

(5/23/95)

FIGURE 5. SANDY POINT: PLANNING AREA B

2. Sandy Point Area (Planning Area B, including Planning Sub-areas B1, B2, B3, B4)

The Sandy Point Area identified in Figure 5 includes the Sandy Point residential area; the institutional buildings and property of the University of Maryland Biological Laboratory; a mixture of residential, marina and industrial buildings and structures on property located at the north end of Farren Avenue; and the retail and motel uses in the center of the area.

a. Objectives:

The objectives to be accomplished by the land use recommendations are:

- (1) To preserve and enhance the residential quality of Sandy Point, while encouraging compatible commercial uses along Charles Street.
- (2) To encourage the continuation of the campus-like character of the Biological Laboratory property.
- (3) To preserve and provide accessibility to the scenic views of the water.

b. Considerations:

The special environmental and land use considerations affecting this area are:

- (1) Sandy Point is an established residential area.
- (2) Except for a small area of former marsh land in Sub-area B4 the rest of the area is fully developed.
- (3) There are very attractive water views from Farren Avenue and Charles Street.
- (4) The land on the far northern tip of the Island, Sub-area B3, is located near the mouth of Back Creek as well as the Patuxent River and has good water depths at the entrance to the harbor.
- (5) This area has been settled for many years and much of the shoreline has been bulkheaded or stabilized in some manner thus destroying the wetlands which may have normally occurred here.
- (6) Rates of shoreline erosion vary widely within this Sub-area between very high to very low. However, most of the higher erosion areas have been stabilized.

- (7) The University of Maryland Chesapeake Biological Laboratory has had a long term presence in the area.
- (8) There is a mix of uses along Charles Street. The western portion of the Street needs visual improvement, while the eastern portion of the street is very attractive.
- (9) While the main island road terminates at Farren Avenue, there is no turnaround for vehicles.
- (10) There have been complaints about excessive noise in the commercial area.
- (11) There are few open space areas for residents and few locations for potential parks.

c. Actions and Policies:

- (1) The Sandy Point residential area along Patuxent Avenue, including residential property along Williams Street and Farren Avenue, shall be designated for residential use only (Sub-area B1).
- (2) To protect this residential area, the entrance to Sandy Point from Solomons Island Road at Patuxent Avenue shall be modified to discourage through traffic. Details of this recommendation are given in Chapter V, Public Improvements.
- (3) The westerly portion of Maltby Street shown on land maps but not currently being used should be officially abandoned to protect the residential area.
- (4) The property owned by the University of Maryland Chesapeake Biological Laboratory, within Sub-area B2, should adhere to the appearance standards governing new development and substantial rehabilitation in order to preserve the architectural character of the area and to ensure compatibility with adjacent residential areas.

- (5) A new mixture of residential and water-related commercial uses shall be encouraged in the area between Farren Avenue, Williams Street and north of Charles Street, Sub-area B3. The current industrial oil storage use and vertical boat storage is not consistent with the appearance guidelines for an area such as the main water entrance to Solomons, and in the long run should be phased out.
- (6) The attractive tree-lined character of eastern Charles Street should be preserved.
- (7) The Tiki Bar property and the Harbor Island Marina property between Charles Street, Maltby Street and Patuxent Avenue, Sub-area B4, is designated for mixed commercial/residential use. Because the area borders the Sandy Point residential area, it is important to buffer this residential area from commercial incursion. Maltby Street shall not be used as an access road for any additional commercial development on this property. If new residential development is proposed, setbacks identified in the Solomons Zoning Ordinance will apply. If new commercial development were to be proposed, a 50 foot no-use setback from adjoining residential lot lines will be required. In addition, fencing and appropriate buffering will be required to reduce the impact on the residential area.
- (8) Because of the attractiveness of the area and its many water views, it is an area around which many local residents, as well as visitors drive. A turn-around for cars is needed to facilitate the flow of traffic and to prevent sight seekers from encroaching into the residential area. There is a two-stage recommendation to accommodate this need. The first stage would be the carving out, paving and striping of a car turn-around at the northern end of Charles Street without creating additional parking. The design should be such that traffic is discouraged from entering Farren Avenue. A second stage solution could be the construction and fill of additional land extending out from the current bulkhead at the end of Charles Street. This land could act as a scenic parkland and parking area.
- (9) A sidewalk shall be constructed from Lore Street to the Farren Avenue turnabout. See Chapter V, Public Improvements, for details.
- ~~(10) The Appearance Code shall be mandatory in this planning area (see Chapter IX).~~

- (11) A 30' buffer from mean high water is allowed (see Section VIII-A), since nearly all properties are already developed at this distance, or closer.
- (12) Bulkheading is permitted since most of the shoreline has been bulkheaded.
- (13) To provide a community park and turnaround location, a bulkhead should be constructed along the waterfront from Charles Street and Farren Avenue to the harbor entrance. Moley's Island should be removed and the soil deposited behind the bulkhead. A new breakwater should be constructed south of the harbor entrance (see Figure 45). Refer to public improvements for details.
- (14) A traffic study shall be conducted to determine how to improve traffic flow in Sandy Point while protecting the peace and quiet of the residential area and the security of the CBL campus.
- (15) The two Linden trees at the site of the proposed turn around shall be preserved and consideration given to installing a park bench.

