distance of 40.50 feet to a point a common corner for this parcel and said T.M. 530-10.13-23.00; thence turning and leaving said ditch and with said T.M. 530-10.13-23.00 South 27°-55'-25" West a distance of 148.51 feet to a drill hole set passing over a drill hole set at 10.00 feet home to the point and place of beginning said to contain 5,114 square feet of land, be the same more or less, together with any and all of the improvements located thereon.

PARCEL 23.00: BEGINNING at a pipe set on the northerly right-of-way line of West Market Street (50' wide) said point being a common corner for this parcel and lands of Pennsylvania Lines, LLC said point being 40.88 feet west of the centerline of the railroad track; thence with said right-of-way line North 43°-00'-17" West a distance of 71.16 feet to a PK nail set a common corner for this parcel and T.M. 530-10.13-22.00; thence turning and leaving said right-of-way line with said T.M. 530-10.13-22.00 North 27°-55'-25" East a distance of 148.51 feet to a point in a ditch a common corner for this parcel and said T.M. 530-10.13-22.00 and in the line of lands now or formerly of Jose Manuel Cotzajay Canel & Ruth Dalia Mendez Sazo (T.M. 530-10.13-21.00) passing over a drill hole set at 138.51 feet; thence turning and with said ditch and in part with said Canel/Sazo lands South 63°-22'-28" East a distance of 43.93 feet to a pipe set in the line of said Pennsylvania Lines, LLC lands a common corner for this parcel and said Canel/Sazo; thence turning and leaving said ditch and with said Pennsylvania Lines, LLC lands South 20°-13'-54" West a distance of 174.32 feet home to the point and place of beginning said to contain 8,798 square feet of land, be the same more or less, together with any and all improvements located thereon.

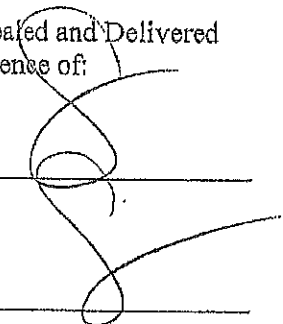
BEING the same lands and premises conveyed unto Giuseppe Randazzo and Gretchen Randazzo by deed of Randazzo Investment, LLC dated February 22, 2000, and recorded in the Office of the Recorder of Deeds, in and for Sussex County, State of Delaware in Deed Book 2463, Page 128 on February 25, 2000.


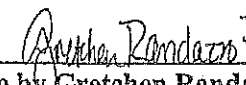
AND ALSO BEING the same lands and premises conveyed unto Giuseppe Randazzo and Gretchen Randazzo by corrective deed of George D. Smith and Janice B. Smith dated June 12, 2006, and recorded in the Office of the Recorder of Deeds, in and for Sussex County, State of Delaware in Deed Book 3325, Page 106 on June 23, 2006.


SUBJECT to any and all restrictions, reservations, conditions, easements and agreements of record in the Office of the Recorder of Deeds in and for Sussex County, Delaware.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
in the presence of:



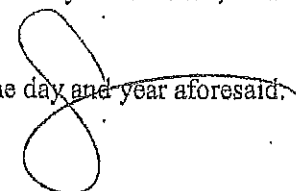
  ^{DPDA} (SEAL)
Giuseppe Randazzo by Gretchen Randazzo, AIF

 (SEAL)
Gretchen Randazzo

STATE OF DELAWARE, COUNTY OF SUSSEX: to-wit

BE IT REMEMBERED, that on October 15, 2019, personally came before me, the subscriber, Giuseppe Randazzo by Gretchen Randazzo, AIF and Gretchen Randazzo, parties of the first part to this Indenture, known to me personally to be such, and acknowledged this Indenture to be their act and deed.

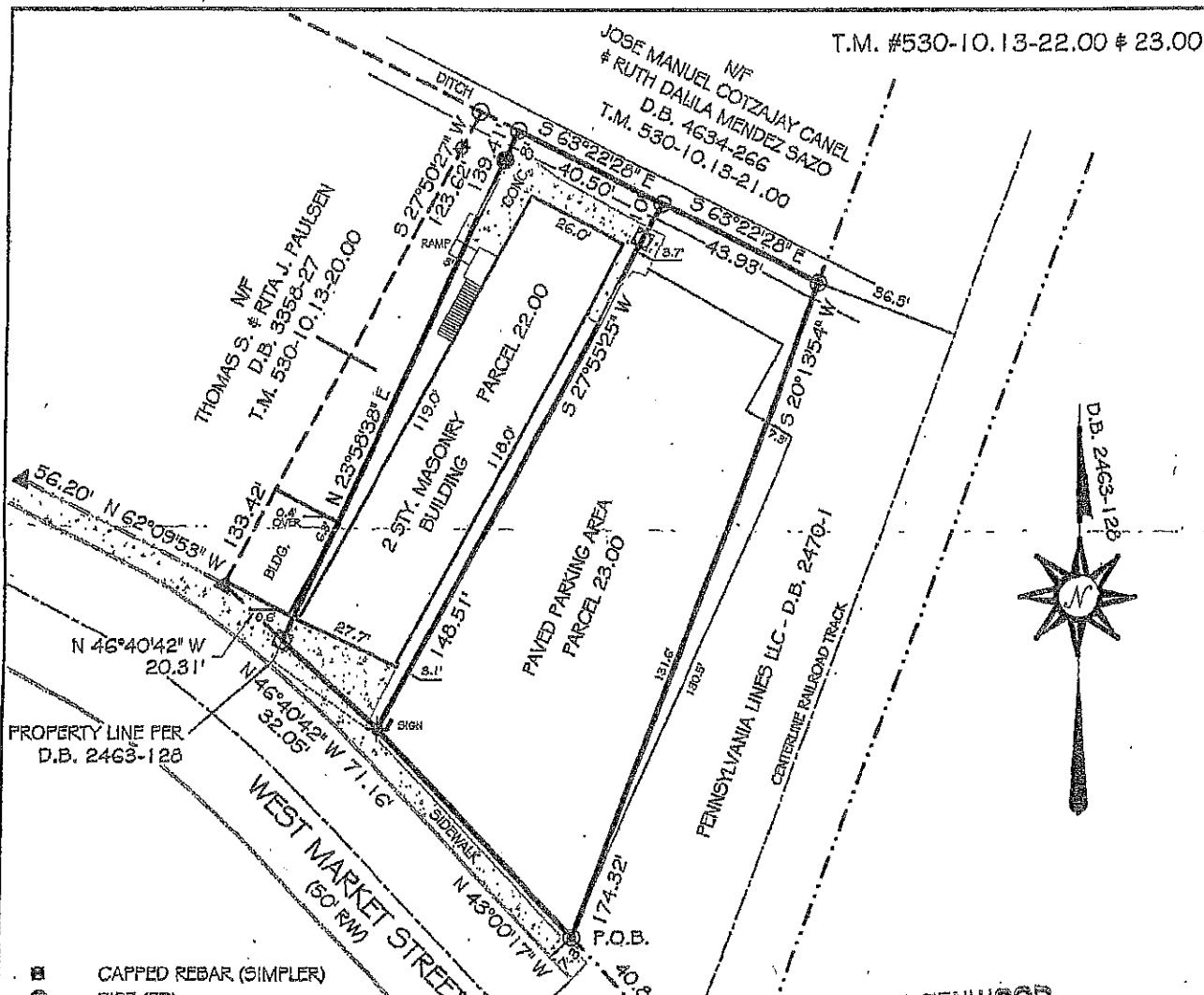
GIVEN under my Hand and Seal of Office the day and year aforesaid.



