



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

Planning Commission / Public Hearing

Revised Minutes

Tuesday, April 14, 2026, 6:30 p.m.

Call to Order:

Commissioner Phillips called the meeting to order at 6:31 p.m.

Commissioners and Officials Present:

Commissioner Michael Phillips, Commissioner David Miller, Commissioner Ellen Patterson, Acting Town Manager Rhiannon Slater, Clerk Carolyn Chisenhall, Town Solicitor Jamie Sharp, and Town Engineer Sharon Cruz. Absent: Commissioner Donald Torbert, Commissioner Kirk Westfall

Public Comment:

None.

Approval of Minutes:

- a) Motion to approve February 10, 2026, Planning Commission Meeting minutes made by Mr. Miller. Second, Mrs. Patterson.
Miller – Aye; Phillips – Aye; Patterson – Aye. APPROVED.

Public Hearing:

Two Farms, Inc. is seeking Conditional Use to allow for the operation of two businesses on one parcel, located at 12643 Rock Rd, parcel #530-10.00-58.04. Property is zoned Highway Commercial (“HC”). Business owner Daniel Byler spoke as the proposed tenant. There is currently a gift shop at one end of the parcel, but he desires to lease 2.4 acres of vacant land on the opposite end. He proposes to sell storage sheds and poly furniture and will access the site from the existing soft entrance on Fire Hall Lane. He plans to have one employee during his business hours of Monday through Friday 9-4, and Saturday 8:30-1:30. There will be a 10x20 moveable office and a port-a-potty on the site. He will maintain at least a 35’ setback from all streets and from the gift shop.

No one spoke for or against the application.

Motion to recommend approval for the Conditional Use application for Two Farms for two businesses on the same parcel based on the record made at the public hearing, and for the following reasons. The applicant seeks a Conditional Use permit to operate two businesses on the same parcel. The portion of the property fronting on Roack Road is currently used for a gift shop, and the rear portion consists of 2.4 acres, more or less, and is vacant. The applicant proposes to utilize the rear 2.4 acres of the parcel for a shed and furniture display and storage, and the Conditional Use is required due to the additional use on the lot. The property is zoned Highway Commercial and the proposed additional use is a permitted use in the HC District. The property is a large parcel consisting of 3.4541 acres, more or less. The proposed use will have a separate access from Firehall

Avenue. There are commercial uses in the area, and the use is compatible with those uses. There is sufficient area to screen the use from other uses. The use will not significantly detract from the permitted uses in the district. The proposed Conditional Use provides for general convenience and welfare, and no parties appeared in opposition to the application. Approval is recommended with the condition that a 35' buffer be maintained on all sides. Adopted by Mrs. Patterson. Second, Mr. Miller.

Patterson – Aye; Miller – Aye; Phillips – Aye. Recommend APPROVAL.

Adjournment:

Meeting adjourned at 6:50 pm with a motion by Mrs. Patterson. Second, Mr. Miller.

Attested  _____, Town Manager