

IMPLEMENTATION PLAN

This section of the Master Plan contains the proposed actions to implement the land use recommendations of the Plan. The Mixed-Use Town Center (MXTC) Zone and the MXTC/TDR Zone are proposed for the Town Center. In the Transition Areas, zoning changes are proposed in the Town Neighborhood Area, Neighborhood Transition Area, and the Rural Transition Area. In the Rural Area, the Rural Density Transfer (RDT) Zone is retained with minor adjustments. Also in the Rural Area, the Rural Village Center Overlay Zone is proposed to protect existing rural villages.

Summary of Zoning Change Recommendations

Location	Existing Zone	Proposed Zone
Town Center		
	Mixed Commercial, Industrial, Residential Zones	MXTC and MXTC/TDR
Transition Areas		
Town Neighborhood Area	RE-2C	R-200 RE-1
Neighborhood Transition Area	RE-2C	R-200 RE-1 RNC/TDR RC R-90
Rural Transition Area	RE-2C and RC	RC RNC/TDR
Rural Areas		
Etchison, Browningsville, Purdum	R-200, C-1, RDT	R-200, C-1, RDT with Rural Village Center Overlay

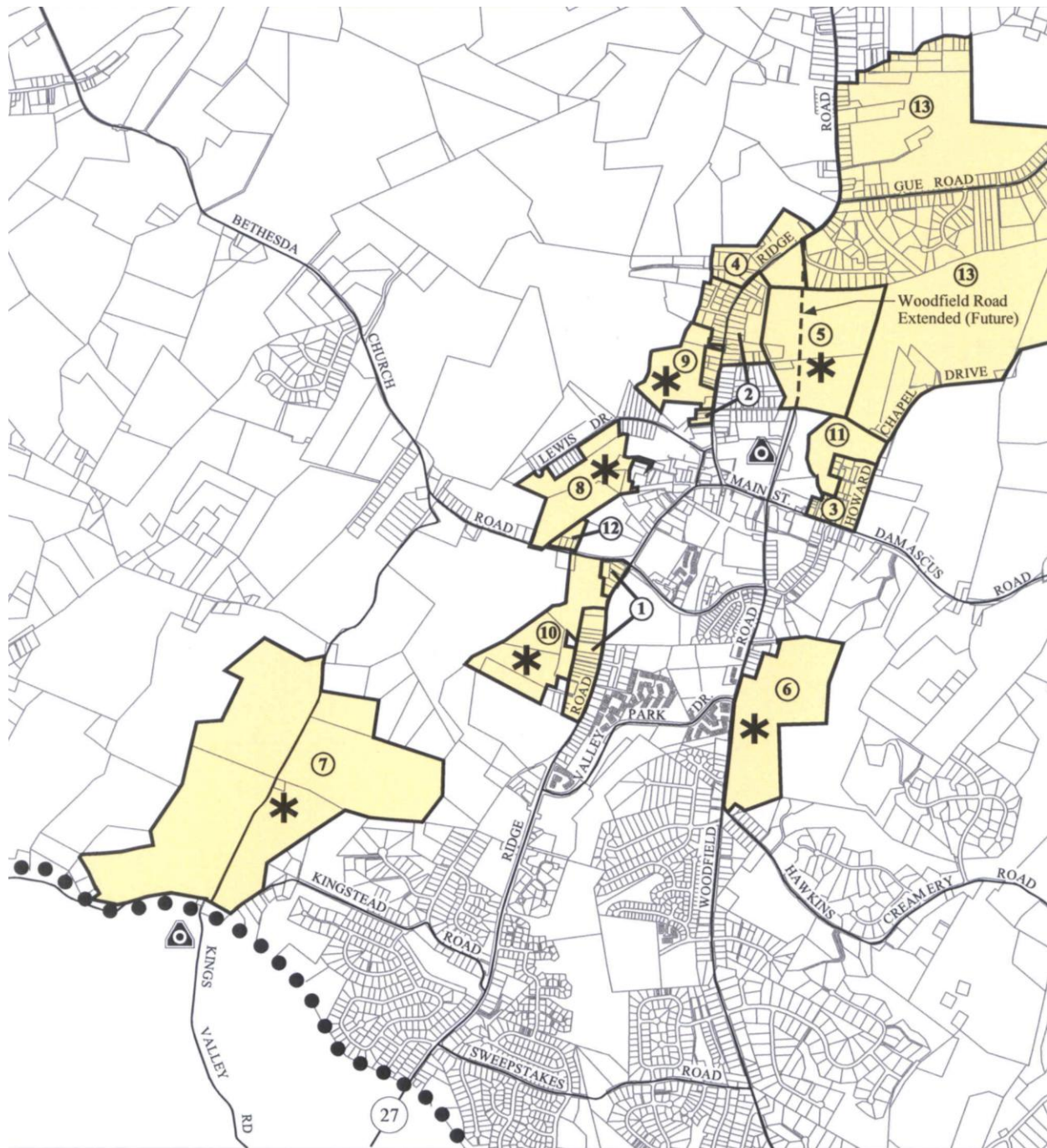
TOWN CENTER ZONING

Damascus is envisioned to remain the local market center for northern Montgomery County. Commercial activity that includes a mix of retail, service and office uses is an important component of a successful Town Center. A mixture of mutually beneficial uses within a Town Center allows residents and patrons to reach destinations and consolidate errands without driving long distances. The moderate density, multifamily residential development proposed in this Plan will reduce the burden on the roadway network, make access easier for residents of outlying neighborhoods, and bolster the market base to support a healthy retail center catering primarily to local residents.

Zoning Recommendation

The existing commercial zoning for the Town Center area encompasses approximately 112 acres and includes C-2 (General Commercial), C-T (Commercial Transitional), O-M (Office-Moderate Intensity), PD-7 (Planned Development-Medium Low Density) and I-1 (Light Industrial). The existing residential zones encompass approximately 82 acres and include RE-2C (Residential Estate, Cluster), R-200 (Residential, One-Family), R-60 (Residential, One-Family), RT-8.0 (Residential, Townhouse) and R-30 (Multiple-Family, Low Density). This Plan recommends changing all the existing zones to the MXTC or MXTC/TDR Zones with different levels of emphasis, and slightly different intensities.

