

JUSTIFICATION FOR REZONING HIDDEN WATERS PROPERTY
FROM DR1(one house/acre) TO R.C.8 (Environmental Enhancement) Zone
CZMP ISSUES: 2-029 and 2-034

The Facts

Hidden Waters is a valuable cultural, historic, and environmental resource that should be protected for the community at large; and the R.C.8 zone is the appropriate zone for the property consistent with the Baltimore County Master Plan and the purpose of the R.C.8.Zone.

1. There are 3 significant streams on the property. One of the streams has 3 ponds with weirs, set up one after the other to retain the water. The largest pond is 144 feet long and 48 feet at its widest point. All 3 streams flow North, under the Beltway and meet up with Slaughterhouse Branch, which flows East to the Jones Falls and Moore's Branch. The RC 8 zone would protect these waterways.
2. Hidden Waters has been included on the Maryland Inventory of Historic Properties (Site BA 2296). The will of its owner, Anita France recited an intention that it be preserved in its entirety and not developed.
3. The property is pristine prime and productive agricultural land both currently and historically used for farming.
4. The property is home to Chancellor of the University of Maryland system.
5. The character of the surrounding community is limited in scale and intensity.
6. The applicable portion of Old Court Road that bounds Hidden Waters has been recognized as a scenic route and should not intentionally be taxed with additional traffic.

Why R.C.8 is the Appropriate Zone

The R.C.8 zone was specifically designed to protect areas of environmental significance in urban settings such as Hidden Waters.

See BCZR Section §1A09 R.C.8 ...Zone [Bill no. 76-2004] §1A09.1 Findings and legislative goals.

Findings. 1.2 3. Specifically state that the RC 8 zone was devised to protect valuable cultural, historic, recreational and environmental resources that are not in the rural part of Baltimore County.

Legislative Goals: Specifically state that the RC 8 zone was devised for the following applicable goals:

1. To preserve total ecosystem function...;
2. To respect historic sites in their settings;
3. To protect remaining prime and productive soils, environmental resources in areas not currently protected by the R.C.2 or R.C. 7 zone;
4. To maintain the unique character of certain...urban areas by preserving its natural, environmental, historic, cultural,...scenic, architectural and archaeological resources..
5. To preserve the traditional character of communities by limiting the scale and intensity of development;
6. To maintain the scale and character of area roads by limiting growth in the volume of traffic generated by local development.