

RESOLUTION NO. 19 - 9

**RESOLUTION EXPANDING THE OCEAN PINES SANITARY SERVICE AREA
AND THE RIVER RUN SANITARY SERVICE AREA TO ADD
THE FORMER PINE SHORE NORTH GOLF COURSE PROPERTY**

WHEREAS, the County Commissioners of Worcester County, Maryland (County Commissioners) established the Ocean Pines Sanitary Service Area and the River Run Sanitary Service Area in which all public water and sewer facilities serving the Ocean Pines and River Run communities are owned and operated by the County Commissioners; and

WHEREAS, in accordance with the provisions of Section PW 5-305 of the Public Works Article of the Code of Public Local Laws of Worcester County, Maryland, the County Commissioners have received a petition filed by Mark Cropper and Dane Bauer, on behalf of River Run Development Associates LLC and Nichols-Neff Properties, LLC, applicant, for expansion of the Ocean Pines Sanitary Service Area and the River Run Sanitary Service Area to include a proposed residential subdivision on the site of the former Pine Shore North Golf Course, on properties located on Beauchamp Road, east of Racetrack Road, north of the current boundary of the Ocean Pines Sanitary Service Area and directly southwest of the current boundary of the River Run Sanitary Service Area, which will be delineated on service area maps adopted by the County Commissioners. The sanitary service area expansion includes the following properties: Worcester County Tax Map 15, Parcels 127 and 259, Tax Account I.D.# 03-005364 and 03-005372; and

WHEREAS, the petitioners have proposed that the sanitary services for the expanded area be provided by the purchase of ninety (90) equivalent dwelling units (EDUs) of potable water service from the Ocean Pines Sanitary Service Area and ninety (90) EDUs of sewer service from the River Run Sanitary Service Area, authorized by an agreement between the River Run Developer and the County Commissioners, to serve the proposed residential subdivision and that the sanitary facilities will consist of a sewer main interconnection and associated pump station with discharge to a County approved location to connect to the River Run sewer collection system, build out of the River Run spray irrigation system to serve the proposed expansion, and public water mains to connect to the existing Ocean Pines water distribution system, all of which will be constructed by the developer of the project at their sole cost; and

WHEREAS, the request specifies that the construction of the facilities will begin after the Water and Sewer Plan amendment and the Service Area Expansion applications are approved and all other permits are issued; and

WHEREAS, the County Commissioners held a duly advertised public hearing on April 2, 2019 to hear public comment on the proposed expansion of the Ocean Pines Sanitary Service Area and the River Run Sanitary Service Area; and

WHEREAS, as a result of their investigation and evaluation of the proposal in accordance with the provisions of Section PW 5-305 (Sanitary service areas, sub-areas and amendments) of the Code of Public Local Laws of Worcester County, Maryland the County Commissioners have determined that the proposed expansion of the service areas is desirable and in the best interests of the comfort, convenience, health, safety and general welfare of the people who will be served by the facility as well as the best interests of public health, safety and welfare of the residents of the County in general, and that the facilities do not appear to be unduly detrimental to the environment of the County, and that the construction, operation, and design of the facilities are in accordance with all required permits and applicable standards, and are feasible from both an engineering and economic standpoint.

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

1. The Ocean Pines Sanitary Service Area and the River Run Sanitary Service Area are hereby

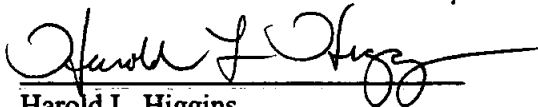
expanded to include the petitioned area owned by Nichols-Neff Properties, LLC, for construction of a proposed residential subdivision on the site of the former Pine Shore North Golf Course, on properties located on Beauchamp Road, east of Racetrack Road, identified on Worcester County Tax Map 15 as Parcels 127 and 259, Tax Account I.D.# 03-005364 and 03-005372, and as shown on the service area maps attached hereto; and

2. Sanitary services for the expanded service area will be provided by the purchase of ninety (90) equivalent dwelling units (EDUs) of potable water service from the Ocean Pines Sanitary Service Area and ninety (90) EDUs of sewer service from the River Run Sanitary Service Area, authorized by an agreement between the River Run Developer and the County Commissioners to serve the proposed residential subdivision.
3. The owner will enter into a Public Works Agreement to construct the collection system and pump station with connection to the River Run sewer collection system and including the build out of the River Run spray irrigation system to serve the proposed expansion, along with public water mains connecting to the existing Ocean Pines water distribution system, as required, to specify the conditions of the construction and connection of these sanitary facilities and will also make application to the Enterprise Fund Controller for payment of connection charges.
4. Once constructed, the sewer and water infrastructure will be turned over to the County after acceptance by the Department of Public Works, and thereafter owned and operated by the County.


