



Sugarloaf Treasured Landscape Management Plan

Public Comments & Correspondence

January 18-31, 2022





January 17, 2022

Frederick County Planning Commission
Winchester Hall
12 East Church St
Frederick MD 21701

Dear Planning Commission Members:

Envision Frederick County has read, reviewed and discussed the Livable Frederick Sugarloaf Treasured Landscape Management Plan (STLMP).

Overall, we are delighted with the focus on environmental sustainability, especially the conservation overlay proposed for the Sugarloaf Planning Area's boundaries. It is critical to protect the region's natural resources and ecosystem, which includes rare species and water bodies and forest cover that allows them to thrive. For this reason, the proposed conservation overlay restricting land uses to those appropriate to minimize adverse impacts of land development on forestland and natural habitat is a critical element and must be retained in the plan's approval.

We also request that you restore the area originally proposed for the STLMP, with the eastern side of the Plan boundary extending from the Montgomery County line along the west side of I-270 north to the Monocacy River and Monocacy National Battlefield, so that the overlay will protect this agricultural area from development impacts on water quality, forest cover and natural habitat.

The Plan's focus on environmental preservation is much needed for this area of Frederick County.

Sincerely,

A handwritten signature in black ink that reads "Linda Norris-Waldt".

Linda Norris-Waldt, Executive Director

Envision Frederick County

Cc: Board of Directors, Envision Frederick County

Envision Frederick County PO Box 481
Frederick, Maryland 21705

18 January 2022

Fredrerick County Planning Commission

RE: Sugarloaf Area Plan: Plan Boundary and Overlay Zone; Comments

I have been adventuring at Sugarloaf Mountain and area for a generation and hold it precious. Watching Frederick grow, I have been amazed by the pace and diversity of the development. I worry that the things we have found drawing us to the region are being developed beyond recognition. With many friends moving there, I find conflicting pulls as friends want homes and services as well as to experience the Counties' natural heritage.

I write to you today as a voice for preservation. I support the long view of demanding high quality development to partner strong preservation. I want my grandchildren to come to the Sugarloaf area and love it as much as I do. The 100year or 200 year perspective of preservation has served Frederick so well with the historic downtown re-birthing the area, as well as the increasingly precious watersheds, agricultural lands, wildlife areas and rich tree coverage & canopy among other things sustaining the County.

I Support the rebuttal of several comments in the 10 January 2022 public comments to the Planning Commission, as submitted by the Sugarloaf Alliance. I am discouraged to read about "corridors" that don't exist, interchanges that are not planned and am full voiced in support of the "Sugarloaf Plan & preservation effort as being EXACTLY the right place to determine the fate of the agricultural and forested areas within the Sugarloaf ecosystem and view shed."

I join the Sugarloaf Alliance in doubting the Rodgers water analysis suggesting development is the best way to improve watershed health. Polluting streams is not a sustainable part of any development. And I believe that "protection has the greatest potential for environmental preservation." Please vote to protect "existing woodlands, waterways and open spaces."

Thank You,

Evan J Lippincott, AIA

9428 Garden Court

Potomac MD 20854

ejlaia@aol.com

From: [Planning Commission](#)
To: [Dolan, Mary](#)
Subject: FW: Stronghold Incorporated - comments to Planning Commission
Date: Tuesday, February 1, 2022 7:46:16 AM

From: Manalo, Noel <NManalo@mcneeslaw.com>
Sent: Tuesday, January 18, 2022 12:33 PM
To: Brandt, Kimberly G. <KGBrandt@FrederickCountyMD.gov>
Cc: Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: Stronghold Incorporated - comments to Planning Commission

[EXTERNAL EMAIL]

Hi, Kim - on behalf of Stronghold Incorporated, could you kindly transmit the following comments to the Planning Commission. Please confirm the transmission.

Honorable Planning Commissioners - while Stronghold Incorporated appreciates yours and Staff's additional edits to the language of this Plan, Stronghold still has significant reservations about the implications of the proposed planning and zoning regulations in the Plan. The additional regulations and oversight likely will make operating Sugarloaf Mountain difficult, if not impossible. We would ask that you consider taking Stronghold Incorporated's holdings out of the Rural Heritage Overlay District and continue to explore a Euclidean zone particular to Stronghold.

