

IN THE ST. MARY'S COUNTY BOARD OF APPEALS

CUAP NUMBER # 24-0207

STAUFFER'S BUTCHER BARN

SIXTH ELECTION DISTRICT

DATE HEARD: SEPTEMBER 19, 2024

ORDERED BY:

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

ENVIRONMENTAL PLANNER: STACY CLEMENTS

DATE SIGNED: October 10, 2024

Pleadings

Jennifer Lee Dixon & Steven Matthew Stauffer (the “Applicants”) seek conditional use approval (CUAP # 22-0056) to expand an existing Use Type 1, Agricultural Industry, Major within the Rural Preservation District.

Public Notification

The hearing notice was advertised in *The Southern Maryland News*, a newspaper of general circulation in St. Mary’s County, on August 30, 2024 and September 6, 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 September 13, 2024. Therefore, the Board finds and concludes that there has been compliance with all notice requirements.

Public Hearing

A public hearing was conducted at 6:30 p.m. on September 19, 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

Applicants own real property situate 26525 South Sandgates Road, Mechanicsville, MD 20659. The Property is zoned entirely as Rural Preservation District (“RPD”) and is identified on Tax Map 20, Grid 2, Parcel 1 (“the Property”). The Property has an existing butcher shop on it