



ST. MARY'S COUNTY BOARD OF APPEALS

**PUBLIC HEARING OF
December 14, 2023**

CUAP 23-0047

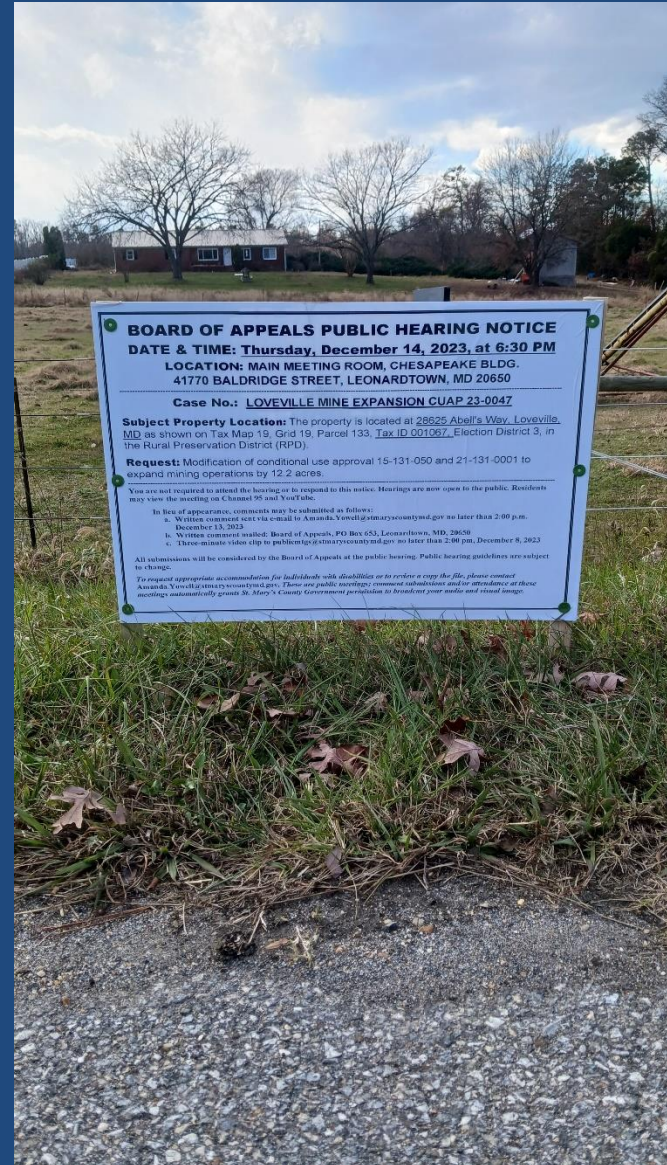
Sloan Loveville Gravel Mine

In accordance with the Comprehensive
Zoning Ordinance:

The Applicant requests the modification of conditional use approval 15-131-050 and 20-131-0001 to expand mining operations by 12.2 acres, pursuant to Chapter 25 of the Comprehensive Zoning Ordinance, for use type 82, Extractive Industry within the Rural Preservation District (RPD).

Legal Ad and Property Posting

- Legal ad was printed in the local newspaper, *Southern Maryland News*, on November 24 & December 1, 2023.
- The Applicant posted the property and sent notification to neighbors within 200' by November 29, 2023.