In addition, we would request Maryland Department of Natural Resources review any applicable zoning provisions and provide you with feedback -- perhaps if you hear directly from them about the burden the Plan would place on Stronghold's mission, you might consider recommending further study and not advance a recommendation of this Plan.

Noel Manalo



5283 Corporate Drive | Frederick, MD 21703

Tel: 301.241.2014

[Email](#) | [Website](#)

The foregoing message may be protected by the attorney-client privilege. If you believe it has been sent to you in error, do not read it. Please reply to the sender that you have received the message in error, then delete it. Thank you.

From: [Planning Commission](#)
To: [Dolan, Mary](#)
Subject: FW: Sugarloaf Treasure Landscape Management Plan
Date: Tuesday, February 1, 2022 7:51:42 AM
Attachments: [image001.png](#)

From: Brandt, Kimberly G. <KGBrandt@FrederickCountyMD.gov>
Sent: Tuesday, January 18, 2022 4:08 PM
To: 'Robert Sturges' <rsturgesme@gmail.com>
Cc: Nancy Devers <nundevers@gmail.com>; Goodfellow, Tim <TGoodfellow@FrederickCountyMD.gov>; Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: RE: Sugarloaf Treasure Landscape Management Plan

Dear Mr. Sturges,

Thank you for contacting me about the draft Sugarloaf Plan as it concerns your Worthington Manor Golf Club property. Your message will be shared with the Planning Commission for their review and consideration. A workshop on the draft plan is on the Planning Commission's agenda for tomorrow. The Commission's work on the plan will continue into February.

Please feel free to contact me with any questions or additional comments.

Best,
Kim

Kimberly Golden Brandt

Livable Frederick Director
kgbrandt@frederickcountymd.gov
o: (301) 600-1144
c: (410) 598-9026

Livable Frederick Planning and Design Office

<http://www.frederickcountymd.gov/livablefrederick>
30 North Market Street
Frederick, MD 21701
(301) 600-1138



[Division of Planning and Permitting](#)

<https://www.frederickcountymd.gov/planning>

Frederick County Government

<https://www.frederickcountymd.gov/>

From: Robert Sturges <rsturgesme@gmail.com>

Sent: Tuesday, January 18, 2022 2:05 PM

To: Brandt, Kimberly G. <KGBrandt@FrederickCountyMD.gov>

Cc: Nancy Devers <nsdevers@gmail.com>; Robert Sturges <rsturgesme@gmail.com>

Subject: Sugarloaf Treasure Landscape Management Plan

[EXTERNAL EMAIL]

Ms. Kimberly Golden Brandt
Livable Frederick Director
Frederick County Government
Division of Planning and Permitting
30 North Market Street
Frederick, MD 21701

Dear Ms. Brandt,

I am the managing partner of The Sturges Family, LLC which owns the property located at 8329 Fingerboard Road in Urbana. Also known as Worthington Manor Golf Club.

For the record we are opposed to our property being included in any overlay zone being considered as part of the Sugarloaf Treasure Landscape Management Plan or any other restrictions that would prevent or limit the future redevelopment of our property.

Please feel free to contact me at 301-257-4049 if you have any questions.

Sincerely,
Robert W Sturges
The Sturges Family, LLC

Robert W. Sturges | President/Owner | Office: 301-874-1550



Worthington Manor Golf Club
8329 Fingerboard Road | Urbana, Maryland 21704 | 301-874-5400

January 18, 2022

Frederick County Planning Commission
Winchester Hall, 12 E Church St
Frederick, Md. 21701
ATTN: Sam Tressler III, Chair

Dear Chair Tressler,

I object to the proposal. My property is approximately 262 acres of land which runs along both sides of Park Mills Road bordered by the Monocacy River. After reviewing the draft of the Sugarloaf Treasured Landscape Management Plan I am concerned that the proposed zoning change on a portion of the property from A – Agricultural to RC – Resource Conservation will have a negative affect on the property values and future use. The current zoning already has similar classifications and should be left alone.

Also, the proposed conservation overlays for the area are not necessary as they stigmatize a property with burdensome regulations and have a negative effect on property values.

