

1 added that this is the same process for Motor Vehicle Fueling Facilities in the NT district. He explained that
2 the NT and PGCC districts are similar, as they are both planned zoning districts where Site Development
3 Plans and Final Development Plans are approved by the Planning Board.

4 Two members of the public provided testimony. One member suggested that an electric vehicle
5 charging station should be added to the proposal and expressed concern that the site had an insufficient
6 footprint to accommodate the square footage required for a Motor Vehicle Fueling Facility use. One member
7 of the public testified that a Motor Vehicle Fueling Facility use is contrary to the purpose of the Turf Valley
8 PGCC district, which was established to permit mixed uses and integrate recreational uses with residential
9 development. Additional testimony included concerns that; the use would attract traffic to Turf Valley from
10 Interstate 70, commercial and retail needs are sufficiently served by the Route 40 commercial corridor, and
11 the proposal is not in harmony with PlanHoward 2030.

12 Board Discussion and Recommendation

13 In work session, the Board discussed the proposed amendment and concurred that a Motor Vehicle
14 Fueling Facility is an appropriate use in the Turf Valley Town Center. The Board agreed that the location and
15 appearance of any future Motor Vehicle Fueling Facility should be addressed when the Site Development
16 Plan comes before the Planning Board. The Board determined that the proposal was well thought out and that
17 a Motor Vehicle Fueling Facility was a necessary service for Turf Valley due to the size of development.

18 Ms. Adler motioned that the Planning Board recommend that ZRA-194 be approved. Mr. Engelke
19 seconded the motion, which passed 4-0.

20 For the foregoing reasons, the Planning Board of Howard County, Maryland, on this ²⁷____ day of
21 December 2020, recommends that ZRA-194 be **APPROVED**.

22

1 HOWARD COUNTY PLANNING BOARD

DocuSigned by:

Edward T. Coleman

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3 Ed Coleman, Chair

DocuSigned by:

Kevin McAuley

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5 Kevin McAuley, Vice-chair

DocuSigned by:

Delphine Adler

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7 Delphine Adler

DocuSigned by:

Phil Engelke

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9 Philips Engelke

10 ABSENT

11 Erica Roberts

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13 ATTEST:

DocuSigned by:

Amy Gowan

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15 Amy Gowan, Executive Secretary

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