Notary Public

My Commission Expires: _____

Shannon Carmean Burton
Attorney
Admitted to the Delaware Bar 12-15-03
Bar ID #004386
Uniform Law on Notarial Acts
Pursuant to 29 Del C Sec. 4323(a)(3)



- CAPPED REBAR (SIMPLER)
- PIPE (FD)
- DRILL HOLE (SET)
- ✕ P.K. NAIL (SET)
- ▲ DRILL HOLE (FD)
- ⊙ PIPE (SET)
- POINT

THIS SURVEY AND PLAT DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHTS-OF-WAY OR EASEMENTS CROSSING THIS PROPERTY OTHER THAN THOSE SHOWN.
 NO TITLE SEARCH PROVIDED OR STIPULATED.

THIS PLATTED AREA IS NOT WITHIN THE JURISDICTION OF THE COUNTY PLANNING AND ZONING COMMISSION
 10/16/19

TOWN OF GREENWOOD
 Approved for Recording
 Official: TOWN MANAGER
 Signature: [Signature]
 Date: 10-8-2019

**BOUNDARY SURVEY PLAN FOR
 SCHATZ-MESSICK ENTERPRISES, LLC**

3 WEST MARKET STREET, GREENWOOD, DE. 19950
 TOWN OF GREENWOOD
 NORTHWEST FORK HUNDRED SUSSEX COUNTY
 STATE OF DELAWARE
 SCALE 1" = 40' SEPTEMBER 25, 2019.

I, STEPHEN M. SELLERS REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, HEREBY STATE THAT THE INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS ESTABLISHED BY THE STATE OF DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS. ANY CHANGES TO THE PROPERTY CONDITIONS, IMPROVEMENTS, BOUNDARY OR PROPERTY CORNERS AFTER THE DATE SHOWN HEREON SHALL NECESSITATE A NEW REVIEW AND CERTIFICATION FOR ANY OFFICIAL OR LEGAL USE.

[Signature]
 STEPHEN M. SELLERS PLS 8666 DATE 9/25/19
 SURVEY CLASS: SUBURBAN

PREPARED BY: MILLER LAND SURVEYING
LEWIS, INC.
 1560 MIDDLEFORD RD. SEAFORD, DE. 19973
 PH: 302-629-9895
 FAX: 302-629-2391



**TOWN OF GREENWOOD
100 W. MARKET ST.
GREENWOOD, DE. 19950
PH# 302-349-4534**

To: Town Council

From: Town manager

Re: Conditional Use 300 E. Market St. Greenwood De.
Eric Nowell
Tax ID# 5.30 10.13 22.00

At the Planning Commission meeting held on June 5, 2024 Mr. Eric Nowell was in attendance to present an application for a Conditional Use for his property located at 300 E. Market St. Greenwood Delaware also known as Tax Map #5-30-10.13-22.00. The conditional use application was to permit storage of materials and commercial vehicles in an R-1 residential zoning district.

The Property is Zoned R-1 and currently owned by Mr. Nowell, the owner of Kent Sussex Seamless Gutters. At the time the applicant received the initial letter he was not aware that a conditional use was required for the property. The Town of Greenwood had notified the owner by mail when it was discovered that the property was not in compliance by needing a conditional use per Town Ordinance A-1. The owner Eric Nowell filed the correct paperwork and paid the required application fee. Mr. Nowell presented to the Planning Commission as the owner of Kent Sussex Seamless Gutters stating he stores material in the building on his property and the commercial trucks for his business are stored at the property and he had been using the property in this way for several years. Mr. Nowell requested the conditional use to enable him to continue to store the materials and vehicles at the property located at 300 E. Market St. Greenwood De..

The Planning Commission voted unanimously to recommend approval of the conditional use for the property listed at 3 W. Market St. Tax Id#530-10.13-22.00.

On behalf of the Planning Commission, I am submitting this letter of recommendation for your approval.

Sincerely,

Janet Todd
Town Manager

rec'd 4/22/04

TOWN OF GREENWOOD
100 W. MARKET ST
PO BOX 216
GREENWOOD DE. 19950
PH. 302-349-4534
FAX: 302-349-9332

FEE \$350.00

APPLICATION FOR CONDITIONAL USE

CURRENT PARCEL OWNER NAME(S)

Eric Nowell
Bernadette Nowell

CURRENT APPLICANT NAME(S) (IF DIFFERENT FROM OWNER):

MAILING ADDRESS:

P.O. Box 472
Greenwood, DE 19950

PHONE NUMBER: 302-233-2241

EMAIL ADDRESS: Gutterman007@comcast.net

PRIMARY CONTACT PERSON: Eric Nowell

PROPERTY INFORMATION:

SUSSEX COUNTY TAX MAP/PARCEL NUMBER 530-10.13-97.00

PROPERTY ADDRESS: 300 E. Market St; Greenwood

CURRENT ZONING DISTRICT: R1

CURRENT PROPERTY USE(S): hold materials for shelving / gutters

BRIEFLY DESCRIBE PROPOSED USE(S) (LIST ALL)

continue parking and continue storing shelving / gutter
materials

REQUIRED INFORMATION BY PROPERTY OWNER:

1. Completed Application and Fee. Application **MUST** be signed by the Owner of record.
2. Please attach lists of any conditions **REQUESTED** by the applicant (e.g. parking issues, storage of materials). Applicant requests will be considered, but are not guaranteed. Council will ultimately determine all applicable conditions if the CU is granted.
3. Copy of the Deed
4. A preliminary drawing or site plan depicting the proposed use(s) and location(s). Additional information may be required by the Town if necessary for determination of the Conditional Use Application.

