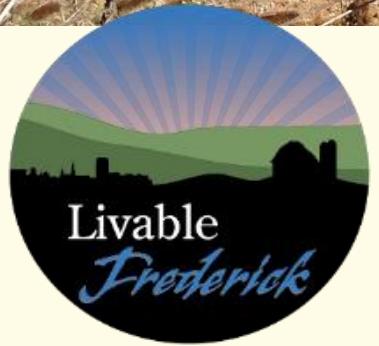


Draft Sugarloaf Rural Heritage Overlay District



Planning Commission
Workshop
January 18, 2023



Tonight's Agenda

- Staff Presentation (~15 minutes)
 - Plan History
 - Remand Scope
 - Overview of Sugarloaf Rural Heritage Overlay District
 - Next Steps
- Small Group Breakout Sessions





Planning Area

October 2022 Plan, page 12
(Map 1-1)

Sugarloaf Plan Timeline



Planning Commission (August 2021 – July 2022)

- 2 open houses
- 9 workshops
- 4 County Council meetings
- Planning Commission sent draft to County Council in July 2022

County Council (August 2022 – October 2022)

- 11 workshops
- 1 community open house
- 2 public hearings

County Council Actions

October 25, 2022

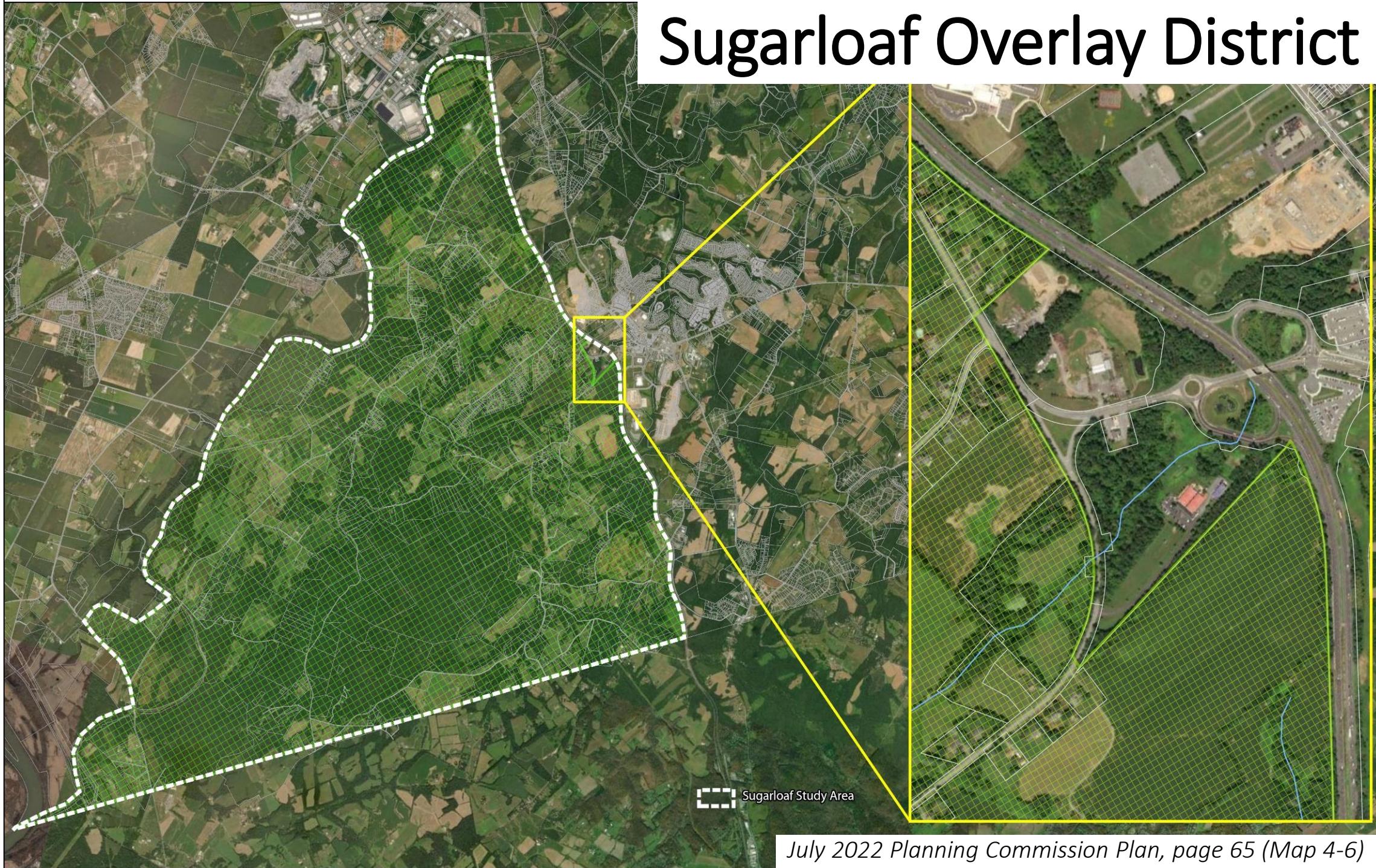
- ADOPTED the plan narrative (excluding remanded portions)
- ADOPTED land use and zoning changes
- ADOPTED “Private Park” as a new zoning use
- **REMANDED** the overlay text and map to Planning Commission



A scenic view of a rural landscape. In the foreground, there's a grassy field with a wire fence. A single brown horse stands in the middle ground. Behind the horse is a white barn with a dark roof, surrounded by trees and a fence. The background features a large, densely forested hillside under a clear blue sky.

