

Planning & Zoning Commission Meeting
March 26, 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: Jonathan Layton and Joshua Taylor
Absent: Shawn Johnson. Key Personnel: Town Mgr. Jeff Fleetwood, Planning and Zoning Director Twain Evanson, Code Enforcement Officer Kayla Trice, and Municipal Clerk Kimberly Layton. Guests: Patrick Angell; Angell Design, Vasiliias Diakas; 3C Church, Tom Bauer; Delmar DE Mayor, VIA Teleconference: Staff Member from Parker & Associates, Pastor Rittenhouse; 3C Church, Rodney Brown; Ryan Homes.

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 newest Commission Member Joshua Taylor in attendance and Municipal Clerk Kimberly Layton in the absence of Clerk of Council Vondell Spencer.

Approval of Minutes –

A motion was made and seconded (Layton/Jones) to approve February 19, 2026, meeting minutes. The motion was passed by a vote of 3 Ayes and 1 Abstain (Taylor) & 1 Absent (Johnson).

Unfinished Business –

None.

New Business –

1. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Hazel/Elevation K – Lot 66, 38567 Winterberry Dr., Delmar, DE** – Mr. Brown presented a new home build as referenced per the attached drawings. Commission Member Layton noted there is a vacant lot on both sides. 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 66, 38567 Winterberry Dr, per the attached drawings. A motion was made/seconded (Layton/Jones) and carried by a vote of 4 Ayes/ 1 Absent.

2. **Chris Brown/Ryan Homes – Stillwater/Hazel/Elevation K – Lot 69, 38575 Winterberry Dr., Delmar, DE.**– Mr. Brown presented a new home build as referenced per

the attached drawings. Commission Member Layton noted there is a vacant lot on one side and a common area 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 69, 38575 Winterberry Dr., Delmar, DE, per the attached drawings. A motion was made/seconded (Taylor/Layton) and carried by a vote of 4 Ayes/ 1 Absent.

- 3. Chris Brown/Ryan Homes – New Home Build – Stillwater/Hazel/Elevation K – Lot 71, 38564 Winterberry Dr., Delmar, DE** – Mr. Brown presented a new home build as referenced per the attached drawings. Commission Member Layton noted there is a vacant lot on both sides. 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 71, 38564 Winterberry Dr., Delmar, DE, per the attached drawings. A motion was made/seconded (Jones/Taylor) and carried by a vote of 4 Ayes/ 1 Absent.

- 4. Patrick Angell/Angell Design – Addition (3C Church) – 38238 Old Stage Rd, Delmar, DE** - Mr. Patrick Angell presented an addition as referenced per the attached drawings.

Mr. Angell said that they completed the original addition several years back and this new addition will allow additional meeting room space, expand the class rooms and provide a designated storage area. This additional space will eliminate them not use the main sanctuary area for all functions occurring at the church. Also, they have been having a drainage issue in a certain area around the building and this modification will allow them to repair the issue as well.

Mr. Angell reference the exterior design of the building in the submitted drawings. Stating that the modifications show will give the entire building a cohesiveness look and the elevations will remain the same as current.

Commissioner Taylor asked if there were any fixtures going into the new kitchen area and Mr. Angell stated that it was only a warming kitchen no items/apparatus for prepping purposes. This “Warming Kitchen” is for items being brought in for functions and allowing them to store them in area that be kept warm.

Mayor Bauer asked if there was any additional sound buffering included in the plans of the addition. Mr. Angell said that were plans to complete some additional insulation that will help with sound buffering. A conversation ensued.

Discussions occurred pertaining of the moving of hydrant at location at the time of last improvement to the building. As well, discussions pertaining to existing well at the location. Guest, Mr. Diakes, stated that they still utilize the well for just watering of the landscaping and flowers.

Via teleconference, Brock Parker, Parker & Associates stated the existing well off from the setback requirements of the new addition. Via teleconference, Paster Rittenhouse thanked everyone for their support.

Deputy Mayor Lenox called for a favorable recommendation to the Mayor and Council for – Patrick Angell – Addition (3C Church) – 38238 Old Stage Rd., Delmar, DE, per the attached drawings. A motion was made/seconded (Layton/Jones) and carried by a vote of 4 Ayes, 1 absence.

Public Comments –

- 1.) None

Commission Comments -

- 1.) Deputy Mayor Lenox welcomed Commission Member Taylor and said that there is work being completed on the Delmar Comprehensive Plan. He stated that it is a lot work and appreciated Planning & Zoning Director Evanson for his all his time and assistance on updating the plan.

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 absence.

Submitted by:

Kimberly P Layton, CMC
Municipal Clerk