

CHAPTER 9: NATURAL & AGRICULTURAL RESOURCES

Goals

- Maintain an ecologically healthy and diverse natural environment
- Preserve farmland, forests, and open spaces outside of the Growth Area Boundary by minimizing residential development within agricultural and rural areas

Current Conditions

1 Natural Resources

A ⇨ Description of Natural Resources

The natural resources that the Planning Act of 1992 requires be protected are streams, stream buffers, steep slopes, 100-year floodplains, and habitats of threatened and endangered species. The Planning Act does not specify the extent or degree of protection to be accorded to each environmental resource. Therefore, the definitions developed for each environmental resource identify this level of protection. To adequately provide consistent protection, the best course of action is to adopt uniform definitions for these resources among the County and the municipalities. The definitions listed below address the sensitive areas identified by the Planning Act:

Stream means part of a watercourse, either naturally or artificially created, that contains intermittent or perennial base flow of groundwater origin. Ditches that convey surface runoff exclusively from storm events are not included in this definition.

Stream buffers are regulated areas left undisturbed adjacent to a stream as measured from the banks. The stream buffer shall be calculated as 50 feet plus two (2) feet for each percent of land slope measured perpendicular to the stream, from the edge of bank to 100 feet from the edge of bank. Wetland areas and steep slopes equal to or greater than 25 percent may not be counted to satisfy the required buffer width.

Steep slopes are areas with slopes equal to or greater than 25 percent.

One hundred year floodplains are areas that, after ultimate development of their watershed based on current zoning, would be inundated by water runoff from the 100-year storm.

Habitats of threatened and endangered species are areas that, due to their physical or biological features, provide important elements for the maintenance, expansion, and long-term survival of threatened and endangered species listed in COMAR 08.03.08. This area may include breeding, feeding, resting, migratory, or overwintering areas. Physical or biological features include, but are not limited to, structure and composition of the vegetation; faunal community; soils, water chemistry and quality; and geologic, hydrologic, and microclimatic factors.

The County and towns have identified additional environmental resource areas that they feel are worthy of protection as well. These resources include wetlands, wellhead buffers, carbonate rock areas, reservoir watersheds, and Use III waters.

Wetlands (defined under COMAR, Title 08.05.04.01) are generally areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation.

Wellhead buffers are a minimum 200 foot by 200 foot protected areas, centered on a wellhead/wellsite, as may be designated on the adopted Water and Sewer Master Plan or the County Comprehensive Plan, or identified during the development process.

Carbonate rock areas are areas that currently are known to be or are suspected to be underlain by carbonate rock. This includes the Wakefield Marble and Silver Run Limestone geologic units, as well as unnamed calcareous zones within schist and phyllite areas.

Reservoir watersheds are areas that drain into an existing or proposed water supply reservoir.

Use III waters (defined under COMAR, Title 26.08.02) are protected for the propagation of natural trout populations. These waters are governed by more stringent dissolved oxygen, chlorine, and temperature standards than other waters.

The Westminster study area contains nearly 26,000 acres of land in the central portion of the county and the northwestern Piedmont Uplands of Maryland. It is located on a watershed divide, with the southeastern portion draining into the Patapsco River basin and the northwestern segment draining into the Middle Potomac River basin (which includes the Monocacy River) via Big and Little Pipe Creeks. Since the study area is located on a watershed divide, the headwaters of most of the streams that flow through it are located within it. Additionally, due to the area's topography, numerous smaller sub-watersheds are located throughout.

Two irregular ridges that cross the study area from north-northeast to south-southwest create the watershed divide. A northeastern extension of Parr's Ridge connects Mount Airy with Westminster. A northeastern extension of Dug Hill Ridge connects the northern end of the study area around the Air Business Center with Manchester.

The portion of the study area southeast of Parr's Ridge and Dug Hill Ridge drains to the North Branch of the Patapsco River, which in turn drains to the Liberty Reservoir located downstream of the study area. Streams that traverse the study area within this watershed include: West Branch (also known as Hull Creek); Cranberry Branch; Beaver Run; Middle Run; Little Morgan Run. The area northwest of Parr's and Dug Hill Ridges includes two major watersheds that drain to the Monocacy River: Big Pipe Creek (northwest of Dug Hill Ridge) and Little Pipe Creek (northwest of Parr's Ridge). Little Pipe Creek and Copps Branch are the two major streams within the Little Pipe Creek drainage area that traverse the study area. Meadow Branch, Bear Branch, and Big Pipe Creek are the streams within the Big Pipe Creek watershed that flow through the study area. The streams and tributaries of Little Morgan Run, Beaver Run, and Middle Run, generally located in the southeast portion of the study area, are classified Use III-P streams (natural trout streams that also drain to public water supplies). The other streams in the study area are classified as Use IV-P (recreational trout streams that also drain to public water supplies).