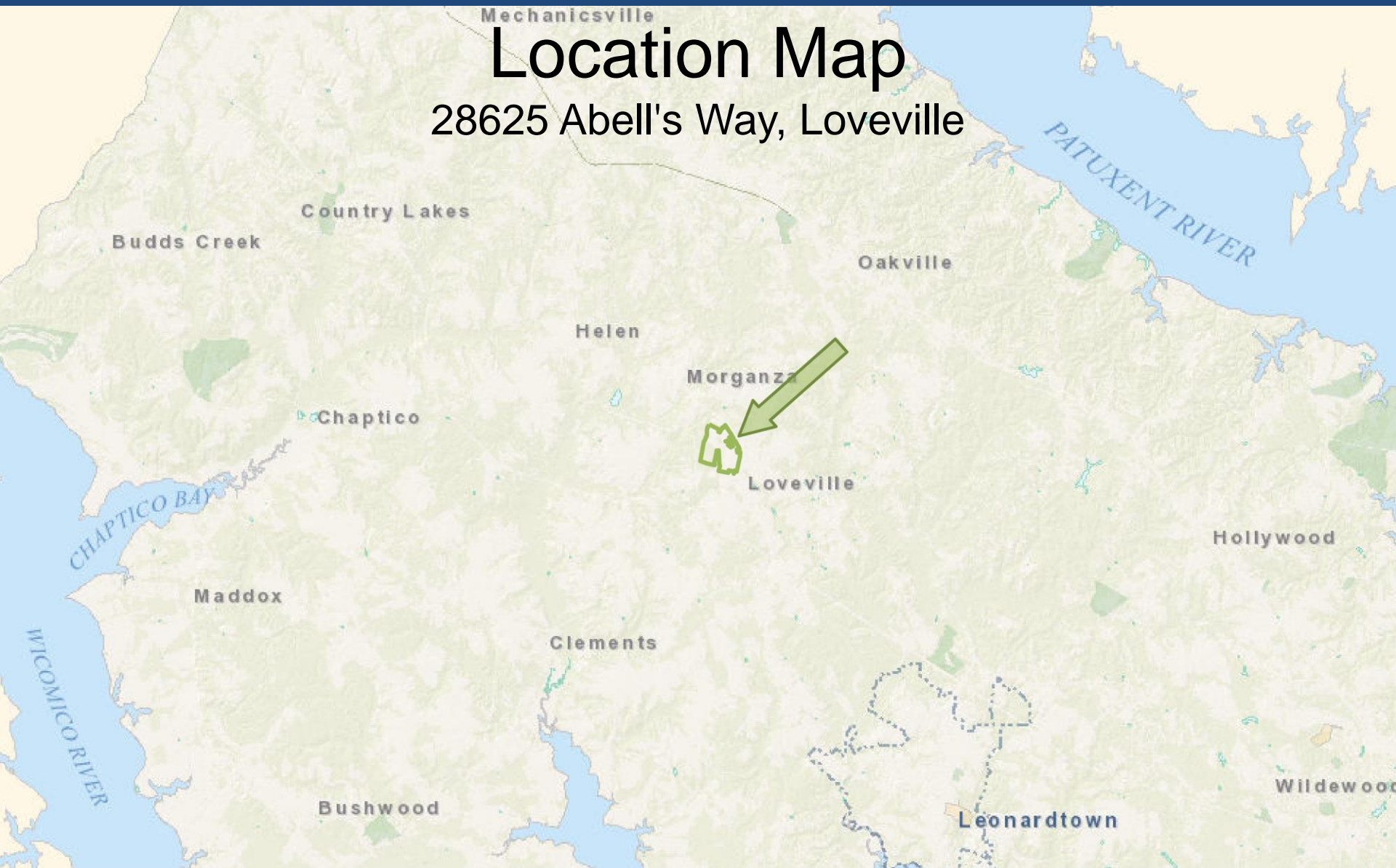


Property Information

- **Owner:** Multiflora, LLC
- **Agent:** Christopher Longmore & Barry Vukmer
- **Location:** 28625 Abell's Way, Loveville
- **Tax Map:** 19 **Grid:** 19 **Parcel:** 133
- **Zoning:** Rural Preservation District (RPD)
- **Proposed Use type:** #82 - Extractive Industry
- **Acreage:** 156.226 acres (parcel 168=35.23 acres; parcel 10=43.01 acres; parcel 169=15.001 acres; parcel 133=62.985 acres)

