



***Sugarloaf Treasured Landscape Management Plan***  
***Public Comments & Correspondence***  
***February 15 - 28, 2022***



**From:** [Planning Commission](#)  
**To:** [Nick Carrera](#)  
**Cc:** [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)  
**Subject:** RE: Recusal by Commission Member Joel Rensberger  
**Date:** Thursday, February 17, 2022 10:15:26 AM

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Good morning,

Thank you for your message, Mr. Carrera.

It 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

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**From:** Nick Carrera <mjcarrera@comcast.net>  
**Sent:** Wednesday, February 16, 2022 8:52 PM  
**To:** Planning Commission <PlanningCommission@FrederickCountyMD.gov>  
**Subject:** Recusal by Commission Member Joel Rensberger

**[EXTERNAL EMAIL]**

Dear Planning Commission Members,  
2022

February 16,

I was surprised anew, in watching this morning's meeting (February 16), to see Commissioner Rensberger recuse himself from any discussion of the Sugarloaf Plan. I went back this evening and looked again at the February 9 meeting online, to hear the reasons he gave and how they were accepted.

Mr. Rensberger said it was "brought to my attention" that he might have a conflict of interest. So the idea came from someone else. Who? Who was concerned about a conflict of interest, and why? Mrs. Mitchell, your legal counsel, saw no problem with his discussing the Sugarloaf Plan. Why did someone else?

Mr. Rensberger, "an Urbana kid," knows this area well. What better reason for keeping him in your discussion? What about the Livable Frederick Master Plan? Who worked on that? It was people who live in the county and really care for its well-being. If you were maybe discussing rezoning Judy Rensberger's farm, it's OK for Rensberger to recuse himself from that, but not from the entire Plan's discussion.

I'd have expected more remonstrance from you all. Why didn't you wrestle with him, show him how wrong he was? Oh sure, there was some pushback, and I thought Commissioner White expressed the issue especially well. But in the end, you all agreed that Rensberger's *personal* feelings were so important that you had to accept his decision, forgetting all about his duty to the county. I feel you were wrong to do so.

I hope Mr. Rensberger's recusal will not be a precedent for the rest of you.

I repeat my initial question, who "suggested" conflict of interest to Mr. Rensberger. Why did that person's concern then become Rensberger's *personal* conviction?

On a happier note, I'm delighted to report today that my crocus have begun peeping out in their sunny, protected area, and I see many daffodil spears in the front yard by the tree swing. Spring is coming!! As Wordsworth put it so lovingly, "And then my heart with pleasure fills, And dances with the daffodils." This doggone Sugarloaf area is so lovely, and I want us to keep it that way. Please help do it.

With my good wishes to you all,

Nick Carrera, 2602 Thurston Rd, Urbana District.

## SUGARLOAF PLAN OVERLAY

A letter to the Frederick County Planning Commission, February 22, 2022

Dear Planning Commissioners,

I'm glad you scheduled time to receive comments on the Overlay. As you recognize, getting the Overlay right is crucial for a viable Sugarloaf Plan.

**In my view, the Overlay must cover the entire area of the Sugarloaf Plan.** These are my reasons:

**Simplicity** – If you allow property exclusions here and there, pretty soon the Overlay will be carved up to look like a slice of Swiss Emmenthaler cheese. It will lose its cohesiveness and vitality.

**Fairness** – The “treasured landscape” idea is to preserve the Sugarloaf area for us all. In fairness, we must all be in it together. We can't ask others to be in the Overlay, maintaining for our sake the area's beauty and serenity, without making our own commitment to its preservation.

**Meeting Plan goals** – This is the key consideration. The Plan started out with an idealistic yet practical premise -- that this region is a local and regional treasure, whose preservation is crucial to the well-being of the county. The Overlay seeks to ensure that. It does not “freeze” things as they are, but does ensure that any proposed changes will be examined for consistency with the Plan's goals.

Some are concerned that the Overlay will prohibit all change. That would be impractical, and the Overlay will not do that. It will provide, rather, for consideration of just those changes that would be consistent with the goals of the Plan – this is really axiomatic, if the Plan is to be viable. After all, how can you have a Plan without a mechanism for ensuring its goals are met now and into the future?

The Plan does not seek to roll back the Sugarloaf area to a previous, halcyon time. Current commercial activities are “grandfathered.” Owners can continue their present activities, and Overlay provisions will come into play only if they seek to change them. Proposed changes would then be examined to ensure consistency with goals of the Sugarloaf Plan. This is only reasonable and proper.

Our county planners have crafted a bold, idealistic yet practical way to preserve a treasured landscape. An Overlay that uniformly covers the entire Sugarloaf Plan area will be simple, fair, and will best meet the Plan's goals. To carve out exceptions to the Overlay will be to niggle the Plan to death.

With best wishes,

Nick Carrera, Thurston Rd, Urbana District



**From:** [Planning Commission](#)  
**To:** [Steve Poteat](#)  
**Cc:** [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)  
**Subject:** RE: Statement to Frederick County Planning Commission Support the Sugarloaf Rural Heritage Overlay Zoning District  
**Date:** Wednesday, February 23, 2022 3:19:44 PM

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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

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**From:** Steve Poteat <cspoteat@gmail.com>  
**Sent:** Wednesday, February 23, 2022 3:01 PM  
**To:** Planning Commission <PlanningCommission@FrederickCountyMD.gov>  
**Subject:** Statement to Frederick County Planning Commission Support the Sugarloaf Rural Heritage Overlay Zoning District

**[EXTERNAL EMAIL]**

### **Statement to Frederick County Planning Commission Support the Sugarloaf Rural Heritage Overlay Zoning District**

After your many months of deliberation, the Planning Commission has finally reached the most important issue in the Sugarloaf Treasured Landscape Management Plan, the Sugarloaf Rural Heritage Overlay Zoning District. This is where you rise above the myriad individual pieces of the plan and consider the plan as a whole. This is where you realize the whole is greater than the sum of its parts.

My family has had the privilege of living in the Sugarloaf Treasured Landscape for almost 70 years on the southeast side of the mountain. Five generations have had the opportunity to drink the pure water that flows from the forested mountain side, to enjoy the smell of freshly cut hay as we're stacking bales in the barn, to watch steam rising from the cows' backs in winter, to consume the fresh vegetables from our gardens, to observe the return of the black bear, wild turkeys, coyotes and white-tailed deer, to listen to the song birds, to be warmed by our wood stoves from oak beyond its prime, and to trace the red and gold sunsets over the top of the mountain as the seasons change. Yes, we, too, have enjoyed the views from the top of Sugarloaf Mountain as Sugarloaf's Gordon Strong noted in his will: "...*we incline to believe*

*that, when anyone stands on the summit of the mountain, the sheer cliff hanging over the wild and wooded slopes below, looking out over the peaceful and lovely Frederick valley, and showing Catoctin and Blue Ridge rising to meet the lowering sun, for a moment at least he experiences an inspiration, a moral uplift.” (Page 42)*

The Overlay Zoning District is in your hands now. Starting with Gordon Strong, who wanted to preserve 10,000 acres, others - individuals, families, organizations and governments - have worked hard to preserve the essential heart and soul of the whole of the Sugarloaf region. Collectively they are preserving farmlands, privately managing forest lands, establishing private preservation easements, challenging incompatible and destructive land uses, acquiring wildlife management areas, and urging and advocating for the natural and logical open space preservation opportunities.

We and many of our neighbors will support you in the application of the Overlay Zoning District to the entire planning area. Some will question your action, but please don't forget that the Sugarloaf region is an irreplaceable and treasured landscape. To repeat, the whole is greater than the sum of the parts. The Overlay Zoning District is the capstone in this effort to protect and preserve its future.

