



CHARLES COUNTY GOVERNMENT
Department of Planning & Growth Management

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Acting Director

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SPEX-250001 (SPECIAL EXCEPTION)
DOCKET # 1471 – BONA TERRA, LLC
USE CODE # 1.05.200

Commercial Greenhouse Operations, on-premises sales permitted

The applicant 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.

Public Hearing scheduled for **Tuesday, September 9, 2025, at 6:30 p.m.**

The Public Hearing will be held in an “In-person” format only, no virtual option will be available. In person participants should come to the **Charles County Government Building Auditorium located at 200 Baltimore Street, La Plata, MD 20646**. Click [**HERE**](#) to submit Public Comment for the Board of Appeals Public Hearing or register to speak.

Staff Contacts:

[Kirby Blass, Planner III](#)

[Lisa Cureton, Clerk to the Board of Appeals](#)

Please click the blue links below to view the documents.

[Staff Report](#)

[Location Map](#)

[Zoning Map](#)

[Adjacent Property Map](#)

[Adjacent Property Owners List](#)

[Aerial Map](#)

[Statement of Justification](#)

[Conceptual Site Plan](#)

[Appendix A through F](#)

[Certificate of Good Standing](#)

[Owner's Affidavit](#)

[Property Survey](#)

Note: Supplemental documentation received prior to the Public Hearing will be posted to the agenda no later than 5:00 pm, Monday, August 25, 2025. Agendas can be found [HERE](#). Additional written comments received prior to the Public Hearing will also be posted on the agenda. Unless otherwise noted, written comments should be received by 4:30 p.m. the Monday before the Board of Appeals meeting in order to provide adequate time and access for Board members to review.