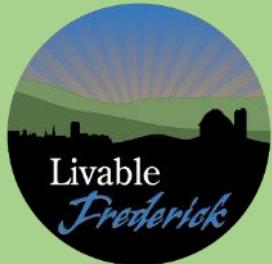
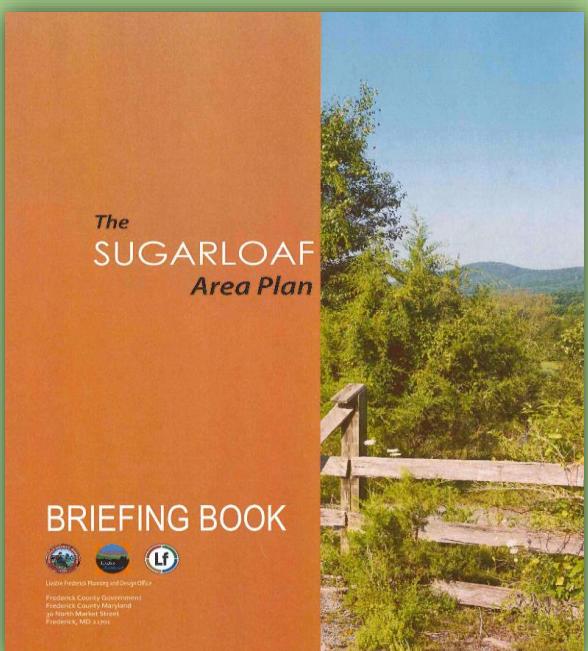
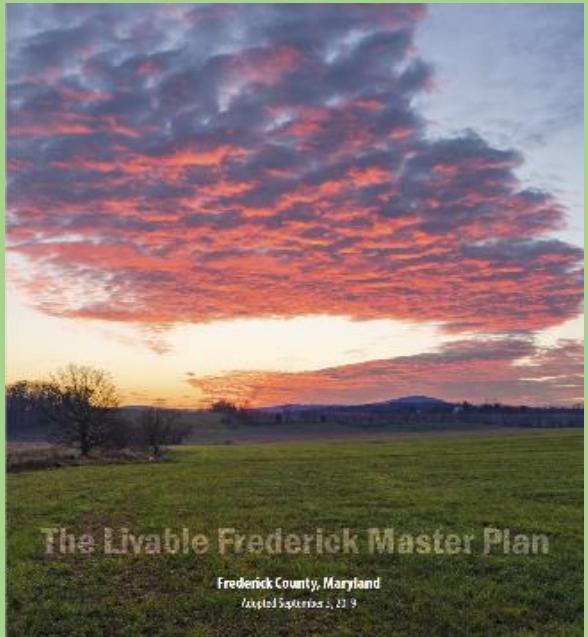


Sugarloaf Area Plan

Stakeholders' Advisory Group

October 29, 2020





- I. Introduction & Background**
 - a. Livable Frederick Master Plan (LFMP) - Sugarloaf Rural Heritage Landscape
 - b. Vision Statement
 - c. Plan Goals

- II. History and Culture**

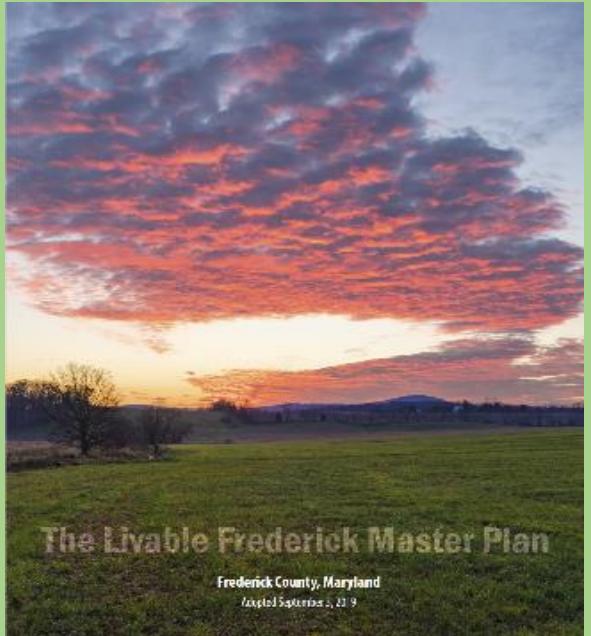
- a. Settlement
- b. Early Industry
- c. Historical Communities
 - 1. Park Mills
 - 2. Hopeland
 - 3. Della
 - 4. Flint Hill
- d. Historic Structures
- e. National Register, MD Inventory, FC Historic Sites Survey

- III. Sugarloaf Mountain and Stronghold, Incorporated**

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

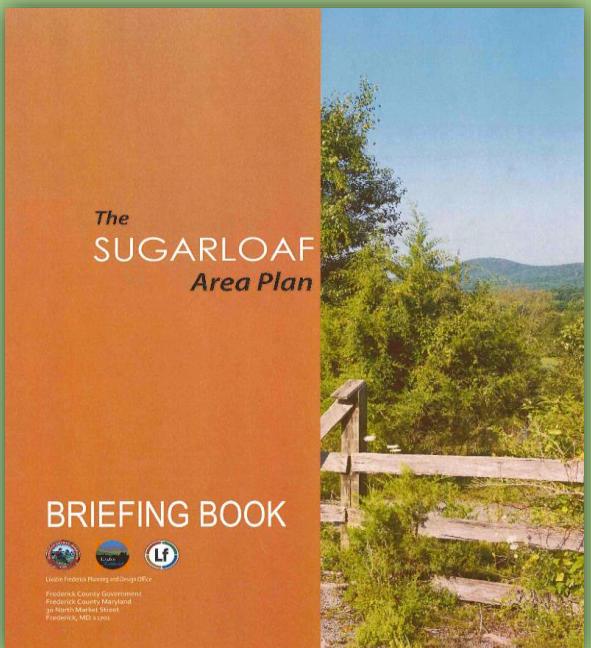


Frederick County Government
20 North Market Street
Frederick, MD 21701



IV. Land Use

- a. Livable Frederick Master Plan
 - 1. Comprehensive Plan designations
 - 2. Zoning Districts
 - 3. Sugarloaf Rural Heritage Overlay Zoning District
- b. Land Uses, Subdivision, Development Patterns
 - 1. Septic Systems
 - 2. Sole Source Aquifer
- c. Urbana Community Growth Area
- d. Carrollton Manor Rural Legacy Area

