

## VI. LAND USE, ZONING AND ECONOMIC DEVELOPMENT

### Existing Conditions

#### *Existing Land Use*

The Pasadena/Marley Neck Planning Area is approximately 11,278 acres. Older, established residential communities oriented around Cox Creek, Nabbs Creek, Stoney Creek and Rock Creek characterize the area. There are commercial areas along Mountain Road and Fort Smallwood Road, heavy industrial areas and business parks in the Marley Neck area and scattered residential and industrial areas south of Mountain Road. The 1995 Existing Land Use is shown on Map 1, and the amount of land in each of the land use categories is shown in Table 15.

<b>Land Use Category</b>	<b>Acreage</b>	<b>Percentage of Total</b>
Agriculture	336.5	3.0
Single Family Dwelling	3,333.5	29.6
Multiple Family Dwelling	23.8	0.2
Townhouse	563.7	5.0
Office	4.4	0.1
Retail	342.3	3.0
Industrial	306.3	2.7
Transportation/Utility	1,244.4	11.0
Natural Open Space	408.2	3.6
Recreation and Parks	170.7	1.5
Government/Institutional	314.2	2.8
Vacant	3,436.9	30.5
Water	793.3	7.0
<b>Total</b>	<b>11,278.2</b>	<b>100</b>

**Residential Land Uses** total 34.8 percent of the area. The majority of residential use is single family housing. Some of the residential communities include Lake Riviera, Bar Harbor, Sunset Beach, Elizabeth's Landing, Stoney Beach, Orchard Beach, Stoney Creek, Lombardee Beach, Altoona Beach, Chesterfield, Brookfield and Jacobsville.

**Commercial Land Uses** that include office, retail and service establishments are generally located along Mountain Road between Solley Road and MD 100 (in the Lake Shore Small Area), along Fort Smallwood Road in the Riviera Beach and Orchard Beach vicinities, Mountain Road at Jumpers Hole Road and along Ritchie Highway between MD 100 and MD10. Some of the commercial areas include Festival Shopping Center, Harbor Hospital Health Park, Mountain MarketPlace, Mountain Road Plaza, Chesterfield Plaza, Rock Creek Village Shopping Center, Riviera Plaza, Stavlas Business Center and 84 Lumber.

**Map 1. Existing Land Use - Page 22**

**Industrial Land Uses** are primarily located in the Marley Neck area along Kembo, Carbide, Fort Smallwood and Solley Roads. Some of the industrial businesses include Millennium Inorganic Chemicals, Eby Brown, Praxair, Erachem, FedEx Distribution Facility and Cianbro.

**Transportation/Utility Land Uses** typically include the roadways and utility corridors. In the Pasadena/Marley Neck area, this category also includes the Brandon Woods Energy Park.

**Government/Institutional Land Uses** include the US Coast Guard Yard, Riviera Beach Library, public schools, fire stations, Department of Public Works Northern District Road Operations and churches.

**Agricultural Land Uses** were approximately three percent in the Pasadena/Marley Neck area in 1995. However, since that time, a significant amount of that use (163 acres) has been developed as the residential subdivision Farmington Village.

**Vacant** land accounts for approximately one-third of the planning area. Vacant lands are primarily located in the Marley Neck area and south of Mountain Road.

### ***General Development Plan***

The County's current *General Development Plan* (GDP), as adopted in 1997, serves as an overall policy guide that maps out a land use plan for the entire County reflecting desired future growth patterns over the next 10 to 20 years. The Pasadena/Marley Neck Small Area Plan is intended to adjust and refine the GDP, reflecting existing uses and illustrating in greater detail the proposed development of the area over the next 10 to 20 years. The GDP Land Use Map is depicted on Map 2. In general, the current GDP land use plan for the Pasadena/Marley Neck area consists of the following elements:

**Residential Low Density** land use covering the Marley Neck Peninsula east of Solley Road and South of Nabbs Creek with the exception of the Lombardee Beach and View Point communities; the area north of Nabbs Creek Road to the industrial area below Chestnut Hills Road; the Powhatan Beach community and the area south of Mountain Road with the exception of the Jumpers Hole Road/MD100 area, the Deerfield community and the area east of Artic Drive.

**Residential Low-Medium Density** land use covering the Riviera Beach Peninsula with the exception of the commercial areas along Fort Smallwood Road; the Stoney Beach, Orchard Beach, Clear Water Beach, Carvel Beach, Chestnut Hill Cove, Lombardee Beach and View Point communities in the Marley Neck Peninsula; the Deerfield community south of Mountain Road and East of Edwin Raynor Boulevard; and the non-commercial area between MD 100 and MD 2.

**Residential Medium Density** land use covering the area west of Marley Neck Boulevard and south of Carbide Road, and an area along Solley Road known as Tanyard Springs.

