

**Written testimony of Donna R. Savage, Kensington Heights, regarding the proposed ZTA 25-06, June 3, 2025 Public Hearing**

Good afternoon, Councilmembers. My name is Donna Savage and I am a 33-year resident of Kensington Heights. I am the current vice president of our 900-resident Kensington Heights Civic Association but this testimony is offered on my personal behalf. I was KHCA president during much of the time that Costco attempted to obtain the County's permission to build a mega gas station at Westfield Wheaton.

As you may know, the proposed large Costco gas station would have been sited directly adjacent to many of our homes. KHCA prevailed at all four County levels against Costco's proposal and both levels of court hearings. I am proud to be a member of our civic association!

I appreciate the Planning Board's attempt to protect sensitive areas from the negative effects of large Filling Stations. I also understand the need to determine a meaningful location from which to measure the 500-foot distance to the nearest sensitive use; however, I do not believe that measuring from the pumps themselves is the appropriate starting point.

The extensive research conducted by my civic association and the subsequent testimony in the Costco case firmly established that pollution generated by a mega gas station does not come solely from the fuel dispensers. The pollution is generated in many forms, including:

1. emissions from the vehicles idling in queue waiting to fill up;
2. daily tanker trucks needed to refill the large underground fuel storage tanks;
3. additional traffic created by additional congestion from the gas station queue and tanker trucks in an already busy street or lot; and
4. negative impacts on public health, property values, and quality of life, all of which extend many hundreds and even thousands of feet away from fuel dispenser handles on gas pumps.

For these reasons, the policy was legislated and enshrined in County law to measure the setbacks from Filling Stations' lot lines and not from their fuel dispensers. I agree with that setback designation.

I request, therefore, that the relevant portion of ZTA 25-06 not be approved by the County Council and that it be stricken from the wording of this Zoning Text Amendment.

Thank you for your careful consideration of this proposed ZTA and my comments.