As Gordon Strong said about the mountain: *“It will offer this beauty not only in intimate glimpses, but in long vistas, and in out-stretching views. From the summit of the mountain, these views have the character of being from the top of the world, over a varied and beautiful world below. If view and beauty have the quality of human inspiration, the outlook from the summit of Stronghold is inspiring.” (Page 39)*

Thank you for your efforts and for considering my comments.

Steve Poteat, Sugarloaf Mountain Road, February 23, 2022

Sent from [Mail](#) for Windows

**From:** [Planning Commission](#)  
**To:** [Darlene Joy Bucciero](#)  
**Cc:** [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)  
**Subject:** RE: Sugarloaf Plan  
**Date:** Wednesday, February 23, 2022 3:20:12 PM

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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

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**From:** Darlene Joy Bucciero <[dbuccier@umd.edu](mailto:dbuccier@umd.edu)>  
**Sent:** Wednesday, February 23, 2022 3:03 PM  
**To:** Planning Commission <[PlanningCommission@FrederickCountyMD.gov](mailto:PlanningCommission@FrederickCountyMD.gov)>  
**Subject:** Sugarloaf Plan

**[EXTERNAL EMAIL]**

Dear Frederick County Planning Commission,

As a resident of Frederick County and a commuter on I270, I would like to ensure that there is an open, public, and transparent development of a comprehensive land use plan for the Sugarloaf region. I enjoy the use of the sugarloaf for hiking and recreation. I would like for Frederick County to safeguard the character of Sugarloaf Mountain, the Monocacy Battlefield National Park, the surrounding area, and the precious natural resources of the region. Developing this area not only changes the character of Frederick County as a historic resource but also would significantly increase traffic placing even more pressure on the transportation system, which results simply in more highways causing more pressure on the natural resources of the area. The traffic system is already at its capacity.

The Livable Frederick Master Plan, the County's comprehensive guide to updating area land use plans, presents a thorough analysis, suggested approach, and future vision that includes and emphasizes the County's natural environment including the Green Infrastructure and Agricultural Infrastructure segments. The Monocacy-Sugarloaf Treasured Landscape Management Plan and the Overlay District are consistent with the Master Plan's goals.

Some recent comments to the Planning Commission have opposed any future land use and development limitations in the Monocacy-Sugarloaf region and cite "the I-270 Corridor

Plan” for support. We repeat: **the County has no I-270 Corridor Plan.**

- The Frederick County Transportation Needs and Priorities Review Report through the Year 2045 does not include reference to a future I-270 interchange at Park Mills Road.
- Fifty years of past planning documents for the Sugarloaf/Urbana area identify I-270 as the boundary between rural and developed areas (Mr. Goodfellow, staff presentation to the Planning Commission, 11/10/21).

Future development on the west side of I-270 must be guided by the Livable Frederick commitment that “Agricultural Infrastructure must be diligently maintained” (p. 60). **The open spaces in the Monocacy-Sugarloaf region are a natural treasure that enhance the beauty of the County; they are not merely “undeveloped” land awaiting development “opportunities.”** The Monocacy-Sugarloaf Treasured Landscape Management Plan and its Overlay District will protect the region’s open spaces, farmlands, forests, waterways, communities, habitats, and historical landscapes for existing and future residents and visitors.

Sincerely,

Darlene Bucciero  
Darlene J Bucciero, Manager, PMP, LEED GA  
Research Facilities Management Office  
College of Agriculture and Natural Resources  
1209 Symons Hall  
College Park, MD 20742  
(o) 301.405.5429  
(c) 240.446.6451  
(f) 301.405.2963

**From:** [Planning Commission](#)  
**To:** [Kurt Brunken](#)  
**Cc:** [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)  
**Subject:** RE: Sugarloaf Treasured Landscape Management Plan  
**Date:** Wednesday, February 23, 2022 12:51:25 PM

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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

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**From:** Kurt Brunken <kdbaerialworks@gmail.com>  
**Sent:** Wednesday, February 23, 2022 10:41 AM  
**To:** Planning Commission <PlanningCommission@FrederickCountyMD.gov>  
**Subject:** Sugarloaf Treasured Landscape Management Plan

**[EXTERNAL EMAIL]**

**I firmly believe that in order to meet the goal of preserving the Sugarloaf region, the Monocacy-Sugarloaf Treasured Landscape Management Plan Overlay should apply to the entire area within the currently defined boundary.** The intent of the Overlay District is to “ensure the long-term sustainability, health and integrity of ...the landscapes that comprise the Sugarloaf Planning Area.”

The Livable Frederick Master Plan, the County’s comprehensive guide to updating area land use plans, presents a thorough analysis, suggested approach, and future vision that includes and emphasizes the County’s natural environment including the Green Infrastructure and Agricultural Infrastructure segments. The Monocacy-Sugarloaf Treasured Landscape Management Plan and the Overlay District are consistent with the Master Plan’s goals.

Some recent comments to the Planning Commission have opposed any future land use and development limitations in the Monocacy-Sugarloaf region and cite “the I-270 Corridor Plan” for support. We repeat: **the County has no I-270 Corridor Plan.**

- The Frederick County Transportation Needs and Priorities Review Report through the Year 2045 does not include reference to a future I-270 interchange at Park Mills Road.
- Fifty years of past planning documents for the Sugarloaf/Urbana area identify I-270 as the boundary between rural and developed areas (Mr. Goodfellow, staff presentation to the Planning

Commission, 11/10/21).

Also future development on the west side of I-270 must be guided by the Livable Frederick commitment that “Agricultural Infrastructure must be diligently maintained” **The open spaces in the Monocacy-Sugarloaf region are a natural treasure that enhance the beauty of the County; they are not merely “undeveloped” land awaiting development “opportunities.”** The Monocacy-Sugarloaf Treasured Landscape Management Plan and its Overlay District will protect the region’s open spaces, farmlands, forests, waterways, communities, habitats, and historical landscapes for existing and future residents and visitors.



The Sugarloaf Alliance supports the open, public, and transparent development of a comprehensive land use plan for the Sugarloaf region. Our goal is preservation: safeguarding the character of Sugarloaf Mountain, the Monocacy Battlefield National Park, the surrounding area, and the precious natural resources of the region.

**In order to meet the goal of preserving the Sugarloaf region, the Monocacy-Sugarloaf Treasured Landscape Management Plan Overlay should apply to the entire area within the currently defined boundary.** The intent of the Overlay District is to “ensure the long-term sustainability, health and integrity of ...the landscapes that comprise the Sugarloaf Planning Area.”

The Livable Frederick Master Plan, the County’s comprehensive guide to updating area land use plans, presents a thorough analysis, suggested approach, and future vision that includes and emphasizes the County’s natural environment including the Green Infrastructure and Agricultural Infrastructure segments. The Monocacy-Sugarloaf Treasured Landscape Management Plan and the Overlay District are consistent with the Master Plan’s goals.

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- Fifty years of past planning documents for the Sugarloaf/Urbana area identify I-270 as the boundary between rural and developed areas (Mr. Goodfellow, staff presentation to the Planning Commission, 11/10/21).

Future development on the west side of I-270 must be guided by the Livable Frederick commitment that “Agricultural Infrastructure must be diligently maintained” (p. 60). **The open spaces in the Monocacy-Sugarloaf region are a natural treasure that enhance the beauty of the County; they are not merely “undeveloped” land awaiting development “opportunities.”** The Monocacy-Sugarloaf Treasured Landscape Management Plan and its Overlay District will protect the region’s open spaces, farmlands, forests, waterways, communities, habitats, and historical landscapes for existing and future residents and visitors.

