

RESOLUTION NO. 660

A RESOLUTION OF THE COUNTY COUNCIL OF DORCHESTER COUNTY AMENDING THE 2004 DORCHESTER COMPREHENSIVE WATER AND SEWER PLAN (THE "CWSP") BY CHANGING THE SEWER CLASSIFICATIONS OF THOSE REAL PROPERTIES LOCATED IN McKEIL POINT 2, TAX MAP 39, PARCEL 18, SECTION 2, LOTS 1 THROUGH 4, AND McKEIL POINT 3, TAX MAP 39, PARCEL 18, SECTION 3, LOTS 1 THROUGH 14, ZONED RURAL RESIDENTIAL, FROM "NO PLANNED SERVICE" TO S-1 (SEWER AVAILABLE)

WHEREAS, in accordance with Md. Code Ann., Envir. § 9-503(a), the County Council of Dorchester County (the "County Council") has adopted a plan that deals with water supply systems and sewerage systems in Dorchester County, inclusive of the municipal corporations located therein, which is titled the Dorchester County Comprehensive Water and Sewer Plan (the "CWSP"); and

WHEREAS, pursuant to Md. Code Ann., Envir. § 9-503(c)(1), the County Council is authorized to adopt a revision to the CWSP if it considers such an amendment necessary; and

WHEREAS, pursuant to Md. Code Ann., Envir. § 9-503(d), before the County Council adopts an amendment to the CWSP, it shall first conduct a public hearing thereon, which may be conducted jointly with other public hearings or meetings, with notice provided to the principal elected official of any affected municipal corporation at least 14 days in advance; and

WHEREAS, pursuant to Md. Code Ann., Envir. § 9-506(a), before the County Council may adopt an amendment to the CWSP, it shall submit the proposed amendment to the Dorchester County Planning Commission (the "Planning Commission") for review and comment, and the Planning Commission must certify that the proposed amendment is consistent with the Dorchester County Comprehensive Plan; and

WHEREAS, pursuant to Md. Code Ann., Envir. §§ 9-503(c) and 9-507(a), once the County Council adopts an amendment to the CWSP, it must then submit the proposed amendment to the Maryland Department of the Environment ("MDE") for final review and approval; and

WHEREAS, Shared Facility Nos. 21-2 and 21-3 are currently failing, thus discharging wastewater to the ground surface and representing a serious health hazard; and

WHEREAS, the McKeil Point 2 Community, shown on Tax Map 39 as Parcel 18, Section 2, Lots 1 through 4, and the McKeil Point 3 Community, shown on Tax Map 39 as Parcel 18, Section 3, Lots 1 through 14 (collectively, the "Properties"), request the connection of the Shared Facility Nos. 21-2 and 21-3 to the Sanitary District No. 7 Sewer Service Lines; and

WHEREAS, an application has been filed by the Dorchester County Sanitary District to amend the CWSP to accommodate plans to connect the Shared Facility Nos. 21-2 and 21-3 to the sewer lines of Sanitary District No. 7; and

WHEREAS, in accordance with the requirements of Md. Code Ann., Envir. § 9-506(a)(1)(i), this Resolution has been submitted to the Planning Commission for review for consistency with planning programs for the area; and

WHEREAS, on March 6, 2024, the Planning Commission certified that this Resolution is consistent with the Comprehensive Plan as required by Md. Code Ann., Envir. § 9-506(a)(1)(ii); and

WHEREAS, the County Council held a public hearing regarding the proposed CWSP amendment set forth herein on April 16, 2024.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF DORCHESTER COUNTY, that the Dorchester County Comprehensive Water and Sewer Plan shall be and is hereby amended as follows:

SECTION ONE: The above recitals are hereby incorporated as if fully set forth herein.

SECTION TWO: The CWSP is amended to reclassify and remap the sewer classification of the Properties from "No Planned Service" to S-1 (Sewer Available) as shown on the map attached hereto as Exhibit A and incorporated herein by reference as if fully set forth.

SECTION THREE: The CWSP is further amended as set forth in the narrative description attached hereto as Exhibit B and incorporated herein by reference as if fully set forth.

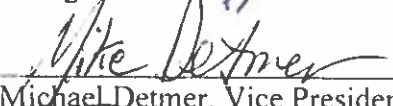
ADOPTED AND EFFECTIVE THIS 16th day of April, 2024.

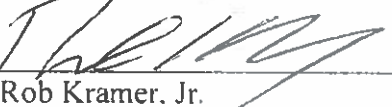
ATTEST:


Jeff Powell, Interim County Manager

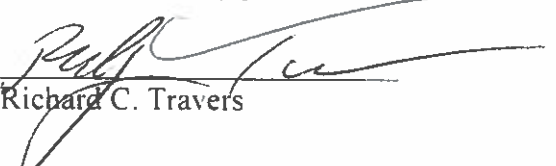
THE COUNTY COUNCIL OF
DORCHESTER COUNTY, MARYLAND

