

Planning & Zoning Commission Meeting
August 21, 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 Jack Lenox, and Vice Mayor Odell Jones Jr., Key Personnel: Planning and Zoning Director, Twain Evanson, Code Enforcement Officer, Kayla Trice, and Clerk I, Valerie Seefried. Guests: Richard Morris; via teleconference: Commission Member Beverly Wilson. Absent: Commission Members Shawn Johnson and Jonathan Layton.

Call to Order:

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

Deputy Mayor Lenox thanked everyone in attendance both in person and virtually. He said Commission Member Wilson is in attendance via teleconference and is counted as a full participant. He further said unfortunately Commission Members Shawn Johnson and Jonathan Layton could not attend this evening. There are three commission members in attendance and that is enough for a quorum.

Deputy Mayor Lenox thanked Clerk I, Valerie Seefried for filling in while Clerk of Council, Vondell Spencer while she recovers.

Approval of Minutes –

A motion was made and seconded (Wilson/Jones) to approve July 24, 2025, meeting minutes as circulated by a vote of 3 Ayes 2 Absent (Johnson/Layton).

Unfinished Business –

None.

New Business –

1. **Blair Carey/RBR Homes (Quinns Landing) – New Home Build – Lot 1, 38210 N. Second St., Delmar, DE** – Mr. Richard Morris presented a new home build per the attached drawings. Deputy Mayor Lenox asked Mr. Morris if this new home build will be number five. Mr. Morris answered yes. Commission Member Wilson noted everything appears to be in the building setback lines on the survey.

Deputy Mayor Lenox called for a favorable recommendation to the Mayor and Council for – Blair Carey/RBR Homes (Quinns Landing) – New Home Build – Lot 1, 38210 N. Second

St., Delmar, DE, per the attached drawings. The motion was made/seconded (Jones/Wilson) and carried by a vote of 3 Ayes 2 Absent (Johnson/Layton).

2. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Spruce/Elevation L – Lot 25, 11767 Silverbell Dr., Delmar, DE** – Mr. Brown presented a new home build per the attached drawings. Commission Member Wilson noted there is a 10 by 14 patio to go along with this new home. She further noted there is a Birch on one side, a Tupelo on the other, and 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 L – Lot 25, 11767 Silverbell Dr., Delmar, DE, per the attached drawings. The motion was made/seconded (Wilson/Jones) and carried by a vote of 3 Ayes 2 Absent (Johnson/Layton).

3. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Birch/Elevation K – Lot 26, 11771 Silverbell Dr., Delmar, DE** – Mr. Brown presented a new home build per the attached drawings. Commission Member Wilson noted there are Spruces on either side of this Birch plan and the Spruces do have different elevations which is acceptable. She further noted 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/Birch/Elevation K – Lot 26, 11771 Silverbell Dr., Delmar, DE, per the attached drawings. The motion was made/seconded (Jones/Wilson) and carried by a vote of 3 Ayes 2 Absent (Johnson/Layton).

4. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Spruce/Elevation K – Lot 27, 11775 Silverbell Dr., Delmar, DE** – Mr. Brown presented a new home build per the attached drawings. Commission Member Wilson noted this new home build will also include a 10 by 14 patio. She further noted there is a Cedar and a Birch on either side as well as a drainage easement on the right of the property and 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 27, 11775 Silverbell Dr., Delmar, DE, per the attached drawings. The motion was made/seconded (Wilson/Jones) and carried by a vote of 3 Ayes 2 Absent (Johnson/Layton).

5. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Tupelo/Elevation K – Lot 144, 11766 Silverbell Dr., Delmar, DE** – Mr. Brown presented a new home build per the attached drawings. Commission Member Wilson noted there is a Spruce on the right and a Hazel on the left. She further noted there is a drainage easement on the right and the setbacks appear in order.

Deputy Mayor Lenox called for a favorable recommendation to the Mayor and Council for – Chris Brown/Ryan Homes – New Home Build – Stillwater/Tupelo/Elevation K – Lot 144, 11766 Silverbell Dr., Delmar, DE, per the attached drawings. The motion was made/seconded (Jones/Wilson) and carried by a vote of 3 Ayes 2 Absent (Johnson/Layton).

6. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Spruce/Elevation K – Lot 147, 11754 Silverbell Dr., Delmar, DE** – Mr. Brown presented a new home build per the attached drawings. Commission Member Wilson noted there are Cedars on either side. She further noted one of the houses is a corner lot so it's a little further away than the other one that's on the right next door and 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 147, 11754 Silverbell Dr., Delmar, DE, per the attached drawings. The motion was made/seconded (Wilson/Jones) and carried by a vote of 3 Ayes 2 Absent (Johnson/Layton).

Planning and Zoning Director, Twain Evanson noted there are 92 permits out there at Stillwater and 88 certificates of occupancy. Deputy Mayor Lenox asked Mr. Evanson if there are still a few more permits left for this year for Stillwater. Mr. Evanson answered yes.

Public Comments –

None.

Commission Comments –

- 1.) Commission Member Wilson acknowledged Mr. Evanson for getting her all the documents she needed when she has to be out of town.
- 2.) Deputy Mayor Lenox commented he appreciated Commission Member Wilson joining the meeting tonight because there would not have been a quorum.

Adjournment –

Deputy Mayor Lenox called for a motion to adjourn the meeting. The motion was made/seconded (Jones/Wilson) and carried by a vote of 3 Ayes 2 Absent (Johnson/Layton).

Submitted by:

Vondell Spencer
Clerk of Council