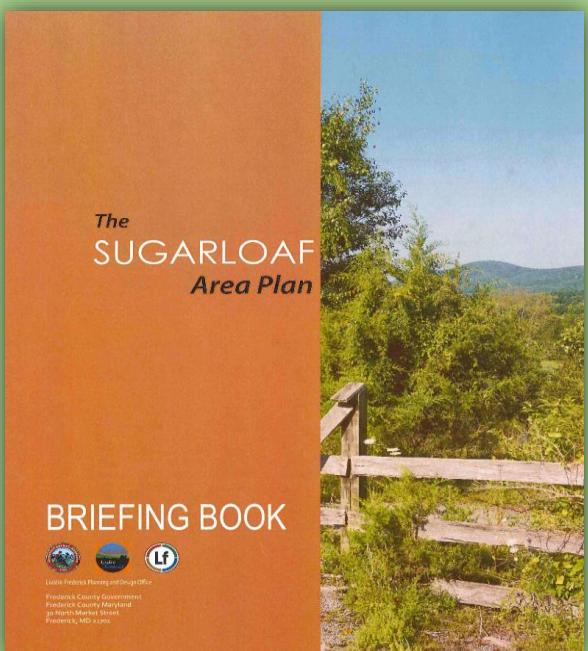
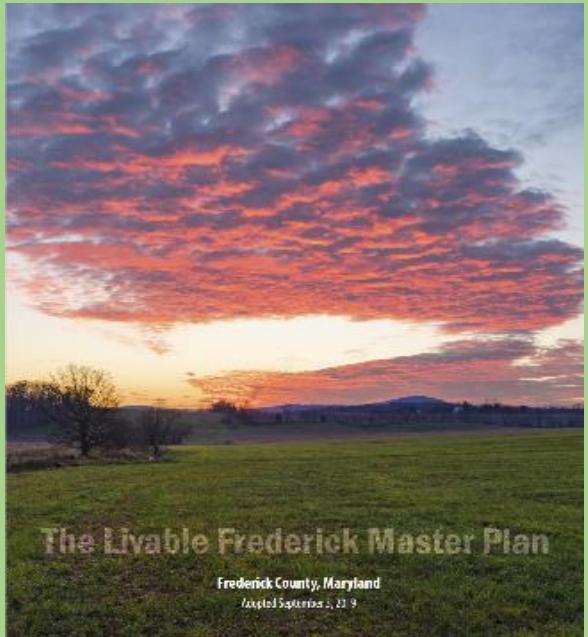


V. Transportation

- a. Network Characteristics
- b. I-495/I-270 Managed Lanes Project
 - 1. Scope
 - 2. Future Transit Enhancements
- c. Rural Roads Program
 - 1. Scenic Roads

VI. Watershed Water Quality

- 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

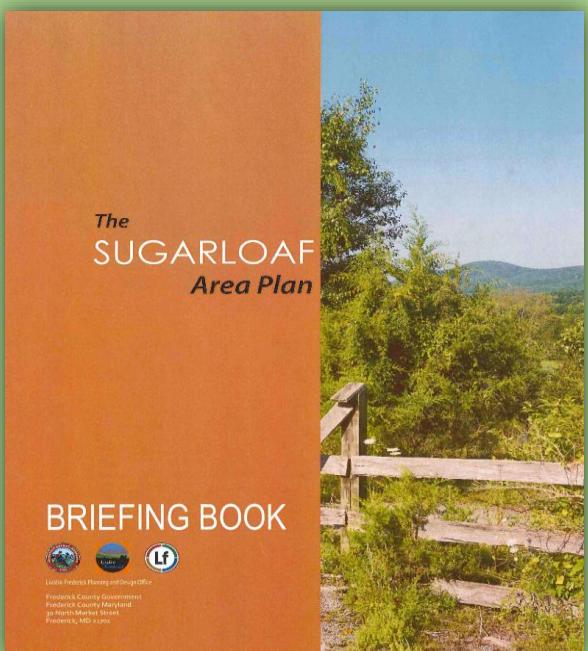
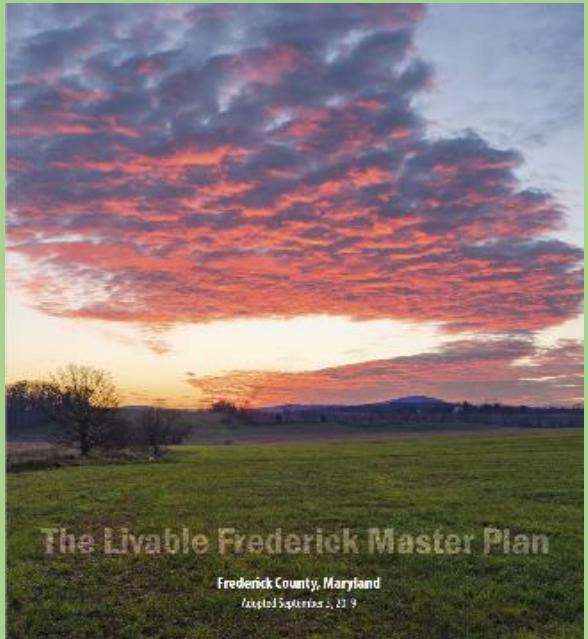


VII. Forestlands, Green Infrastructure, Biodiversity

- a. Habitats, Environmental Services
- b. Green Infrastructure
 - 1. Hubs
 - 2. Corridors
- c. Biodiversity
 - 1. DNR Biodiversity Significant 'Tiers'
 - 2. DNR Ecologically Significant Areas

Climate Change

- a. Impacts/Mitigation/Adaptation
- b. Frederick County Climate Emergency Resolution
- c. Maryland Greenhouse Reduction Act
- d. Forestlands, Agricultural lands & Carbon Sequestration



