



Tuesday, September 9, 2025
Charles County Board of Appeals Meeting

[Link: Live Streaming \(Day of Meeting\)](#)

[Link: Meetings on Demand \(Previously Recorded Meeting\)](#)

1. Welcome-Chairperson's Announcements

Call to Order

2. Approval of the Minutes

Approval of Meeting Minutes - 08/26/2025

3. Public Notices

3.a Docket #1471: Special Exception - Commerical Greenhouse Operations with On-Premises Sales Permitted

THE BOARD OF APPEALS FOR CHARLES COUNTY, MARYLAND has been petitioned by Bona Terra, LLC, requesting Special Exception approval to establish a Commercial Greenhouse Operation; On-premises sales permitted, as provided in Article XIII, § 297-212, Use #1.05.200 and Article XXV, § 297-415, of the *Charles County Zoning Ordinance*. The proposed project site is located at 5460 Bicknell Road in Indian Head, Maryland 20640, designated as Tax Map 30, Grid 10, Parcel 128, in the 10th Election District, consisting of approximately 13.22 acres of land. The property is located within the Watershed Conservation District (WCD) zone.

[Docket #1471 - Public Notice](#)

4. Public Hearings

4.a Docket #1471: Special Exception - Commerical Greenhouse Operations with On-Premises Sales Permitted

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10th Election District, consisting of approximately 13.22 acres of land. The property is located within the Watershed Conservation District (WCD) zone.

Staff Report
Location Map
Zoning Map
Adjacent Property Owner Map
Adjacent Property Owner List
Aerial Map
Justification Statement
Conceptual Site Plan
Appendix A. through F.
Certificate of Good Standing from SDAT
Owners Affidavit
Property Survey
Public Comment 1
Public Comment 2
Public Comment 3
Public Comment 4
Public Comment 5
Public Comment 6
Public Comment 7
Public Comment 8
Public Comment 9
Public Comment 10
Public Comment 11
Public Comment 12
Public Comment 13

Approval Items

All or a portion of this session may be closed pursuant to Section 3-305 (b)(7) of the General Provision Article of the Annotated Code of Maryland to receive legal advice on the resolution of a Court case.

5. New Business

6. Adjournment

7. In Person Meeting Information

Public Content

The Board of Appeals meetings will be held in an **In-Person format only**. The live meeting link is listed at the top of the agenda. This link will enable you to listen to the live meeting only. You will not be able to submit comments via this platform. Those unable to view or participate in the live meeting, may view the full recording of the Public Hearing at <https://reflect-charlescountymd.cablecast.tv/CablecastPublicSite/?channel=1> the following business day.

If you would like to submit public comments for inclusion in the record, they can be submitted in the following ways:

- In Person
- Register to speak on this item for inclusion in the meeting record. To register, please fill out the Public Comment Form. This form can be located on the Charles County website here:
<https://www.charlescountymd.gov/government/boards-commissions/board-of-appeals/board-of-appeals-public-comment-and-speaker-registration-form>
- Comments can also be submitted in the form of a voicemail by calling 240-776-6686.
- Written comments can be emailed to BoardofAppeals@CharlesCountyMD.gov.
- Comments should be received by 4:30 pm, the Monday before the scheduled Board of Appeals meeting to ensure that the Board of Appeals members have adequate time to review the comments.

8. Signed Decision and Orders