I find it very disturbing that elected officials have been seeking to influence neighbors and citizens of Frederick County through social media. These officials should be required to recuse themselves from all future comments and votes on the Sugarloaf Treasured Landscape Management Plan.

Thank you for your consideration.

Sincerely,



Carolyn Mackintosh
1235 Park Mills Road
Adamstown, Md. 21710

From: [Planning Commission](#)
To: [Katherine Jones](#)
Cc: [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)
Subject: RE: Comment on the Sugarloaf Treasured Landscape Management Plan
Date: Wednesday, January 19, 2022 7:34:35 AM

Good morning!

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Karen L. James
Administrative Specialist
Division of Planning & Permitting
Frederick County Government
30 North Market Street
Frederick, Maryland 21701
301-600-1138

From: Katherine Jones <axelkjz@msn.com>
Sent: Tuesday, January 18, 2022 12:31 AM
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>; Council Members <CouncilMembers@FrederickCountyMD.gov>; Gardner, Jan <JGardner@FrederickCountyMD.gov>
Subject: Comment on the Sugarloaf Treasured Landscape Management Plan

[EXTERNAL EMAIL]

I am writing to request that the Planning Commission revise the Sugarloaf Development Plan to protect the property west of I270. Such protection is not possible if the Commission caves to the interests of local developers pressing their own private interests in making profits from their development. Their private interests need to be balanced against the interests of all the citizens of this county in preserving the historic resources of the community as well as the natural resources and the established interests of the property owners in this part of the community.

Frederick County needs to preserve the natural resources of the area for the health and well-being of its citizens. We

need places where we can refresh our connection to the natural world. This was recognized in the Livable Frederick Master Plan's Action Framework, which includes "Making Our Environment Vision A Reality: "...The natural environment and its habitat provision and ecosystem services are critical to our quality of life, and so they should be the primary consideration in all land planning and governmental decision-making processes." The Sugarloaf Plan should reflect and support these considerations.

Development at Park Mills Road and Baker Valley Road in the Monocacy watershed would damage stream valleys and cause runoff, erosion, flooding and destruction of valuable aquatic life. And though we can add all of the new housing the developers want, we cannot then find new natural resources to replace those taken for development.

As important to the community's well-being is the Sugarloaf Mountain viewshed, both from the mountain and toward the mountain, which would be damaged by development near the natural and historic boundary of I-270. And the "hallowed grounds" adjacent to the Monocacy National Battlefield Park and the historic Hopehill community would also be irreversibly changed and must be preserved. The development plan would result in the "paving over" of these resources, subjecting them to stresses we simply cannot control adequately, nor replace. We are facing a global climate crisis and need to start making the "hard" decisions necessary to preserve what we have left that may allow a reversal of that crisis. In addition, we may need to adjust long-term to the health crisis of this pandemic.

Having more outdoor space to be able to use communally is critical to maintaining our mental, physical, and social health. Continued rampant and unrestrained development of the past is living with our heads in the sand. Once developers have changed this landscape and made their

profits, they won't be available to fix the problems they have created. They never are. That genie can't be forced back into the bottle.

The original plan was created thoughtfully, over a long period of time. Space was set aside, available for preservation efforts. This new plan does not. It favors the few and powerful above that of the vast majority the citizens of Frederick County. It does so shortsightedly.

Restore the natural and historical Sugarloaf Treasured Landscape Management Plan boundary along the west side of I270 from the Montgomery County line north to the Monocacy River and Monocacy National Battlefield Park.

Katherine J. Jones
610 Biggs Avenue
Frederick, MD 21702
301-401-2686

From: [Planning Commission](#)
To: msimpson2005@bennettscreekfarm.com
Cc: [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)
Subject: RE: Protecting Sugarloaf Mountain from Development
Date: Wednesday, January 19, 2022 7:36:53 AM

Good morning!

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Karen L. James
Administrative Specialist
Division of Planning & Permitting
Frederick County Government
30 North Market Street
Frederick, Maryland 21701
[301-600-1138](tel:301-600-1138)

From: msimpson2005@bennettscreekfarm.com <msimpson2005@bennettscreekfarm.com>

Sent: Tuesday, January 18, 2022 10:19 AM

To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>

Subject: Protecting Sugarloaf Mountain from Development

[EXTERNAL EMAIL]

Hello,

I am writing before your January 19 meeting, to ask that you strongly consider to not allow further development along the I-270 corridor towards the Sugarloaf Mountain area along Thurston Road.

