

*engineering survey, the Commission shall give notice by publication in one or more newspapers of general circulation in St. Mary's County once a week for three (3) successive weeks, which notice shall describe the proposed sanitary district or enlargement, together with the time and place of a hearing to be held, at which hearing a report shall be made as to the then estimated approximate cost of the facilities contemplated and the establishment of a sanitary district. Such report shall also include an estimate of the amount, if any, to be financed by the issuance of bonds pursuant to the authority of Section 161 of this subtitle. If the then estimated appropriate amount of bonds to be issued pursuant to Section 161 of this subtitle to pay the cost of the proposed facilities in the sanitary district (as proposed to be established or to be enlarged), together with the unamortized balance of the bonds issued to pay the cost of all facilities previously installed by the Commission in the sanitary district (as proposed to be established or to be enlarged), is estimated to exceed twenty-five per centum (25%) of the assessed property value as fixed for county taxation purposes in the sanitary district (as proposed to be established or to be enlarged), or if the project is not feasible from an engineering or financial standpoint or, in the judgment of the Commission, is not necessary for the health, safety and welfare of the residents in said area or locality, then the Commission may in its discretion by written order deny the petition. If the Commission in its discretion shall make the findings set forth in Section 159(a) of this subtitle and shall deem it desirable to constitute said locality as a sanitary district, to modify the boundaries of said locality as presented in said petition or to add such locality to a contiguous existing sanitary district, it shall pass a written order setting out its determination. Such order denying, modifying or granting the petition shall be published in one or more newspapers in St. Mary's County. If ten (10) residents and landowners in the area involved in any such order are dissatisfied with the order of the Commission, they shall have the right to take and enter within ten (10) days after the first publication of said order, as above provided, an appeal to the County Commissioners of St. Mary's County who shall review, after due notice of hearing the Commission's decision. If the County Commissioners of St. Mary's County shall find that the amount of bonds to be issued pursuant to Section 161 of this subtitle to pay the costs of installing such facilities and establishing a new sanitary district, or enlarging an existing sanitary district, together with the unamortized balance of the bonds issued to pay the cost of all facilities previously installed by the Commission in the area involved, will not exceed twenty-five per centum (25%) of the assessed property value as fixed for county taxation purposes within said area or locality, and if they find that the proposed project is feasible from an engineering and financial standpoint, and if, in addition thereto, they shall find that it is necessary for the public health, safety and welfare of the residents therein that said sanitary district be established or enlarged, they may in their discretion reverse any decision of the Commission denying the petition to create or enlarge a sanitary district. If such County Commissioners do not so find, they may in their discretion reverse any decision of the Commission creating or enlarging a sanitary district. If the final decision is in favor of establishing or enlarging a sanitary district or, in the event no appeal is taken from an order of the*