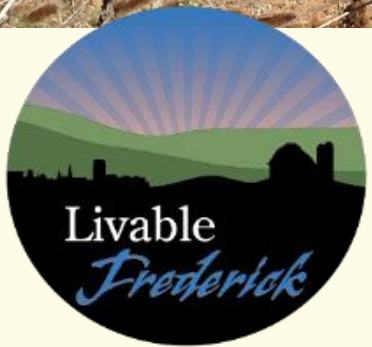


Draft Sugarloaf Rural Heritage Overlay District



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





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

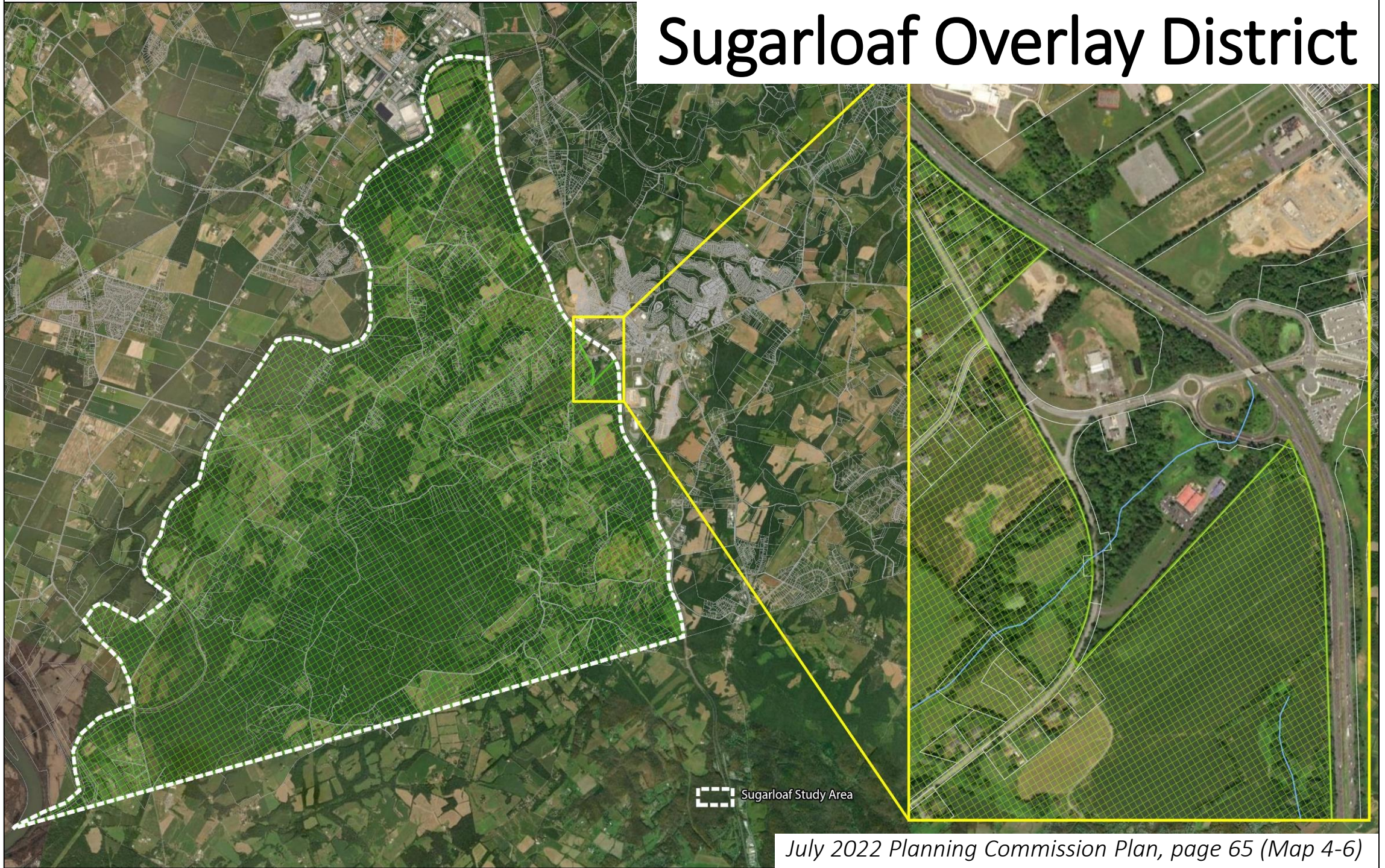
- ADOPTED the plan narrative (excluding remanded portions)
- ADOPTED land use and zoning changes
- ADOPTED “Private Park” as a new zoning use
- **REMANDED** the overlay text and map to Planning Commission




A scenic rural landscape featuring a lush green field in the foreground, a small pond, a white house with a dark roof, and a horse grazing in the distance. The background is dominated by a dense, forested hillside under a clear blue sky. Large trees frame the scene on both sides.

Sugarloaf Rural Heritage Overlay District Overview

Sugarloaf Overlay District



 Sugarloaf Study Area

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

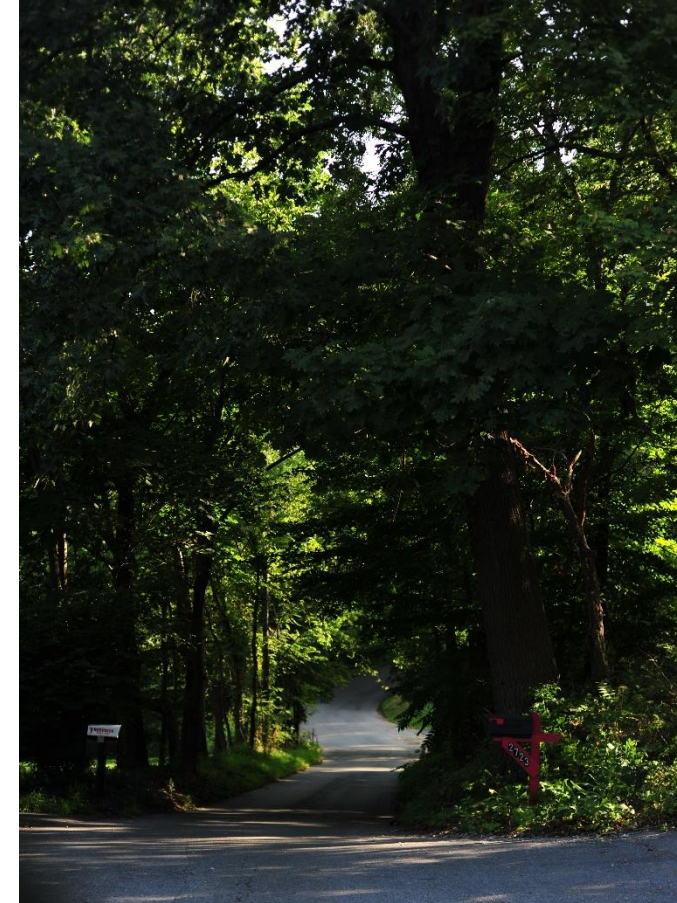
Tree Cutting and Forestry

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