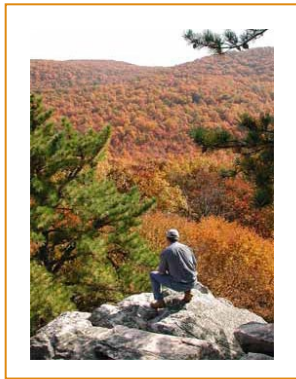




The White Rocks Project

A readily accessible, spectacular unbroken tract of mixed eastern forest that abuts National Park land



Background.

The partners actively involved with the Pennsylvania Department of Conservation and Natural Resources - led South Mountain Conservation Landscape Initiative have identified the privately owned Penn Products tracts as the highest priority unprotected lands within the landscape.

A BRIEF HISTORY: The National Park Service acquired four parcels from the owner in the late 1980's and early 1990's for protection of the Appalachian National Scenic Trail and the popular White Rocks Trail.

TRACT INFO: There are 5 parcels which are each contiguous to lands acquired by the National Park Service for the protection of the Appalachian National Scenic Trail. One is contiguous with State Gamelands #305, and other neighbors include Diakon Luthern Ministries (Diakon Youth Center formerly TresslerCare Wilderness Center) and the BSA Camp Tuckahoe. The parcels are located in Cumberland County, some in Monroe Township, with the remainder in South Middleton Township.

PARTNERS: Public partners include The National Park Service, DCNR's Bureau of Recreation and Conservation, and Bureau of Forestry, and the Cumberland County Planning Department. The primary non-governmental partners (NGO's) have been the Appalachian Trail Conservancy, and the Central Pennsylvania Conservancy, with others offering significant input.

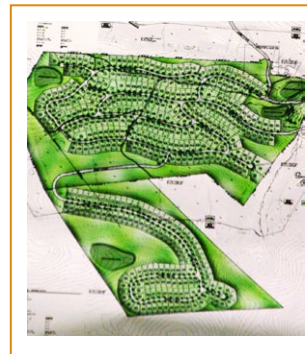
Resource Values.

Perhaps the most significant value is the spectacular viewshed and habitat of unbroken mixed eastern forest on the south side and limestone rich productive agricultural lands to the north.

