



Town of Greenwood
100 W. Market Street
Greenwood, DE 19950

Planning Commission
Minutes
Friday, January 2, 2026, 6:00 p.m.

Call to Order:

Commissioner Phillips called the meeting to order at 6:14 p.m.

Commissioners and Officials Present:

Commissioner Michael Phillips, Commissioner David Miller, Commissioner Kirk Westfall, Clerk Carolyn Chisenhall, and Town Engineer Sharon Cruz. Absent: Commissioner Donald Torbert, Commissioner Ellen Patterson.

Public Comment:

None.

Approval of Minutes:

- a) Motion to approve July 16, 2025, Planning Commission Meeting / Public Hearing minutes made by Mr. Westfall. Second, Mr. Miller.
Westfall – Yes; Miller – Yes; Phillips – Yes. APPROVED.
- b) Motion to approve July 29, 2025, Planning Commission Workshop minutes made by Mr. Miller. Second, Mr. Westfall.
Miller – Yes; Westfall – Yes; Phillips – Yes. APPROVED.
- c) Motion to approve July 31, 2025, Planning Commission Meeting minutes made by Mr. Miller. Second, Mr. Westfall.
Miller – Yes; Westfall – Yes; Phillips – Yes. APPROVED.
- d) Motion to approve September 17, 2025, Planning Commission Workshop minutes made by Mr. Miller. Second, Mr. Westfall.
Miller – Yes; Phillips – Yes; Westfall – Yes. APPROVED.
- e) Motion to approve November 20, 2025, Planning Commission meeting minutes made by Mr. Westfall. Second, Mr. Miller.
Miller – Yes; Westfall – Yes; Phillips – Yes. APPROVED.

New Business:

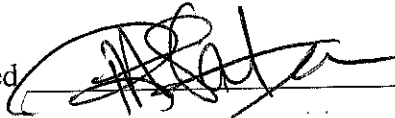
- a) Application for Sketch Plan review from Greenwood Developers LLC for a proposed residential subdivision, *Briarstone*. Tax map # 530-10.00-45.00. The property is zoned HC.
Eric Wahl, landscape architect, and Mark Davidson, land planner, were here from Pennoni to present *Briarstone*, a 226 dwelling unit subdivision proposed on Rt. 13 in northeastern Greenwood. The parcel is 39.58 acres. Currently zoned Highway Commercial, they propose to rezone the rear portion to R-3 and keep about 7 acres in the front as HC. The dwelling units will be a combination of Townhomes and one-over-ones in groups of 8, with a condominium association and clubhouse.

- b) Application for Sketch Plan review from David & Laura Smoker for a proposed residential subdivision, *Village at Hop Toad*. Tax map #530-10.00-39.00. The property is zoned R-3.
The proposal is for 175 Townhomes.

Adjournment:

Meeting adjourned at 7:09 pm with a motion by Mr. Miller. Second, Mr. Westfall.

Attested



_____, Town Manager