

**RESOLUTION AMENDING THE COMPREHENSIVE WATER AND SEWERAGE PLAN FOR WORCESTER COUNTY TO RECLASSIFY AND EXPAND THE WATER PLANNING AREA OF THE OCEAN PINES SANITARY SERVICE AREA AND THE SEWER PLANNING AREA OF THE RIVER RUN SANITARY SERVICE AREA TO PROVIDE PUBLIC WATER AND SEWER SERVICE TO THE FORMER PINE SHORE NORTH GOLF COURSE PROPERTY**

WHEREAS, the County Commissioners of Worcester County, Maryland (County Commissioners) adopted a Comprehensive Water and Sewerage Plan for Worcester County (the Plan) on August 23, 1994, pursuant to Section 9-503 of the Environment Article of the Annotated Code of Maryland; and

WHEREAS, the County Commissioners have received a request from Mark Cropper and Dane Bauer, on behalf of River Run Development Associates LLC and Nichols-Neff Properties, LLC, applicant, to amend the Plan by reclassifying the water and sewer planning areas in the Ocean Pines Sanitary Service Area (OPSSA) and the River Run Sanitary Service Area (RRSSA) for two adjacent properties identified on Worcester County Tax Map 15, Parcels 127 and 259, located on Beauchamp Road, east of Racetrack Road, north of the current boundary of the OPSSA and directly southwest of the current boundary of the RRSSA on land formerly known as the Pine Shore North Golf Course to accommodate a proposed residential subdivision; and

WHEREAS, the proposed amendment seeks to change the water designations for the properties from W-6 (no planned service) to W-1 (planned to be served within two years) and the sewer designations for the properties from S-6 (no planned service) to S-1 (planned to be served within two years) with an anticipated allocation of ninety (90) equivalent dwelling units (EDUs) of water and sewer service for ninety (90) homes; and

WHEREAS, the Worcester County Planning Commission, at its January 3, 2019 meeting, reviewed the proposed amendment to the Plan and found the proposal consistent with the *Worcester County Comprehensive Plan*; and

WHEREAS, the cost of any sewer or water infrastructure improvements will be the sole responsibility of the property owners served by the facilities; and

WHEREAS, the County Commissioners held a duly advertised public hearing on April 2, 2019 to consider the application for these requested changes within the Ocean Pines Sanitary Service Area and the River Run Sanitary Service Area; and

WHEREAS, the County Commissioners reviewed the recommendation of the Planning Commission and staff report and as a result of their investigation and evaluation of the proposal in accordance with the provisions of Section 9-503 et seq. of the Environment Article of the Annotated Code of Maryland, determined that the proposed amendment to the Worcester County Comprehensive Water & Sewerage Plan to reclassify the water and sewer planning areas as proposed, is desirable.

NOW, THEREFORE, BE IT RESOLVED by the County Commissioners of Worcester County, Maryland that:

1. The Comprehensive Water and Sewerage Plan for Worcester County (the Plan) is


hereby amended to reclassify the water and sewer planning area designations for the subject properties identified on Worcester County Tax Map 15 as Parcels 127 and 259, more specifically described as follows:

- a. The water designations for the subject properties will be reclassified from W-6 (no planned service) to W-1 (planned to be served within two years) in the Ocean Pines Sanitary Service Area and the sewer designations for the subject properties will be reclassified from S-6 (no planned service) to S-1 (planned to be served within two years) in the River Run Sanitary Service Area and this amendment will include the relevant informational updates for the Ocean Pines and River Run planning areas in The Plan for the Ocean Pines Sanitary Service Area (OPSSA) and the River Run Sanitary Service Area (RRSSA).
- b. The proposed residential subdivision will consist of ninety (90) single family homes. A total of ninety (90) Equivalent Dwelling Units (EDUs) of water capacity from the Ocean Pines Sanitary Service Area and ninety (90) EDUs of sewer capacity from the River Run Sanitary Service Area will be needed to serve the proposed residential subdivision.
- c. Any improvements to the infrastructure to connect the subject properties to the Ocean Pines water distribution system and the River Run sewer collection systems, including the build-out of the existing River Run spray irrigation system, will be the sole responsibility of the property owners served by the facilities and all costs for said improvements will be borne by said property owners.

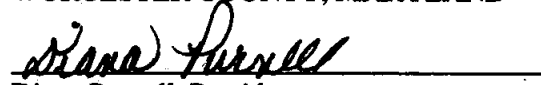
AND BE IT FURTHER RESOLVED that these proposed amendments to The Plan shall be forwarded to the Maryland Department of the Environment (MDE) for their review and approval in accordance with the provisions of Section 9-507 of the Environment Article of the Annotated Code of Maryland and that said amendments shall be officially incorporated into the Worcester County Comprehensive Water and Sewerage Plan upon said approval by MDE.

PASSED AND ADOPTED this 2<sup>nd</sup> day of April, 2019.

