

Planning & Zoning Commission Meeting
November 21, 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, Vice Mayor Jones, and Commission Members Beverly Wilson, Shawn Johnson, and Jonathan Layton. Key Personnel: Town Mgr. Jeff Fleetwood, Planning and Zoning Director, Twain Evanson, Code Enforcement Officer, Liz Peek, and Clerk of Council, Vondell Spencer. Guests: Rodney Brown.

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 (Johnson/Wilson) to approve the October 24, 2024 meeting minutes with changes to the attendance and a change on page 3 paragraph 5. The minutes were approved with a vote of 4 Ayes 1 Absent (Layton).

New Business –

1. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Spruce/Elevation K – Lot 118, 38493 Barberrry St., Delmar, DE** – Mr. Brown presented a new home build as referenced per the attached drawings. Deputy Mayor Lenox stated this submittal was tabled from the last meeting due to a possible issue with the patio to the rear of the house and also whether or not the patio was bounded the rear yard setback contained in the town’s regulations. Deputy Mayor Lenox summarized the issue and asked Planning and Zoning Director, Twain Evanson to update the commission about where they stood procedurally. A lengthy discussion occurred, concluding that the patio as proposed would not violate setback requirements.

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 118, 38493 Barberrry St., Delmar, DE, per the attached drawings. A motion was made/seconded (Wilson/Jones) and carried by a vote of 5 Ayes.

2. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Hazel/Elevation K – Lot 155, 38441 Sandberry St., 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 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 155,

38441 Sandberry St., Delmar, DE, per the attached drawings. A motion was made/seconded (Wilson/Johnson) and carried by a vote of 5 Ayes.

Public Comments –

None.

Commission Comments –

Deputy Mayor Lenox, Vice Mayor Jones, Commission Members Johnson, and Layton had no comment.

- 1.) Commission Member Wilson thanked the Public Works Department for picking up 12 bags of leaves at her home. She said they have done an excellent job.

Adjournment –

Deputy Mayor Lenox called for a motion to adjourn the meeting. The motion was made/seconded (Johnson/Layton) and carried by a vote of 5 Ayes.

Submitted by:

Vondell Spencer

Clerk of Council