*Sugarloaf Alliance, Inc. is a 501(c)3 organization dedicated to the preservation, protection, and restoration of watersheds, streams, meadows, and forests in cooperation with volunteers, civic groups, and local, state, and federal agencies. To that end, it strives to protect the Sugarloaf Mountain area environment.*

**From:** [Planning Commission](#)  
**To:** [Karen Russell](#)  
**Cc:** [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)  
**Subject:** FW: Sugarloaf Treasured Landscape Area Plan  
**Date:** Friday, February 25, 2022 1:16:10 PM  
**Attachments:** [Comparison of Data Center construction near Ashburn and local land.docx](#)

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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

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**From:** Karen Russell <1ceramicat@comcast.net>  
**Sent:** Friday, February 25, 2022 12:45 PM  
**To:** Planning Commission <PlanningCommission@FrederickCountyMD.gov>  
**Cc:** Donald, Jerry <JDonald@FrederickCountyMD.gov>  
**Subject:** Sugarloaf Treasured Landscape Area Plan

**[EXTERNAL EMAIL]**

Commissioners,  
I support the entire Sugarloaf Treasured Landscape Plan overlay. The Sugarloaf Area's proximity to the DNR management area and the C&O Canal Towpath, as well as its connection to the Montgomery County rural heritage area makes it important for biodiversity. I implore you to not give in to development.  
Here's a back of the envelope side-by-side comparison of a random data center under construction in Ashburn VA and some potential sites for data centers in the Monocacy Sugarloaf Plan Area. The shots are google earth shots at the same scale so the side-by-side shots are directly comparable.

Ms. Karen J. Russell  
510 E. Mountain Rd.  
Knoxville, MD 21758  
301-401-2463

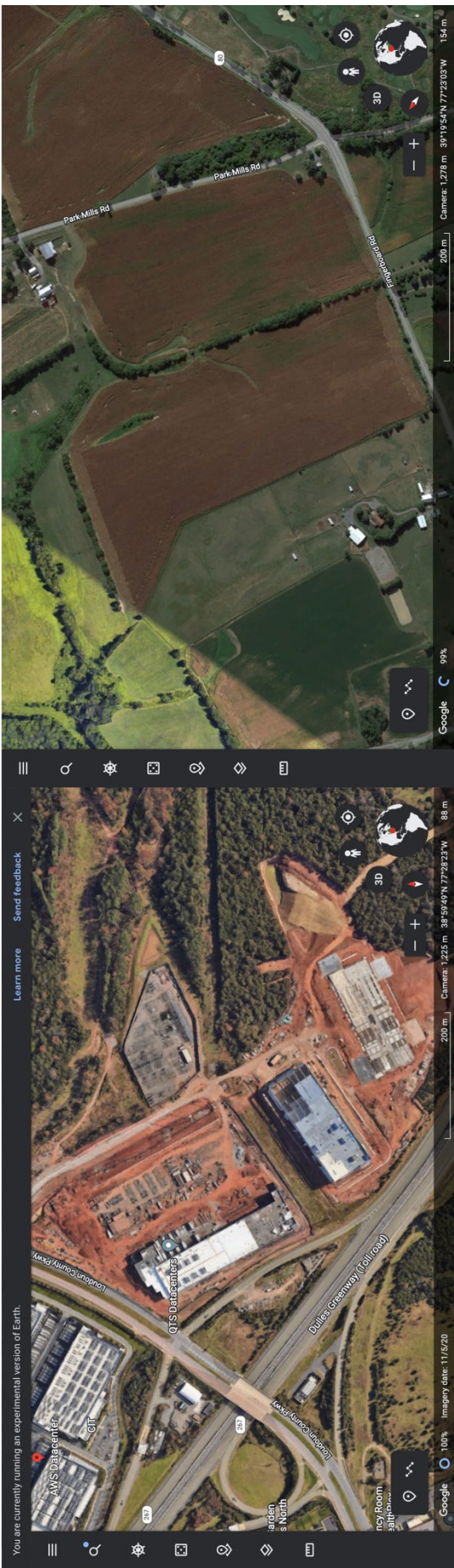


Screen shots comparing a random data center under construction (Ashburn, VA) with areas in Monocacy Sugarloaf Treasured Landscape Plan Area. Scale is the same so photographs are comparable.

Thurston Road Area



Park Mills Road Area





McNees Wallace & Nurick LLC  
5283 Corporate Drive, Suite 104  
Frederick, MD 21703

**Noel Manalo**  
Telephone: 301.241.2014  
Fax: 717.237.5300  
nmanalo@mcneeslaw.com

February 25, 2022

Frederick County Planning Commission  
Winchester Hall  
12 East Church Street  
Frederick, Maryland 21701

RE: Sugarloaf Rural Heritage Overlay Zoning District Regulations (the "Overlay")

Honorable Commissioners:

On behalf of Stronghold, Incorporated ("Stronghold"), owner and steward of +/- 3,000 acres inclusive of Sugarloaf Mountain (collectively "Sugarloaf Mountain"), Stronghold does not support the Sugarloaf Treasured Landscape Management Plan as currently drafted. We restate for the record the testimony provided to date, including my letter of September 1, 2021 and the letter from Stronghold, dated February 9, 2022. Also, Stronghold is not interested in participating in the Rural Legacy.

Inclusion of Sugarloaf Mountain in the Overlay presents many components that might inhibit Stronghold and its stewardship of the Mountain. Some of these issues are detailed in Stronghold's February 9 letter. In summary, the combination of the Overlay and contemplated "Private Park" use does not give a clear path forward for **Stronghold to continue its operations as currently conducted.**

Itemizing each of the provisions that could cause zoning, use and permitting roadblocks becomes an exercise in drafting a new zone -- which is what Stronghold originally proposed in 2020. Sugarloaf Mountain and Stronghold's operations are unique in the County, and, in fact the State. From a planning and zoning perspective, a Euclidean zone particular to Sugarloaf Mountain is the most efficient way to ensure the continued stewardship of the Mountain. In considering such a Euclidean zone, Stronghold would not oppose exclusion of certain uses from the zone, such as rubble land fill and sludge pit.

Please recommend the County Council exclude Sugarloaf Mountain from the Overlay. Urge the Council consider a new Euclidean zone that will allow Stronghold to continue its conservation and forestry work with Maryland Department of Natural Resources ("DNR"), its venue operations in support of the overall conservation mission, and the logistics and maintenance activities in service of the many youth and school groups and visitors **(300,000 per year)** who enjoy the Mountain as Gordon Strong envisioned.

Sincerely,

Noel Manalo  
MCNEES WALLACE & NURICK LLC

cc: Mike Kay, DNR  
Dakota Durcho, DNR  
Robert McFarland, Esquire, DNR



**From:** [Planning Commission](#)  
**To:** [Sasha Carrera](#)  
**Cc:** [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)  
**Subject:** FW: Re; Sugarloaf Overlay letter in body of email and as attachment  
**Date:** Monday, February 28, 2022 2:51:24 PM  
**Attachments:** [Sugarloaf Overlay.pdf](#)

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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

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**From:** Sasha Carrera <sasha.carrera@gmail.com>  
**Sent:** Saturday, February 26, 2022 8:27 PM  
**To:** Planning Commission <PlanningCommission@FrederickCountyMD.gov>  
**Cc:** Sugarloaf Alliance leadership <leadership@sugarloaf-alliance.org>  
**Subject:** Re; Sugarloaf Overlay letter in body of email and as attachment

**[EXTERNAL EMAIL]**

2/26/2022

Dear Frederick County Planning Commission,

Frederick County is a gem in the Mid-Maryland landscape. It boasts history of national importance, ecological features that affect the entire Chesapeake Bay Watershed and charm and beauty that delight visitors from around the world.

