

PLANNING AND ZONING COMMITTEE MEETING

CALL TO ORDER: Called the meeting to order at 7:01 PM on October 14, 2025.

PLEDGE OF ALLIGENCE: Lead by Ms. Shaw

ROLL CALL:

Committee Members: Marie Shaw (Chair) – Present
Phil Green – Present
Rick Maddox - Present

MOTION TO ADD READING AND APPROVAL OF THE LAST MEETING MINUTES: Motion was called for and made by Mr. Maddox to add the reading and approval of the minutes from 8/5/2025 to the agenda. include the reading and approval of July 15th, meeting minutes, as this item was not on the agenda. A second was made by Mr. Green. Motion passed by unanimous voice vote.

APPROVAL OF THE LAST MEETING MINUTES: A motion was made by Mr. Maddox to approve the minutes, in written form, from August 5th, and a second by Mr. Green. Motion passed by unanimous voice vote.

711 CONCEPT PLAN FOR ASBURY SQUARE: The concept plan for a 7-11 gas store was presented to the Committee by Clifton Mumford, representing Davis, Bowen & Friedel, Inc, Civil Engineers for the project and William Owen and Jason Donald from Penn Tex Ventures, a real estate development group representing the leasee of the property. Also present was Brian Miller from Pennoni, representing the town engineer.

Mr. Owen gave a brief overview of what his role is and how he and Mr. Donald are connected to the project. Both have worked with the leasee for 7-11 projects in Seaford, DE and Bridgeville, DE. Mr Mumford provided further information regarding the site plan and addressed questions and comments from the Committee and Mr. Miller.

Motion was made by Mr. Maddox, with a second by Mr. Green, to approve the concept plan as presented. Motion passed unanimously with voice vote.

OPEN FLOOR: No comments.

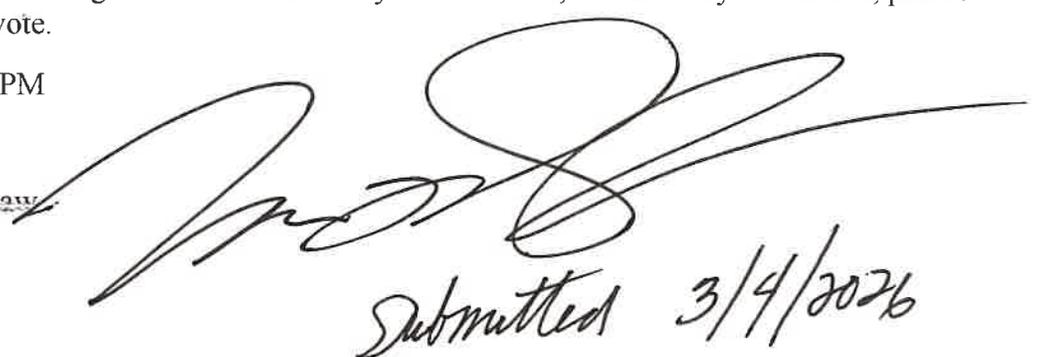
PLANNING AND ZONING COMMENTS: Ms. Shaw informed the Committee that Mr. Green will be stepping down from the Committee. Ms. Shaw encouraged all present to ask for volunteers to join the Committee so that we can maintain a quorum for future business.

ADJOURNMENT: Having no other comments from either the public or the Committee, Ms. Shaw called for a motion to adjourn the meeting. Motion was made by Mr. Maddox, seconded by Mr. Green, passed unanimously with a voice vote.

Meeting adjourned at 7:41 PM

Respectfully submitted,

Committee Chair Marie Shaw



Submitted 3/4/2026