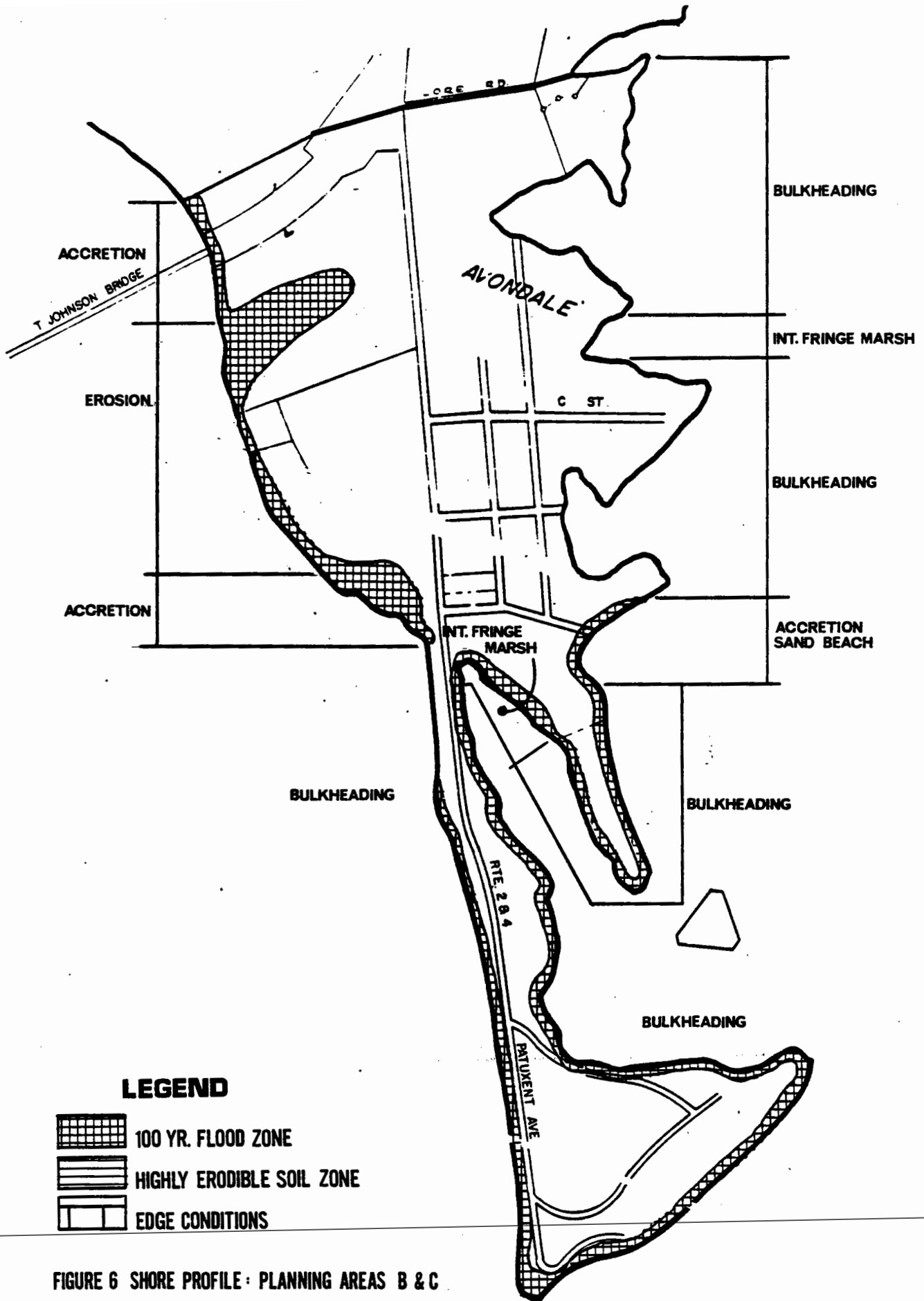


FIGURE 6 SHORE PROFILE: PLANNING AREAS B & C