Information pieces as 'SIDE BAR' items in Plan

- Sugarloaf Mountain in the Civil War
- 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

Items in Appendix

- Properties and sites listed on either the National Park Service's National Register (NR) of Historic Places or on the Maryland Historical Trust's Maryland Inventory of Historic Properties (MIHP)
- Sugarloaf Area Planning History, 1959 – 2012
- Sugarloaf Rural Heritage Overlay Zoning District Standards
- Frederick County Streams and Use Classes
- Demographic Profile – Sugarloaf Planning Area
- Frederick County Council 2020 Climate Emergency Resolution

Overlay Zone

- **General definition:** 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 districts and adds special requirements, flexibility, or standards.
- **Identify Issues and Resources that need extra attention or special protection**
- **Identify Objective and Purpose (the ‘why’)**
- **Identify Components (guidance from Livable Frederick Master Plan, pg. 59, Green Infrastructure Sector)**

“One approach to the challenge of maintaining the Sugarloaf Mountain region as a truly special place in Frederick County for ourselves and for future generations may involve ***the establishment of an overlay district.***

Such a district – established in the Zoning Ordinance – would be drawn and constructed based on environmental stewardship and the Sugarloaf area residents’ vision for this area.

This might include: Restrictions on building size or height; Standards or guidelines for building location so as to minimize visibility from prominent locations on or around the mountain; **Standards for environmental quality related to livability such as noise, vibration, traffic impacts, or forest removal**; Standards for new development to allow for a more traditional pattern based on small crossroads villages and hamlets; Prohibition of certain land uses otherwise available in the Agricultural, Residential, Village Center, and Resource Conservation zoning districts; and **Maintaining and protecting the ecological integrity and functionality of the area.**”



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

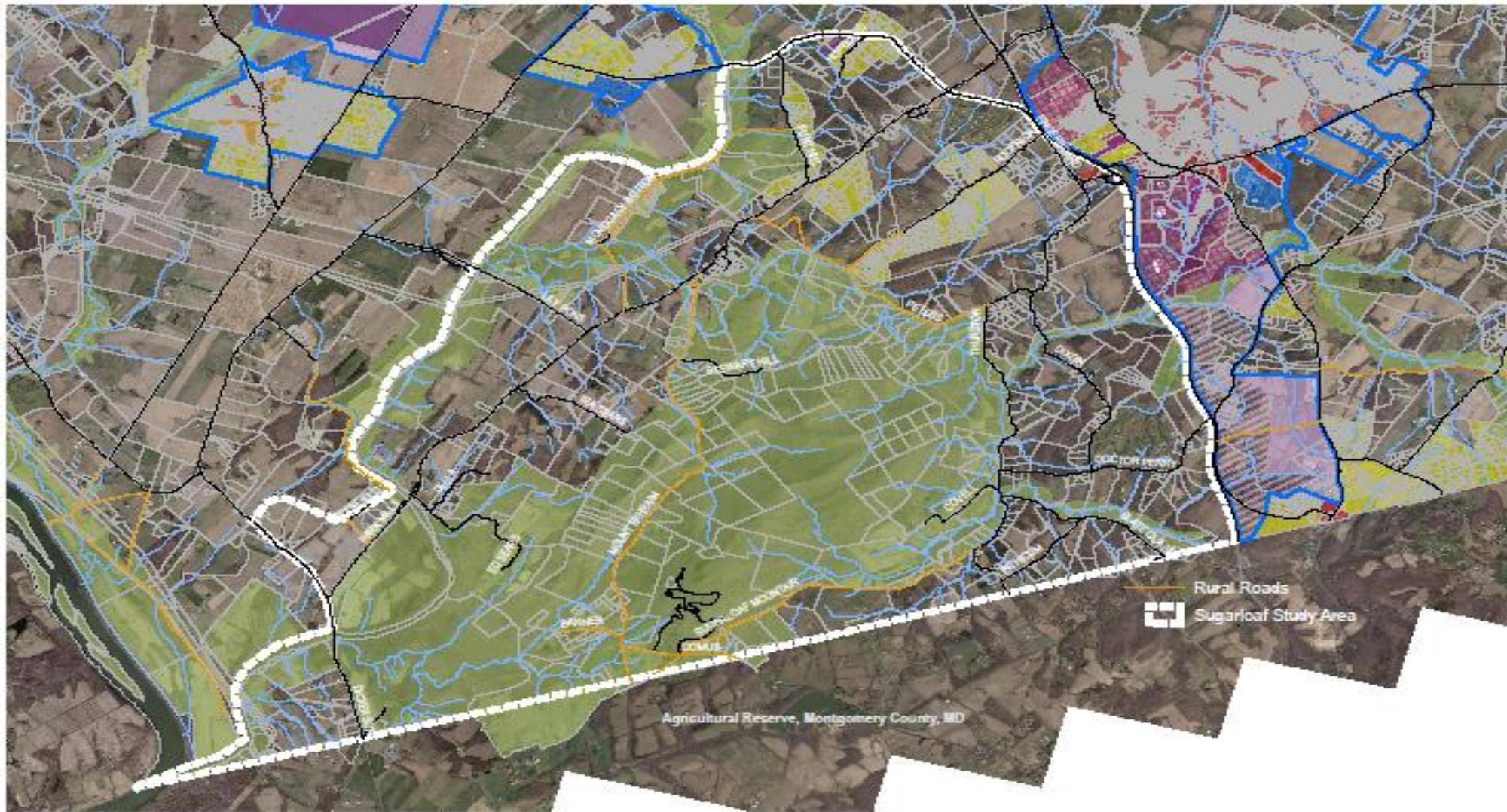
The Sugarloaf Planning Area has high quality natural resources and unique features that support a vast, diverse, and healthy environment. Special protection measures are needed where land use changes could threaten those resources, environments and features. It is the intent of the County, in creating 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



