



6. Swaggers Point Area (Planning Area F, including Planning Sub-areas F1, F2)

Figure 13 includes the single family residential area south of Swaggers Point Road, Sub-area F2, and the largely undeveloped land west of Route 2/4 and north of the Solomons Annex of NAS PAX River, Sub-area F1.

a. Objectives:

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

- (1) To preserve and enhance the residential quality of the property along Swaggers Point Road.
- (2) To permit and encourage an attractive mix of residential, institutional, professional, and convention center uses.

b. Considerations:

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

- (1) The property along Swaggers Point Road is currently developed with large lot single family homes.
- (2) There are small residential structures and one commercial business along Route 2/4.
- (3) Most of the rest of Sub-area F1 is in agricultural use except for a portion of the property which is being used as ball field.
- (4) The western side of the planning area is characterized by high bluffs of about 30 feet overlooking the Patuxent River which are steep and have unstable soils and high erosion rates.
- (5) The only portion of the area that is within the flood hazard boundary is the shoreline area associated with the wetlands off of Hungerford Creek in the northwest portion of Sub-area F1.

c. Actions and Policies:

- (1) The property along Swaggers Point Road (F2) is to remain in residential use.
- (2) The land in Sub-area F1 is designated for residential, institutional, professional, and convention center uses. Retail commercial is not permitted in sub-area F1.
- (3) Roof pitch and siding requirements are mandatory in this planning area (see Chapter IX).
- (4) A 100' buffer is required based on the need for environmental protection and Critical Areas Bay Commission recommendations.
- (5) Bulkheading is only permitted in high erosion areas.
- (6) The wooded wetland at the entrance to Hungerfords Creek is a natural asset and is to be preserved for use as passive recreation. No commercial or community water-dependent facilities are to be permitted within the mouth of the creek.

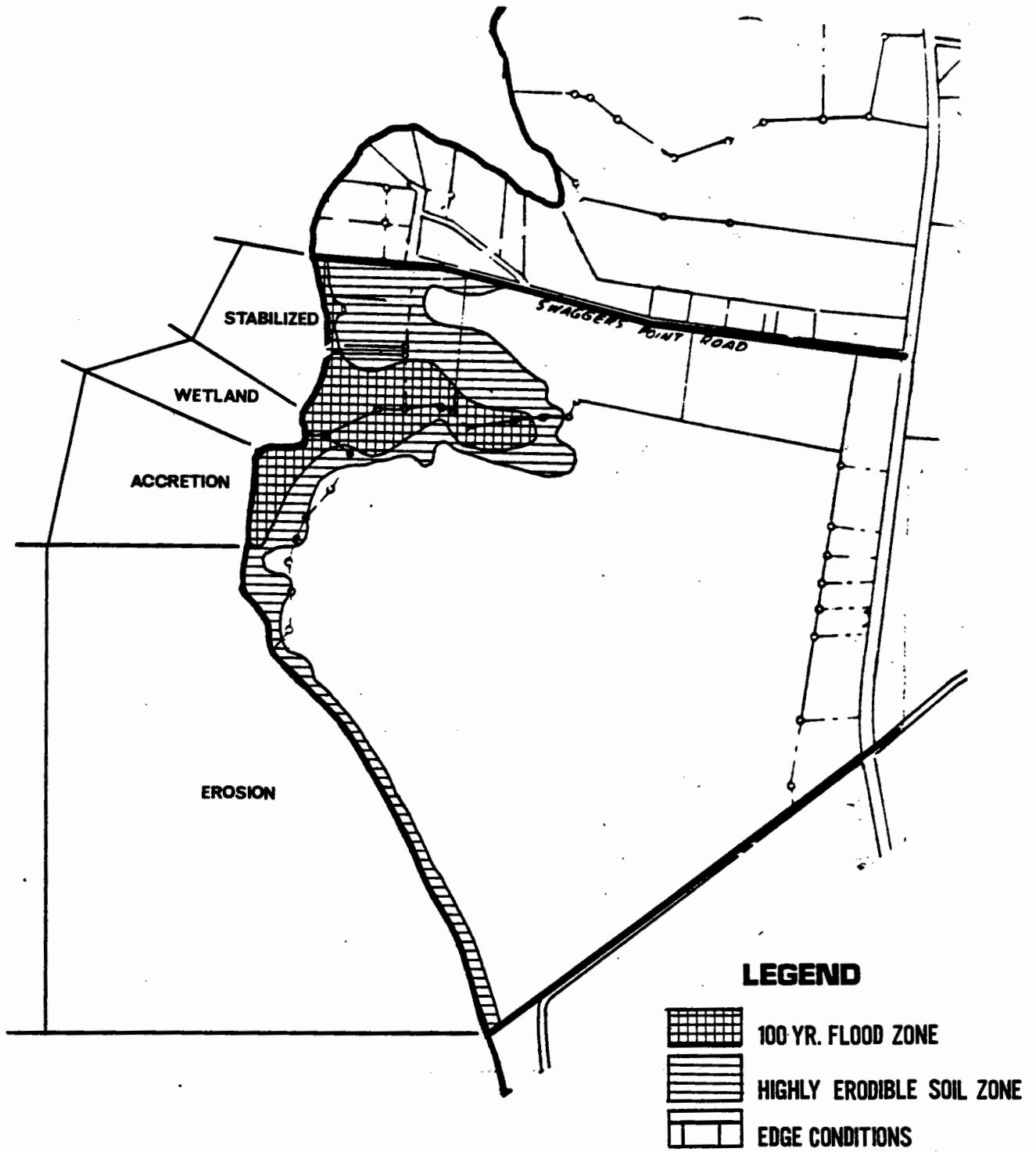


FIGURE 14 - SHORE PROFILE: PLANNING AREA F