

Planning & Zoning Commission Meeting
October 23, 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, and Commission Member Jonathan Layton. Key Personnel: Town Mgr. Jeff Fleetwood, Planning and Zoning Director Twain Evanson, Code Enforcement Officer Kayla Trice, and Clerk of Council Vondell Spencer. Guests: Shailesh Patel, Avani Patel, Kyle Hughes, and Mayor Thomas Bauer; via teleconference: Commission Member Beverly Wilson, Blair Carey, and Rodney Brown. Absent: Commission Member Shawn Johnson.

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 in person and Commission Member Wilson in attendance via teleconference. He stated Commission Member Wilson is acting in a full capacity as a commission member this evening. A quorum was established. Deputy Mayor Lenox further stated Commission Member Johnson is absent and Commission Member Layton is on his way.

Deputy Mayor Lenox acknowledged Mayor Thomas Bauer and thanked him for attending the meeting.

Approval of Minutes –

A motion was made and seconded (Wilson/Jones) to approve August 21, 2025, meeting minutes as circulated by a vote of 3 Ayes 2 Absent (Johnson/Layton).

Unfinished Business –

None.

New Business –

1. **Shailesh Patel – Home Addition (1 Bedroom, Bathroom & Closet) – 30375 Trestle Place, Delmar, MD** – Mr. Patel presented a home addition as referenced per the attached drawings. Planning and Zoning Director, Twain Evanson confirmed the home additions were in compliance with the zoning and the plans were sufficient for building purposes.

Commission Member Wilson questioned the dimensions of the bedroom. Mr. Patel responded the dimensions are 16 by 18 including the bathroom. Mr. Patel confirmed the bathroom is part of the new construction.

Deputy Mayor Lenox noted it has been suggested by Commission Member Wilson that the addition is a bedroom, bathroom and a closet.

Commission Member Wilson questioned the dimensions of the patio. Mr. Patel responded the patio is 23 by 17 and it will be elevated 4 feet. Deputy Mayor Lenox clarified it is not a patio it is a deck.

Deputy Mayor Lenox called for a favorable recommendation to the Mayor and Commissioners for – Shailesh Patel – Home Addition – 30375 Trestle Place, Delmar, MD, to reflect bedroom, bathroom, and clarify that the patio is an elevated deck. A vote was made/seconded (Jones/Wilson) and carried by a vote of 3 Ayes 2 Absent (Layton/Johnson).

Deputy Mayor Lenox noted Commission Member Layton is now in attendance.

2. **Blair Carey/RBR Homes (Quinns Landing) – New Home Build – Lot 5, 38186 N. Second St, Delmar, DE** – Mr. Carey presented a new home build as referenced per the attached drawings. Mr. Carey confirmed Model 2 is on Lot 4 and Model 3 is on Lot 6 so, there are two on different models on both sides of this model.

Commission Member Wilson questioned Parker and Associates notes referencing the deed. Mr. Carey responded he can send a message to Mr. Parker to correct the verbiage for Lots 1, 4, 5, and 7 at Quinns Landing. Commission Member Wilson noted the setbacks appear to be in order and the lot size is within the requirement.

Deputy Mayor Lenox called for a favorable recommendation to the Mayor and Council for – Blair Carey/RBR Homes (Quinns Landing) – New Home Build – Lot 5, 38186 N. Second St., Delmar, DE, with the condition the plan notes be clarified to represent only the recorded subdivision plan. A motion was made/seconded (Layton/Jones) and carried by a vote of 4 Ayes 1 Absent (Johnson).

3. **Blair Carey/RBR Homes (Quinns Landing) – New Home Build – Lot 10, 38152 N. Second St, Delmar, DE** – Mr. Carey presented a new home build as referenced per the attached drawings. Mr. Carey said Lot 10 is a pre-sold house so the model that is on Lot 1 and Lot 6 is what is proposed for Lot 10 which is Model 3. Deputy Mayor Lenox clarified they have a revised site plan that shows that different model as it sits on the lot. Mr. Carey noted that all the notes Parker and Associates have for all the lots at Quinns Landing verbiage needs to be changed because he noticed their notes are the same as referencing the deed so he will have them change the notes.

