

CREATION OF WATER & SEWER SERVICE DISTRICTS

PUBLIC UTILITIES, SUCH AS WATER AND SEWER, PROVIDE AN EXCELLENT SERVICE TO THE COMMUNITY. THE ABILITY FOR A LOCAL GOVERNMENT TO PROVIDE PUBLIC WATER AND SEWER NOT ONLY ENSURES A SAFE AND SUSTAINABLE WATER SUPPLY BUT CAN ALSO ALLOW FOR MORE DEVELOPMENT DENSITY AND GREATER INTENSITY OF USES. AREAS SUPPLIED WITH PUBLIC WATER AND SEWER TYPICALLY DEVELOP WITH A LARGER AMOUNT OF COMMERCIAL AND INDUSTRIAL USES AND PERMIT MORE DENSELY DEVELOPED RESIDENTIAL COMMUNITIES, SUCH AS SMALL UNIT SUBDIVISIONS, TOWN HOUSES AND MULTI-FAMILY DWELLINGS.

THE DEVELOPMENT OF WATER AND SEWER SERVICE DISTRICTS CAN PROVIDE THIS SERVICE ONLY TO A LIMITED AREA WHICH WOULD PROTECT COMMUNITY INVESTMENTS, INCREASE RESOURCE CAPABILITIES, FOCUS INFRASTRUCTURE COST TO PLANNED AREAS, AND PROTECT THE RURAL AREAS OF THE COUNTY FROM THE THREAT OF RESIDENTIAL SPRAWL.

CONCEPT: ESTABLISH WATER AND SEWER SERVICE DISTRICTS LIMITING THE AVAILABILITY OF THIS PUBLIC UTILITY TO MIXED-USE AND INDUSTRIAL LAND USE AREAS IN THE FOLLOWING GROWTH AREAS:

ZION CROSSROADS

FERNCLIFF

SHANNON HILL

GUM SPRINGS



LOUISA

MINERAL

LAKE ANNA

EXAMPLE:

ZION CROSSROADS AND FERNCLIFF CONCEPT LAND USE MAPS WITH WATER AND SEWER SERVICE DISTRICT OVERLAID ONTO MIXED USE AND INDUSTRIAL USES ONLY. THIS CONCEPT WOULD NOT ALLOW WATER AND SEWER CONNECTIONS IN THE RURAL AREAS OR THE LOW-DENSITY RESIDENTIAL AREAS.

- Description
-  Industrial
 -  Low Density Residential
 -  Rural Area
 -  Water & Sewer Service Area

