



**Town of Greenwood
Planning Commission/Public Hearing
Minutes
Wednesday, July 26, 2023, 7:00 p.m.**

Call to Order:

Commission Chair Jennifer Nelson called the meeting to order at 7:01 pm.

Commissioners Present:

Jennifer Nelson (Chair), Lisa Workman, Kelli Nuwer

Staff and Visitors Present:

Town Manager, Janet Todd; Clerk, Carolyn Chisenhall; Town Solicitor Jamie Sharp; James Taylor & Jeff Bross of Verdantas; Fred Wittig of Greenwood Associates.

Public Hearing:

A. Application for James Thompson Co. to Amend the Site Plan for parcel #530-9.00-71.00.

A partitioning plan had been approved in June with the condition that DNREC approve an easement near a tax ditch that would give access to the rear parcel. They wish to amend the site plan by removing the requested easement. There was no James Thompson representation. Motion made to leave the record open until applicant can be here to answer questions, made by Commissioner Nuwer, Seconded by Commissioner Workman. Unanimously APPROVED.

B. Reconsideration Request by Greenwood Associates LLC for Conditional Use Application for a convenience store with gas pumps for the following parcel #s: 530-10.13-75.00, 530-10.13-76.00, 530-10.13-77.00, 530-10.13-79.01. At the June PC meeting, the record had been left open pending Traffic Impact Study (TIS) results. Mr. Taylor presented the applicants' request for reconsideration of the conditional use of the site and to push the TIS results, which won't be available before November, to the site plan approval process. The site was historically used as a gas station, and the applicants believe this is an acceptable use in this area. Mr. Wittig stated the need for the Conditional Use for fuel pumps to allow them to process their record plan and to move forward with DelDOT as well as the Town.

Motion to recommend the approval of the conditional use for a convenience store with gas pumps subject to the condition that all necessary agency approvals are obtained and final site plan is approved. Made by Commissioner Workman, Seconded by Commissioner Nuwer. Unanimously recommended to APPROVE.

Commissioner Nuwer stated for the record that her approval is because she wants a full picture and the ability of all residents to make a complete, informed decision and this is the way to get that.

Adjournment:

The meeting adjourned at 8:15 p.m. with a motion by Commissioner Nuwer, Seconded by Commissioner Workman.

Attested Janet Todd, Town Manager