



Town of Greenwood
Planning Commission Meeting/Public Hearing
Minutes
Wednesday, June 5, 2024, 6:00 p.m.

Call to Order:

Commissioner Phillips called the meeting to order at 6:02 p.m.

Commissioners and Officials Present:

Commissioner Michael Phillips, Commissioner A.J. Massey, Commissioner Kirk Westfall, Town Manager Janet Todd, Clerk Carolyn Chisenhall, Solicitor Glenn Mandalas

Approval of Minutes:

Motion to approve minutes from Planning Commission meeting of February 27, 2024, made by Mr. Massey, Seconded by Mr. Westfall. Unanimously APPROVED.

Public Comment:

None.

Old Business:

Application for Conditional Use from Jamie Webb for property located at 402 W Market St., parcel # 530-9.16-11.00, for an in-home daycare/preschool in the R-1 Residential zoning district. Motion to recommend conditional use approval made by Mr. Massey, Seconded by Mr. Westfall. Unanimously recommended to APPROVE.

New Business:

- A. Application for Conditional Use from Schatz Messick Enterprises for property located at 3 W. Market St., Tax ID# 530-10.13-22.00, to permit a residential apartment in conjunction with a commercial use in the DC Downtown Commercial District.
Motion to recommend approval made by Mr. Massey, Seconded by Mr. Westfall. Unanimously recommended to APPROVE.
- B. Application for Conditional Use from Eric Nowell dba Kent Sussex Seamless Gutters for property located at 300 E. Market Street, Tax ID# 530-10.13-97.00, to store materials and commercial vehicles in the R-1 Residential zoning district.
Motion to recommend approval made by Mr. Westfall, Seconded by Mr. Massey. Unanimously recommended to APPROVE.
- C. Application from ErinBrooks LLC to partition parcel #530-10.13-79.00 located in the Cove Subdivision. This parcel is located on alternate sides of Duck Creek Lane, and the owner would like to separate the portion on the west side of Duck Creek from the portion on the east side of Duck Creek.
Motion to approve the partition made by Mr. Westfall, Seconded by Mr. Massey. Unanimously APPROVED.
- D. Application from ErinBrooks LLC to partition newly created parcel 530-10.13-TBD, located on the east side of Duck Creek in the Cove Subdivision.

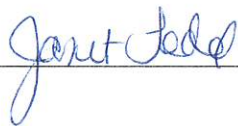
Motion to approve the partition, contingent on the Council fixing the zoning map and the owner filing a plat with the County for new division lines and parcel numbers. Motion made by Mr. Massey, Seconded by Mr. Westfall. Unanimously APPROVED.

- E. Application for site plan review from Sparrow Homes LLC & lands of Greenwood Investments and Holdings LLC. Property consisting of 5 parcels # 530-10.13-75.00, 530-10.13-76.00, 530-10.13-77.00, 530-10.13-79.01, and 530-10.00-54.00, located at 12600 Sussex Highway, for a convenience store with gas.

Motion to grant preliminary approval made by Mr. Massey, Seconded by Mr. Westfall. Unanimously APPROVED.

Adjournment:

Meeting adjourned at 7:46 p.m. with a motion by Mr. Westfall, Seconded by Mr. Massey.

Attested , Town Manager