

MCCF Resolution on ZTA 15-07, Proximity of Mega Gas Stations to Neighborhoods

Whereas the Opposition in Special Exception case S-2863 provided substantial evidence that large gasoline stations can result in danger to the public health of those who live, play, work, or are educated nearby;

Whereas the Board of Appeals adopted the Hearing Examiner's finding in S-2863 that the fumes resulting from this proposed mega gas station would be a nuisance and that potential health impacts would be created, and that "the proposed use ... [would] adversely affect the health, safety, and general welfare of residents, visitors, or workers in the area..." (pp. 3-4);

Whereas large gas stations are categorically incompatible with sensitive land uses such as schools, hospitals, and residences; and

Whereas the addition of "the lot line of any land with a dwelling unit" (residential property) to the list of sensitive uses is a common-sense addition to the current regulations because individuals who are protected for part of their day should also be protected on their home property; and

Whereas the expansion of the buffer from 300 to 500 feet provides a more appropriate level of protection and assurance to the surrounding neighborhood,

Therefore, the Montgomery County Civic Federation supports Zoning Text Amendment 15-07 and urges the Council to vote in full support of this legislation as drafted.

Passed unanimously at the May 11, 2015 meeting of the Civic Federation.