I(We) hereby apply to the Town of Greenwood, for a Conditional Use on the property described above. I (We) certify that the information and attached documentation provided by me in this application is correct and I (We) further understand that a Public Hearing will not be scheduled until this application is complete as determined by the TOWN OF GREENWOOD Administrative Official.

Ezz K Nowell
Current Owner/Applicant

Current Owner/Applicant

Current Owner/Applicant

Current Owner/Applicant

FOR TOWN USE ONLY

Planning Commission Review Date: 6/5/24
 Planning Commission Recommendation: approval

Council Action
 Approved/Date: _____

 Mayor

Denied/Date: _____

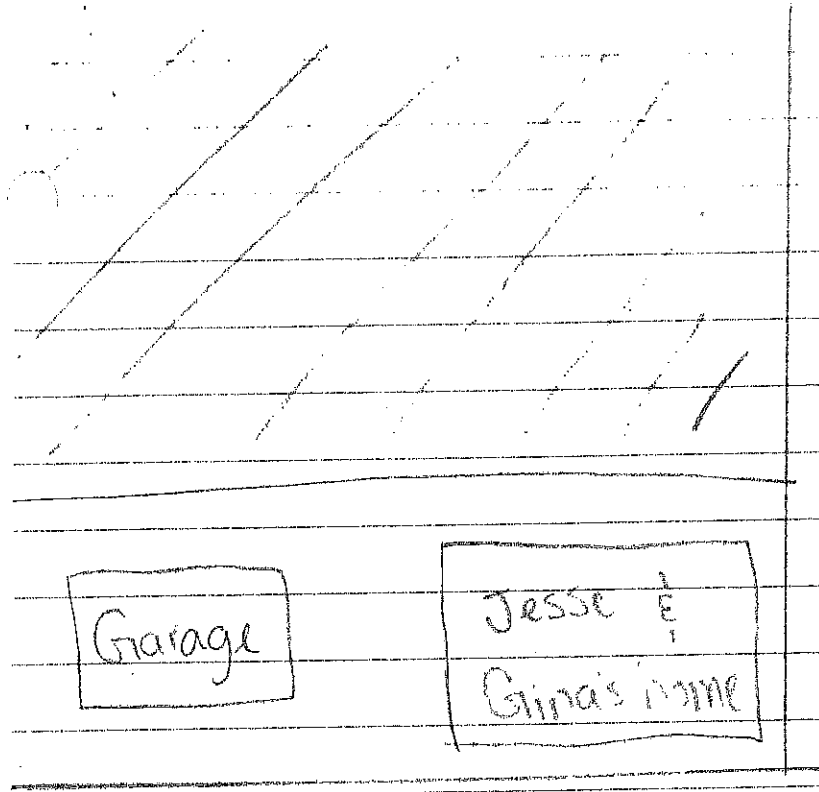
 Mayor

To whom it may concern,

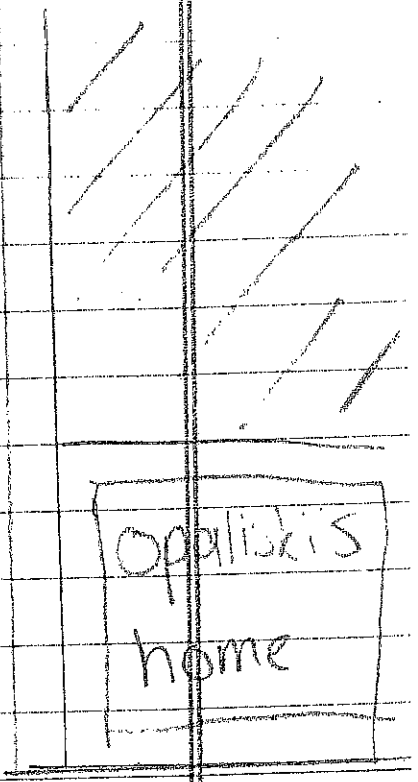
I'm writing you in regards to the letter I recieved stating that I need to apply to continue parking my truck in or in front of my garage. For the last 18 years we have resided at 300 E Market St. My truck has always been parked there or inside of the garage. Before that it was parked outside of my house on N 1st St. Until months ago I never knew I needed a Conditional Use permit and apologize for the slow response. The intent of my request is to continue parking in or out of my garage and continue to hold my shelving and gutter materials in it as needed. My owning and operating my business here brings no one or traffic to my home and I havent had materials delivered here since at least 3 years ago as I use a local distribution center which makes it easier on me to load them up. Thank you for your consideration in this matter. If you have any questions feel free to call me at 302-233-2241.