Frederick attracts residents and tourists with its downtown charm boasting one-of-a-kind history, one-of-a-kind architecture, one-of-a-kind art and culture and one-of-a-kind restaurants and boutiques that can't be found anywhere else. Frederick is not just another look-alike-stop between D.C and Gettysburg or Baltimore and Harper's Ferry. We are a destination in our own right because of the beauty and charm we have preserved for hundreds of years. Essential to that beauty and charm is the rural nature of the County's environs.

The Livable Frederick Plan recognizes the importance of these environs by

designating the area west of I-270 the “Treasured” Sugarloaf Area -- continuing the important natural designation recognized by the Montgomery County’s Agricultural Reserve to the south and extending north up I-270 to protect the health of the Monocacy River and the nationally significant Monocacy Battlefield. Only by protecting this entire overlay can we protect what makes Frederick so special and so unique. Without it, Frederick becomes just another monotonous look-alike encroaching eyesore creeping above the Montgomery County line.

Residents and tourists come to Frederick to get away from the hustle and bustle of the city and the endless sameness of the suburbs. Preserving the overlay preserves not only the history, charm and environmental health of our county (and beyond) it protects our economic wellbeing by providing the kind of atmosphere those attracted to this area seek. Destroy that and you destroy what makes Frederick County so desirable.

Please apply the Sugarloaf Treasured Landscape Management Plan Overlay to the entire area.

Sincerely,  
Alexandra Carrera  
Urbana, MD

*Be gentle, breathe deep, drink a glass of water.*

*Thespian* Season 1 & 2

<https://www.youtube.com/c/ThespianSeries>

[imdb.me/sashacarrera](https://www.imdb.me/sashacarrera)

2/26/2022

Dear Frederick County Planning Commission,

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The Livable Frederick Plan recognizes the importance of these environs by designating the area west of I-270 the "Treasured" Sugarloaf Area -- continuing the important natural designation recognized by the Montgomery County's Agricultural Reserve to the south and extending north up I-270 to protect the health of the Monocacy River and the nationally significant Monocacy Battlefield. Only by protecting this entire overlay can we protect what makes Frederick so special and so unique. Without it, Frederick becomes just another monotonous look-alike encroaching eyesore creeping above the Montgomery County line.

Residents and tourists come to Frederick to get away from the hustle and bustle of the city and the endless sameness of the suburbs. Preserving the overlay preserves not only the history, charm and environmental health of our county (and beyond) it protects our economic wellbeing by providing the kind of atmosphere those attracted to this area seek. Destroy that and you destroy what makes Frederick County so desirable. Please apply the Sugarloaf Treasured Landscape Management Plan Overlay to the entire area.

Sincerely,  
Alexandra Carrera  
Urbana, MD

**From:** [Planning Commission](#)  
**To:** [suzydanb@comcast.net](mailto:suzydanb@comcast.net)  
**Cc:** [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)  
**Subject:** RE: Comment Regarding the Sugarloaf Alliance Position  
**Date:** Monday, February 28, 2022 2:50:45 PM

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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

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**From:** suzydanb@comcast.net <suzydanb@comcast.net>  
**Sent:** Saturday, February 26, 2022 3:24 PM  
**To:** Planning Commission <PlanningCommission@FrederickCountyMD.gov>  
**Subject:** Comment Regarding the Sugarloaf Alliance Position

**[EXTERNAL EMAIL]**

Dear Planning Commission Members,  
We are within the area effected by the possible plans for the Sugarloaf Landscape. Preservation of this area is most important, for now and for the future. The following statement is taken from information provided by the Sugarloaf Alliance, which we are in complete agreement with:

"The Sugarloaf Alliance supports the open, public, and transparent development of a comprehensive land use plan for the Sugarloaf region. Our goal is preservation: safeguarding the character of Sugarloaf Mountain, the Monocacy Battlefield National Park, the surrounding area, and the precious natural resources of the region.

In order to meet the goal of preserving the Sugarloaf region, the Monocacy-Sugarloaf Treasured Landscape Management Plan Overlay should apply to the entire area within the currently defined boundary. The intent of the Overlay District is to "ensure the long-term sustainability, health and integrity of ...the landscapes that comprise the Sugarloaf Planning Area."

The Livable Frederick Master Plan, the County's comprehensive guide to updating area land use plans, presents a thorough analysis, suggested approach, and future vision that includes and emphasizes the County's natural environment including the Green Infrastructure and Agricultural Infrastructure segments. The Monocacy-Sugarloaf Treasured Landscape Management Plan and the Overlay District are consistent with the Master Plan's goals.

Some recent comments to the Planning Commission have opposed any future land use and development limitations in the Monocacy-Sugarloaf region and cite "the I-270 Corridor Plan" for support. We repeat: the County has no I-270 Corridor Plan.

· The Frederick County Transportation Needs and Priorities Review Report through the Year 2045 does

not include reference to a future I-270 interchange at Park Mills Road.

· Fifty years of past planning documents for the Sugarloaf/Urbana area identify I-270 as the boundary between rural and developed areas (Mr. Goodfellow, staff presentation to the Planning Commission, 11/10/21).

Future development on the west side of I-270 must be guided by the Livable Frederick commitment that "Agricultural Infrastructure must be diligently maintained" (p. 60). The open spaces in the Monocacy-Sugarloaf region are a natural treasure that enhance the beauty of the County; they are not merely "undeveloped" land awaiting development "opportunities." The Monocacy-Sugarloaf Treasured Landscape Management Plan and its Overlay District will protect the region's open spaces, farmlands, forests, waterways, communities, habitats, and historical landscapes for existing and future residents and visitors.

Sugarloaf Alliance, Inc. is a 501(c)3 organization dedicated to the preservation, protection, and restoration of watersheds, streams, meadows, and forests in cooperation with volunteers, civic groups, and local, state, and federal agencies. To that end, it strives to protect the Sugarloaf Mountain area environment."

Thank you for your time and consideration,  
Daniel and Suzanne Bailey  
4129 Baker Valley Road

**From:** [Planning Commission](#)  
**To:** [deb.gardner](#)  
**Cc:** [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)  
**Subject:** RE: Monocacy-Sugarloaf Treasured Landscape Management Plan Overlay  
**Date:** Monday, February 28, 2022 2:50:10 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:** deb.gardner <deb.gardner@verizon.net>  
**Sent:** Saturday, February 26, 2022 12:01 PM  
**To:** Planning Commission <PlanningCommission@FrederickCountyMD.gov>  
**Subject:** Monocacy-Sugarloaf Treasured Landscape Management Plan Overlay

**[EXTERNAL EMAIL]**

As a member of the Sugarloaf Alliance, I support the open, public, and transparent development of a comprehensive land use plan for the Sugarloaf region. Our goal is preservation: safeguarding the character of Sugarloaf Mountain, the Monocacy Battlefield National Park, the surrounding area, and the precious natural resources of the region.

**In order to meet the goal of preserving the Sugarloaf region, the Monocacy-Sugarloaf Treasured Landscape Management Plan Overlay should apply to the entire area within the currently defined boundary.** The intent of the Overlay District is to “ensure the long-term sustainability, health and integrity of ...the landscapes that comprise the Sugarloaf Planning Area.” The Livable Frederick Master Plan, the County’s comprehensive guide to updating area land use plans, presents a thorough analysis, suggested approach, and future vision that includes and emphasizes the County’s natural environment including the Green Infrastructure and Agricultural Infrastructure segments. The Monocacy-Sugarloaf Treasured Landscape Management Plan and the Overlay District are consistent with the Master Plan’s goals. Some recent comments to the Planning Commission have opposed any future land use and development limitations in the Monocacy-Sugarloaf region and cite “the I-270 Corridor Plan” for support. **The County has no I-270 Corridor Plan.**

The Frederick County Transportation Needs and Priorities Review Report through the Year 2045 does not include reference to a future I-270 interchange at Park Mills Road.

