

IN THE ST. MARY'S COUNTY BOARD OF APPEALS

CUAP NUMBER # 24-0374

ROYAL FARMS CHARLOTTE HALL

FIFTH ELECTION DISTRICT

DATE HEARD: SEPTEMBER 12, 2024

ORDERED BY:

**Mr. Hayden, Mr. Bradley, Mr. Payne,
Mr. Richardson, Ms. Weaver**

ENVIRONMENTAL PLANNER: STACY CLEMENTS

DATE SIGNED: October 10, 2024

Pleadings

Two Farms, Inc DBA Royal Farms (the “Applicant”) seeks conditional use approval pursuant to CZO § 65.4.01.b.i(2) of a proposed 30’ sign and a variance from CZO § 65.4.1.c.i(2)(a) to allow less than 200’ between the proposed sign and an existing billboard.

Public Notification

The hearing notice was advertised in *The Southern Maryland News*, a newspaper of general circulation in St. Mary’s County, on August 23, 2024 and August 30, 2024. The hearing notice was physically posted on the Property. The file contains the certification of mailing to all adjoining landowners, including those located across a street. Each person designated in the application as owning land that is located within two hundred feet of the subject property was notified by mail, sent to the addresses furnished by the Department of Land Use and Growth Management. The agenda was also posted on the County’s website on September 6, 2024. Therefore, the Board finds compliance with all notice requirements.

Public Hearing

A public hearing was conducted at 6:30 p.m. on September 12, 2024 at the St. Mary’s County Governmental Center, 41770 Baldrige Street, Leonardtown, Maryland. All persons desiring to be heard were heard after being duly sworn, the proceedings were recorded electronically, and the following was presented about the proposed conditional use requested by the Applicant.

The Property

Applicant is the developer of property situate 30315 Three Notch Road and 37590 Oaks Road, Charlotte Hall, MD 20622 (collectively, “the Property”). The Property consists of 7.87 acres, more or less, is zoned entirely as Town Center Mixed Use (“TMX”), carries a Mixed-Use