

RESOLUTION NO. 25 - 32

**RESOLUTION EXPANDING THE WEST OCEAN CITY SANITARY SERVICE AREA
FOR COF INVESTMENT GROUP, LLC**

WHEREAS, the County Commissioners of Worcester County, Maryland (County Commissioners) established the West Ocean City Sanitary Service Area in which all public sewer facilities serving the West Ocean City 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 COF Investment Group, LLC., property owner and applicant, and other property owners, for expansion of the West Ocean City Sanitary Service Area to include the subject properties located on the west side of Maryland Route 611 (Stephen Decatur Highway) west and south of the intersection with Sunset Avenue and north of the intersection with Sea Oaks Lane, which will be delineated on a service area map adopted by the County Commissioners. The sanitary service area expansion includes the entirety of the following properties: The subject properties are located on the west side of Maryland Route 611 (Stephen Decatur Highway). They are more specifically identified on Worcester County Tax Map 26, as Parcels 274 – Par 2, 274-Par 3B, 274-Par 1A, 274-Par 1BB, 274 – Par 1C, 274-Par 1-C, Parcels 424, 291, 365, 292, 290, 208 – Lot 1, and Parcel 208 – Lot 2., located south of the current boundary of the West Ocean City Sanitary Service Area; and

WHEREAS, the petitioners have proposed that the sanitary services for the expanded area be provided by the future transfer in of additional equivalent dwelling units (EDUs) of wastewater treatment capacity from properties not utilizing excess sewer capacity within the West Ocean City Sanitary Service Area to serve future proposed development and that the sanitary facilities will consist of a Department of Public Works approved connection point to the County's sewer collection system with a separate purchase of water EDU(s) and connection(s) to the Mystic Harbour water distribution system; and

WHEREAS, the County Commissioners held a duly advertised public hearing on December 2, 2025 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:

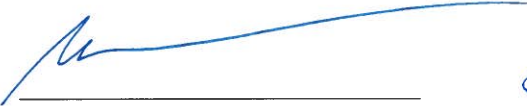
1. The West Ocean City Sanitary Service Area is expanded to include the petitioned properties owned by COF Investment Group, LLC and other parties to serve proposed future development on the subject properties on the west side of Maryland Route 611 (Stephen Decatur Highway) west and south of the intersection with Sunset Avenue and north of the intersection with Sea Oaks Lane in Berlin, Maryland, Worcester County Tax Map 26, as Parcels 274 – Par 2, 274-Par 3B, 274-Par 1A, 274-Par 1BB, 274 – Par 1C, 274-Par 1-C, Parcels 424, 291, 365, 292, 290, 208 – Lot 1, and Parcel 208 – Lot 2., located south of the current boundary of the West Ocean City Sanitary Service Area and as shown on the service area map attached hereto; and
2. Sanitary services for the expanded service area will be provided by the future transfer in of additional equivalent dwelling units (EDUs) of West Ocean City wastewater treatment capacity from properties not utilizing excess sewer capacity within the West Ocean City Sanitary Service Area to serve proposed future development, and the sanitary facilities will consist of a Department of Public Works approved connection point to the County's sewer collection system with a separate purchase of water EDU(s) and connection(s) to the Mystic Harbour water distribution system, and any infrastructure past the public connection point(s) will be constructed by the developer(s) and turned over to the County for operation.

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

PASSED AND ADOPTED this 2nd day of December, 2025.

Attest:

Worcester County Commissioners



Weston S. Young
Chief Administrative Officer



Theodore J. Elder
President



Madison J. Bunting, Jr.
Vice President



Caryn G. Abbott
Commissioner



Anthony W. Bertino, Jr.
Commissioner



Eric J. Fiori
Commissioner



Joseph M. Mitrecic
Commissioner



Diana Purnell
Commissioner

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