

**COUNTY COUNCIL**

**OF**

**TALBOT COUNTY**

2022 Legislative Session, Legislative Day No.: September 13, 2022

Resolution No.: 335

Introduced by: Mr. Callahan, Mr. Divilio, Mr. Pack, Ms. Price

**A RESOLUTION TO AMEND THE TALBOT COUNTY COMPREHENSIVE WATER AND SEWER PLAN FOR THE PURPOSE OF RECLASSIFYING AND REMAPPING CERTAIN REAL PROPERTY LOCATED AT 4480 BACHELORS POINT ROAD, OXFORD, MARYLAND, SHOWN ON TAX MAP 53 AS PARCEL 77, FROM “W-2” AND “S-2” TO “W-1” AND “S-1” IMMEDIATE PRIORITY STATUS FOR WATER AND SEWER SERVICE FROM THE OXFORD WATER AND WASTEWATER SYSTEM**

By the Council: September 13, 2022

Introduced, read the first time, and ordered posted, with Public Hearing scheduled on Tuesday, October 11, 2022 at 6:30 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 FOR THE PURPOSE OF RECLASSIFYING AND REMAPPING CERTAIN REAL PROPERTY LOCATED AT 4480 BACHELORS POINT ROAD, OXFORD, MARYLAND, SHOWN ON TAX MAP 53 AS PARCEL 77, FROM “W-2” AND “S-2” TO “W-1” AND “S-1” IMMEDIATE PRIORITY STATUS FOR WATER AND SEWER SERVICE FROM THE OXFORD WATER AND WASTEWATER SYSTEM**

**WHEREAS**, Hazen Marshall and Megan Hauck (the “Owners”) are the owners of certain real property located at 4480 Bachelors Point Road, Oxford, Maryland 21654, shown on Tax Map 53 as Parcel 77, consisting of 2.96 acres of land, more or less (the “Property”); and

**WHEREAS**, the Property is served by a failing septic system, and the Owners are constructing a single-family residence on the Property; and

**WHEREAS**, to remediate the failing septic system, the previous owners of the Property entered into an annexation agreement with the Town of Oxford (the “Town”) in order to be eligible for the Town’s municipal water and sewer service which required the Property to connect to such service within three years; and

**WHEREAS**, on February 27, 2007, the Town approved Resolution No. 0714, entitled “A Resolution of the Commissioners of Oxford to Annex Certain Lands Located on the South and East Side of the Town of Oxford on the East Side of Bachelor’s Point Road, in the Third Election District, Talbot County, Maryland and consisting of 5.35 Acres of Land, More or Less, and to Provide for the Terms and Conditions of the Annexation to the Town of Oxford;” 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 \_\_\_\_\_, 2022, 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:

