

**Table 10**  
**Site-Specific Land Use Recommendations**

<b>Reference No.</b>	<b>Property / Location</b>	<b>Land Use Map Designation</b>	<b>Current Zoning</b>	<b>Critical Area</b>	<b>Issues</b>	<b>Recommendations</b>
1	Masque Farm/Crystal Springs, Spa Road	Low & Medium Residential	R-2, R-10	RCA/ LDA	Large open space with mature forest to north. May be divided with relief road.	Seek conservation easement or designation as possible TDR sending area. If not possible, County to consider woodland preservation district or acquisition of heavily wooded land to North currently zoned R-10. May be future need for multi-use trail or greenway easement through property. Recommend low density cluster development in open southern portion.
1a	Corner of Bay Ridge Ave. and Carrollton Road (tax map 57, P.180)	Low Residential	R2	n/a	Historical significance. Community designed by Olmstead. 5-acre wooded area at entrance to Annapolis Roads.	Investigate Program Open Space or other funding sources and/or conservation easement. Contact HOA and land trusts.
1b	Parcels in Boyd's Cove watershed (tax map 50, P.153, 171, 259)	Low Residential	R5 (R2 is proposed; see Table 9)	LDA	Stormwater from parcels drains under County Road into Boyd's Cove.	Property owners should work with the County and adjacent community to preserve green space and ensure the protection of Boyd's Cove, including investigating methods to preserve open space and seek conservation easements on these parcels, and discuss a range of conservation options.
2	Admiral Cochrane Drive extended, Spruill property, Annapolis Route 2 LLC and Wharton Annapolis LLC	PGMA	R2	n/a	Residents concerned about intensified development.	Land use to be determined by results of comprehensive land use/transportation study for Annapolis Neck taking into account adverse environmental impacts. The PGMA oversight committee should have input. Under no circumstances should proliferation of

	property, and nearby properties.					commercial development down the MD 2 South corridor be allowed. Development on the south side of Admiral Cochrane Drive should be compatible with and provide sufficient buffering to existing residential communities.
3	Hillsmere/Bay Ridge Ave. commercial activity area (Outer Neck)	County - Low Residential & Commercial; City - Mixed Use center	C-1, R-2	n/a	Properties located in both City and County, mostly fragmented commercial development.	County designate as redevelopment area. Study and implement best reconnection from Hillsmere Drive to Old Annapolis Neck Road.
4	Belle Grove Corp., Severn Grove Road	Low Residential & Natural Features	R-1	RCA	Currently in subdivision process.	As a condition of approval of the development plan, with the exception of the lots allowed under the family conveyance criteria of the Subdivision Regulations, the remainder of the reserve parcel should be preserved with a conservation easement.
5	Brilliant Property, Bestgate Road	Low-Medium & Low Residential, Rural, & Natural Features	R-5, R-1, OS	n/a	Property sets the tone for development along Bestgate Road outside of the PGMA.	Retain current land use designation and zoning. Seek conservation easement on rear of property containing steep slopes and forested areas.
6	Priest Point on the Severn River, Riverview Ave.	Natural Features	OS	RCA	17-acres of mature forest on waterfront property.	Investigate Program Open Space or other funding sources and/or conservation easements.
7	Scheckels Farm, Harness Creek Road	Rural	R-2	RCA	Existing working farm with rural character.	Seek easement through land trust or other methods for preservation of agricultural uses.
8	Carr Property, Bestgate Road	Low Residential, Rural, Natural Features	R-1, OS	n/a	Proximity of PGMA could increase land use and density.	Retain residential zoning. Investigate Program Open Space funding or other funding sources. Consider creation of nature park. Seek conservation easement on rear of property containing steep slopes and forested area.
9	Bog and pond, Hidden River View	Natural Features, Low	OS, R-1	RCA, LDA	Possible future recreation site in	Seek easement through land trust or other methods for preservation.

	Road, adjacent to Fishing Creek	Residential			community open space. Rare saltwater bog.	
10	Waterfowl wintering area, NW of Marshy Point at mouth of South River	Natural Features	OS	RCA, LDA	Seek more protection for habitat.	Protect habitat area in perpetuity. Designate surrounding water as sensitive area by DNR.
11	Land adjacent to Quiet Waters Park, Old Annapolis Neck Road	Low Residential	R-2	n/a	Some undeveloped land adjacent to Quiet Waters Park.	Investigate as possible site for additional active recreation uses.
12	Homeport Farm, MD Route 2	Low Residential	R-2	RCA	Proposal for active recreational facilities underway.	Property owners should work with the County to allow residential redevelopment of the property with protection of Church Creek and provision of recreation area with public access to water by canoe and kayak.
13	Hunt Meadows subdivision, community open space	City	R-1 - City	n/a	Annapolis city property. Mostly wooded area . Great buffer for community aesthetics and wildlife.	Work with HOA and land trusts regarding conservation easement.
13a	Annapolis Middle School, Forest Drive	Government/ Institutional	R2	n/a	Large portion of facility unused.	Maximize use for recreational purposes, particularly after school opportunities for latch key children.
14	Chrisland Property, Bywater Road	City	R-1 - City	RCA, LDA	Property located in City of Annapolis. Need for recreational facilities to serve medium density housing in the area.	Provide active recreational facilities (ballfields) for area. Preserve forested area adjacent to Church Creek located in RCA portion of Critical Area and create forested wildlife corridor across property linking the area to adjacent properties. Obtain greenway easement through property.
15	Annapolis Roads, Rosenweig Property (Parcel 181)	Low Residential	R-2, OS	RCA, LDA	Historical significance. Community designed by Olmstead. 32-acre vacant wooded parcel	Investigate Program Open Space or other funding sources and/or forest conservation easements. Contact HOA and land trusts. Consider RLD zoning in order to make the

