

CZMP 2012

Justification Summary

Issue No. 3-015--White Hall Area—383.09 acres

Location: Adjacent to Gunpowder Falls State Park, Little Falls and NCR/ Torrey Brown Trail, both sides of Bernoudy Road

Environmental:

- The **Little Falls** runs along the eastern border of this area, shortly before converging with the Gunpowder Falls, which drains into the Loch Raven Reservoir. The Reservoir is impaired for phosphorus, and development within a watershed can increase nutrients in streams. Reduced density will protect water quality by reducing impervious surfaces, erosion, and pollution added by development, assisting the County's TMDL compliance efforts.
- This area abuts **Tier II Waters (Little Falls 1)**, designated for heightened protection by the State of Maryland.
- The Little Falls provides **habitat for brook and brown trout**, which are very sensitive to pollutants and changes in temperature. Reducing additional future development will help protect trout and other aquatic creatures by reducing impervious surfaces which heat water and carry runoff into the waterways, and by reducing erosion which causes sedimentation in rivers and streams, degrading the quality of the aquatic habitat.
- Forested areas are within State designated **Green Infrastructure**, provide habitat for **Forest Interior Dwelling Species**, and protect water quality.
- Parts of the area are within a **Sensitive Species Review Area**.
- This area is in the **Gunpowder Rural Legacy Area**.
- Much of this area is within a **Resource Preservation Land Management Area**.

Agricultural:

- This area is within an **Agricultural Priority Preservation Land Management Area**. Agricultural areas will be protected by allowing less development to take farmland out of production and by minimizing uses that interfere with farming.

Recreational:

- The **NCR, or Torrey Brown Rail Trail**, runs along the eastern edge of this area. This resource draws thousands of users for hiking, biking, and bird watching. Zoning to minimize development will protect this high quality recreational resource.

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- Canoists, kayakers and tubers who use the **Little Falls** will enjoy high quality recreational experiences by maintaining the sense of wilderness.
- The **Gunpowder State Park** is on the south edge of this area. This resource will be better protected by reducing future development on adjacent property.
- Issue No. 315—White Hall (cont'd)
- The Little Falls is a **prime trout fishing area**. Reducing additional future development will protect the trout population.

Scenic and Historic:

- The **Mason and Dixon Scenic Byway** runs along Weisburg Road and York Road. This byway is one of 19 designated by the State of Maryland encompassing 2,487 miles of beautiful roads which offer a taste of Maryland's scenic beauty, history and culture. The Mason and Dixon byway symbolizes Maryland's role as a border state during the Civil War, and connects four other scenic byways--- Old Main Streets, Falls Road, Horses and Hounds and Lower Susquehanna.
- **Woodhall Winery** is on the Landmarks list.
- Both I-83 and York Road area **designated scenic roads**.

Consistent zoning:

- The current zoning in this area is RC 4 and RC 5. The surrounding areas are RC 2 or RC 7. Conserved property adjoins this area; protective zoning would enhance the benefits of this expenditure. Protective zoning would also enhance protection of the resources inside the Gunpowder Falls State Park.