

Board of Appeals Meeting (Thursday, September 12, 2024)

Generated by Sherrie Young, BOA Recording Secretary on Friday, September 13, 2024

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

A. September 12, 2024, Board of Appeals Meeting

2. ROLL CALL:

A. Attendance of Members, Staff Support, Applicants, Representatives and Speakers Access Public

Board of Appeals Members Via: CSMC Meeting Room

George Allan Hayden, Sr., Chair

Guy Bradley, Vice Chair

Rich Richardson, Member

Ronald Payne, Sr., Member- Recused from case: VANDEVANDER VAAP 24-0191

Rita Weaver, Member

Connor Loughran, Alternate

Steve Scott, Board Attorney

SMCG Supporting Staff to be in Attendance Via: CSMC Meeting Room

John Sterling Houser, Deputy County Attorney

Stacy Clements, Planner III - LUGM

Nick Colvin, Planner II LUGM

Via: Media Control Room

Amy Carter, Video / Media Producer

Andrew Beckman, Video / Media Producer

Applicants, Representatives & Sneakers to be in Attendance Via: CSMC Meeting Room

Steven Vandevander

Steve Vaughan

Chris Longmore, Esq.

3. AGENDA:

A. September 12, 2024, Board of Appeals Agenda

4. PUBLIC HEARINGS:

A. **VANDEVANDER VAAP 24-0191**; Variance from the St. Mary's County Subdivision Ordinance Section 30.14.5.c to add an additional lot to a private right-of-way.

"In the matter of VAAP 24-0191, Vandevander Subdivision, having made a finding that the granting of this variance is in accordance with the purpose and intent of the St. Mary's County Subdivision Ordinance, I move to approve the variance request to allow 28 lots and 2 farmsteads to be served by Josie Way, Beem Lane, and Cartwright Road."

Motion by Rich Richardson, second by Conor Loughran.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Guy Bradley, Rich Richardson, Rita Weaver, George Allan Hayden Sr, Conor Loughran

B. ROYAL FARMS CHARLOTTE HALL CUAP 24-0374; Variance from the St. Mary's County Zoning Ordinance Section 65.4.01.c.i(2)(a) to allow a sign less than 200 feet between a permanent, freestanding, on-premises sign and a billboard on nonresidential property and Conditional Use approval per Section 65.4.01.b.i(2) to exceed the allowable height of 20 feet for a permanent, freestanding, on-premise sign on nonresidential property by 10 feet (total height 30 feet).

Motion #1:

"In the matter of CUAP 24-0374, Royal Farms Charlotte Hall, having made a finding that the standards of Section 24.3 have not been met, I move to deny the variance request to allow a sign less than 200 feet between a permanent, freestanding, on-premises sign and a billboard on nonresidential property."

Motion by Guy Bradley, second by Rich Richardson.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Guy Bradley, Rita Weaver, George Allan Hayden Sr

Nay: Rich Richardson

Not Present at Vote: Conor Loughran

Motion#2:

"In the matter of CUAP 24-0374, Royal Farms Charlotte Hall, having made a finding that the standards for granting a conditional use and the objectives of Section 65.4 and 25.6 of the St. Mary's County Comprehensive Zoning Ordinance have been met, I move to approve the request to exceed the allowable height of 20 feet for a permanent, freestanding, on-premises sign on nonresidential property by 10 feet for a total height of 30 feet."

Motion by Guy Bradley, second by Rita Weaver.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Guy Bradley, Rich Richardson, Rita Weaver, George Allan Hayden Sr

Not Present at Vote: Conor Loughran

C. ROYAL FARMS LEXINGTON PARK VAAP 24-0375; Conditional use approval per Section 65.4.01.b.i(2) to exceed the allowable height of 20 feet for a permanent, freestanding, on-premises sign on nonresidential property by 7 feet (total height of 27 feet) and a variance from Section 65.4.01.e.i(1) to increase the sign face area from 32 square feet to 50 square feet. "In the matter of VAAP 24-0375, Royal Farms Lexington Park, having made a finding that the standards for granting a conditional use and the objectives of Sections 65.4 and 25.6 of the St. Mary's County Comprehensive Zoning Ordinance have been met, I move to approve the conditional use request for the proposed pylon signs along Great Mills Road and Three Notch Road to exceed the allowable height of 20 feet for permanent, freestanding, on-premises signs on nonresidential property by 7 feet for a total height of 27 feet and having made a finding the standards of Section 24.3 have been met, I move to approve a variance to increase the signs' face area from 32 square feet to 50 square feet on the condition that the MSHA approves the project and issues permit."

Motion by Guy Bradley, second by Rich Richardson.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Guy Bradley, Rich Richardson, Rita Weaver, George Allan Hayden Sr

Not Present at Vote: Conor Loughran

5. REVIEW AND APPROVAL OF MINUTES:

A. Review and Approve the July 25, 2024, BOA Meeting Minutes

"I move to approve the minutes of the July 25, 2024, BOA meeting."

Motion by Guy Bradley, second by Rich Richardson.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Guy Bradley, Rich Richardson, George Allan Hayden Sr, Conor Loughran

Not Present at Vote: Rita Weaver

6. ADJOURNMENT:

A. Adjourn the September 12, 2024, Board of Appeals meeting

"I move to adjourn the 9/12/2024 Board of Appeals meeting at 9:47 pm."

Motion by Guy Bradley, second by Rich Richardson.

Final Resolution: Motion Carries

Yea: Ronald Payne Sr, Guy Bradley, Rich Richardson, Rita Weaver, George Allan Hayden

Sr Not Present at Vote: Conor Loughran