

**Planning & Zoning Commission Meeting**  
**August 27, 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: Vice Mayor Odell Jones Jr., Jonathan Layton, Shawn Johnson, and Joshua Taylor. 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 and Douglas Price. Absent: Deputy Mayor Jack Lenox.

**Call to Order:**

Vice Mayor Jones 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 (Taylor/Johnson) to approve the July 23, 2026, meeting minutes as circulated. The motion was passed by a vote of 3 Ayes and 2 Absent (Layton/Lenox).

**Unfinished Business –**

None.

**New Business –**

- 1.) **Chris Brown/Ryan Homes – New Home Build – Kilteel/Elder/Elevation K – Lot 65, 9355 Kilteel Dr., Delmar, MD** – Mr. Brown presented a new home build as referenced per the attached drawings. Vice Mayor Jones asked Mr. Evanson the status of Kilteel Estates. Mr. Evanson answered the status now is we can move forward with favorable recommendation but no permit until the topcoat is completed at the back section of Heron Ponds. Town Mgr. Fleetwood added Mr. Mark Murphy, the developer for Kilteel Estates, did contact him today and the crews will be out at Heron Ponds at Song Sparrow Circle today for milling work, tomorrow milling work, and weather permitting Monday and Tuesday paving.

Vice Mayor Jones called for a favorable recommendation to the Mayor and Commissioners for – Chris Brown/Ryan Homes – New Home Build – Kilteel/Elder/Elevation K – Lot 65, 9355 Kilteel Dr., Delmar, MD, per the attached drawings with the building permit and the condition the C of O be entertained once paving is completed and previous projects. The motion was made/seconded (Taylor/Johnson) and carried by a vote of 3 Ayes 2 Absent (Lenox/Johnson).

- 2.) **Chris Brown/Ryan Homes – New Home Build – Stillwater/Spruce/Elevation K – Lot 48, 11833 Yellowwood Dr., Delmar, DE** – Mr. Brown presented a new home build as referenced per the attached drawings. Commission Member Taylor noted the setbacks are in order. There is a vacant lot to the west and a Cedar to the east.

Vice Mayor Jones called for a favorable recommendation to the Mayor and Council for – Chris Brown/Ryan Homes – New Home Build – Stillwater/Spruce/Elevation K – Lot 48, 11833 Yellowwood Dr., Delmar, DE, per the attached drawings. A motion was made/seconded (Johnson/Taylor) and carried by a vote of 3 Ayes 2 Absent (Layton/Lenox).

- 3.) **Chris Brown/Ryan Homes – New Home Build – Stillwater/Cedar/Elevation K – Lot 125, 11842 Yellowwood Dr., Delmar, DE** – Mr. Brown presented a new home build as referenced per the attached drawings. Commission Member Taylor noted the setbacks are in order. There is a Spruce to the west and an Elder to the east.

Vice Mayor Jones called for a favorable recommendation to the Mayor and Council for – Chris Brown/Ryan Homes – New Home Build – Stillwater/Cedar/Elevation K – Lot 125, 11842 Yellowwood Dr., Delmar, DE, per the attached drawings. A motion was made/seconded (Taylor/Johnson) and carried by a motion of 3 Ayes 2 Absent (Layton/Lenox).

- 4.) **Chris Brown/Ryan Homes – New Home Build – Stillwater/Spruce/Elevation K – Lot 126, 11836 Yellowwood Dr., Delmar, DE** – Mr. Brown presented a new home build as referenced per the attached drawings. Commission Member Taylor noted the setbacks are in order. There is a vacant lot to the west and a Cedar to the east.

Vice Mayor Jones called for a favorable recommendation to the Mayor and Council for – Chris Brown/Ryan Homes – New Home Build – Stillwater/Spruce/Elevation K – Lot 126, 11836 Yellowwood Dr., Delmar, DE, per the attached drawings. A motion was made/seconded (Taylor/Johnson) and carried by a vote of 3 Ayes 2 Absent (Layton/Lenox).

- 5.) **Douglas Price/Douglas Price Construction – New Home Build – Sunset Refuge, Lot 7A, Mourning Dove Way, Delmar, MD** – Mr. Price presented a new home build as referenced per the attached drawings.

Vice Mayor Jones noted Commission Member Layton has arrived to the meeting.

Mr. Price stated this is a new construction with three bedrooms and two bathrooms. Commission Member Taylor asked Mr. Price if the driveway will come off of the public access on Heron Park Parkway. He further asked Mr. Price if it is a town-maintained road. Mr. Price further answered he believes so. Mr. Evanson added the topcoat that we were speaking of is 10 feet to the east. All the setbacks are in order. This house is the third dwelling that is going to be built at Sunset Refuge.

Vice Mayor Jones called for a favorable recommendation to the Mayor and Commissioners for – Douglas Price/Douglas Price Construction – New Home Build – (Sunset Refuge) Lot 7A, Mourning Dove Way, Delmar, MD, per the attached drawings. A motion was made/seconded (Layton/Johnson) and carried by a vote of 4 Ayes 1 Absent (Lenox).

**Public Comments –**

There were no public comments.

**Commission Comments –**

Commission Members Layton and Johnson had no comment.

- 1.) Commission Member Taylor commented he would like to see the plans for the overall Sunset Refuge Development.
- 2.) Vice Mayor Jones commented school is starting back tomorrow for the Delaware side so, make sure that everybody is paying attention and watching out for children.

**Adjournment –**

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

Submitted by:

Vondell Spencer, CMC  
Clerk of Council