

**Planning & Zoning Commission Meeting**  
**May 23, 2024**  
**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 Lenox, and Vice Mayor Jones. Key personnel: Code Enforcement Officer Liz Peek and Clerk of Council Vondell Spencer. Guests: Rodney Brown; via teleconference: Chris Brown, Commission Members Shawn Johnson, and Beverly Wilson. Absent: Commission Member Jonathan Layton.

**Called to Order:**

Deputy Mayor Lenox called the meeting to order at 7:00 p.m. and led the pledge of allegiance.

Deputy Mayor Lenox noted Commission Members Wilson and Johnson were acting as full members for this meeting via teleconference and Commission Member Layton will be absent and sends his regrets.

**Approval of Minutes –**

A motion was made and seconded (Wilson/Jones) to approve the April 25, 2024 meeting minutes with the noted corrections as circulated by a vote of 3 Ayes 1 Absent (Layton) 1 Abstain (Johnson).

**Old Business –**

None.

**New Business –**

1. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Birch/Elevation K – Lot 164, 11710 Silverbell Dr., Delmar, DE** – Mr. Brown presented a new home build as referenced per the attached drawings. Commission Member Wilson noted there is a Cedar on one side and a Hazel on the other. She said she is unsure if the rear setback goes to the patio or the actual dwelling but in either case it still meets the minimal requirements.

Deputy Mayor Lenox called for a favorable recommendation to the Mayor and Council for – Chris Brown/Ryan Homes – New Home Build – Stillwater/Birch/Elevation K – Lot 164, 11710 Silverbell Dr., Delmar, DE, per the attached drawings. A motion was made/seconded (Jones/Wilson) and carried by a vote of 4 Ayes 1 Absent (Johnson).

2. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Cedar/Elevation K – Lot 86, 11875 Yellow Wood Dr., Delmar, DE** – Mr. Brown presented a new home build as referenced per the attached drawings. Commission Member Wilson noted there is a Hazel on one side and a vacant lot 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/Cedar/Elevation K – Lot 86, 11875 Yellow Wood Dr., Delmar, DE, per the attached drawings. A motion was made/seconded (Johnson/Wilson) and carried by a vote of 4 Ayes 1 Absent (Layton).

3. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Hazel/Elevation K – Lot 87, 11879 Yellow Wood Dr., Delmar, DE** – Mr. Brown presented a new home build as referenced per the attached drawings. Commission Member Wilson noted there is a Cedar on one side and a vacant lot on the other. The front setback is in order at 26 feet going to the front stoop.

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 87, 11879 Yellow Wood Dr., Delmar, DE, per the attached drawings. A motion was made/seconded (Jones/Johnson) and carried by a vote of 4 Ayes 1 Absent (Layton).

4. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Cedar/Elevation K – Lot 88, 11883 Yellow Wood Dr., Delmar, DE** – Mr. Brown presented a new home build as referenced per the attached drawings. Commission Member Wilson noted there are Hazels on both sides of the property. She questioned the line noted as 26. She said the line goes from the line to the dwelling and she believed that was correct and within guidelines.

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 88, 11883 Yellow Wood Dr., Delmar, DE, per the attached drawings. A motion was made/seconded (Wilson/Jones) and carried by a vote of 4 Ayes 1 Absent (Layton).

5. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Cedar/Elevation L – Lot 107, 11876 Yellow Wood Dr., Delmar, DE** – Mr. Brown presented a new home build as referenced per the attached drawings. Commission Member Wilson noted there is a Hazel on one side and a vacant lot on the other side. 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 L – Lot 107, 11876 Yellow Wood Dr., Delmar, DE., per the attached drawings. A motion was made/seconded (Johnson/Wilson) and carried by a vote of 4 Ayes 1 Absent (Layton).

6. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Birch/Elevation K – Lot 94, 38320 Stillwater Parkway, Delmar, DE** – Mr. Brown presented a new home build as referenced per the attached drawings. Commission Member Wilson noted there is a Cedar on one side and a Hazel on the other side. 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/Birch/Elevation K – Lot

94, 38320 Stillwater Parkway, Delmar, DE., per the attached drawings. A motion was made/seconded (Jones/Johnson) and carried by a vote of 4 Ayes 1 Absent (Layton).

7. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Spruce/Elevation K – Lot 171, 38343 Stillwater Parkway, Delmar, DE** – Mr. Brown presented a new home build as referenced per the attached drawings. Commission Member Wilson noted there are Cedars on both sides of the property and 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/Spruce/Elevation K – Lot 171, 38343 Stillwater Parkway, Delmar, DE., per the attached drawings. A motion was made/seconded (Wilson/Johnson) and carried by a vote of 4 Ayes 1 Absent (Layton).

#### **Public Comments –**

None.

#### **Commission Comments –**

Deputy Mayor Lenox commented P&Z Director, Twain Evanson is doing well. Mr. Evanson has been sighted in the office perhaps more hours than he should be. He further commented he is aware Mr. Evanson is anxious to get back to full strength. Deputy Mayor Lenox said he thought and hoped we will be seeing him next month.

Commission Member Wilson commented everyone have a good month and she should be present at the Planning and Zoning Commission meeting next month.

#### **Adjournment –**

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

Submitted by:

Vondell Spencer

Clerk of Council