

Planning & Zoning Commission Meeting
June 25, 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 Joshua Taylor. Key Personnel: Town Mgr. Fleetwood, Planning and Zoning Director Twain Evanson, Code Enforcement Officer Kayla Trice, and Clerk of Council Vondell Spencer. Guests via teleconference: Rodney Brown. Absent: Commission Member 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 for attending the meeting as well as those that are online.

Approval of Minutes –

A motion was made and seconded (Jones/Taylor) to approve the May 21, 2026, meeting minutes as circulated. The motion was passed by a vote of 3 Ayes and 1 Absent (Layton) 1 Abstain (Johnson).

Unfinished Business –

None.

New Business –

1. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Spruce/Elevation L – Lot 53, 11847 Yellowwood Dr., Delmar, DE** – Mr. Brown presented a new home build as referenced per the attached drawings. Vice Mayor Jones noted there are vacant lots on both sides. 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/Spruce/Elevation L – Lot 53, 11847 Yellowwood Dr., Delmar, DE, per the attached drawings. A motion was made/seconded (Taylor/Johnson) and carried by a vote of 5 Ayes.

2. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Cedar/Elevation K – Lot 123, 11850 Yellowwood Dr., Delmar, DE** – Mr. Brown presented a new home build as referenced per the attached drawings. Vice Mayor Jones noted there is a Spruce on one side and a Tupelo on the other. 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 K – Lot 123, 11850 Yellowwood Dr., Delmar, DE, per the attached drawings. A motion was made/seconded (Johnson/Jones) and carried by a vote of 5 Ayes.

Public Comments –

There were no public comments.

Commission Comments -

The commission had no comments.

Adjournment –

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

Submitted by:

Vondell Spencer, CMC
Clerk of Council