

## “Current Zoning” Scenario Review Expectations

Agreed to by the LUWG on November 8, 2017.

All comments are due via email to Peter Claggett ([pclagget@chesapeakebay.net](mailto:pclagget@chesapeakebay.net)), CC Lindsey Gordon ([Gordon.lindsey@epa.gov](mailto:Gordon.lindsey@epa.gov)) by no later than **Friday, December 8<sup>th</sup>**.

All data and supporting information has also been posted to the Land Use Workgroup webpage under the Projects & Resources tab, below the heading “Review of Draft Current Zoning 2025 Land Use Forecast”: [link](#)

**1. Are the general locations of future residential and commercial development (e.g., southeast side of town, along the I-95 corridor) displayed in the Phase 6 Viewer for your jurisdiction reasonable?**

If not, please provide one of the following:

a. County-wide GIS zoning data with an added CBP zoning code:

0 = no growth allowed

1 = commercial/industrial development;

2 = residential development;

3 = mixed/undetermined use (i.e., commercial and/or residential growth allowed); or

b. A GIS dataset (polygon or raster) depicting areas unsuitable for development due to soils or other unique considerations. Note that slope, public ownership, and protection status are already considered in the CBLCM.

**2. Are the number of onsite septic systems estimated for your jurisdiction reasonable?**

If not, please do one or more of the following:

a. Provide an estimate of the total number of onsite septic systems in your jurisdiction for our base year 2013; or

b. Examine the extent of our representation of sewer service areas in your jurisdiction (via the Phase 6 Viewer) and if they are incorrect, provide a polygon or raster dataset depicting the correct area served by wastewater treatment plants in your jurisdiction as of the year 2025; or

c. Provide a polygon or raster dataset depicting areas unsuitable for septic due to soil or other constraints. Areas deemed unsuitable for septic will be excluded from future development unless they fall within designated sewer service areas.