



Board of Appeals - Sep 10 2026 Minutes

Thursday, September 10, 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

Brandy Glenn, Deputy Director - LUGM

Stacy Clements, Planner IV - LUGM

John B Norris, III, Director - DPW&T

Amy Carter, Video Production Manager

3. AGENDA

A. September 10, 2026 Board of Appeals Meeting Agenda

4. PUBLIC HEARING

ZAAP24-0997/Abell Appeal

In the matter of ZAAP24-0997 Abell Appeal, motion to approve the request for a continuance to Thursday, September 24, 2026, at 6:30 pm in the Chesapeake Building, 41770 Baldrige Street, Leonardtown, MD.

Moved by: Michael Valcke; seconded by: John Brown

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

Not Present at Vote: Donald LaRocco

Motion Carries 5-0

5. MOTION FOR RECONSIDERATION

A. ZAAP24-0400 & ZAAP25-0216/Bradleybrooke

In the matters of ZAAP 24-0400 (Concept Site Plan) and ZAAP 25-0216 (Preliminary Subdivision Plan), I move to approve the Request for Reconsideration of the Board of Appeals decision made on April 23, 2026, denying the applications for the concept site plan and the preliminary subdivision plan as requested by Pembroke Bradley, LLC.

Moved by: Michael Valcke; seconded by: George Hayden Sr

Yea: John Brown, George Hayden Sr, and Michael Valcke

Nay: Ronald Payne Sr and Rita Weaver

Not Present at Vote: Donald LaRocco

Motion Carries 3-2

6. REVIEW AND APPROVAL OF ORDERS

A. VAAP25-1644/Hawkins Order

Motion to sign as amended.

Moved by: Michael Valcke; seconded by: John Brown

Yea: John Brown, Ronald Payne Sr, George Hayden Sr, Donald LaRocco, and Michael Valcke

Not Present at Vote: Rita Weaver

Motion Carries 5-0

7. REVIEW AND APPROVAL OF MINUTES

A. Motion to approve the **August 13, 2026**, BOA meeting minutes

Motion to approve minutes as amended.

Moved by: Michael Valcke; seconded by: John Brown

Yea: John Brown, Ronald Payne Sr, George Hayden Sr, Donald LaRocco, and Michael Valcke

Not Present at Vote: Rita Weaver

Motion Carries 5-0

8. ADJOURNMENT

A. Adjourn the Board of Appeals Meeting for September 10, 2026

Motion to adjourn.

Moved by: Michael Valcke; seconded by: Donald LaRocco

Yea: John Brown, Ronald Payne Sr, George Hayden Sr, Donald LaRocco, and Michael Valcke

Not Present at Vote: Rita Weaver

Motion Carries 5-0