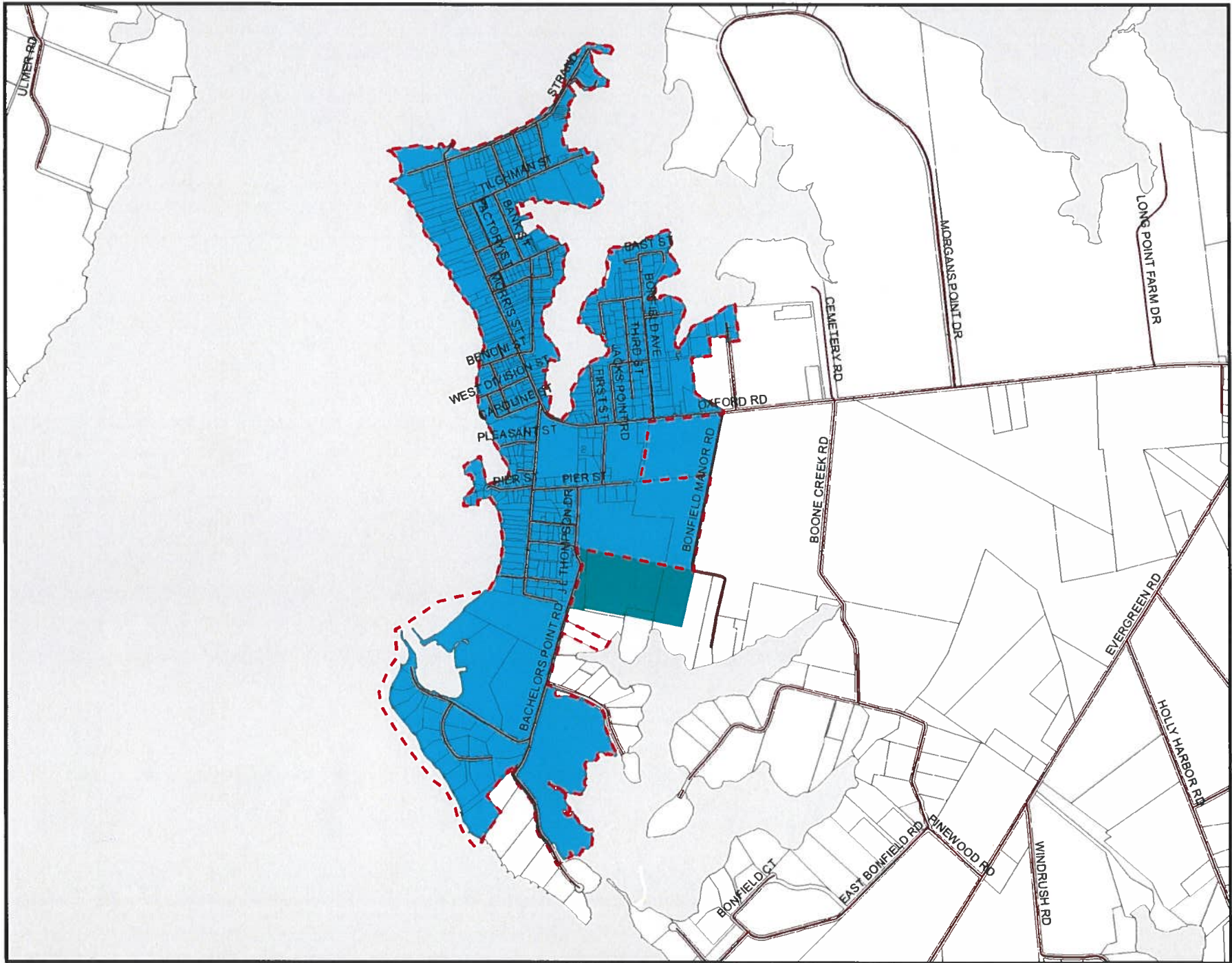
**SECTION ONE:** The above recitals are hereby incorporated as if fully set forth herein.

**SECTION TWO:** *Figure 9 (“Talbot County, Town of Oxford, Water Service Area”)* and *Figure 20 (“Talbot County, Town of Oxford, Sewer Service Area”)* of the Talbot County Comprehensive Water and Sewer Plan (the “CWSP”), attached hereto and incorporated herein by reference as Exhibit “A,” is hereby amended to reclassify and remap that certain real property located at 4480 Bachelors Point Road, Oxford, Maryland 21654, shown on Tax Map 53 as Parcel 77, consisting of 2.96 acres, more or less, from the current classification of “W-2” and “S-2” to “W-1” and “S-1” immediate priority status for water and sewer service, as shown and described

on a certain worksheet entitled *Existing Sewer & Water Service Area/Tax Map 53, Parcel 77 – Proposed Sewer & Water Service Area/Tax Map 43, Parcel 77* prepared by the Talbot County Department of Public Works, dated September 6, 2022, attached hereto and incorporated herein by reference as Exhibit “B.”

**SECTION THREE:** The Talbot County Office of Law, in consultation with and subject to the approval of the County Manager, may make non-substantive corrections to codification, style, capitalization, punctuation, grammar, spelling, and any internal or external reference or citation included in this Resolution, as finally adopted, that are incorrect or obsolete, with no further action required by the County Council or any other public body having jurisdiction. All such corrections shall be adequately referenced and described in an editor’s note following the section affected.