Transfer Development Rights Receiving Areas



● ● ● Master Plan Area Boundary

* TDR Receiving

① Ridge Road South Neighborhood

② Ridge Road North Town Neighborhood

③ Town Spring Neighborhood

④ Ridge Road North Neighborhood Transition

⑤ Burdette (Relocate/ reduce existing pump station on Damascus Center)

⑥ Warfield

⑦ Kingstead/ Leishear

⑧ Casey/ Lewis

⑨ Stanley/ Leishear - Day

⑩ Smart/ Miner/ Rice/ Conway

⑪ Miller

⑫ Souder and Vicinity

⑬ Patuxent River Watershed Properties

△ Existing Sewage Pump Stations

□ Pump station may be needed to serve cluster development



0 2500'

The MXTC Zone or MXTC/TDR Zone will be used for all properties in the Town Center. This mixed-use zone will establish town-scale development that emphasizes the scale, proportion, design, and architectural context of structures, rather than separation of uses. The zoning allows a broad range of uses, but with density and review standards appropriate for this small town setting. The MXTC Zone will allow appropriately scaled development that emphasizes how structures fit into the town center context rather than focusing on the uses within the structures. It will allow a very broad range of residential, commercial, light industrial, service, and institutional uses, but it will require site plan review for most new structures and major structural modifications. The range of uses allowed will limit certain uses previously allowed that are not appropriate for a small town context, and will encourage mixed-use structures that can more easily evolve over time as market demand changes. The MXTC/TDR is recommended for properties where the existing zoning is a lower density residential zone and for split-zoned properties or jointly-owned properties where a portion of the property is a lower-density residential zone.

The areas included in the Town Center Zone will have two levels of emphasis with slightly different intensities. The outer area will encourage, but not be limited to, residential uses and have slightly higher residential density allowed. The inner core will encourage, but not be limited to, commercial uses and have slightly higher commercial intensities allowed. The zoning densities will not exceed the potential intensity within the cumulative range of the existing zones in the Town Center. Allowing a wide variety of uses within the Town Center is critical for residential development and supporting community-oriented businesses.

The Plan recommendations will encourage the use of residential potential in the Town Center and are intended to reduce allowable commercial densities. Although analysis of development potential considered theoretical maximums to ensure traffic and school balance, realistic development potential is considerably less, as discussed below.

Commercial Potential – The proposed zoning would allow a theoretical maximum of 1.6 million square feet of additional commercial uses. Again, a calculation reflecting the historic development yield in Damascus reveals significantly lower probable development will occur, adding approximately 1.2 million additional square feet of commercial property.

Residential Potential – On properties that are anticipated to develop during the life of the Plan, the proposed zoning would allow a theoretical maximum of approximately 1,700 new dwelling units, including MPDUs (see Theoretical Maximum Potential table below). However, historic development yields in Damascus indicate less development will occur, adding approximately 997 additional dwelling units to the existing residential units (see Realistic Potential table below).

In addition to the historic patterns of development, there are other reasons to support the Plan assumption that the theoretical maximum build out estimates do not reflect realistic building potential. First, Town Center development will include a mix of these alternatives. This Plan encourages mixed-use buildings that include commercial uses on the ground floor, and office or residential uses on the upper floors. Second, development guidelines for building height, environmental constraints on individual sites, and protecting the character of nearby existing development will reduce the maximum yield in the zone. Finally, some owners may decide to develop or redevelop at lower intensities for market or other business reasons.

Summary of Zoning Changes and TDR use in Town Center¹

An MXTC/TDR Zone is recommended in the Plan for certain properties in the outer area of the Town Center to encourage the use of transferable development rights (TDRs). The Zone requires the use of TDRs to achieve additional residential density above 8 du/acre in these properties. The TDR potential for all properties designated for the MXTC/TDR Zone that are realistically anticipated to develop could provide up to 600 TDRs if all properties anticipated to develop achieve full density. The calculation based on historic yields for this type of mixed-use zone reflect less development potential, and substantially lower TDR usage (potentially no more than 150 TDRs – see tables below).

Development Potential in the Town Center – The following tables provide a summary of calculation of development potential in the Town Center for the most realistically developable properties. The first table identifies the maximum development potential for these properties.

Theoretical Maximum Development Potential in the Town Center¹

	Acres	Standard Method Development		Optional Method Development		TDR Potential
		Dwelling Units per Acre	Dwelling Units	Dwelling Units per Acre	Dwelling Units	
Inner Core (MXTC)	21.40	8	171	15	321	NA
Outer Area MXTC	19.42	8	155	20	388	NA
Outer Area MXTC/TDR	49.98	8	399	20	999	600
TOTALS	90.8	~	725	~	1,708	600²

1. MPDU potential is included in the these calculations
2. Potential TDRs depend on single family or multifamily dwelling use

The following table summarizes the realistic potential yields that are expected with the recommended zoning over the life of the Plan, based on historic yields in Damascus and for zones similar to the MXTC zone:

Realistic Development Potential in the Town Center^{1, 3}

	Acres	Standard Method Development		Optional Method Development		TDR Potential
		Dwelling Units per Acre	Dwelling Units	Dwelling Units per Acre	Dwelling Units	
Inner Core (MXTC)	21.40	8	171	11	235	NA
Outer Area MXTC	19.42	8	155	11	213	NA
Outer Area MXTC/TDR	49.98	8	399	11	549	150
TOTALS	90.8	~	725	~	997	150²

1. MPDU potential is included in the these calculations
2. Potential TDRs depend on single family or multifamily dwelling use
3. Calculation based on historic density yield for mixed-use zoning countywide

Town Center Development Guidelines

Guidelines for density and bulk regulation are as follows:

	MXTC and MXTC/TDR Outer Area	MXTC Inner Core
Density:		
Commercial, Industrial or Mixed-Use	0.5 FAR	1.0 FAR
100% Residential	20 du/ac	15 du/ac
Height:		
Commercial, Industrial or Mixed-Use	55'	55'
100% Residential	55'*	45'

* At the time of development, the Planning Board must evaluate compatibility with adjacent residential neighborhoods and limit height on the outer edge of the Town Center to reflect the heights of adjacent residential neighborhoods.

At the time of site plan review of specific development proposals, the Planning Board may consider waiver of height, setback, or public use space requirements due to restrictions caused by extenuating existing circumstances. In particular, consideration can be given to meeting public use space requirements along Main Street in the Town Center through provision of street amenities, and to adjustments to development plans in response to adjacent properties that are not developed in accordance with the Plan recommendations.

