



CLIMATE ASSESSMENT FOR ZONING TEXT AMENDMENT (ZTA) 25-06, VEHICLE SERVICE – FILLING STATION

PURPOSE OF CLIMATE ASSESSMENTS

The purpose of the Climate Assessments is to evaluate the anticipated impact of Master Plans and zoning text amendments (ZTAs) on the county’s contribution to addressing climate change. These assessments will provide the County Council with a better understanding of the potential climate impacts and implications of proposed Master Plans and ZTAs, at the county level. The scope of the Climate Assessments is limited to addressing climate change, specifically the effect of land use recommendations in master plans and ZTAs on greenhouse gas (GHG) emissions and carbon sequestration, and how actions proposed by master plans and ZTAs could improve the county’s adaptive capacity to climate change and increase community resilience.

While co-benefits such as health and cost savings may be discussed, the focus is on how proposed Master Plans and ZTAs may impact GHG Emissions, Community Resilience and Adaptive Capacity, and the County’s Climate Action Plan (CAP) actions.

SUMMARY

The Montgomery County Planning Board anticipates that the proposed changes to existing zoning regulations provided by ZTA 25-06 will have no significant climate-related impacts. The ZTA is also not anticipated to have significant impacts on implementing the Climate Action Plan Actions.

BACKGROUND AND PURPOSE OF ZTA 25-06

ZTA 25-06 was introduced May 6, 2025. The purpose is to clarify the requirements that Filling Stations that dispense at least 3.6 million gallons of fuel per year be set back at least 500 feet from the property line of a property containing one of many identified sensitive uses including residential, institutional, recreational, and environmentally protected uses. The ZTA would add that it is the fuel dispenser (pump) that must be 500 feet from the property line. The ZTA also adds that if a sensitive use were to locate in the future to a property within 500 feet of a fuel dispenser, the Filling Station would not be considered a non-conforming use.

VARIABLES THAT COULD AFFECT THE ASSESSMENT

Climate related variables considered in assessing potential impacts include the various GHG reduction, sequestration, resilience, and adaptive capacity activities in the climate assessment checklists (Tables 1 and 8) contained in the *Climate Assessment Recommendations for Master Plans and Zoning Text Amendments in Montgomery County*.

CLIMATE-RELATED VARIABLES

- No Transportation, Building, Energy, or Land Cover and Management variables were identified as being significantly impacted.

COMMUNITY RESILIENCE-RELATED VARIABLES

- No Exposure or Sensitivity-Related Factors were identified as being significantly impacted.

ADAPTIVE CAPACITY-RELATED VARIABLES

- No Adaptive Capacity Factors were identified as being significantly impacted.

OTHER ADAPTIVE CAPACITY FACTORS

- None

ANTICIPATED IMPACTS

GREENHOUSE GAS EMISSIONS, CARBON SEQUESTRATION, AND DRAWDOWN

Staff anticipates that the clarifications to existing zoning regulations provided by ZTA 25-06 will have no significant GHG Emissions, Carbon Sequestration, or Drawdown Impacts.

COMMUNITY RESILIENCE AND ADAPTIVE CAPACITY

Staff anticipates that the clarifications to existing Zoning regulations provided by ZTA 25-06 will have no significant community resilience and adaptive capacity impacts.

RELATIONSHIP TO GREENHOUSE GAS EMISSION REDUCTION, CARBON SEQUESTRATION, AND OTHER RELEVANT ACTIONS CONTAINED IN THE MONTGOMERY COUNTY CLIMATE ACTION PLAN (CAP)

The CAP details the effects of a changing climate on Montgomery County and includes interagency strategies to reduce GHG Emissions and climate-related risks to the county's residents, businesses, and the built and natural environment.

The CAP includes 86 climate actions as a pathway to meet the county's ambitious climate goals while building a healthy, equitable, and resilient community. Each county department has responsibilities for specific climate actions that are relevant to the work of that department.

CLIMATE ACTION PLAN (CAP) ACTIONS

- No Climate Adaptation, Building, Clean Energy, Carbon Sequestration, or Transportation CAP Actions were identified as being significantly impacted.

RECOMMENDED AMENDMENTS

The Climate Assessment Act requires the Planning Board to offer appropriate recommendations such as amendments to the proposed ZTA 25-06 or other mitigating measures that could help counter any negative impacts identified through this Climate Assessment. Because underground fuel storage tanks, in addition to fuel dispensers, are also a potential source of pollution, staff recommends that ZTA 25-06 stipulate that the minimum 500 foot distance from a Filling Station that dispenses at least 3.6 million gallons per year from certain Civic and Institutional, and Recreation and Entertainment uses, as well as certain environmentally sensitive areas, be measured from the nearest fuel dispenser or underground fuel storage tank.

SOURCES OF INFORMATION, ASSUMPTIONS, AND METHODOLOGIES

The climate assessment for ZTA 25-06 was prepared using the methodology for Master Plans contained within the *Climate Assessment Recommendations for Master Plans and Zoning Text Amendments in Montgomery County, December 1, 2022*.