

Planning & Zoning Commission Meeting
April 23, 2026
MEETING HELD IN-PERSON & VIA TELECONFERENCE

The regularly scheduled meeting of the Planning & Zoning Commission was held at Delmar Town Hall and via teleconference. Commission Members in attendance: Deputy Mayor Jack Lenox, Vice Mayor Odell Jones Jr., Jonathan Layton, Joshua Taylor, and Shawn Johnson. Key Personnel: Town Mgr. Jeff Fleetwood, Planning and Zoning Director Twain Evanson, Code Enforcement Officer Kayla Trice, and Clerk of Council Vondell Spencer. Guests: Rodney Brown; via teleconference: Blair Carey.

Call to Order:

Deputy Mayor Lenox called the meeting to order at 7:00 p.m. and led the pledge of allegiance.

Approval of Minutes –

A motion was made and seconded (Layton/Jones) to approve the March 26, 2026, meeting minutes with corrections under Guests/Attendees, Call to Order, and Approval of Minutes. The motion was passed by a vote of 4 Ayes and 1 Abstain (Johnson).

Unfinished Business –

None.

New Business –

- 1. Blair Carey/Quinns Landing – New Home Build – Lot 2, 38204 N. Second St., Delmar, DE** – Mr. Carey presented a new home build as referenced per the attached drawings. Mr. Carey stated Model 1 is on Lot 7 which is the only lot Model 1 is on. The footprint has been extended by about 6 feet making the house deeper than the first time the model was built. The first floor used to be walled off and now it has a bigger open concept. The master bedroom is bigger upstairs as well.

Deputy Mayor Lenox called for a favorable recommendation to the Mayor and Council for – Blair Carey/Quinns Landing – New Home Build – Lot 2, 38204 N. Second St., Delmar, DE, per the attached drawings. A motion was made/seconded (Jones/Johnson) and carried by a vote of 5 Ayes.

- 2. Blair Carey/Quinns Landing – New Home Build – Lot 3, 38198 N. Second St., Delmar, DE** – Mr. Carey presented a new home build as referenced per the attached drawings. Commission Member Layton clarified this home is a Model 4. Mr. Carey noted the same model is on Lot 5. Mr. Evanson added the model is also on Lot 9. Deputy Mayor Lenox asked Mr. Carey if both lots were under agreement. Mr.

Carey answered no. Lot 10 settled last week, and Lot 5 settles the second week of May. After these two Lot 11 is the only lot left in Phase 1.

Deputy Mayor Lenox called for a favorable recommendation to the Mayor and Council for – Blair Carey/Quinns Landing – New Home Build – Lot 3, 38198 N. Second St., Delmar, DE, per the attached drawings. A motion was made/seconded (Taylor/Layton) and carried by a vote of 5 Ayes.

- 3. Chris Brown/Ryan Homes – New Home Build – Stillwater/Spruce/Elevation K – Lot 65, 38565 Winterberry Dr., Delmar, DE** – Mr. Brown presented a new home build as referenced per the attached drawings. Commission Member Layton noted there are Hazels on both sides. The setbacks appear to be in order.

Deputy Mayor Lenox called for a favorable recommendation to the Mayor and Council for – Chris Brown/Ryan Homes – New Home Build – Stillwater/Spruce/Elevation K – Lot 65, 38565 Winterberry Dr., Delmar, DE, per the attached drawings. A motion was made/seconded (Johnson/Layton) and carried by a vote of 5 Ayes.

- 4. Chris Brown/Ryan Homes – New Home Build – Stillwater/Spruce/Elevation K – Lot 67, 38569 Winterberry Dr., Delmar, DE** – Mr. Brown presented a new home build as referenced per the attached drawings. Commission Member Layton noted there is an Elder on one side and a Hazel on the other. The setbacks appear to be in order.

Deputy Mayor Lenox called for a favorable recommendation to the Mayor and Council for – Chris Brown/Ryan Homes – New Home Build – Stillwater/Spruce/Elevation K – Lot 67, 38569 Winterberry Dr., Delmar, DE, per the attached drawings. A motion was made/seconded (Jones/Johnson) and carried by a vote of 5 Ayes.

- 5. Chris Brown/Ryan Homes – New Home Build – Stillwater/Elder/Elevation K – Lot 68, 38571 Winterberry Dr., Delmar, DE** – Mr. Brown presented a new home build as referenced per the attached drawings. Commission Member Layton noted there is a vacant lot on one side and a common area on the other. The setbacks appear to be in order.

Deputy Mayor Lenox called for a favorable recommendation to the Mayor and Council for – Chris Brown/Ryan Homes – New Home Build – Stillwater/Elder/Elevation K – Lot 68, 38571 Winterberry Dr., Delmar, DE, per the attached drawings. A motion was made/seconded (Layton/Taylor) and carried by a vote of 5 Ayes.

- 6. Chris Brown/Ryan Homes – New Home Build – Stillwater/Cedar/Elevation K, Lot 70, 38566 Winterberry Dr., Delmar, DE** – Mr. Brown presented a new home build as referenced per the attached drawings. Commission Member Layton noted

on one side is open space/common area and a Hazel on the other side. The setbacks appear to be in order.

Deputy Mayor Lenox called for a favorable recommendation to the Mayor and Council for – Chris Brown/Ryan Homes – New Home Build – Stillwater/Cedar/Elevation K – Lot 70, 38566 Winterberry Dr., Delmar, DE, per the attached drawings. A motion was made/seconded (Taylor/Jones) and carried by a vote of 5 Ayes.

7. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Spruce/Elevation K – Lot 73, 38558 Winterberry Dr., Delmar, DE** – Mr. Brown presented a new home build as referenced per the attached drawings. Commission Member Layton noted there is a vacant lot on one side and a vacant lot on the other side. The setbacks appear to be in order.

Deputy Mayor Lenox called for a favorable recommendation to the Mayor and Council for – Chris Brown/Ryan Homes – New Home Build – Stillwater/Spruce/Elevation K – Lot 73, 38558 Winterberry Dr., Delmar, DE, per the attached drawings. A motion was made/seconded (Johnson/Layton) and carried by a vote of 5 Ayes.

8. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Aspen/Elevation K – Lot 78, 38540 Winterberry Dr., Delmar, DE** – Mr. Brown presented a new home build as referenced per the attached drawings. Commission Member Layton noted there is a bigger lot on one side and a Cedar on the other side. The setbacks appear to be in order.

Deputy Mayor Lenox called for a favorable recommendation to the Mayor and Council for – Chris Brown/Ryan Homes – New Home Build – Stillwater/Aspen/Elevation K – Lot 78, 38540 Winterberry Dr., Delmar, DE, per the attached drawings. A motion was made/seconded (Layton/Taylor) and carried by a vote of 5 Ayes.

9. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Cedar/Elevation K – Lot 122, 11858 Yellowwood Dr., Delmar, DE** – This submittal was withdrawn.

Public Comments –

- 1.) Town Mgr. Fleetwood updated the commission about the property located at 24 E. State St. He said the elected body will hold a public hearing on May 13th to purchase that property. He said after the property is purchased it will be demoed and ultimately the ground will be an extension of the town hall parking lot. A conversation occurred.

Commission Comments -

The commission had no comments.

Adjournment –

Deputy Mayor Lenox called for a motion to adjourn the meeting. The motion was made/seconded (Jones/Johnson) and carried by a vote of 5 Ayes.

Submitted by:

Vondell Spencer, CMC
Municipal Clerk