

Planning & Zoning Commission Meeting  
May 22, 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: Tim Metzner, Ryan Larmore, and Blair Carey; 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 thanked everyone for attending the meeting both live and online. He said Commission Member Wilson has joined the meeting remotely and will be acting in full capacity as a commission member this evening.

**Approval of Minutes –**

A motion was made and seconded (Layton/Jones) to approve April 24, 2025, meeting minutes as circulated by a vote of 4 Ayes, 1 Abstain (Johnson).

**Unfinished Business –**

None.

**New Business –**

1. **Ryan Larmore/Benrow Appliance – Appliance Show Room and Warehouse (Preliminary)– South of Thornton Blvd. and west of Old Stage Rd., Delmar, DE** – Davis, Bowen, and Friedel Engineer, Mr. Tim Metzner and Owner of Benrow Appliance, LLC., Mr. Ryan Larmore presented an appliance show room and warehouse as referenced per the provided drawings.

Mr. Metzner described the proposed 17,000 square foot building that will be used for warehouse storage and also retail so customers can access appliance supply pickups. Mr. Metzner stated the existing roadway and infrastructure has already been stubbed to the site and the stormwater for the regional site has already been constructed and approved. He further stated they do have to meet the current standards for water quality and treatment so they have met with Sussex County Soil Conservation.

Mr. Metzner provided the commission with information for the roads they are tying into, entrances, and site parking access to be reviewed by the town. He said the water and sewer connections are both off of Benrow Blvd. The sewer stubs to the site are at the intersection at the southeast intersection of the Thornton Blvd. intersection. He further said they would be proposing to tie in to the water main that runs along Benrow Blvd.

Mr. Metzner explained the site circulation will be in the left corner. He mentioned on the north end of the site the proposed loading docks are located on the east side. He further mentioned for the truck access the larger truck turning radius for the larger trucks will be able to maneuver around the site to safely enter and exit the site. Commission Member Layton asked Mr. Metzner if the showroom will be up front of the building. Mr. Metzner answered yes. Mr. Larmore added the Salisbury store will close and it will be moved to Delmar, DE.

Town Mgr. Fleetwood discussed the issue of traffic. A conversation occurred. Deputy Mayor Lenox added this is what the site is setup for in reference to traffic. He said the property is zoned appropriately, and the roads are in place.

Deputy Mayor Lenox called for a favorable recommendation to the Mayor and Council for – Ryan Larmore/Benrow Appliance – Appliance Show Room and Warehouse (Preliminary Plan) – South of Thornton Blvd., and west of Old Stage Rd., Delmar, DE, with the condition that a full set of building elevations be submitted as part of the final plan as well as the detailed breakdown of the internal uses such as warehouse retail office. A motion was made/seconded (Johnson/Wilson) and carried by a vote of 5 Ayes.

2. **Blair Carey/RBR Homes – New Home Build – Quinns Landing, Lot 6, North Second Street, Delmar, DE** – Mr. Carey presented a new home build as referenced per the attached drawings. Mr. Carey described the living spaces and square footage for the proposed new home build. Mr. Carey said the first floor is 1,635 square feet, the second floor is a bonus room on the second floor between 200 or 250 square feet, the garage is 400 square feet, and a covered back patio.

Deputy Mayor Lenox called for a favorable recommendation to the Mayor and Council for – Blair Carey/RBR Homes – New Home Build – Quinns Landing, Lot 6, North Second Street, Delmar, DE, per the attached drawings. A motion was made/seconded (Jones/Johnson) and carried by a vote of 5 Ayes.

3. **Blair Carey/RBR Homes – New Home Build – Quinns Landing, Lot 9, North Second Street, 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/RBR Homes – New Home Build – Quinns Landing, Lot 9, North Second Street, Delmar, DE, per the attached drawings. A motion was made/seconded (Layton/Johnson) and carried by a vote of 5 Ayes.



4. **Mike Myers/Heritage Investment Properties – Subdivision of Property – 300 N. Eighth St., Delmar, DE** – Mr. Myers was not present.

A lengthy discussion occurred between Town Mgr. Fleetwood and the Commission in reference to Mr. Myers's proposed subdivision of property.

No action was taken based on no jurisdiction by the Town of Delmar.

**Commission Comments –**

There were no commission comments.

**Adjournment –**

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

Submitted by:

Vondell Spencer  
Clerk of Council