

**Appendix F. Adopted Comprehensive Zoning Changes in Annapolis Neck Small Area**  
**Bill 13-07 Effective July 21, 2007**

Reference Number	Location	Tax Map & Parcels	Acreage	SAP Land Use	Adopted Zoning Changes	Reason for Change
1	Childs Point, Ferry Point, Melvin Point, and Persimmon Point Peninsulas	Map 51 - Parcels 2, 13, 34, 62, 127, 169-171, 173-176, 205, 207, 209, 237, 275, 297, 300, 303, 308, 324, 344, 356, 366, 367, 396-400, 458, 460, 472, 1969, 2003, 2071, 2347  Map 56 - Parcels 2-4, 7-14, 16-18, 21, 23-27, 34-34, 37-44, 46-50, 53, 55-67, 72, 90, 128, 138, 150, 151, 183, 187, 189, 193, 194, 195, 201-203, 217, 224, 226, 232-235, 237, 247, 249, 253, 256, 263, 265, 276, 277, 279, 287, 347, 348, 355, 360, 365, 371, 729-733, 1332, 1346, 1352, 1369, 1908, 1954, 1958, 1990, Part of Parcel 260	Childs Point Peninsula – 152.9 acres  Ferry Point / Melvin Point Peninsulas – 278.5 acres  Persimmon Point – 190.9 acres  Total – 622.3 acres	Rural	R1 & R2 to RLD	RLD zoning is more consistent with the Rural land use designation; maintain low development densities on these peninsulas that are in the Critical Area and are not planned for public utility service.
2	Quiet Waters Park	Map 56 - Parcel 88	336.1 acres	Natural Features	R1 & R2 to OS	Open Space zoning is consistent with the County's long-term intention to preserve this property as parkland.

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3	Property adjacent to Peninsula Park	Map 57 - Parcel 2233	3.5 acres	Natural Features	R2 to OS	This property has been acquired by the County and is intended to be used as an expansion of Peninsula Park.
4	Interchange at MD 2 / MD 665	Map 51 - Parcel 139, part of Parcels 67, 141, 160 and 423, and the State Highway Administration right-of-way	16.1 acres	Low Residential	C4 & R15 to R2	This property is SHA right-of-way or is immediately abutting a highway interchange, and is not suitable for commercial or high-density residential use.
5	Northeast side of interchange of MD 2 / MD 665	Map 51 – Part of Parcel 136	2.1 acres	Commercial	C4 & R15 to C3	The parcel’s location between the interchange ramp and floodplain is not suitable for highway commercial use. A carwash is operating on this site and is permitted in the C3 Zone.
6	Generals Highway and Housley Road	Map 45 – Parcel 344, Lots A, B, and C	4.0 acres	Parole Growth Management Area	C2 to C3	Council amendment. Owner wishes to redevelopment site with retail uses consistent with the Parole Urban Design Plan.
7	823-825 Bestgate Road	Map 45 – Parcels 331 & 479	3.7 acres	Low-Medium Density Residential	R5 to C2	Council amendment. Allow properties to be developed with commercial uses.

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8	627 N. Bestgate Road	Map 45 – Parcel 228	0.4 acre	Low Density Residential	R2 to C2	Council amendment. Allow property to be developed with commercial uses.
9	802 Bestgate Road	Map 45 – Parcel 309, Lot 1	1.1 acres	Low Density Residential	R1 to C2	Council amendment. Permit construction of a dental clinic that was granted special exception approval.
10	900 block of Bay Ridge Road	Map 57A – Parcel 868 and part of Parcels 765, 864, and 867	1.5 acres	Commercial	R2 to C1	Council amendment. Owner wishes to redevelop the adjacent commercial area and expand the commercial site.