TRANSITION AREAS

This area serves as the bridge between the higher densities in the Town Center and the open spaces of the Rural Areas. The three development tiers in the Transition Area reflect gradually declining development intensity, and increased open space. Because little developable property remains in the Town Neighborhood Area, the zoning modifications only allow development that conforms to existing lot sizes in some neighborhoods.

In the Neighborhood Transition Area, development density is moderately increased through the use of TDR receiving sites, and development is clustered in small lot single-family neighborhoods that primarily ring the Town Center, offering easy pedestrian access to retail and recreational outlets. These neighborhoods will have vistas of the surrounding fields and forests in the Rural Transition Area and the Rural Area.

One neighborhood area in the Rural Transition Area is recommended for a modification to a lower density zone in order to reflect the guidelines for development in the Functional Master Plan for the Patuxent River Watershed. Through these recommendations, Damascus will reflect the community vision of a compact and accessible town surrounded by, and providing visual access to, the countryside.

Zoning Recommendations

A moderate increase in density is proposed for the Transition Areas, primarily in the Neighborhood Transition Area. The Plan recommendations include: modifications of zoning for conformity to existing lot sizes in four older neighborhoods, creating a new Rural Neighborhood Cluster/Transferable Development Rights (RNC/TDR) Zone, modifications to increase environmental protection, and modifications to increase potential density.

Town Neighborhood Area

Four areas, just north of the Town Center between Ridge Road and Woodfield Road, and just south of the Town Center on the west side of Ridge Road, are recommended for a change from the RE-2C Zone.

- **R-200 Zone** – For the *Ridge Road South Neighborhood*, located south of the Town Center and west of Ridge Road; and the *Ridge Road North Town Neighborhood*, located north of the Town Center along Ridge Road.
- **RE-1 Zone** – For the *Town Spring Neighborhood*, located west of Howard Chapel Drive and north of MD 108; and the *Ridge Road North Transitional Neighborhood*, located north of Ridge Road North Town Neighborhood along Ridge Road.

Neighborhood Transition Area

The Master Plan proposes the following zoning modifications in this area including:

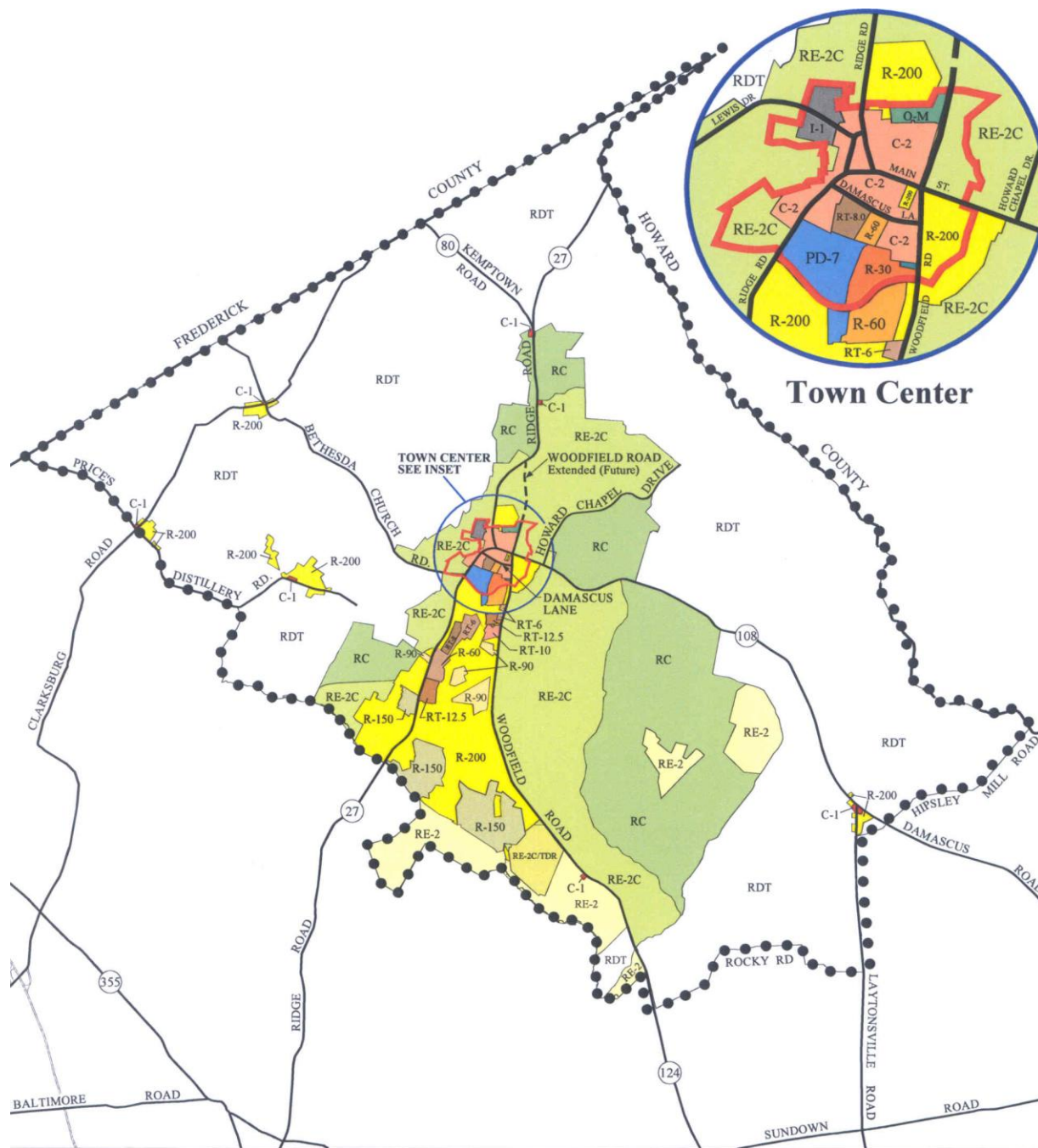
- **Create the Rural Neighborhood Cluster/Transferable Development Rights (TDR) Zone**
The Plan recommends creating TDR receiving ability for the RNC Zone for six properties. All are proposed for an RNC .4/TDR 1.0 Zone at locations that have, or can be easily served by sewer. While there is conformity of zoning, actual development potential may be curtailed by other elements of this Plan, especially environmental criteria. This zone permits small lot, cluster development that will address environmental and vista protection goals, neighborhood design goals, and enhanced connectivity goals. The base yield generally reflects the existing two-acre density, and in order to address agricultural protection goals, additional density yields reflect the use of TDRs.

