

**COUNTY COUNCIL**

**OF**

**TALBOT COUNTY**

2025 Legislative Session, Legislative Day No.: March 11, 2025

Resolution No.: 371

Introduced by: Mr. Callahan, Ms. Haythe, Mr. Leshner, Ms. Mielke, Mr. Stepp

**A RESOLUTION TO AMEND THE TALBOT COUNTY COMPREHENSIVE WATER AND SEWER PLAN BY RECLASSIFYING AND REMAPPING CERTAIN REAL PROPERTY LOCATED AT 5536 PUBLIC LANDING ROAD, ROYAL OAK, MARYLAND, AND FURTHER DESCRIBED AS TAX MAP 46, PARCEL 46, FROM "UNPROGRAMMED" TO "S-1," IMMEDIATE PRIORITY STATUS PURSUANT TO AN APPLICATION FILED BY TALBOT COUNTY, MARYLAND**

By the Council: March 11, 2025

Introduced, read the first time, and ordered posted, with Public Hearing scheduled on Tuesday, April 8, 2025, at 5:30 p.m. in the Bradley Meeting Room, South Wing, Talbot County Courthouse, 11 North Washington Street, Easton, Maryland 21601.

By order:

Susan W. Moran  
Susan W. Moran, Secretary

**A RESOLUTION TO AMEND THE TALBOT COUNTY COMPREHENSIVE WATER AND SEWER PLAN BY RECLASSIFYING AND REMAPPING CERTAIN REAL PROPERTY LOCATED AT 5536 PUBLIC LANDING ROAD, ROYAL OAK, MARYLAND, AND FURTHER DESCRIBED AS TAX MAP 46, PARCEL 46, FROM “UNPROGRAMMED” TO “S-1,” IMMEDIATE PRIORITY STATUS PURSUANT TO AN APPLICATION FILED BY TALBOT COUNTY, MARYLAND**

**WHEREAS**, on October 22, 2002, the County Council of Talbot County (the “County Council”) adopted Resolution No. 100, which updated the Talbot County Comprehensive Water and Sewer Plan (the “CWSP”) through the 2002 Report of the Review; and

**WHEREAS**, the Maryland Department of the Environment (“MDE”) approved Resolution No. 100 on February 20, 2003; and

**WHEREAS**, Talbot County, Maryland (the “Owner”) is the owner of certain real property located at 5536 Public Landing Road, Royal Oak, Maryland, and further described as Tax Map 46, Parcel 46 (the “Property”); and

**WHEREAS**, the Property consists of 4.838± acres and is unimproved; and

**WHEREAS**, the Owner has submitted an Application for an Amendment to the CWSP for Change of Priority Status to change the sewer classification of the Property from “Unprogrammed” to “S-1,” Immediate Priority Status; and

**WHEREAS**, the County Engineer has evaluated and confirmed the feasibility of extending public water and sewer to the Property and requested that the Talbot County Office of Law prepare this amendment to the CWSP to facilitate extension of public sewer thereto; and

**WHEREAS**, in accordance with the requirements of Md. Code Ann., Envir. § 9-506(a)(1)(i), the proposed CWSP amendment set forth herein has been submitted to the Talbot County Planning Commission (the “Planning Commission”), as well as the Talbot County Public Works Advisory Board, for review for consistency with planning programs for the area; and

**WHEREAS**, on \_\_\_\_\_, 2025, the Planning Commission certified that the proposed CWSP amendment set forth herein is consistent with the Comprehensive Plan as required by Md. Code Ann., Envir. § 9-506(a)(1)(ii).

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF TALBOT COUNTY, MARYLAND**, that the Talbot 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:** Subject to the terms and conditions herein, the CWSP is amended to reclassify and remap the Property from “Unprogrammed” to “S-1,” Immediate Priority Status, as shown on the map attached hereto as Exhibit A and incorporated herein by reference as if fully set forth.

**SECTION THREE:** Sewer service for the Property shall be from the St. Michaels – Region II Wastewater Treatment Plant. The proposed sewer extension shall be designed and constructed in accordance with the current Region II Service Policy and design guidelines.

**SECTION FOUR:** The Property is hereby granted an allocation of one (1) equivalent dwelling unit (“EDU”) of sewer capacity, with a peak flow allocation of two hundred fifty (250) gallons per day.