Sincerely,

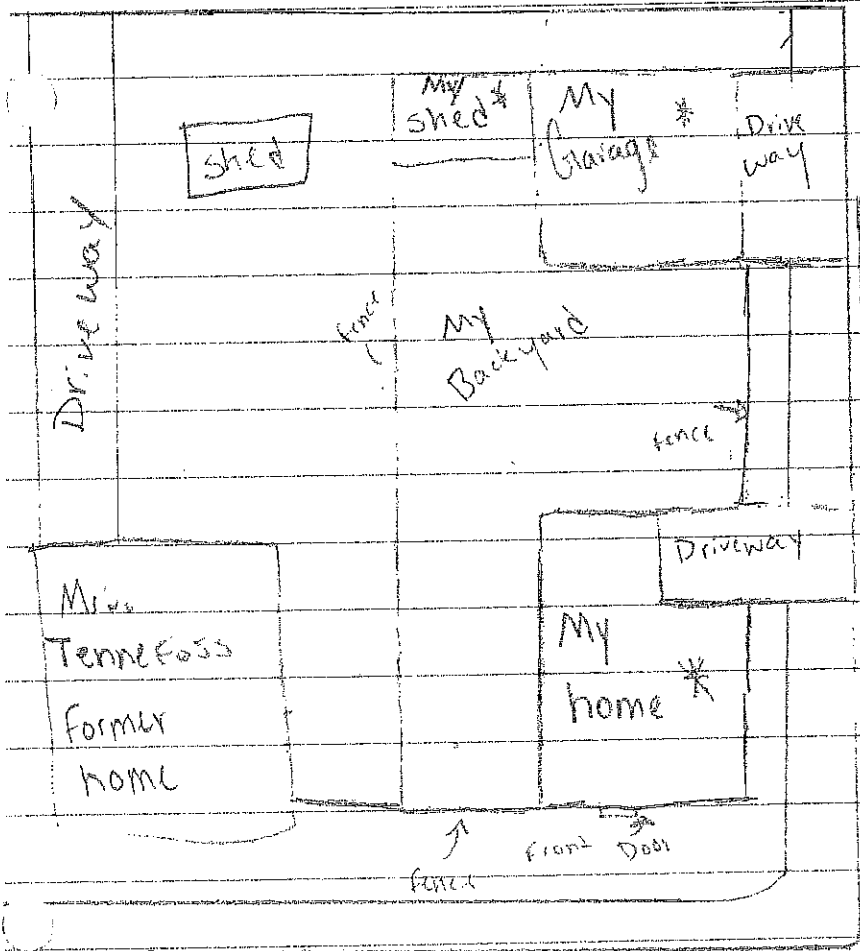
Eric & Nowell



SUSSEX

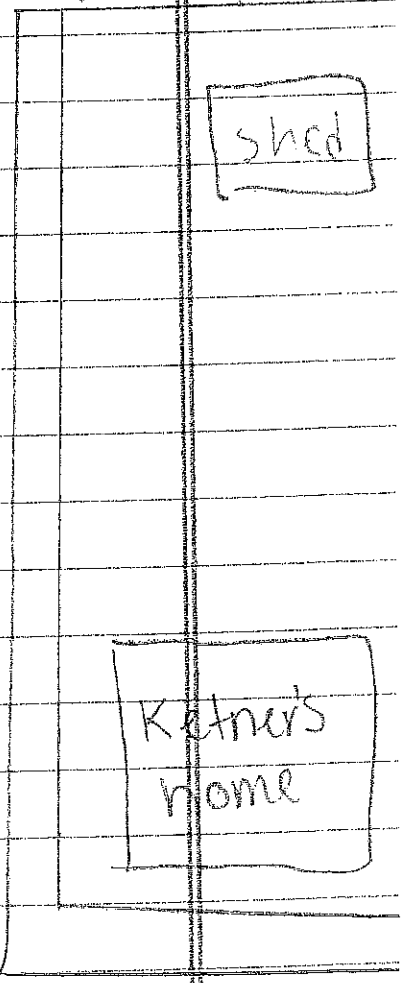


Alley



avenue

Alley



East Market st.

Handwritten signature

01767

BK 03257 #251

TAX MAP AND PARCEL #: 5-30 10.13 97.00

PREPARED BY:
Tunnell & Raysor, P.A.
323E Rehoboth Avenue
Rehoboth Beach, DE 19971
File No. AS5628/MLG

THIS DEED, made this 4th day of January, 2006,

- BETWEEN -

DALE S. PATTERSON and JOAN E. PATTERSON, his wife, of P.O. Box 143, Greenwood, DE 19950, parties of the first part,

AND -

ERIC L. NOWELL and BERNADETTE A. NOWELL, his wife, of PO Box 472, Greenwood, DE 19950, as tenants by the entireties, parties of the second part.

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of **ONE DOLLAR (\$1.00)**, lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grant and convey unto the parties of the second part, and their heirs and assigns, in fee simple, the following described lands, situate, lying and being in Sussex County, State of Delaware.

ALL that certain lot, piece, or parcel of land, lying and being at the South Easterly intersection of Market Street and Sussex Avenue and more fully described as follows to wit:

BEGINNING at an Iron Pipe Found located on the Westerly face of the curb along Sussex Avenue; thence with the southerly side of the sidewalk along Market Street South 72 degrees 53 minutes 06 seconds East 70 feet to an Iron Pipe Found; thence turning and running South 17 degrees 25 minutes 25 seconds West 153.43 feet to an Iron Pipe Found, a corner for this lot and land now or formerly of Laura G. Tennefoss; thence turning and running North 72 degrees 53 minutes 06 seconds West 70 feet to an Iron Pipe Found located on the Westerly face of the curb along Sussex Avenue; thence turning and running North 17 degrees 25 minutes East 25 seconds East 153.43 feet to the point and place of beginning, containing 10, 740 square feet of land more or less, with all improvements thereon. According to a survey prepared by Homewood Engineering, LTD, Registered Surveyors dated January 5, 2000.

Consideration: \$176500.00 Exempt Code: A

County	State	Total
0.00	2647.50	2647.50
counter	Date: 01/10/2006	

TUNNELL
& RAYSOR, P.A.
Rehoboth Beach, DE

03257 252

BEING the same lands conveyed to Dale S. Patterson and Joan E. Patterson, his wife from Ray O Spence, by Deed dated April 26, 1973, recorded in the Office of the Recorder of Deeds in and for Sussex County, Delaware, on May 2, 1973, in Deed Book 705, Page 395.

SUBJECT to any and all restrictions, reservations, conditions, easements and agreements of record in the Office of the Recorder of Deeds in and for Sussex County, Delaware.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the presence of:

[Signature] (SEAL)
Dale S. Patterson

[Signature] (SEAL)
Joan E. Patterson

STATE OF DELAWARE :
County of Sussex : SS

BE IT REMEMBERED, that on January 11, 2006, personally came before me, the subscriber, Dale S. Patterson and Joan E. Patterson, parties of the first part to this Indenture, known to me personally to be such, and acknowledged this Indenture to be their act and deed.

Given under my Hand and Seal of office the day and year aforesaid.

POWER TO ACT AS NOTARY PUBLIC
PER 29 DEL. C. SEC 4373 (A)S

[Signature]
Notary Public
Printed Name: _____
My Commission Expires: _____

RETURN TO:
Eric L. Nowell and Bernadette A. Nowell
PO Box 472
Town of Greenwood, DE 19950
Town of Greenwood
Realty Transfer Tax

MUNNELL
RAYSON, INC.
Relocation Servi. Div.

