

**MINUTES OF THE ST. MARY'S COUNTY BOARD OF APPEALS MEETING
CHESAPEAKE BUILDING * LEONARDTOWN, MARYLAND
Thursday, March 22, 2012**

Members present were George A. Hayden, Chairman; Randy Guy, George T. Edmonds, Ronald Payne, and Mike Mummaugh. Robert Moreland was excused. Department of Land Use & Growth Management (LUGM) staff present were Yvonne Chaillet, Zoning Administrator; and Jada Stuckert, Recording Secretary. Attorney George Sparling was also present.

A sign-in sheet is on file at LUGM. All participants in all cases were sworn in. The Chair called the meeting to order at 6:35 p.m.

ORDERS APPROVED

The Board authorized the Chair to review and sign the following orders:

CUAP #10-131-022 – Knott Family Farm Meat Processing Facility

VAAP #09-1821 – Hawes

VAAP #11-0963 – Milan

PUBLIC HEARINGS

VAAP #11-1998 – Lexington Park Baptist Church Sign

Ms. Yvonne Chaillet, LUGM was sworn for the record. The applicant is requesting a variance to increase the square footage of a freestanding sign in the RL District. The property contains 5.12 acres; is zoned Residential, Low Density District (RL); and is located at 46855 South Shangri-La Drive, Lexington Park, Maryland; Tax Map 43, Grid 23, Parcel 246.

Owner: Lexington Park Baptist Church
Present: Chris Longmore of Dugan, McKissick & Longmore

The property and variance request were advertised in The Enterprise on March 7, 2012 and March 14, 2012. Ms. Chaillet submitted the certification of property posting and mailing receipts for the record, *hereby labeled as Exhibit 1 by the Recording Secretary*. Ms. Chaillet gave an overview of the staff report dated March 19, 2012 and the general standards for granting variances, regulations for on-premise signs, and freestanding signs. Ms. Chaillet submitted the staff report for the record, *hereby labeled as Exhibit 2 by the Recording Secretary*.

BREAK

Mr. Longmore called Mr. Mark Garrett. Mr. Garrett, Pastor of Lexington Park Baptist Church was sworn for the record. Mr. Garrett explained the need for a larger sign. Mr. Longmore provided a PowerPoint Presentation for the Board explaining the photos in the presentation. Mr. Longmore provided a copy of the PowerPoint Presentation for the record, *hereby labeled as Exhibit 3 by the Recording Secretary*.

Ms. Chaillet provided the Board with a letter dated March 22, 2012 from Robin A. Finnacom supporting the variance request for the record, *hereby labeled as Exhibit 4 by the Recording Secretary*.

Mr. Mike Davis of Hilltop Graphics was sworn for the record. Mr. Payne asked where the sign would be placed in relation to Willows Road. Mr. Davis stated the sign would be a minimum of 10 feet from the road.

Chairman Thompson opened the hearing to public comment, hearing none, closed the hearing to public comment.

Mr. Edmonds made a motion to accept the Staff Report and Mr. Guy seconded. The motion passed by a 5-0 vote.

Mr. Edmonds made a motion in the matter of VAAP #11-1998, Lexington Park Baptist Church Sign, having made a finding that the standards for granting a variance and the objectives of Section 65.3 of the St. Mary's County Comprehensive Zoning Ordinance have been met, I move to approve the variance request to increase the square footage of a freestanding sign in the RL District from six square feet to 40.5 square feet at a maximum height of 13.5 feet and Mr. Mummaugh seconded. The motion passed by a 5-0 vote.

MINUTES APPROVED

The minutes of February 23, 2012 were postponed to the next meeting.

ADJOURNMENT

The meeting was adjourned at 7:10 p.m.

Jada Stuckert, Recording Secretary

Approved in open session: May 10, 2012

George A. Hayden
Chairman