

RESOLUTION NO. 19 - 6

**RESOLUTION EXPANDING THE OCEAN PINES SANITARY SERVICE AREA
FOR THE ATLANTIC GENERAL HOSPITAL OUTPATIENT CENTER**

WHEREAS, the County Commissioners of Worcester County, Maryland (County Commissioners) established the Ocean Pines Sanitary Service Area in which all public water and sewer facilities serving the Ocean Pines community 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 Hugh Cropper, IV, attorney, on behalf of Burbage/Melson, Inc, and Silver Fox, LLC, property owners, and Sina Companies, LLC, contract purchaser, for expansion of the Ocean Pines Sanitary Service Area to include the proposed Atlantic General Hospital (AGH) Outpatient Center on Lot A and future development on Lot B on properties located on the east side of Racetrack Road (MD Route 589) north and east of its intersection with Gum Point Road in Berlin, Maryland, 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 21, Parcel 66, Lots A & B, Tax Account I.D. # 03-169855 and #03-169863, located south and west of the current boundary of the Ocean Pines Sanitary Service Area; and

WHEREAS, the petitioners have proposed that the sanitary services for the expanded area be provided by the purchase of thirty-four (34) equivalent dwelling units (EDUs) of potable water service and wastewater treatment capacity from the Ocean Pines Sanitary Service Area to serve the proposed outpatient center and that the sanitary facilities will consist of privately-owned, low-pressure sewerage pump stations and a public low-pressure force main along with public water mains connect to the existing Ocean Pines system infrastructure, onward to the Ocean Pines collection and water distribution systems, 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 February 19, 2019 to hear public comment on the proposed expansion of the Ocean Pines 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 area 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 Service Area is hereby expanded to include the petitioned area owned by Burbage/Melson, Inc, and Silver Fox, LLC to be purchased by Sina Companies, LLC for construction of the proposed Atlantic General Hospital (AGH) Outpatient Center on


Lot A and future development on Lot B on the subject properties located on the east side of Racetrack Road (MD Route 589) north and east of its intersection with Gum Point Road in Berlin, Maryland, as identified on Worcester County Tax Map 21, Parcel 66, Lots A & B, Tax Account I.D. # 03-169855 and #03-169863, and as shown on the service area maps attached hereto; and

- Sanitary services for the expanded service area will be provided by a re-assignment of thirty-four (34) equivalent dwelling units (EDUs) of potable water and sewerage treatment capacity to be assigned to Lot A from the pool of forfeited EDUs previously allocated for the expansion of uses on the Ocean Downs Casino property in the Ocean Pines Sanitary Service Area to serve the proposed outpatient center. The sanitary facilities will consist of privately-owned, low-pressure sewerage pump stations and a public low-pressure force main along with public water mains connect to the existing Ocean Pines system infrastructure, onward to the Ocean Pines collection and water distribution systems, all of which will be constructed by the developer at their sole cost and turned over to the County for operation. EDU's for Lot B will be determined at a later date subject to site plan approval and the availability of EDU's to serve that portion of the petitioned area at that time.

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

PASSED AND ADOPTED this 5th day of March, 2019.

ATTEST:

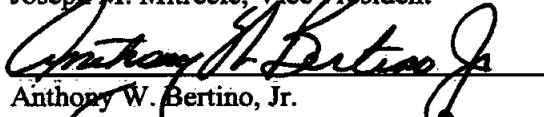

Harold L. Higgins
Chief Administrative Officer

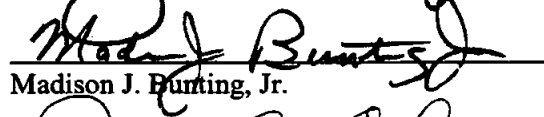
COUNTY COMMISSIONERS OF
WORCESTER COUNTY, MARYLAND

