

**Planning & Zoning Commission Meeting**  
**February 19, 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, and Commission Members: Shawn Johnson, Beverly Wilson, and Jonathan Layton. Key Personnel: Town Mgr. Jeff Fleetwood, Planning and Zoning Director Twain Evanson, Code Enforcement Officer Kayla Trice, and Clerk of Council Vondell Spencer. Guests: Ottis Russell, Kevin Kinnamon, Joshua Taylor, and Doug Jones.

**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 for attending the meeting. He acknowledged Mayor Bauer in attendance for a special presentation to Commission Member Wilson. Mayor Bauer presented Commission Member Wilson with flowers and a certificate that showed the town's appreciation for all her hard work and all her years of service with the Planning and Zoning Commission since 2014. Mayor Bauer wished her well on her future endeavors. Commission Member Wilson thanked everyone.

Deputy Mayor Lenox mentioned Commission Member Johnson will be in attendance soon.

Deputy Mayor Lenox acknowledged and thanked Mr. Joshua Taylor for attending the meeting. He said Mr. Taylor is the former distinguished Town of Delmar engineer.

**Approval of Minutes –**

A motion was made and seconded (Wilson/Layton) to approve January 22, 2026, meeting minutes with a very small amendment. The motion was passed by a vote of 4 Ayes and 1 Abstain (Johnson).

Deputy Mayor Lenox stated Commission Member Johnson has now in attendance.

**Unfinished Business –**

None.

**New Business –**

1. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Cedar/Elevation K – Lot 63, 38559 Winterberry Dr., 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 Hazel on the other. There is an easement between the subject and the Hazel. 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 63, 38559 Winterberry Dr., Delmar, DE, per the attached drawings. A motion was made/seconded (Jones/Wilson) and carried by a vote of 5 Ayes.

2. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Hazel/Elevation K – Lot 64, 38563 Winterberry Dr., 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 Cedar on the other.

Deputy Mayor Lenox called for a favorable recommendation to the Mayor and Council for – Chris Brown/Ryan Homes – New Home Build – Stillwater/Hazel/Elevation K – Lot 64, 38563 Winterberry Dr., Delmar, DE, per the attached drawings. A motion was made/seconded (Johnson/Wilson) and carried by a vote of 5 Ayes.

3. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Hazel/Elevation K – Lot 74, 38556 Winterberry Dr., 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 Spruce 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/Hazel/Elevation K – Lot 74, 38556 Winterberry Dr., Delmar, DE, per the attached drawings. A motion was made/seconded (Wilson/Layton) and carried by a vote of 5 Ayes.

4. **Kirk Kinnamon/K. Kinnamon Construction Inc. – New Home Build – Lot 4, Sunset Refuge, Delmar, MD** – Mr. Kevin Kinnamon presented a new home build as referenced per the attached drawings. Planning and Zoning Director, Twain Evanson clarified this home will be the second home at Sunset Refuge and the first home is still under construction.

Mr. Kinnamon said this home is 2-story and almost 4400 square feet with a 3-car garage. Mr. Evanson added everything is in compliance. Commission Member Wilson noted the stormwater pond. Mr. Kinnamon said there is a small pond on the rear of the property and he assumed the owner would maintain it because it is on the property. He further said the only pond they are concerned with is the one on Lot 4.

Deputy Mayor Lenox called for a favorable recommendation to the Mayor and Commissioners for – Kirk Kinnamon/K. Kinnamon Construction Inc. – New Home Build – Lot 4, Sunset Refuge, Delmar, MD, per the attached drawings. A motion was made/seconded (Layton/Jones) and carried by a vote of 5 Ayes.

5. **Doug Jones/Ottis Russell (Owner) – New Home Build – 706 E. State St., Delmar, MD**

– Mr. Jones presented a new home build as referenced per the attached drawings. Deputy Mayor Lenox stated this is infill construction and described the location. He mentioned he spoke with the owner Mr. Russell before the meeting and asked him if there is a second lot on the property and apparently there is but Mr. Russell is on the righthand side as you face the property. Commission Member Layton asked Mr. Jones if the other lot is empty now. Mr. Jones answered yes. Mr. Evanson clarified there are two lots. Mr. Russell added he has not inquired about the other lot. Deputy Mayor Lenox mentioned the other lot may not be buildable.

Commission Member Wilson questioned if the lot for the new home build is only 6,923 square feet. Mr. Evanson responded yes. She further questioned the minimum lot size. Mr. Evanson further responded R2. He said it is below what is required but this is an existing lot and nothing has changed. Deputy Mayor Lenox mentioned it leaves open if this was held in common ownership within the one next to it.