ATTEST:

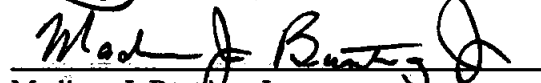
  
Harold L. Higgins  
Chief Administrative Officer


COUNTY COMMISSIONERS OF  
WORCESTER COUNTY, MARYLAND

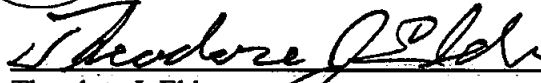
  
Diana Purnell, President

  
Joseph M. Mitrecic, Vice President

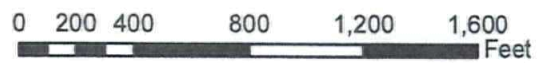
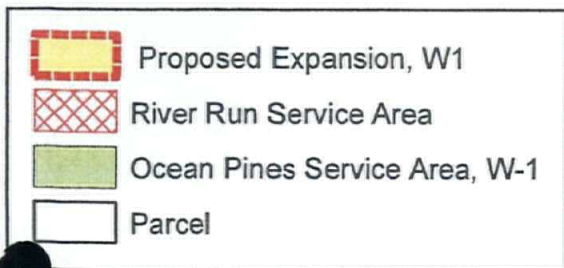
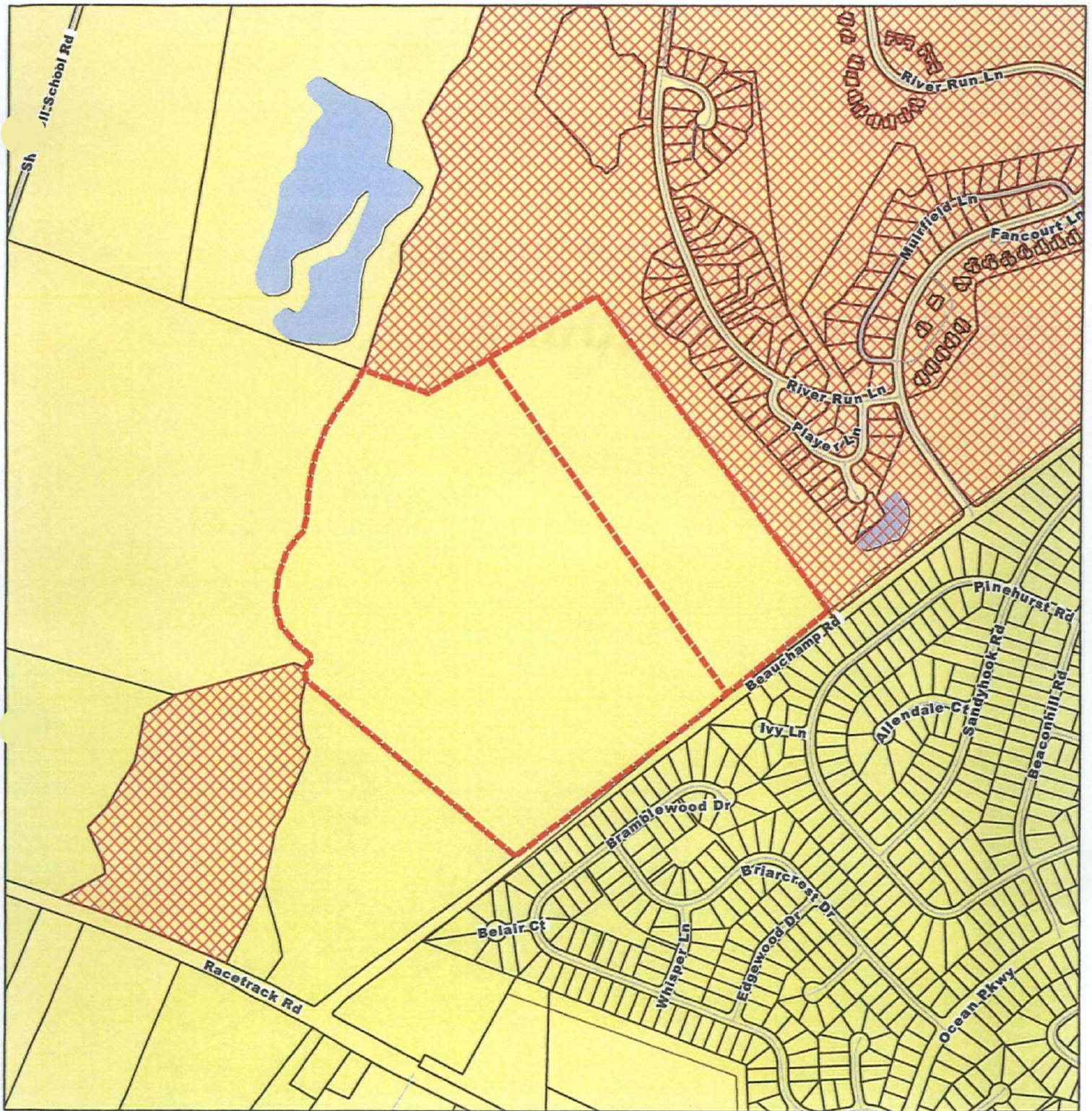
  
Anthony W. Bertino, Jr.

