

# Three Important Topics - Information on:

1. Village Sewer Service Plans
2. Village Boundary Revision
3. Village Zoning Designations

# How did we get here?

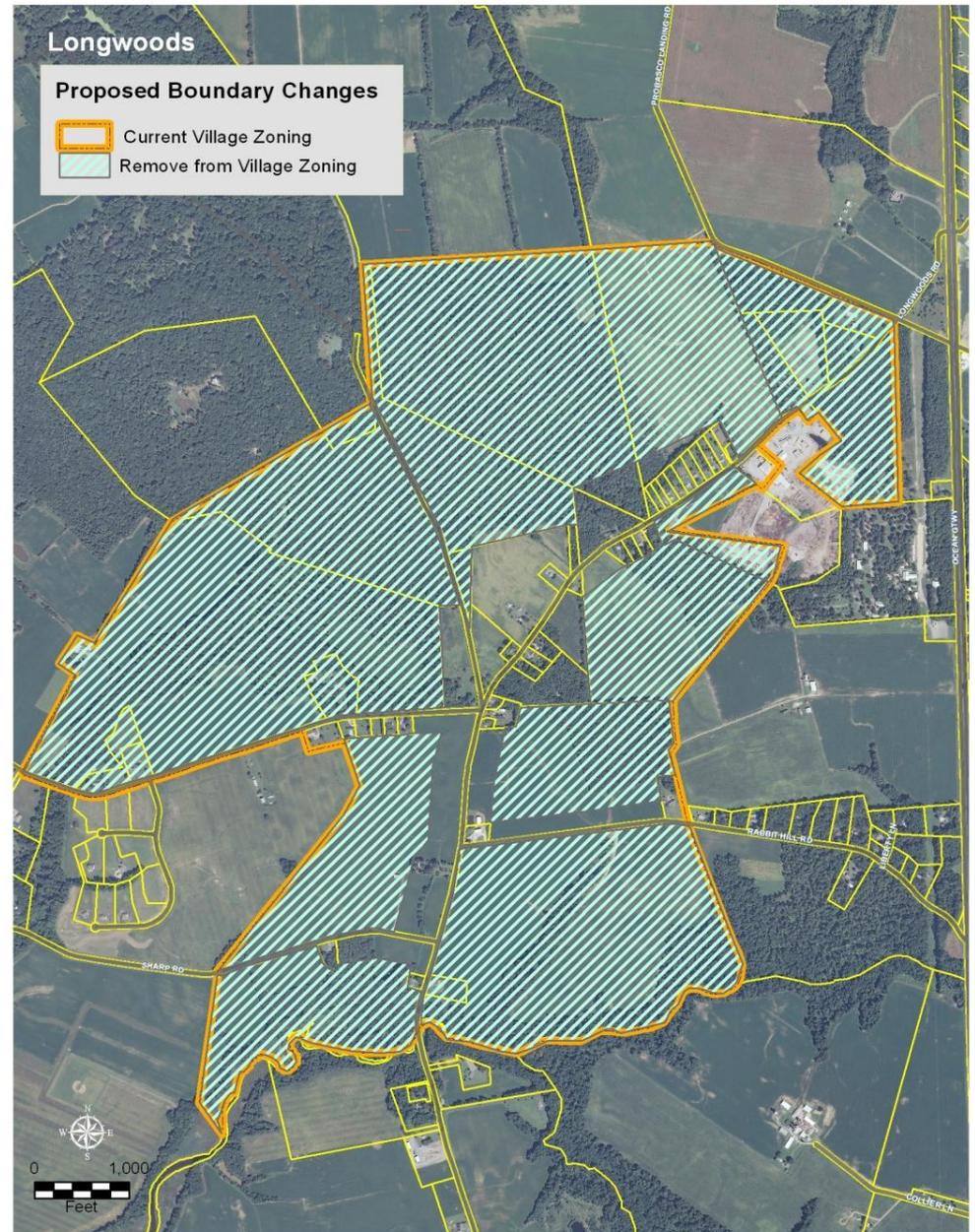
- Priority Funding Areas (1997)
- Village Board (2006)
- TMDLs (2010)
- Moratorium on Village Growth (2011)
- SB 236 (Septics Bill, 2012)

# Sewer Service Planning

- ‘Tier’ designations adopted by Council
- Long-term plan to extend sewer west from St Michaels
- Budgeting sewer capacity to serve target areas
  - Undersized lots
  - Failing systems
  - Clusters of dwellings
- Water Quality Strategy Area Policies
  - Limits subdivision
  - Consistency with other plans

# Boundary Modifications

- Consistency with PFA
- Prepare for future sewer extensions
- Growth management
  - Allow limited subdivision
  - Encourage compact development
- Village character
- Correct split zoning of parcels



