

**Members of the public can join the Planning & Zoning meeting You may view the meeting via YouTube at: <https://www.youtube.com/@townofsmyrnadelaware9431>, but must be present in**

**person to provide verbal testimony.  
Planning & Zoning Commission Meeting  
Council Chamber, Smyrna Town Hall  
27 S. Market Street Plaza, Smyrna, Delaware**

**January 28<sup>th</sup>, 2026 – 7:00 PM**

**Agenda**

1. Call to order
2. Pledge of Allegiance
3. Recognition of visitors (for all items)
4. Additions/deletions to published agenda.
5. Review and approval of Planning & Zoning Commission meeting minutes.
6. Discussion
  - a. The previously approved Thomas England Mixed-Use project at 1093 S. Dupont Blvd, and the developer's intention to construct 1-story retail commercial buildings instead of the previously approved 3-story mixed-use buildings.
7. Public hearing to consider, discuss and possibly vote on the following applications:
  - a. Purpose of the hearing is to consider a Conditional Use application from Telos Properties, LLC to construct two semi-detached dwelling units on an existing vacant lot in the CC – Central Commercial District. The property is located at 27 E. North Street (TM 28-001.00-003) and is currently owned by T&D Developing, LLC.
8. Other business
9. Adjournment

Posted 1/14/2026 by 4:00 PM

NOTE: This agenda as listed may not be considered in sequence. This agenda is subject to change to include additional items, including Executive Sessions, and/or deletion of items, including Executive Sessions that arise at time of meeting.