§ 1-19-5.310. USE TABLE

- P** Principal permitted use subject to design regulations (aka 'Permit')
- PS** Principal permitted use subject to site development plan approval (aka 'Site Plan Approval')
- E** Principal permitted use as a special exception with site development plan approval (aka 'Board of Appeals' & Site Plan Approval)
- T** Permitted as temporary use as a special exception (aka 'Board of Appeals')
- X** Permitted as temporary use only
- SW** Solid Waste Floating Zone (aka 'Rezoning')





Zoning Districts

Community Growth Area	R3 – Low Density Residential	PUD – Planned Unit Development	ORI – Office/Research/Industrial	MUN – Municipality
A – Agricultural	R5 – Middle Density Residential	VC – Village Center	MX – Mixed Use	Right of Way
RC – Resource Conservation	R8 – Middle Density Residential	GC – General Commercial	MXD – Mixed Use Development	
OSR – Open Space Recreation	R12 – High Density Residential	GI – General Industrial	MM – Mineral Mining	
R1 – Low Density Residential	R16 – High Density Residential	LI – Limited Industrial	IE – Institutional	



Permitted Uses – Resource Conservation (RC) zoning district

Agricultural activities (P)	
Apiary (P)	Bed and breakfast (PS)
Agricultural value added processing (P)	Communication towers (E)
Agritourism enterprise (P)	Country inn (E)
Nursery retail (PS)	Agricultural products processing (E)
Nursery wholesale (P)	School bus parking (E)
Farm distillery (P)	Shooting range/club -trap, skeet, rifle, archery (E)
Farm distillery tasting room (PS)	Tent campground (E)
Farm winery (P)	Rustic retreat/camp/outdoor club (E)
Farm winery tasting room (PS)	Group homes, small private (P)
Limited farm alcoholic beverages tasting room (PS)	
Farm brewery (P)	
Farm brewery tasting room (PS)	Place of worship (E)
Limited roadside stand (P)	Nongovernmental utility (E)
Commercial roadside stand (PS)	
Forestry (P)	
Sawmill (E)	
Spring water harvesting and storage (E)	

Single-family detached (P)
Mobile homes (P)
Caretaker residence in conjunction with a permitted use (PS)
Accessory dwelling unit (E)



Permitted Uses – Agricultural zoning district ~~(strike through uses not permitted in Ag. zone)~~ (CAPS in Ag. Zone but not RC)

Agricultural activities (P)	Bed and breakfast (PS)	Places of Worship (PS)
Apiary (P)	FARM EQUIPMENT SALES AND SERVICE (E)	Nongovernmental utility (E)
Agricultural value added processing (P)	FEED AND GRAIN MILL (E)	Group homes, small private (P)
Agritourism enterprise (P)	Communication towers (E)	AIRCRAFT LANDING/STORAGE AREA, PRIVATE AND COMMERCIAL USE (E)
Nursery retail (PS)	LIMITED LANDSCAPE CONTRACTOR (PS)	CHILD CARE CENTER/NURSERY SCHL (E)
Nursery wholesale (P)	LANDSCAPE CONTRACTOR (E)	CIVIC COMMUNITY CENTER (E)
Farm distillery (P)	Country inn (E)	CIVIC SERVICE CLUB (E)
Farm distillery tasting room (PS)	Agricultural products processing (E)	GROUP HOME, LARGE (PS)
Farm winery (P)	School bus parking (E)	PRIVATE SCHOOL (PS)
Farm winery tasting room (PS)	RECREATIONAL VEHICLE STORAGE FACILITY (E)	COMMUNITY FIRE/RESCUE SRVC (PS)
Limited farm alcoholic bevrgs tasting rm. (P)	ANIMAL HOSPITAL/VET CLINIC (E)	PUBLIC SCHOOL (PS)
Farm brewery (P)	KENNEL (E)	BORROW PIT OPERATION (PS)
Farm brewery tasting room (PS)	AUCTION SALES—ANIMALS (PS)	INDUSTRIAL WASTE LANDFILL (E)
Limited roadside stand (P)	CARNIVAL/CIRCUS (X)	RUBBLE LANDFILL (SW)
Commercial roadside stand (PS)	OUTDOOR SPORTS REC. FCLTY (PS)	RESOURCE RECOVERY FCLTY-RCLABL (SW)
Forestry (P)	RODEO (E)	LIMITED FOOD WASTE COMPOSTING (P,PS)
Sawmill (E)	CEMETERY/MEMORIAL GARDEN (PS)	LIMITED WOOD WASTE RECYCLING (E)
Spring water harvesting & storage	Shooting range/club-trap, skeet, rifle, archery (E)	UNLIMITED WOOD WST RCYLN (SW)
Single-family detached (P)	Tent campground (E)	SLUDGE AMENDED YARD WASTE (SW)
TWO-FAMILY DWELLING (P)	Accessory dwelling unit (E)	SOLID WASTE COMPOSTING (SW)
Mobile homes (P)	Rustic retreat/camp/outdoor club (E)	SLUDGE PIT (E)
Caretaker residence in conjunction w/ a permitted use (PS)		

Draft Policies and Initiatives (not a complete listing)

Chapter I Introduction & Background

Support natural resource protection, respond to climate change, and ensure the scale and location of development is compatible with surrounding rural land uses and achieves the Vision for the Sugarloaf Planning Area

Protect the scenic landscape character and rural setting of the Sugarloaf Planning Area to ensure its continued resilience, beauty, and unique charm

Chapter II History & Culture

Encourage voluntary protection of historic resources by providing incentives to private property owners.

Support the economy of Frederick County by encouraging preservation, rehabilitation, and restoration within context, and promotion of tourism related to historic resources

Chapter III Sugarloaf Mountain and Stronghold, Incorporated

Partner with Stronghold, Inc. to support and establish mechanisms to ensure long-term public access to Sugarloaf Mountain.