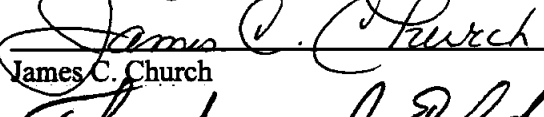
Absent


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



Legend

- Proposed W-1 Expansion
- Ocean Pines Water Service Area - W-1

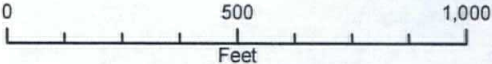
Water Service Areas

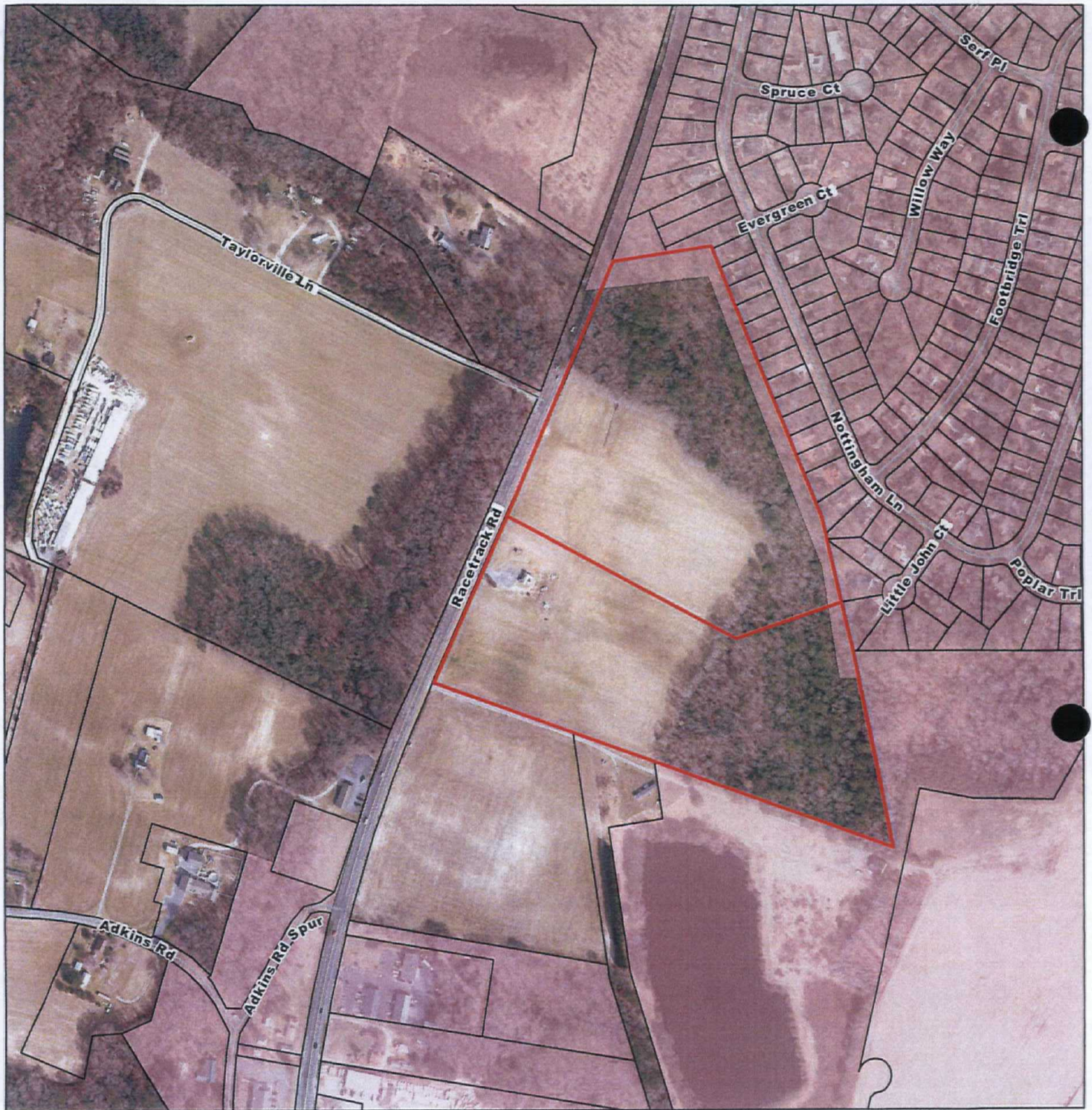


Tax Map: 21
Parcel: 66-A & 66-B

Proposed Expansion of Sanitary Service Area
W-1, W-1 Proposed

Prepared by Worcester County Environmental Programs, October 26, 2018
Parcel boundaries are approximate.
This map is for planning purposes only.
Aerial image 2016.





Legend

- Proposed S-1 Expansion
- Ocean Pines Sewer Service Area - S-1

Sewer Service Areas

Tax Map: 21
Parcel: 66-A & 66-B

Proposed Expansion of Sanitary Service Area
S-1, S-1 Proposed



Prepared by Worcester County Environmental Programs, October 26, 2018
Parcel boundaries are approximate.
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Aerial image 2016.

