

Planning & Zoning Commission Meeting
November 15, 2023
MEETING HELD IN-PERSON & VIA TELECONFERENCE

The regularly scheduled meeting of the Planning & Zoning Commission was held at Delmar Town Hall and via teleconference. Those in attendance: Deputy Mayor Lenox, Vice Mayor Jones, Commission Members: Beverly Wilson and Shawn Johnson. Key personnel: Planning and Zoning Director Twain Evanson, CEO Liz Peek and Clerk of Council Vondell Spencer. Guests: via teleconference Rodney Brown. Absent: Commission Member Rochelle Outten.

Called to Order:

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

Approval of Minutes –

A motion was made and seconded (Wilson/Jones) to approve the October 26, 2023 meeting minutes with corrections to the third paragraph, residents and page 8 under Adjournment 4 Ayes 1 Absent. A motion was made with a vote of 3 Ayes, 1 Abstain (Johnson), and 1 Absent (Outten).

Old Business –

None.

New Business –

1. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Hazel/Elevation K – Lot 103, TBD, Delmar, DE** – Mr. Brown presented a new home build as referenced per the attached drawings. Commission Member Wilson noted there is a vacant lot on one side, Yellow Wood Drive, and the other side is a corner lot. The setbacks appear 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 103, TBD, Delmar, DE, per the attached drawings. A motion was made/seconded (Wilson/Johnson) and carried by a roll call vote of 4 Ayes 1 Absent (Outten).

2. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Spruce/Elevation K – Lot 7, 11705 Silverbell Dr., Delmar, DE** – Mr. Brown withdrew submittal.
3. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Hazel/Elevation L – Lot 165, 11708 Silverbell Dr., Delmar, DE** – Mr. Brown presented a new home build as referenced per the attached drawings. Commission Member Wilson noted there are vacant lots on either side and 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/Hazel/Elevation L – Lot 165, 11708 Silverbell Dr., Delmar, DE, per the attached drawings. A motion was made/seconded (Jones/Wilson) and carried by a roll call vote of 4 Ayes 1 Absent (Outten).

- 4. Chris Brown/Ryan Homes – New Home Build – Stillwater/Tupelo/Elevation K – Lot 9, 11709 Silverbell Dr., Delmar, DE** – Mr. Brown presented a new home build as referenced per the attached drawings. Commission Member Wilson noted on the picture of the Tupelo the front porch area is not traditional, there is a vacant lot on one side and a Hazel 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/Tupelo/Elevation K – Lot 9, 11709 Silverbell Dr., Delmar, DE, per the attached drawings. A motion was made/seconded (Johnson/Jones) and carried by a roll call vote of 4 Ayes 1 Absent (Outten).

- 5. Chris Brown/Ryan Homes – New Home Build – Stillwater/Aspen/Elevation K – Lot 101, 38338 Stillwater Pkwy., Delmar, DE** – Mr. Brown presented a new home build as referenced per the attached drawings. Commission Member Wilson noted the front porch is like a covered entry. On both sides there are vacant lots and the setbacks appear to be normal.

Deputy Mayor Lenox called for a favorable recommendation to the Mayor and Council for – Chris Brown/Ryan Homes – New Home Build – Stillwater/Aspen/Elevation K – Lot 101, 38338 Stillwater Parkway, Delmar, DE, per the attached drawings. A motion was made/seconded (Johnson/Wilson) and carried by a roll call vote of 4 Ayes 1 Absent (Outten).

Public Comments –

None.

Adjournment –

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

Submitted by:

Vondell Spencer

Clerk of Council