Fifty years of past planning documents for the Sugarloaf/Urbana area identify I-270 as the boundary



between rural and developed areas (Mr. Goodfellow, staff presentation to the Planning Commission, 11/10/21).

Future development on the west side of I-270 must be guided by the Livable Frederick commitment that “Agricultural Infrastructure must be diligently maintained” (p. 60). **The open spaces in the Monocacy-Sugarloaf region are a natural treasure that enhance the beauty of the County; they are not merely “undeveloped” land awaiting development “opportunities.”** The Monocacy-Sugarloaf Treasured Landscape Management Plan and its Overlay District will protect the region’s open spaces, farmlands, forests, waterways, communities, habitats, and historical landscapes for existing and future residents and visitors.

Sincerely,

Debra Gardner  
336 E Church St  
Frederick MD 22701

**From:** [Planning Commission](#)  
**To:** [Johanna Springston](#)  
**Cc:** [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)  
**Subject:** FW: Monocacy-Sugarloaf Treasured Landscape Management Plan  
**Date:** Monday, February 28, 2022 2:53:23 PM  
**Attachments:** [Sugarloaf letter to PC 2-27-22.docx](#)

---

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

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**From:** Johanna Springston <johannaspringston@gmail.com>  
**Sent:** Sunday, February 27, 2022 2:20 PM  
**To:** Planning Commission <PlanningCommission@FrederickCountyMD.gov>  
**Cc:** Council Members <CouncilMembers@FrederickCountyMD.gov>; County Executive <CountyExecutive@FrederickCountyMD.gov>  
**Subject:** Monocacy-Sugarloaf Treasured Landscape Management Plan

**[EXTERNAL EMAIL]**

Dear Planning Commission,

Please find my comments attached for your consideration.

Thank you,  
Johanna Springston

February 27, 2022

Dear Frederick County Planning Commission,

Thank you for all of the hard work you have done so far to preserve the Sugarloaf Plan area. Extending the plan's northern and western boundary will go a long way in protecting this area for future generations. Now, for the next important preservation step, I strongly encourage you to **apply the Overlay over the entire plan area.**

As development pressures increase in Frederick County, it has never been more important to preserve areas of the County that are irreplaceable. The Monocacy-Sugarloaf area is one such area. I believe that the entire area needs that overlay protection. Currently, there is a developer buying up land and making plans to develop along the west side I-270 when, in fact, there are no County or State plans to build the necessary infrastructure through the year 2045. Despite what the developer contends, even the Livable Frederick Master Plan does not show development on the west side of the I-270 corridor.

Historically, the County has honored I-270 as the dividing line in the Sugarloaf area between development and rural preservation. I respectfully ask that you continue to do so. The natural resources and beauty of the Sugarloaf area are in all of our best interests to preserve.

Thank you for your consideration.

Sincerely,

Johanna M. Springston  
Urbana

cc: County Council  
County Executive

**From:** [Planning Commission](#)  
**To:** [bettybob1758@gmail.com](mailto:bettybob1758@gmail.com)  
**Cc:** [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)  
**Subject:** FW: Support for Sugarloaf Treasured Landscape Management Plan Overlay  
**Date:** Monday, February 28, 2022 2:52:47 PM  
**Attachments:** [Comparison of Data Center construction near Ashburn and local land.docx](#)

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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

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**From:** Elizabeth Law <[bettybob1758@gmail.com](mailto:bettybob1758@gmail.com)>  
**Sent:** Sunday, February 27, 2022 12:30 PM  
**To:** Planning Commission <[PlanningCommission@FrederickCountyMD.gov](mailto:PlanningCommission@FrederickCountyMD.gov)>  
**Cc:** Gardner, Jan <[JGardner@FrederickCountyMD.gov](mailto:JGardner@FrederickCountyMD.gov)>; Keegan-Ayer, MC <[MCKeegan-Ayer@FrederickCountyMD.gov](mailto:MCKeegan-Ayer@FrederickCountyMD.gov)>; Hagen, Kai <[KHagen@FrederickCountyMD.gov](mailto:KHagen@FrederickCountyMD.gov)>; Fitzwater, Jessica <[JFitzwater@FrederickCountyMD.gov](mailto:JFitzwater@FrederickCountyMD.gov)>; Donald, Jerry <[JDonald@FrederickCountyMD.gov](mailto:JDonald@FrederickCountyMD.gov)>; Blue, Michael <[MBLue@FrederickCountyMD.gov](mailto:MBLue@FrederickCountyMD.gov)>; [smcjay@frederickcountymd.gov](mailto:smcjay@frederickcountymd.gov); Dacey, Phil <[PDacey@FrederickCountyMD.gov](mailto:PDacey@FrederickCountyMD.gov)>  
**Subject:** Support for Sugarloaf Treasured Landscape Management Plan Overlay

**[EXTERNAL EMAIL]**

Dear Planning Commissioners,

Thank you for voting to change the northern boundary drawn in the draft Sugarloaf Plan from Route 80 to I-270 and the Monocacy River as well as renaming the plan the Monocacy Sugarloaf Treasured Landscape Management Plan. The Planning Commission confirmed that the boundary of the plan now runs along 270 from the Montgomery County line to the Monocacy River. Changing the boundary allows for additional protection of land in the area of the Monocacy Battlefield National Park.

I agree with members of the Sugarloaf Alliance that in order to meet the goal of preserving the Sugarloaf region, the Monocacy-Sugarloaf Treasured Landscape Management Plan Overlay should apply to the entire area within the currently defined boundary.

The intent of the Overlay District is to “ensure the long-term sustainability, health and integrity of ...the landscapes that comprise the Sugarloaf Planning Area.” The Monocacy-Sugarloaf Treasured Landscape Management Plan and the Overlay

District are consistent with the Livable Frederick Master Plan's goals.

On another note,

No doubt, the collective environmental community breathed a sigh of relief on hearing the news that Amazon would not be taking a big bite out of the Sugarloaf Treasured Landscape. For future reference, it is worthwhile to note that Amazon may be reaching saturation in Northern Virginia in terms of available land and available electricity.

As reported:

[Northern Virginia](#) is one of the primary battlegrounds in the cloud war. It's America's busiest Internet intersection, the place where all the networks meet, anchored by the Equinix interconnection hub in Ashburn.

The region is of major strategic importance to Amazon Web Services. It's no secret that AWS has been [expanding rapidly](#) across Loudoun and Prince William counties, but the Greenpeace report helps quantify the breadth of its expansion. Amazon has been working closely with developer Corporate Office Properties Trust (COPT), a real estate investment trust. COPT has leased nearly 1.3 million square feet of data center space to Amazon Web Services over the past three years, according to SEC filings, all of it in Northern Virginia.

*Amazon Approaches 1 Gigawatt of Cloud Capacity in Virginia*, Rich Miller, Data Center Frontier, January 16, 2017

<https://datacenterfrontier.com/amazon-approaches-1-gigawatt-of-cloud-capacity-in-virginia/>

It makes sense for Amazon to look to expand north of his Virginia holdings. As an Electric Power Engineer, I wish to point out that as new proposals are proffered to install data center hubs, the Planning Commission needs to consider the infrastructure required, such as transmission lines, substations, and sources of generation (hopefully renewable varieties) and how siting this infrastructure will affect the county. As an example of how the land can change visually, I am attaching a comparison.

Thank you,

Elizabeth Law, P.E.

Frederick, Maryland 21701



Screen shots comparing a random data center under construction (Ashburn, VA) with areas in Monocacy Sugarloaf Treasured Landscape Plan Area. Scale is the same so photographs are comparable.