The numerous streams that traverse the study area generally have steeply sloping banks. Consequently, the corresponding flood plain areas are relatively steep and narrow. Non-tidal wetlands are sparsely dispersed in the Middle Potomac River basin, but are more abundant in the Patapsco River basin.

Areas containing steep slopes predominate in three general locations. In the southwest portion of the study area, steep slopes occur in the area along Little Pipe Creek and the Western Maryland Railroad, and in the area southeast of Stone Chapel Road and Old New Windsor Pike. In the northeast portion of the study area, steep slopes occur in areas along the West Branch and its tributaries and the Western Maryland Railroad.

A majority of the Westminster study area is comprised of the Glenelg-Manor-Mount Airy soil association, which is well drained and somewhat excessively drained, mainly hilly soils that are deep and moderately deep over schist. Since many areas are too steep for regular cultivation, proportionately more of the land is wooded. The Mount Airy soils are only 2 to 3 feet deep to bedrock and, therefore, have severe limitations that restrict the use of septic systems. The Glenelg and Manor soils have less severe limitations on the use of septic systems.

Two areas of the study area are located in the Mount Airy-Glenelg soil association. A small area of this association exists in the northwest near the Air Business Center. Another area is located in the southwest, lying generally south of Main Street and Uniontown Road and extending west from just east of MD 27 to beyond the study area boundary. Because the soils of this association are more strongly sloping, sizable areas are still wooded. Some of the steeper cleared areas that are eroded are prime candidates for reforestation, either naturally or by planting. A cover of trees in these areas would protect the watershed and would reduce damage by floodwater and transported soil material in other areas. The major soils in the association are generally too shallow or too steep for the use of septic systems.

Forested areas are dispersed throughout the study area and tend to concentrate along steep-sloped areas, including the steep slopes bordering stream valleys. Sizable forested areas are located on the southeast side of MD 31 and Avondale Road and along the West Branch stream valley. These areas function as connected wildlife corridors. Currently, any potential identified habitats of threatened and endangered species in the Westminster environs have not been revealed to the municipality or the County.

The Westminster environs is underlain by a variety of rock types. Schist, phyllite, metavolcanic rocks, and carbonate rocks trend in north-northeast to south-southwest bands across the study area. Relatively resistant areas of Marburg phyllite primarily form the ridges, while Marburg schist underlying the southeastern half of the study area forms hilly terrain with narrow, steep-sided valleys. Metavolcanic rocks (schist and metabasalt) of the Bachman Valley and Sam's Creek formations generally underlie the low rolling hills and some valley areas such as Bachman Valley. Low-lying areas of the study area frequently indicate lenses of Wakefield Marble carbonate rocks. These underlie the Wakefield Valley and occur in central portions of the study area as very narrow and elongated bands. Carbonate rocks are often closely associated with the metavolcanic rocks of the area.

The phyllite, which underlies a significant portion of the study area, is resistant to weathering. The development of groundwater for public water supply is limited in this hydrogeologic unit. A large area in the southeastern portion of the city is underlain by the schist

saprolite-type aquifer, which generally tends to have good groundwater development potential. Metavolcanic rocks, which occur in bands through the study area, tend to have very good groundwater development potential. Carbonate rock lenses are found primarily in the western half of the study area. These occur as northeast-to-southwest trending bands and have excellent groundwater development potential. The lenses are bounded by less permeable rocks such as phyllite and schist, which are limited in terms of groundwater development potential themselves and also affect the amount of groundwater that can be drawn from the adjacent carbonate rock areas. Because of their high permeability and transmissivity, the carbonate rock groundwater is susceptible to contamination. Additionally, sinkholes have been associated with groundwater withdrawals in the Wakefield Valley.