**Map 2. GDP Land Use – Page 24**

**Commercial** land use covering the area south of Mountain Road, east of Jumpers Hole Road to MD 2; the Ames Shopping Center and the Festival at Pasadena; approximately one block north and south of Mountain Road between Escalon Avenue and Tick Neck Road; south of Mountain Road and east of Artic Drive; approximately one block east of Fort Smallwood Road from Meadow View Road north to Rock Hill Road; about one block east and west of Fort Smallwood Road roughly between Cottage Grove Drive and Bar Harbor Road; approximately one block on the north side of Fort Smallwood Road between Riviera Drive and Meadow Road; north and south sides of Fort Smallwood Road from Hilltop Road to Carvel Beach Road (approximately one block north of Fort Smallwood and south to Back Cove); and east of Marley Neck Road and north of Tanyard Cove Road.

**Industrial Park** land use covering the area between Marley Creek and the Chestnut Hill Cove community, approximately 1,500 feet south of Pittman Road to Carbide Road and south of Fort Smallwood Road approximately 2,500 feet.

**Heavy Industrial** land use covering the area from the Baltimore City line/Fort Smallwood Road south to Cox Creek and east from Fort Smallwood Road to the Patapsco River with the exception of the Natural Features; and the area from the Baltimore City line/Curtis Creek southward to approximately 1,500 feet south of Pittman Road and eastward to Fort Smallwood Road with the exception of the US Coast Guard Yard and the Natural Features.

**Natural Features** land use covering the floodplains and wetlands associated with the Patapsco and Magothy Rivers and their tributaries; Tick Neck Park; and Sunset Park.

**Government/Institution** land use covering the US Coast Guard Yard.

**Closed Landfill** covering the Solley Road Landfill.

### **Zoning**

Zoning is one of the primary planning tools used to regulate the use and intensity, development and preservation of land within the County. All land is classified in a zoning category. About 65% of the land in the Pasadena/Marley Neck planning area is classified in the Residential Zoning District. Approximately 749 acres are RLD Zone, 5961 acres are R1, R2 and R5, and 586 acres are R10 and R15 Zones. Only 4% of the land is classified in the Commercial Zoning District. The 479 acres of commercially zoned land is classified in the C1, C2, C3 or C4 Zone. About 27% of the planning area is within the Industrial Zoning District. This land is classified in the W1, W2 or W3 Zone. Very little (less than 1%) of the land is classified in one of the Maritime Group Districts. Approximately 11 acres is zoned MA1, MA2 or MB. About 4% of the land is classified the Open Space District.

Existing zoning is shown on Map 3 and the amount of land in each of the zoning categories is shown in Table 16.

**Map 3. Existing Zoning – Page 26**

<b>Zoning Category</b>	<b>Acreage</b>	<b>Percentage of Total</b>
C1	24	.2%
C2	69	.6%
C3	265	2.3%
C4	121	1.1%
RLD	749	6.6%
R1	1745	15.4%
R2	1236	10.9%
R5	2980	26.3%
R10	533	4.7%
R15	53	.5%
W1	924	8.2%
W2	224	2.0%
W3	1838	16.2%
MA1	3	.03%
MA2	6	.05%
MB	2	.02%
OS	554	4.9%
<b>Total</b>	<b>11326</b>	<b>100%</b>

**Commercial Revitalization Districts**

In an effort to address vacant, underutilized commercial properties within the County, two pieces of legislation were adopted in 2002. Bill 97-01 established a community revitalization program that allows taxpayers who revitalize commercially or industrially zoned properties to receive a property tax credit for up to five years equal to the incremental increase in their real property tax assessment for improvements of at least \$50,000. The properties must be located in one of the sixteen designated Commercial Revitalization Districts. Bill 69-02 established new conditional uses in C3 and C4 zoning districts and established performance standards and site plan review process for development in the Commercial Revitalization District. In general, the bill permits some uses previously permitted only in C4 zones to be permitted in C3 zones; it permits all uses in the C3 Zone to be permitted; and it permits apartments and other residential uses in both zones.

Four of the Commercial Revitalization Districts are within the Pasadena/Marley Neck Small Area. These areas are shown on Map 4. The districts are: the Mountain Road/B&A Boulevard area; Fort Smallwood Road from Pine Grove Village to Stoney Creek; Fort Smallwood Road from Stoney Creek to Cox Creek and Mountain Road from Edwin Raynor to Outing Avenue.

The legislation should provide greater redevelopment opportunities in older commercial areas by allowing a mix of uses in addition to those presently permitted in C3 and C4 Zones.

**Map 4: Commerical Revitalization Districts – page 28**

## **Assets/Issues/Goals/Recommendations**

### ***Asset/Issue 1:***

The Pasadena/Marley Neck Small Planning Area is primarily developed with a mix of older waterfront communities and newer infill on upland sites. The residents consider the location of this area and its proximity to the water one of its greatest assets. Some of the economic and land use assets noted by the community are the good housing and property values, social and economic diversity, good employment and business opportunities, and a hometown feeling.