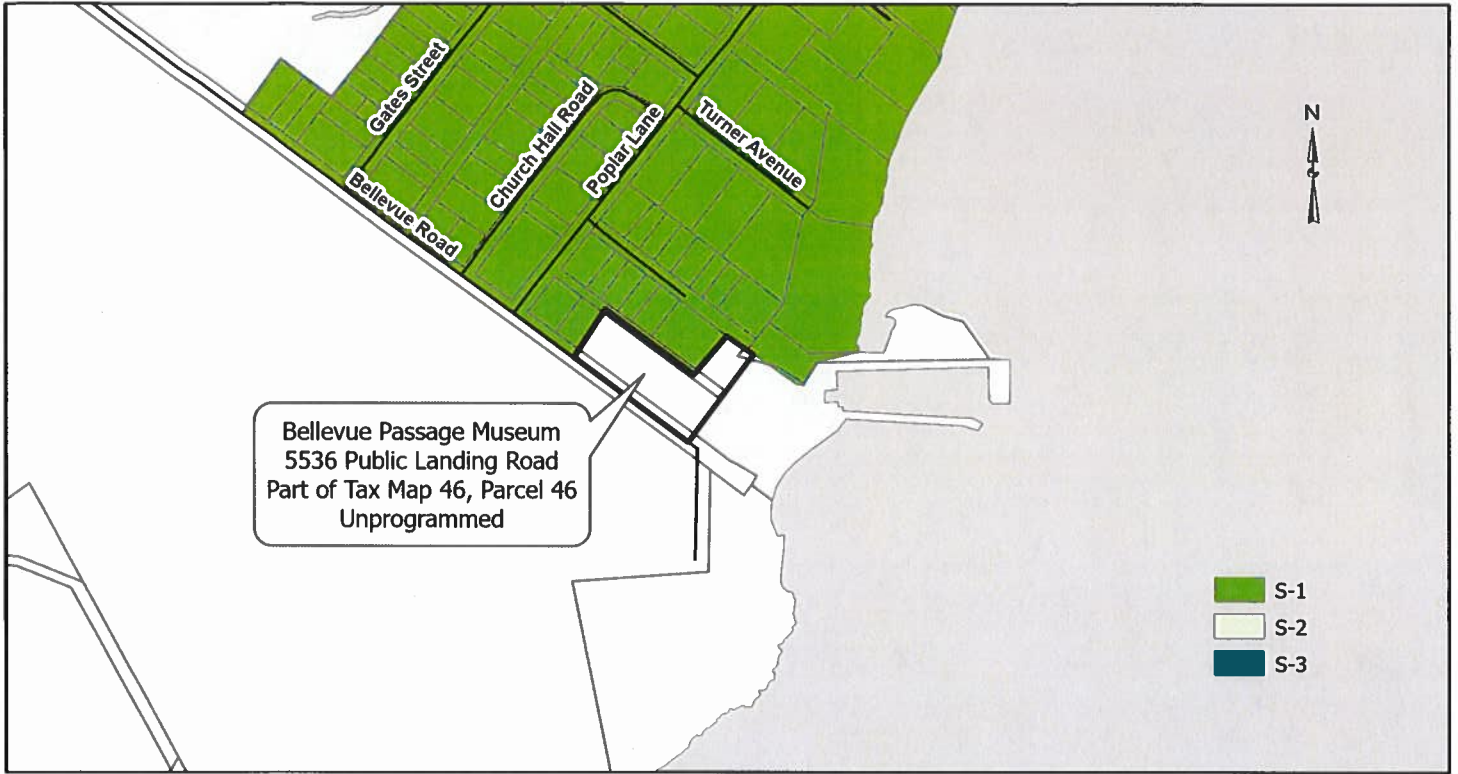
**SECTION FIVE:** No sewer service shall be available to any area beyond the existing Property to be served. No other properties, lots, or parcels, including any future reconfiguration or recombination of either of the Property, shall be entitled to service or capacity unless and until the CWSP is amended to permit such service.

**SECTION SIX:** The design shall be consistent with the design standards for similar projects in the Region II Service Area, shall be subject to review and approval by the County Engineer, and shall include design features, components, and materials as the County Engineer or their designee may reasonably require, including the ability to isolate the connection.

**SECTION SEVEN:** This Resolution shall not modify, excuse, or supersede any other requirements for ongoing compliance with all applicable federal, State, and local statutes, ordinances, rules, or regulations, including without limitation all conditions and requirements of all permits and approvals necessary for connection to the force main.

**SECTION EIGHT:** This Resolution shall take effect immediately upon the date of its adoption.

**Existing Sewer Service Area  
Bellevue Passage Museum  
5536 Public Landing Road, Part of Tax Map 46, Parcel 46**



**Proposed Sewer Service Area  
Bellevue Passage Museum  
5536 Public Landing Road, Part of Tax Map 46, Parcel 46**



**PUBLIC HEARING**

Having been posted and Notice, Time and Place of Hearing, and Title of Resolution No. \_\_\_ having been published, a public hearing was held on Tuesday, \_\_, 2025, at 5:30 p.m. in the Bradley Meeting Room, South Wing, Talbot County Courthouse, 11 North Washington Street, Easton, Maryland.

**BY THE COUNCIL**

Read the second time:

Adopted: \_\_\_\_\_

By Order: \_\_\_\_\_  
Susan W. Moran, Secretary

Callahan -

Stepp -

Leshner -

Mielke -

Haythe -

Effective: \_\_\_\_\_