

Planning & Zoning Commission Meeting
December 19, 2024
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 Jones, and Commission Members Beverly Wilson, Shawn Johnson, and Jonathan Layton. Key Personnel: Town Mgr. Jeff Fleetwood, Planning and Zoning Director, Twain Evanson, Code Enforcement Officer, Liz Peek, and Clerk of Council, Vondell Spencer. Guests: Rodney Brown and Blair Carey.

Called 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 (Wilson/Layton) to approve the November 21, 2024 meeting minutes as amended. The minutes were approved with a vote of 5 Ayes.

Unfinished Business –

None.

New Business –

1. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Hazel/Elevation L – Lot 114, 38362 Center Circle, Delmar, DE** – Mr. Brown presented a new home build as referenced per the attached drawings. Town Mgr. Fleetwood noted the homes that are presented this evening are the last three for 2024; for 2025 Ryan Homes are authorized up to 60 homes. Commission Member Wilson noted there is a Spruce 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/Hazel/Elevation L – Lot 114, 38362 Center Circle, Delmar, DE, per the attached drawings. A motion was made/seconded (Layton/Johnson) and carried by a vote of 5 Ayes.

2. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Spruce/Elevation K – Lot 154, 38433 Sandberry St., Delmar, DE** – Mr. Brown presented a new home build as referenced per the attached drawings. Commission Member Wilson noted on the application it is noted the concrete patio slab on the detail sheet is incorrect. On the updated detail sheet, the detached concrete patio slab is correct. She further noted there is a Hazel on one side and a Dogwood 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 154, 38433 Sandberry St., Delmar, DE, per the attached drawings. A motion was made/seconded (Wilson/Jones) and carried by a vote of 5 Ayes.

3. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Cedar/Elevation L – Lot 157, 38455 Sandberry St., Delmar, DE** – Mr. Brown presented a new home build as referenced per the attached drawings. Commission Member Wilson noted there is a Spruce on one side, this a corner lot on Sandberry St. and Center Cir., and she believes the setbacks are 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 L – Lot 157, 38455 Sandberry St., Delmar, DE, per the attached drawings. A motion was made/seconded (Johnson/Wilson) and carried by a vote of 5 Ayes.

4. **Blair Carey/Quinn’s Landing – New Home Build – Lot 4, North Second St., Delmar, DE** – Mr. Carey presented a new home build as referenced per the attached drawings. Mr. Carey explained to the commission his plans for the first 11 lots that will have four different designs, all around the same square footage which is between 1500, 1700, and 2,000 square foot pocket full size, and a two-car garage. The second phase in between lots 6 and 7 there is a cut-in for the road inside and there would be interior lots there, and backyards to Racetrack Rd.

Deputy Mayor Lenox asked Mr. Carey as far as he is aware the subdivision has been approved. Mr. Carey answered yes. Vice Mayor Jones added it was approved his first year on the council. Mr. Carey agreed and said it was zoned industrial and he appeared before the Planning and Zoning Commission and had the land rezoned after purchasing it. A discussion occurred.

Deputy Mayor Lenox asked Mr. Carey if there is a sidewalk on Second St. Mr. Carey answered not yet. There is curbing existing so when the homes are put in per the PWA (Public Works Agreement) they would make their curb cut-out and do the sidewalk as each home is built and there is no on street parking. Mr. Carey mentioned they would also have to slightly extend the sewer. A discussion occurred.

Deputy Mayor Lenox clarified if the sidewalk is required as part of the approved subdivision plan then that is what he will be building which will be part of the PWA (Public Works Agreement).

Deputy Mayor Lenox called for a favorable recommendation the Mayor and Council for – Blair Carey/Quinn’s Landing – New Home Build – Lot 4, North Second St., Delmar, DE, per the attached drawings. A motion was made/seconded (Wilson/Layton) and carried by a vote of 5 Ayes.

Deputy Mayor Lenox called for a favorable recommendation to the Mayor and Council for – Blair Carey/Quinn’s Landing – New Home Build – Lot 4, North Second St., Delmar, DE, per the attached drawings subject to confirmation the building plans have been appropriately signed and sealed. A motion was made/seconded (Wilson/Jones) and carried by a vote of 5 Ayes.

Deputy Mayor Lenox called for a motion to amend the recommendation to include documentation with the drawings that have been appropriately signed and sealed. A motion was made/seconded (Wilson/Jones) and carried by 5 Ayes.

5. Blair Carey/Quinn’s Landing – New Home Build – Lot 7, North Second St., Delmar, DE – Mr. Carey presented a new home build as referenced per the attached drawings.

Deputy Mayor Lenox called for a favorable recommendation to the Mayor and Council for – Blair Carey/Quinn’s Landing – New Home Build – Lot 7, North Second St., Delmar, DE, per the attached drawings subject to confirmation the building plans have been appropriately signed and sealed. A motion was made/seconded (Wilson/Layton) and carried by a vote of 5 Ayes.

Public Comments –

None.

Commission Comments –

1. Commission Member Wilson commented Wayback Burger, and The Smoke Shop, have attractor signs. Code Enforcement Officer, Liz Peek said she will note that information and investigate the signs.
2. Vice Mayor Jones wished everyone Happy Holidays.
3. The commission wished Commission Member Wilson a Happy Birthday.

Adjournment –

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

Submitted by:

Vondell Spencer

Clerk of Council