Although there is still some potential for further subdivisions and development of infill lots the major area available for new residential development is in the Solley Road and Marley Neck Boulevard corridor between MD 648 and Fort Smallwood Road. This area is currently zoned for residential development and is considered to be the most appropriate place for future residential development.

This area has existing infrastructure and services and is consistent with the principles of Smart Growth. This corridor is accessible from MD 2, MD 100, MD 695 via Fort Smallwood Road and Annapolis Boulevard (MD 648) and Mountain Road (MD 177). Due to its location on the western side of the small planning area, the majority of the population will travel in a westward direction towards employment centers in Washington and Baltimore and for shopping along the MD 2 corridor.

The Pasadena area is impacted by development occurring in the Lake Shore Small Planning Area. Although MD 100 provides an expedient travel corridor, a large volume of traffic from that area uses the local commercial and public facilities in the Pasadena area. Mountain Road (MD 177) and Fort Smallwood Road (MD 173) are used to access MD 695 and the Baltimore area. Due to the peninsula configuration of the area the traffic that is generated in the Lake Shore area has to travel through Pasadena/Marley Neck to reach the metropolitan area, which causes more congestion in the small planning area.

***Goal: Focus growth and new development in areas which best use existing or planned infrastructure, retains existing and planned residential densities and allows an appropriate mix of residential and commercial areas.***

### ***Recommendations:***

1. Residential densities should not exceed that which exists or is planned for on the adopted land use maps.
2. Consider an appropriate mix of commercial to serve the local needs of the developing residential communities in the Solley Road – Marley Neck Boulevard area.
3. Direct commercial development to the established commercial hub on Mountain Road between Solley Road/Waterford Road and MD 100.
4. Consider mechanisms such as down zoning, retirement of development options, transfer of development rights and public purchase of vacant parcels in the Lake Shore Small

Area in order to limit the overall residential development of that area thus reducing the impacts to the Pasadena/Marley Neck area.

***Asset/Issue 2:***

The Pasadena/Marley Neck Small Planning Area has several nodes of older commercial areas that are in need of improvement. The Orchard Beach and Riviera Beach areas along Fort Smallwood Road, and the Mountain Road Corridor from Waterford Road to MD 100, are the primary areas that need improvements in design, function and accessibility.

The Orchard Beach Area along Fort Smallwood Road and Mountain Road between Waterford and its junction with MD 100 are similar in nature. These two areas represent a single opportunity for a coordinated design improvement program.

The Riviera area is an opportunity site for a more detailed plan that would treat the area as a ‘Village’. A detailed concept plan should be developed that would, over time, change the area into a pedestrian-friendly place and which would provide for a better quality of design and public amenities.

***Goal: Encourage commercial revitalization in the Pasadena/Marley Neck Small Area with particular attention given to the Mountain Road and Fort Smallwood Road commercial corridors.***

***Recommendations:***

1. Improve the appearance of commercial and business establishments in the planning area by adopting design guidelines that consider: uniform facades (theme); coordinated setbacks; improvements such as sidewalks, landscaping and lighting; better design and placement of parking to ensure that the business, not cars, is prominent; sign standards; and maintenance requirements for businesses.
2. Identify areas that qualify for Department of Housing and Community Development programs including ‘Designated Neighborhood’, and pursue their designation so that qualifying landowners may apply for technical and financial assistance with improvements.
3. Develop mechanisms to implement the design improvements for the Orchard Beach and Mountain Road commercial areas and the concept plan for the Riviera Village Center.
4. Develop economic incentives to encourage the use of existing commercial space and redevelopment of underutilized properties.

***Asset/Issue 3:***

The northwest sector of the planning area is dominated by heavy industrial zoning (W3 zone) and has some of the most heavily polluting industries in the County. It is the desire of the residents in this area to phase out over time the pollution that is generated in the area and to reduce the amount of heavy industry that locates in the area.

**Goal: Limit future, and decrease where possible, heavy industrial uses. Polluting industries are not to be encouraged and should be phased out over time.**

**Recommendations:**

1. Limit industrial uses to those sites identified for industrial land use on the adopted land use maps. Additional heavy industrial uses are not supported.
2. Explore and implement existing programs and regulations that will reduce heavy pollution from existing facilities. Also, examine the need for additional regulations that would reduce pollution.
3. The County and State should identify sites that are in need of remediation and develop a program for cleaning those sites and redeveloping them for other appropriate uses. (Note: aspects of this recommendation may already be being done by State and Federal agencies. Follow up and reporting should be reported to the community).
4. The County should promote light industry (similar in nature to some of the newer industrial parks that support trucking, distribution and support services) through appropriate zoning and allowable uses.
5. Ensure that needed infrastructure improvements are made prior to additional commercial and industrial development being approved. Improvements should be made to Fort Smallwood Road at its junction with MD 695 to ensure easy and rapid access into and out of the area.