Densities recommended for this zone may exceed one dwelling unit per acre with MPDUs. This zone allows small lot, cluster neighborhoods that will be compatible with existing development patterns in Damascus.

Creating these new TDR receiving sites furthers the Agricultural Goals of the Plan and the County. All are subject to guidelines for cluster use and individual development guidelines in the Land Use Chapter that reflect the unique characteristics of the site. The proposed sites include:

- **Burdette Property Recommendation**
RNC 0.4/TDR 1.0 Zone allowing from 16 to 100 dwelling units with up to 65 TDRs
- **Warfield Property Recommendation**
RNC 0.4/TDR 0.75 Zone allowing from 15 to 71 dwelling units with up to 42 TDRs
- **Kingstead/Leishear Properties Recommendation**
RNC 0.2 /TDR 0.5 Zone allowing from 27 to 84 dwelling units with up to 41 TDRs
- **Smart/Miner/Rice/Conway Properties Recommendation**
RNC 0.4/TDR 1.0 Zone allowing for 10 to 61 dwelling units with up to 40 TDRs
- **Casey/Lewis Properties Recommendation**
RNC 0.4/TDR 0.5 Zone allowing from 9 to 27 dwelling units with up to 13 TDRs
- **Stanley/Leishear-Day Properties Recommendation**
RNC 0.4/TDR 1.0 Zone allowing from 5 to 32 dwelling units with up to 21 TDRs

Existing Zoning

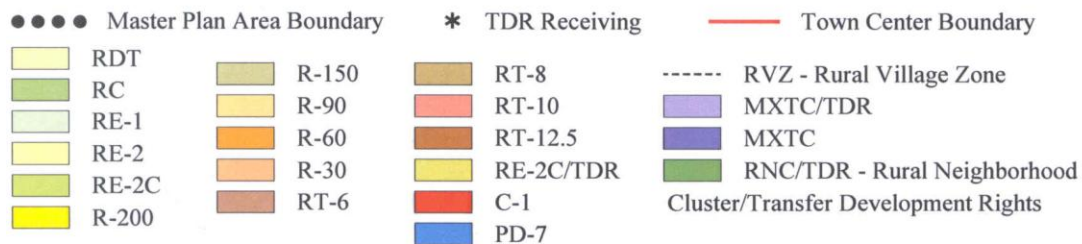
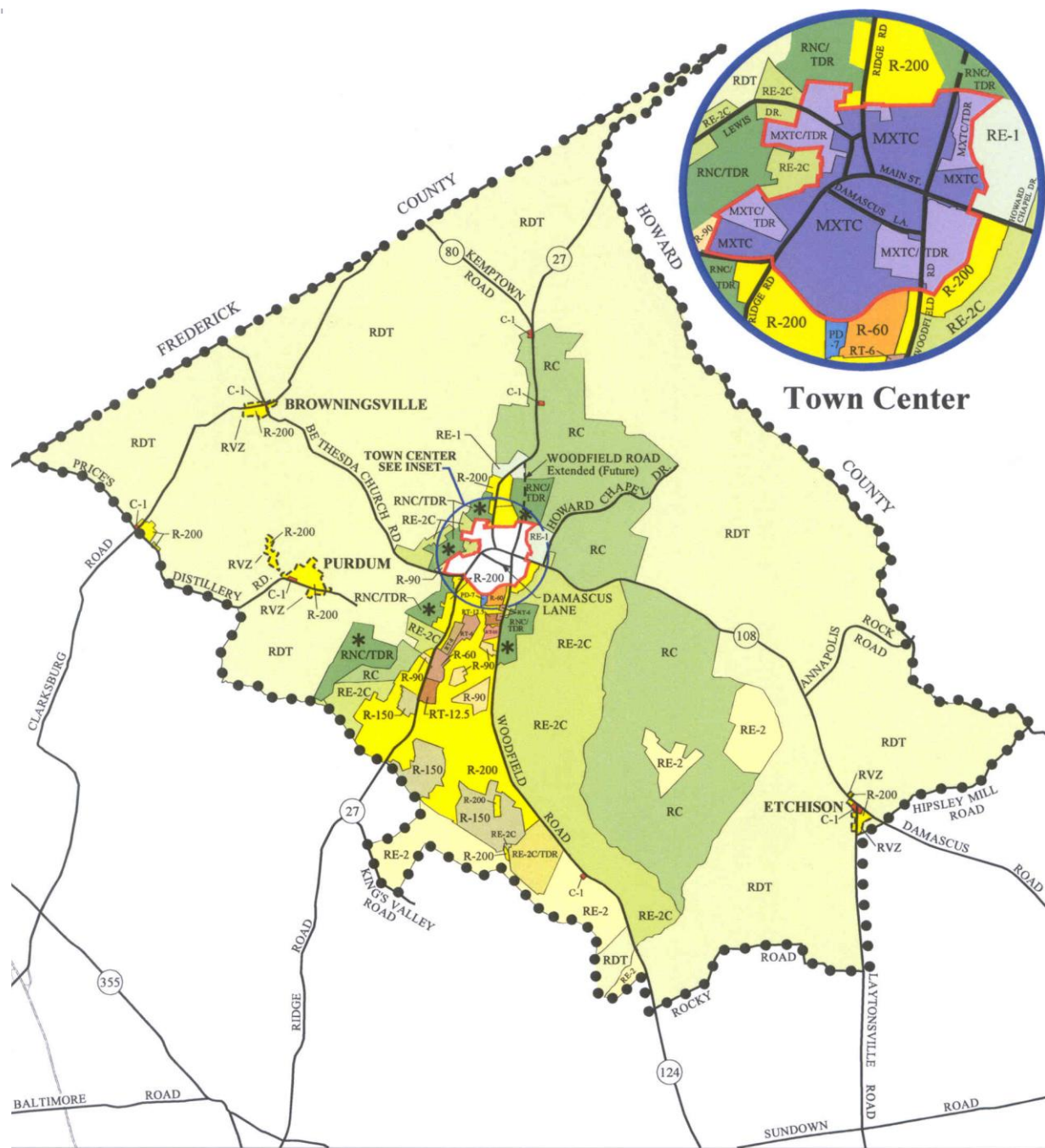


●●●● Master Plan Area Boundary

RDT	R-150	RT-8	C-2
RC	R-90	RT-10	CT
RE-2	R-60	RT-12.5	I-1
RE-2C	R-30	RE-2C/TDR	O-M
R-200	RT-6	C-1	PD-7



Proposed Zoning



0 7000'

The Plan recommends two other zoning changes in the *Neighborhood Transition Area*.