Draft Policies and Initiatives (not a complete listing)

Chapter IV Land Use

Limit forest loss and fragmentation and impervious cover growth through modifications to land use designations, zoning classifications, and development densities

To assure nitrogen inputs to ground and surface waters are minimized, and to help safeguard the Piedmont Sole Source Aquifer, evaluate, in consultation with the Health Department, the requirement for all non-residential and institutional land uses in the Sugarloaf Planning Area to utilize Best Available Technology ('BAT') for new or replacement on-site sewage disposal systems

Evaluate the need for coordinating the staffing, training and equipment at the Urbana Volunteer Fire and Rescue Company and the Hyattstown Volunteer Fire Department in order to respond to a hazardous material spill within the Piedmont Sole Source Aquifer along I-270 and local roadways in both Montgomery and Frederick Counties

Evaluate the extent and location of natural resources that currently lack Resource Conservation (RC) Zoning, and apply RC Zoning to those resource features

Minimize the growth of new residential development that utilizes wells and septic systems by prohibiting the expansion of the Rural Residential Land Use Designation into Agricultural and Natural Resource areas



Draft Policies and Initiatives (not a complete listing)

Chapter IV Land Use

Maintain agriculture as a significant land use in the Sugarloaf Planning Area through easements, incentives, policies, and regulation

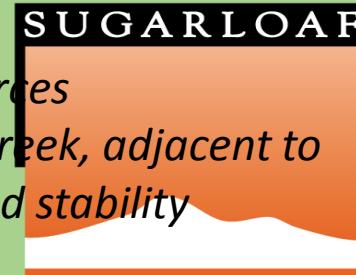
Pursue the proposed expansion of the Carrollton Manor Rural Legacy Area to include all of Stronghold Inc.'s holdings, adjacent forestlands and other large forested areas, plus agricultural lands within the Planning Area. After County adoption, submit a formal Rural Legacy Expansion Request to the Maryland Department of Natural Resources.

Support an evolving agricultural industry and farming at many scales that contribute to a local food supply and conservation of agricultural land, rural open space, and environmental resources in the Sugarloaf Planning Area

Chapter V Transportation

Coordinate with the Sheriff's Office and the Division of Public Works to explore the installation of speed calming techniques, including roadway safety cameras to deter and catch motorists who exceed the speed limit, on Thurston Road and Park Mills Road

Explore options with the Department of Public Works and the Office of Sustainability and Environmental Resources to address the compromised stream bank stabilization structure that exists along a tributary to Little Bennett Creek, adjacent to Sugarloaf Mountain Road(a Rural Road), together with a stream restoration project to improve the function and stability of the stream channel



Draft Policies and Initiatives (not a complete listing)

Chapter V Transportation

Establish a new “Scenic Road” designation within the County’s Rural Roads Program

Chapter VI Watershed Water Quality

Foster increased awareness and appreciation of environmental resources and their relationship to man-made systems, and support for needed management actions to sustain and protect resource function, resilience, and quality

Enhance biological, physical, and chemical monitoring of streams, including evaluation of physical impediments that block brook trout movement or acute ‘hot spots’ with degraded in-stream conditions that imperil survival of coldwater aquatic communities

Support and adequately fund watershed restoration initiatives such as stormwater management system upgrades and retrofits, stream restoration projects, infrastructure repair, and reforestation

Maintain high quality watershed conditions to sustain coldwater biological communities

Improve and restore wildlife habitat and biological diversity, including brook trout populations in Furnace Branch Watershed



Draft Policies and Initiatives (not a complete listing)

Chapter VI Watershed Water Quality

Focus existing incentivized programs in the Urbana Branch and North Branch Watersheds to expand and increase the amount of forest cover to address environmental and climate resilience and aid in water quality protection

Protect aquatic resources and their functions through setbacks and buffering of headwater streams, and on headwater drainage features such as mapped natural natural flow and drainage paths, which are often indicators of springs, seeps and micro-wetlands

Support conservation practices on all agricultural lands, including livestock exclusion from streams, wetland protection and enhancement, regenerative agricultural practices to sequester carbon and increase soil and water health

Chapter VII Forestlands, Green Infrastructure, Biodiversity

Retain existing forestlands, promote sound forestry management, and expand forest cover, including riparian forest buffers in the Sugarloaf Area to help achieve climate change resilience

Implement strategies to protect, connect, and restore Green Infrastructure and natural resource lands



Draft Policies and Initiatives (not a complete listing)

Chapter VIII Climate Change

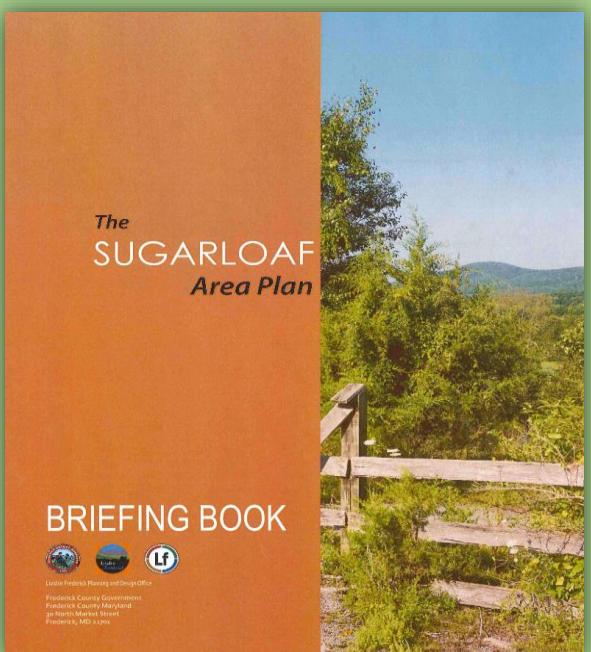
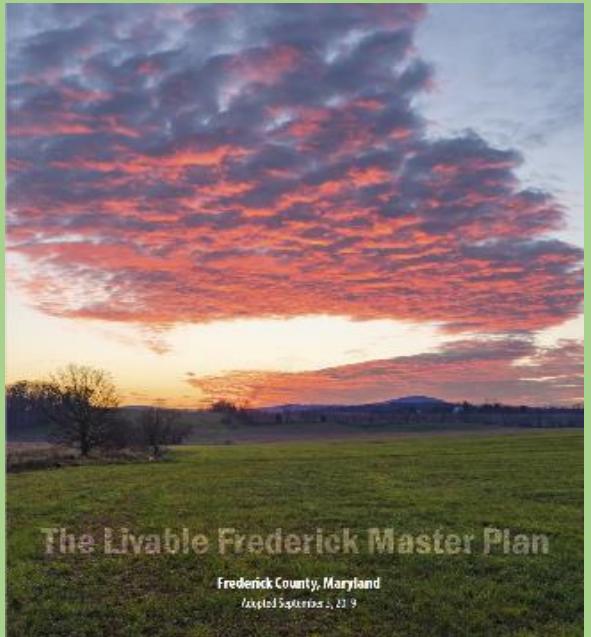
Factor climate change into all land use and planning initiatives and processes to achieve a natural and built environment that is highly resilient and adaptive

