

Planning & Zoning Commission Meeting
September 25, 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, and Vice Mayor Odell Jones Jr. Key Personnel: Planning and Zoning Director, Twain Evanson, Code Enforcement Officer, Kayla Trice, and Clerk of Council, Vondell Spencer. Guests: via teleconference: Commission Member Beverly Wilson. Absent: Commission Members Shawn Johnson and Jonathan Layton.

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 noted Commission Member Wilson is a participating member via teleconference which means a quorum is established with three members.

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. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Cedar/Elevation K – Lot 142, 11774 Silverbell 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 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 142, 11774 Silverbell Dr., Delmar, DE, per the attached drawings. The motion was made/seconded (Jones/Wilson) and carried by a vote of 3 Ayes 2 Absent (Johnson/Layton).

Public Comments –

None.

Commission Comments –

- 1.) Commission Member Wilson commented Heritage Day was wonderful and she thanked all of the town staff. She further commented it was a wonderful event. She said she enjoyed all the food, music, booths, and a lot of people were there having a good time. She further said she is thankful Delmar, Delaware won the tug-of-war.
- 2.) Deputy Mayor Lenox congratulated Vice Mayor Jones and the surprise victory of Delmar, Delaware on the tug-of-war-win. He said MD has more incentive for next year and it was an excellent day. Vice Mayor Jones thanked Deputy Mayor Lenox and Commission Member Wilson.

Adjournment –

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

Submitted by:

Vondell Spencer
Clerk of Council