

RESOLUTION NO. 20 - 12

**RESOLUTION AMENDING THE COMPREHENSIVE WATER AND SEWERAGE PLAN FOR WORCESTER COUNTY TO AMEND THE EDU ALLOCATION TABLE FOR THE MYSTIC HARBOUR SANITARY SERVICE AREA FOR FRONTIER TOWN CAMPGROUND**

WHEREAS, the County Commissioners of Worcester County, Maryland adopted a Comprehensive Water and Sewerage plan for the County 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 Bob Mitchell, Director of Environmental Programs, on behalf of the Worcester County Commissioners, to amend the Equivalent Dwelling Unit (EDU) Allocation Table for the available sewage treatment capacity in the Mystic Harbour Sanitary Service Area to allocate 29 EDU's from the "Infill and Intensification" category in Area 1 (north of the airport) and 9 EDU's from the "Vacant of Multi-lot Properties" category in Area 1 (north of the airport) to the Frontier Town Campground category in Area 2 (south of the airport) to accommodate a 112 campsite expansion on the existing campground property; and

WHEREAS, the Worcester County Planning Commission reviewed the proposed amendment to the *Worcester County Comprehensive Water and Sewerage Plan* at their meeting of June 4, 2020 and found it to be consistent with the *Comprehensive Plan for Worcester County, Maryland*; and

WHEREAS, the County Commissioners held a duly advertised public hearing on June 16, 2020 to consider public comment on this amendment to the *Worcester County Comprehensive Water and Sewerage Plan*; 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 and Sewerage Plan* to amend the Equivalent Dwelling Unit (EDU) Allocation Table as proposed, is desirable.

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

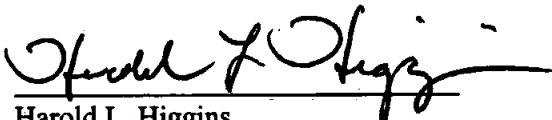
1. The *Comprehensive Water and Sewerage Plan for Worcester County* (the Plan) is hereby amended as specified in the application of Bob Mitchell, Director of Environmental Programs, on behalf of the Worcester County Commissioners, to amend the Equivalent Dwelling Unit (EDU) Allocation Table for the available sewage treatment capacity in the Mystic Harbour Sanitary Service Area to allocate 29 EDU's from the "Infill and Intensification" category in Area 1 (north of the airport) and 9 EDU's from the "Vacant of Multi-lot Properties" category in Area 1 (north of the airport) to the Frontier Town Campground category in Area 2 (south

of the airport) to accommodate a 112 campsite expansion on the existing campground property, as shown on the attached revised allocation table.

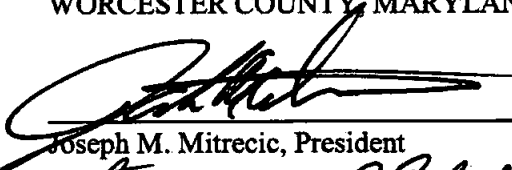
AND BE IT FURTHER RESOLVED that this proposed amendment to the *Worcester County Comprehensive Water and Sewerage Plan* shall be forwarded to the Maryland Department of the Environment (MDE) for their review and approval in accordance with the provisions of Section 9-507 of the Environment Article of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

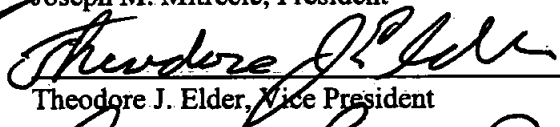
PASSED AND ADOPTED this 16<sup>th</sup> day of June, 2020.

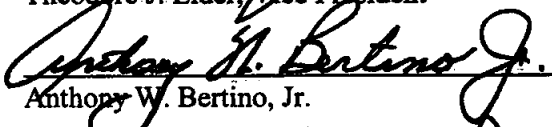
ATTEST:

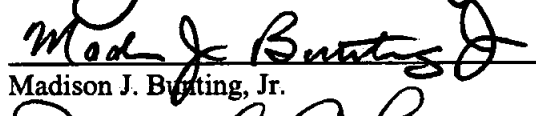
  
Harold L. Higgins  
Chief Administrative Officer

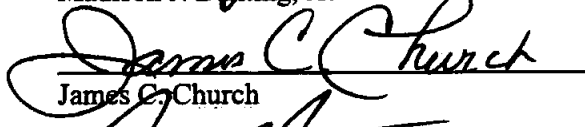
COUNTY COMMISSIONERS OF  
WORCESTER COUNTY, MARYLAND

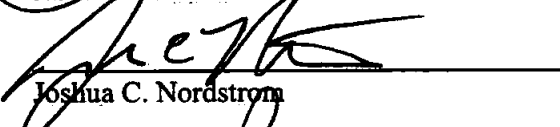
  
Joseph M. Mitrecic, President


  
Theodore J. Elder, Vice President

  
Anthony W. Bertino, Jr.

