

WORCESTER COUNTY PLANNING COMMISSION
MEETING MINUTES – September 4, 2025

Meeting Date: September 4, 2025

Time: 1:00 P.M.

Location: Worcester County Government Office Building, Room 1102

Attendance:

Planning Commission

Jerry Barbierri, Chair

Phyllis Wimbrow

Betty Smith

Marlene Ott

Kathy Drew

Mary Knight

Ken Church

Staff

Jennifer Keener, Director, DRP

Matt Laick, Zoning Administrator, DRP

Ben Zito, DRP Specialist, DRP

Gary Pusey, DRP Specialist, DRP

Roscoe Leslie, County Attorney, Administration

I. Call to Order

II. Administrative Matters

A. Review and approval of minutes, August 7, 2025.

As the first item of business, the Planning Commission reviewed the minutes of the August 7, 2025, meeting.

Following the review, a motion was made by Ms. Ott to approve the minutes as written Ms. Drew seconded the motion, and the motion carried unanimously.

B. Board of Appeals Agenda, September 11, 2025.

As the next item of business, the Planning Commission reviewed the agenda for the Board of Zoning Appeals meeting scheduled for September 11, 2025. Mr. Pusey was present for the review to answer questions and address concerns of the Planning Commission.

Ms. Drew inquired about Case No. 25-39 regarding the two (2) variances to reduce the Atlantic Coastal Bays Critical Area buffer. Mr. Pusey provided an overview of the case and variance request. Hugh Cropper IV, in attendance, also provided details regarding the case.

After a discussion, no comments were forwarded to the Board.

C. Technical Review Committee Agenda, August 13, 2025.

As the next item of business, the Planning Commission reviewed the agenda for the Technical Review Committee meeting scheduled for September 10, 2025. Mr. Zito 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

**WORCESTER COUNTY PLANNING COMMISSION
MEETING MINUTES – September 4, 2025**

A. Pocomoke Storage, LLC – Major Site Plan Review, Automatic Landscaping Irrigation Waiver Request, and Gravel Waiver Request

As the next item of business, the Planning Commission reviewed a Major Site Plan for the Pocomoke Storage, LLC project.

Mr. Nathan Noble approached the table. Mr. Noble provided an overview of the project, and the need for an automatic landscaping irrigation waiver request per §ZS 1-322(b)(7). Mr. Zito clarified that an additional waiver for the proposed gravel driveway and parking area will be needed per §ZS 1-320(f)(1). Ms. Keener clarified that the site plan would need to receive a variance from the Board of Zoning Appeals from the 100' front yard setback from US Route 113.

Following a review, a motion was made by Ms. Knight to approve the site plan as submitted, contingent upon a variance from the Board of Zoning Appeals, as well as granting the waivers to the automatic landscaping irrigation and gravel driveway and parking areas.

Ms. Ott seconded the motion, and the motion carried unanimously.

IV. Miscellaneous

A. Approved Private Roads Request – The Elms Minor RPC

Mr. Hugh Cropper, IV and Mr. Steve Engel approached the table. Mr. Cropper provided an overview of the Elms RPC, as well as the request for the proposed private roads. Mr. Barbieri inquired about the proposed road names, and Mr. Engel provided insight into the selected road names.

Following a review, a motion was made by Ms. Knight for the Planning Commission to forward a favorable recommendation to the County Commissioners for the approval of the proposed private roads. Ms. Smith seconded the motion, and the motion carried unanimously.

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