Thurston Road Area



Park Mills Road Area



**From:** [David Angell](#)  
**To:** [Planning Commission](#)  
**Cc:** [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)  
**Subject:** March 2nd Planning Commission Comments  
**Date:** Monday, February 28, 2022 10:46:04 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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**[EXTERNAL EMAIL]**

February 27, 2022

Dear Planning Commission and Staff,

David Angell  
Potomac Garden Center Site  
270 & 80 General Commercial Zoning

We continue to appreciate your efforts and consideration regarding our site. We would like to sincerely request Exemption from the Overlay Zone, specifically for the existing / long-standing General Commercial Properties at the Highway Interchange (the only GC zoning in the entire planning area). While we are extremely grateful for the resolution of our split-zone issue, the implications of the Overlay cause serious concern. Below are some very specific and appropriate reasons why General Commercial Zoning should be excluded from the Overlay Zone:

- Our Site Plan submitted to the County (April, 2002), shows a Retail Building with a footprint of 29,303 square feet. The existing 11,000 sq. ft. building is only Phase 1 of a Multi-Phased Project. In addition to the 29,303 sq ft building, we show (2) Production Greenhouses of 22,000 sq. ft. each. These buildings likely wouldn't be allowed under the Overlay Zone.
- In terms of site design elements - Our Deforche Greenhouse Structures don't allow for green roof installations, or solar panels. The "Cabrio" Roof structure fully opens to allow sunlight and airflow for optimal growing conditions. Any mitigation efforts would likely take up more acreage, lessening use of the site, creating additional costs.
- Our General Commercial Property would now be subject to building size limitations and associated use restrictions as never before.
- We completely understand the intent of limiting more invasive uses on Rural / Ag lands. Eliminating sludge pits, solid waste composting, industrial waste landfills, etc. on Ag zoning makes total sense. In this case, we're not talking about Rural / Ag lands. We're talking about GC Properties, located at a Highway Interchange, and likely part of a future 270 Corridor Plan. The problem with the Overlay, **AS APPLIED to GC ZONING**, is that it is more restrictive (In a location and on zoning where it shouldn't be). I've heard some say – Allow Industrial Uses on Industrial Property, but not on Ag property. Isn't it similarly appropriate to say Allow General Commercial Uses on General Commercial Property???
- Our site, and Commercial Development at the existing Highway Interchange has received a lot of public support since this process started. Even the most ardent opposition to growth has expressed an understanding or approval for Commercial Development and / or exclusion from the Overlay at the interchange. The application of the Overlay Zone will simply not allow us to

continue with our business and real estate as planned since 2000. This isn't even about something the property could turn into down the road, it's about our ability to run the business today as intended. It's about property values established through appraisals and with our bank, valuations that would be impacted if not reduced by the Overlay. We are not selling our property and want to continue running a good business, please don't restrict our ability to do that.

- GC property with an Overlay Zone is like having 1 Arm and 1 Leg tied behind our back, but we're still expected to pay the higher GC property tax bill!

For the reasons stated above, please exempt General Commercial Zoning from the Overlay zone. Thank you for your time and thoughtful attention to this planning process.

Sincerely,

David Angell  
PGC

Thank you,

David Angell  
President



PGC Landscape  
Potomac Garden Center  
8710 Fingerboard Road  
Urbana, MD 21704  
Office: 301-874-5940  
Cell: 301-252-4916  
Email: [david@pgc-landscape.com](mailto:david@pgc-landscape.com)  
Website: [www.potomacgardencenter.com](http://www.potomacgardencenter.com)

Authorized Dealer (MD/DC/VA):



[www.multihog.com](http://www.multihog.com)



**From:** [Planning Commission](#)  
**To:** [TERRY OLAND](#)  
**Cc:** [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)  
**Subject:** RE: Input for the next meeting, 3/2/2022, Rural Heritage Overlay District  
**Date:** Monday, February 28, 2022 2:52:03 PM

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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

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**From:** TERRY OLAND <terry.oland@comcast.net>  
**Sent:** Sunday, February 27, 2022 10:10 AM  
**To:** Planning Commission <PlanningCommission@FrederickCountyMD.gov>  
**Subject:** Input for the next meeting, 3/2/2022, Rural Heritage Overlay District

**[EXTERNAL EMAIL]**

I live & raised my family at 2409 Thurston Road for the pasted 35+ years. I have also lived my entire life of 70+ years in Frederick, MD. We elected our current location on Thurston Road because of the beautiful Sugarloaf Mountain and its agricultural, forest, wildlife and scenic resources. AND we want to KEEP IT that way!

In order to preserve The Monocacy-Sugarloaf Treasured Landscape Management Plan, the Monocacy National Battlefield, the precious natural resources of the Sugarloaf area, the Overlay Plan should be applied to the entire area.

I'm tired of developers coming into our county buying up agricultural land and wanting to BUILD-BUILD-BUILD. The land they purchased is OUTSTANDING FARMLAND and they should FARM IT!

If Frederick Co. truly wants to address climate change, we MUST STOP BUILDING ON and utilizing our Agricultural Land for development of all kinds!

The Monocacy-Sugarloaf regions are a natural treasure that enhance the beauty of Frederick County. These beautiful areas are not just undeveloped land awaiting development. Now is the time to do what's right.

Thank you for your support with this issue!

Terry Oland  
2409 Thurston Road

**From:** [Planning Commission](#)  
**To:** [Charles MacFarland](#)  
**Cc:** [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)  
**Subject:** RE: Monocacy-Sugarloaf Treasured Landscape Management Plan  
**Date:** Monday, February 28, 2022 2:54:02 PM

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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

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

From: Charles MacFarland <[Pharlane@comcast.net](mailto:Pharlane@comcast.net)>  
Sent: Sunday, February 27, 2022 5:00 PM  
To: Planning Commission <[PlanningCommission@FrederickCountyMD.gov](mailto:PlanningCommission@FrederickCountyMD.gov)>  
Subject: Monocacy-Sugarloaf Treasured Landscape Management Plan

[EXTERNAL EMAIL]

Greetings:

My name is Charles R. MacFarland and I live at

2995 Hope Mills Lane, Adamstown, MD 21710

Phone and text 240-687-0243

I live with in the Monocacy-Sugarloaf Treasured Landscape Management Plan area in an old farm house whose core dates back circa 1745. I own this house and forty two acres of the one hundred twenty five acre Cutsail farm. This includes a barn and other out buildings and includes part of the North Branch of Bennet Creek.

I write in support of the of the plan and the Monocacy-Sugarloaf Mountain Landscape Management Plan overlay, which should cover 270 to Rt 85, the total area of the plan.

I expect to tune into your meeting on 3/2/2022 starting at 09:30.

Thank you for your consideration of my input.

**From:** [Planning Commission](#)  
**To:** [deb.gardner](#)  
**Cc:** [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)  
**Subject:** RE: Monocacy-Sugarloaf Treasured Landscape Management Plan Overlay  
**Date:** Monday, February 28, 2022 2:50:10 PM

---

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

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**From:** deb.gardner <deb.gardner@verizon.net>  
**Sent:** Saturday, February 26, 2022 12:01 PM  
**To:** Planning Commission <PlanningCommission@FrederickCountyMD.gov>  
**Subject:** Monocacy-Sugarloaf Treasured Landscape Management Plan Overlay

**[EXTERNAL EMAIL]**

As a member of the Sugarloaf Alliance, I support the open, public, and transparent development of a comprehensive land use plan for the Sugarloaf region. Our goal is preservation: safeguarding the character of Sugarloaf Mountain, the Monocacy Battlefield National Park, the surrounding area, and the precious natural resources of the region.