Mr. Jones said that he has a document from where he performed the land survey and there has been a boundary survey performed on this piece of property. The Town of Delmar approved a division of that property back in 1971. So, at that time there was a preexisting home there. He further said the property lines are parallel and they have skewed the house for it to have the curbside appeal but it also allowed for them not to have to ask for a variance. Deputy Mayor Lenox commented the front porch fits in and there is a big back yard. Mr. Jones replied he will not say there would not be an opportunity to put a shed or something to put yard equipment in or by special exception a bigger workshop or garage.

Commission Member Johnson commented the driveway is only 25 foot and you will only be able to get one car in there. Mr. Jones agreed. He further commented you cannot park on State St. Mr. Jones suggested to prevent that he could put the house back and get enough parking, maybe double wide parking. He said what is existing right now is the water meter so he would not want to necessarily incorporate anything over a future waterline tied into that meter. But that prevents them from cutting into State St. He further suggested pushing as wide as he can. Mr. Jones further said the hardship that he would face is the side yard setbacks preventing him from being able to do that.

Deputy Mayor Lenox mentioned the curb cutout. He asked Mr. Jones where is that curb cut in relation to the improvements that he is showing. Mr. Jones answered if you look along the sidewall where it comes out and has a little V they are trying to depict that is the apron or the depression that would be there. Deputy Mayor Lenox further asked Mr. Jones if you can only park one car, can you come in that same entrance and then have the spaces go perpendicular so it would be in the area where the walkway is. Mr. Jones further answered I am sure Mr. Russell would be more amenable to having parking spaces there than just having the one. So, he didn't think necessarily stacking would be the answer, but right now he has got that as almost a 12-foot-wide parking lane.

Mr. Jones suggested bringing the parking area a little bit closer to the property line by kicking the sidewalk over and put it to the opposite side of the porch approaching it. He said that would certainly give us two parking lanes, but he thought we would be cutting into sidewalk modifications on the street and that would be the only downside to it.

Mr. Jones stated he would like to address Deputy Mayor Lenox's questions. He said in regards to having parking without having some type of T turn around it is very difficult. Commission Member Wilson asked Mr. Jones could there be another driveway on the other side of the lot. Mr. Jones answered he is limited to what they have. Mr. Jones further said if he puts the house back, he would blend it out and they would have a 30-foot rear yard.

Commission Member Wilson asked Mr. Jones if he were to extend the driveway towards the walkway, does he have to have a walkway because it could be part of the driveway. Mr. Jones answered there is nothing preventing that but it depends on the aesthetics, because he does not want to set precedence, especially on State St. Mr. Jones asked Commission Member Wilson if he was able to revise a site plan to accommodate better parking with moving the house back and working with Mr. Evanson in respect to maybe an internal; would that be something that he could offer to see if there's a better solution. Commission Member Wilson answered she would feel more comfortable when Mr. Jones comes before the Mayor and Commissioners if he had an extended driveway area or something else that wouldn't prohibit him as far as she's concerned from having to come back to the Planning and Zoning Commission.

Commission Member Layton suggested the option to Mr. Jones of a horseshoe driveway. Mr. Jones replied MDOT would really restrict how many entrances you can have. Deputy Mayor Lenox clarified it is Maryland to the west of Rt.13.

Deputy Mayor Lenox called for a favorable recommendation to the Mayor and Commissioners for – Doug Jones/Ottis Russell (Owner) – New Home Build – 706 E. State St., Delmar, MD, with the condition that the owner review alternatives with the town for the establishment of at least one additional parking space. A motion was made/seconded (Layton/Johnson) and carried by a vote of 5 Ayes.

### **Public Comments –**

- 1.) Mayor Bauer wished Commission Member Wilson well and he said enjoy your trip around the country, and thanked her for all she did for the town this year.

### **Commission Comments -**

- 1.) Commission Member Johnson said in reference to State St.; on Google Earth the driveway is in the wrong spot so Mr. Jones is going to have to build a driveway, it's pretty accurate. The driveway is on the other side. A conversation ensued.

- 2.) Vice Mayor Jones thanked Commission Member Wilson for her expertise and the friendship they have had over the years. He wished her enjoyment in her retirement.
- 3.) Deputy Mayor Lenox echoed everything that was said about Commission Member Wilson. He said in addition, he really appreciated the longevity and the history as their senior, not the oldest member but the longest serving member. Commission Member Layton added he appreciated the knowledge gained from Commission Member Wilson because he learned a lot.
- 4.) Commission Member Wilson commented she appreciated everything. This has been a great family/team and all the support that they get from the office and the administrators is great. So, it's been a fun ride and she has enjoyed it.

### **Adjournment –**

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

Submitted by:

Vondell Spencer  
Clerk of Council