

Introduced 7/8/16  
Public hearing 7/18/16  
Council action 7/29/16  
Executive action 8/5/16  
Effective date 10/5/16

## County Council of Howard County, Maryland

2016 Legislative Session

Legislative day # 8

**BILL NO. 46 – 2016 (ZRA – 159)**

**Introduced by:** The Chairperson at the request of  
The Howard County Fueling Station Taskforce

**AN ACT** amending the Howard County Zoning Regulations Gasoline Service Station provisions by creating a new definition for Motor Vehicle Fueling Facility, repealing the Gasoline Service Station Conditional Use, and creating a new Motor Vehicle Fueling Facilities Conditional Use; and generally relating to Gasoline Service Stations and Motor Vehicle Fueling Facilities.

Introduced and read first time July 8, 2016. Ordered posted and hearing scheduled.

By order Jessica Feldmark  
Jessica Feldmark, Administrator

Having been posted and notice of time & place of hearing & title of Bill having been published according to Charter, the Bill was read for a second time at a public hearing on July 18, 2016.

By order Jessica Feldmark  
Jessica Feldmark, Administrator

This Bill was read the third time on July 29 2016 and Passed , Passed with amendments , Failed .

By order Jessica Feldmark  
Jessica Feldmark, Administrator

Sealed with the County Seal and presented to the County Executive for approval this 29<sup>th</sup> day of July, 2016 at 4 a.m./p.m.

By order Jessica Feldmark  
Jessica Feldmark, Administrator

Approved Vetoed by the County Executive Aug 5, 2016

Allan H. Kittleman  
Allan H. Kittleman, County Executive

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; Strike-out indicates material deleted by amendment; Underlining indicates material added by amendment.

1 *Section 1. Be it enacted by the County Council of Howard County, Maryland, that the Howard*  
2 *County Zoning Regulations are hereby amended as follows:*

3  
4 *By repealing:*

5 *Section 103.0: "Definitions"*

6 *"Gasoline Service Station"*

7  
8 *Section 131.0: "Conditional Uses"*

9 *Subsection N. "Conditional Uses and Permissible Zoning Districts"*

10 *Number 24. "Gasoline Service Stations"*

11  
12 *By amending:*

13 *Section 103.0: "Definitions"*

14 *"Parking Area, Parking Facility or Parking Use"*

15  
16 *Section 113.1: "R-MH (Residential: Mobile Home) District"*

17 *Subsection C. Accessory Uses*

18 *Number 8.*

19  
20 *Section 117.1: "BR (Business: Rural) District"*

21 *Subsection C. "Uses Permitted as a Matter of Right"*

22 *Numbers 14 through 18*

23  
24 *Section 120.0: "SC (Shopping Center) District"*

25 *Subsection F. "Conditional Uses"*

26  
27 *Section 121.1: "CR (Commercial Redevelopment) Overlay District"*

28 *Subsection E. "Integrated-Design Uses Subject to Authorization"; and*

29 *Subsection H. "Procedure for Approval of an Optional Design Project"*

30 *Number 1.*

31  
32 *Section 127.0: "MXD (Mixed Use) Districts"*

33 *Subsection C. "Requirements for Mixed Use-Development"*

34 *Number 4. "Permitted Uses"*

35 *Paragraph b*

36 *Item (11); and*

37

1 *Number 7. "Requirements for Employment Uses"*

2 *Paragraph c "Retail Centers"*

3 *Item (1)*

5 *Section 133.0: "Off-Street Parking and Loading Facilities"*

6 *Subsection D. "Minimum Parking Requirements for Specific Uses"*

7 *Number 4. "Commercial Uses"*

9 *By Adding:*

10 *Section 103.0: "Definitions"*

11 *"Motor Vehicle Fueling Facility"*

13 *Section 125.0: "NT (New Town) District"*

14 *Subsection A. "Definitions, Requirements and Restrictions Applicable to NT Districts."*

15 *Number 11.*

17 *Section 131.0: "Conditional Uses"*

18 *Subsection O. "New Conditional Use Categories"*

19 *Number 1. "Motor Vehicle Fueling Facilities"*

23 **Howard County Zoning Regulations**

25 **SECTION 103.0: Definitions**

28 **M**

29 **MOTOR VEHICLE FUELING FACILITY:** A FACILITY THAT DISPENSES VEHICLE FUELS THROUGH RETAIL  
30 SALES TO THE GENERAL PUBLIC OR FLEET SALES. THE FACILITY MAY INCLUDE OTHER USES THAT ARE  
31 EITHER PERMITTED AS A MATTER OF RIGHT IN THE ZONING DISTRICT IN WHICH THE FACILITY IS  
32 LOCATED, OR AS MAY BE PERMITTED IN THE CONDITIONAL USE PROCESS, AS WELL AS THE ACCESSORY  
33 SALE OF ITEMS TYPICALLY ASSOCIATED WITH THE CLEANING, OPERATION, AND MAINTENANCE OF  
34 MOTOR VEHICLES. THIS TERM DOES NOT INCLUDE PRIVATE VEHICLE FUEL DISPENSING THAT IS  
35 EXCLUSIVELY ACCESSORY TO A PERMITTED PRINCIPAL USE. THIS TERM DOES INCLUDE FACILITIES  
36 PREVIOUSLY IDENTIFIED AS GASOLINE SERVICE STATIONS.

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**P**

Parking Area, Parking Facility or Parking Use: Any area of a lot or structure used for off-street parking and circulation of motor vehicles, including the area occupied by parking spaces, driveways, and vehicle stacking lanes (e.g. for a car wash or drive-through window). The following are not part of a parking area or parking use: loading docks; areas designated to be occupied by a vehicle during loading operations; fuel servicing spaces at a ~~[[gasoline service]]~~ MOTOR VEHICLE FUELING FACILITY; parking lot islands, any area used for outdoor display or storage of merchandise for sale or rent, including motor vehicles; and any area used for storage of inoperative motor vehicles.

**SECTION 113.1: R-MH (Residential: Mobile Home) District**

**C. Accessory Uses**

- 8. Convenience establishments of a commercial nature, not including ~~[[gasoline service]]~~ MOTOR VEHICLE FUELING FACILITY but including stores, day care centers, coin-operated laundries and dry cleaners, beauty and barber shops, may be permitted in mobile home parks, provided that such establishments and the parking areas primarily related to their operations:

**SECTION 117.1: BR (Business: Rural) District**

**C. Uses Permitted as a Matter of Right**

The following uses are permitted as a matter of right, subject to limitations imposed by the preliminary development criteria.

- ~~[[14.]]~~ Gasoline service station, provided the use is indicated on the Preliminary Development Plan approved by the Zoning Board.]]
- ~~[[15]]~~14. Government structures, facilities and uses, including public schools and colleges.
- ~~[[16]]~~15. Horse tack and saddlery shop.
- ~~[[17]]~~16. Lawn and garden equipment sales, service and repair.
- ~~[[18]]~~17. Livestock sales and auction markets.
- 18. MOTOR VEHICLE FUELING FACILITY, PROVIDED THE USE IS INDICATED ON THE PRELIMINARY DEVELOPMENT PLAN APPROVED BY THE ZONING

1 BOARD.

2  
3 **SECTION 120.0: - SC (Shopping Center) District**

4 **F. Conditional Uses**

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6 The following are Conditional Uses in the SC District, subject to the detailed requirements for  
7 Conditional Uses given in Section 131.0. If there is a conflict between this Section and  
8 Section 131.0, Section 131.0 shall prevail.

- 9 1. Cemeteries and Mausoleums  
10 2. Communication Towers (Commercial)  
11 3. [[Gasoline Service Stations]] MOTOR VEHICLE FUELING FACILITY  
12 4. Small Wind Energy System, freestanding tower  
13 5. Utility Uses, Public

14  
15  
16 **SECTION 121.1: - CR (Commercial Redevelopment) Overlay District**

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18 **E. Integrated-Design Uses Subject to Authorization**

19  
20 The following uses may be authorized as permitted uses in an Optional Design Project  
21 provided that it is found that they are creatively integrated into the project's architectural and  
22 site design and are specifically approved in the Optional Design Project.

- 23 1. [[Gasoline service stations.]] MOTOR VEHICLE FUELING FACILITY  
24 2. Retail and commercial service uses which include drive-through service.  
25 3. Schools, private academic, including colleges and universities.

26  
27 **H. Procedure for Approval of an Optional Design Project**

- 28  
29 1. The owner of an interest in a tract of land zoned with the CR Overlay District  
30 constituting a minimum of one acre of land or a minimum of three acres of land in  
31 the event that a [[gasoline service]] MOTOR VEHICLE FUELING FACILITY is  
32 proposed as a use in the Optional Design Project may submit an application for an  
33 Optional Design Project. Prior to preparing a specific plan and submitting an

1 application, the Petitioner is encouraged to meet with the Department of Planning  
2 and Zoning on an informal basis to discuss the overall concept for the intended  
3 Optional Design Project.  
4

5  
6 **SECTION 125.0: NT (New Town) District**  
7

8 **A. Definitions, Requirements and Restrictions Applicable to NT Districts.**

9 11. NOTWITHSTANDING ANY OTHER PROVISIONS IN THIS SECTION 125.0, IF THE CRITERIA  
10 IN A RECORDED FINAL DEVELOPMENT PLAN IDENTIFIES A GASOLINE SERVICE  
11 STATION OR MOTOR VEHICLE FUELING FACILITY AS A SPECIFIC PERMITTED USE, A  
12 NEWLY PROPOSED MOTOR VEHICLE FUELING FACILITY IS PERMITTED ONLY UPON  
13 APPROVAL BY THE PLANNING BOARD AFTER A PUBLIC HEARING WHERE THE  
14 PETITIONER ESTABLISHES THAT THE GENERAL STANDARDS AND SPECIFIC CRITERIA IN  
15 SECTION 131.0 WHICH ARE APPLICABLE TO A CONDITIONAL USE FOR A MOTOR  
16 VEHICLE FUELING FACILITY ARE MET. TO THE EXTENT THERE IS ANY CONFLICT  
17 BETWEEN THE CRITERIA IN THE RECORDED FINAL DEVELOPMENT PLAN AND THE  
18 GENERAL STANDARDS AND SPECIFIC CRITERIA FOR A CONDITIONAL USE FOR A  
19 MOTOR VEHICLE FUELING FACILITY IN SECTION 131.0, THE MORE RESTRICTIVE  
20 PROVISION SHALL APPLY.  
21

22 **SECTION 127.0: - MXD (Mixed Use) Districts**  
23

24 **C. Requirements for Mixed Use Development**  
25

26 The requirements given below apply to land in the MXD-3 and MXD-6 Districts at the  
27 Preliminary Development Plan stage and subsequent stages of plan processing and  
28 development.