**In order to meet the goal of preserving the Sugarloaf region, the Monocacy-Sugarloaf Treasured Landscape Management Plan Overlay should apply to the entire area within the currently defined boundary.** The intent of the Overlay District is to “ensure the long-term sustainability, health and integrity of ...the landscapes that comprise the Sugarloaf Planning Area.” The Livable Frederick Master Plan, the County’s comprehensive guide to updating area land use plans, presents a thorough analysis, suggested approach, and future vision that includes and emphasizes the County’s natural environment including the Green Infrastructure and Agricultural Infrastructure segments. The Monocacy-Sugarloaf Treasured Landscape Management Plan and the Overlay District are consistent with the Master Plan’s goals. Some recent comments to the Planning Commission have opposed any future land use and development limitations in the Monocacy-Sugarloaf region and cite “the I-270 Corridor Plan” for support. **The County has no I-270 Corridor Plan.**

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Fifty years of past planning documents for the Sugarloaf/Urbana area identify I-270 as the boundary

between rural and developed areas (Mr. Goodfellow, staff presentation to the Planning Commission, 11/10/21).

Future development on the west side of I-270 must be guided by the Livable Frederick commitment that “Agricultural Infrastructure must be diligently maintained” (p. 60). **The open spaces in the Monocacy-Sugarloaf region are a natural treasure that enhance the beauty of the County; they are not merely “undeveloped” land awaiting development “opportunities.”** The Monocacy-Sugarloaf Treasured Landscape Management Plan and its Overlay District will protect the region’s open spaces, farmlands, forests, waterways, communities, habitats, and historical landscapes for existing and future residents and visitors.

Sincerely,

Debra Gardner  
336 E Church St  
Frederick MD 22701

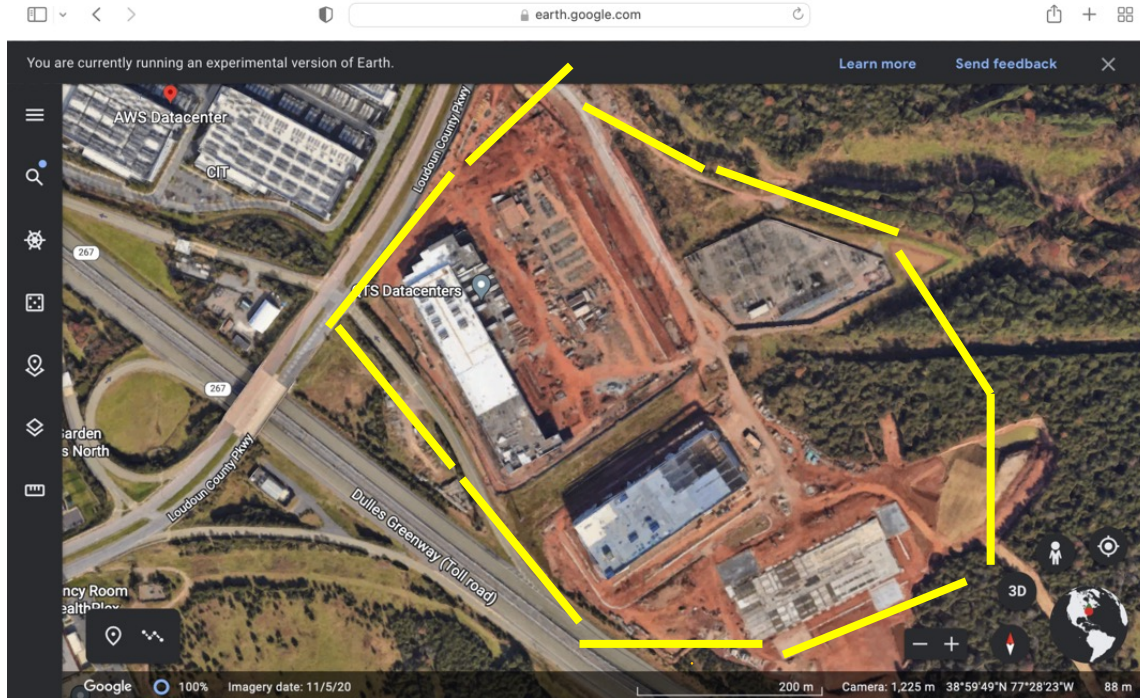
# Monocacy Sugarloaf Treasured Landscape Management Plan - Comments on the Overlay

- **In order to meet the goal of preserving the Sugarloaf region, the Monocacy-Sugarloaf Treasured Landscape Management Plan Overlay should apply to the entire area within the currently defined boundary.** The intent of the Overlay District is to “ensure the long-term sustainability, health and integrity of ...the landscapes that comprise the Sugarloaf Planning Area.”
- The Livable Frederick Master Plan presents a future vision that emphasizes the County’s natural environment including the Green Infrastructure and Agricultural Infrastructure segments. The Monocacy-Sugarloaf Treasured Landscape Management Plan and the Overlay District are consistent with the Master Plan’s goals.
- Some recent comments to the Planning Commission have opposed any future land use and development limitations in the Monocacy-Sugarloaf region and cite “the I-270 Corridor Plan” for support. I repeat this fact: **the County has no I-270 Corridor Plan.**
  - The Frederick County Transportation Needs and Priorities Review Report through Year 2045 does not include reference to a future I-270 interchange at Park Mills Road.
- Fifty years of past planning documents for the Sugarloaf/Urbana area identify I-270 as the boundary between rural and developed areas (Mr. Goodfellow, staff presentation to the Planning Commission, 11/10/21). This boundary should stand and be supported by the Plan overlay.
- The overlay should be made stronger by requiring exceptions for buildings over the established size limit go through zoning appeals process rather than only requiring review by the County Planning Staff.
- I read articles about Amazon wanting to build data centers in the area, possibly in the southern part of the County. Pages 2 through 6 below provide a rough side-by-side comparison showing what that might look like if it were to happen on developer-owned land in the Monocacy Sugarloaf Treasured Landscape Plan Area. Each of these pages represents random data center construction from Ashburn VA compared to developer owned land in the Plan area. Each of these areas is at or near the top of the watershed, where water will flow downhill and further into the Treasured Landscape area. Also note the lack of infrastructure to support these industrial uses. Are we risking imminent domain to get power to these possible data centers? Is this really what we want in the Treasured Landscape? I think not!
- Pages 6 and 7 represent State of Maryland designated areas of biological value. As one would expect, the valued areas are located throughout the plan area. I’ve highlighted the areas near 270 that may be the most vulnerable to development in order to demonstrate that biological value exists up to and beyond 270. Again, the protections afforded by the overlay should extend over the entire plan area.