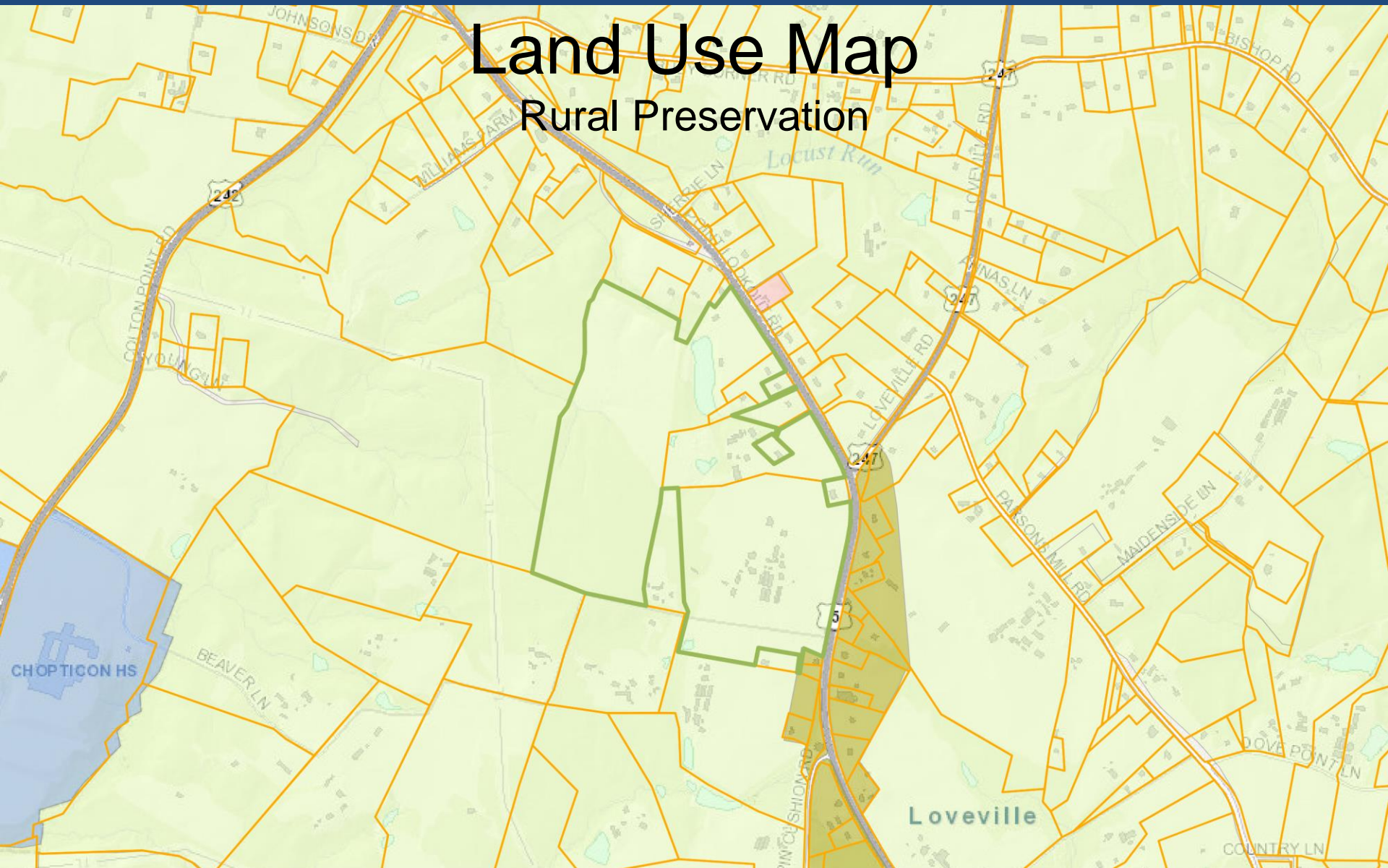
Location Map

28625 Abell's Way, Loveville