29 4. Permitted Uses  
30

31 b. For Mixed Use Developments larger than 75 acres, the permitted uses shall be  
32 drawn from the following list:  
33

34 (11) [[Gasoline service stations]] MOTOR VEHICLE FUELING FACILITY,

1 provided the use is indicated on the Preliminary Development Plan  
2 approved by the Zoning Board and criteria for the use are specified in  
3 the Preliminary Development Criteria approved by the Zoning Board.  
4 A Site Development Plan for a [[gasoline service station]] MOTOR  
5 VEHICLE FUELING FACILITY shall be subject to Planning Board  
6 approval in accordance with Section 127.0.G.  
7

8 7. Requirements for Employment Uses  
9

10 c. Retail Centers  
11

12 (1) The general location of retail centers must be established on the  
13 Preliminary Development Plan. Uses permitted in retail centers shall be as  
14 established in the Preliminary Development Criteria, and may include retail  
15 stores, personal service establishments, and similar uses, as well as fast  
16 food restaurants and [[gasoline service stations]] MOTOR VEHICLE  
17 FUELING FACILITIES. Retail centers may be integrated with other uses such  
18 as residences, offices and open space.  
19

20  
21 **SECTION 131.0: - Conditional Uses**  
22

23 O. **New Conditional Use Categories**

24 Completely new Conditional Use categories established after the effective date of the current  
25 Zoning Regulations are listed below along with the zoning districts in which the Conditional  
26 Use category is permitted and the specific criteria required for approval.

27 1. MOTOR VEHICLE FUELING FACILITIES

28 A CONDITIONAL USE MAY BE GRANTED IN THE B-2, SC, M-1, M-2, OR PEC  
29 DISTRICTS FOR MOTOR VEHICLE FUELING FACILITIES, PROVIDED THAT:

30  
31 A. THE USE WILL NOT ADVERSELY AFFECT THE GENERAL WELFARE OR LOGICAL  
32 DEVELOPMENT OF THE NEIGHBORHOOD OR AREA IN WHICH THE MOTOR  
33 VEHICLE FUELING FACILITY IS PROPOSED AND WILL NOT HAVE A BLIGHTING  
34 INFLUENCE AS A RESULT OF A PROLIFERATION OF MOTOR VEHICLE FUELING

1 FACILITIES WITHIN A PARTICULAR AREA.

2 B. THE MINIMUM LOT SIZE FOR A MOTOR VEHICLE FUELING FACILITY IS 40,000  
3 SQUARE FEET. IF A MOTOR VEHICLE FUELING FACILITY IS COMBINED WITH  
4 ANOTHER USE ON THE SAME LOT, THE MINIMUM LOT SIZE SHALL BE  
5 INCREASED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 131.0.O.1.~~JK~~.

6  
7 C. THE LOT SHALL HAVE AT LEAST 180 FEET OF FRONTAGE ON A PUBLIC ROAD.  
8 IF AT THE INTERSECTION OF TWO PUBLIC ROADS, THE TOTAL OF THE  
9 FRONTAGE ALONG BOTH ROADS MAY BE COUNTED.

10  
11 D. FUEL DISPENSERS SHALL BE LOCATED AT LEAST 300 FEET FROM ANY  
12 SCHOOL, PARK, OR DAY CARE OR ASSISTED LIVING FACILITY. THIS CRITERION  
13 IS NOT APPLICABLE TO EXISTING MOTOR VEHICLE FUELING FACILITIES,  
14 EXCEPT THAT IT SHALL BE APPLICABLE IF AN EXISTING MOTOR VEHICLE  
15 FUELING FACILITY PROPOSES AN ENLARGEMENT THAT INCLUDES ADDITIONAL  
16 FUEL DISPENSERS.

17  
18 E. THE PROPOSED USE SHALL BE LOCATED AT LEAST 100 FEET FROM ANY  
19 STREAMS, RIVERS OR FLOODPLAINS. THIS CRITERION IS NOT APPLICABLE TO  
20 EXISTING MOTOR VEHICLE FUELING FACILITIES, EXCEPT THAT IT SHALL BE  
21 APPLICABLE IF AN EXISTING MOTOR VEHICLE FUELING FACILITY PROPOSES AN  
22 ENLARGEMENT THAT INCLUDES ADDITIONAL FUEL DISPENSERS.

23  
24 F. AT LEAST 20 PERCENT OF THE SITE AREA SHALL BE LANDSCAPED. THE  
25 LANDSCAPING PLAN SHALL INCLUDE PLANTINGS WHICH ENHANCE THE  
26 APPEARANCE OF THE SITE FROM PUBLIC ROADS AND PROVIDE APPROPRIATE  
27 BUFFERING FOR ADJACENT USES.

28  
29 G. SOLID WALLS SUCH AS MASONRY OR WOOD AND MASONRY MAY BE  
30 REQUIRED BY THE HEARING AUTHORITY WHEN THE SITE BORDERS A  
31 RESIDENTIAL DISTRICT. WHEN SOLID WALLS ARE REQUIRED, LANDSCAPE  
32 PLANTING IS REQUIRED ON THE OUTSIDE OF THE WALL.

33  
34 H. REFUSE AREAS SHALL BE FENCED OR SCREENED FROM VIEW. THE PLAN  
35 SHALL INDICATE THE DISPOSAL METHODS TO BE USED FOR ALL WASTE  
36 MATERIAL GENERATED BY ANY VEHICLE REPAIR OPERATIONS.



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I. A PROPOSED SITE PLAN SHALL SHOW THAT EFFICIENT TRAFFIC FLOW AND QUEUING AT THE PUMP ISLANDS MAY BE ACCOMMODATED. ACCESS DRIVEWAYS AND ON-SITE PAVED AREAS SHALL BE DESIGNED AND LOCATED TO ENSURE SAFE AND EFFICIENT MOVEMENT OF TRAFFIC AND PEDESTRIANS.

~~J. IN THE NT DISTRICT THE PROPOSED USE SHALL NOT BE LOCATED WITHIN 1000 FEET OF THE BOUNDARIES OF ANY OTHER LOT OR PARCEL CONTAINING A MOTOR VEHICLE FUEL FACILITY. THIS CRITERION IS NOT APPLICABLE TO EXISTING MOTOR VEHICLE FUELING FACILITIES, EXCEPT THAT IT SHALL BE APPLICABLE IF AN EXISTING MOTOR VEHICLE FUELING FACILITY PROPOSES AN ENLARGEMENT THAT INCLUDES ADDITIONAL FUEL DISPENSERS.~~

KJ. OPERATION

- (1) OUTSIDE OPERATIONS SHALL BE LIMITED TO THE DISPENSING OF MOTOR VEHICLE FUEL, OIL, WATER, PRESSURIZED AIR, THE CHANGING OF TIRES AND MINOR SERVICING. STORAGE OF ALL AUTOMOTIVE SUPPLIES SHALL BE WITHIN THE MAIN STRUCTURE.
- (2) VENDING MACHINES AND THE SALE OF PROPANE ARE PERMITTED AS ACCESSORY USES, PROVIDED THESE USES ARE SCREENED OR ENCLOSED IF REQUIRED BY THE HEARING AUTHORITY.
- (3) THE PREMISES SHALL BE MAINTAINED AT ALL TIMES IN A CLEAN AND ORDERLY CONDITION, INCLUDING THE CARE OR REPLACEMENT OF PLANT MATERIALS REQUIRED IN THE LANDSCAPING PLAN. THE RESPONSIBILITY FOR COMPLIANCE WITH THIS PROVISION SHALL BE WITH ALL PARTIES HAVING A LEASE OR OWNERSHIP INTEREST IN THE ~~GASOLINE SERVICE STATION.~~ MOTOR VEHICLE FUELING FACILITY.
- (4) WHERE A MOTOR VEHICLE FUELING FACILITY IS ADJACENT TO A RESIDENTIAL DISTRICT, ITS HOURS OF OPERATION AND A DETAILED LANDSCAPING AND SCREENING PLAN AND A LIGHTING PLAN SHALL BE APPROVED BY THE HEARING AUTHORITY.

