

No. 84-22

Subj: ST. CLEMENT'S SHORES  
WASTEWATER TREATMENT  
PLANT ALLOCATION POLICY

004 PAGE 200

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RESOLUTION

WHEREAS, The St. Clement's Shores Wastewater Treatment Plant began operating in December, 1982; and

WHEREAS, The primary purpose of the facility was to relieve health hazard conditions created in the St. Clement's Shores Subdivision by failing septic tanks; and

WHEREAS, additional capacity was provided to enable owners of undeveloped lots in St. Clement's Shores to utilize their property; and

WHEREAS, at the time the facility was designed the St. Mary's County Zoning Ordinance required that contiguous substandard lots or portions thereof in common ownership be joined to form a legal zoning lot of at least 6500 sq. ft.; and

WHEREAS, in 1983, the Zoning Ordinance was revised to eliminate the 6500 sq. ft. minimum zoning lot size; and

WHEREAS, the effect of the change has greatly increased the number of potential lots within St. Clement's Shores;

NOW, THEREFORE, BE IT RESOLVED AND ORDAINED BY THE COUNTY COMMISSIONERS OF ST. MARY'S COUNTY, MARYLAND, this 14th day of July, 1984, that the allocation policy for St. Clement's Shores Wastewater Treatment Plant shall be as follows:

1. One equivalent dwelling unit (EDU) of sewage treatment capacity shall be allocated for each lot of record within the St. Clement's Shores Subdivision prior to the effective date of this policy, except that where two or more contiguous lots of record are in common ownership, such adjoining lots or portions thereof shall be considered a single zoning lot and shall be entitled to one EDU of treatment capacity.
2. Where the total area of a lot of record, or two or more lots of record under common ownership, exceeds 8,000 square feet, one EDU of capacity shall be allocated for each additional 8,000 square feet of area.
3. The capacity remaining after allocations are made in accordance with paragraphs 1 and 2 above, shall be allocated in the following order of priority on demand:
  - a. Property owners with existing septic failures that are within reasonable proximity of the public sewerage system shall be given first priority.
  - b. Property owners with existing houses or businesses that are not experiencing septic failures but desire to connect to the public sewerage system shall be given second priority, provided the properties are within reasonable proximity.
  - c. Third priority shall be given to the owners of undeveloped property that have obtained site plan approval or subdivision approval from the County Planning Commission.

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(Page 2 of 2)

LET# 004 84-22-1

BE IT FURTHER RESOLVED that the County Commissioners have determined that allocation authority under the Allocation Policy should be the responsibility of the St. Mary's County Planning Commission.

Effective this date: August 14, 1983.

BOARD OF COUNTY COMMISSIONERS  
OF ST. MARY'S COUNTY, MARYLAND

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GEORGE R. ADD, President

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ATTEST:

Edward V. Cox  
EDWARD V. COX  
County Administrator

APPROVED AS TO LEGAL SUFFICIENCY:

Joseph R. Densford  
JOSEPH R. DENSFORD  
Assistant County Attorney

Ret: Paula (C. Adm. Ofc.) 8/24/84 MARY B. BELL, CLERK