

**Worcester County Planning Commission  
Meeting Minutes**

**Meeting Date:** August 3, 2017

**Time:** 1:00 P.M.

**Location:** Worcester County Government Office Building, Room 1102

**Attendance:**

**Planning Commission**

Mike Diffendal, Chair

Jay Knerr, Vice Chair

Marlene Ott

Betty Smith

Jerry Barbierri

Brooks Clayville

**Staff**

Ed Tudor, Director, DDRP

Phyllis Wimbrow, Deputy Director, DDRP

Jennifer Keener, Zoning Administrator

Maureen Howarth, County Attorney

**I. Call to Order**

**II. Administrative Matters**

- A. Review and approval of minutes, July 6, 2017**— As the first item of business, the Planning Commission reviewed the minutes of the July 6, 2017 meeting. Following the discussion it was moved by Ms. Ott, seconded by Mr. Barbierri and carried unanimously to approve the minutes as amended.
- B. Board of Zoning Appeals agenda, August 10, 2017** — As the next item of business, the Planning Commission reviewed the agenda for the Board of Zoning Appeals meeting scheduled for August 10, 2017. Mrs. Keener was present for the review to answer questions and address concerns of the Planning Commission. No comments were forwarded to the Board.

**III. § ZS 1-325 Site Plan Review – Waiver Request, Patel Retail**

As the next item of business, the Planning Commission reviewed a site plan for the proposed construction of a 7,000 square foot retail building, Tax Map 100, Parcel 141, Lot 1, Tax District 1, C-2 General Commercial District, located at the northeasterly intersection of US Route 13 (Ocean Highway) and Sparrow Road. Hugh Cropper, IV, Esquire, George Young, surveyor, and Barbara Derrickson, were present for the review. This project was approved as a minor site plan by the Technical Review Committee, subject to the review of certain waivers that only the Planning Commission can grant. Ms. Derrickson addressed the three waiver requests, and Mr. Young distributed a few exhibits for the Planning Commission.

Following the discussion, a motion was made by Mr. Barbierri, seconded by Ms. Ott, and carried unanimously to make the following considerations on the requested waivers:

1. The Planning Commission granted a waiver to the requirement for an automatic irrigation system with rain sensor.
2. The Planning Commission granted the request to consider Sparrow Road as a service road, therefore negating the need for the interparcel connector on the subject property.
3. The Planning Commission approved the use of the second entrance closest to the intersection of Sparrow Road and US Route 13 (Ocean Highway), provided that it be constructed to County Roads standards.

#### **IV. Text Amendment**

As the next item of business, the Planning Commission reviewed a text amendment for the Accessory Use of Principal Agricultural Structures or Use of Land for the Commercial Hosting of Non-Agricultural Functions and Events in the E-1 Estate District. Hugh Cropper, IV, Esquire was present for the review. Mr. Cropper stated that he would be happy to amend his application to reflect the staff's comments. He noted that despite Mr. Tudor's comments, he believes that where the property is over 25 acres and is an active farm, that in the next Comprehensive Rezoning, such property will most likely be changed to an agricultural district designation rather than the R-1 Rural Residential District. Mr. Knerr asked if outdoor music festivals could be held under these uses. Staff said that they could, however there are many other restrictions for such a use such as the Health Department regulations.

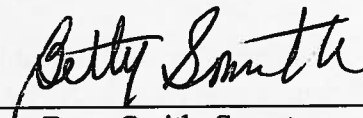
Following the discussion, a motion was made by Ms. Ott, seconded by Ms. Smith and carried unanimously to forward a favorable recommendation to the County Commissioners.

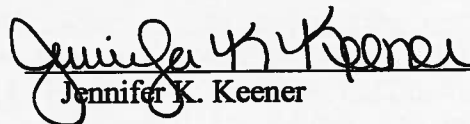
#### **V. County Project**

As the next item of business, the Planning Commission reviewed a request from the Department of Emergency Services to construct a Public Safety Radio Tower on the Mystic Harbor wastewater treatment property. Mr. Tudor explained that due to the equipment requirements, concealing the tower would not work in this instance.

Following the discussion, a motion was made by Mr. Barbierri, seconded by Mr. Wells and carried unanimously to forward a favorable recommendation to the County Commissioners.

#### **VI. Adjourn – The Planning Commission adjourned at 1:20 P.M.**

  
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Betty Smith, Secretary

  
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Jennifer K. Keener