

SUGARLOAF AREA PLAN

I. Introduction

- a. Livable Frederick Master Plan (LFMP) Introduction to Sugarloaf Area
- b. Green Infrastructure Sector within LFMP
- c. Implementation Plan for LFMP ('Sugarloaf Rural Heritage Landscape')
 - 1. Small Area Plan Process
- d. Sugarloaf Stakeholders' Advisory Group
- e. Vision Statement & Broad Plan Goals

II. Background

- a. Sugarloaf Mountain and Environs
- b. Monocacy Natural Resource Management Area (MD Dept. of Natural Resources)
- c. Historical Land Use Plans (1959 – 2019)
- d. Sugarloaf Planning Area Boundary - Derivation and Limits

III. Planning Area History

- a. Settlement
- b. Communities
 - 1. Park Mills
 - 2. Hopeland
 - 3. Della
 - 4. Flint Hill
- c. Early Industry
- d. Historic Structures
- e. National Register, MD Inventory, FC Historic Sites Survey
- f. Policies and Recommendations
 - 1. Encourage nominations to the Frederick County Register of Historic Places

IV. Sugarloaf Mountain and Stronghold, Incorporated

- a. Environments and Ecology
- b. Gordon Strong
 - 1. Land Acquisitions
 - 2. Stronghold, Inc.
- c. Conservation History and Stewardship Mission

The Sugarloaf Area Plan is currently under development by Planning Staff. The policies and recommendations presented are not a final, exhaustive list.

- d. Recommendations
 - 1. Explore the desire and feasibility of connecting the Monocacy Natural Resource Management Area's rustic trails to the Sugarloaf Mountain trail network

V. Transportation Network

- a. Roadway Characteristics
 - 1. Alignments
 - 2. Safety
 - 3. Crash Data
- b. I-270 Project
 - 1. Scope
 - 2. Timing
 - 3. Impacts
- c. Rural Roads Program
- d. Policies and Recommendations
 - 1. Establish a Scenic Roads program within the County's Rural Roads program
 - 2. Coordinate with MDOT on the I-270 Transit Enhancement Project and the I-270/I-495 Managed Lanes Study

VI. Forests, Ecosystems

- a. Habitats, Environmental Services
- b. Green Infrastructure
 - 1. Hubs
 - 2. Corridors
- c. Biodiversity
 - 1. DNR Conservation Significance 'Tiers'
 - 2. DNR Ecologically Significant Areas
- d. Forestlands & Carbon Sequestration
- e. Climate Change
 - 1. Impacts/Mitigation/Adaptation
 - 2. MD Greenhouse Reduction Act
 - 3. Frederick County Climate Emergency Resolution
- f. Policies and Recommendations
 - 1. Increase forest cover in the Urbana Branch and North Branch watersheds

VII. Water Quality

The Sugarloaf Area Plan is currently under development by Planning Staff. The policies and recommendations presented are not a final, exhaustive list.

- a. Monitoring Data
 - 1. Maryland Biological Stream Survey (MBSS)
 - 2. Frederick County Stream Survey (FCSS)
- b. Water Quality Components
 - 1. Biological Conditions
 - 2. Nutrients
 - 3. Impervious Cover & Impacts to Water Quality
- c. Coldwater Biological Resources
 - 1. Brook Trout
 - 2. Location
 - 3. Importance
- d. Resource Watersheds of Concern
 - 1. Identification
 - 2. Description
 - 3. Brook Trout Data
 - 4. Sole Source Aquifer
- e. Policies and Recommendations
 - 1. Enhance stream monitoring
 - 2. Improve and restore brook trout habitat

VIII. Land Use

- a. Livable Frederick Master Plan
- b. Land Uses/Zoning
 - 1. Comprehensive Plan Designations
 - 2. Zoning Districts
- c. Subdivision
 - 1. Lot Creation and Development Since 1960's
- d. Urbana Community Growth Area
 - 1. Boundary in Relation to Sugarloaf Planning Area
 - 2. Public Water and Sewer Service Area
- e. Carrollton Manor Rural Legacy Area
 - 1. Eligibility for Preservation Funds
- f. Policies and Recommendations
 - 1. Establish an overlay to ensure that the scale of non-residential uses are compatible with the surrounding rural land uses
 - 2. Maintain agriculture as a significant land use in the planning area
 - 3. Promote local agricultural growers and producers
 - 4. Expand Carrollton Manor Rural Legacy Area
 - 5. Evaluate application of Resource Conservation zoning for potential expansion

The Sugarloaf Area Plan is currently under development by Planning Staff. The policies and recommendations presented are not a final, exhaustive list.

6. Establish a voluntary regenerative agriculture pilot program
7. Maintain I-270 as the Water & Sewer Service Area Boundary and the Urbana Community Growth Boundary

Information pieces as 'SIDE BAR' items in Plan

- Maryland Biological Stream Survey
- Stream Waders (DNR citizen-based monitoring)
- Freshwater Salinization Syndrome
- Headwater Streams
- What is a Forest?
- Carbon Cycle
- Wildfire Management/Wildland-Urban Interface
- 2015 Paris Climate Agreement