JAN 11 2006

ASSESSMENT DIVISION
OF SUSSEX CTY

Serial # 397
Amount 8
Date 1/11/06
By W. L. L... 2

RECORDER OF DEEDS
JOHN F. PRADY
06 JAN 10 AM 11:52
SUSSEX COUNTY
DOC. SURCHARGE PAID

Janet Todd

From: gutterman007 <gutterman007@comcast.net>
Sent: Monday, April 22, 2024 3:31 PM
To: Janet Todd
Subject: RE: Conditional Use Application

The intent/purpose is to continue parking in or out of my garage and to continue holding my shelving/gutter materials as needed.

Thanks,
Eric Nowell

Sent from Samsung Galaxy smartphone.

----- Original message -----

From: Janet Todd <jtodd@townofgreenwood.us>
Date: 4/22/24 2:08 PM (GMT-05:00)
To: gutterman007@comcast.net
Subject: Conditional Use Application

Good afternoon,

I have reviewed your conditional use application and you did not complete the bottom portion. It asked for current property use and proposed use. If you could please stop by and fill that in or email me the information and I will attach it to the application. Thank you

Janet Todd, Town Manager

Town of Greenwood

Ph#302-349-4534

Cell#302-382-5415



**TOWN OF GREENWOOD
100 W. MARKET ST.
GREENWOOD, DE. 19950
PH# 302-349-4534**

To: Town Council

From: Town manager

Re: Conditional Use
402 W. Market St.
Greenwood De.
Jamie Webb
Tax ID#530-9.16-11.00

At the Planning Commission meeting held on June 5, 2024 Mrs. Jamie Webb was in attendance to present an application for a Conditional Use for his property located at 402 W. Market St. Greenwood Delaware also known as Tax Map #5-30-9.16-11.00. The conditional use application was to allow a daycare/preschool in a R-1 residential zoning district.

The Property is Zoned R-1 and currently owned by Raymond and Jamie Webb. A conditional use was granted in the year 1995 with a 10 year time limit to be renewed in 2005. A renewal was not applied for by Mrs. Webb. The Town mailed a letter to Mrs. Webb August 11, 2023 to reapply for the conditional use. An application was received by Mrs. Webb January 11, 2024 for a conditional use. The Planning Commission heard the application on June 5, 2024.

The Planning Commission voted unanimously to recommend approval of the conditional use for the property listed at 402 W. Market St. Tax Id#530-9.16-11.00.

On behalf of the Planning Commission, I am submitting this letter of recommendation for your approval.

Sincerely,

Janet Todd
Town Manager



**TOWN OF GREENWOOD
100 W. MARKET ST.
GREENWOOD, DE. 19950
PH# 302-349-4534**

August 11, 2023

Jamie Webb
402 W. Market St.
Greenwood De. 19950

Mrs. Webb,

This letter is in reference to a Conditional Use that was approved at your residence located at 402 W. Market St. Greenwood Delaware. The Town Council for Greenwood approved Resolution#C-03 July 11, 1995, to grant a conditional use for a day care center with a condition that the approval was for a period of 10 years commencing on July 11, 1995. The Conditional Use had an expiration date of July 11, 2005, at which time you were to reapply for a Conditional Use. As of today's date there has not been an application or renewal for the Conditional Use therefore the conditional use is null and void. To reapply please complete the enclosed application, it will go before the Planning Commission, and it will go before Town Council as to the Planning Commission's recommendation.

Janet Todd
Town Manager

A RESOLUTION GRANTING A CONDITIONAL
USE PERMIT FOR CERTAIN PREMISES


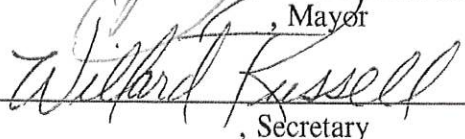
WHEREAS, a public hearing was held on the application of Ms. Jamie Warner for a conditional use permit to allow a day-care center within her home at 402 West Market Street on May 10, 1995;

WHEREAS, it is the opinion of the individual members of the Town Council of the Town of Greenwood that it would be in the best interest of the Town of Greenwood to grant such conditional use permit in that:

- (a) the location is appropriate for a day-care center;
- (b) the public health, safety, morals and general welfare will not be adversely affected;
- (c) adequate off-street parking is available so as not to contribute to traffic congestion; and
- (d) no additional safe-guards are necessary to protect surrounding property in that the State of Delaware strictly regulates day-care centers.

NOW, THEREFORE, BE IT RESOLVED, that the Town Council of the Town of Greenwood hereby approves to subject application and directs the Town Manager to issue the requested conditional use permit, the same to run for a period of 10 years commencing May 10, 1995.

Approved this 11th day of July, 1995.


_____, Mayor
ATTEST: 
_____, Secretary

A RESOLUTION GRANTING A CONDITIONAL
USE PERMIT FOR CERTAIN PREMISES

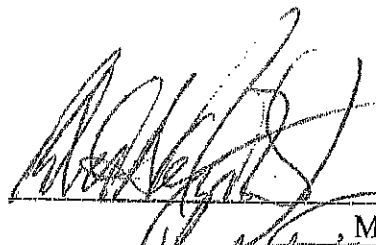
WHEREAS, a public hearing was held on the application of Ms. Jamie Warner for a conditional use permit to allow a day-care center within her home at 402 West Market Street on May 10, 1995;

WHEREAS, it is the opinion of the individual members of the Town Council of the Town of Greenwood that it would be in the best interest of the Town of Greenwood to grant such conditional use permit in that:

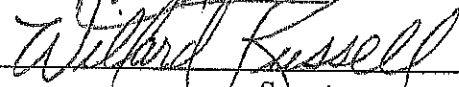
- (a) the location is appropriate for a day-care center;
- (b) the public health, safety, morals and general welfare will not be adversely affected;
- (c) adequate off-street parking is available so as not to contribute to traffic congestion; and
- (d) no additional safe-guards are necessary to protect surrounding property in that the State of Delaware strictly regulates day-care centers.

NOW, THEREFORE, BE IT RESOLVED, that the Town Council of the Town of Greenwood hereby approves to subject application and directs the Town Manager to issue the requested conditional use permit, the same to run for a period of 10 years commencing May 10, 1995.

Approved this 11th day of July, 1995.