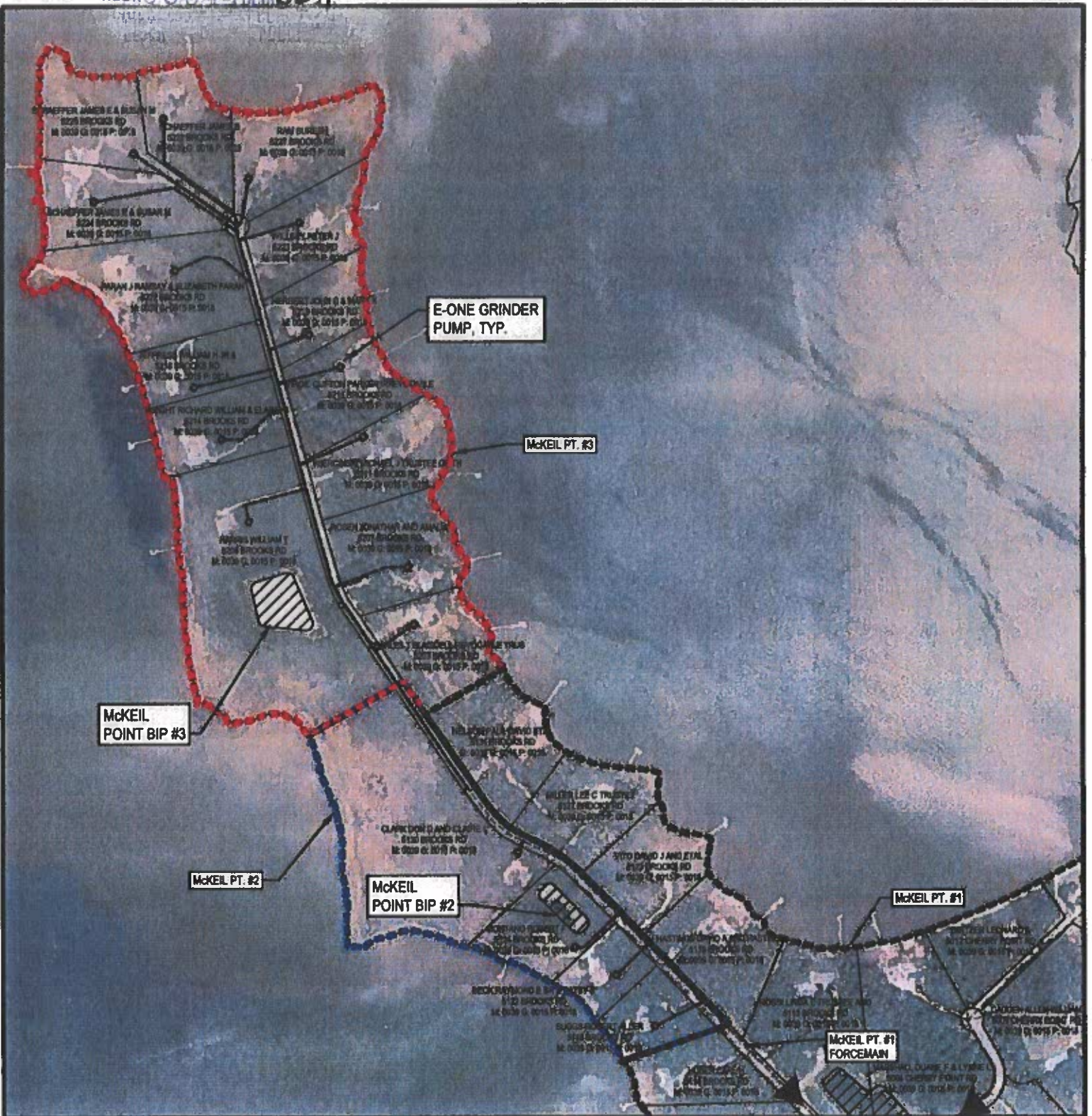

George L. Pfeffer, Jr., President


Michael Detmer, Vice President


Rob Kramer, Jr.


William V. Nichols


Richard C. Travers



PROJECT MAP

1"=600'

Date:	JANUARY 2024
Scale:	1"=600'
Dwn.By:	RJD
Proj.No.:	1904E001.002
PROJECT MAP	
Dwg No.:	C-003

McKEIL POINT BIP #2 & #3 ON-SITE
SEWAGE SYSTEM REMOVAL
 DORCHESTER COUNTY COUNCIL
 DORCHESTER COUNTY, MARYLAND

DAVIS BOWEN & FRIEDEL, INC.
 ARCHITECTS • ENGINEERS • SURVEYORS

BAYTON, MARYLAND 410.770.4744 BELFORD, DELAWARE 302.424.1444 SALISBURY, MARYLAND 410.543.9091

SHEET JUN 05 '24 RW1102

LIBERO 007 FOLIO 825

Request for Amendment to the
Dorchester County Water & Sewer Plan

This amendment request is required to allow a sewer project to protect public health and environment. The bermed infiltration pond known as Shared Facility # 2 and # 3 McKeil Point, which serves 18 lots total, is failing and discharging wastewater to the ground surface. This shared facility was constructed in 1989 and currently serves 18 homes. (Please note McKeil Point #2 consists of 4 total lots, 3 developed and 1 undeveloped, and McKeil Point #3 consists of 14 developed lots.)

Renovation of the shared bermed infiltration pond (BIP) is not feasible and is untested. The original concept was that infiltration capacity could be regained by dredging or expanding the BIP. In addition, onsite correction would require reworking the shared facility concept in Dorchester County to comply with Environment Article 9-1110.

Construction of individual septic systems to serve each lot is also problematic. Although the lots are large, ranging in size from 16 to 3 acres, the land is at very low elevation, flat and predominately very poorly drained. The high spots are not more than 4 feet above sea level.

This project would serve 1 undeveloped lot embedded in the shared facility. The currently undeveloped lots to be served are zoned rural residential. The lots to be served will be limited to a wastewater allocation of 1 edu/lot in accordance with the denied access policy in the 2004 Water & Sewer Plan. The lots shown on the attached list will be added to Table 4-1.

The connection of these 18 homes to the ENR WWTP will reduce the nitrogen loads to the Little Choptank River and Chesapeake Bay by 355 tons per year.