LK. OTHER USES

- (1) OTHER USES MAY BE LOCATED ON THE SAME LOT AS A MOTOR VEHICLE FUELING FACILITY, INCLUDING USES PERMITTED IN THE ZONING DISTRICT AS WELL AS CAR WASHES AND CONVENIENCE

1 STORES, PROVIDED THAT ALL USES ARE APPROVED BY THE HEARING  
2 AUTHORITY, AND;

- 3 (2) THE MINIMUM LOT AREA IS INCREASED TO ACCOMMODATE THE  
4 COMBINATION OF USES. AT A MINIMUM, THE MINIMUM LOT SIZE OF  
5 40,000 SQUARE FEET MUST BE INCREASED BY AN AREA EQUAL TO THE  
6 GROSS SQUARE FOOTAGE OF FLOOR AREA, PARKING AREA AND  
7 LOADING OR STACKING AREAS REQUIRED FOR THE ADDITIONAL USES.  
8 (3) IN THE PEC, M-1 AND M-2 DISTRICTS, THE GROSS FLOOR AREA OF  
9 CONVENIENCE STORES SHALL NOT EXCEED 3,500 FEET.

10  
11 ML. ABANDONMENT

- 12 (1) THE PREMISES (INCLUDING LANDSCAPING) OF ANY MOTOR VEHICLE  
13 FUELING FACILITY WHICH IS NOT IN CONTINUOUS OPERATION OR IS  
14 ABANDONED SHALL BE MAINTAINED IN THE SAME MANNER AS IS  
15 REQUIRED UNDER THESE REGULATIONS FOR OPERATING MOTOR  
16 VEHICLE FUELING FACILITIES.  
17 (2) A CONDITIONAL USE FOR A MOTOR VEHICLE FUELING FACILITY  
18 SHALL BECOME VOID UPON NOTICE OF ABANDONMENT BY THE  
19 OWNER. IF NOTICE OF ABANDONMENT IS NOT RECEIVED, BUT IT IS  
20 DETERMINED BY THE DEPARTMENT OF PLANNING AND ZONING THAT  
21 A MOTOR VEHICLE FUELING FACILITY HAS NOT BEEN IN  
22 CONTINUOUS OPERATION FOR A PERIOD OF TWELVE MONTHS, A  
23 REVOCATION HEARING SHALL BE INITIATED BY THE DEPARTMENT OF  
24 PLANNING AND ZONING IN ACCORDANCE WITH THE PROCEDURES SET  
25 FORTH IN SECTION 131.0. FOR PURPOSES OF THIS SUBSECTION,  
26 "CONTINUOUS OPERATION" SHALL MEAN OPERATION AS A MOTOR  
27 VEHICLE FUELING FACILITY AT LEAST EIGHT HOURS PER DAY, FIVE  
28 DAYS PER WEEK.  
29 (3) IF A MOTOR VEHICLE FUELING FACILITY IS ABANDONED AND THE  
30 CONDITIONAL USE BECOMES VOID AS PROVIDED ABOVE, ALL  
31 MULTIPLE-PRODUCT DISPENSERS, CANOPIES AND OTHER  
32 IMPROVEMENTS INCLUDING BUILDINGS SHALL BE REMOVED FROM  
33 THE SITE WITHIN SIX MONTHS OF THE DATE THE CONDITIONAL USE  
34 BECOMES VOID.

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**SECTION 133.0: - Off-Street Parking and Loading Facilities**

**D. Minimum Parking Requirements for Specific Uses**

In the following text, "sf" refers to gross square feet of floor area unless net floor area is approved by the Department of Planning and Zoning. "DPZ" refers to the Department of Planning and Zoning. The parking for multiple uses shall be calculated cumulatively unless otherwise noted or unless approved in accordance with Section 133.0.F.

**4. Commercial Uses**

a. Animal hospitals	4.0 spaces per 1,000 sf
b. Banks and similar financial institutions	3.3 spaces per 1,000 sf
c. Car washes (principal or accessory use)	1 space per employee and 1 space for customers. Must always provide a minimum of 2 spaces total.
d. Commercial schools (driving, trade, business, etc.)	5 spaces per 1,000 sf
e. Convenience stores	5.0 spaces per 1,000 sf
f. Day spas and similar uses	3.3 spaces per 1,000 sf
g. Furniture or carpet store	2.5 spaces per 1,000 sf
[[h. Gasoline service stations without service bays, with or without car washes]]	[[3.0 spaces without car wash; 4.0 spaces with car wash.]]
[[i. Gasoline service stations with service bays]]	[[3.0 spaces plus 3.0 spaces per service bay]]
[[j]] H. Hotels, motels, bed and breakfast inns, guest houses, and country inns	1.0 space per guest room. Additional spaces provided shall be as required by this section or as determined by the Director of Planning and Zoning based on a parking needs study provided with the Site Development Plan submission (see Subsection D.8.).
I. MOTOR VEHICLE FUELING	3.0 SPACES WITHOUT CAR WASH; 4.0 SPACES WITH CAR WASH.

FACILITIES WITHOUT SERVICE BAYS, WITH OR WITHOUT CAR WASHES	
J. MOTOR VEHICLE FUELING FACILITIES WITH SERVICE BAYS	3.0 SPACES PLUS 3.0 SPACES PER SERVICE BAY
k. Personal service establishments	5.0 spaces per 1,000 sf

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2  
3 ***Section 2. Be it further enacted*** by the County Council of Howard County, Maryland, that the  
4 *provisions of subsections 125.0.A.11 and 131.0.O.1.J shall not apply to a property for which any site*  
5 *development plan for a gasoline service station was submitted prior to June 27, 2016.*

6 ***Section 2. Be it further enacted*** by the County Council of Howard County, Maryland, that the provisions of  
7 *subsections 125.0.A.11, 131.0.O.1.B, 131.0.O.1.C, 131.0.O.1.D, 131.0.O.1.E, and the first sentence of*  
8 *131.0.O.1.I as enacted by Section 1 of this Act, shall not apply to a property for which any Conditional Use*  
9 *application for a gasoline service station was filed or for which any site development plan for a gasoline service*  
10 *station was submitted prior to June 27, 2016.*

11  
12 ***Section 3. Be it further enacted*** by the County Council of Howard County, Maryland, that the  
13 *publisher of the Howard County Zoning Regulations is authorized hereby to amend the Conditional*  
14 *Uses and Permissible Zoning Districts chart attached to Section 131 of the Zoning Regulations in*  
15 *order to reflect the substantive changes made by this Act.*

16  
17 ***Section 4. And Be It Further Enacted*** by the County Council of Howard County, Maryland, that this  
18 *Act shall become effective 61 days after its enactment.*

Amendment 1 to Council Bill 46-2016

BY: Mary Kay Sigaty

Legislative Day No: 9  
Date: July 29, 2016

Amendment No. 1

1 (This amendment would clarify the public road frontage criteria).  
2  
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5 On page 6, in line 5, after the period, insert "IF AT THE INTERSECTION OF TWO  
6 PUBLIC ROADS, THE TOTAL OF THE FRONTAGE ALONG BOTH ROADS MAY BE COUNTED.".  
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~~ADOPTED~~ 7/29/16  
~~FAILED~~  
~~SIGNATURE~~ Jessica Feldman

Amendment 2 to Council Bill 46-2016

BY: Calvin Ball

Legislative Day No: 9  
Date: July 29, 2016

Amendment No. 2

1 (This amendment would remove the 1,000 foot distance requirement for the siting of fueling  
2 stations in the NT zone).  
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6 On page 7, strike lines 3 through 8, in their entirety. Renumber the remainder of the  
7 section accordingly.  
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ADOPTED 7/29/16  
FAILED \_\_\_\_\_  
SERIAL \_\_\_\_\_  
*Justin Edment*

Amendment 3 to Council Bill 46-2016

BY: Calvin Ball

Legislative Day No: 9  
Date: July 29, 2016

Amendment No. 3

1 (This amendment would clarify the Grandfathering clause).  
2  
3  
4

5 On page 10, strike lines 3 through 5 in their entirety, and substitute the following:

6 “Section 2. Be it further enacted by the County Council of Howard County, Maryland, that the  
7 provisions of subsections 125.0.A.11, 131.0.O.1.B, 131.0.O.1.C, 131.0.O.1.D, 131.0.O.1.E, and  
8 the first sentence of 131.0.O.1.I as enacted by Section 1 of this Act, shall not apply to a property  
9 for which any Conditional Use application for a gasoline service station was filed or for which  
10 any site development plan for a gasoline service station was submitted prior to June 27, 2016.”.  
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ADOPTED 7/29/16  
FAILED \_\_\_\_\_  
SIGNATURE Jessica Addon

Amendment 4 to Council Bill 46-2016

BY: The Chairperson

Legislative Day No: 9

Date: July 29, 2016

Amendment No. 4

1 (This amendment would make various technical corrections to the bill).

2  
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4  
5 On page 1, immediately following line 9, insert the following:

6 "Section 103.0: "DEFINITIONS"

7 ""MOTOR VEHICLE FUELING FACILITY"".

8  
9 On page 6, in line 3, at the end of the sentence, strike "J" and substitute "JK".

10  
11 On page 7, strike line 23 in its entirety, and substitute "MOTOR VEHICLE FUELING  
12 FACILITY.".

13  
14 On the page immediately following the title page, insert page number "1" at the bottom of  
15 the page. Renumber the remainder of the pages accordingly.