Establish, fund, and showcase a pilot program that engages a willing land owner/farm operator in the Sugarloaf Planning Area to convert or enhance an existing agricultural operation to a system that incorporates more regenerative practices and carbon Sequestration. Partner with the USDA, MDA, the Frederick Soil Conservation District and other experts to supply technical design, installation and adoption assistance, to implement HB 687/SB 597, the Agricultural Cost Share Program-Fixed Natural Filter Practices in the Sugarloaf Planning Area

All future repairs and upgrades of stream culverts in the Sugarloaf Planning Area should be designed to: Ensure unimpeded upstream and downstream movement of aquatic organisms and other wildlife; Minimize stream scour and erosion; and Accommodate more intense storms and frequent flooding events

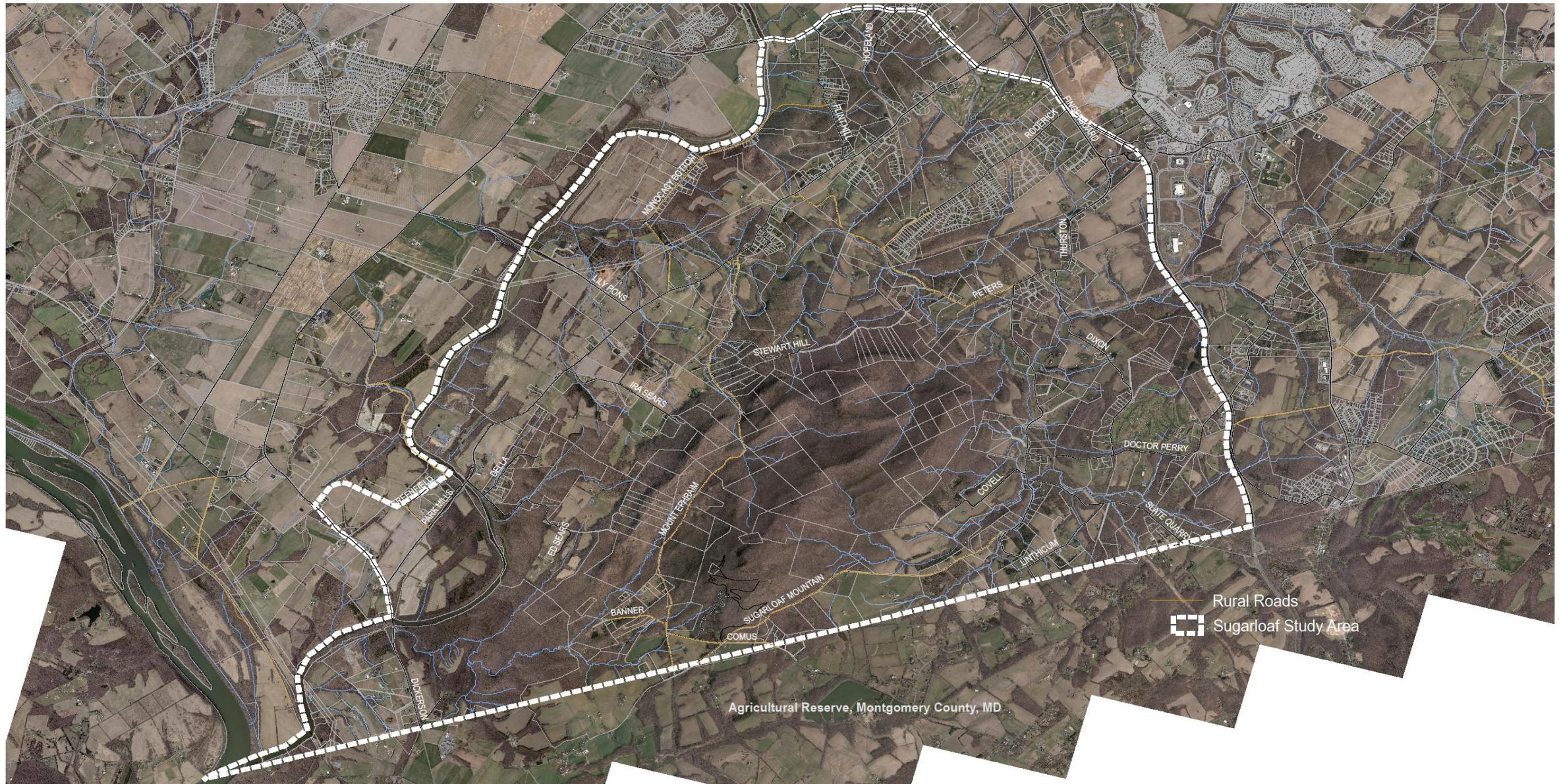
Endorse and support a variety of 'green' principles and technologies and climate-sensitive methods in building and site design (e.g., energy efficient components & accessories, passive solar design) to help mitigate and adapt to climate change