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



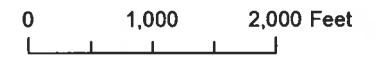
Talbot County  
Town of Oxford  
Water Service Area

**DRAFT**



**Water Service Area  
TYPE**

- W-1
- W-2
- W-3



Talbot County Public Works GIS  
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**Figure 9**



Talbot County  
Town of Oxford  
Sewer Service Area

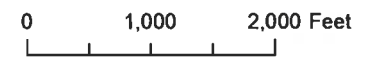
**DRAFT**



**Sewer Service Area**

**TYPE**

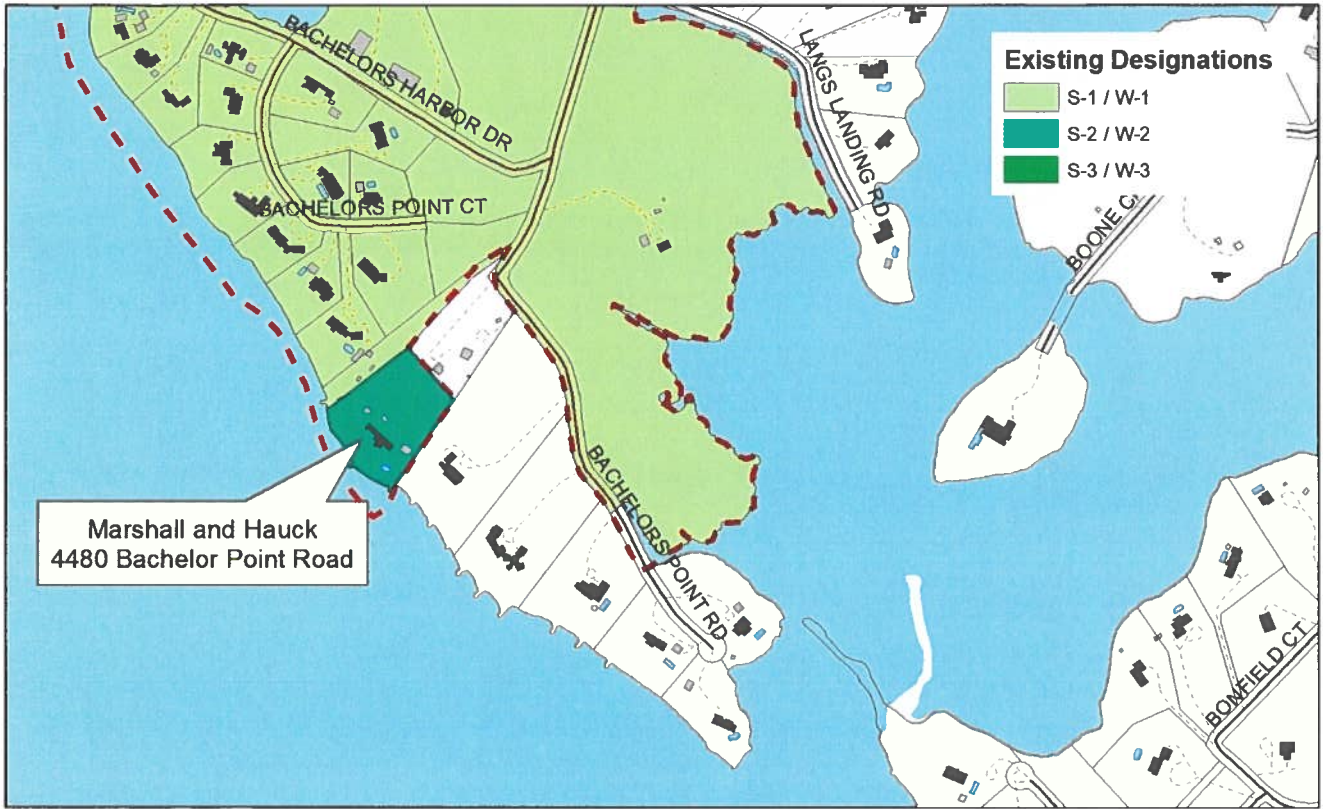
