

CZMP 2012

Justification Summary

Issue No. 3-014--Monkton Area—300.99 acres

Location: South of Hereford's commercial district, north of Piney Hill Road, east of I-83, both sides of York Road, east to Maplehurst Lane.

Environmental:

- **Water and trout resources:** There are several streams in this area within the Gunpowder Falls and Piney Creek subwatersheds, providing trout habitat and draining to the Loch Raven Reservoir Watershed. The Reservoir is impaired for phosphorus, and development within a watershed can increase the level of phosphorus entering streams nearby. RC-7 zoning will protect water quality by reducing impervious surfaces, erosion, and pollution added by development, assisting the County's TMDL compliance efforts.
- **Forested areas** provide habitat for Forest Interior Dwelling Species, and protect water quality.

Agricultural:

- Agricultural areas will be protected by allowing less development to take farmland out of production and by minimizing uses that interfere with farming.

Scenic:

- This area includes land on both sides of **York Road, a County-designated scenic route**. This is a transition area, between the commercial center of Hereford and the surrounding countryside.
- Land adjacent to this area is in a **conservation easement** funded by a federal program for preserving vistas along scenic highways, such as I-83.
- Protective zoning would maintain these scenic vistas.

Consistent zoning:

- Surrounding property is zoned RC 2 and RC 7.
- Adjacent land is in a preservation program; protective zoning would enhance the benefits of this expenditure.