

Board of Appeals Meeting (Thursday, October 23, 2025)

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1. CALL TO ORDER: Meeting called to order at 6:30 PM

A. October 23, 2025 Board of Appeals Meeting

2. ROLL CALL:

A. Attendance of Members and Staff Support

Board of Appeals Members

George Allan Hayden, Sr., Chair

John Brown, Vice Chair

Rita Weaver, Member

Ronald Payne, Sr., Member

Donald LaRocco, Member

Michael Valcke, 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

Sianli Blasco, Planner III - LUGM

Jesse Harper, Engineer III - DPW&T

Amy Carter, Video Media Producer

3. AGENDA:

A. October 23, 2025 Board of Appeals Agenda

4. PUBLIC HEARINGS:

A. VAAP25-1761/Wicomico Valley Foundation

In the matter of VAAP25-1761, the Wicomico Valley Foundation of Southern Maryland, Inc. Property, having made a finding that the standards for granting a variance and the objectives of Section 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 for a 1,100 linear foot, more or less, stone revetment above mean high water.

Motion by John Brown, second by Rita Weaver.

Final Resolution: Motion Carries

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

B. CUAP25-0066/Sloan Loveville Gravel Mine

In the matter of CUAP 25-0066, Sloan Loveville Gravel Mine Entrance Modification, having made a finding that the standards for granting a conditional use and the objectives of Section 51.3.82 of the St. Mary's County Comprehensive Zoning Ordinance (have / have not) been met, I move to approve the request to construct and use a new entrance as shown on the Gravel Pit Modification Plan, Applicant's Exhibit D, with the following conditions: 1. Upon completion of the new entrance, use of the original entrance shall cease, and 2. The original entrance shall not be used later than December 31, 2027.

Motion by Rita Weaver, second by Donald LaRocco.

Final Resolution: Motion Carries

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

5. REVIEW AND APPROVAL OF BOARD OF APPEALS 2026 MEETING SCHEDULE

A. Board of Appeals 2026 Meeting Schedule

Motion to approve the BOA 2026 Meeting Schedule

Motion by Donald LaRocco, second by Ronald Payne Sr.

Final Resolution: Motion Carries

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

6. REVIEW AND APPROVAL OF MINUTES:

A. Review and Approve the October 9, 2025, BOA Meeting Minutes

Motion to approve the October 9, 2025, BOA Meeting Minutes

Motion by Ronald Payne Sr, second by John Brown

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, George Allan Hayden Sr, John Brown

Abstained from vote: Rita Weaver, Donald LaRocco

7. REVIEW AND APPROVAL OF ORDERS:

A. VAAP24-0666/Gladu Order

Motion to approve and sign the VAAP24-0666/Gladu Order

Motion by Ronald Payne Sr, second by John Brown.

Final Resolution: Motion Carries

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

B. VAAP25-0103/Martinez Machine Shop Order

Motion to approve and sign the VAAP25-0103/Martinez Machine Shop Order

Motion by John Brown, second by Ronald Payne Sr.

Final Resolution: Motion Carries

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

8. ADJOURNMENT:

A. Adjourn the October 23, 2025 Board of Appeals meeting

Motion to adjourn the October 23, 2025 meeting at 9:31 pm

Motion by Donald LaRocco, second by Rita Weaver.

Final Resolution: Motion Carries

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