



**Town of Greenwood
Planning Commission Meeting/Public Hearing
Minutes
Wednesday, July 16, 2025, 5:30 p.m.**

Call to Order:

Commissioner Phillips called the meeting to order at 5:30 p.m.

Commissioners and Officials Present:

Commissioner Michael Phillips, Commissioner David Miller, Commissioner Kirk Westfall, Commissioner Ellen Patterson, Town Manager Janet Todd, Clerk Carolyn Chisenhall, Chief David Walton. Absent: Commissioner Donald Torbert

Mr. Phillips read a statement clarifying that there is no rezoning of in-town properties on tonight's agenda.

Mr. Westfall motioned for a 5-minute recess; Seconded by Mr. Miller.

Public Comment:

Since they do not pertain to items on tonight's agenda, Jen Nelson submitted written comments pertaining to a single parcel within town limits for the Commission as they consider zoning changes.

Approval of Minutes:

Motion to approve February 5, 2025, minutes by Mr. Miller. Second, Mr. Westfall. Unanimously, APPROVED.

Old Business:

Final site plan approval application for DEStorage tax ID# 530-10.00-55.00, 530-10.00-56.00, and 530-10.00-56.02 for construction of a storage facility.

Motion to approve the application by Mr. Westfall. Second, Mr. Miller. Unanimously, APPROVED.

New Business:

1. Application from Arturo Morgado for minor lot line adjustment/combining for property located at 403 & 405 Mill Street. Tax ID# 530-10.17-8.00, 9.00, 11.00.

Mr. Phillips suggested the property owner revise the plan so the division is a straight diagonal line and not a zigzag. It was a suggestion, not a condition. Resubmittal would be no additional charge.

Motion by Mrs. Patterson to table the application while Mr. Morgado revises the plan as suggested by Mr. Phillips. Second, by Mr. Westfall. Unanimously, APPROVED.

2. Discussion of Future Land Use Map (FLUM) amendments for Comprehensive Plan.

Mr. Phillips stated that the Planning Commission is a young committee and could use some education and information on economic development and workforce housing. Representative Danny Short and consultant Joe Conaway spoke from their many years of planning experience.

Mr. Phillips presented the Commission with a copy of the Town's current "Future Land Use Map". He had colored the white areas outside of Town limits to represent his idea of the proposed zoning if those lands were to be annexed into the Town. He stated that they needed to vote on this and straighten this map out because an annexation has been applied for. Mr. Westfall stated that he was unwilling to vote on this whole thing and might be willing to vote on an individual parcel. Mrs. Todd stated that the State doesn't want you to update a parcel at a time; when you update the map, they want you to do it a large piece at a time. Land planner Mark Davidson said the FLUM shows land use categories, not zoning. After the FLUM is updated, when parcels are annexed, as part of the annexation process the Town assigns the correct zoning based on the FLUM.

Motion by Mr. Phillips to change parcel 530-10.00-39.00 on the FLUM to R-3 and submit it to the State. Second, Mrs. Patterson. Unanimously RECOMMEND TO APPROVE.

Adjournment:

Meeting adjourned at 6:39 p.m. with a motion by Mr. Westfall, Seconded by Mrs. Patterson.

Attested  _____, Town Manager