

Board of Appeals Meeting (Thursday, July 10, 2025)

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1. CALL TO ORDER: Meeting called to order at 6:35 PM

A. July 10, 2025 Board of Appeals Meeting

2. ROLL CALL:

A. Attendance of Members, Staff Support

Board of Appeals Members

George Allan Hayden, Sr., Chair

John Brown, Vice-Chair

Rita Weaver, Member

Ronald Payne, Sr., Member

Donald LaRocco, Alternate Member

Steve Scott, Board Attorney

SMCG Supporting Staff

John Sterling Houser, Deputy County Attorney

Stacy Clements, Planner IV - LUGM

Amanda Yowell, Planner IV - LUGM

Jesse Harper, Engineer III - DPW&T

Amy Carter, Video / Media Producer

3. AGENDA:

A. July 10, 2025 Board of Appeals Agenda

4. PUBLIC HEARINGS:

A. VAAP 24-1611/Keefe

“In the matter of VAAP 24-1611, the Keefe Property, having made a finding that the standards for granting a variance and the objectives of Sections 24.4 of the St. Mary’s County Comprehensive Zoning Ordinance have been met, I move to approve the variance request from Section 71.8.3 to disturb the 100’ Critical Area Buffer to construct two after-the-fact decks, porch, shed and stone placement above mean high water and a proposed deck as shown in the plan. ”

Motion by Rita Weaver, second by Donald LaRocco.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Rita Weaver, Donald LaRocco, John Brown, Michael Valcke

B. CUAP 25-0023/Southern Waves Dispensary

“In the matter of CUAP 25-0023, Southern Waves Dispensary, having made a finding that the standards for granting a conditional use and the objectives of Section 51.3.76.A of the St. Mary’s County Comprehensive Zoning Ordinance have been met, I move to approve the request to allow the proposed Cannabis Dispensary (Use 76A) within the Medium Intensity Mixed-Use Zoning District.”

Motion by Donald LaRocco, second by Rita Weaver.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Rita Weaver, Donald LaRocco, John Brown, Michael Valcke

5. REVIEW AND APPROVAL OF MINUTES:

A. Minutes from the June 26, 2025 meeting.

"Motion to approve the June 26, 2025 meeting minutes."

Motion by Rita Weaver, second by Donald LaRocco.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Rita Weaver, Donald LaRocco, John Brown

Abstain: Michael Valcke

6. ADJOURNMENT:

A. Adjourn the July 10, 2025 Board of Appeals meeting

"I move to adjourn the July 10, 2025 Board of Appeals meeting at 9:45 pm."

Motion by Donald LaRocco, second by Rita Weaver.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Rita Weaver, Donald LaRocco, John Brown, Michael Valcke