

**Planning & Zoning Commission Meeting**  
**January 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 Lenox, Vice Mayor Jones, and Commission Members Beverly Wilson, and Jonathan Layton. Key Personnel: Town Mgr. Jeff Fleetwood, Planning and Zoning Director, Twain Evanson, Code Enforcement Officer, Liz Peek, and Clerk II, Valerie Seefried. Guests: Rodney Brown and Jake Maddox. Absent: Commission Member Shawn Johnson.

**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 this evening Clerk II, Valerie Seefried was filling in for Clerk of Council, Vondell Spencer.

**Approval of Minutes –**

A motion was made and seconded (Wilson/Jones) to approve the December 19, 2024 meeting minutes as circulated by a vote of 4 Ayes 1 Absent (Johnson).

**Unfinished Business –**

None.

**New Business –**

1. **Jake Maddox/Cedar Creek Construction – Single Family Home – Lot 1, Royal Tern Dr., Delmar, MD** – Mr. Maddox presented a new home build as referenced per the attached drawings.

Deputy Mayor Lenox stated the Royal Tern Dr. location is located at Sunset Acres which is one of the lots sold by Mr. Doug Marshall. He further stated the town has an agreement with Mr. Marshall that when the third or fourth lot is sold enough funds will be available to finish his obligations. Deputy Mayor Lenox said the town has heard from the residents over there and they are tired of not getting their road finished as well as some other work with the ponds. There are possibly some other things but the town manager and town engineer are on top of that.

Mr. Maddox described this 3,665 square foot single family home project with a two-car attached garage with a total square footage of 5,700. There has also been a request to build a 40 by 80 pole barn in the rear of the property that will be used for basic storage.

Commission Member Wilson commented number 12 on the site map; the code compliance for setbacks, under proposed should be corrected with one being required and one for proposed. Commission Member Wilson asked Mr. Maddox if this is going to be the largest house so far. He answered that is correct, this is the first house on the big lots and it is close to five acres. Commission Member Wilson stated she wanted it noted because the largest house could suffer from being the largest house in this area because it is not very common. Mr. Maddox stated this home is not in the HOA and it's a private lot in town.

Deputy Mayor Lenox called for a favorable recommendation to the Mayor and Commissioners for – Jake Maddox/Cedar Creek Construction – Single Family Home – Lot 1, Royal Tern Dr., Delmar, MD, per the attached drawings. A motion was made/seconded (Wilson/Layton) and carried by a vote of 4 Ayes 1 Absent (Johnson).

2. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Hazel/Elevation K – Lot 15, 11727 Silverbell Dr., Delmar, DE** – Mr. Brown presented a new home build as referenced per the attached drawings. Commission Member Wilson noted the house style has been changed from an Elder to a Hazel. She further noted there is a Spruce on one side and a Dogwood 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/Hazel/Elevation K – Lot 15, 11727 Silverbell Dr., Delmar, DE, per the attached drawings. A motion was made/seconded (Layton/Jones) and carried by a vote of 4 Ayes 1 Absent (Johnson).

3. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Birch/Elevation K – Lot 152, 11728 Silverbell Dr., Delmar, DE** – Mr. Brown presented a new home build as referenced per the attached drawings. Commission Member Wilson noted this house was previously approved as a Hazel and is now changing to a Birch. She further noted There is a Cedar on one side and a Dogwood 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/Birch/Elevation K – Lot 152, 11728 Silverbell Dr., Delmar, DE, per the attached drawings. A motion was made/seconded (Jones/Layton) and carried by a vote of 4 Ayes 1 Absent (Johnson).

4. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Birch/Elevation K – Lot 119, 38499 Barberry St., Delmar, DE** – Mr. Brown presented a new home build as referenced per the attached drawings. Commission Member Wilson noted this property also includes a 10 by 14 patio. She further noted there is a Spruce on one side and a Cedar on the other, a patio on the rear, and the setbacks are in order. The setback includes to the patio from the line to the patio.

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 119, 38499 Barberry St., Delmar, DE, per the attached drawings. A motion was made/seconded (Jones/Wilson) and carried by a vote of 4 Ayes 1 Absent (Johnson).

5. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Cedar/Elevation K – Lot 120, 38505 Barberry St., Delmar, DE** – Mr. Brown presented a new home build as referenced per the attached drawings. Commission Member Wilson noted this was previously approved as a Spruce and resubmitted as a Cedar. There is a Birch on one side and a Hazel on the other, and 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 120, 38505 Barberry St., 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/Hazel/Elevation K – Lot 158, 38454 Sandberry St., Delmar, DE** – Mr. Brown withdrew this submittal.

**Public Comments –**

1. Mr. Rodney Brown commented the Hometown Hero Banners look really good and so does the town. A conversation occurred.

**Commission Comments –**

There were no commission comments.

**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 4 Ayes 1 Absent (Johnson).

Submitted by:

Vondell Spencer

Clerk of Council