**Goal: Support marine based activities in the Port Land use Development zone.**

**Recommendation:**

Promote the location of clean marine based industries, such as warehouses and distribution, on properties that are within the designated Port Land Use Development Zone.

**Asset/Issue 4:**

Open space, greenways, and recreational areas are an important component of the land use plan for the area. These are areas that need to be provided in a balance that will help preserve the environment and water quality of the Chesapeake Bay while providing adequate recreational opportunities.

The environment is an important component of the small planning area. The entire area drains into the Chesapeake Bay, which means that land uses have to be designed to have minimal impact on water quality and aquatic resources. A network of greenways, open space and recreational facilities can help balance and offset impacts from development.

**Goal: Ensure that open space, recreation and greenway opportunities are secured.**

**Recommendations:**

1. Identify areas that should be purchased by the County or retained through the development process as open space for active and passive recreation, and public access to the water.
2. Review the initial Greenways Master Plan and refine the plan to better address the needs of the Pasadena/Marley Neck planning area. (*The SAP Committee has reviewed the Greenways Master Plan, and recommended changes are shown in this document in the Environmental and Cultural Resources Chapter*).

**Proposed Land Use Changes**

**Land Use**

A new land use plan is proposed for the Pasadena/Marley Neck Small Area. The proposed changes attempt to refine the 1997 *General Development Plan* (GDP) by more accurately reflecting both current development patterns and desired future growth over the next twenty years. To determine the long-term use of the land, the Staff and the Small Area Plan Committee used criteria such as existing land use patterns, Critical Area designation, environmental features, existing zoning, water and sewer categories, the desire of the community as expressed at public forums and the Small Area Vision Statement. Based on these criteria, two types of land use changes are proposed:

1. The first type of land use change is considered land use map “corrections”. Most of the changes proposed are within this category. These are changes where the *General Development Plan* shows land use categories that do not correspond with the existing zoning. These areas were discussed by the County Staff and the Small Area Plan Committee, and it was determined that the long-term use of the land should remain as it is zoned. Therefore, the land use category should change to reflect the zoning. These corrections are reflected in Table 17, which lists the locations and justifications for change. The corrections are also shown on Map 5, which has a reference number that corresponds to Table 17. These corrections are summarized below:
  - a. RA and RLD zoned land that is not designated as Rural is changed as such;
  - b. R1 and R2 zoned land that is not designated as Residential Low Density is changed as such;
  - c. R5 zoned land that is not designated as Residential Low-Medium Density is changed as such unless it is within an area that is characterized as Residential Medium Density;
  - d. R5 zoned land that is characterized as medium density residential, and R10 zoned land that is not designated as Residential Medium Density is changed as such;
  - e. Designating County-owned parkland as Natural Features if not already so;
  - f. Unless otherwise noted, designating commercially-zoned land that is used as such to Commercial, if not already so;
  - g. Designating maritime-zoned properties as Maritime; and
  - h. Designating land that has government and institutional uses in the Government / Institutional Land Use category. This land use category was used in the *General Development Plan* to indicate major Federal and State facilities or land holdings located in the County, such as the U. S. Coast Guard. This category has been

expanded to include churches, public schools and County-owned facilities such as libraries, fire stations and police stations. In the Pasadena/Marley Neck Small Area, this land use also includes the Department of Public Works Northern Road Operations facility.

2. The second type of land use change is considered an actual change to the land use map. For example, from Residential Low Density land use category to Commercial land use Category. After discussions between the County Staff and the Small Area Plan Committee, it was decided that one general area should be changed. Some vacant land in the Marley Neck area that has a *General Development Plan* land use category of industrial but is within an area characterized as residential is proposed to change to a Medium Residential land use category. The changes are also listed in Table 17 with location and justification given. The changes are also shown on Map 5, which has reference numbers that correspond to Table 17.

Another refinement of the *General Development Plan*, which is not considered a change or a correction, is showing the GDP Industrial land use categories of Heavy Industrial, Light Industrial and Industrial Park as 'Industrial' on the Small Area Proposed Land Use Map.

The Land Use map in this Small Area Plan is to serve as a guide for comprehensive zoning changes, which will be adopted subsequent to adoption of this Plan.