Acreeage or Mileage of Environmental Resources Study Area 2003	
Environmental Resource	Westminster Study Area (excluding City limits)
Forested Land	7,157 acres
Reforested Land (via Forest Conservation Act)	88 acres
Land within Forest Conservation Easements	159 acres
Land within Water Resources Protection Easements	34 acres
Stream Buffer Potential (200' width total)	2,471 acres
Stream Length	102 miles
Stream Length – Use III	84 miles
Wetlands	824 acres
Carbonate Rock Areas	179 acres

All land area calculations are estimates.
Source: Carroll County Planning Department Water Resources Division

B ⇔ Current Environmental Resources Protection Measures

Carroll County currently provides a great deal of protection to the area’s environmental resources. Substantial revisions and additions to existing regulations were not needed to meet the requirements of the 1992 Planning Act, since environmental resources already are being afforded significant protection under existing ordinances. The town Planning Commissions also have been given the ability to require further protection measures where appropriate. However, to address any inconsistencies of protection or lack of protection in some areas, some revisions and text amendments may be necessary.

Environmental resources in Carroll County currently are protected during the development process through several different regulations, ordinances, and authorities. The Code of Public Local laws and Ordinances of Carroll County contains the following chapters that relate to or have an impact on environmental resources:

- Chapter 97 – Construction Codes
- Chapter 103 – Subdivision of Land
- Chapter 105 – Environmental Management of Storm Sewer Systems
- Chapter 114 – Floodplain Management
- Chapter 115 – Forest Conservation
- Chapter 121 – Grading, Erosion and Sediment Control
- Chapter 134 – Landscape Enhancement of Development

- Chapter 191 – Stormwater Management
- Chapter 218 – Water Resource Management
- Chapter 223 - Zoning

Additionally, the County Landscape Manual, Water Resource Management Manual, and the Design Manual for Roads and Storm Drains contain additional guidance on and provisions for the protection of environmental resources.

2 *Mineral Resources*

Article 66B of the Annotated Code of Maryland calls for the identification of mineral resources within a given study area in order to: identify undeveloped land that should remain in an undeveloped state until the land can be used to provide or assist in providing a continuous supply of minerals; identify appropriate post-excitation uses for the land that are consistent with the county's land planning process; incorporate land use policies and recommendations for regulations to balance mineral resource extraction with other land uses and to prevent the preemption of mineral resources extraction by other uses.

When developing the Mineral Resource Element of the Carroll County Master Plan (originally adopted February 27, 1992), mineral resources in the entire county were studied to determine what areas might be viable for future extraction. As a result, a Mineral Resources Overlay Zone was created. Areas currently owned by a mineral extraction company or already in use for that purpose were zoned Mineral Resource Recovery Area (MR). Areas for which the underlying mineral was economically viable for recovery, but not necessarily owned by a quarry company were zoned Viable Resource Areas (VRA). Both of these zones were meant to prohibit any preemptive development.

A small portion of the southwestern part of the study area, mainly south of Roop's Mill Road and west of Stone Chapel Road, contains deposits of Wakefield Marble. These deposits are concentrated within the Little Pipe Creek Watershed area, and tend to be thick and either, gray, white, or pink in color. Because of the irregular color and the presence of joints in much of the marble extracted, it is used primarily for crushed stone. Several mineral extraction companies operate in the vicinity.

Even with the active quarrying of Wakefield Marble deposits in the area, numerous parcels that contain these resources remain unusable for extraction purposes. With the presence of Agricultural Land Preservation Districts and Easement, high-density development, and areas listed on the National Register of Historic Places, a large portion of the Wakefield Marble resource has been deemed preempted from extraction.

3 *Agricultural Resources*

Although the study area as a whole remains substantially agrarian in character, the overall landscape of the farming community continues to evolve. In recent years, the area has seen a gradual decline in dairy operations. Although some dairy operations are becoming larger in size, their overall numbers are decreasing. Today, small grains and vegetables seem to be more marketable for both corporate and independent farmers in the area. The most common crops produced throughout the area are corn, soybeans, wheat, green beans, peas, and barley, among others. Hay production, particularly alfalfa, is also on the rise due to better profit margins and

the increasing number of horse farms and horse boarding facilities throughout the County and surrounding areas. Several beef herds also exist within the study area at this time, but they tend to be small in size.

