



# Charles County Planning Commission

200 Baltimore Street, La Plata, MD 20646  
301-645-0692

Kevin Wedding  
Chair

Jeffrey Bossart  
Vice Chair

Dawud Abdur-Rahman  
Secretary

## Summary of Planning Commission Decisions March 2, 2026

### Item: 8.a Zoning Text Amendment (ZTA) 25-188, Data Centers

The Planning Commission recommended denial of Zoning Text Amendment (ZTA) 25-188, Data Centers as written.

Factors and enumerated reasons considered in reaching the decision were as follows:

- The Planning Commission encouraged a future draft of the Zoning Text Amendment (ZTA) to incorporate elements of the Next Generation Energy Act of 2025.
- The Planning Commission recommended any future draft include a requirement that a Data Center be responsible for generating its own power.
- The Planning Commission recommended any future draft include provisions for a Data Center /Owner bear its own costs for infrastructure installation and improvements.
- The Planning Commission recommended a requirement that Data Centers not use potable water.
- The Planning Commission recommended limiting Data Centers to the Heavy Industrial (IH) Zone.
- The Planning Commission recommend the County Commissioners consider information available from State or Agency studies and reports.

*Dawud Abdur-Rahman*

Dawud Abdur-Rahman (Mar 31, 2026 07:28:03 EDT)

Dawud Abdur-Rahman, Secretary

*Amy Brackett*

Amy Brackett (Mar 26, 2026 15:13:01 EDT)

Amy Brackett, Clerk



## **PLANNING COMMISSION MEETING**

**Minutes of March 2, 2026, 6:00 p.m.**

**In-Person**

**Auditorium, 200 Baltimore Street**

**La Plata, Maryland 20646**

The Charles County Planning Commission held its regularly scheduled meeting in the Commissioners' Meeting Room in the Auditorium of the County Government Building on Monday March 2, 2026, at 6:00 p.m.

### **The following persons were present:**

Kevin Wedding, Chair

Jeffrey Bossart, Vice Chair

Dawud Abdur-Rahman, Secretary

Ryan Sekuterski

Denard Earl

Semia Hackett

Elizabeth Theobalds, Deputy County Attorney

Jason Groth, AICP, Director

Charles Rice, AICP, Planning Director

Tony Felts, AICP, Assistant Chief of Planning

Mark Thompson, Chief of Commercial Development, Economic Development

Heather Kelley, AICP, Planning Supervisor

Ashley Staten, Planning Technician

Amy Brackett, Clerk

### **1. Call to Order:**

The meeting was called to order at 6:02 p.m. with six (6) members present.

### **2. Approval of the Agenda:**

A **MOTION** was made by Mr. Bossart to approve the agenda, which was **SECONDED** by Mr. Sekuterski. The vote was unanimous, and the **MOTION** passed.

### **3. Approval of the Minutes:**

#### **3.a January 12, 2026**

Prior to the motion being made, Mr. Earl and Mr. Abdur-Rahman recused themselves from this item as they were not in attendance.

A **MOTION** was made by Mr. Bossart to approve the minutes as presented and to incorporate as an attachment the Summary of the Planning Commission Decisions made by the Planning Commission on January 12, 2026. The motion was **SECONDED** by Mr. Sekuterski. The vote was unanimous, and the **MOTION** passed.

### **3.b February 2, 2026**

A **MOTION** was made by Mr. Bossart to approve the minutes as presented and to incorporate as an attachment the Summary of the Planning Commission Decisions made by the Planning Commission on February 2, 2026. The motion was **SECONDED** by Mr. Earl. The vote was unanimous, and the **MOTION** passed.

4. **Chairman's Comments:**

None

5. **Personal Appearances:**

None

6. **Public Hearing:**

None

7. **Public Meeting:**

None

8. **Work Session:**

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

The Planning Commission continued their work session from February 2, 2026 to consider a Zoning Text Amendment.

Mr. Rice provided guidance on the Planning Commission's role in the Zoning Text Amendment (ZTA) process. After discussion among the Planning Commission and Staff, a **MOTION** was made by Mr. Bossart to recommend denial of the Zoning Text Amendment (ZTA) as written. The motion was **SECONDED** by Mr. Sekuterski. After additional discussion among the Planning Commission members, Mr. Bossart amended the **MOTION** to include and clarify several enumerated reasons as detailed in the attached Summary of Planning Commission Decisions. The amended motion was **SECONDED** by Mr. Sekuterski. The vote was unanimous, and the **MOTION** passed.

9. **Unfinished Business:**

None

10. **New Business:**

**10.a Briefing Zoning Text Amendment (ZTA) 25-189, Flexibility for Accessory Dwelling Units**

Staff briefed the Planning Commission on an upcoming proposal to modify the existing County's Zoning Ordinance regulations to expand and modernize accessory dwelling allowances for both single-family attached and detached housing types.

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

The Clerk polled the Planning Commission members for any new business they wish to raise. There was none.

11. **Directors Report:**

Mr. Rice provided an update on the Comprehensive Plan Update public meetings that have already occurred, noting they are going well, and providing the dates of future meetings. The Clerk provided an overview of the next Planning Commission Meeting's Agenda items.

12. **Adjournment:**

A **MOTION** was made by Ms. Hackett to adjourn the meeting, which was **SECONDED** by Mr. Abdur-Rahman. The vote was unanimous, and the **MOTION** passed. The meeting was adjourned at 7:03 p.m.

*Dawud Abdur-Rahman*

Dawud Abdur-Rahman (Mar 31, 2026 07:26:50 EDT)

Dawud Abdur-Rahman, Secretary

*Amy Brackett*

Amy Brackett (Mar 26, 2026 15:12:29 EDT)

Amy Brackett, Clerk

*Attached and incorporated herein: March 2, 2026, Summary of Planning Commission Decisions*