



## **Sugarloaf Stakeholders' Advisory Group**

Meeting #4 – Monday, August 31, 2020

12:00 PM & 6:00 PM

### Agenda

#### **1. Discussion of an Overlay Zoning District for the Sugarloaf Planning Area**

##### ➤ What is an overlay?

General definition: An overlay zone is a special kind of zoning district designed to protect a specific resource, which may be environmental, historic, cultural, social, or economic. It ‘overlays’ existing zoning and adds special requirements, standards, or flexibility.

##### ➤ What could an overlay for the Sugarloaf Planning Area address?

- Allowable and prohibited uses and traffic impacts
- The scale and design of non-residential structures to ensure compatibility with surrounding rural land uses
- Water quality protection – Low Impact Development, enhanced environmental site assessment and impact analysis
- Forestry management – sound timber harvest practices
- Others?

#### **2. Vision Statement for Plan – Current Draft**

A unique geologic landform in Maryland, Sugarloaf Mountain is a defining element of Frederick County’s treasured scenic and rural landscape. The mountain and the area surrounding it possess a sublime beauty and significant biodiversity, where a high quality environment is maintained. Land uses are sensitive to both the natural environment and the rural character of the area. Degrading impacts to forestlands, aquatic resources, wildlife habitat, inspiring vistas, and historic resources are minimized. Stewardship of the area’s natural assets and cultural resources, as enacted by both the public and private sectors, ensures healthy, resilient, and economically productive lands for current and future generations. As we face climate change challenges, the protection of Sugarloaf Mountain and the surrounding landscape provides ecosystem benefits to the residents of Frederick County and the wider region, enhancing the sustainability of our shared environment.

#### **3. Public Comments (15 minutes)**