In order to retain the overall character of the region, both the State and the County have taken significant steps toward the permanent preservation of farmland. In the past, Carroll County has had remarkable success in attracting landowners to participate in the Agricultural Land Preservation Program. As of May 2004, 41,927 acres of farmland throughout the County have been preserved permanently through the Maryland Agriculture Land Preservation Foundation, or MALPF, the Rural Legacy Program, Maryland Environmental Trust, Carroll County Land Trust, or the USDA Farmland Protection Program. As of May 2004, an additional 52,186 acres were in MALPF agriculture districts, which means the property owners have agreed not to subdivide or develop their property for at least five years and they are eligible to apply to MALPF to sell an easement on their property. The majority of easements and districts are located in the northern half of the County, more specifically in the northwestern sector. Because of high development potential and encroachment that undermines the perceived viability of farming into the future, the participation rate within the study area generally is lower than the western part of the County, but still is substantial.

As stated previously, the study area consists of approximately 26,000 acres, of which roughly 14,073 acres are zoned Agricultural. However, only about 15,573 acres currently are being used for agricultural or resource purposes. Of that amount, 3,702 acres have some degree of protection associated with them. There are 32 permanent easements totaling 2,996 acres and 6 districts totaling 706 acres. The County's Agricultural zone supports the land preservation initiatives by limiting the amount of development possible in the zone, thereby protecting large areas of farm land for viable agricultural use.

It is difficult to assess the worth of agricultural products in an area as specific as the study area, due to the fact that statistics for individual farms or blocks of farms are not available through the Agriculture Census. However, it is possible to interpolate the relative worth of agriculture in the study area based on the total worth of agriculture countywide. The 1997 Agriculture Census estimated the total worth of agricultural products sold by farmers in Carroll County to be around \$71,272,000 per year. With 160,180 acres in farmland at that time, this equated to an approximate worth of \$445 per acre for agricultural products. When applied to the acreage currently in agricultural use in the study area (15,573 acres), this would estimate the value of all agricultural products there to be approximately \$6,929,985 per year.

Additionally, in 1995 it was estimated that, countywide, every dollar of agricultural sales generated 71.3 cents in additional spending, and that approximately \$20 million in revenue is generated by tourism as a result of the County's rural character. Although attaching a dollar amount to the tourism generated within the study area is nearly impossible, the additional spending can be applied to the estimated worth of agricultural products for an additional \$4,941,079, or a total estimated value of \$11,871,064 per year for agriculture and its associated expenditures for the total study area.

However, the worth of agricultural products does not reflect some of the public benefit that can be derived from the agricultural industry. Soil and water quality, which is a public good, can be profoundly affected by agricultural practices. Farmers throughout Carroll County have made significant contributions to maintaining a high quality of soil and water through participation in state and federal cost-share programs that encourage the implementation of soil

conservation measures, water quality practices, nutrient management techniques, and other best management practices that enhance the relationship between agriculture and a healthy natural environment. State and federal governments cover up to 87.2 percent of these cost-share expenses, with the remaining difference being paid by the farmers themselves. Clearly, protecting land in the study area not only will protect the economic returns that can be realized from the land, but will also protect the tremendous investment that has already been made in maintaining the viability of farming here for future generations.

Analysis of Community Needs

The study area lies within an area of complex natural features and rural beauty. The carbonate rock on the western side of the area provides for abundant groundwater supplies, but this water is easily contaminated because the stone is porous and prone to sinkhole formation. On the eastern side of the area, most of the streams drain into Liberty Reservoir. The Reservoir Watershed Management Agreement seeks to limit the impacts of development on water quality in this public water supply source by dedicating most of the land in the watershed to agricultural or conservation uses. As a result, land use within the portion of the environs in the Liberty Reservoir watershed is subject to the considerations this and other sensitive natural resources place on development impacts.

The area's ridges and valleys lend themselves to a high potential for erosion in the event that stabilizing vegetation is lost. Vegetation not only stabilizes soil but it provides the habitat and temperature regulation necessary for healthy ecosystems. This is particularly true in riparian areas where fish and other aquatic creatures rely on streamside vegetation for food, shelter, and spawning. Vegetation and trees also help to moderate water temperatures and reduce the amounts of contaminants entering the waterways, creating a more hospitable environment for aquatic life. Many streams within the environs are classified as Use III-P or Use IV-P, indicating their suitability for supporting natural and recreational trout populations, respectively.