Sugarloaf Rural Heritage Overlay District Overview

Sugarloaf Overlay District



The District establishes criteria, standards, and review procedures for land development activities **to minimize or eliminate adverse impacts to water quality, forest resources, wildlife habitats, and scenic and rural landscape elements.**



Bill 22-25 (Overlay) Sections:



- Land development approvals
- Non-residential design standards
- Tree cutting and forestry
- Prohibited uses
- Communication towers
- Commercial solar facilities

Land Development Applications & Approvals

- Map sensitive environmental site features and minimize tree and forest clearing
- Send to Maryland Department of Natural Resources for comment if in a Green Infrastructure Hub or Corridor
- Planning Commission site plan approval required for wholesale nurseries and agritourism enterprises

Non-residential Design Standards

- Only **new construction or expansions/additions of non-residential, non-agricultural buildings.**
- Ensure buildings and site features are compatible with the area's natural and rural character through standards on:
 - Architecture and appearance
 - Lighting
 - Building footprint size



Non-residential Design Standards

Architecture and Appearance

- Visible buildings cannot have long, uninterrupted, blank walls
- Fences, walls, signs etc. must be rural in character

Lighting

- Height limit of 4 feet (on ground) or 14 feet (on building)
- Wildlife and rural-friendly: have timers, motion sensors, yellow/amber light

Building Footprint

- Footprint of new or expanded buildings cannot exceed 15,000 ft²
- Exceptions: residential, agricultural, agricultural-related enterprises, or a Planning Commission exemption

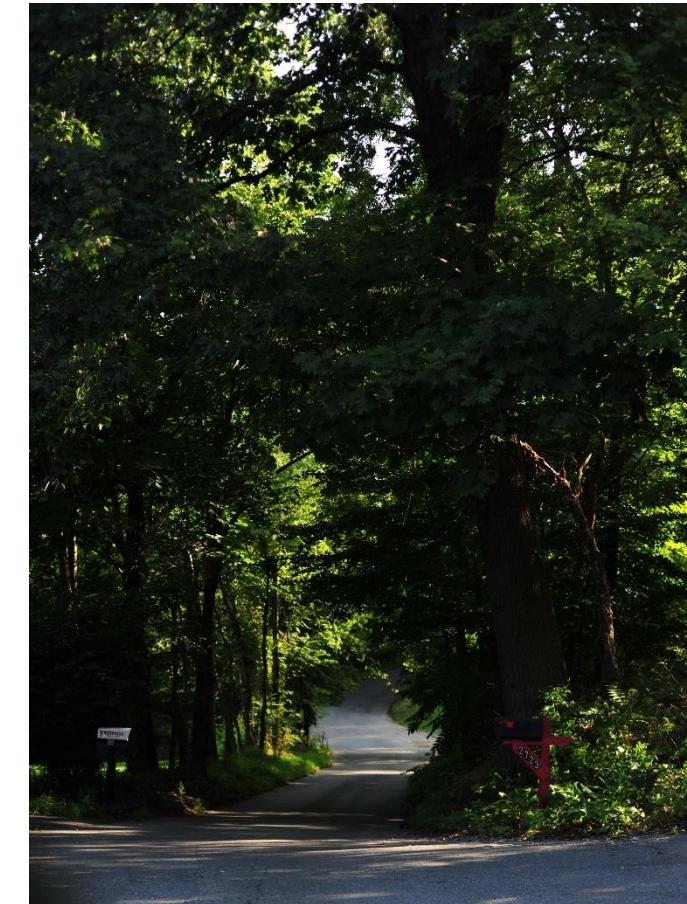
Tree Cutting and Forestry

Requirements & Approvals

- Timber harvest plan and sediment and erosion control plan
- Grading permit
- Stream crossing/wetlands permits
- Environmental features map and written narrative

Within 50 feet of a water body:

- No tree harvest or removal
- No equipment staging or maintenance
- Minimize travel through this area



Prohibited Uses

Solid Waste Operations

- landfill, recycling, sludge pit, industrial waste

Commercial Amusements

- carnival, circus, rodeo, outdoor sports recreation facility

Automobile and related services (RV storage facility)

Miscellaneous

- Shooting range/club-trap, skeet, rifle, archery

Special Exception Uses

Communication Towers & Commercial Solar Facilities

Communication Towers

- Camouflaged, disguised, or concealed to blend in with natural area
- If located near or on buildings, be compatible in scale, style, and structure of its surroundings

Commercial Solar Facilities

- Cannot be on slopes exceeding 15% or within 100 feet of a stream
- Limits forest removal to 12%
- Native planting requirements

Next Steps *(after tonight)*

- Planning Commission discussion
- Planning Commission must have one public hearing before vote

- County Council discussion
- County Council must have one public hearing before vote





QUESTIONS