

**TABLE 5**  
**EDGEWATER/MAYO PLANNING AREA**  
**PROPOSED LAND USE AND ZONING CHANGES**

Reference No.	Location / Address	Tax Map & Parcel No.	Current GDP/ Proposed Land Use	Current / Proposed Zoning	Reason for Change
1	Lee Property on MD Route 2 at Maryland Avenue	Map 55 -Part of Parcel 124	Low-Medium Residential /  Commercial	R1 /  C2	MD 2 service road bisects this parcel. Land between MD 2 and the service road is not an appropriate location for residential uses.
2	Area bordered by Pike Ridge Road, MD Route 2 and MD Route 214	Map 55 - Parcel 153 (lots 1-16, 19-35, 47-85), Parcel 356	Low-Medium Residential & Community Mixed Use / Low-Medium Residential & Commercial	R1, C3, C4 /  R2, C3, C4	Increase residential density to be compatible with surrounding area, provide additional housing opportunities, and promote revitalization of commercial areas.
3	Holly Hill Harbor, River Club Estates, and Ponder Cove subdivisions, south of MD Route 214	Map 60 - Parcels 21, 40, 330, 273, 41, 193, 145, 146, 380, 490, 521, 234, 43, 529, 44, 45, 49, 50, 398-402, 467, 277, 279, 502, 503, 321, 324, 113, 300, 47, 424, 473-475, 48, 503, 355, 270, 87, 142, 51, 323, 374	Low Density Residential /  Low Density Residential	R5 /  R2	Desire to maintain existing low density of development in this area, much of which lies within the Critical Area.

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4	Williams Property on Mayo Road	Map 55 - Part of Parcel 454	Low-Medium Residential/ Commercial	R5/ C4, R5	Allow small expansion of business currently operating on this property.