



**PLANNING AND ZONING
MINUTES
JANUARY 20, 2026 – 6:00 P.M.
BRIDGEVILLE PUBLIC LIBRARY & ZOOM**

A regularly scheduled meeting of the Planning and Zoning Commission was held on January 20, 2026, at 6:00 PM, at the Bridgeville Public Library, and via Zoom.

The following were present:

Clint Whaley	Planning and Zoning Chairman
Jim Carlucci	Planning and Zoning Commissioner (Zoom)
Patricia Correll	Planning and Zoning Commissioner
Jay Mervine	Planning and Zoning Commissioner
Ryan Correia	Planning and Zoning Commissioner
Skylar Willey	Planning and Zoning Commissioner (Absent)
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.

ADOPTION OF AGENDA:

Motion to approve the agenda as written– Motion Correia; 2nd – Correll; motion carried (5-0).

APPROVAL OF MINUTES:

Motion to approve October 21, 2025, Planning and Zoning Minutes– Motion Correia; 2nd – Mervine; motion carried (5-0).

NEW BUSINESS:

AutoZone- Minor Development Plan TM# 131-14.00-44.05

Representatives for AutoZone discussed the changes and additions to the plans from their last visit; and the change to a muted color scheme for the building. They have received all of their approvals to submit the applications.

Motion to approve the minor development plan- Motion Correia; 2nd – Carlucci; motion carried (5-0).

Heritage Shores, Phase 6A and RPC Amendment

Representatives for Passwaters Farm LLC presented updates for an RPC Amendment for Phase 6A, the phase will include 58 units and will not change the overall count.

Motion to recommend Phase 6A for approval- Motion Correia; 2nd - Mervine; motion carried (5-0).

OLD BUSINESS:

No old business.

PUBLIC COMMENT:

No public comment.

GOOD OF THE ORDER:

Commissioner Mervine asked if North Cannon Street would be repaved soon; Town Manager DeBussy stated the infrastructure beneath the roadway needed updates before that would take place.

Town Manager DeBussy announced that there are vacancies that need to be filled; and officers will need to be appointed at a future meeting.

ADJOURNMENT:

Motion to adjourn the meeting at 6:16PM. Motion Mervine; 2nd - Carlucci; motion carried (5-0).

Respectfully submitted,

Shelley Lambden, Transcriptionist