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RECEIVED 7/29/16  
FILED \_\_\_\_\_  
SIGNATURE Jessica Feldman



**Amendment 1 to Amendment 4  
to Council Bill 46-2016**

**BY: The Chairperson**

**Legislative Day No: 9  
Date: July 29, 2016**

**Amendment No. 1**

1 *(This amendment would make a technical correction to the amendment to clarify a reference that*  
2 *may be changed as the result of the passage of Amendment Number 2, which deletes a subsection*  
3 *of the bill).*  
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7 On page 1, in line 9, at the end of the sentence, strike "L" and substitute "K".  
8  
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12

~~ADOPTED~~ 7/29/16  
~~FAILED~~  
~~SIGNATURE~~ *Jessica Feldman*

Amendment 4 to Council Bill 46-2016

BY: The Chairperson

Legislative Day No: 9  
Date: July 29, 2016

Amendment No. 4

1 (This amendment would make various technical corrections to the bill).  
2  
3  
4

5 On page 1, immediately following line 9, insert the following:

6 "Section 103.0: "DEFINITIONS"

7 "MOTOR VEHICLE FUELING FACILITY".  
8

9 On page 6, in line 3, at the end of the sentence, strike "J" and substitute "L".  
10

11 On page 7, strike line 23 in its entirety, and substitute "MOTOR VEHICLE FUELING  
12 FACILITY.".  
13

14 On the page immediately following the title page, insert page number "1" at the bottom of  
15 the page. Renumber the remainder of the pages accordingly.  
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21



Introduced \_\_\_\_\_  
Public hearing \_\_\_\_\_  
Council action \_\_\_\_\_  
Executive action \_\_\_\_\_  
Effective date \_\_\_\_\_

## County Council of Howard County, Maryland

2016 Legislative Session

Legislative day # 8

**BILL NO. 46 - 2016 (ZRA - 159)**

**Introduced by:** The Chairperson at the request of  
The Howard County Fueling Station Taskforce

**AN ACT** amending the Howard County Zoning Regulations Gasoline Service Station provisions by creating a new definition for Motor Vehicle Fueling Facility, repealing the Gasoline Service Station Conditional Use, and creating a new Motor Vehicle Fueling Facilities Conditional Use; and generally relating to Gasoline Service Stations and Motor Vehicle Fueling Facilities.

Introduced and read first time \_\_\_\_\_, 2016. Ordered posted and hearing scheduled.

By order \_\_\_\_\_  
Jessica Feldmark, Administrator

Having been posted and notice of time & place of hearing & title of Bill having been published according to Charter, the Bill was read for a second time at a public hearing on \_\_\_\_\_, 2016.

By order \_\_\_\_\_  
Jessica Feldmark, Administrator

This Bill was read the third time on \_\_\_\_\_, 2016 and Passed \_\_\_\_, Passed with amendments \_\_\_\_, Failed \_\_\_\_.

By order \_\_\_\_\_  
Jessica Feldmark, Administrator

Sealed with the County Seal and presented to the County Executive for approval this \_\_\_\_ day of \_\_\_\_\_, 2016 at \_\_\_\_ a.m./p.m.

By order \_\_\_\_\_  
Jessica Feldmark, Administrator

Approved/Vetoed by the County Executive \_\_\_\_\_, 2016

\_\_\_\_\_  
Allan H. Kittleman, County Executive

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; Strike-out indicates material deleted by amendment; Underlining indicates material added by amendment.

1 *Section 1. Be it enacted by the County Council of Howard County, Maryland, that the Howard*  
2 *County Zoning Regulations are hereby amended as follows:*

3  
4 *By repealing:*

5 *Section 103.0: "Definitions"*

6 *"Gasoline Service Station"*

7  
8 *Section 131.0: "Conditional Uses"*

9 *Subsection N. "Conditional Uses and Permissible Zoning Districts"*

10 *Number 24. "Gasoline Service Stations"*

11  
12 *By amending:*

13 *Section 103.0: "Definitions"*

14 *"Parking Area, Parking Facility or Parking Use"*

15  
16 *Section 113.1: "R-MH (Residential: Mobile Home) District"*

17 *Subsection C. Accessory Uses*

18 *Number 8.*

19  
20 *Section 117.1: "BR (Business: Rural) District"*

21 *Subsection C. "Uses Permitted as a Matter of Right"*

22 *Numbers 14 through 18*

23  
24 *Section 120.0: "SC (Shopping Center) District"*

25 *Subsection F. "Conditional Uses"*

26  
27 *Section 121.1: "CR (Commercial Redevelopment) Overlay District"*

28 *Subsection E. "Integrated-Design Uses Subject to Authorization"; and*

29 *Subsection H. "Procedure for Approval of an Optional Design Project"*

30 *Number 1.*

31  
32 *Section 127.0: "MXD (Mixed Use) Districts"*

33 *Subsection C. "Requirements for Mixed Use Development"*

34 *Number 4. "Permitted Uses"*

35 *Paragraph b*

36 *Item (11); and*

37

1 *Number 7. "Requirements for Employment Uses"*  
2 *Paragraph c "Retail Centers"*  
3 *Item (1)*  
4  
5 *Section 133.0: "Off-Street Parking and Loading Facilities"*  
6 *Subsection D. "Minimum Parking Requirements for Specific Uses"*  
7 *Number 4. "Commercial Uses"*  
8

9 *By Adding*

10 *Section 125.0: "NT (New Town) District"*  
11 *Subsection A. "Definitions, Requirements and Restrictions Applicable to NT Districts."*  
12 *Number 11.*  
13  
14 *Section 131.0: "Conditional Uses"*  
15 *Subsection O. "New Conditional Use Categories"*  
16 *Number 1. "Motor Vehicle Fueling Facilities"*  
17  
18  
19

20 **Howard County Zoning Regulations**

21  
22 **SECTION 103.0: Definitions**  
23  
24

25 **M**

26 MOTOR VEHICLE FUELING FACILITY: A FACILITY THAT DISPENSES VEHICLE FUELS THROUGH RETAIL  
27 SALES TO THE GENERAL PUBLIC OR FLEET SALES. THE FACILITY MAY INCLUDE OTHER USES THAT ARE  
28 EITHER PERMITTED AS A MATTER OF RIGHT IN THE ZONING DISTRICT IN WHICH THE FACILITY IS  
29 LOCATED, OR AS MAY BE PERMITTED IN THE CONDITIONAL USE PROCESS, AS WELL AS THE ACCESSORY  
30 SALE OF ITEMS TYPICALLY ASSOCIATED WITH THE CLEANING, OPERATION, AND MAINTENANCE OF  
31 MOTOR VEHICLES. THIS TERM DOES NOT INCLUDE PRIVATE VEHICLE FUEL DISPENSING THAT IS  
32 EXCLUSIVELY ACCESSORY TO A PERMITTED PRINCIPAL USE. THIS TERM DOES INCLUDE FACILITIES  
33 PREVIOUSLY IDENTIFIED AS GASOLINE SERVICE STATIONS.  
34

35 **P**

36 Parking Area, Parking Facility or Parking Use: Any area of a lot or structure used for off-street

1 parking and circulation of motor vehicles, including the area occupied by parking spaces, driveways,  
2 and vehicle stacking lanes (e.g. for a car wash or drive-through window). The following are not part of  
3 a parking area or parking use: loading docks; areas designated to be occupied by a vehicle during  
4 loading operations; fuel servicing spaces at a ~~[[gasoline service]]~~ MOTOR VEHICLE FUELING  
5 FACILITY; parking lot islands, any area used for outdoor display or storage of merchandise for sale or  
6 rent, including motor vehicles; and any area used for storage of inoperative motor vehicles.  
7  
8

9 **SECTION 113.1: R-MH (Residential: Mobile Home) District**

10 **C. Accessory Uses**

- 11 8. Convenience establishments of a commercial nature, not including ~~[[gasoline~~  
12 ~~service]]~~ MOTOR VEHICLE FUELING FACILITY but including stores, day care  
13 centers, coin-operated laundries and dry cleaners, beauty and barber shops, may be  
14 permitted in mobile home parks, provided that such establishments and the parking  
15 areas primarily related to their operations:  
16  
17

18 **SECTION 117.1: BR (Business: Rural) District**

19 **C. Uses Permitted as a Matter of Right**

20 The following uses are permitted as a matter of right, subject to limitations imposed by the  
21 preliminary development criteria.  
22

- 23 ~~[[14.~~ Gasoline service station, provided the use is indicated on the Preliminary  
24 ~~Development Plan approved by the Zoning Board.]]~~  
25  
26 ~~[[15]]~~14. Government structures, facilities and uses, including public schools and  
27 colleges.  
28 ~~[[16]]~~15. Horse tack and saddlery shop.  
29 ~~[[17]]~~16. Lawn and garden equipment sales; service and repair.  
30 ~~[[18]]~~17. Livestock sales and auction markets.  
31 18. MOTOR VEHICLE FUELING FACILITY, PROVIDED THE USE IS INDICATED ON  
32 THE PRELIMINARY DEVELOPMENT PLAN APPROVED BY THE ZONING  
33 BOARD.  
34

SECTION 120.0: - SC (Shopping Center) District

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**F. Conditional Uses**

The following are Conditional Uses in the SC District, subject to the detailed requirements for Conditional Uses given in Section 131.0. If there is a conflict between this Section and Section 131.0, Section 131.0 shall prevail.

- 1. Cemeteries and Mausoleums
- 2. Communication Towers (Commercial)
- 3. ~~[[Gasoline Service Stations]]~~ MOTOR VEHICLE FUELING FACILITY
- 4. Small Wind Energy System, freestanding tower
- 5. Utility Uses, Public

SECTION 121.1: - CR (Commercial Redevelopment) Overlay District

**E. Integrated-Design Uses Subject to Authorization**

The following uses may be authorized as permitted uses in an Optional Design Project provided that it is found that they are creatively integrated into the project's architectural and site design and are specifically approved in the Optional Design Project.

- 1. ~~[[Gasoline service stations.]]~~ MOTOR VEHICLE FUELING FACILITY
- 2. Retail and commercial service uses which include drive-through service.
- 3. Schools, private academic, including colleges and universities.