**Map 5. Proposed Land Use Corrections / Changes – Page 34**

**Table 17. Proposed Land Use Corrections and Changes**

Reference Number	Property Location	Tax Map and Parcel	Current GDP Land Use Map	Proposed Land Use Map	Current Zoning	Reason for Change
1	6396 Chemical Rd and Pennington Avenue	Map 5: Parts of Parcels 168 and 361	Natural Features	Industrial	W3	The change in land use is consistent with the existing use and zoning of the properties.
2	610 Pittman Rd	Map 5: Part of Parcel 220	Government-Institutional	Industrial	W3	The change in land use is consistent with the existing use and zoning of the property.
3	610 Pittman Road, 710 Pittman Road, 6830 Fort Smallwood Road, 725 Werner Road, 120 Werner Road, Carbide Road, 1000 Kembo Road	Map 5: Parts of Parcels 220, 3B, 3C, 343, 241 and 370 Map 6: Part of Parcel 11	Natural Features	Industrial	W3	The change in land use is consistent with the existing use and zoning of the properties.
4	Marley Neck Road, 7360 Carbide Road	Map 5: Parcel 365, Part of Parcel 399 (lot 2)	Light Industrial and Residential Medium Density	Natural Features	W3, R1, R2, R10	The change in land use is consistent with County policy of designating County parkland as Natural Features.
5	Carbide Road, Tanyard Cove Road, Marley Neck Boulevard	Map 5: Parcel 17, Part of Parcel 399 (lot 2), 198, 199, 200, 217, 218 Map 10: Part of Parcels 27 (lot A&B), 43, 49, 665 Map 11: Parcels 1, 2, 3, 5, 8, 87, 90, 91, 136	Residential Medium Density	Residential Low Density	R1, R2	The change in land use is consistent with the existing zoning.

<b>Table 17. Proposed Land Use Corrections and Changes</b>						
<b>Reference Number</b>	<b>Property Location</b>	<b>Tax Map and Parcel</b>	<b>Current GDP Land Use Map</b>	<b>Proposed Land Use Map</b>	<b>Current Zoning</b>	<b>Reason for Change</b>
6	7376 Carbide Road	Map 5: Parcel 17, residue of Parcel 365	Residential Medium Density	Residential Low Density	W3	The change in land use from Residential Medium Density to Residential Low Density is more appropriate. These properties total approximately three acres, are in the Critical Area with a Limited Development Area overlay and are located between Curtis Creek and Solley's Cove Park. One property is owned and used by the American Legion and the other property is residue from the acquisition of parkland.
7	Marley Neck Road at Boheman Beach Road	Map 10: Part of Parcel 27	Industrial	Residential Medium Density	R10	The change in land use is consistent with the existing zoning.
8	7300, 7214 Fort Smallwood Rd, 7300 Green Acres Rd	Map 6: Parcel 27, Part of Parcels 26, 71, 72	Light Industrial	Commercial	C1	The change in land use is consistent with the existing use and zoning of the properties.
9	7320 Fort Smallwood Road, Sycamore Road	Map 6: Parcel 31 (lot B, C, 20)	Light Industrial	Commercial	C1	The change in land use is consistent with the existing use and zoning of the properties.
10	1000 Kembo Road	Map 6: Part of Parcel 11	Natural Features	Industrial Park	W3	The change in land use is consistent with the existing zoning.
11	7535 Solley Park	Map 11: Part of Parcel 9	Light Industrial	Natural Features	W2	The change in land use and zoning is consistent with County policy of designating County parkland as Natural Features.

<b>Table 17. Proposed Land Use Corrections and Changes</b>						
<b>Reference Number</b>	<b>Property Location</b>	<b>Tax Map and Parcel</b>	<b>Current GDP Land Use Map</b>	<b>Proposed Land Use Map</b>	<b>Current Zoning</b>	<b>Reason for Change</b>
12	7549 Solley Road	Map 11: Parcel 127, lot 4	Light Industrial	Government / Institutional	W2	The change in land use is consistent with County policy of designating public uses such as schools, churches and fire stations as Government / Institutional Use
13	7608 Solley Road	Map 11: Parcel 93, Part of Parcel 301	Light Industrial and Residential Medium Density	Government / Institutional	R2	The change in land use is consistent with County policy of designating public uses such as schools, churches and fire stations as Government / Institutional Use
14	Tanyard Springs Lane	Map 10: Parcel 29, Part of Parcel 53	Industrial Park	Commercial	C3	The change in land use is consistent with the existing zoning.
15	Solley Road	Map 10: Part of Parcels 53, 45	Industrial Park and Commercial	Residential Medium Density	R10	The change in land use is consistent with the existing zoning of the properties.
16	7612, 7618, 7820, 7624, 7628, 7630, 7638, 7644, 7650 Solley Road 662, 664, 668, 672, 674, 678, 680, 682 Chestnut Springs Lane	Map 10: Parcels 31-40, 356, 403 Map 11: Parcels 13-16, Part of Parcels 17, 18	Residential Medium Density	Residential Low Density	R2	The change in land use is consistent with the existing use and zoning of the properties
17	7644, 7650 Solley Road	Map 11: Part of Parcels 17, 18	Residential Medium Density	Commercial	C1	The change in land use is consistent with the existing zoning and use of the properties.
18	7752, 7756 Solley Road	Map 10: Parcels 50, 51, 394, 542, Part of Parcel 52	Industrial Park	Residential Low Density	R2	The change in land use is consistent with the existing zoning.
19	7780 Solley Road	Map 10: Parcel 372	Industrial Park	Government / Institutional	R2	The change in land use is consistent with County policy of designating public uses such as schools, churches and fire stations as Government / Institutional Use

