

Board of Appeals Meeting (Wednesday, November 19, 2025)

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1. CALL TO ORDER:

A. November 19, 2025 Board of Appeals Meeting

Meeting called to order at 6:30 PM

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

Andrew Beckman, Video Media Producer

3. AGENDA:

A. November 19, 2025 Board of Appeals Agenda

4. PUBLIC HEARINGS:

A. VAAP25-1801/Rickett

In the matter of VAAP 25-1801, the Rickett 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 for a deck.

Motion by Rita Weaver, second by John Brown.

Final Resolution: Motion Carries

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

B. VAAP23-1978/Boothe - Continuance from October 9, 2025

In the matter of VAAP23-1978, Boothe 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 for an after-the-fact clearing.

With the following conditions:

- 1.) Native grasses planted in the open area with the exception of the walkway leading to the water.
- 2.) Removal of parking area to outside of the 100 foot Critical Area Buffer.

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

C. VAAP25-0787/Simms - Continuance from October 9, 2025; Withdrawn by Applicant

5. REVIEW AND APPROVAL OF MINUTES:

A. October 23, 2025 BOA Meeting Minutes

Motion to approve the October 23, 2025 BOA Meeting Minutes

Motion by John Brown, second by Donald LaRocco.

Final Resolution: Motion Carries

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

6. REVIEW AND APPROVAL OF ORDERS:

A. VAAP25-1761/Wicomico Valley Foundation Order

No Motion or Vote was completed at the 11/19/2025 BOA Meeting for the VAAP25-1761/Wicomico Valley Foundation Order.

Motion and Vote moved to the 12/17/2025 BOA Meeting for Board completion of process.

B. CUAP25-0066/Sloan Loveville Gravel Mine Order

Motion to approve and sign the CUAP25-0066/Sloan Loveville Gravel Mine Order

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

7. ADJOURNMENT:

A. Adjourn the November 19, 2025 Board of Appeals meeting

Motion to adjourn the November 19, 2025 meeting at 8:20 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