Mayor

ATTEST: 

Secretary

TOWN OF GREENWOOD
100 WEST MARKET STREET
P.O. BOX 216
GREENWOOD, DE 19950
302-349-4534
302-349-9332

FEE 350.-
OK # 1953
rec'd 1/11/24

APPLICATION FOR CONDITIONAL USE

Current Property Owner Information:

Current Owner Name(s)/Applicant(s):

Jamie Webb

Mailing Address:

402 W. Market St.
Greenwood DE 19950

Phone Number: 302-841-7999

Email Address: jay1957@aol.com

Contact Person: Jamie Webb

Property Information:

Sussex County Tax Map/Parcel

Number: 530.9.14-11.00

Property Location: 402 W. Market St.

Total Lot Area: Sq. Ft. 18,956.7 sq ft Acres .4752

Current Zoning District: Residential

Proposed Zoning (if applicable): N/A

Current Property Use: Residence + Daycare since 1996

Briefly Describe Proposed Conditional Use:

Daycare / Preschool

This is a renewal - all requested info is on file, nothing has changed.

Property lots are still the same size.

REQUIRED INFORMATION BY PROPERTY OWNER:

1. Two (2) copies of a recent Survey by a licensed surveyor showing the amount of acreage. Description must conform to metes and bounds of survey.
 2. Copy of the Deed.
 3. A preliminary site plan complying with the requirements of site plan review.
- Additional information may be required for the determination of the nature of the proposed use and its effect on the Comprehensive Plan.

I (We) hereby apply to the TOWN OF GREENWOOD, for a Conditional Use on the property described above. I (We) certify that all the information and attached documentation provided by me in this application is correct and I (We) further understand that a Public Hearing will not be scheduled until this application is complete as determined by the GREENWOOD Administrative Official.



Current Owner/Applicant

Current Owner/Applicant

Current Owner/Applicant

Current Owner/Applicant

FOR MAYOR AND TOWN COUNCIL

Approved/Date: _____

Mayor

Denied/Date: _____

Mayor



**TOWN OF GREENWOOD
100 W. MARKET ST.
GREENWOOD, DE. 19950
PH# 302-349-4534**

To: Town Council

From: Town manager

Re: Conditional Use 6 E. Market St. Greenwood De.
Steve Martin/Greenwood Markets
Tax ID# 5.30 10.13 110.00

At the Planning Commission meeting held on November 7, 2023 Mr. Steve Martin was in attendance to present an application for a Conditional Use for his property located at 6 E. Market St. Greenwood Delaware also known as Tax Map #5-30-10.13-110.00. The conditional use application was to permit residential apartments in conjunction with a commercial use in the Downtown Commercial District.

The Property is Zoned DC and currently owned by Steve Martin. The front portion of the property formerly housed a grocery store and most recently an antique store and at the current time the front portion of the building is vacant and under renovation. The rear of the building contains two single family apartments that are currently occupied. At the time the applicant received the initial letter he was not aware that a conditional use was required for the property. The Town of Greenwood had notified the owner by mail when it was discovered that the property was not in compliance by needing a conditional use per Town Ordinance A-1. The owner Steve Martin filed the correct paperwork and paid the required application fee. Mr. Martin presented to the Planning Commission as the owner of the property located at 6 E. Market St. Greenwood De. and requested to maintain the front portion of the building for commercial use and the rear to remain as two single family apartments as it has been for a number of years.

The Planning Commission voted unanimously to recommend approval of the conditional use for the property listed at 3 W. Market St. Tax Id#530-10.13-110.00.

On behalf of the Planning Commission, I am submitting this letter of recommendation for your approval.

Sincerely,

Janet Todd
Town Manager

TOWN OF GREENWOOD
100 W. MARKET ST
PO BOX 216
GREENWOOD DE. 19950
PH. 302-349-4534
FAX: 302-349-9332

FEE \$350.00

APPLICATION FOR CONDITIONAL USE

CURRENT PARCEL OWNER NAME(S)

STEVEN R MARTIN

CURRENT APPLICANT NAME(S) (IF DIFFERENT FROM OWNER):

MAILING ADDRESS:

P. O. Box 325

Greenwood, De 19950

PHONE NUMBER: 302-381-7800

EMAIL ADDRESS: SMARTAN0988860@GMAIL.COM

PRIMARY CONTACT PERSON: STEVEN MARTIN

PROPERTY INFORMATION:

SUSSEX COUNTY TAX MAP/PARCEL NUMBER 110

PROPERTY ADDRESS: 6 MARKET STREET GREENWOOD, DE

CURRENT ZONING DISTRICT: COMMERCIAL

CURRENT PROPERTY USE(S): STORE FRONT - RESIDENTIAL

BRIEFLY DESCRIBE PROPOSED USE(S)(LIST ALL)

RETAIL STORE FRONT

RENTAL APARTMENTS

*rec'd check
3267
OB-11/14/23*

REQUIRED INFORMATION BY PROPERTY OWNER:

1. Completed Application and Fee. Application **MUST** be signed by the Owner of record.
2. Please attach lists of any conditions **REQUESTED** by the applicant (e.g. parking issues, storage of materials). Applicant requests will be considered, but are not guaranteed. Council will ultimately determine all applicable conditions if the CU is granted.
3. Copy of the Deed
4. A preliminary drawing or site plan depicting the proposed use(s) and location(s). Additional information may be required by the Town if necessary for determination of the Conditional Use Application.

I(We) hereby apply to the Town of Greenwood, for a Conditional Use on the property described above. I (We) certify that the information and attached documentation provided by me in this application is correct and I (We) further understand that a Public Hearing will not be scheduled until this application is complete as determined by the TOWN OF GREENWOOD Administrative Official.

