

Planning & Zoning Commission Meeting
July 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 Jack Lenox, Vice Mayor Odell Jones Jr., Jonathan Layton, and Shawn Johnson. Key Personnel: Town Mgr. Jeff Fleetwood, Planning and Zoning Director, Twain Evanson, Code Enforcement Officer, Kayla Trice, and Clerk of Council, Vondell Spencer. Guests: Mike Myers, Michael Sturgen, Mitchell Gordon, Rashawn Brown, David Waldman, and Susan Waldman; via teleconference: Commission Member Beverly Wilson.

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 said Commission Member Wilson will be participating via teleconference.

Approval of Minutes –

A motion was made and seconded (Jones/Layton) to approve June 26, 2025, meeting minutes including the referenced changes by a vote of 4 Ayes 1 Absent (Wilson).

Unfinished Business –

None.

New Business –

1. **David and Susan Waldman – Rezoning from Light Industrial to Residential – New Home Build – Corner of Pennsylvania Ave. and Lincoln Ave., Delmar, DE** – Clayton Homes Representative Mr. Mitchell Gordon and Mr. David Waldman presented rezoning for parcel number 532-20.14-106.00. Deputy Mayor Lenox gave an overview for this rezoning submittal.

Mr. Waldman stated he and his wife live just around the corner in a two-story house which has become inconvenient due to he and his wife's health. He further stated he and his wife purchased an Oakwood Modular Home to put on the presented lot to be rezoned to have a single-story home which would be better for he and his wife due to their health.

Deputy Mayor Lenox asked Mr. Waldman if they have researched plans on how the home would look on the proposed lot. Mr. Gordon answered they can not do an official site plan due to the setbacks. He further answered once the lot is rezoned the setbacks are going to change. Deputy Mayor Lenox further asked Mr. Gordon if he was confident the home

would meet the minimum setbacks for R1. Mr. Gordon answered absolutely and the future proposed home is going to meet all the town's requirements. Mr. Waldman added there has been no objection to the proposed home going on the lot. Deputy Mayor Lenox provided an overview of the Town of Delmar's Comprehensive Plan that recommended the lot be zoned residential.

Deputy Mayor Lenox called for a favorable recommendation the Mayor and Council for – David and Susan Waldman – Rezoning from Light Industrial to Residential – New Home Build – Corner of Pennsylvania Ave. and Lincoln Ave, Delmar, DE, per the attached drawings recommending zoning category of R1 Residential. The motion was made/seconded (Layton/Johnson) and carried by a vote of 5 Ayes.

2. **Mike Myers – Annexation – 300 N. Eighth St., Delmar, DE** – Mr. Myers presented an annexation for parcel number 532-20.15-159.00. Mr. Myers stated he originally planned to get an annexation and subdivision at the same time. He said that process is more complicated than he expected. The decision has been made to get an annexation for the proposed property as it exists. He further said prior to the subdivision he will contact the school and DelDot because it has to be approved by both entities before anything can happen.

Deputy Mayor Lenox asked Mr. Myers if he owned the property. Mr. Myers answered he has owned the property for about 3-4 years. He further asked Mr. Myers if he lives at the proposed location. Mr. Myers further answered no he does not live in that location; it's actually a rental property. The previous owners built the house designed as two apartments. The upstairs is actually a one-bedroom apartment and the garage was built with a one-bedroom apartment above it.

Mr. Myers stated the apartment above the garage is very impractical because the ceiling was only 6 foot 6. Now, it is a bit less because he has poured a concrete floor and made it into storage areas for the rental units and a laundry room for the tenants. So, the property is actually three rental units. He further stated in the future he would like to put a nice single-family home on the north end of the property because it is large enough for it. Deputy Mayor Lenox asked Mr. Myers if the apartment over the garage is still an apartment. Mr. Myers answered yes. Planning and Zoning Director, Twain Evanson explained to Mr. Myers once annexed the zoning for this location would be R2 and he further explained the definition of R2.

Commission Member Wilson asked Mr. Evanson if R2 allowed for multi-family. Mr. Evanson answered yes, by special exception. She further asked Mr. Evanson if that is what the Comprehensive Plan is zoned residential. A conversation ensued and Deputy Mayor Lenox noted that Mr. Myers intent is a single-family home.

Deputy Mayor Lenox called for a favorable recommendation the Mayor and Council for – Mike Myers – Annexation – 300 N. Eighth St., Delmar, DE per the attached drawings with an R2 residential zoning designation. The motion was made/seconded (Jones/Johnson) and carried by a vote of 5 Ayes.

Public Comments –

- 1.) Mr. Rashawn Brown commented he recently purchased a home 317 East East St. and the lot next door 419 East East St. He said he is a vehicle transporter by trade and he has been having a bit of a problem with his neighbor. Mr. Brown enlightened the commission on his point of view of the issues.

Commission Comments –

Deputy Mayor Lenox, Vice Mayor Jones, and Commission Members Layton and Johnson had no comment.

- 1.) Commission Member Wilson commented she will probably be in attendance online next month.

Adjournment –

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

Submitted by:

Vondell Spencer
Clerk of Council