



The SUGARLOAF

Treasured Landscape Management Plan Overview & FAQs

Sugarloaf Area Vision Statement

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 both Frederick County and the wider region, enhancing the sustainability of our shared environment.

Distilled from the Vision Statement are broad goals that identify what the Sugarloaf Treasured Landscape Management Plan strives to accomplish. Policies and initiatives are dispersed throughout the Plan with associated narratives to provide contextual linkage.

FAQs

Why was a plan created for the Sugarloaf Area?

- The Sugarloaf Treasured Landscape Management Plan is a Large Area Plan that serves as an implementation tool of the Livable Frederick Master Plan (LFMP), which was adopted in 2019. The LFMP is the County's policy document for addressing the location and type of development, preservation areas, and the future of the Frederick County community.
- Sugarloaf Mountain and the surrounding lands are defined as a "Treasured Landscape" in the LFMP due to their inspiring, productive, and naturally diverse environments. The mountain is visually-prominent, beautiful, and recognizable by virtually everyone.

What are the Plan's goals?

- Protect and enhance the Sugarloaf Area's natural resources and environmental assets, including its forests, waters, biodiversity, and wildlife habitats.
- Strengthen the distinct place-based identity of the Sugarloaf Area through stewardship of its scenic and rural character, and its agricultural and cultural resources.
- Foster a resilient human ecology through the mitigation of, and adaptation to, climate change.

Is Sugarloaf Mountain public or private property?

- The mountain and some adjacent lands are privately-owned by Stronghold, Incorporated. Stronghold's mission for its nearly 3,000 acres is to promote environmental education and appreciation.
- The privately-owned mountain is open to the public for hiking, bird watching, educational activities, and communing with nature.

What are recommended changes to existing land use designations and zoning in the Draft Plan?

- Creation of a new land use designation for the Stronghold lands called "Treasured Landscape-Sugarloaf" to replace the current designation of Public Parkland/Open Space.
- Application of the Natural Resource land use designation and Resource Conservation zoning to significant and sensitive environmental features (i.e., steeply sloped, forested stream valleys).
- Application of the Rural Residential land use designation and R-1 Residential zoning to two existing residential subdivisions zoned Agricultural, Amelung Estates and the initial lots in the Remsburg subdivision.

What is the Sugarloaf Rural Heritage Overlay Zoning District?

- An overlay is called such because it does not change the existing zoning designation, but overlays it.
- The Sugarloaf Rural Heritage Overlay seeks to ensure that new development in the Sugarloaf Planning Area is of a scale that doesn't excessively burden the transportation network and adversely impact natural resources, or overwhelm the rural nature of the planning area.

The Plan recommends expansion of an existing Rural Legacy Area. What does that mean for property owners?

- Rural Legacy is a voluntary land preservation program.
- To be eligible for the Rural Legacy program, property must be located in a designated Rural Legacy Area.
- The existing Carrollton Manor Rural Legacy Area includes some, but not all, of the Sugarloaf Planning Area.

How can I learn more about the plan?

- The Sugarloaf Treasured Landscape Management Plan first draft is available online: <https://www.frederickcountymd.gov/8046/Sugarloaf-Area-Plan>
- Virtual Open Houses will be held on August 17th and August 19th from 6:30 pm – 8:30 pm. Each open house will include a brief presentation by county staff, followed by a chance for the public to offer feedback and ask questions.
 - o To join the open house, call 1-855-925-2801 and enter meeting code 9006
 - o Watch a live stream at www.publicinput.com/A8632

What are the next steps?

- Following the open houses, the plan will be transmitted to the Planning Commission with a summary of comments received from the public and the Sugarloaf Stakeholders' Advisory Group, which was appointed by County Executive Gardner to provide insight and focus in the development of the Plan.
- In September, the Planning Commission will begin their review of the Plan, which will culminate in a public hearing and a formal recommendation to the County Council.
- The County Council review of the Sugarloaf Treasured Landscape Management Plan will include public workshops and a public hearing.

How can I comment on the draft plan?

- Questions and comments can be emailed to sugarloafareaplan@frederickcountymd.gov