Steven R Martin
Current Owner/Applicant

Current Owner/Applicant

Current Owner/Applicant

Current Owner/Applicant

FOR TOWN USE ONLY *Reard 11/7/23-CC*

Planning Commission Review Date: _____

Planning Commission Recommendation: _____

Council Action

Approved/Date: _____

Mayor

Denied/Date: _____

Mayor

TOWN OF GREENWOOD
100 W. MARKET ST
PO BOX 216
GREENWOOD DE. 19950
PH. 302-349-4534
FAX: 302-349-9332

FEE \$350.00

APPLICATION FOR CONDITIONAL USE

CURRENT PARCEL OWNER NAME(S)

DRAB Properties Inc
3 Commerce St
Harrington DE 19952

CURRENT APPLICANT NAME(S) (IF DIFFERENT FROM OWNER):

SAME AS ABOVE

MAILING ADDRESS:

3 COMMERCE ST
HARRINGTON DE 19952

PHONE NUMBER: 302 728 0708, 302 423 2319

EMAIL ADDRESS: andyde16@gmail.com

PRIMARY CONTACT PERSON: Andy Paul

PROPERTY INFORMATION:

SUSSEX COUNTY TAX MAP/PARCEL NUMBER 530-10.13-82.00

PROPERTY ADDRESS: 501 E MARKET ST GREENWOOD DE

CURRENT ZONING DISTRICT: HIGHWAY COMMERCIAL

CURRENT PROPERTY USE(S): LIQUOR RETAIL & FOOD

BRIEFLY DESCRIBE PROPOSED USE(S)(LIST ALL)

LIQUOR RETAIL & FRANCHISE FOOD

REQUIRED INFORMATION BY PROPERTY OWNER:

1. Completed Application and Fee. Application MUST be signed by the Owner of record.
2. Please attach lists of any conditions REQUESTED by the applicant (e.g. parking issues, storage of materials). Applicant requests will be considered, but are not guaranteed. Council will ultimately determine all applicable conditions if the CU is granted.
3. Copy of the Deed
4. A preliminary drawing or site plan depicting the proposed use(s) and location(s). Additional information may be required by the Town if necessary for determination of the Conditional Use Application.

I(We) hereby apply to the Town of Greenwood, for a Conditional Use on the property described above. I (We) certify that the information and attached documentation provided by me in this application is correct and I (We) further understand that a Public Hearing will not be scheduled until this application is complete as determined by the TOWN OF GREENWOOD Administrative Official.

Naipzi Patel
Current Owner/Applicant

Current Owner/Applicant

Current Owner/Applicant

Current Owner/Applicant

FOR TOWN USE ONLY

Planning Commission Review Date: 11-7-23

Planning Commission Recommendation: approve cond. use w/ extended period of time

Council Action

Approved/Date: _____

Mayor

Denied/Date: _____

Mayor



**TOWN OF GREENWOOD
100 W. MARKET ST.
GREENWOOD, DE. 19950
PH# 302-349-4534**

To: Town Council

From: Town manager

Re: Conditional Use 501 E. Market St. Greenwood De.
DRAB Properties
Tax ID# 5.30 10.13 82.00

At the Planning Commission meeting held on November 7, 2023 an application was presented from DRAB properties for a Conditional Use for the property located at 501 E. Market St. Greenwood Delaware also known as Tax Map #5-30-10.13-82.00. The conditional use application was to permit a liquor store in the Highway Commercial District.

The Property is Zoned HC and currently owned by DRAB Properties. The building is divided into two separate store fronts and is occupied by Wayback Burger in what is designated the right portion of the building and Greenwood Liquors in the left portion of the building. At the time the applicant received the initial letter he was not aware that a conditional use was required for the property. The Town of Greenwood had notified the owner by mail when it was discovered that the property was not in compliance by needing a conditional use per Town Ordinance A-1. The owner DRAB Properties filed the correct paperwork and paid the required application fee. The owner DRAB properties requested to maintain the left portion of the building as a liquor store as this has been the use for a number of years.

The Planning Commission voted unanimously to recommend approval of the conditional use for the property listed at 3 W. Market St. Tax Id#530-10.13-82.00.

On behalf of the Planning Commission, I am submitting this letter of recommendation for your approval.

Sincerely,

Janet Todd
Town Manager

TOWN OF GREENWOOD
100 W. MARKET ST
PO BOX 216
GREENWOOD DE. 19950
PH. 302-349-4534
FAX: 302-349-9332

FEE \$350.00

APPLICATION FOR CONDITIONAL USE

CURRENT PARCEL OWNER NAME(S)

Jay + Kathy Emberton

CURRENT APPLICANT NAME(S) (IF DIFFERENT FROM OWNER):

same

MAILING ADDRESS:

12400 Sussex Highway

PHONE NUMBER: 302-841-5687

EMAIL ADDRESS: Kathyemb40@aol.com

PRIMARY CONTACT PERSON: Kathy

PROPERTY INFORMATION:

SUSSEX COUNTY TAX MAP/PARCEL NUMBER 530-10-44

PROPERTY ADDRESS: 12400 Sussex Hgway Greenwood Del.

CURRENT ZONING DISTRICT: 6-5-3(11)

CURRENT PROPERTY USE(S): Day Care

BRIEFLY DESCRIBE PROPOSED USE(S)(LIST ALL)

Same as previous

REQUIRED INFORMATION BY PROPERTY OWNER:

1. Completed Application and Fee. Application **MUST** be signed by the Owner of record.
2. Please attach lists of any conditions **REQUESTED** by the applicant (e.g. parking issues, storage of materials). Applicant requests will be considered, but are not guaranteed. Council will ultimately determine all applicable conditions if the CU is granted.
3. Copy of the Deed
4. A preliminary drawing or site plan depicting the proposed use(s) and location(s). Additional information may be required by the Town if necessary for determination of the Conditional Use Application.

I(We) hereby apply to the Town of Greenwood, for a Conditional Use on the property described above. I (We) certify that the information and attached documentation provided by me in this application is correct and I (We) further understand that a Public Hearing will not be scheduled until this application is complete as determined by the TOWN OF GREENWOOD Administrative Official.

Jay R. Emlette
Current Owner/Applicant

Harry R. Emlette
Current Owner/Applicant

Current Owner/Applicant

Current Owner/Applicant

FOR TOWN USE ONLY

10/18/23

Planning Commission Review Date: _____

Planning Commission Recommendation: _____

Council Action

Approved/Date: _____

Mayor

Denied/Date: _____

Mayor



**TOWN OF GREENWOOD
100 W. MARKET ST.
GREENWOOD, DE. 19950
PH# 302-349-4534**

August 11, 2023

Merle and Kathy Embleton
10797 Little House Ln.
Greenwood De. 19950

Mr. and Mrs. Embleton,

This letter is in reference to a Conditional Use that was approved for the Daycare Center at 12400 Sussex Hwy. in Greenwood Delaware tax id#530-10.00-44.00. The Town Council for Greenwood approved the Conditional Use Application on February 1, 2000 submitted by Thomas and Robin Arney to grant a conditional use for a daycare center. The conditional use was granted with a condition that it would run for a period of five years at which time a new application must be submitted for renewal. Therefore the Conditional Use expired in 2005 and is now null and void. To reapply please complete the enclosed application, it will go before the Planning Commission, and it will go before Town Council as to the Planning Commissions recommendation.