- **Miller Property**
RE-1 Zone yielding 21–25 lots
- **Souder and Adjoining Properties**
R-90 Zone yielding up to 14 dwelling units with assembly of properties

Rural Transition Area

The Plan proposes one zoning modification in this area:

- **Patuxent River Watershed Properties Recommendation**
Rural Cluster Zone for 260 properties totaling approximately 580 acres

Summary of Zoning Changes in the Transition Areas

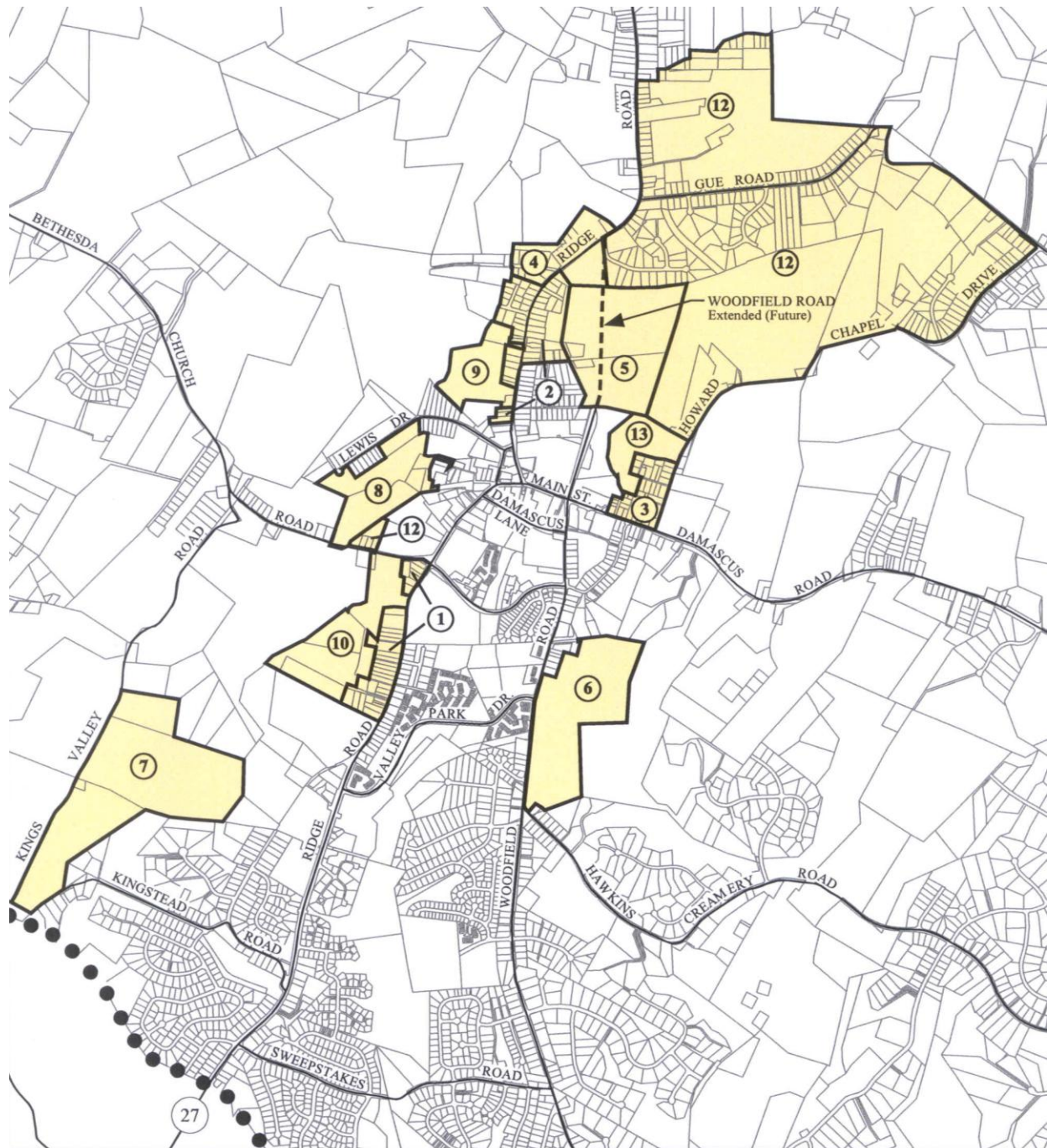
These recommendations provide from 143 to 385 additional dwelling units, with 222 of those only allowed through the use of TDRs. As noted earlier, the Town Center is to be the primary area of additional growth for this Master Plan, with a moderate increase in density in the Transition Areas near the Town Center, but not the outlying Transition or Rural areas where there is limited or no access to community sewer.

Summary of Proposed Zoning Changes in the Transition Areas

Name	Zoning Modification	Potential Maximum Yield	Potential MPDU DU	Potential TDRs
Town Neighborhood Area – Conformance to Existing Lot Size				
Ridge Road South Neighborhood	RE-2C to R-200	33	NA	NA
Ridge Road North Town Neighborhood		49	NA	NA
Town Spring Neighborhood	RE-2C to RE-1	33	NA	NA
Ridge Road North Transitional Neighborhood		23	NA	NA
Neighborhood Transition Area – Increased Development Potential				
Burdette*	RE-2C to RNC/TDR	100	15	65
Warfield*		71	10	42
Casey/Lewis*		27	4	13
Smart/Miner/Rice/Conway*		61	9	40
Stanley/Leishear-Day*		32	5	21
Kingstead/Leishear*	RC and RE-2C to RNC/TDR	84	12	41
Souder*	RE-2C to R-90	14	NA	NA
Miller	RE-2C to RE-1	25	NA	NA
Rural Transition Area – Patuxent Watershed Protection				
Patuxent Area Properties	RE-2C to RC	316	NA	NA
TOTAL		868	55	222

