



Sugarloaf Stakeholders' Advisory Group

Meeting #5 – Thursday, October 29, 2020

12:00 PM & 6:00 PM

Agenda

1. Overlay Zoning District for the Sugarloaf Planning Area

- Brief review of introductory Overlay Zone materials from August 31, 2020 meeting
- Sugarloaf Rural Heritage Overlay Zoning District
 - **Goals/Objectives**
 1. To address the scale and visual impact of land uses and development that can degrade rural qualities, excessively burden the transportation network, and overwhelm the overall scenic and rural nature of the Sugarloaf Planning Area
 2. To minimize adverse impacts of land development activities on aquatic systems, forestlands, and habitats
 3. To regulate the amount of impervious surfaces to control the volume of stormwater runoff and stream bank erosion, maintain levels of groundwater infiltration, and retain as many of the functions provided by natural landscapes as possible
 - **Purpose and Intent Statement**

The Sugarloaf Planning Area has high quality natural resources and unique features that support a vast, diverse, and healthy environment. Special protection measures are needed where land use changes could threaten those resources, environments and features. It is the intent of the County, in creating this District, to ensure the long-term sustainability, health and integrity of natural environmental systems, and maintain and protect the ecological function and rural qualities of the landscapes that comprise the Sugarloaf Planning 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
 - **Components**

- Review land uses from Zoning Ordinance for Resource Conservation (RC) and Agricultural (A) zoning districts and their application to the Sugarloaf Planning Area
 - Impacts
 - Compatibility
 - Scale

2. Sugarloaf Area Plan -- Draft Policies and Initiatives

3. Sugarloaf Area Plan – Vision Statement (revised)

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. Forestlands, aquatic resources, wildlife habitat, inspiring vistas, and historic resources are valued and protected. Land uses are sensitive to both the natural environment and rural character of the area. Stewardship of the area’s natural assets and cultural resources ensures healthy, resilient, and economically productive lands for current and future generations. As we face climate change challenges, Sugarloaf Mountain and the surrounding landscape provide ecosystem benefits to the residents of Frederick County and the wider region, enhancing the sustainability of our shared environment.

4. Public Comments (15 minutes)