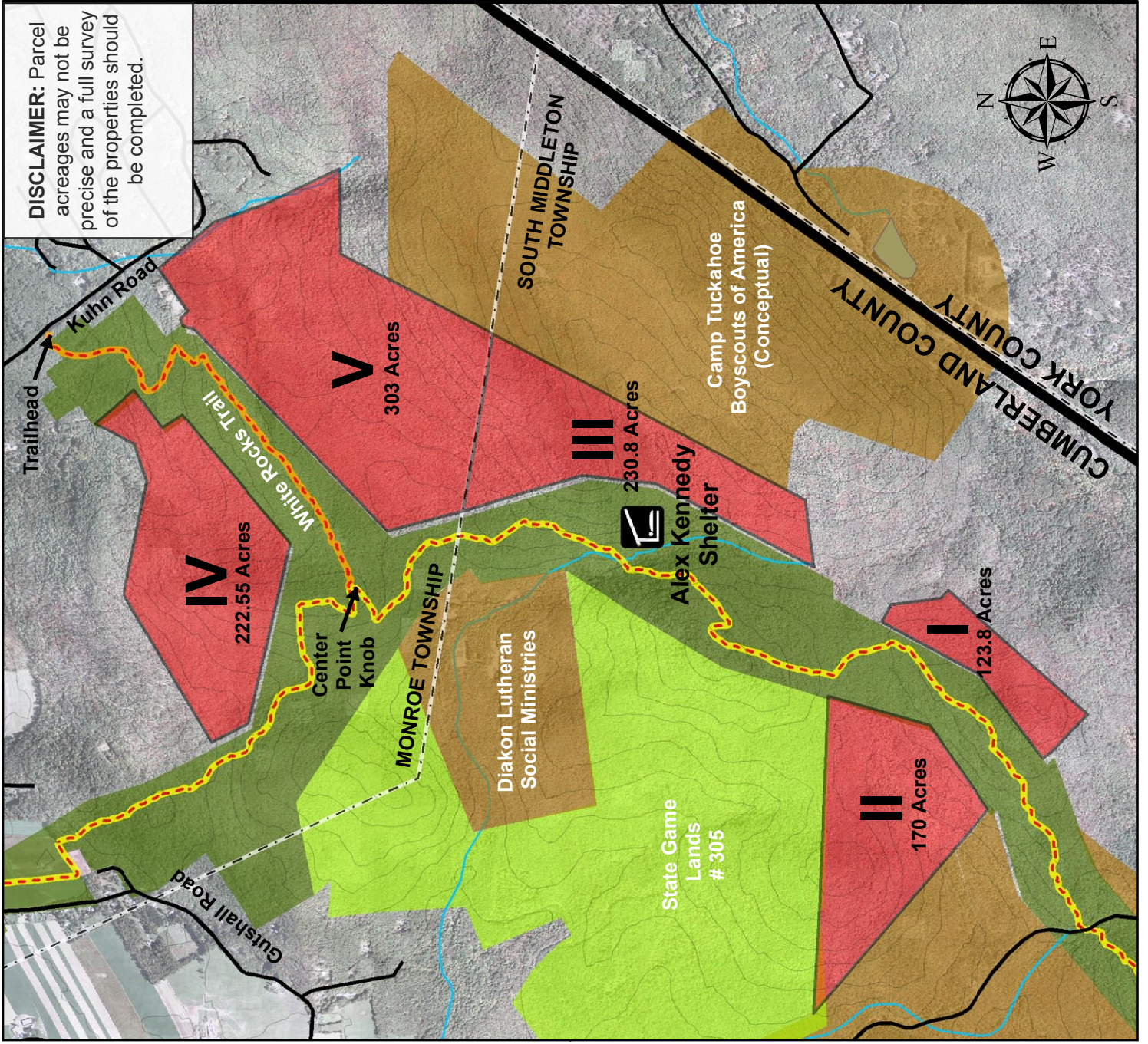
GROUND OF PARAMOUNT VALUE: While the natural and cultural resources may be difficult to quantify, the consensus opinion is that it is significant. The area hosts hibernacula for state identified species of concern. There are important vernal ponds on adjacent parcels. The White Rocks quartzite ridge has been identified by DCNR as a geologic heritage site. These lands also serves to protect the community's drinking water recharge area and the high quality cold water fishery of the Yellow Breeches Creek. The White Rocks Trail provides a very popular outdoor recreational resource for hikers, birders, and rock climbers. White Rocks is the northern terminus of the Blue Ridge physiographic province, the southern terminus of which is in Georgia.

Threats. The most pressing threat to this landscape is the potential for additional development by the landowner.

PLANS FOR DEVELOPMENT: Over the past several years parcels IV and V have been under contract with a developer. However, the partners believe that those contracts have been contingent on the owner's ability to secure sewage processing services from the neighboring township (S. Middleton). A preliminary plan (seen to the left) for 274 lots on 277 acres (parcel V) was submitted to Monroe Township in 2006, with the intent of phased additional development on



the remaining tracts. The acreage in question is zoned "conservation", and represented 9% of the municipality's conservation zone at the time of the proposal. The original conservation zoning ordinance allowed for residential units to be constructed on 1/2 acre lots. Following several well attended public meetings, the proposal was denied by the board of supervisors, in part because deficiencies in the plan were not adequately addressed. Since that time, the township has adopted a new zoning ordinance, requiring a minimum of 2 acre lot size for residential development. That ordinance is currently being appealed by the owners of Penn Products.



**WHITE ROCKS
(PROPOSED DEVELOPMENT)**

- APPALACHIAN TRAIL SIDE TRAIL
- SHELTER
- FEDERALLY PROTECTED LAND
- STATE PROTECTED LAND
- OTHER PROTECTED LAND
- PROPOSED WHITE ROCKS DEVELOPMENT
- PRIVATE LAND
- MAJOR ROADS



AREA OF DETAIL



THE APPALACHIAN TRAIL CONSERVANCY
www.appalachiantrail.org
Map By: ATC Staff, April 9th, 2009