<b>Table 17. Proposed Land Use Corrections and Changes</b>						
<b>Reference Number</b>	<b>Property Location</b>	<b>Tax Map and Parcel</b>	<b>Current GDP Land Use Map</b>	<b>Proposed Land Use Map</b>	<b>Current Zoning</b>	<b>Reason for Change</b>
20	7651, 7775 Solley Road	Map 11: Part of Parcel 31, Parcel 32	Residential Low Density	Rural	RLD	The change in land use is consistent with the existing zoning
21	Solley Road, Nabbs Creek Road, Locust Grove Road, North Shore Road	Map 10: Parcels 55, 56, 126, 281, 364, Part of Parcels 116, 117, 118, 119, 121, 122, 129, 130, 613, 621 Map 11: Part of Parcels 39, 64 Map 16: Parcels 92, 101	Residential Low Density	Rural	RLD	The change in land use is consistent with the existing zoning
22	Locust Grove Road, 801 North Long Cove Road,	Map 11: Part of Parcels 39, 46, 135, 276	Residential Low Density	Rural	RLD	The change in land use is consistent with the existing zoning
23	Stoney Creek Park	Map 10: Parcels 364, 494, 613, Part of Parcel 55 Map 11: Parcels 39, 64, 56, 57, 58, 59, 120, 121, Part of Parcel 33	Residential Low Density	Natural Features	RLD	The change in land use is consistent with County policy of designating County parkland as Natural Features.
24	Locust Grove Road, Francis Road	Map 11: Part of Parcels 41, 42, 43, 45, 48, 106, 117	Residential Low Density	Rural	RLD	The change in land use is consistent with the existing zoning
25	Forest Grove Court	Map 11: Part of Parcels 50, 64 (Part of Parcels A, B, lot 5)	Residential Low Density	Rural	RLD	The change in land use is consistent with the existing zoning

<b>Table 17. Proposed Land Use Corrections and Changes</b>						
<b>Reference Number</b>	<b>Property Location</b>	<b>Tax Map and Parcel</b>	<b>Current GDP Land Use Map</b>	<b>Proposed Land Use Map</b>	<b>Current Zoning</b>	<b>Reason for Change</b>
26	864 Nabbs Creek Road	Map 11: Parcel 36 (lots 49-57, pt. 5)	Residential Low Density	Maritime	MA2	The change in land use is consistent with County policy of designating maritime-zoned land as Maritime.
27	Altoona Beach Road, Nabbs Creek Road, Burley Cove Road, Kecoutan Road, Beech Road Brightwater Beach Road,	Map 11: Parcels 55, 58, 119, 239, Part of Parcels 33, 34, 37	Residential Low Density	Rural	RLD	The change in land use is consistent with the existing zoning
28	945 Nabbs Creek Road, 7696 Altoona Beach Road	Map 11: Parcels 38, 100	Residential Low Density	Residential Low-Medium Density	R5	The change in land use is consistent with the existing zoning.
29	Fort Smallwood Road	Map 11: Parcels 167, 228, 161 Part of Parcels 23, 29	Residential Low-Medium Density	Commercial	C4	The change in land use is consistent with the existing use and zoning of the property.
30	Fort Smallwood Road	Map 11: Part of Parcels 237, 239	Commercial	Residential Low-Medium Density	R5	The change in land use is consistent with the existing use and zoning of the property.
31	Greenland Beach Road,	Map 11: Part of Parcel 29 (lots 1-10)	Residential Low-Medium Density	Maritime	MA2	The change in land use is consistent with County policy of designating maritime-zoned land as Maritime.
32	Main Avenue, Bay Road	Map 11: Part of Parcels 166, 178	Residential Low-Medium Density	Maritime	MA1	The change in land use is consistent with County policy of designating maritime-zoned land as Maritime.
33	Fort Smallwood Rd	Map 11: Parcel 95, Part of Parcels 214, 220, 221, 280, 285 74, 206, 274 Map 17: Part of Parcel 462	Residential Low-Medium Density	Commercial	C3 and C1	The change in land use is consistent with the existing use and zoning of the property.