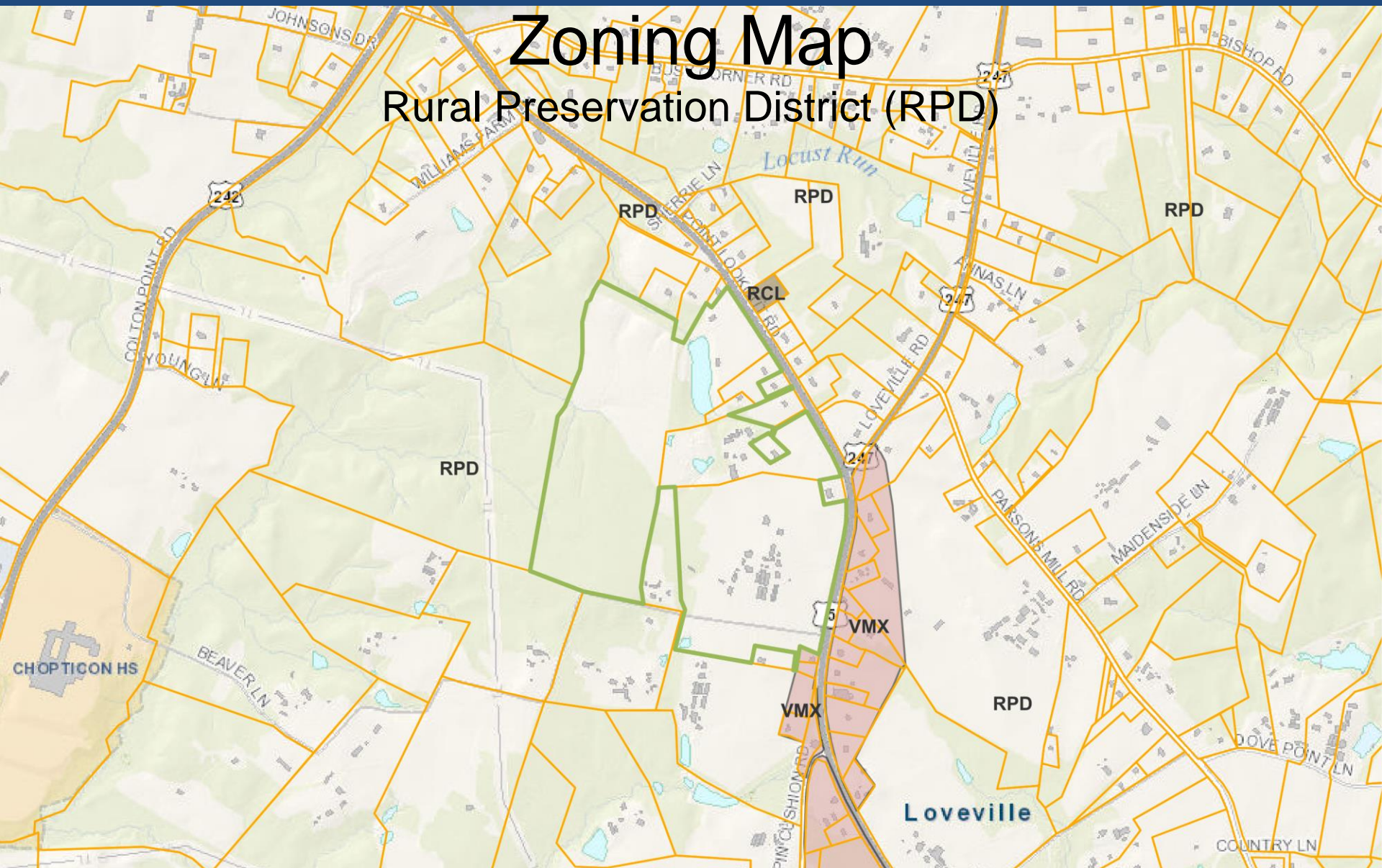
Land Use Map

Rural Preservation



Zoning Map

Rural Preservation District (RPD)



