



**PLANNING AND ZONING
MINUTES
MAY 20, 2025 – 6:00 P.M.
BRIDGEVILLE PUBLIC LIBRARY & ZOOM**

A regularly scheduled meeting of the Planning and Zoning Commission was held on May 20, 2025, at 6:00 PM, at the Bridgeville Public Library, and via Zoom.

The following were present:

Clint Whaley	Planning and Zoning Chairman
Ryan Correia	Planning and Zoning Vice Chairman
Skylar Willey	Planning and Zoning Secretary
Jim Carlucci	Planning and Zoning Commissioner
Patricia Correll	Planning and Zoning Commissioner
Mary Ann Peragallo	Planning and Zoning Commissioner
Matt Davis	Planning and Zoning Commissioner
Jay Mervine	Planning and Zoning Commissioner
Jack Cannon	Planning and Zoning Commissioner (Absent)
Stephani Ballard	Town Solicitor
Bethany DeBussy	Town Manager

CALL TO ORDER:

The meeting was called to order by Chairman Whaley.

QUORUM PRESENT:

Chairman Whaley reported that a quorum was present.

APPROVAL OF MINUTES:

Motion to approve February 18, 2025, Planning and Zoning Minutes– Motion Correll; 2nd – Correia; motion carried (8-0).

NEW BUSINESS:

Presentation- Philip Barnes, UD IPA- SB237

Mr. Barnes presented information about incorporating climate change plans into the Comprehensive Plan.

Heritage Shores Phase 7B and RPC Amendment

Demetrios Kaouris presented the application. Bob Rauch of Rauch Engineering discussed the issues that were addressed from the previous phase. The plan stays within the original approved number of units.

Motion to recommend the Commissioners approve the Subdivision Plan and Phase 7B RPC Amendment. Motion Willey; 2nd – Correll; motion carried (8-0).

Bridgeville Self-Storage Addition-Minor Development Plan Modifications from 2019, TM#131-10.00-83.00

Roger Gross and Robert Parnell presented the application. The new plan submitted removes public access to the entrance on South Main, the entrance will be for emergency personnel only. A variance was approved by the Board of Adjustments to extend the buffer and use solid vinyl fencing.

Motion to recommend the Commissioners approve the Minor Development Plan with the modifications suggested by the Board of Adjustment. Motion Davis; 2nd – Peragallo; motion carried (8-0).

Auto Zone- Minor Development Plan Sketch Plan, TM#131-14.00-44.05

Casey Rauch presented the application, and AutoZone representative Todd Hamula was available for questions. Representatives would like to change parking spaces from 20x10 feet to 18x10 feet; Town Manager DeBussy stated that would be a variance request. Commissioners asked for more information regarding logistics: what are the business hours? Monday through Sunday, 7am-9pm. How many employees? 15-20 employees. Where will trucks unload? Load-in will be behind the building. Will the masonry and color scheme match existing AutoZone locations in the state? Yes. Commissioners would like to see a more neutral color scheme, there is currently no code to support the request.

AMP Properties-Rezoning Application to amend the Zoning District from R-1 Residential/AIOZ Agricultural-Industrial Overlay to M-1 Manufacturing for 25.35 Acres location at TM #131-10.00-51.00

Steve and Ava McCarron presented the application. The property is no longer being used for residential uses, and houses small businesses. The change complies with the future growth of the Town.

Motion to recommend the Commissioners approve the rezoning application. Motion Mervine; 2nd – Correia; motion carried (8-0).

OLD BUSINESS:

Comprehensive Plan Update

Town Manager DeBussy requested a working group be created to move forward with updates to the Comprehensive Plan.

PUBLIC COMMENT:

None.

GOOD OF THE ORDER:

Commissioner Correia would like Mr. Barnes to come back once more details are available for his project.

Commissioner Whaley welcomed Commissioner Carlucci. Whaley believes the addition of AutoZone is a good stepping stone for growth in the area.

ADJOURNMENT:

Motion to adjourn the meeting at 7:30pm. Motion Davis; 2nd – Correll; motion carried (8-0).

Respectfully submitted,

Shelley Lambden, Transcriptionist