**H. Procedure for Approval of an Optional Design Project**

- 1. The owner of an interest in a tract of land zoned with the CR Overlay District constituting a minimum of one acre of land or a minimum of three acres of land in the event that a ~~[[gasoline service]]~~ MOTOR VEHICLE FUELING FACILITY is proposed as a use in the Optional Design Project may submit an application for an Optional Design Project. Prior to preparing a specific plan and submitting an application, the Petitioner is encouraged to meet with the Department of Planning and Zoning on an informal basis to discuss the overall concept for the intended



1 Optional Design Project.

2  
3  
4 **SECTION 125.0: NT (New Town) District**

5  
6 A. **Definitions, Requirements and Restrictions Applicable to NT Districts.**

7 11. NOTWITHSTANDING ANY OTHER PROVISIONS IN THIS SECTION 125.0, IF THE CRITERIA  
8 IN A RECORDED FINAL DEVELOPMENT PLAN IDENTIFIES A GASOLINE SERVICE  
9 STATION OR MOTOR VEHICLE FUELING FACILITY AS A SPECIFIC PERMITTED USE, A  
10 NEWLY PROPOSED MOTOR VEHICLE FUELING FACILITY IS PERMITTED ONLY UPON  
11 APPROVAL BY THE PLANNING BOARD AFTER A PUBLIC HEARING WHERE THE  
12 PETITIONER ESTABLISHES THAT THE GENERAL STANDARDS AND SPECIFIC CRITERIA IN  
13 SECTION 131.0 WHICH ARE APPLICABLE TO A CONDITIONAL USE FOR A MOTOR  
14 VEHICLE FUELING FACILITY ARE MET. TO THE EXTENT THERE IS ANY CONFLICT  
15 BETWEEN THE CRITERIA IN THE RECORDED FINAL DEVELOPMENT PLAN AND THE  
16 GENERAL STANDARDS AND SPECIFIC CRITERIA FOR A CONDITIONAL USE FOR A  
17 MOTOR VEHICLE FUELING FACILITY IN SECTION 131.0, THE MORE RESTRICTIVE  
18 PROVISION SHALL APPLY.

19  
20 **SECTION 127.0: - MXD (Mixed Use) Districts**

21  
22 **C. Requirements for Mixed Use Development**

23  
24 The requirements given below apply to land in the MXD-3 and MXD-6 Districts at the  
25 Preliminary Development Plan stage and subsequent stages of plan processing and  
26 development.

27 4. **Permitted Uses**

28  
29 b. For Mixed Use Developments larger than 75 acres, the permitted uses shall be  
30 drawn from the following list:

31  
32 (11) ~~[[Gasoline service stations]]~~ MOTOR VEHICLE FUELING FACILITY,  
33 provided the use is indicated on the Preliminary Development Plan  
34 approved by the Zoning Board and criteria for the use are specified in

1 the Preliminary Development Criteria approved by the Zoning Board.  
2 A Site Development Plan for a [[gasoline service station]] MOTOR  
3 VEHICLE FUELING FACILITY shall be subject to Planning Board  
4 approval in accordance with Section 127.0.G.  
5

6 7. Requirements for Employment Uses  
7

8 c. Retail Centers  
9

10 (1) The general location of retail centers must be established on the  
11 Preliminary Development Plan. Uses permitted in retail centers shall be as  
12 established in the Preliminary Development Criteria, and may include retail  
13 stores, personal service establishments, and similar uses, as well as fast  
14 food restaurants and [[gasoline service stations]] MOTOR VEHICLE  
15 FUELING FACILITIES. Retail centers may be integrated with other uses such  
16 as residences, offices and open space.  
17

18  
19 **SECTION 131.0: - Conditional Uses**  
20

21 O. **New Conditional Use Categories**

22 Completely new Conditional Use categories established after the effective date of the current  
23 Zoning Regulations are listed below along with the zoning districts in which the Conditional  
24 Use category is permitted and the specific criteria required for approval.

25 1. MOTOR VEHICLE FUELING FACILITIES

26 A CONDITIONAL USE MAY BE GRANTED IN THE B-2, SC, M-1, M-2, OR PEC  
27 DISTRICTS FOR MOTOR VEHICLE FUELING FACILITIES, PROVIDED THAT:

28  
29 A. THE USE WILL NOT ADVERSELY AFFECT THE GENERAL WELFARE OR LOGICAL  
30 DEVELOPMENT OF THE NEIGHBORHOOD OR AREA IN WHICH THE MOTOR  
31 VEHICLE FUELING FACILITY IS PROPOSED AND WILL NOT HAVE A BLIGHTING  
32 INFLUENCE AS A RESULT OF A PROLIFERATION OF MOTOR VEHICLE FUELING  
33 FACILITIES WITHIN A PARTICULAR AREA.

34 B. THE MINIMUM LOT SIZE FOR A MOTOR VEHICLE FUELING FACILITY IS 40,000

1 SQUARE FEET. IF A MOTOR VEHICLE FUELING FACILITY IS COMBINED WITH  
2 ANOTHER USE ON THE SAME LOT, THE MINIMUM LOT SIZE SHALL BE  
3 INCREASED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 131.0.O.1.J.  
4

5 C. THE LOT SHALL HAVE AT LEAST 180 FEET OF FRONTAGE ON A PUBLIC ROAD.  
6

7 D. FUEL DISPENSERS SHALL BE LOCATED AT LEAST 300 FEET FROM ANY  
8 SCHOOL, PARK, OR DAY CARE OR ASSISTED LIVING FACILITY. THIS CRITERION  
9 IS NOT APPLICABLE TO EXISTING MOTOR VEHICLE FUELING FACILITIES,  
10 EXCEPT THAT IT SHALL BE APPLICABLE IF AN EXISTING MOTOR VEHICLE  
11 FUELING FACILITY PROPOSES AN ENLARGEMENT THAT INCLUDES ADDITIONAL  
12 FUEL DISPENSERS.  
13

14 E. THE PROPOSED USE SHALL BE LOCATED AT LEAST 100 FEET FROM ANY  
15 STREAMS, RIVERS OR FLOODPLAINS. THIS CRITERION IS NOT APPLICABLE TO  
16 EXISTING MOTOR VEHICLE FUELING FACILITIES, EXCEPT THAT IT SHALL BE  
17 APPLICABLE IF AN EXISTING MOTOR VEHICLE FUELING FACILITY PROPOSES AN  
18 ENLARGEMENT THAT INCLUDES ADDITIONAL FUEL DISPENSERS.  
19

20 F. AT LEAST 20 PERCENT OF THE SITE AREA SHALL BE LANDSCAPED. THE  
21 LANDSCAPING PLAN SHALL INCLUDE PLANTINGS WHICH ENHANCE THE  
22 APPEARANCE OF THE SITE FROM PUBLIC ROADS AND PROVIDE APPROPRIATE  
23 BUFFERING FOR ADJACENT USES.  
24

25 G. SOLID WALLS SUCH AS MASONRY OR WOOD AND MASONRY MAY BE  
26 REQUIRED BY THE HEARING AUTHORITY WHEN THE SITE BORDERS A  
27 RESIDENTIAL DISTRICT. WHEN SOLID WALLS ARE REQUIRED, LANDSCAPE  
28 PLANTING IS REQUIRED ON THE OUTSIDE OF THE WALL.  
29

30 H. REFUSE AREAS SHALL BE FENCED OR SCREENED FROM VIEW. THE PLAN  
31 SHALL INDICATE THE DISPOSAL METHODS TO BE USED FOR ALL WASTE  
32 MATERIAL GENERATED BY ANY VEHICLE REPAIR OPERATIONS.  
33

34 I. A PROPOSED SITE PLAN SHALL SHOW THAT EFFICIENT TRAFFIC FLOW AND  
35 QUEUING AT THE PUMP ISLANDS MAY BE ACCOMMODATED. ACCESS  
36 DRIVEWAYS AND ON-SITE PAVED AREAS SHALL BE DESIGNED AND LOCATED

1 TO ENSURE SAFE AND EFFICIENT MOVEMENT OF TRAFFIC AND PEDESTRIANS.

2  
3 J. IN THE NT DISTRICT THE PROPOSED USE SHALL NOT BE LOCATED WITHIN  
4 1000 FEET OF THE BOUNDARIES OF ANY OTHER LOT OR PARCEL CONTAINING  
5 A MOTOR VEHICLE FUEL FACILITY. THIS CRITERION IS NOT APPLICABLE TO  
6 EXISTING MOTOR VEHICLE FUELING FACILITIES, EXCEPT THAT IT SHALL BE  
7 APPLICABLE IF AN EXISTING MOTOR VEHICLE FUELING FACILITY PROPOSES AN  
8 ENLARGEMENT THAT INCLUDES ADDITIONAL FUEL DISPENSERS.

9  
10 K. OPERATION

- 11 (1) OUTSIDE OPERATIONS SHALL BE LIMITED TO THE DISPENSING OF  
12 MOTOR VEHICLE FUEL, OIL, WATER, PRESSURIZED AIR, THE  
13 CHANGING OF TIRES AND MINOR SERVICING. STORAGE OF ALL  
14 AUTOMOTIVE SUPPLIES SHALL BE WITHIN THE MAIN STRUCTURE.  
15 (2) VENDING MACHINES AND THE SALE OF PROPANE ARE PERMITTED AS  
16 ACCESSORY USES, PROVIDED THESE USES ARE SCREENED OR  
17 ENCLOSED IF REQUIRED BY THE HEARING AUTHORITY.  
18 (3) THE PREMISES SHALL BE MAINTAINED AT ALL TIMES IN A CLEAN AND  
19 ORDERLY CONDITION, INCLUDING THE CARE OR REPLACEMENT OF  
20 PLANT MATERIALS REQUIRED IN THE LANDSCAPING PLAN. THE  
21 RESPONSIBILITY FOR COMPLIANCE WITH THIS PROVISION SHALL BE  
22 WITH ALL PARTIES HAVING A LEASE OR OWNERSHIP INTEREST IN THE  
23 GASOLINE SERVICE STATION.  
24 (4) WHERE A MOTOR VEHICLE FUELING FACILITY IS ADJACENT TO A  
25 RESIDENTIAL DISTRICT, ITS HOURS OF OPERATION AND A DETAILED  
26 LANDSCAPING AND SCREENING PLAN AND A LIGHTING PLAN SHALL  
27 BE APPROVED BY THE HEARING AUTHORITY.

