

Office of the County Auditor
Auditor's Analysis

Council Bill No. 51-2021

Introduced: June 7, 2021

Auditor: Michael A. Martin

Fiscal Impact:

Our Office is unable to determine the fiscal impact of this legislation because the scope of the commercial development for the motor vehicle fueling facility that may result is not yet known.

Per the proposed legislation, a public hearing in front of the Planning Board would be required to fulfill Section 126.0(E)(8) of the Zoning Regulation, which would result in additional costs to the County. According to the Department of Planning and Zoning (DPZ), the cost of such hearings in front of the Planning Board is contingent upon the duration of the meetings, which cannot be approximated at this time.

Purpose:

This legislation would allow for motor vehicle fueling facilities in the County's Planned Golf Course Communities (PGCC) following approval from the Planning Board. The petitioner of this zoning amendment, Harris Teeter, LLC, is seeking to construct a gas station in the Turf Valley Resort neighborhood.

Please see **Attachment D** of the Technical Staff Report for details on the possible location of this gas station.

Other Comments:

This legislation only impacts PGCC and would not have any impact on other zoning areas of the County.

According to DPZ, no plans for the proposed gas station in Turf Valley have been provided.

Both the Planning Board and the DPZ Technical Staff Report recommended the Council approve this legislation (Zoning Regulation Amendment 194).

Attachment D

