



CLIMATE ASSESSMENT FOR ZONING TEXT AMENDMENT (ZTA) 25-07, RETAIL SALES AND SERVICE – CANNABIS DISPENSARY

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 proposed in ZTA 25-07 will have no significant climate-related impacts to GHG emissions, carbon sequestration and drawdown, to community resiliency, or adaptive capacity. The ZTA is also not anticipated to have significant impacts on implementing the CPA actions. The ZTA does not have a direct impact on land uses in a way that would have meaningful impacts to variables such as construction, transportation, ground cover, or distribution of resources.

BACKGROUND AND PURPOSE OF ZTA 25-07

ZTA 25-07 was introduced on May 13, 2025. The purpose is to establish a 100-foot setback for a Retail/Service establishment that is a licensed cannabis dispensary from residentially zoned properties. This is allowed by the State through the passage of Senate Bill 215.

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 25-07 will have no significant GHG, carbon sequestration, or drawdown impacts.

COMMUNITY RESILIENCE AND ADAPTIVE CAPACITY

Staff anticipates that the clarifications to existing zoning regulations provided by ZTA 25-07 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. Planning Staff has no recommended amendments to ZTA 25-07 to counter any negative impacts of the ZTA.

SOURCES OF INFORMATION, ASSUMPTIONS, AND METHODOLOGIES

The climate assessment for ZTA 25-07 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*.