

**WORCESTER COUNTY PLANNING COMMISSION
MEETING MINUTES – February 5, 2026**

Meeting Date: February 5, 2026

Time: 1:00 P.M.

Location: Worcester County Government Office Building, Room 1102

Attendance:

Planning Commission

Phyllis Wimbrow, Vice Chair

Marlene Ott

Alec French

Mary Knight

Kathy Drew

Teresa Purnell-Milbourne

Staff

Jennifer Keener, Director, DRP

Matt Laick, Deputy Director, DRP

Kristen Tremblay, Zoning Administrator, DRP

Ben Zito, DRP Specialist, DRP

Robert Mitchell, Director, Environmental Programs

I. Call to Order

II. Administrative Matters

A. Review and approval of minutes, January 8, 2026.

As the first item of business, the Planning Commission reviewed the minutes of the January 8, 2026, meeting.

Following the review, a motion was made by Ms. Ott to approve the minutes as written. Mr. French seconded the motion. Ms. Knight, Ms. Drew, and Ms. Purnell-Milbourne abstained from the vote.

Due to a lack of quorum, the January 8, 2026 meeting minutes could not be approved.

B. Board of Appeals Agenda, February 12, 2026.

As the next item of business, the Planning Commission reviewed the agenda for the Board of Zoning Appeals meeting scheduled for February 12, 2026. Ms. Tremblay was present for the review to answer questions and address concerns of the Planning Commission.

No comments were forwarded to the Board.

C. Technical Review Committee Agenda, February 11, 2026.

As the next item of business, the Planning Commission reviewed the agenda for the Technical Review Committee meeting scheduled for February 11, 2026. Ms. Tremblay was present for the review to answer questions and address concerns of the Planning Commission.

No comments were forwarded to the Committee.

III. Site Plan Review – Bishopville Volunteer Fire Department

**WORCESTER COUNTY PLANNING COMMISSION
MEETING MINUTES – February 5, 2026**

Mr. Steven Nichols from Davis, Bowen, & Friedel, Inc. approached the table. Ms. Knight stated that she would abstain from any votes and motions, as she is a member of the Bishopville Volunteer Fire Department and has been assisting them with the project.

Mr. Nichols provided an overview of the proposed project, site plan, and waivers from the *Design Guidelines and Standards for Commercial Uses*. Ms. Drew inquired with DRP staff about the need for landscaping within the parking area. Ms. Keener and Ms. Tremblay confirmed that landscaping within the parking islands is required in the county code.

Following a discussion, a motion was made by Mr. French to approve all of the waivers from the *Design Guidelines and Standards for Commercial Uses* that were outlined in the Planning Commission’s Staff Report. Ms. Ott seconded the motion, and the motion carried with no opposition.

A motion was made by Mr. French to approve the site plan. Ms. Ott seconded the motion, and the motion carried with no opposition.

Following a discussion, a motion was made by Ms. Knight to grant a waiver for the automatic landscape irrigation system. Ms. Ott seconded the motion, and the motion carried with no opposition.

IV. Comprehensive Water and Sewer Plan Amendment

As the next item of business, the Planning Commission reviewed an application associated to expand, slightly, the water and sewer planning areas for the Riddle Farm Sanitary Service Area in the *Master Water and Sewerage Plan (The Plan)*. Robert Mitchell, Director of Environmental Programs submitted the staff report to the Planning Commission for this meeting. Mr. Hugh Cropper and one of the property owners, Mr. Todd Ferrante, addressed the Planning Commission on the application.

Mr. Cropper referenced the staff report and indicated that the properties are zoned commercial, they are designated as a Commercial Center land use in the *Comprehensive Plan*, and they are positioned and willing to access Riddle Farm infrastructure when capacity becomes available in the future. Both Mr. Cropper and Mr. Ferrante indicated that the subject properties are all developed commercially with existing uses that they would like to preserve with a connection to sewer and water. Mr. Cropper added that he feels anytime the County gets opportunity to convert septic to sewer it’s a good thing and they should try to take advantage of the opportunity

The Planning Commission did have a couple of questions. Ms. Wimbrow asked how they would access connections to the Riddle systems. Mr. Mitchell responded that the connections would be at the east gate of the Glen Riddle Community. Mr. French asked if these applicants would get priority over other applicants in the area that came later. Mr. Cropper responded that in his years of experience here, that just doesn’t happen. This application was done

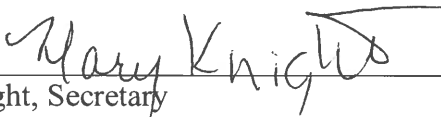
**WORCESTER COUNTY PLANNING COMMISSION
MEETING MINUTES – February 5, 2026**

because the land use designation of the subject properties is in conformance with extension of public services. Obviously, public services are not going to be extended to neighboring, undeveloped properties and non-commercially developed properties that have land use designations inconsistent with the *Comprehensive Plan*. Mr. Mitchell added that the County has been fortunate to match opportunities to convert septic to sewer in commercial corridors due to the willingness of the owners to intensify existing uses and pay for the infrastructure to connect. Those infrastructure extensions were also made accessible to residential user as well for their connections. He added that local code mandates growth pay for itself and these willing property owners understand that principle. Ms. Knight made a comment that she was sure the applicants understood that and their connection to the system one day will be beneficial to the County.

Following the discussion, a motion was made by Ms. Knight, seconded by Mr. French, to find this amendment application consistent with the *Comprehensive Plan* and recommended that they forward a favorable recommendation to the County Commissioners. The vote was unanimous.

V. Adjourn

On a motion made by Ms. Knight and seconded by Ms. Ott, the Planning Commission adjourned.



Mary Knight, Secretary



Ben Zito, DRP Specialist