Existing Conditions

- Existing 52.46-acre operational surface mine
- Current hours Monday through Friday from 6:30 a.m. to 5:00 p.m. and Saturday from 5:30 a.m. to 12:00 p.m.
- Prior approval for sixteen trips per day

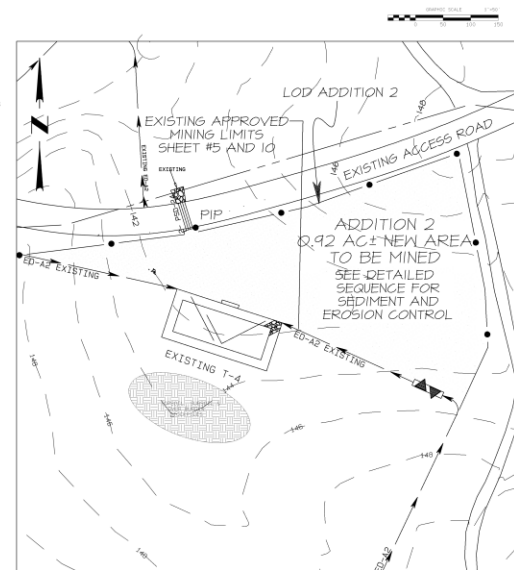
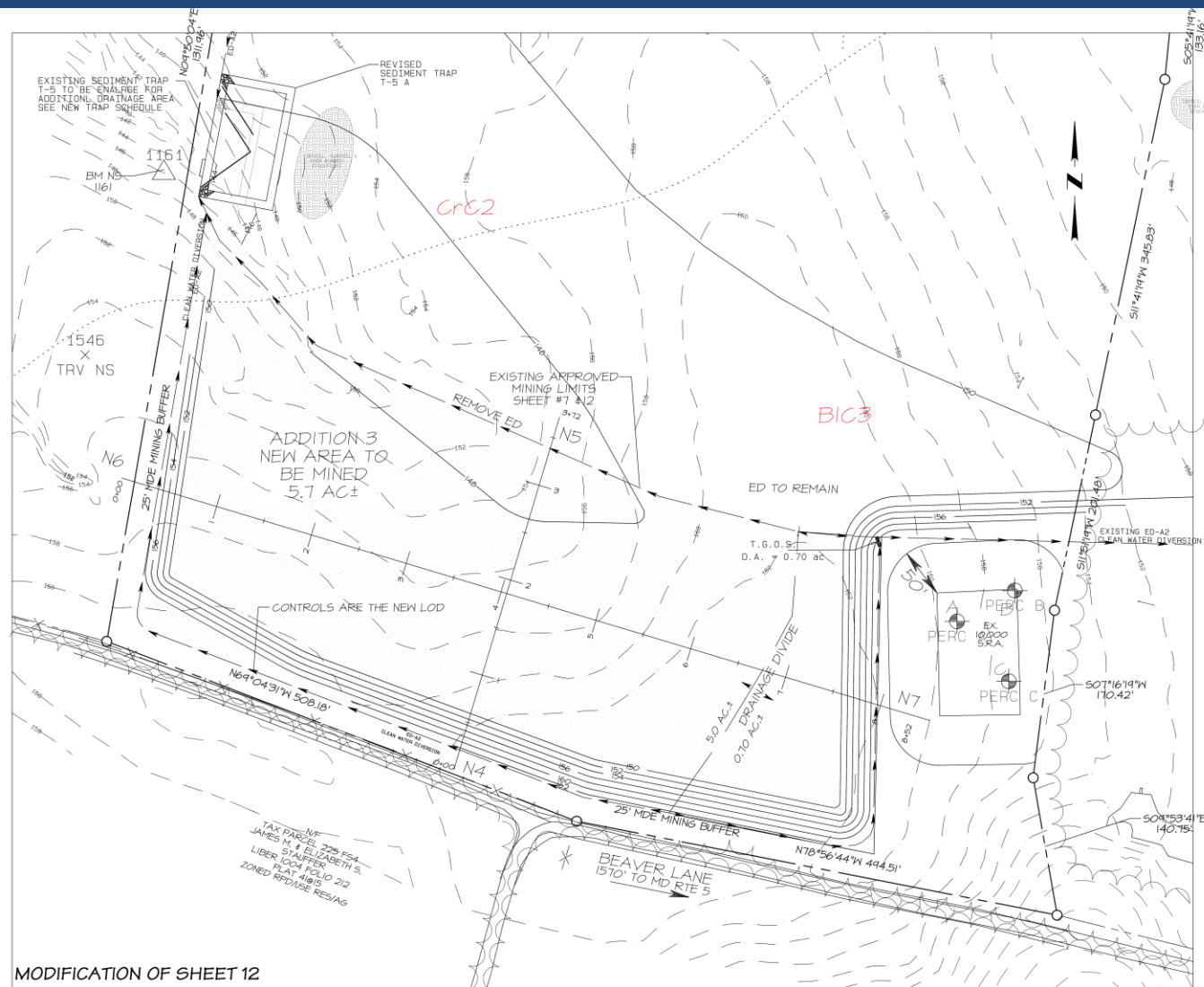
Proposed Conditions