* Potential Yield includes TDR and MPDU potential

Transition Properties Proposed for Zoning Change



- ● ● Master Plan Area Boundary
- ① Ridge Road South Neighborhood - RE-2C to R-200
- ② Ridge Road North Town Neighborhood - RE-2C to R-200
- ③ Town Spring Neighborhood - RE-2C to RE-1
- ④ Ridge Road North Transition Neighborhood - RE-2C to RE-1
- ⑤ Burdette - RE-2C to RNC 0.4/TDR 1.0
- ⑥ Warfield - RE-2C to RNC 0.4/TDR 0.75
- ⑦ Kingstead / Leishear - RE-2C to RNC 0.2/TDR 0.5
- ⑧ Casey / Lewis - RE-2C to RNC 0.4/TDR 0.5
- ⑨ Stanley / Leishear - Day - RE-2C to RNC 0.4/TDR 1.0
- ⑩ Smart / Rice / Miner / Conway - RE-2C to RNC 0.4/TDR 1.0
- ⑪ Souder and Vicinity - RE-2C to R-90
- ⑫ Patuxent River Watershed Properties - RE-2C to RC
- ⑬ Miller - RE-2C/PD-5 to RE-1



0 2500'

RURAL AREAS

Zoning Recommendations

With the exception of the areas proposed within the Rural Village Center Overlay Zone discussed below, the Plan recommends maintaining the existing zoning in the Rural Areas of Damascus.

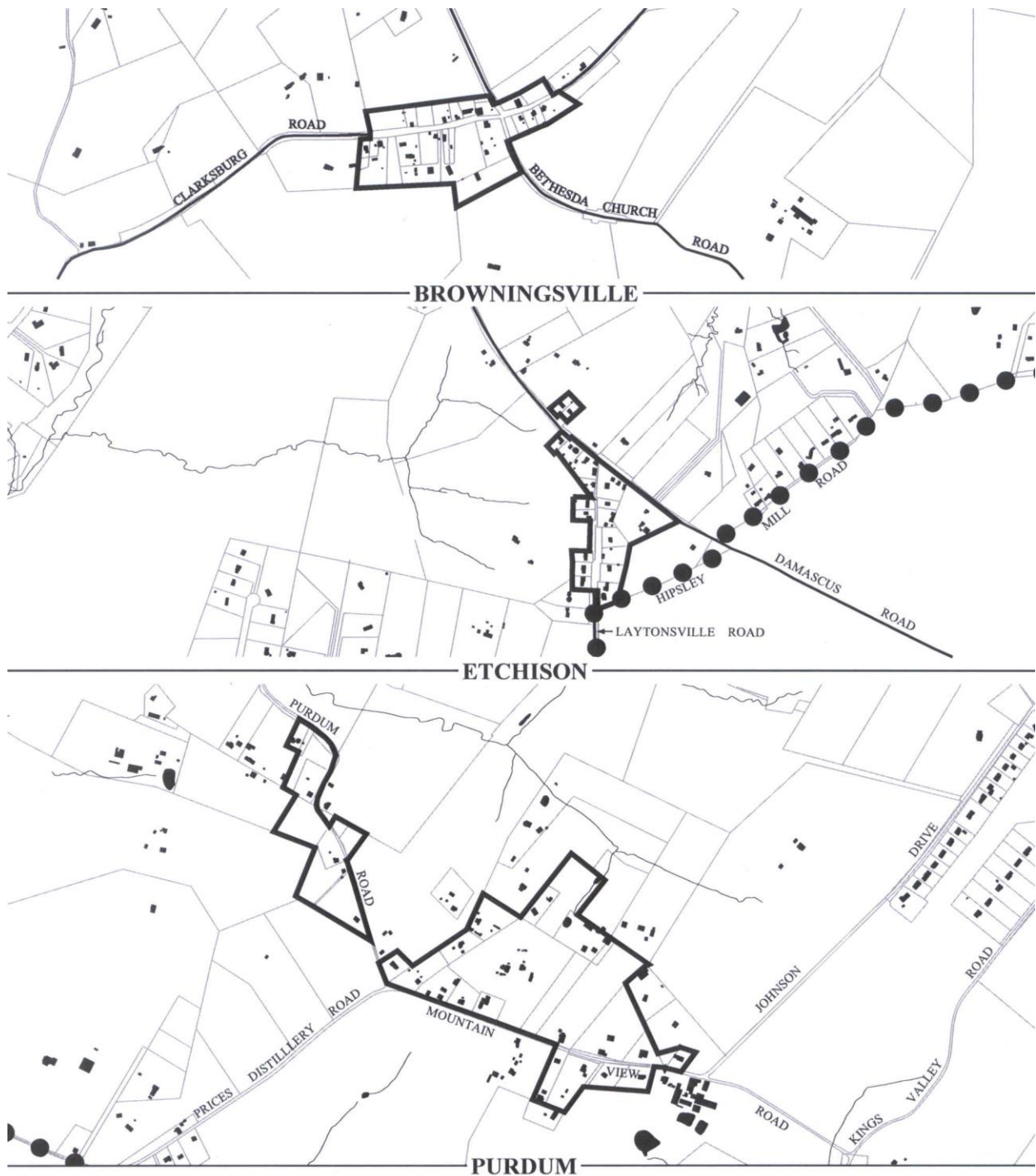
Implement the Rural Village Center Overlay Zone – The Rural Village Center Overlay Zone, with appropriate types of uses and levels of intensity, is recommended for Etchison, Browningsville, and Purdum. A zone of this type was initially recommended in the Preservation of Agriculture and Rural Open Space Master Plan (1980). This zone will protect these village areas from inappropriate uses that are allowed in the commercial, residential, and industrial zones found in some of these villages in the County. The zone will limit development potential, yet allow a wide variety of uses at a scale appropriate in a rural setting. This zone should be amended to prohibit larger auto-oriented commercial uses. The rehabilitation or replacement of dilapidated structures in these communities should be encouraged, and they should be allowed to evolve with some additional residential, institutional, and commercial uses.

Public sewer and water is not recommended for these communities except as needed by public health concerns. Since many of these villages face problems with aging septic systems or water quality, the use of innovative individual or community sewage disposal systems should be encouraged. This concern was also the subject of one of the goals of the Preservation of Agriculture and Rural Open Space Master Plan (1980). This Plan supports the use of such systems to address community health problems in rural villages.

SPECIAL EXCEPTION GUIDELINES

Guideline for Rural Vista Protection – The visual character of the Rural Areas surrounding Damascus are unique as they are the highest elevations in the County. When special exceptions are proposed in Transition and Rural Areas within the Damascus Master Plan area, their review should take into special consideration the preservation of these long vistas that are a part of the unique character of this community. Any proposed land use that would impede those vistas should be discouraged unless it serves an important public purpose.