The study area has seen a significant increase in residential and commercial development since the 1985 Westminster and Environs Comprehensive Plan, yet the area continues to have and be associated with the rural heritage of the agricultural community. There has been a significant investment in agricultural preservation districts and easements in the study area, particularly on the northern side. At the same time, the Westminster area continues to grow as a desirable place to live and do business. One of the greatest land use challenges facing this area is how to protect its rural nature and small town feel while at the same time providing enough land for sensible growth to occur as well.

There are ways in which development can occur while still protecting sensitive natural features and keeping agricultural lands in production. Regulations and policies that target the protection of specific features, such as stream banks, carbonate rock areas, or forested areas, already exist and are implemented through the development review process. Additionally, incentives and techniques such as density bonuses, transfer of development rights, tax credits, or other benefits are untapped options that could be explored as a way to encourage developers to implement more than the minimum protection measures.

Recommended Actions

1 Natural Resources

- *Continue to support the Reservoir Watershed Management Agreement through compatible land use designations*

The Reservoir Watershed Management Agreement is a critical agreement to which the County is, and long has been, a signatory. It protects the quality of drinking water for Carroll County residents as well as Baltimore County and Baltimore City residents. Because a major tributary of the Liberty Reservoir flows through the Westminster environs, it is incumbent upon those planning for land use in this area to safeguard the quality and quantity of water flowing to the reservoir. One of the best ways to accomplish this is to designate land uses within the watershed that will have a low impact on water quality or will provide good opportunities for mitigating any impacts that might be created.

- *Protect groundwater resources to ensure their continued good quality and quantity*

Protecting groundwater resources in the Westminster environs is very important since a good portion of the community's drinking water is obtained from groundwater sources. Protecting areas of existing and potential drinking water from groundwater sources, and ensuring that sufficient recharge to these sources is occurring, is essential.

- *Develop and adopt a countywide watershed management plan that would include measures to protect Westminster's groundwater and surface water resources*

The County does not have a countywide watershed management plan, so natural resource planning designed to protect the quality and quantity of water resources in the county is done on a somewhat fragmented scale. By planning for water resource protection at the watershed level, the County could better evaluate the regional impacts of land use decisions, policies and regulations with respect to their effects on an entire watershed ecosystem.

- *Continue to implement measures to safeguard land uses and protect groundwater resources within the sensitive carbonate rock areas*

Certain portions of the environs are known for the prolific groundwater that can be found in particular geologic regions known as carbonate rock areas. This rock is beneficial to developing groundwater sources for public water supplies, but these types of geologic formations also are easily influenced by contaminants because of the porous nature of the rock and its high transmissivity. These properties also make the land within the carbonate rock areas prone to the formation of sinkholes, which can endanger life and property. Continued good land use and resource planning within this sensitive region, which includes using techniques such as clustering development away from the carbonate rock resources and maintaining relatively low intensity land uses in their vicinity, will help to ensure that the beneficial properties of the carbonate rock formation can be taken advantage of while protecting the resource itself.

- *Preserve natural resource areas through the protection of existing forested tracts and the reforestation/afforestation of sensitive areas*

The topography and soils in the Westminster environs, and Carroll County in general, are highly favorable for agricultural production and have contributed to a significant agricultural

history in the area. Because of this land use legacy, however, the area does not have the large forested areas that other regions of the state have. As a result, protecting the forested tracts that remain should be a priority. Additionally, reforestation and afforestation of the most sensitive areas (steep slopes, floodplains, etc.) should be stressed to reinstate the benefits that forest cover can provide to these resources and the people who live in their vicinity.

- *Require developers to design their projects in a manner that will enhance and preserve the site's natural resources*

Already the County requires that developers submit an Environmental Site Delineation (ESD) as the first step of the development process. The purpose of this requirement, which entails identifying significant natural resources on the site prior to any development plans being formulated, is to create a process by which environmental resources are preserved through early identification. In this way, development can be planned around resource protection measures.

2 *Agricultural Resources*

- *Continue funding and/or promotion of agricultural preservation programs to reinforce the Growth Area Boundary edge and support the County Master Plan goal to preserve 100,000 acres of tillable agricultural land.*

The County's agricultural preservation goal goes hand-in-hand with the policy to direct growth to the community planning areas. It establishes a defined area in which significant amounts of growth are discouraged, thus making the efficient use of the community planning areas that much more important.