# Village Zoning Designations

## Suggested Considerations for Property Owner Recommendations

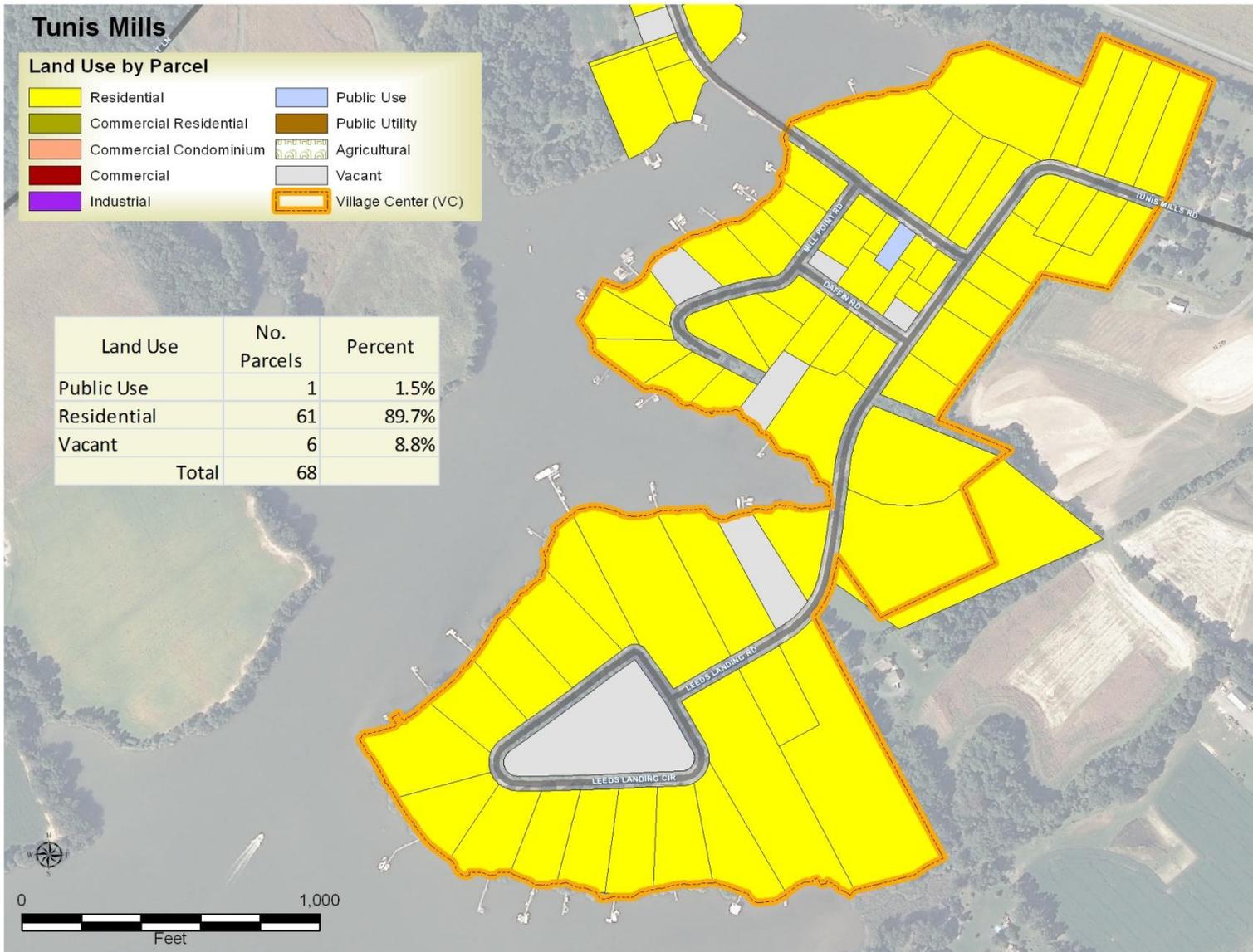
- Existing land uses
- Non-residential uses can continue
- Future uses restricted by new zoning
- New names: VC1 » Village Residential (VR)  
VC2 » Village Hamlet (VH)

# Tunis Mills

## Land Use by Parcel



Land Use	No. Parcels	Percent
Public Use	1	1.5%
Residential	61	89.7%
Vacant	6	8.8%
<b>Total</b>	<b>68</b>	



			<b>P = permitted use</b> <b>S = special exception</b> <b>A = accessory use</b>										
Land Use	Agricultural Conservation	Countryside Preservation	Western Rural Conservation	Rural Conservation	Rural Residential	Town Conservation	Town Residential	Village Residential	Village Hamlet	Village Center	Limited Commercial	General Commercial	Limited Industrial
Animal Hospital, Veterinary Clinic and Associated Boarding of Animals	S	S	S	S	S	S			S	P	P	P	

# Planning Timeline

Comprehensive Plan, Zoning & Sewer Plan amendments to be adopted by the Talbot County Council around April, 2014 – not long from now on the government calendar.

# Summary of Proposals

- Water and sewer in long-term plans for some villages;
- Development on septic systems has been limited on large parcels in some villages, new sewer service restricted;
- Village zone boundary modifications being considered under some circumstances;
- Property owner zoning recommendations requested;
- All items will be presented to Planning Commission and then County Council, in the coming months.

# Village Break-out and Poll

- Visit the table for your village
- See maps & handouts and discuss your village with us
- Take a card and write your idea for village zoning designation (your name is optional)
- Use the cards for any comments or questions that were not addressed in the presentation.

# Village Zoning Alternatives

VR

## Village Residential

Residential, with few special exceptions for some community oriented uses.

VH

## Village Hamlet

Predominantly residential, with special exceptions for service and community uses.

VC

## Village Center – No Change

Permits a range of residential, retail, commercial and industrial uses.