  
Madison J. Butting, Jr.

  
James C. Church

  
Joshua C. Nordstrom

  
Diana Purnell

**Allocation of Sewer EDUs in Mystic Harbour Sanitary Service Area (New Capacity as of 4/14/20)**

<b>North of Airport, North of Antique Road, East and West of Route 611 - "Area 1"</b>	<b>Original Allocation</b>	<b>Current Adjusted Allocation</b>	<b>Sold and In Service</b>	<b>Sold and Not In Service</b>	<b>Remaining Allocation</b>	<b>Footnotes</b>
Infill and Intensification of Properties in "Area 1"	154	114	0	110	4	3, 10, 12, 13, 14, 19
Vacant or Multi-lot Properties in "Area 1"	80	80	0	39	41	13, 19
Single Family Dwellings	17	17	0	0	17	
Commercial Properties in "Area 1"	80	80	43	33	4	4, 5, 7, 8, 11, 13, 14, 17, 18
<b>Subtotal EDUs in "Area 1"</b>	<b>331</b>	<b>291</b>	<b>43</b>	<b>182</b>	<b>66</b>	
<b>Airport and South of Airport, East of Route 611 - "Area 2"</b>						
Commercial Infill South of Airport	20	20	0	20	0	15, 16
Vacant or Multi-lot Properties	4	4	1	2	1	6, 16
Assateague Greens Executive Golf Course/Range-9-holes	6	6	0	0	6	
Ocean City Airport, Clubhouse and Humane Society	32	32	32		0	1
Church	5	5	0	0	5	
Single Family Dwellings	20	20	0	1	19	9
Castaways Campground	88	88	88		0	2
Frontier Town Campground	130	238	166	72	0	3, 10, 19
Commercial Portion of Frontier Town Campground	30	0			0	
<b>Subtotal EDUs in "Area 2"</b>	<b>335</b>	<b>413</b>	<b>287</b>	<b>95</b>	<b>31</b>	
<b>TOTAL EDUs</b>	<b>666</b>	<b>704</b>	<b>330</b>	<b>277</b>	<b>97</b>	

Note: See attached map for location of EDU allocations

**Footnotes:**

- 1 - Transferred 32 EDUs to Town of Ocean City on June 3, 2014 as part of the Eagles Landing Spray Irrigation MOU.
- 2 - Sold 88 EDUs to Castaways Campground on July 3, 2014.
- 3 - Sold 166 EDUs to Frontier Town Campground on March 30, 2017 by transferring 30 EDUs from Frontier Town Commercial allocation and 6 EDUs from "infill and intensification of properties in Area 1" allocation as agreed by Commissioners on September 19, 2017.
- 4 - Sold 14 EDUs to Park Place on May 16, 2017.
- 5 - Hampton Inn bought 40 EDUs from Mitch Parker and bought an additional 13 EDUs from the County on August 28, 2017.
- 6 - Approved the sale of 2 EDU's to Victor H. Birch Property on March 20, 2018.
- 7 - Approved the sale of 1 EDU to Eugene Parker Trust Property on April 3, 2018.
- 8 - Approved the sale of 3 EDU's to L & B Ocean City, LLC Properties on April 3, 2018.
- 9 - Approved the sale of 1 EDU to Michael Jay Deem Property on April 17, 2018.
- 10 - Water and Sewerage Plan Amendment - 34 EDUs from "infill and intensification of properties in Area 1" to Frontier Town Campground for Expansion - approved on June 19, 2018 by County Commissioners (Resolution No. 18-17).
- 11 - Approved the sale of 9 EDUs to Stockyard Inc. Property on June 19, 2018.
- 12 - Approved the sale of 27 EDUs to GCR Development, LLC Property on July 3, 2018.
- 13 - Approved the sale of 63 EDUs - (29-infill, 30-vacant, 4-commercial) - to Sea Oaks, LLC property on Sept 18, 2018. Pending MDE approval.
- 14 - Approved the sale of 45 EDUs - (25-infill, 20-commercial) - to ODIE-1, LLC (Alamo Motel) property on October 23, 2018.
- 15 - Approved the sale of 6 EDUs to Assateague Island Farm, LLC property on January 22, 2019, subject to various conditions.
- 16 - Approved the sale of 15 EDUs to ES Adkins and Company property (14 commercial infill, 1 vacant) on February 19, 2019.
- 17 - Approved the sale of additional 7 EDUs to Stockyard Inc. Property on July 16, 2019.
- 18 - Approved the sale of additional 5 EDUs to Stockyard Inc. Property on December 3, 2019.
- 19 - Pending Water and Sewerage Plan Amendment - 29 EDUs from "infill and intensification" and 9 EDUs from "Vacant or Multi-lot properties" in Area 1 to Frontier Town Campground for Expansion - pending public hearing on June 16, 2020 by County Commissioners (Resolution No. 20-??).