



Board of Appeals - Apr 23 2026 Minutes

Thursday, April 23, 2026 at 6:30 PM

Chesapeake Building, 41770 Baldrige St., Leonardtown, MD

1. CALL TO ORDER

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

Jessica Andritz, Director - LUGM

Courtney Jenkins, Deputy Director - LUGM

Brandy Glenn, Deputy Director - LUGM

John B Norris, III, PE, Director - DPW&T

Cindy Greb, Director - DED

Anna Wells, SMC-METCOM

Amy Carter, Video Production Manager

3. AGENDA

- A. April 23, 2026, Board of Appeals Meeting Agenda

4. PUBLIC HEARINGS:

- A. ZAAP24-0400/Bradleybrooke - Concept Site Plan

Continued from February 26, 2026 and March 26, 2026

In the matter of ZAAP24-0400 Bradleybrooke Development Concept Site Plan, having accepted the staff report and having made a finding that objectives of Section 60.6 of the Comprehensive Zoning Ordinance have not been met, I move that the concept site plan be DENIED.

Moved by: Rita Weaver; seconded by: Michael Valcke

Yea: John Brown, Ronald Payne Sr, Rita Weaver, and George Hayden Sr, and Michael Valcke

Motion Carries 5-0

- B. ZAAP24-0216/Bradleybrooke - Major Subdivision Appeal

Continued from February 26, 2026 and March 26, 2026

In the matter of ZAAP25-0216 Bradleybrooke Preliminary Major Subdivision, having accepted the staff report and having made a finding that the criteria for approval of a Preliminary Plan Section 30.5.4 of the Subdivision Ordinance have not been met, and noting that the referenced project has not met all requirements for preliminary plan approval, I move that the major subdivision be DENIED.

Moved by: Rita Weaver; seconded by: Michael Valcke

Yea: John Brown, Ronald Payne Sr, Rita Weaver, and George Hayden Sr, and Michael Valcke

Motion Carries 5-0

- C. VAAP24-0400/Bradleybrooke Development

Continued from February 26, 2026 and March 26, 2026

Motion to grant the withdraw variance request of VAAP 24-0400, Bradleybrooke Townhomes Development.

Moved by: Michael Valcke; seconded by: Rita Weaver

Yea: John Brown, Ronald Payne Sr, Rita Weaver, and George Hayden Sr, and Michael Valcke

Motion Carries 5-0

5. REVIEW AND APPROVAL OF ORDERS:

Motion to approve the Board of Appeals Orders

- A. VAAP25-0341/Norris Subdivision Order

Motion to approve VAAP25-0341/Norris Subdivision Order

Moved by: Donald LaRocco; seconded by: Ronald Payne Sr

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

LaRocco

Motion Carries 5-0

B. VAAP25-0350/Dennis Point Marina Order

Motion to approve VAAP25-0350/Dennis Point Marina Order with correction.

Moved by: John Brown; seconded by: Donald LaRocco

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

Motion Carries 5-0

C. VAAP25-2137/Farr Order

Motion to approve VAAP25-2137/Farr Order

Moved by: Donald LaRocco; seconded by: John Brown

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

Motion Carries 5-0

6. REVIEW AND APPROVAL OF MINUTES

A. Approve the April 9, 2026 BOA meeting minutes

Motion to approve the April 9, 2026 BOA meeting minutes

Moved by: Michael Valcke; seconded by: John Brown

Yea: John Brown, Ronald Payne Sr, Rita Weaver, and George Hayden Sr, and Michael Valcke

Motion Carries 5-0

7. ADJOURNMENT

A. Adjourn the April 23, 2026 Board of Appeals meeting

Motion to adjourn

Moved by: Donald LaRocco; seconded by: John Brown

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

Motion Carries 5-0