AND, BE IT FURTHER RESOLVED that this Resolution shall take effect upon its passage.

PASSED AND ADOPTED this 2nd day of April, 2019.

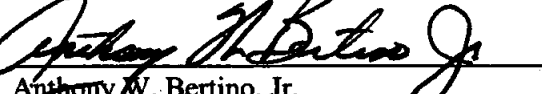
ATTEST:


Harold L. Higgins
Chief Administrative Officer


COUNTY COMMISSIONERS OF
WORCESTER COUNTY, MARYLAND

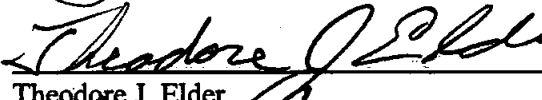

Diana Purnell, President


Joseph M. Mitrecic, Vice President

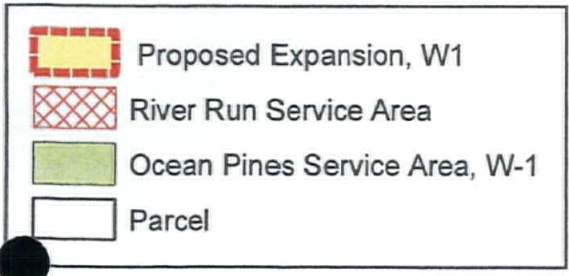
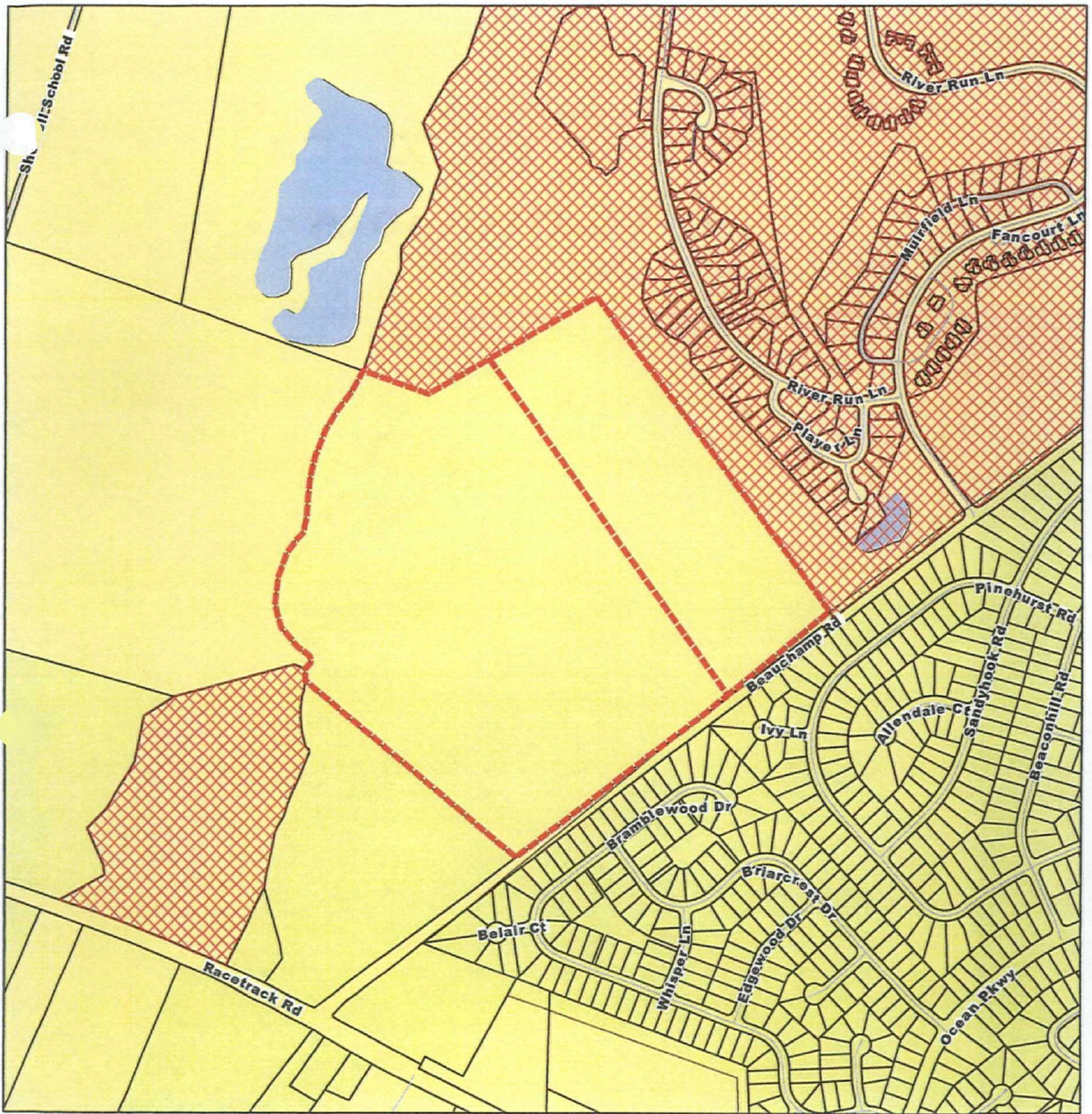

Anthony W. Bertino, Jr.