<b>Table 17. Proposed Land Use Corrections and Changes</b>						
<b>Reference Number</b>	<b>Property Location</b>	<b>Tax Map and Parcel</b>	<b>Current GDP Land Use Map</b>	<b>Proposed Land Use Map</b>	<b>Current Zoning</b>	<b>Reason for Change</b>
34	Greenway Road, Geneva Rd	Map 11: Parcel 180, Part of Parcel 204	Residential Low-Medium Density	Natural Features	R5	The change in land use is consistent with the existing use of the properties as community parks. It is the desire of the community to have these parks remain as such.
35	8499 Virginia Avenue, 8515 Jenkins Road	Map 11: Parcels 70, 259	Residential Low-Medium Density	Government / Institutional	R5	The change in land use is consistent with County policy of designating public uses such as schools, churches and fire stations as Government / Institutional Use.
36	Rock Creek Park Sunset Park	Map 11: Parcels 128, 211, Part of Parcel 123	Residential Low-Medium Density	Natural Features	R5	The change in land use and zoning is consistent with County policy of designating County parkland as Natural Features.
37	200, 202, 204, 206, 208 Bar Harbor Road	Map 11: Parcel 71 (lots 39-45)	Residential Low-Medium Density	Maritime	MB	The change in land use is consistent with County policy of designating maritime-zoned land as Maritime.
38	Fort Smallwood Road	Map 11: Part of Parcels 204, 206, 231, 286, 290, 291, 293, 296, 298 Map 17: Part of Parcel 462	Commercial	Residential Low-Medium Density	R5	The change in land use is consistent with the existing use and zoning of the property.
39	8572 Fort Smallwood Road - Sunset Beach Elementary	Map 11: Parcel 238	Residential Low-Medium Density and Natural Features	Government / Institutional	R5	The change in land use is consistent with County policy of designating public uses such as schools, churches and fire stations as Government / Institutional Use.
40	Elizabeth's Landing	Map 11: Part of Parcel 123	Natural Features	Residential Low-Medium Density	R5	The change in land use is consistent with the existing use and zoning of the property.

<b>Table 17. Proposed Land Use Corrections and Changes</b>						
<b>Reference Number</b>	<b>Property Location</b>	<b>Tax Map and Parcel</b>	<b>Current GDP Land Use Map</b>	<b>Proposed Land Use Map</b>	<b>Current Zoning</b>	<b>Reason for Change</b>
41	7605 Stoney Creek Drive	Map 11: Part of Parcel 284	Residential Low-Medium Density	Maritime	MA1	The change in land use is consistent with County policy of designating maritime-zoned land as Maritime.
42	8615 Fort Smallwood Road, 1121 Duvall Highway, 924 Duvall Highway	Map 17: Parcels 169, 408, 203	Residential Low-Medium Density	Government / Institutional	R5	The change in land use is consistent with County policy of designating public uses such as schools, churches and fire stations as Government / Institutional Use.
43	Fort Smallwood Road	Map 17: Parcel 6	Residential Low-Medium Density	Natural Features	C1	The change in land use is consistent with County policy of designating County parkland as Natural Features.
44	Overland Avenue	Map 17: Part of Parcel 394	Residential Low-Medium Density	Natural Features	R5	The change in land use is consistent with County policy of designating County parkland as Natural Features.
45	8000, 8004 Jumpers Hole Road, Mountain Road	Map 16: Parcels 312, 493, 873, 1036	Residential-High Density	Commercial	C4	The change in land use is consistent with the existing zoning.
46	119, 121, 123, 125 Mountain Road 7977, 7979, 7982 Long Hill Road	Map 16: Parcels 216, 217, 218, 608, 750, 789, Part of Parcels 630	Residential Low Density	Commercial	C4, C2, R1	The change in land use is consistent with the existing zoning.
47	7986 Long Hill Road	Map 16: Parcels 491, 492	Commercial	Residential Low Density	R1	The change in land use is consistent with the existing zoning.
48	Ritchie Highway	Map 16: Parcels 72	Residential Low-Medium Density	Residential High Density	R2	The change in land use is consistent with the surrounding land use and zoning.

<b>Table 17. Proposed Land Use Corrections and Changes</b>						
<b>Reference Number</b>	<b>Property Location</b>	<b>Tax Map and Parcel</b>	<b>Current GDP Land Use Map</b>	<b>Proposed Land Use Map</b>	<b>Current Zoning</b>	<b>Reason for Change</b>
49	8021, 8023, 8025, 8035 Ritchie Highway	Map 16: Parcels 207, 416, Part of Parcels 208, 321	Residential Medium Density and Residential Low-Medium Density	Commercial	C3	The change in land use is consistent with the existing zoning.
50	Jumpers Hole Road, Woodholme Circle	Map 16: Parcels 315, 827, 828, Part of Parcels 225	Residential Medium Density and Residential Low-Medium Density	Residential Low-Medium Density	R2	The change in land use is consistent with the existing zoning.
51	40, 46, 51, 54, 61, 64, 65, 68, 69 Wishing Rock Road 8016 Long Hill Road	Map 16: Parcels 232, 343, 361, 494, 555, 683, 759, Part of Parcels 205, 317, 495, 684, <u>543, 285</u>	Residential Low-Medium Density and Commercial	Residential Low Density	R1	The change in land use is consistent with the existing zoning.
52	41 Wishing Rock Road	Map 16: Part of Parcel 231	Residential Low-Medium Density	Commercial	C4	The change in land use consistent with the existing zoning.
53	Elvaton Drive, Drum Avenue, Kent Avenue	Map 16: Part of Parcels 235, 342, 351, 352, 354, 358, 886 Map 23: Part of Parcels 49, 50, 67, 147, 497, 803	Natural Features	Residential Low Density	R1	The change in land use is consistent with the existing use and zoning of the properties.
54	8249 Ritchie Highway	Map 23: Parcel 51	Residential Low Density	Commercial	C1	The change in land use is consistent with the existing use and zoning of the property.
55	8348, 8349, 8353, Ritchie Highway 101 Hastings Lane 4 Edward Drive	Map 23: Parcels 57, 61, 430, 697, Part Of Parcel 161 (lots 14-18, 19)	Residential Low Density	Commercial	C1	The change in land use is consistent with the existing use and zoning of the properties.