- A 12.2-acre addition
- Total of 64.66-acres mining operation
- An allowable use in the RPD with Conditional Use approval

Agency Reviews

- The applicant submitted the site plan for review on February 7, 2023.
- Reviewed by the Technical Evaluation Committee review agencies.
- Department of Public Works and Transportation, Maryland State Highway Administration, and the St. Mary's County Health Department have approved the site plan.
- Pending Land Use and Growth Management, Soil Conservation District and Maryland Department Environment approvals.

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5. Temporary Seeding Schedule:		Planting	2/1-	5/1-	8/15
Minimum Seeding	per acre	Depth	4/30	8/14	11/30
Species/lbs	lbs/1,000 SF				
barley	122	2.80	1/4-1/2"	X	- by 10/15
oats	98	2.91	1/4-1/2"	X	-
rye	140	3.22	1/4-1/2"	X	- X
rye plus					
Forstall Millet	150	3.45	1/4-1/2"	X	X X

10-10-10 fertilizer shall be applied at 500 lbs per acre.
Lime shall be applied at 2 tons per acre.
Other mixes may be used as recommended by the Soil Conservation District.

6. Permanent Seeding Schedule:

Minimum Seeding Rates Species/lbs	per acre	lbs./1,000 SF	Planting Depth in.	Recommended application dates
Fall fescue 75%				03/01 - 05/15
Canada bluegrass 10%				08/15 - 11/15
10%				

RT ryegrass 10%	50	3.40	.25-.50	
Weeping lovegrass 17%	4	0.90	.25-.50	03/01 - 05/15
Sericea lespedeza 83%	20	0.46		05/16 - 08/14

Fertilizer application rate: 10-20-10; N: 85 lbs/ac, P: 3.0 lbs/ac, K: 600 lb/ac

Line application rate: 2 tons/ac. or 100 lbs/1,000 SF.

TEST PIT RESULTS
A 6" TOPSOIL, 2' CLAY, 14' GRAVEL

B 6" TOPSOIL, 4' CLAY, 15' GRAVEL

CONSTRUCTION FOR ADDITION 2:

ge inlet protection at dual HDPE pipes crossing the main haul/access road. 1 day

wall area of mining the initial cut outside of the existing EDA2 shall be in the most 1 day

ry area. The cut shall divert all of the waste flow into the mine. No sediment is to leave

Remove all material from this area and reclaim swale area with 4" of topsoil seed 30 days with erosion control matting in the centerline of the swale.

