

Board of Appeals Meeting (Thursday, January 9, 2025)

Generated by Sherrie Young, BOA Recording Secretary on Friday, January 10, 2025

1. CALL TO ORDER: Meeting called to order at 6:31 PM

A. January 9, 2025 Board of Appeals Meeting

2. ROLL CALL:

A. Attendance of Members, Staff Support, Applicants, Representatives and Speakers

Board of Appeals Members Via: CSMC Meeting Room

George Allan Hayden, Sr., Chair

Guy Bradley, Vice Chair

John Brown, Member

Rita Weaver, Member

Ronald Payne, Sr., Member

Donald LaRocco, Alternate Member

Steve Scott, Board Attorney

SMCG Supporting Staff to be in Attendance Via: CSMC Meeting Room

John Sterling Houser, Deputy County Attorney

Brandy Glenn, Deputy Director-LUGM

Amanda Yowell, Planner IV - LUGM

Stacy Clements, Planner III - LUGM

Jim Gotsch, Director - DPW&T

Via: Media Control Room

Amy Carter, Video / Media Producer

Applicants, Representatives & Speakers to be in Attendance Via: CSMC Meeting Room

Chris Longmore, Esq.

Mike Lenhart, Traffic Concepts

Ryan Perez, Bohler

3. 2025 BOARD OF APPEALS NOMINATION AND VOTE FOR CHAIR AND VICE-CHAIR

A. NOMINATION AND VOTE FOR BOARD OF APPEALS CHAIR

"Motion to nominate George Allan Hayden, Sr. for Board of Appeals Chair."

Motion by John Brown, second by Rita Weaver.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Guy Bradley, John Brown, Rita Weaver, George Allan Hayden Sr

Not Present at Vote: Donald LaRocco

B. NOMINATION AND VOTE FOR BOARD OF APPEALS VICE CHAIR

"Motion to nominate Guy Bradley for Board of Appeals Vice Chair."

Motion by John Brown, second by Rita Weaver.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Guy Bradley, John Brown, Rita Weaver, George Allan Hayden Sr

Not Present at Vote: Donald LaRocco

4. AGENDA:

A. January 9, 2025 Board of Appeals Agenda

5. PUBLIC HEARINGS:

A. TIDAL WAVE AUTO SPA ZAAP 23-0309; Appeal the decision of the St. Mary's County Planning Commission on October 7, 2024, denying Concept Plan approval.

In the matter of CONCEPT SITE PLAN # CSP23-0309 Tidal Wave Auto Spa - Appeal ZAAP 23-0309, I move to continue the hearing until the Board of Appeals meeting on February 27, 2025 at 6:30 pm located in the Commissioners of St. Mary's County meeting room of the Chesapeake Building at 41770 Baldrige Street, Leonardtown, MD 20650.

Motion by Guy Bradley, second by Rita Weaver.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Guy Bradley, Rita Weaver, George Allan Hayden Sr, Donald LaRocco

Not Present at Vote: John Brown

B. TIDAL WAVE AUTO SPA VAAP 23-0309; Variances from Schedule 63.3.a to reduce the 32.5' half of the "B" type buffer yard required along the northwestern boundary adjacent to Lots 20 & 21 to a 10' buffer yard with a fence, Schedule 32.1 to reduce the landscaping requirement from 20% to 10.3%, Section 63.2.6.c to reduce parking landscaping requirement from 10% of net parking area to 6.5%, and Section 64.3.6 to eliminate the required extra landscaping of 1,600 sq. ft. (to mitigate 8 extra parking spaces).

"In the matter of VAAP 23-0309, Tidal Wave Auto Spa, I move to continue the hearing until the Board of Appeals meeting on February 27, 2025 at 6:30 pm located in the Commissioners of St. Mary's County meeting room of the Chesapeake Building at 41770 Baldrige Street, Leonardtown, MD 20650."

Motion by Guy Bradley, second by Rita Weaver.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Guy Bradley, Donald LaRocco, Rita Weaver, George Allan Hayden Sr

Not Present at Vote: John Brown

6. REVIEW AND APPROVE THE BOARD OF APPEALS 2024 ANNUAL REPORT

A. Review and Approve The Board of Appeals 2024 Annual Report

"I move to approve and for Chairman George Allan Hayden, Sr. to sign The Board of Appeals 2024 Annual Report."

Motion by Guy Bradley, second by Donald LaRocco

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Guy Bradley, Rita Weaver, George Allan Hayden Sr, Donald LaRocco

Not Present at Vote: John Brown

7. REVIEW AND APPROVAL OF ORDERS:

A. PURCELL ORDER VAAP 24-2120

"I move to approve and for Vice Chairman, Guy Bradley, to sign the PURCELL ORDER VAAP 24-2120."

Motion by Donald LaRocco, second by Ronald Payne Sr.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Guy Bradley, Rita Weaver, George Allan Hayden Sr, Donald LaRocco

Not Present at Vote: John Brown

B. GARDNER ORDER VAAP 24-1718

"I move to approve and for Vice Chairman, Guy Bradley, to sign the GARDNER ORDER VAAP 24-1718."

Motion by Donald LaRocco, second by Ronald Payne Sr.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Guy Bradley, Rita Weaver, George Allan Hayden Sr, Donald LaRocco

Not Present at Vote: John Brown

C. DRURY ORDER VAAP 24-0931

"I move to approve and for Vice Chairman, Guy Bradley, to sign the DRURY ORDER VAAP 24-0931."

Motion by Donald LaRocco, second by Ronald Payne Sr.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Guy Bradley, Rita Weaver, George Allan Hayden Sr, Donald LaRocco

Not Present at Vote: John Brown

8. REVIEW AND APPROVAL OF MINUTES:

A. Review and Approve the December 12, 2024 BOA Meeting Minutes

"I move to approve the minutes of the December 12, 2024, BOA meeting."

Motion by Donald LaRocco, second by Rita Weaver.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Guy Bradley, Rita Weaver, George Allan Hayden Sr, Donald LaRocco

Not Present at Vote: John Brown

9. ADJOURNMENT:

A. Adjourn the January 9, 2025 Board of Appeals meeting

"I move to adjourn the January 9, 2025 Board of Appeals meeting at 8:53 pm."

Motion by Guy Bradley, second by Rita Weaver.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Guy Bradley, Rita Weaver, George Allan Hayden Sr, Donald LaRocco

Not Present at Vote: John Brown