Madison J. Bunting, Jr.


James C. Church

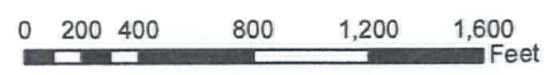
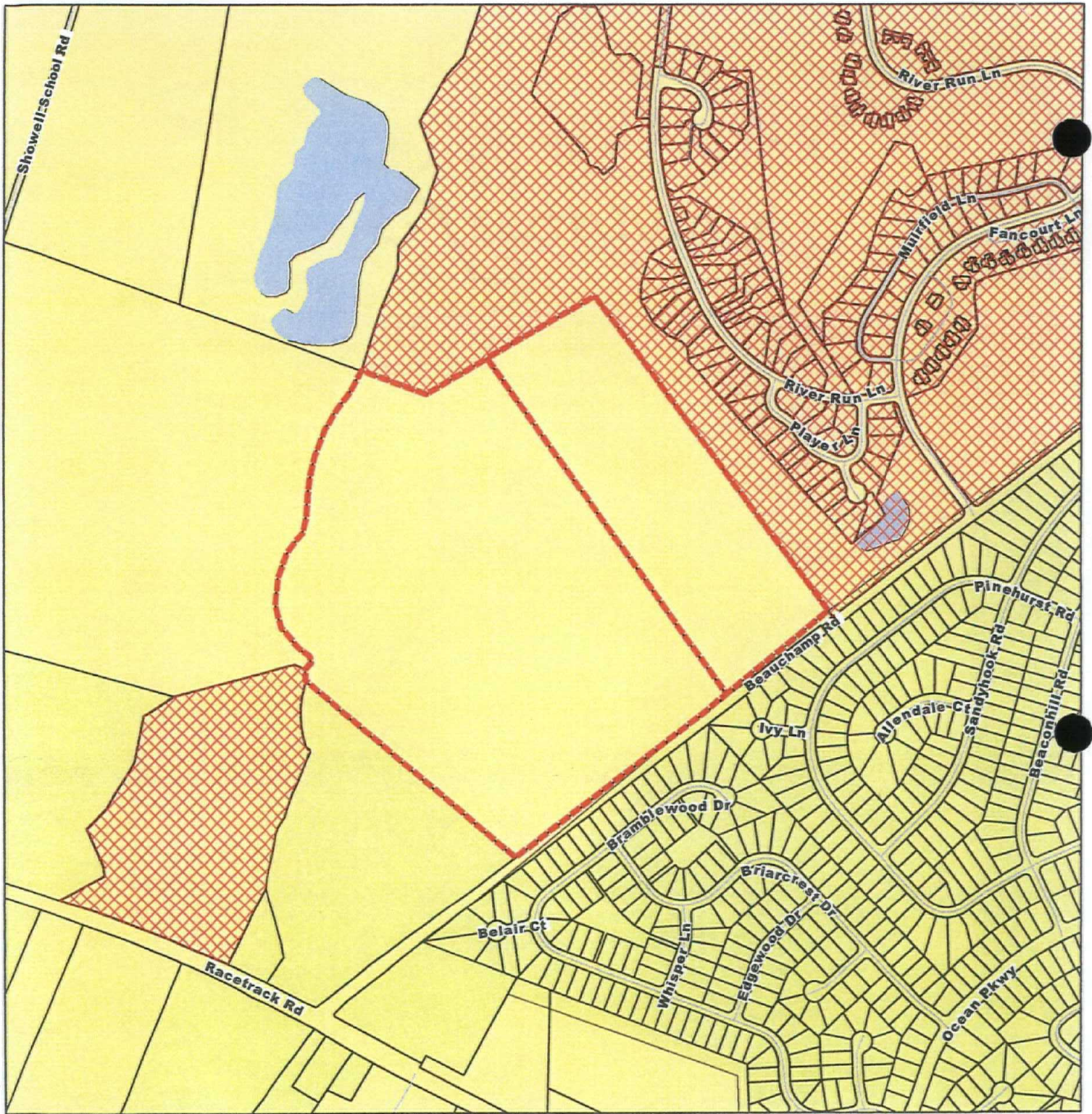

Theodore J. Elder


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.