28  
29 L. OTHER USES

- 30 (1) OTHER USES MAY BE LOCATED ON THE SAME LOT AS A MOTOR  
31 VEHICLE FUELING FACILITY, INCLUDING USES PERMITTED IN THE  
32 ZONING DISTRICT AS WELL AS CAR WASHES AND CONVENIENCE  
33 STORES, PROVIDED THAT ALL USES ARE APPROVED BY THE HEARING  
34 AUTHORITY, AND;  
35 (2) THE MINIMUM LOT AREA IS INCREASED TO ACCOMMODATE THE  
36 COMBINATION OF USES. AT A MINIMUM, THE MINIMUM LOT SIZE OF

1 40,000 SQUARE FEET MUST BE INCREASED BY AN AREA EQUAL TO THE  
2 GROSS SQUARE FOOTAGE OF FLOOR AREA, PARKING AREA AND  
3 LOADING OR STACKING AREAS REQUIRED FOR THE ADDITIONAL USES.

4 (3) IN THE PEC, M-1 AND M-2 DISTRICTS, THE GROSS FLOOR AREA OF  
5 CONVENIENCE STORES SHALL NOT EXCEED 3,500 FEET.  
6

7 M. ABANDONMENT

8 (1) THE PREMISES (INCLUDING LANDSCAPING) OF ANY MOTOR VEHICLE  
9 FUELING FACILITY WHICH IS NOT IN CONTINUOUS OPERATION OR IS  
10 ABANDONED SHALL BE MAINTAINED IN THE SAME MANNER AS IS  
11 REQUIRED UNDER THESE REGULATIONS FOR OPERATING MOTOR  
12 VEHICLE FUELING FACILITIES.

13 (2) A CONDITIONAL USE FOR A MOTOR VEHICLE FUELING FACILITY  
14 SHALL BECOME VOID UPON NOTICE OF ABANDONMENT BY THE  
15 OWNER. IF NOTICE OF ABANDONMENT IS NOT RECEIVED, BUT IT IS  
16 DETERMINED BY THE DEPARTMENT OF PLANNING AND ZONING THAT  
17 A MOTOR VEHICLE FUELING FACILITY HAS NOT BEEN IN  
18 CONTINUOUS OPERATION FOR A PERIOD OF TWELVE MONTHS, A  
19 REVOCATION HEARING SHALL BE INITIATED BY THE DEPARTMENT OF  
20 PLANNING AND ZONING IN ACCORDANCE WITH THE PROCEDURES SET  
21 FORTH IN SECTION 131.0. FOR PURPOSES OF THIS SUBSECTION,  
22 "CONTINUOUS OPERATION" SHALL MEAN OPERATION AS A MOTOR  
23 VEHICLE FUELING FACILITY AT LEAST EIGHT HOURS PER DAY, FIVE  
24 DAYS PER WEEK.

25 (3) IF A MOTOR VEHICLE FUELING FACILITY IS ABANDONED AND THE  
26 CONDITIONAL USE BECOMES VOID AS PROVIDED ABOVE, ALL  
27 MULTIPLE-PRODUCT DISPENSERS, CANOPIES AND OTHER  
28 IMPROVEMENTS INCLUDING BUILDINGS SHALL BE REMOVED FROM  
29 THE SITE WITHIN SIX MONTHS OF THE DATE THE CONDITIONAL USE  
30 BECOMES VOID.  
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**D. Minimum Parking Requirements for Specific Uses**

In the following text, "sf" refers to gross square feet of floor area unless net floor area is approved by the Department of Planning and Zoning. "DPZ" refers to the Department of Planning and Zoning. The parking for multiple uses shall be calculated cumulatively unless otherwise noted or unless approved in accordance with Section 133.0.F.

**4. Commercial Uses**

a. Animal hospitals	4.0 spaces per 1,000 sf
b. Banks and similar financial institutions	3.3 spaces per 1,000 sf
c. Car washes (principal or accessory use)	1 space per employee and 1 space for customers. Must always provide a minimum of 2 spaces total.
d. Commercial schools (driving, trade, business, etc.)	5 spaces per 1,000 sf
e. Convenience stores	5.0 spaces per 1,000 sf
f. Day spas and similar uses	3.3 spaces per 1,000 sf
g. Furniture or carpet store	2.5 spaces per 1,000 sf
[[h. Gasoline service stations without service bays, with or without car washes]]	[[3.0 spaces without car wash; 4.0 spaces with car wash.]]
[[i. Gasoline service stations with service bays]]	[[3.0 spaces plus 3.0 spaces per service bay]]
[[j]] H. Hotels, motels, bed and breakfast inns, guest houses, and country inns	1.0 space per guest room. Additional spaces provided shall be as required by this section or as determined by the Director of Planning and Zoning based on a parking needs study provided with the Site Development Plan submission (see Subsection D.8.).
I. MOTOR VEHICLE FUELING FACILITIES WITHOUT SERVICE BAYS, WITH OR WITHOUT CAR WASHES	3.0 SPACES WITHOUT CAR WASH; 4.0 SPACES WITH CAR WASH.
J. MOTOR VEHICLE FUELING FACILITIES WITH SERVICE BAYS	3.0 SPACES PLUS 3.0 SPACES PER SERVICE BAY
k. Personal service establishments	5.0 spaces per 1,000 sf

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*Section 2. Be it further enacted by the County Council of Howard County, Maryland, that the provisions of subsections 125.0.A.11 and 131.0.O.1.J shall not apply to a property for which any site development plan for a gasoline service station was submitted prior to June 27, 2016.*

*Section 3. Be it further enacted by the County Council of Howard County, Maryland, that the publisher of the Howard County Zoning Regulations is authorized hereby to amend the Conditional Uses and Permissible Zoning Districts chart attached to Section 131 of the Zoning Regulations in order to reflect the substantive changes made by this Act.*

*Section 4. And Be It Further Enacted by the County Council of Howard County, Maryland, that this Act shall become effective 61 days after its enactment.*

BY THE COUNCIL

This Bill, having been approved by the Executive and returned to the Council, stands enacted on August 5, 2016, 2016.

Cliff Meyer (acting administrator)  
Jessica Feldmark, Administrator to the County Council

BY THE COUNCIL

This Bill, having been passed by the yeas and nays of two-thirds of the members of the Council notwithstanding the objections of the Executive, stands enacted on \_\_\_\_\_, 2016.

\_\_\_\_\_  
Jessica Feldmark, Administrator to the County Council

BY THE COUNCIL

This Bill, having received neither the approval nor the disapproval of the Executive within ten days of its presentation, stands enacted on \_\_\_\_\_, 2016.

\_\_\_\_\_  
Jessica Feldmark, Administrator to the County Council

BY THE COUNCIL

This Bill, not having been considered on final reading within the time required by Charter, stands failed for want of consideration on \_\_\_\_\_, 2016.

\_\_\_\_\_  
Jessica Feldmark, Administrator to the County Council

BY THE COUNCIL

This Bill, having been disapproved by the Executive and having failed on passage upon consideration by the Council stands failed on \_\_\_\_\_, 2016.

\_\_\_\_\_  
Jessica Feldmark, Administrator to the County Council

BY THE COUNCIL

This Bill, the withdrawal of which received a vote of two-thirds (2/3) of the members of the Council, is withdrawn from further consideration on \_\_\_\_\_, 2016.

\_\_\_\_\_  
Jessica Feldmark, Administrator to the County Council



Amendment 1 to Council Bill 46-2016

BY: Mary Kay Sigaty

Legislative Day No: 9  
Date: July 29, 2016

Amendment No. 1

1 *(This amendment would clarify the public road frontage criteria).*

2

3

4

5

On page 6, in line 5, after the period, insert "IF AT THE INTERSECTION OF TWO

6

PUBLIC ROADS, THE TOTAL OF THE FRONTAGE ALONG BOTH ROADS MAY BE COUNTED.".

7

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11



Amendment 2 to Council Bill 46-2016

BY: Calvin Ball

Legislative Day No: 9  
Date: July 29, 2016

Amendment No. 2

1 *(This amendment would remove the 1,000 foot distance requirement for the siting of fueling*  
2 *stations in the NT zone).*

3

4

5

6

On page 7, strike lines 3 through 8, in their entirety. Renumber the remainder of the  
7 section accordingly.

8

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Amendment 3 to Council Bill 46-2016

BY: Calvin Ball

Legislative Day No: 9  
Date: July 29, 2016

Amendment No. 3

1 (This amendment would clarify the Grandfathering clause).  
2  
3  
4

5 On page 10, strike lines 3 through 5 in their entirety, and substitute the following:

6 “Section 2. Be it further enacted by the County Council of Howard County, Maryland, that the  
7 provisions of subsections 125.0.A.11, 131.0.O.1.B, 131.0.O.1.C, 131.0.O.1.D, 131.0.O.1.E, and  
8 the first sentence of 131.0.O.1.I as enacted by Section 1 of this Act, shall not apply to a property  
9 for which any Conditional Use application for a gasoline service station was filed or for which  
10 any site development plan for a gasoline service station was submitted prior to June 27, 2016.”.