Changing the zone designation of this area to allow Natelli and other developers to build, will in effect destroy the natural environs of this area.

I plead with you to reconsider. Please do not allow developers to start building businesses here. Once started, further development will be hard to stop. I envision my neighbors selling out over the years to get away from the increased noise, traffic and pollution that inevitably comes with development. The Frederick County side of Sugarloaf Mountain will be ruined.

Please protect the Sugarloaf Mountain area. Keep the Frederick County side of this area in its natural state, for future generations to enjoy.

Thank you, Margy Simpson

2149 Thurston Road

301-520-7113

From: [Planning Commission](#)
To: [Ilene Freedman](#)
Cc: [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)
Subject: RE: Sugarloaf Plan
Date: Wednesday, January 19, 2022 7:38:08 AM

Good morning!

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Karen L. James
Administrative Specialist
Division of Planning & Permitting
Frederick County Government
30 North Market Street
Frederick, Maryland 21701
301-600-1138

From: Ilene Freedman <ilene@houseinthewoods.com>
Sent: Tuesday, January 18, 2022 2:19 PM
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: Sugarloaf Plan

[EXTERNAL EMAIL]

As the Planning Commission continues to work diligently on protection and development requests surrounding the Sugarloaf region, I want to reiterate my stand to preserve land west of 270, from 270 and Park Mills Road through the Monocacy Battlefield and river, land surrounding Sugarloaf Mountain and other spaces that were originally protected by the Sugarloaf Treasured Land Management Plan. Hold firm, please! It is so important to protect this area. Urbana density does not need to keep expanding. It must be limited or it will creep.

Open spaces are valuable, important and need vigilant protection. I trust the advocacy and wisdom of the Sugarloaf Alliance and Envision Frederick and hope it will make a difference in preserving the open spaces in this region. Thank you!

Ilene Freedman
House in the Woods Farm
Adamstown, Maryland

From: [Planning Commission](#)
To: [Matt Seubert](#)
Cc: [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)
Subject: RE: Sugarloaf Treasured Landscape Plan
Date: Wednesday, January 19, 2022 7:35:09 AM

Good morning!

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Karen L. James
Administrative Specialist
Division of Planning & Permitting
Frederick County Government
30 North Market Street
Frederick, Maryland 21701
301-600-1138

From: Matt Seubert <matts853@gmail.com>
Sent: Tuesday, January 18, 2022 9:05 AM
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Cc: Gardner, Jan <JGardner@FrederickCountyMD.gov>; Council Members <CouncilMembers@FrederickCountyMD.gov>
Subject: Sugarloaf Treasured Landscape Plan

[EXTERNAL EMAIL]

Dear Commissioners,

This is a solid plan but it needs to include more acreage. The “Natelli carve-out” as well as land west of 270 and extending north along Rt 80 to the Monocacy Battlefield are worthy of inclusion in the Plan.

Thank you.

Sincerely,

Matt Seubert

Urbana, MD

Sent from [Mail](#) for Windows

From: [Planning Commission](#)
To: [Andy Mackintosh](#)
Cc: [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)
Subject: RE: Sugarloaf
Date: Wednesday, January 19, 2022 7:37:27 AM

Good morning!

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Karen L. James
Administrative Specialist
Division of Planning & Permitting
Frederick County Government
30 North Market Street
Frederick, Maryland 21701
301-600-1138

-----Original Message-----

From: Andy Mackintosh <andym@machomes.com>
Sent: Tuesday, January 18, 2022 11:27 AM
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: Sugarloaf

[EXTERNAL EMAIL]

I would like to say I have lived adjacent to Sugarloaf Mountain for 62 years. I currently farm around 250 acres, I have cattle and horses. I am opposed to any regulations that would restrict any zoning or any overlays. If you do anything get rid of the jet on Parks Mill Road, it's ridiculous.

Thanks,

Andy Mackintosh

301-748-3641

From: [Planning Commission](#)
To: [Timothy Pabon](#)
Cc: [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)
Subject: RE: Support for Sugarloaf Alliance
Date: Thursday, January 20, 2022 10:46:31 AM

Good morning!