<b>Table 17. Proposed Land Use Corrections and Changes</b>						
<b>Reference Number</b>	<b>Property Location</b>	<b>Tax Map and Parcel</b>	<b>Current GDP Land Use Map</b>	<b>Proposed Land Use Map</b>	<b>Current Zoning</b>	<b>Reason for Change</b>
56	B&A Boulevard	Map 23: Parcels 69, 619, 701, 702	Residential Low Density	Natural Features	R1	The change in land use is consistent with County policy of designating County parkland as Natural Features.
57	Baltimore Annapolis Boulevard	Map 16: Part of Parcels 706, 707, 708, 906, 909, 913	Residential Low Density	Natural Features	R1	This change recommends an expansion of the commercial area on these parcels to accommodate existing uses and expansion of these uses while designating the remainder of the property as natural features to protect the adjacent stream valley.
58	Baltimore Annapolis Boulevard	Map 23, Part of Parcels 706, 708, 906-908, 910, 911	Residential Low Density	Commercial	C4, R1	The change in land use is consistent with the existing use and zoning of the properties.
59	Waterford Road at MD 100	Map 16: Parcels 656, 658	Residential Low Density	Commercial	R1	The change in land use is consistent with the existing use of the properties.
60	Mountain Road, 8149 Waterford Road	Map 16: Parcel 615, Part of Parcel 616	Commercial	Residential Low Density	R1	The change in land use is consistent with the existing zoning.
61	8177 Solley Road	Map 16: Part of Parcel 4	Commercial	Residential Low-Medium Density	R5	The change in land use is consistent with the existing zoning.
62	304, 310, 330, 3701 Mountain Road 7922 Outing Avenue, 502 Victory Way, 10 Seaborne Drive, 600 Magothy Bridge Road	Map 16: Parcels 506 (lots A, B), 569 Map 17: Parcels 68, 305, 362, 363, 653, 661 Map 24: Parcel 747	Residential Low Density and Residential Low-Medium Density	Government / Institutional	R5, R2, R1	The change in land use is consistent with County policy of designating public uses such as schools, churches and fire stations as Government / Institutional Use.

<b>Table 17. Proposed Land Use Corrections and Changes</b>						
<b>Reference Number</b>	<b>Property Location</b>	<b>Tax Map and Parcel</b>	<b>Current GDP Land Use Map</b>	<b>Proposed Land Use Map</b>	<b>Current Zoning</b>	<b>Reason for Change</b>
63	350 Mountain Road	Map 16: Parcels 183, 203	Residential Low-Medium Density	Commercial	C3	The change in land use is consistent with the existing use and zoning of the property.
64	7923 Outing Avenue	Map 17: Parcel 286	Residential Low-Medium Density	Natural Features	R5	The change in land is consistent with County policy of designating County parkland as Natural Features.
65	North side of Mountain Road	Map 17: Part of Parcels 72, 186, 215, 444, 446	Commercial	Residential Low-Medium Density	R5	The change in land use is consistent with the existing zoning.
66	South side of Mountain Road	Map 17: Part of Parcel 446	Commercial	Residential Low Density	R1	The change in land use is consistent with the existing zoning.
67	Beechwood Park, north side of Magothy Bridge Road	Map 24: Parcel 100	Residential Low Density	Natural Features	R1	The change in land use is consistent with County policy of designating County parkland as Natural Features.
68	7696 Altoona Beach Road	Map 11, Parcel 100	Residential Low Density	Residential Low Density, and Commercial	RLD	The change in land use is consistent with the existing uses of the property.
69	8651 Ft. Smallwood Road	Map 17, Parcel 415	Residential Low-Medium density	Commercial	R5	The change in land use is consistent with the current use.
70	8337 Ritchie Highway	Map 23, Parcel 50	Residential Low Density	Commercial	R-1	The change in land use is consistent with the surrounding land use and zoning.