- *Support the Upper Patapsco Rural Legacy Area and Little Pipe Creek Rural Legacy Area applications*

A portion of the Little Pipe Creek Rural Legacy Area lies within the Westminster environs, and the Upper Patapsco Rural Legacy Area lies on the fringes of the environs. These two areas contribute to the character of the environs by setting its context within the rest of the county. Preserving land within these areas will accomplish several things to the benefit of the environs as well: help preserve the watersheds, their headwaters, and other resources and culture of the area; enforce the Growth Area Boundary; and, provide a buffer between Westminster, New Windsor, Hampstead, and Finksburg

- *Plan for land uses that have a low-impact on farming operations in the vicinity of easements and other agricultural areas*

A transition area of low-impact uses ought to exist between the more intensive land uses within the Westminster environs and the farming operations taking place outside of this area. This will help to buffer potentially conflicting land uses from each other and ensure the long-term viability of farming just outside of the growth area.

- *Require buffers and/or setbacks for non-agricultural land uses where they abut agricultural operations*

In places where non-agricultural land uses adjoin agricultural uses, it is important that buffers be created to protect these potentially conflicting uses from negatively affecting each other. The best way to accomplish this is to require that buffers and/or setbacks be used for developments at the fringes of the environs, where the greatest potential for conflict exists. This can be accomplished through the site plan review process.

Fiscal Implications

The recommendations contained in this plan may be policy-oriented or action-oriented, and their implementation may be the responsibility of the County, other public agencies, private landowners and developers, or a combination of these. This section is designed to identify the potential fiscal impacts to the County of each of the recommendations. There could be “No Fiscal Impact,” meaning the County would not incur direct or predictable expenses as a result of implementing the recommendation, an “Undetermined Impact,” meaning there likely would be a cost associated with implementing the recommendation but that cost can not be determined at this time for various reasons, or a “Fiscal Impact,” which likely would be incurred by the County if the recommendation were implemented. For recommendations that have an identified fiscal impact, the cost of implementing that recommendation is estimated to the best degree possible.

- Continue to support the Reservoir Watershed Management Agreement through compatible land use designations
No Fiscal Impact
- Protect groundwater resources to ensure their continued good quality and quantity
Undetermined Impact: While there likely would be a cost associated with the implementation of this recommendation, the project needs more development before a reasonable cost estimate can be determined.
- Develop and adopt a countywide watershed management plan that would include measures to protect Westminster’s groundwater and surface water resources
No Fiscal Impact
- Continue to implement measures to safeguard land uses and protect groundwater resources within the sensitive carbonate rock areas
No Fiscal Impact
- Preserve natural resource areas through the protection of existing forested tracts and the reforestation/afforestation of sensitive areas
No Fiscal Impact
- Require developers to design their projects in a manner that will enhance and preserve the site’s natural resources
No Fiscal Impact
- Continue funding and/or promotion of agricultural preservation programs to reinforce the Growth Area Boundary edge and support the County Master Plan goal to preserve 100,000 acres of tillable agricultural land
Undetermined Impact: While there would be a cost associated with the implementation of this recommendation, more information about how many acres would need to be preserved around the GAB is needed before a reasonable cost estimate can be determined. Countywide, assuming a constant price of \$4,000 per acre, \$220 million will be required to purchase easements on the 55,000 acres remaining to meet the goal.
- Support the Upper Patapsco Rural Legacy area and Little Pipe Creek Rural Legacy area applications to help preserve the watersheds, their headwaters, and other resources and culture of the areas; to enforce the Growth Area Boundary, and to provide a buffer between Westminster, New Windsor, Hampstead, and Finksburg

Undetermined Impact: While there would be a cost associated with the implementation of this recommendation, more information about how many acres would need to be preserved in these areas is needed before a reasonable cost estimate can be determined.

- Plan for land uses that have a low-impact on farming operations in the vicinity of easements and other agricultural areas
No Fiscal Impact
- Require buffers and/or setbacks for non-agricultural land uses where they abut agricultural operations
No Fiscal Impact

Maps

- 1 *Environmental Resource Areas*
- 2 *Mineral Resource Areas*
- 3 *Agricultural Preservation and Land Trust Easements*