Thank you,
Janet Todd
Town Manager

December 8, 1999

Town of Greenwood, Del., Inc.
P.O. Box 216
Greenwood, Delaware 19950

To Whom It May Concern,

Please accept this letter as an application for an exception for conditional use for a day care center. This building is located on the south bound of route 13, identified as Tax map #5-30-10.00-44.00. This same building was once the Cheer Center for Greenwood. The building is presently owned by Merle Embelton. The building and property would be leased.

The name of the day care would be "Creative Play & Learn." It would be licensed for approximately 35 to 40 children. The center would serve children two to twelve years of age. Operation hours would be approximately 6:00 am till 6:00 pm.

The owners would be Thomas and Robin Arney. Mrs. Arney has a degree in Early Childhood Education and Social Work. She has served children for past 10 years. Mrs. Arney has served as both a director and teacher. She has been involved in three other day care openings, which all three are successful.

The location of this center would help meet the growing needs of families and businesses in the surrounding areas. The center would meet the needs of all families regardless of their income. Together with Mrs. Arney's years of hands on experience and education, this center will would serve the growing needs of families in the surrounding area.

If we can provide you with additional information, please feel to contact us at any time at 629-8745. Thank you for your time and consideration of this matter. We look forward to serving you and your community.

Sincerely,

Thomas & Robin Arney

Thomas & Robin Arney

12400 Sussex Hwy

TOWN OF GREENWOOD, DEL., INC.

P.O. BOX 216
GREENWOOD, DELAWARE 19950
(302) 349-4534 FAX (302) 349-9332

October 20, 2000

Patty Walrath
500 McColley Street
Milford, DE 19963

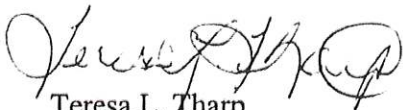
Dear Ms. Walrath,

In reference to our conversation concerning your intent to purchase the day care business known as Creative Learn and Play, located on the west side of southbound Route 13, from Thomas and Robin Arney, I have enclosed a copy of the Conditional Use Permit that was granted to them for this purpose. As you will see, there have been a number of conditions placed on the permit that will also apply to the new owner.

The Conditional Use was approved on February 1, 2000 and will run for a period of five years. At which time a new application must be submitted for renewal of the Conditional Use Permit.

If I can be of further assistance, please feel free to contact me at the above number. On behalf of the Town of Greenwood I would like to wish you the best of luck on starting your new business.

Sincerely,



Teresa L. Tharp
Town Manager

COPY

TLT/

Enclosure as noted

Town of Greenwood, DE, Inc.



"A Nice Place To Live"

Phone: (302) 349-4534
Fax: (302) 349-9332

100 W. Market Street
P.O. Box 216
Greenwood, Delaware 19950

April 30, 2002

Ms. Barbara Neilson
Department of Child Care Licensing
Barrett Building
821 Silver Lake Boulevard
Suite 103
Dover, DE 19904

RE: Annette Matthews/Annita Collins/Tax Map #5-30-10.00-44.00
Building to be used for daycare center

Dear Ms. Neilson,

I have been contacted by Ms. Annette Matthews in reference to the above-mentioned property located on Rt. 13 Southbound in the Town of Greenwood.

The property is currently zoned Commercial according to the Town of Greenwood's zoning map, which does not typically allow for such use as a daycare. On February 1, 2000, a conditional use was issued to Thomas and Robin Arney to allow a daycare center to be operated at this particular location. Although the daycare business owned and operated by Mr. & Mrs. Arney no longer exists, the conditional use still remains for this property.


The conditional use was approved on February 1, 2000 and will run for a period of five years. At which time, a new application must be submitted for renewal of the conditional use permit.

Enclosed you will find a copy of the resolution granting the conditional use permit for your files.

Also, please let this letter serve as verification that the above-mentioned property is currently connected to the Town of Greenwood sewer and water systems.

If I can be of further assistance, please feel free to contact me at the above number.

Sincerely,


Teresa L. Tharp
Town Manager

TLT/
Enclosure as noted.

cc: Annette Matthews

A RESOLUTION GRANTING A CONDITIONAL USE PERMIT
FOR CERTAIN PREMISES, SUBJECT TO CERTAIN CONDITIONS

WHEREAS, a public hearing was held on the application of Thomas and Robin Arney, dated December 8, 1999, for a conditional use permit to allow a daycare center to be located at the former Cheer/Lettuce Bowl location, on the west side of southbound Route 13 (Parcel No. 5-30-10.00-44.00), on January 4, 2000;

WHEREAS, it is the opinion of the individual members of the Town Council of the Town of Greenwood that it would be in the best interest of the Town of Greenwood to grant such conditional use permit, subject to the conditions specified below, in that:

- (a) the location is appropriate for a daycare center, with the conditions specified below;
- (b) the public health, safety, morals and general welfare will not be adversely affected;
- (c) adequate off-street parking is available so as not to contribute to traffic congestion, provided children are discharged and picked up off the dual highway;
- (d) the conditions provided below will protect nearby owners from being adversely affected.

NOW, THEREFORE, BE IT RESOLVED that the Town Council of the Town of Greenwood hereby approves the subject application and directs the Town Clerk to issue the requested conditional use permit, the same to run for a period of five (5) years commencing January 5, 2000, subject to the following terms and conditions:

1. That liability insurance be maintained and proof provided to the Town on a periodic basis.

2. That the daycare center comply with all state and federal laws and regulations.
3. That a copy of any violation report issued by the State of Delaware be provided to the Town, as well as proof of any remedial action taken.
4. That the Town reserves the right to review the granting of the conditional use permit at any time and to revoke the same for violation of any of the above conditions or for any other reason permitted in the ordinance providing for conditional uses.

APPROVED this 1st day of February, 2000.

TOWN OF GREENWOOD

By: Donald W. Womack, Mayor

Attest: Carl W. P... (SEAL)
Secretary