RAILS	LUGM #MSP23-0047	
	GRAVEL PIT MODIFICATION PLAN	1-14-2023 DKT
	MINOR SITE PLAN	19-011 JSH

28625 ABELL'S WAY
MULTIFLORA LLC
DEED 5114 @ 215 PLAT 77@34

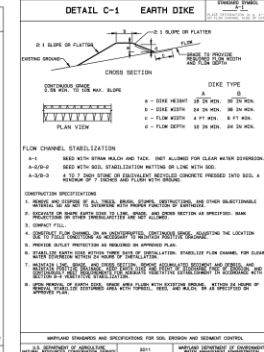
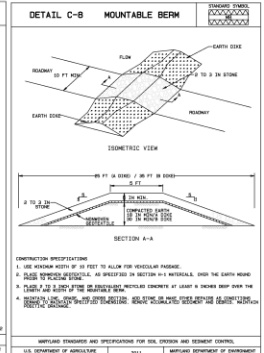
E BUILDING
 TON STREET
 X 957

, MD 20650
 X 301-475-9535

FOR: SLOAN MATERIALS LLC

SHEET 2 OF 4

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DETAIL: G-1-2 STONE/TRAP/SPILL OUT SEDIMENT TRAP #1-II	<div style="border: 1px solid black; display: inline-block; padding: 2px;"> <small>CONTRACT NO.</small> 17-1 </div>
CONSTRUCTION SPECIFICATIONS	
1. GENERAL A. SECTION INCLUDES: STONE/ TRAP AND SPILL OUTS WITH PROTECTIVE WE ARRAYS	
2. EXISTING AND FIELD CONDITIONS A. EXISTING CONDITIONS SHALL BE AS SHOWN ON THE PLANS AND THE FIELD SURVEY.	
3. USE ALL MATERIAL PART OF QUANTITIES A. QUANTITIES SHOWN ARE BASED ON THE ASSUMPTIONS OF THE DESIGN.	
4. CONSTRUCTION OF THE SEDIMENT TRAP AND SPILL OUTS SHALL BE AS FOLLOWS:	
A. THE SEDIMENT TRAP SHALL BE CONSTRUCTED AS FOLLOWS:	
1. MAKE AN 8' BY 16' LAY OUT OF 2' LAYERS	
2. PLACE CONCRETE CURBS ON EITHER SIDE OF THE SEDIMENT TRAP AND THE SPILL OUTS	
3. THE SEDIMENT TRAP SHALL BE CONSTRUCTED AS FOLLOWS:	
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70. THE SEDIMENT TRAP SHALL BE CONSTRUCTED AS FOLLOWS:	



CHESAPEAKE TRAILS
SURVEYING, LLC

COURT SQUARE BUILDING
22660 WASHINGTON STREET
P.O. BOX 957
LEONARDTOWN, MD 20636
301-475-5900 301-475-9535

GRAVEL PILE MODIFICATION PLAN
MIND GITE PLACE
28625 ABELL'S WAY
MULTIFLORA LLC
DEED 5114 @ 215 PLAT 77034
THIRD ELECTION DISTRICT
ST. MARY'S COUNTY, MD
FOR: SLOAN MATERIALS LLC

1-14-2023
15-2023
ANALYST
AS SHOW
VOLUME
VOLUME
DEED 5114
DEED 5114
DEED 5114

Standards for Conditional Use Approval

No conditional use shall be approved by the Board unless it finds that:

- 1. The conditional use complies with the standards of the district in which it is to be located and standards applicable to that use; and*
- 2. The establishment, maintenance, and operation of the conditional use will not be detrimental to or endanger the public health, safety, convenience, morals, order, or general welfare; and*

3. *The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish or impair property values within the neighborhood; and*

4. *The proposed use at the proposed location will not have adverse effects above and beyond those inherently associated with the proposed use irrespective of its location within the zoning district; and*

5. *Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided; and*

6. *Adequate measures have been or will be taken to provide ingress and egress following a design that minimizes traffic congestion in the public streets; and*

7. *The proposed conditional use is not contrary to the goals, objectives, and policies of the Comprehensive Plan; and*

8. *The conditional use, in all other respects, conforms to the applicable regulations of the district in which it is located or to the special requirements established for the specific conditional use in the Ordinance.*