Commission Member Wilson noted the revision that was submitted, the setbacks appeared to be in order and the square footage has been corrected to 9,000 square foot lot.

Deputy Mayor Lenox called for a favorable recommendation to the Mayor and Council for – Blair Carey/RBR Homes (Quinns Landing) – New Home Build – Lot 10, 38152 N. Second St., Delmar, DE, to reflect the changes to include Model 3 and

the revised site plan showing compliance with all the setbacks as well as clarification of the plan notes to refer only to the recorded subdivision plan. A motion was made/seconded (Wilson/Layton) and carried by a vote of 4 Ayes 1 Absent (Johnson).

4. **Kyle Hughes (Kylan Barn) – New Storage Building with a Living Space and Performance Stage – 30603 Dusty Lane, Delmar MD** – Mr. Hughes presented his proposal for a new building for storage with a living space and performance stage, as referenced per the attached drawings. Mr. Hughes described the storage building as being a 5,000 square foot building at the base of the barn outside of Kylan Barn. He said this will be a support building for Kylan Barn because he needs more storage and living areas. He further said it is zoned as an amphitheater so including a stage was just as easy to do because of the way the stormwater was laid, out and it is the same amount of stormwater management. The building was basically designed to support the stage that goes with the previously approved amphitheater.

Mr. Hughes stated that the living space would be used only to support the weddings and amphitheater or for living onsite by owner operator/manager.

Deputy Mayor Lenox noted that Mr. Evanson had reviewed the records for the previous approval, and the building appears to be a lot smaller than what was proposed originally. He further noted it was also a special exception at the time granted for height which was proposed at 52 feet, and this building is 31 feet. Also, the building is further from the property lines than previously shown.

Commission Member Wilson questioned parking for the proposed storage building. Mr. Hughes responded parking is zoned at Kylan Barn and he has 100 parking spots there and he has approval for field parking as well.

Commission Member Wilson asked Mr. Hughes if the apartment would be rented. Mr. Hughes answered within the events part which would be an extra charge. Commission Member Layton asked Mr. Hughes if someone would be living there permanently. Mr. Hughes answered it would be somebody that's part of the venue that works there, that operates there, or himself.

Commission Member Wilson asked Mr. Hughes about noise. Mr. Hughes answered that falls under the ordinance that's set out there to be an amphitheater. He further answered we fall under the rules and regulations of Delmar's noise ordinance. The stage is built the way it is because everything gets thrown into the open air.

Commission Member Wilson asked Mr. Hughes about capacity limitations. Mr. Hughes answered the fire marshal rated it at 4,500 people but that is an insane amount of people but it will never have that many people. The size of the stage is set on B list groups.

Commission Member Layton asked Mr. Hughes if the stage will be bigger than the current stage. Mr. Hughes answered no.

Commission Member Wilson asked Mr. Hughes if there would have to be any special road work done for entry and exit. Mr. Hughes answered no.

Commission Member Wilson asked Mr. Hughes about bathrooms. Mr. Hughes answered at Kylan Barn they use porta potties, he has a trailer on wheels, and the building has them as well.

Deputy Mayor Lenox noted the amphitheater has been approved, the use is inherently allowed in the zone.

Deputy Mayor Lenox called for a favorable recommendation to the Mayor and Commissioners for – Kyle Hughes (Kylan Barn) – New Storage Building with a Living Space and Performance Stage – 30603 Dusty Lane, Delmar, MD, to include storage, performance area, and living space with the condition that the apartments are only to be occupied only in conjunction with the wedding barn, amphitheater, and related management and events.

5. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Spruce/Elevation K, Lot 141, 11778 Silverbell Dr., 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 the left when facing the properties and a Cedar on the right. 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/Spruce/Elevation K – Lot 141, 11778 Silverbell Dr., Delmar, DE, per the attached drawings. A motion was made/seconded (Wilson/Jones) and carried by a vote of 4 Ayes 1 Absent (Johnson).

6. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Aspen/Elevation K – Lot 144, 11766 Silverbell Dr., Delmar, DE** – Mr. Brown presented a new home build as referenced per the attached drawings. Commission Member Wilson noted this will also include a 10 by 14 patio. There is a Hazel on the left and a Spruce on the right. The setbacks appear to be in order including the setbacks for the patio.

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 144, 11766 Silverbell Dr., Delmar, DE, per the attached drawings. A motion was made/seconded (Layton/Jones) and carried by a vote of 4 A yes 1 Absent (Johnson).

7. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Hazel/Elevation K – Lot 56, 38525 Winterberry Dr., Delmar, DE** – Mr. Brown presented a new home build as

referenced per the attached drawings. Commission Member Wilson noted this property includes a 10 by 14 patio and this is a corner lot. She said the home would be on Winterberry Dr. and the other street it corners on is Yellowwood Dr. The next property on Yellowwood Dr. is a vacant lot currently. She further noted the whole property line is not on the survey. There is open space to the right. 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 56, 38525 Winterberry Dr., Delmar, DE, per the attached drawings. A vote was made/seconded (Jones/Layton) and carried by a vote of 4 Ayes 1 Absent (Johnson).

8. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Hazel/Elevation K – Lot 57, 38543 Winterberry Dr., Delmar, DE** – Mr. Brown presented a new home build as referenced per the attached drawings. Commission Member Wilson noted there is a Tupelo on the right and there is not a lot on the left. 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 57, 38543 Winterberry Dr., Delmar, DE, per the attached drawings. A vote was made/seconded (Wilson/Jones) and carried by a vote of 4 Ayes 1 Absent (Johnson).

9. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Tupelo/Elevation K – Lot 58, 38545 Winterberry Dr., Delmar, DE** – Mr. Brown presented a new home build as referenced per the attached drawings. Commission Member Wilson noted this property has a 10 by 14 patio. There is a Hazel on the left and a vacant lot on the right. 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 58, 38545 Winterberry Dr., Delmar, DE, per the attached drawings. A vote was made/seconded (Layton/Wilson) and carried by a vote of 4 Ayes 1 Absent (Johnson).

10. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Cedar/Elevation L – Lot 80, 38532 Winterberry 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 both sides of the property. 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 80, 38532 Winterberry Dr., Delmar, DE, per the attached drawings. A vote was made/seconded (Jones/Wilson) and carried by a vote of 4 Ayes 1 Absent (Johnson).

11. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Spruce/Elevation K – Lot 122, 11858 Yellowwood Dr., 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 the right, and then directly next to the subject on the left is a drainage easement, and then there is a Hazel after the drainage easement. 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 122, 11858 Yellowwood Dr., Delmar, DE, per the attached drawings. A vote was made/seconded (Wilson/Layton) and carried by a vote of 4 Ayes 1 Absent (Johnson).

Public Comments –

None.

Commission Comments –

Vice Mayor Jones, and Commission Member Layton had no comment.

- 1.) Commission Member Wilson commented her retirement will be in March 2026. She said her last meeting will be in February 2026. She said she appreciated her time on the commission and hopefully it has been productive. Deputy Mayor Lenox responded it has. He said I've expressed both my personal regret and the gratitude of your community at this point and I'm glad we'll have you for a few more months.

Adjournment –

Deputy Mayor Lenox called for a motion to adjourn the meeting. The motion was made/seconded (Layton/Jones) and carried by a vote of 3 Ayes 2 Absent (Layton/Jones).

Submitted by:

Vondell Spencer
Clerk of Council