- S-1
- S-2
- S-3



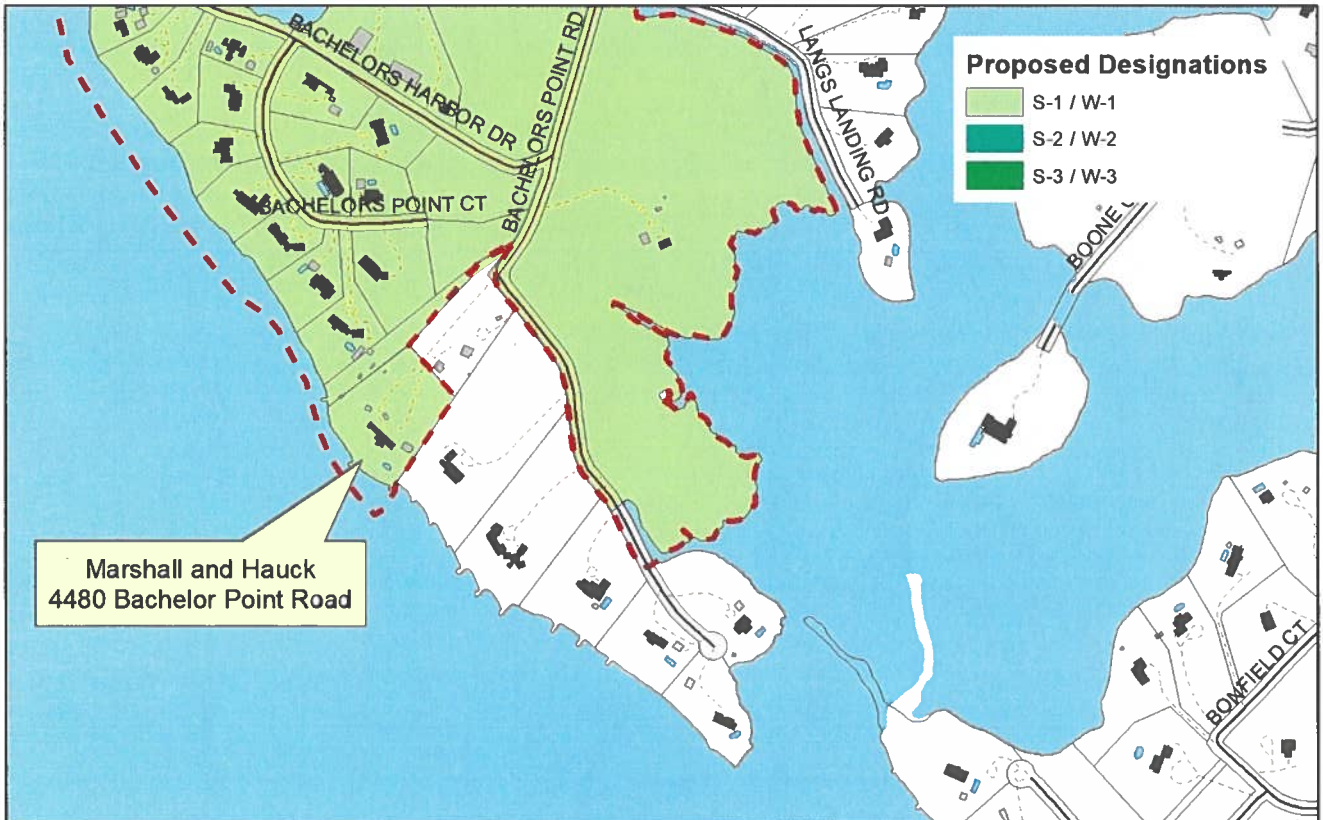
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**Figure 20**

### Existing Sewer & Water Service Area / Tax Map 53, Parcel 77



### Proposed Sewer & Water Service Area / Tax Map 53, Parcel 77



**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, \_\_\_\_\_, 2022, at 6:30 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 -
- Divilio -
- Leshner -
- Price -
- Pack -

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