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**Amendment 1 to Amendment 4  
to Council Bill 46-2016**

**BY: The Chairperson**

**Legislative Day No: 9  
Date: July 29, 2016**

**Amendment No. 1**

1 *(This amendment would make a technical correction to the amendment to clarify a reference that*  
2 *may be changed as the result of the passage of Amendment Number 2, which deletes a subsection*  
3 *of the bill).*

4  
5  
6

7 On page 1, in line 9, at the end of the sentence, strike "L" and substitute "K".

8  
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Amendment 4 to Council Bill 46-2016

BY: The Chairperson

Legislative Day No: 9  
Date: July 29, 2016

Amendment No. 4

1 (This amendment would make various technical corrections to the bill).  
2  
3  
4

5 On page 1, immediately following line 9, insert the following:

6 "Section 103.0: "DEFINITIONS"

7 "MOTOR VEHICLE FUELING FACILITY".  
8

9 On page 6, in line 3, at the end of the sentence, strike "J" and substitute "L".  
10

11 On page 7, strike line 23 in its entirety, and substitute "MOTOR VEHICLE FUELING  
12 FACILITY".  
13

14 On the page immediately following the title page, insert page number "1" at the bottom of  
15 the page. Renumber the remainder of the pages accordingly.  
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21



**CB46-2016 Motor Vehicle Fueling Facilities - Outside Operations**

joelhurewitzaug2010@gmail.com on behalf of Joel Hurewitz [joelhurewitz@gmail.com]

**Sent:** Thursday, July 28, 2016 1:39 PM

**To:** CouncilMail

Dear Council Members,

The restrictions on outside operations at motor vehicle fueling facilities seem to unnecessarily preclude vehicle vacuuming machines which are often located with the pressurized air.

Therefore, I suggest that an amendment be made on page 7, in line 12 to insert after "AIR" "VACUUMING."

In addition, the prohibition on the outside storage of supplies, could be interpreted to prohibit windshield washing fluid containers and supplies.

Sincerely,

Joel Hurewitz

**FILE COPY**

[Donald Trump is a Unique Threat to American Democracy](https://mail.howardcountymd.gov/owa/?ae=Item&t=IPM.Note&id=RgAAAABLKx24Ed...)

LIFE COPY

THE UNIVERSITY OF CHICAGO LIBRARY

Reply all | Delete Junk |

## CB-46 Amendments

**FILE COPY**

LF

Liz Feighner &lt;liz.feighner@gmail.com&gt;

Reply all |

Fri 7/29

CouncilMail

## | Action Items

Greetings,

I am writing about the proposal that regulates new fueling stations. I feel that the bill should be stronger when it comes to setbacks for waterways, streams & floodplains. I am writing to request that the bill be amended to increase the waterway setbacks from 100 ft. to 300 ft. 100 ft. is not enough protection for the possibility of spills getting into our waterways. I am also concerned about anticipated frequent flooding due to rising water levels due to stronger storms brought about by climate change. As climate fueled storms dump more water in a shorter amount of time, we will have more flooding and will need stronger setbacks to protect our waterways from being contaminated by oil and gas from fueling stations.

Please amend this bill to increase the waterway setbacks to 300 ft. and then vote to pass the bill. We must do everything possible to protect our precious water supplies.

Thank you,

Liz Feighner  
10306 Champions Way  
Laurel, MD 20723.

*"We do not inherit the Earth from our Ancestors; we borrow it from our children." ~ Native American Proverb*



Reply all | Delete Junk |

## CB 46

SB

Sarah Blaik &lt;smblaik@gmail.com&gt;

Fri 7/29

CouncilMail

Reply all |

Hello Calvin,

I am writing to ask you to please propose an amendment to CB 46 that would increase the setback of future gas stations to 300 feet. This is very important to me, as many Howard County residents rely on aquifers for their drinking water.

Thank you for taking the time to read this.

Best,

Sarah M. Blaik

Reply all | Delete Junk |

## Fueling station bill.

JOHN SMITH <jdsmith51@verizon.net>

Reply all |

Fri 7/29  
CouncilMail

| Action Items

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### Council Members:

I am probably too late to the party, but I want to register my support for the fueling station report as recommended by the Fueling Station Task Force. My reasoning is simple: The task force recommendations were proposed by a group of experts in the subject being studied. Why pay for a task force and then disregard some of their key recommendations?

JD Smith  
7425 Swan Point Way  
Columbia, MD 21045





2016 JUL 18 PM 1:18

HOWARD COUNTY COUNCIL  
RECEIVED

July 12, 2016

Howard County Council  
George Howard Building  
3430 Court House Drive  
Ellicott City, MD 21043

The River Hill Community Association wishes to express our support for the passage of Bill No. 46 – 2016 (ZRA – 159) which amends the County's zoning regulations for Gasoline Service Stations. As you are aware, the Association expressed support as noted in the attached letter for the adoption of the Recommendations issued by the Fueling Station Task Force established by the County Council.

The Task Force was established to study the siting of motor fuel service stations within the County given the significant changes in the petroleum industry and the issues relevant to fuel station location such as environmental, health, safety and blighting impacts that affect all citizens and areas within the County. Its recommendations form the basis for the legislation before you. While some of the recommendations have been modified as a result of further public input following the issuance of its report, as well as the analysis and recommendations of the Department of Planning and Zoning and the County Planning Board, the provisions contained in the legislation reflect an important strengthening and enhancement of the zoning requirements for fuel station development, most notably the requirements that address environmental, health and safety protections.

The River Hill Community Association urges adoption of the Bill No. 46 – 2016.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard Thomas".

Richard Thomas  
Vice Chair

Cc: Allan Kittleman, County Executive



April 29, 2015

Howard County Council  
George Howard Building  
3430 Courthouse Drive  
Ellicott City, MD 21043

Dear Council Members,

On April 20, 2015, the River Hill Community Association's Board of Directors voted unanimously to support the recommendations of the Fueling Station Task Force.

The Board has reviewed the recommendations and heard from members of the community on this matter. The Board understands and is concerned about the long-term impacts that fueling stations can have on public health and the environment. Establishing regulations that set minimum distances for these facilities from sensitive locations and populations, as recommended by the Task Force, is essential. The River Hill community routinely experiences traffic and safety issues that are exacerbated by the locations of existing fueling stations along MD 108 in Clarksville. Therefore, we recognize the impact that introducing additional fueling stations and other commercial operations can have on an area, particularly when a high-volume business is proposed.

As noted in the report, gasoline consumption is declining. When this is considered in conjunction with an increase in use of alternative fuel technologies and changes in the traditional business models of gasoline stations, the potential for blight due to abandoned or poorly performing stations increases. Environmental factors can further complicate the re-development of these sites and thus contribute to a decline in community vitality. Therefore, we support requiring a needs assessment prior to approval of new fueling stations. As new fuel technologies evolve and their use takes hold, regulations such as those recommended by the Task Force, need to be in place to ensure the future health, safety, and quality of life of all Howard County residents.

Sincerely,

A handwritten signature in black ink, appearing to read "Esti Schabelman".

Esti Schabelman  
Vice Chair

Cc: Allan Kittleman, County Executive

**Bill 46-2016 (ZRA-159)**

beengland@comcast.net

**Sent:** Sunday, July 24, 2016 4:36 PM

**To:** CouncilMail

**FILE COPY**

Re: Bill 46-2016 (ZRA- 159).

Dear Councilors. I writing to encourage you to support Bill 46-2016 (ZRA- 159). The members of the Fuel Station Task Force put a lot of effort into examining all the issues and this bill reflects their findings.

This is a critical bill at the right time, with the EPA's recent midterm report on manufacturers showing important progress in meeting and exceeding the 2025 goal of around 50 mpg (fleet average). Also there are new incentives to build more charging station to fill the "current" gaps. Next year will be the tipping point for electric cars with the accelerated production coming from Tesla at half a million cars a year. Also many other electric cars will be released that will go over 200 miles on a charge.

All this means we need the regulations in place that will be fair to the fuel delivery industry as fuel sales drop. This bill gives what any business needs, stability and fair regulations, please support this bill.

Brian England  
11915 Gold Needle Way  
Columbia. Md. 20144  
Sent from XFINITY Connect Mobile App



**Bill 46 – 2016 (ZRA – 159)**

Jonesyseejay . [jonesyseejay@gmail.com]

**Sent:** Friday, July 22, 2016 1:07 PM

**To:** CouncilMail

**FILE COPY**

Dear Council Members:

I am writing to you all to express my support for the Fuel Station Task Force bill 46 – 2016 and encourage you to approve it.

Environmental, health, safety and blighting issues are all very important and this bill goes a long way to address these concerns.

Sincerely, Christopher Jones



**Bill 46 – 2016 (ZRA – 159)**

doug@hillmuth.com

**Sent:** Friday, July 22, 2016 12:08 PM

**To:** CouncilMail

**FILE COPY**

Dear Council Members:

I am writing to you all to express my support for the Fuel Station Task Force bill 46 – 2016 and encourage you to approve it.

Environmental, health, safety and blighting issues are all very important and this bill goes a long way to address these concerns.

Sincerely, Doug Hillmuth

443.621.6467

[doug@hillmuth.com](mailto:doug@hillmuth.com)

[www.hillmuth.com](http://www.hillmuth.com)

Hillmuth Certified Automotive

6810 Oak Hall Lane

Columbia MD 21045

Serve, Seek Out, Enjoy, Understand, Share and Teach





**Bill 46 - 2016 (ZRA - 159)**

fatou njie [fatou1974@yahoo.com]

**Sent:** Thursday, July 21, 2016 5:15 PM

**To:** CouncilMail

**FILE COPY**

Dear council members:

I am writing to you all to express my support for the Fuel Station Task Force bill 46 - 2016 and encourage you to approve it.