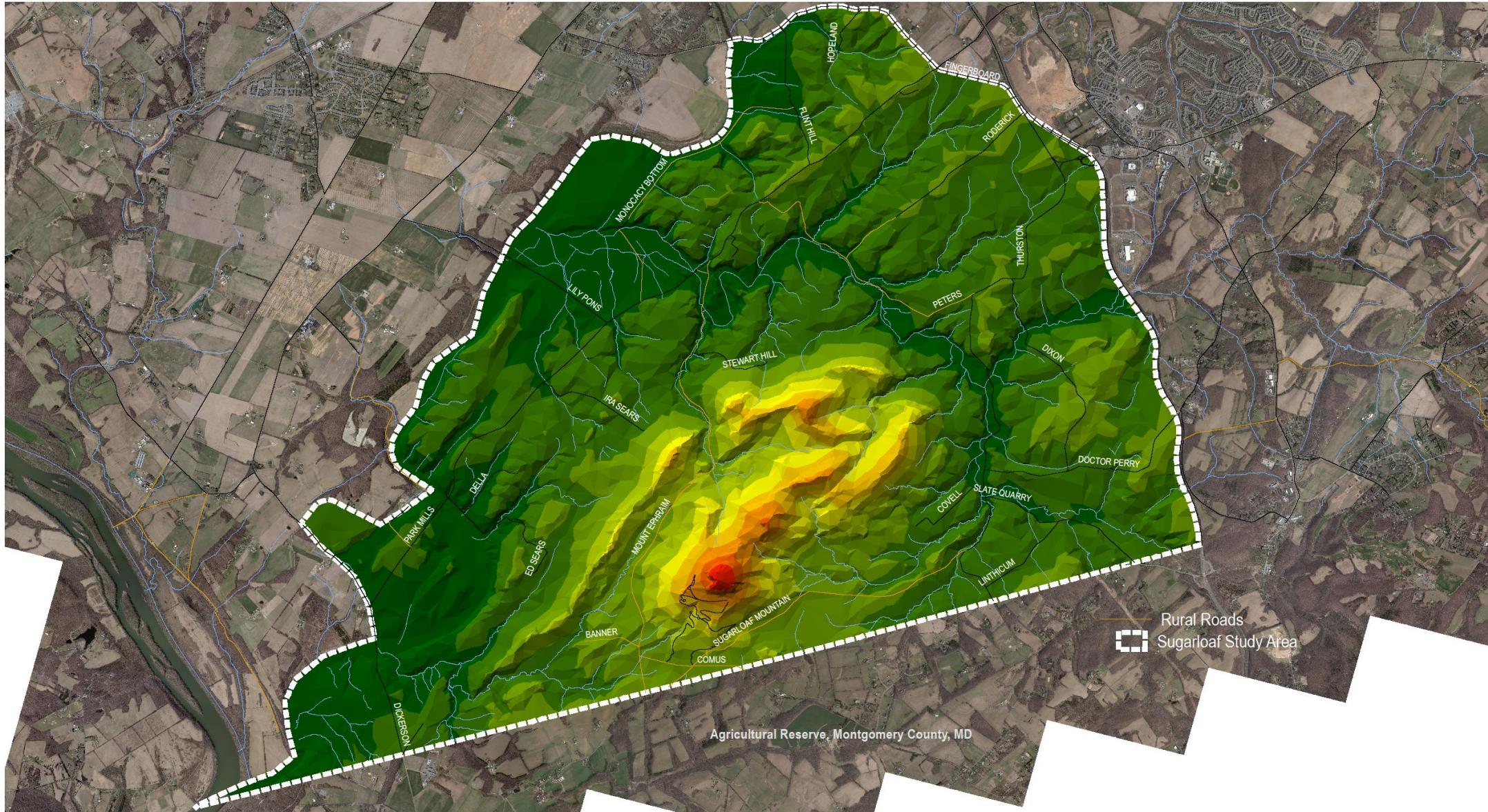
Sugarloaf Area Plan – Vision Statement (revised)

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.