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Karen L. James
Administrative Specialist
Division of Planning & Permitting
Frederick County Government
30 North Market Street
Frederick, Maryland 21701
301-600-1138

From: Timothy Pabon <timapabon@icloud.com>
Sent: Wednesday, January 19, 2022 2:09 PM
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: Support for Sugarloaf Alliance

[EXTERNAL EMAIL]

To Whom it May Concern,

Please know that my family and I add ourselves to the number of people supporting the Sugarloaf Alliance's position regarding future development.

Kind Regards,
Timothy Pabon

From: [Planning Commission](#)
To: DALE MACKINTOSH
Cc: Brandt, Kimberly G.; Goodfellow, Tim
Subject: RE: Against Sugarloaf Landscape Management Plan
Date: Thursday, January 20, 2022 10:45:39 AM

Good morning!

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Karen L. James
Administrative Specialist
Division of Planning & Permitting
Frederick County Government
30 North Market Street
Frederick, Maryland 21701
301-600-1138

-----Original Message-----

From: DALE MACKINTOSH <twmack@aol.com>
Sent: Wednesday, January 19, 2022 1:22 PM
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: Against Sugarloaf Landscape Management Plan

[EXTERNAL EMAIL]

To Frederick County Planning Commission: I object to the proposal of the Sugarloaf Landscape Management Plan. My property is located on approximately 365 acres of land which runs along Park Mills Rd and is bordered by the Monocacy River. After reviewing the draft of the plan I am deeply concerned that the proposed zoning change on a portion of the property from A- agricultural to RC- Resource conservation will have a negative effect on the property values and to the future use of my property. As a valued property owner and farmer I believe the current zoning as agriculture should remain as is. I am asking for my voice to be heard in this very important decision.

Thank you,

Thomas Mackintosh
Sent from my iPhone

1612 Park Mills Rd.

Adamstown, Md 21710

From: [Planning Commission](#)
To: [kristen morrison](#)
Cc: [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)
Subject: RE: Sugarloaf Treasured Landscape Management Plan
Date: Thursday, January 20, 2022 10:47:22 AM

Good morning!

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Karen L. James
Administrative Specialist
Division of Planning & Permitting
Frederick County Government
30 North Market Street
Frederick, Maryland 21701
301-600-1138

-----Original Message-----

From: kristen morrison <gallery.east1@gmail.com>
Sent: Wednesday, January 19, 2022 3:08 PM
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: Sugarloaf Treasured Landscape Management Plan

[EXTERNAL EMAIL]

Kristen Morrison
1820 Mt Ephraim Road
Adamstown, MD 21710

Dear Planning Board members and everyone who is present today and and worked so diligently on the newly named “Monacacy Sugarloaf Treasured Manegment Plan”! I do appreciate everything you have done and ask you to continue to work to preserve Frederick County’s many of the farms, woodlands, wetlands and wild lands that surround and Sugarloaf Mt in Frederick County,MD.

Regards,

Kristen Morrison

From: [Planning Commission](#)
To: msimpson2005@bennettscreekfarm.com
Cc: [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)
Subject: RE: Thank you
Date: Thursday, January 20, 2022 12:10:07 PM

Good afternoon!

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Karen L. James
Administrative Specialist
Division of Planning & Permitting
Frederick County Government
30 North Market Street
Frederick, Maryland 21701
301-600-1138

From: msimpson2005@bennettscreekfarm.com <msimpson2005@bennettscreekfarm.com>

Sent: Thursday, January 20, 2022 8:36 AM

To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>

Subject: Thank you

[EXTERNAL EMAIL]

Hello,

I want to send a personal thank you for voting to protect the Monocacy and Sugarloaf areas from development today.

This vote will have positive effects far into the future. By changing the northern boundary from Route 80 to I-270 and the Monocacy River, you have ensured that our children and many generations to come will enjoy the natural beauty and unique history that Frederick County has to offer.

It is gratifying to see that the plan name is to change to the "Monocacy Sugarloaf Treasured Landscape Management Plan". This really does say it all.

I am grateful for your foresight and support in this very important matter.

Regards, Margy Simpson

2149 Thurston Road

301-520-7113