Rural Villages – Browningsville, Etchison, and Purdum



● ● ● Master Plan Area Boundary

□ Rural Village Boundary



Not to Scale

COMMUNITY WATER AND SEWER SERVICE RECOMMENDATIONS

Community Sewer Service

The provision of community sewer service in the Damascus plan area is guided by the County's Water Supply and Sewerage Systems Plan, the General Plan, and prior Master Plans; as well as regional environmental policies, such as the Chesapeake Bay Initiatives and the Maryland Smart Growth policies.

Community sewer service in the Damascus planning area is provided by the Washington Suburban Sanitary Commission (WSSC) through trunk lines that run the length of the Magruder Branch Stream Valley Park to the Damascus Wastewater Treatment Plant located near Log House Road. The sewerage system serving the Damascus Master Plan area is completely independent of WSSC's other sewerage systems in the County. The severe topography in Damascus has historically worked against the ability to make sewer extensions beyond the Magruder Valley. Two wastewater pumping stations, Spring Garden and Damascus Center, deliver sewage flows from areas within the Little Bennett Creek and Upper Patuxent watersheds back into the Magruder Valley. Additional extensions of community sewer service into other watersheds, or expansion of service in these watersheds, will require significant capital improvements.

The Little Bennett Creek Watershed is a unique situation in the sewer service system. The Spring Garden pumping station was built to provide sewer service for development to a limited area in the Little Bennett Stream Valley east of Kings Valley Road. This pump station is small, and it is now near capacity. Installing infrastructure within the environmental buffers of this sensitive Use III stream can permanently damage critical resources and invite further development. For Little Bennett Creek, this Plan recommends that sewer extensions be limited to areas that can be served either by existing or new infrastructure that does not require forest disturbance or stream crossings.

This Plan recommends:

- Maintain the existing sewer envelope with a few limited changes discussed in the Land Use Chapter.
- Provide community sewer service in the planning area in conformance with Water and Sewer Plan service policies. This excludes areas zoned for low-density development (RE-1, RE-2, and RC) that are not already approved for service from further extension of community service.
- Extend sewer service to designated areas of properties proposed for the RNC Zone and included in the sewer envelope, provided that these properties develop using the cluster method under the direction of the Master Plan guidelines.

If cluster development is used, sewer service is recommended for the Burdette, Warfield, Kingstead/Leishear, Smart/Miner/Rice/Conway, Casey/Lewis, and Stanley/Leishear-Day properties. Sewer for the Burdette and Kingstead/Leishear properties is recommended only for those areas that can be served by gravity sewer or grinder systems that minimize stream or stream buffer impacts. The proposed relocation of the pump station that would serve the Burdette property may modify or expand the areas that can be accessed, but must not be used as a rationale for zoning changes beyond those recommended in this Plan.

Sewer service for the Warfield and Casey/Lewis properties should utilize existing gravity sewer where available but may use grinder systems and small pressure systems where necessary, subject to WSSC feasibility analysis.

Given the topography of the Damascus area, the provision of community sewer service to many of the sites recommended for such service will require means besides standard gravity sewer extensions for conveying flows into the Damascus sewerage system: extra-depth or contour sewers, individual grinder pump/pressure sewer systems, and central wastewater pumping stations. The implementation of new sewer service should minimize—as much as is feasible—the need for additional pumping stations, which add to WSSC's operations and maintenance costs. However, this Master Plan does anticipate the need for additional WSSC-owned and operated pumping stations; the Stanley/Leishear and Smart/Miner/Rice/Conway sites are likely but not necessarily the only locations for these facilities. The County will address the need for new pumping facilities through the development review process, which will include coordination with Comprehensive Water Supply and Sewerage Systems Plan policies and with WSSC operations and capital improvement program requirements. In any case where a new pumping station is required, the siting of the station and its force main will need to accommodate a balance between maximizing the feasibility of gravity sewer main extensions to new development and minimizing impacts such as sewer main stream crossings and disruption to sensitive environmental buffer areas.

- Use existing sewer lines to provide service to cluster development in areas already cleared of forest and relatively accessible to existing sewer mains in order to avoid disturbance to large areas of existing forest along streams and in the headwaters.
- Avoid the extension of new sewer lines along, across, or parallel to stream tributaries.
- All development seeking community sewer service outside the proposed sewer envelope, under the provision of Private Institutional Facility policy, should minimize their level of imperviousness so that it does not exceed the level anticipated under the base zone, or as required within the Patuxent River Watershed.
- Provide community sewer service to neighborhoods, in close proximity to the existing community sewerage system, that are likely to have difficulty in continuing to function on existing, on-site septic systems (see the following discussion). Where community sewer service is not currently accessible, comprehensively analyze designated neighborhoods for alternative ways to address failing septic systems including, but not limited to, the provision of community sewer service.

Aging Septic Systems

Most of the plan area is served by individual septic systems with the exception of the sewer envelope in the Magruder Valley. Older areas of Damascus were built under now outdated septic system regulations. If these systems fail, unfavorable soil conditions and relatively small lot sizes could make it impossible for the Department of Permitting Services to grant new permits for replacing them with traditional septic systems that satisfy current regulations. This Plan recommends a comprehensive analysis for an alternative mode of service to address this situation. This analysis should consider how service could be provided in a way that will benefit the entire neighborhood that is subject to the same conditions without expanding community services to areas not recommended for sewer in this Plan.

This Plan recommends:

- Extend the recommended sewer service envelope to nearby properties where, because of relatively small property sizes and the age of existing septic systems, owners will likely have severe limitations on the ability to replace those septic systems when they fail. The recommended zoning for these properties – RE-1, RE-2, and RE-2C – would generally otherwise exclude them from community sewer service. These neighborhoods have reasonable access to the existing Damascus community sewerage system, and in a few cases are already adjacent to existing sewer mains. The extension of community service in these neighborhoods is intended to address existing or anticipated public health concerns. Water and Sewer plan policies that limit each existing property to a single service connection within an area so designated do so to maintain the existing housing stock and development patterns in these areas, not to promote new subdivision or resubdivision activities. Future Water and Sewer Plan amendments must follow this intent. As a result of this recommendation, community sewer service will become available for a few vacant properties included in these neighborhoods. However, community sewer service is not intended to promote substantial new development in these areas, especially the wholesale redevelopment of existing neighborhoods.
- Where the recommendations of the Plan do not support the provision of community sewer service, development should occur, as feasible, using private, on-site sewerage systems.
- Where new individual systems are planned for residential zones due to public health concerns, this Plan encourages the use of innovative systems to reduce nutrient loads.
- The Department of Permitting Services modify existing regulations to allow innovative septic systems in residential areas with the intent to reduce nutrient loads to the Chesapeake Bay.

