



Monday, February 2, 2026
Charles County Planning Commission Meeting

The meeting begins at 6:00 p.m.

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 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 December 15, 2025 Minutes

3.b January 12, 2026 Minutes

4. CHAIRPERSON'S COMMENTS - no public comments

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

6. PUBLIC HEARING: PUBLIC COMMENTS

7. WORK SESSIONS: No Public Comments

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

The Planning Commission will hold a Work Session 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](#)

The Planning Commission originally considered this application during a Public Hearing held on

November 17, 2025. They deferred their decision and extended the public comment period until **4:30 p.m. on Monday, January 5, 2026.**

Staff:

Charles Rice, AICP, Planning Director

Mark Thompson, Chief of Commercial Development, Charles County Economic Development Department

[Public Comments](#)

[Staff Memorandum to the Planning Commission for Work Session; Feb 2](#)

8. PUBLIC MEETING: PUBLIC COMMENTS

8.a Berry Road Self Storage Park - Alternative Design and Development Code

The Applicant is requesting approval of their Alternative Design and Development Code for the proposed Berry Road Self Storage Park in accordance with the established enabling language codified within Chapter 297-91 (E) (1) of the Charles County Zoning Ordinance.

Applicant (Agent):

Sage Ventures (The Law Offices of Sue A. Greer, P.C. & Lorenzi, Dodds, and Gunnill, Inc.)

Staff:

Tetchiana Anderson, Planner III

Public Participation:

The Meeting 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, January 30, 2026** in order to allow the Planning Commission time to review them prior to the Meeting. 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 Meeting may choose to either speak virtually or attend the Meeting 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, January 30, 2026**.

[Berry Road Self Storage Park Design and Development Code Staff Report](#)

[Exhibit A.- Bill No.2021-08-Flex Space and Permitting Flex Space in the Business Park Zone](#)

[Exhibit B. â€“ Berry Road Self Storage Park â€“Application for Special Exception \(Includes Use Code Analysis and Justification\)](#)

[Exhibit C. â€“ Berry Road Self Storage Park â€“ Site Design & Development Code](#)

[Exhibit D. â€“ Proposed Berry Road Self Storage Site Plan](#)

9. UNFINISHED BUSINESS: No Public Comments

9.a Review of the Fiscal Year 2027-31 Requested Capital Improvement Program

[FY27-31 CIP Requested Project Descriptions](#)

[FY27-31 CIP Requested Project Listing](#)

[DRAFT FY27 CIP Letter to County Commissioners](#)

[Guidance for Planning Commission Review of CIP List](#)

10. NEW BUSINESS: No Public Comments**10.a Officer Elections**

The Planning Commission will nominate and elect the Vice Chair and Secretary for the Planning Commission.

10.b Poll of the Planning Commission members for new business.

11. DIRECTOR'S REPORT: No Public Comments**11.a Director's Report**

[Comprehensive Plan Public Meeting Schedule](#)

12. ADJOURNMENT

13. VIRTUAL MEETING INFORMATION

14. Signed Minutes