					adjacent to Annapolis Roads golf course.	environmental protections included in the RLD zone applicable to this environmentally sensitive property.
16	Tuscany subdivision, Arundel on the Bay Road	Low Residential	R-2	LDA	Currently in subdivision approval process.	County require community open space to be preserved as open space and seek conservation easement.
17	Plattner Trust Property, Coover Road	Low-Medium Residential, Natural Features	R-2, OS	RCA	Newly built subdivision.	Preserve community open space.
18	Blackwalnut Cove subdivision, community open space	Low Residential	R-2, OS	RCA, LDA	Forested and wetland areas.	Contact HOA and land trusts regarding conservation easement.
19	Annapolis Cove south of Bay Ridge Ave., community open space	Low Residential, Natural Features	R-2, OS	RCA, LDA	Forested & wetland areas.	Contact HOA and land trusts regarding conservation easement.
<p><b>Items 20 through 32 are single family residential sites of significant community importance due to prominent location, environmental features, historic value or size and open space which are desirable to preserve in their current use. The Plan recommends meeting with the property owners to discuss a range of conservation options, such as land trusts, conservation easements, and State and County programs such as Land Stewardship Referral Service-DNR, Partners for Wildlife-Fish and Wildlife, and Rural Legacy which could offer benefits to owners who forego development.</b></p>						
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20	Crab Creek Farm and Horse Farm on Ferry Point Road	Rural	R-1	RCA, LDA	Preserve rural character and residence.	Meet with owners to discuss a range of conservation options.
21	Arundel on the Bay, Sandpiper Lane	Low Residential	R-2	LDA	9-acre heavily wooded parcel.	Meet with owners to discuss a range of conservation options.
22	Johnston Property, Old South River	Low Residential,	R-1, OS	RCA	19-acre wooded site.	Meet with owners to discuss a range of conservation options.

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	Road	Natural Features				conservation options.
23	Pyles Property, Riva Road	Low Residential	R-2	LDA, RCA	14-acre property mostly wooded, adjacent to Broadview Estates	Meet with owners to discuss a range of conservation options.
24	Parcels at Church Creek headwaters, Pythian Drive, Elks Lodge, Vineyard Road	Low Residential & Natural Features	R-2, OS	RCA, LDA	Sensitive wooded area at headwaters of Church Creek.	Meet with owners to discuss a range of conservation options.
25	Cornell Property, Arundel on the Bay Road (Parcel 102).	Low Residential	R-2	RCA, LDA	Residential site of significant community importance. Desirable to preserve in current use.	Meet with owners to discuss a range of conservation options.
26	Cornell Property, Arundel on the Bay Road (Parcel 104)	Low Residential	R-2	RCA, LDA	Residential site of significant community importance. Desirable to preserve in current use.	Meet with owners to discuss a range of conservation options.
27	Callahan Property, Bay Highlands Drive (Parcel 149)	Low Residential	R-2	RCA, LDA	Residential site of significant community importance. Desirable to preserve in current use.	Meet with owners to discuss a range of conservation options.
28	Schneidwind Property, Bay Highlands Drive (Parcel 107)	Low Residential	R-2	RCA, LDA	Residential site of significant community importance. Desirable to preserve in current use.	Meet with owners to discuss a range of conservation options.
	Blackstone	Low		RCA,	Residential site of	Meet with owners to discuss a range of

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29	Property, Bay Highlands Drive (Parcel 99)	Residential, Natural Features	R-2, OS	LDA	significant community importance. Desirable to preserve in current use.	conservation options.
30	Singleton Property, Arundel Road on Oyster Creek (Parcel 163)	Low Residential & Natural Features	R-2, OS	RCA	Residential site of significant community importance. Desirable to preserve in current use.	Meet with owners to discuss a range of conservation options.
31	Horse farm adjacent to Red Dove commercial property (Parcel 148), MD 2 near South River bridge	Low Residential	R-1	RCA	8-acre horse farm. Preserve rural character.	Meet with owners to discuss a range of conservation options.
32	Properties adjacent to Masque Farm (Parcels 245, 248, 258, 349)	Low Residential	R-2	RCA, LDA	Residential sites of significant community importance. Desirable to preserve in current use.	Meet with owners to discuss a range of conservation options.