



Monday, November 17, 2025
Charles County Planning Commission Meeting

This agenda is tentative and subject to change without notice.

A portion of this meeting may be held in Closed Session.

The Planning Commission will be holding this public meeting as a "Hybrid meeting" which means it will be both virtual and limited in-person. The public can watch this meeting on Comcast 95 (SD), Verizon FIOS 10, Roku or Apple TV streaming devices (Charles County Government), and the web at <https://www.charlescountymd.gov/services/media-services/charles-county-government-television/ccgtv-live-stream>. Residents without internet service can listen to the meeting at 301-645-0500.

1. Call to Order/Roll Call

2. APPROVAL OF THE AGENDA - no public comments

3. APPROVAL OF THE MINUTES

3.a November 3, 2025

4. CHAIRPERSON'S COMMENTS - no public comments

5. PERSONAL APPEARANCES (items not on the agenda): PUBLIC COMMENTS

6. PUBLIC HEARING: PUBLIC COMMENTS

6.a

Zoning Text Amendment (ZTA) #25-187, Data Centers

The Planning Commission will conduct a Public Hearing to consider the proposed Zoning Text Amendment (ZTA) #25-187, Data Centers. This amendment would amend specific articles of the Charles County Zoning Ordinance to define, and permit with conditions, a new land use designated as 7.01.130, Data Center, in the Business Park (BP), General Industrial (IG), Heavy Industrial (IH), Low Density Residential (RL), and Planned Unit Development (PUD) Zones designated as industrial.

Please click the blue link below to visit the County's Engage Page for an overview of Data Centers.

[Charles County, MD: Data Centers Overview](#)

Staff:

Charles Rice, AICP, Planning Director

Public Participation:

The Hearing is open to the public and may be attended in person or viewed on [CCGTV](#) (Comcast: 95 and Verizon FIOS: 10).

Written Public Comments can be submitted online by using the webform located [HERE](#). Written comments must be received by **4:30 p.m. on Friday November 14, 2025** in order to allow the Planning Commission time to review them prior to the Hearing. Written comments received after this time and before the closing of the record will be included in the record, but are not guaranteed to be reviewed.

Those wishing to provide comments by speaking during the Public Comment portion of the Hearing may choose to either speak virtually or attend the Hearing in person. Virtual speaker registration forms can be submitted online by using the webform located [HERE](#). Virtual speaker registration forms must be received by **4:30 p.m. on Friday, November 14, 2025**.

[Staff Report #ZTA 25-187 Data Centers with Appendices](#)

[ZTA #25-187, Data Centers DRAFT BILL](#)

[Public Notice for ZTA #25-187, Data Centers](#)

[Presentation Slideshow](#)

[Public Comment - P. Becker](#)

[Public Comment - SB](#)

[Public Comment - S. Martin](#)

[Public Comment - L. Gooding](#)

[Public Comment - A. Antoine](#)

[Public Comment - C. Feimster](#)

[Public Comment - A. Seaton](#)

[Public Comment - N. Wright](#)

[Public Comment - B. Lough](#)

[Public Comment - J. Britt](#)

[Public Comment - M. Lockwood](#)

[Public Comment - C. Hansel](#)

[Public Comment - V. Mills](#)

[Public Comment - L. Knodle](#)

[Public Comment - J. Swift](#)

[Public Comment - J. Reynolds](#)

[Public Comment - L. Wilson](#)

[Public Comment - D. Zupancic](#)

[Public Comment - SoMD Sierra Club](#)

[Public Comment - M. Peebles](#)

[Public Comment - P. Brewer](#)

[Public Comment - A. Rodgers](#)

[Public Comment - MBIA](#)

[Public Comment - B. Ludy](#)

[Public Comment - D. McPhearson](#)

[Public Comment - C. McPhearson](#)

[Public Comment - N. Pasko](#)

[Public Comment - D. Ward](#)

[Public Comment - A. Gammon](#)

[Public Comment - B. Wilson](#)

[Public Comment - J. Cassidy](#)

7. PUBLIC MEETING: PUBLIC COMMENTS

8. WORK SESSIONS: No Public Comments

8.a

Zoning Text Amendment (ZTA) #25-188, Regulatory Enforcement of Encroachments onto County-Owned Land

The Planning Commission will hold a Work Session to consider staff's request for Amendments to the Charles County Zoning Ordinance to provide a regulatory framework for enforcing the property rights of the County by amending §§ 297-3, 297-37, and 297-49, which speak to the applicability of the Charles County Zoning Ordinance, the manner in which land located within Charles County is used and how that use may be changed, and definitions of certain words found within the Charles County Zoning Ordinance.

The Planning Commission originally considered this application during a Public Meeting held on [October 6, 2025](#). They deferred their decision and extended the public comment period until **4:30 p.m. on Thursday, November 6, 2025**. The comments received during this time will be provided below no later than Friday, November 7, 2025.

Click here to submit written comment: [COMMENT FORM](#) (until **4:30 p.m. Thursday November 6, 2025 only**)

Staff:

Sarah Guy, Chief of Property Acquisitions
Marc R. Potter, Associate County Attorney

[Public Comment - Gary Pashkevich](#)
[Public Comment - James Neary](#)
[Public Comment - Katrina Wiskup](#)
[Public Comment - Michael Blau and Jacqueline Moore](#)
[Public Comment - Scott Law Group, LLC](#)
[Public Comment - Doris Ferlmann](#)
[Public Comment - Fritz Jones](#)
[Public Comment - Dennis Bridgett](#)
[Public Comment - William Hocker](#)
[Comment - Deborah Hall, CPA, Acting County Administrator](#)
[Public Comments - Received 11.4.25, Batch of 30 comments](#)
[Public Comment - Southern Maryland Association of Realtors](#)

9. UNFINISHED BUSINESS: No Public Comments

10. NEW BUSINESS: No Public Comments

10.a Poll of the Planning Commission for new business.

11. DIRECTOR'S REPORT: No Public Comments

12. ADJOURNMENT

13. VIRTUAL MEETING INFORMATION

14. Signed Minutes