Environmental, health, safety and blighting issues are all very important and this bill goes a long way to address these concerns.

Sincerely,

Fatou Njie  
5262 Cedar lane  
Columbia MD 21044

Sent from my iPhone



**Bill 46 – 2016 (ZRA – 159)**

Thierno Diallo [bulliwell@yahoo.com]

**Sent:** Thursday, July 21, 2016 4:47 PM

**To:** CouncilMail

**FILE COPY**

Dear Council Members:

I am writing to you all to express my support for the Fuel Station Task Force bill 46 – 2016 and encourage you to approve it.

Environmental, health, safety and blighting issues are all very important and this bill goes a long way to address these concerns.

Sincerely,

Thierno Diallo  
Ellicott City Resident



**Testimony for CB46**

lmarkovitz@comcast.net

**Sent:** Sunday, July 17, 2016 6:50 PM**To:** CouncilMail**Cc:** howard-citizen@yahoogroups.com**FILE COPY**

Dear Council Members,

The People's Voice supports Council Bill 46, and agrees with the recommendations from the Fueling Task Force. The changes the Planning Board recommends to increase setbacks from schools, and other facilities, and the drastic reduction of space between stations and logistical requirements within, are too large a decrease. The reason given by the Planning Board is that they are prioritizing facilitating competition, but placing these restrictions on new stations will not restrict competition as they are not so onerous to make those seeking to add facilities unable to do so. It is just good planning to carve out protections for the community for the longer term. We have seen all too clearly, in various areas in the County, what happens when one of these stations goes out of business. It creates the appearance of unsightly blight for a long time because of the difficulty, and expense of redeveloping these types of parcels.

We very much agree with supporting business and competition, but inserting some environmental, community and aesthetic protections is not going to create a market entry problem, it just safeguards quality of life issues in the planning process, which is what the DPZ, Planning Board, and of course also the Council are supposed to do.

Thank you,  
Lisa Markovitz  
President, The People's Voice, LLC



**CB46-2016**

Josh Wolf [joshwolf@chesapeakestrategies.com]

**Sent:** Tuesday, July 19, 2016 10:32 AM

**To:** CouncilMail

**Cc:** Feldmark, Jessica

**Attachments:** CB 46-2016 Costco Statemen~1.pdf (134 KB)

Good Morning,

Please see the attached copy of Erich Brann's testimony, on behalf Costco, from last night's hearing. Please do not hesitate to reach out with any questions. Thank you for your consideration.

Cordially,

**Joshua A. Wolf**

Public Affairs Manager



11426 Rockville Pike, Suite 304  
Rockville, MD 20852  
Office - 301.570.4582  
Mobile - 443.857.1686  
[www.chesapeakestrategies.com](http://www.chesapeakestrategies.com)



## HOWARD COUNTY COUNCIL

### Council Bill 46-2016

July 18, 2016

### STATEMENT FROM ERICH BRANN

Good evening. I'm Erich Brann, Real Estate Director for Costco Wholesale. Our Howard County warehouse is located in 6675 Marie Curie Drive in Elkridge.

I am here this evening to voice Costco's opposition to Council Bill 46.

Costco's Columbia warehouse has served Howard County residents since 2007. We have more than 113,000 members living and working here, who shop at our warehouse and enjoy access to the safe, high quality affordable gas we provide.

I would like to thank Councilmember Ball for his leadership in establishing the Fueling Station Task Force and for taking the time to meet with us throughout this process.

Costco has monitored the work of the Fueling Station Task Force since day one. We attended all Task Force meetings and provided comments to the Task Force as they continued their work. We publicly expressed our concerns about the Task Force's final recommendations last year so I won't take the time to go over them again.

Thankfully, the Planning Board brought a reliance on facts into the equation. Costco believes that their recommendations protect the public interest on many levels – perhaps most importantly protecting residents from being forced to pay inordinately high prices for gasoline.

I am told that CB 46 represents the results of negotiations between all parties. However, we were not aware of any discussions about the language in this bill until it was introduced two weeks ago. Upon seeing this new language, we have identified several areas of concern.

First, CB 46 requires a 1,000-foot buffer between gas stations in the New Town zone. We would like to know the purpose of this requirement because, from our standpoint, this buffer only serves to protect the high prices being charged by some gas stations. Simply put, if a customer can't see what neighboring stations are charging for gas, they won't be able to decide on the best choice for their needs. With a 1,000-foot buffer, the signs will simply be too far away. When the prices of competing gas stations are visible as a group, prices charged by all of those stations become more competitive.

And this is not a small issue. Columbia already has the highest gas prices in Maryland and the prices in Howard County as a whole are second highest in the state according to the Towson University Regional Economic Studies Institute. Let's not make it worse.

Second, the bill's 20% landscaping requirement is impractical and costly. There's a lot of car and pedestrian activity at gas stations. Any landscaping plan must take into account blind spots and



Costco CB 46-2016 Statement  
July 18, 2016  
Page 2

clear lines of site. Plus, every site is different, with varying topography and surroundings. Imposing a strict one-size-fits-all landscaping requirement is unnecessary. This is easily addressed by the Hearing Authority as provided in the bill.

Third, CB 46's requirement for landscaping the outside of all wood or masonry walls is also impractical. These requirements and details should be evaluated on a case-by-case basis by the Hearing Authority, as already provided for in the bill.

It is already near impossible to open or expand a fueling station in Howard County. Why make it harder? Adding additional across the board planning requirements will decrease the likelihood that a station will locate in the County.

With all the problems this bill creates, I ask you, "What problem does this bill solve?"

Council Bill 46 will create price protections, increase the price of gas, and ultimately have a negative impact on Howard County businesses and consumers alike. I hope you will support consumer rights & economic competitiveness by opposing this bill.

Thank you for your time and consideration.

**Subject: Bill 46 - 2016 (ZRA - 159)**

Doug Grills [dgrills@conveniencereetailing.net]

**Sent:** Tuesday, July 19, 2016 7:48 PM

**To:** CouncilMail

Dear Council Members:

I am writing to you to express my support for the Fuel Station Task Force bill 46 – 2016 and to encourage you to approve it. Environmental, health, safety and blighting issues are all very important for our community and this bill goes a long way to address these many concerns. Thank you for your action on this matter.

Sincerely,

Douglas M. Grills  
7248 Cradlerock Way  
Columbia, MD 21045

**CB46 Fueling Station Legislation**

Paul Verchinski [verchinski@yahoo.com]

**Sent:** Wednesday, July 20, 2016 8:54 AM**To:** CouncilMail**Cc:** Paul Verchinski [verchinski@yahoo.com]

I agree with the recommendations from the Fueling Task Force. I hope you vote FOR this legislation as submitted. The changes the Planning Board recommends to increase setbacks from schools, and other facilities, and the drastic reduction of space between stations and logistical requirements within, are too large a decrease. The reason given by the Planning Board is that they are prioritizing facilitating competition, but placing these restrictions on new stations will not restrict competition as they are not so onerous to make those seeking to add facilities unable to do so. It is just good planning to carve out protections for the community for the longer term and is your role as the peoples representatives. . I have seen all too clearly, in various areas in the County, what happens when one of these stations goes out of business (Route 40 corridor and in Oakland Mills). It creates the appearance of unsightly blight for a long time because of the difficulty, and expense of redeveloping these types of parcels.

Paul Verchinski 5475 Sleeping Dog Lane Columbia, MD 21045 410.997-3879

**BILL 46 - 2016 (ZRA - 159)**

Allen Sparks [asparks830@gmail.com]

Sent: Thursday, July 21, 2016 10:44 AM

To: CouncilMail

**FILE COPY**

Dear Council Members:

I am writing to you all to express my support for the Fuel Station Task Force bill 46 – 2016 and encourage you to approve it.

Environmental, health, safety and blighting issues are all very important and this bill goes a long way to address these concerns.

Sincerely,

Allen Sparks  
10781 Birmingham Way  
Woodstock, MD. 21163



**Bill 46,2016 ZRA - 159**

Savage Exxon [savageexxon@yahoo.com]

**Sent:** Thursday, July 21, 2016 10:22 AM

**To:** CouncilMail

**FILE COPY**

Dear Council Members:

I support the subject Bill, ask that you support it and encourage you to extend the provisions to all of Howard County. The advantages of the bill would be beneficial to all of the County.

Thank you for your consideration.

Joe Duncan  
8850 Gorman Road  
Laurel, MD 20723



**Subject: Bill 46 – 2016 (ZRA – 159)**

Raj Gupta [rajgupta61@hotmail.com]

**Sent:** Thursday, July 21, 2016 6:51 AM

**To:** CouncilMail; Raj Gupta [rajgupta61@hotmail.com]

**FILE COPY**

Dear Council Members:

I am writing to you all to express my support for the Fuel Station Task Force bill 46 – 2016 and encourage you to approve it.

Environmental, health, safety and blighting issues are all very important and this bill goes a long way to address these concerns.

Sincerely,

RAJ GUPTA  
7100 MINSTREL WAY  
COLUMBIA, MD 21045





**Bill 46 – 2016 (ZRA – 159)**

David Askwith [davidaskwith@verizon.net]

**Sent:** Thursday, July 21, 2016 8:36 AM

**To:** CouncilMail

**FILE COPY**

Subject: Bill 46 – 2016 (ZRA – 159)

Dear Council Members:

I am writing to you all to express my support for the Fuel Station Task Force bill 46 – 2016 and encourage you to approve it.

Environmental, health, safety and blighting issues are all very important and this bill goes a long way to address these concerns.

Sincerely, David Askwith

Name & Address  
7268 Maidstone Place  
Elkridge, Md 21075

