

Planning & Zoning Commission Meeting
April 24, 2025
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 Lenox, Vice Mayor Odell Jones Jr., Jonathan Layton, and Beverly Wilson. Key Personnel: Planning and Zoning Director, Twain Evanson, Code Enforcement Officer, Kayla Trice, and Clerk of Council, Vondell Spencer. Guests: Rodney Brown. Absent: Commission Member Shawn Johnson.

Call to Order:

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

Planning and Zoning Director, Twain Evanson introduced the new Code Enforcement Officer, Ms. Kayla Trice.

Approval of Minutes –

A motion was made and seconded (Wilson/Layton) to approve March 27, 2025, meeting minutes as circulated by a vote of 4 Ayes, 1 Absent (Johnson).

Unfinished Business –

None.

New Business –

1. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Elder/Elevation K – Lot 2, 38309 Stillwater Parkway, Delmar, DE** – Mr. Brown presented a new home build as referenced per the attached drawings. Commission Member Wilson noted there is a vacant lot on one side and a Tupelo 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 2, 38309 Stillwater Parkway, Delmar, DE, per the attached drawings. A motion was made/seconded (Wilson/Jones) and carried by a vote of 4 Ayes 1 Absent (Johnson).

2. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Elder/Elevation L – Lot 161, 38430 Sandberry St., Delmar, DE** – Mr. Brown presented a new home build as referenced per the attached drawings. Commission Member Wilson noted there is a Hazel on one side and a Cedar 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 L – Lot

161, 38430 Sandberry St., Delmar, DE, per the attached drawings. The motion was made/seconded (Wilson/Jones) and carried by a vote of 4 Ayes 1 Absent (Johnson).

Commission Comments –

1. Commission Member Wilson explained to the Code Enforcement Officer the reasons she makes note of the houses that are next to new home builds and the setbacks. Deputy Mayor Lenox added the home styles have been approved.

Public Comments –

1. Mr. Rodney Brown commented about a resident with a zero-turn mower with a child present on the mower.
2. Commission Member Layton inquired about the old chiropractor building. Deputy Mayor Lenox responded the building is not in town limits. A conversation ensued.

Adjournment –

Deputy Mayor Lenox called for a motion to adjourn the meeting. The motion was made/seconded (Jones/Layton) and carried by a vote of 4 Ayes 1 Absent (Johnson).

Submitted by:

Vondell Spencer

Clerk of Council