Community Water Service

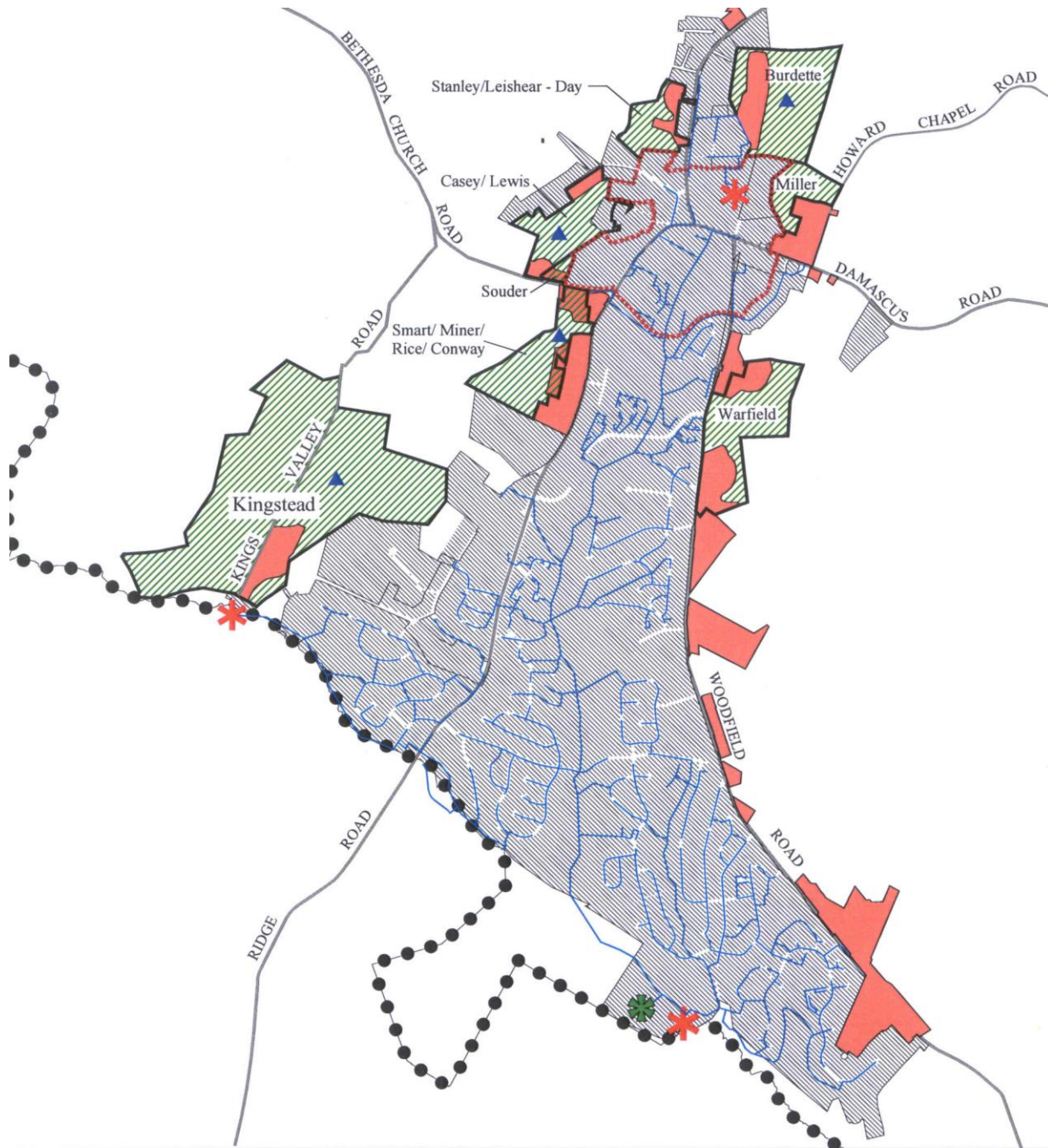
The provision of community water service in the Damascus plan area is guided by the County's Water Supply and Sewerage Systems Plan, the General Plan, and Smart Growth policies. The County's water and sewer policy allows for the provision of community water service throughout the majority of the Master Plan area except for the area zoned RDT. Community water service, where available in the Master Plan area, is provided by the WSSC. Previous policies allowed community water service to be extended to several neighborhoods now zoned RDT that pre-date the RDT Zone. The County's water and sewer policy generally advocates community water service for areas zoned for moderate to high-density development only. In addition, areas zoned for one- and two-acre development and five-acre cluster development can be considered for community water service on a case-by-case basis if factors such as maintenance of drinking water quality, the need to reduce fire hazard, and economic feasibility are present. One property is recommended for community water service as discussed in the Land Use Chapter.

**Summary of Public Water and Sewer Category Change Recommendations
(at time of development)**

Property	Water	Sewer
Water and Sewer Access		
Burdette Property	W3	S3
Warfield Property	W3	S3
Kingstead/Leishear Properties	W3	S3 gravity
Casey/Lewis Properties	W3	S3
Stanley/Leishear-Day Properties	W3	S3
Smart/Miner/Rice/Conway Properties	W3	S3
Souder Property	W3	S3
Water Access Only		
Miller Property - Howard Chapel Drive	W3	S6

- **Well Contamination Concerns** – Some older subdivisions in the Plan area are reported to have well contamination. If confirmed by the Department of Permitting Services, this Plan recommends providing community service according to the County's water and sewer policy. They are unlikely to receive community water service for the foreseeable future unless the Master Plan recommends water service. Because of the concentration of homes in older subdivisions along Howard Chapel Drive near its intersection with Gue Road, this Plan recommends that community water be extended along Gue Road or Howard Chapel Drive if WSSC determines that this is technically feasible.

Public Sewer Envelope



- | | | | | | |
|---------|------------------------|---|----------------------------|--|-----------------------|
| ● ● ● ● | Master Plan Area | — | Sewer Line | | Town Center |
| | Existing Sewer Service | | Pumping Station | | Waste Water Treatment |
| | Proposed Sewer Service | | Proposed New Water Service | | |
| | Developable Sites | | | | |