  
Madison J. Bunting, Jr.

  
James C. Church

  
Theodore J. Elder

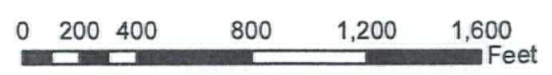
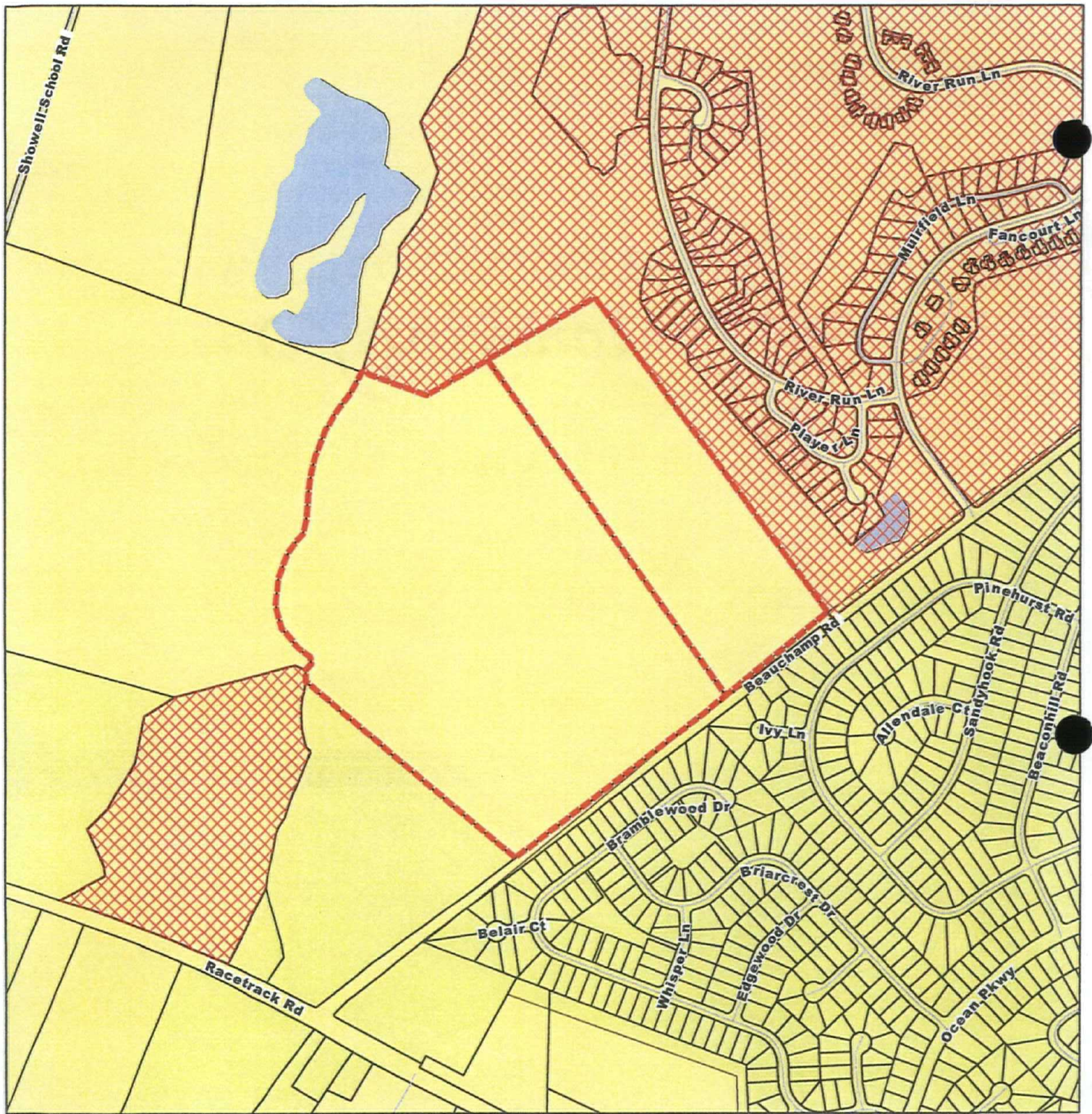
  
Joshua C. Nordstrom



### Ocean Pines Water Planning Area

Nichols Neff Properties, LLC  
 W-1 Proposed  
 Case 2018-4

Prepared by Worcester County Environmental Programs, December 27, 2018  
 Parcel boundaries are approximate.  
 This map is for planning purposes only.



### River Run Sewer Planning Area

Nichols Neff Properties, LLC  
 S-1 Proposed  
 Case 2018-4

Prepared by Worcester County Environmental Programs, December 27, 2018  
 Parcel boundaries are approximate.  
 This map is for planning purposes only.