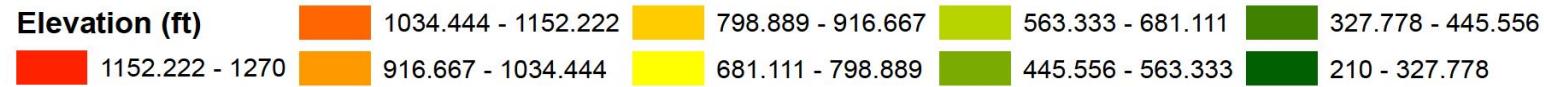


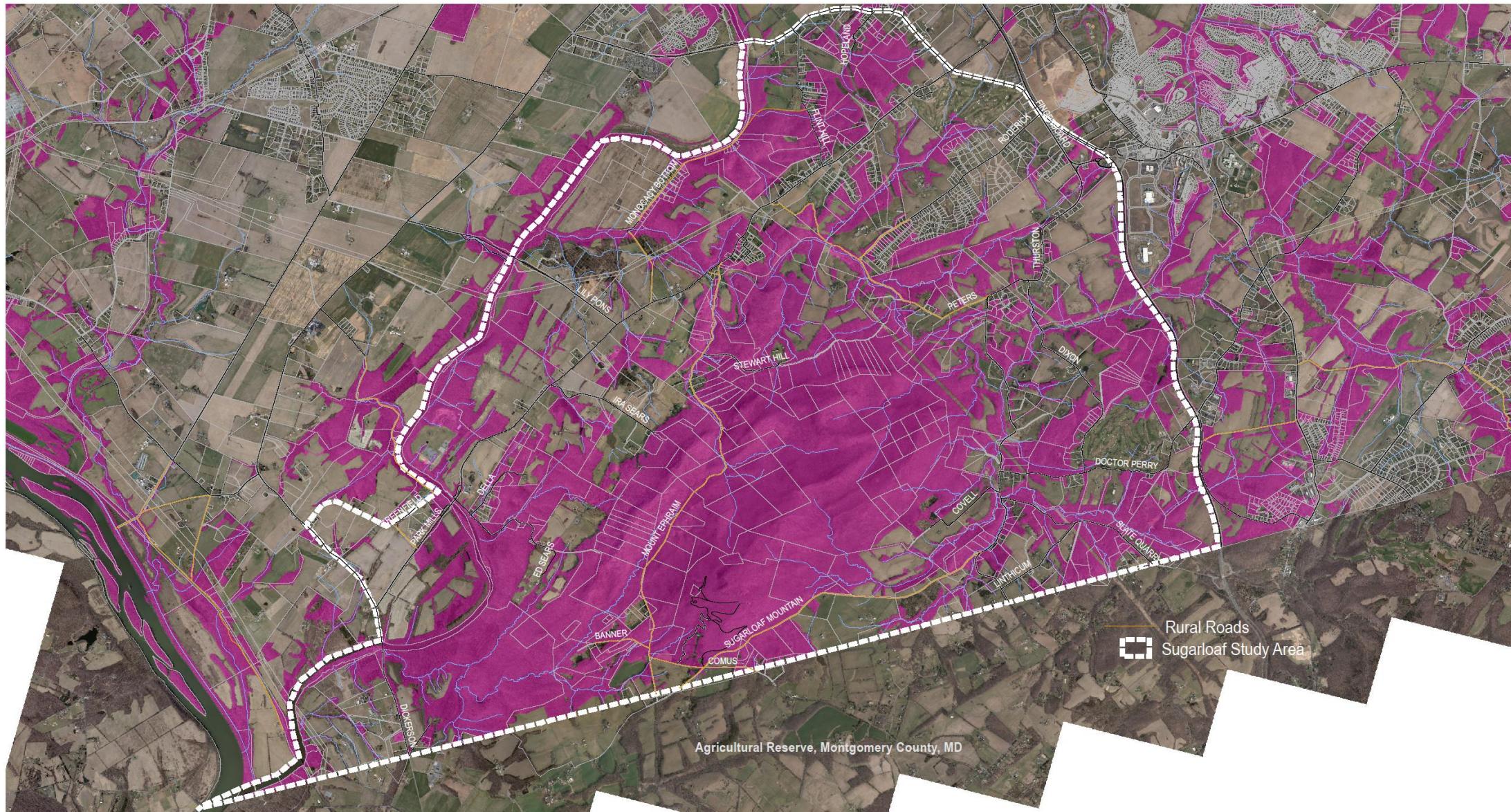
Planning Area Boundary





Elevation

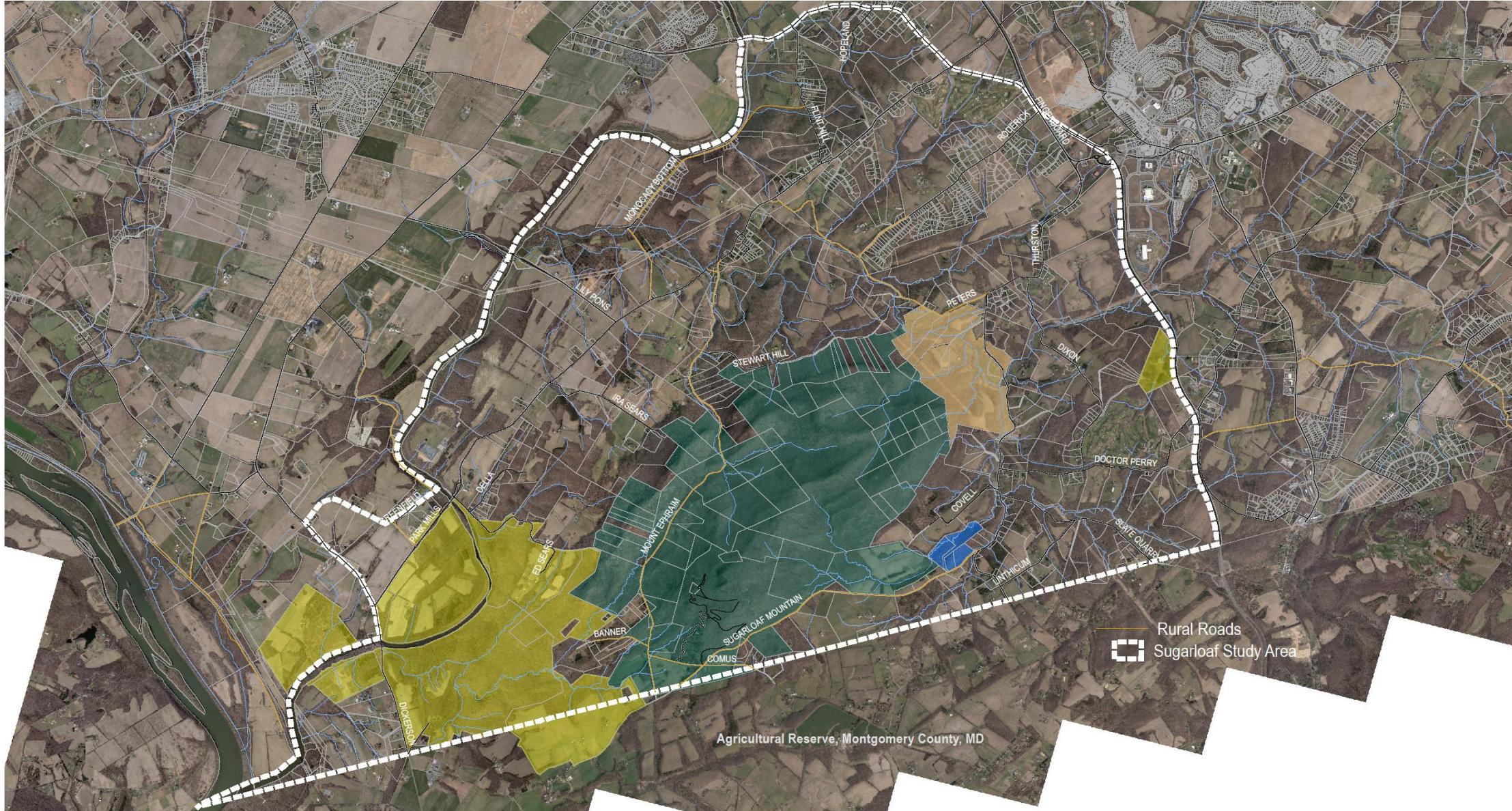




Forest Cover

 Forest Cover





Sugarloaf/Stronghold, MD Department of Natural Resources (MD-DNR), and Conservation Easements

Monocacy Natural Resource Management Area and Urbana Lake

Maryland Environmental Trust Easement

Stronghold Inc

MD-DNR Easements

Maryland Environmental Trust Easement