## Possibility of Data Centers?

Back of the envelope visual comparison of random data center construction near Ashburn, VA and developer owned properties within the Monocacy Sugarloaf Treasured Landscape Management Plan



Random Data Center near Ashburn, VA

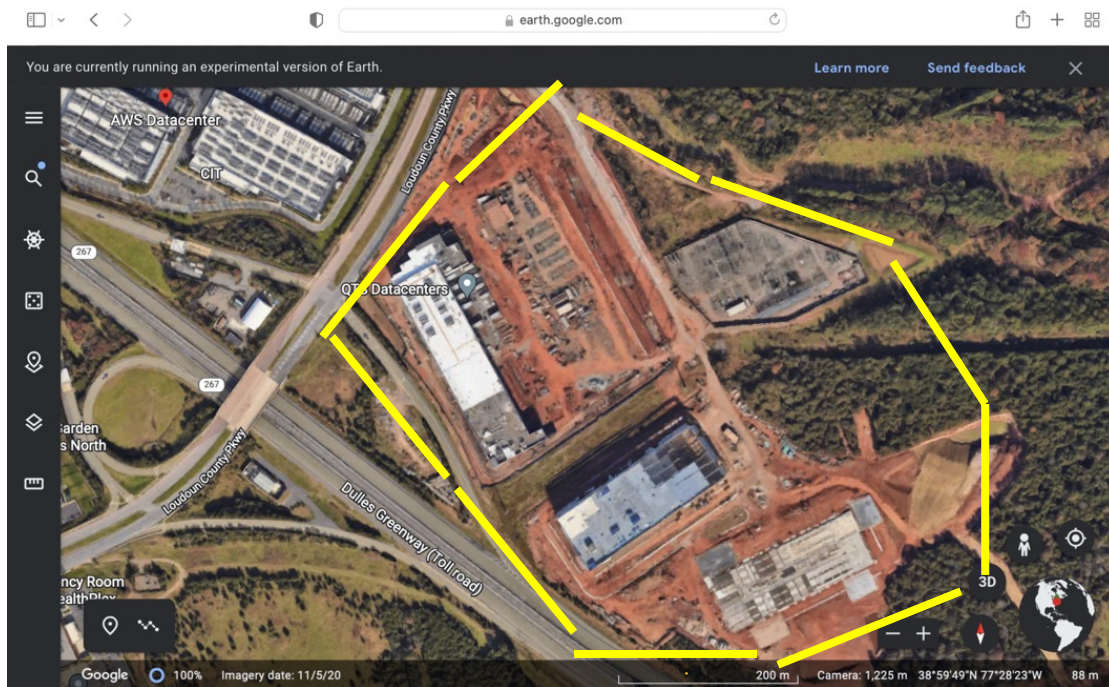


Portion of Area near Thurston Road originally proposed as a cut-out from the plan.

Google Earth shots are at the same scale. Each segment of yellow line is 200 meters (656 ft), roughly 2 football fields.

We cannot confirm whether these areas were/are destined for data centers. In any case, these pictures clearly demonstrate that the Monocacy Sugarloaf Treasured Landscape is no place for such large buildings with extremely high power and water demands.





Random Data Center near Ashburn, VA

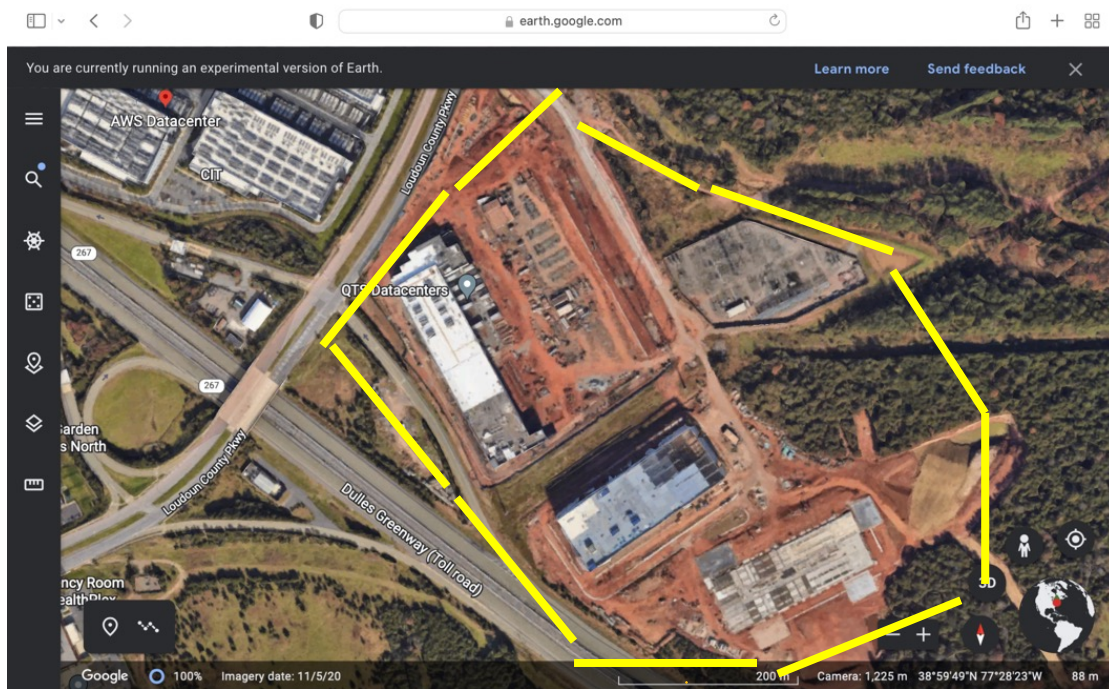


Area at Park Mills Road originally not in the plan

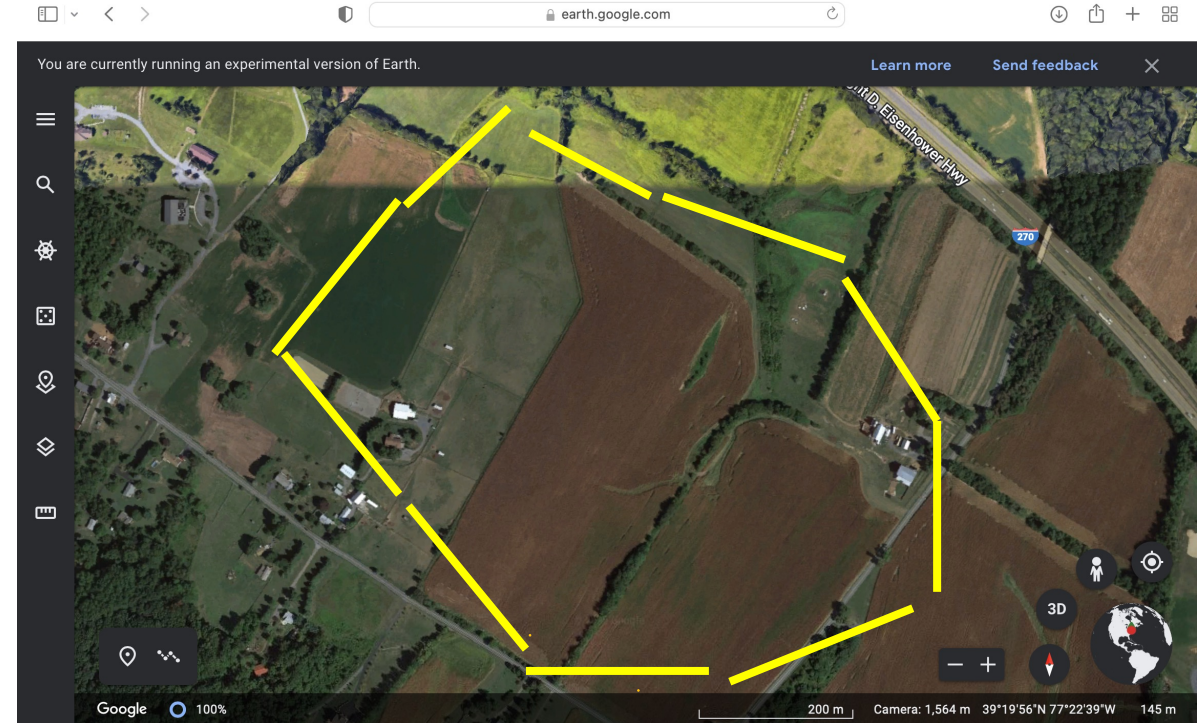
Google Earth shots are at the same scale. Each segment of yellow line is 200 meters (656 ft), roughly 2 football fields.

We cannot confirm whether these areas were/are destined for data centers. In any case, these pictures clearly demonstrate that the Monocacy Sugarloaf Treasured Landscape is no place for such large buildings with extremely high power and water demands.





Random Data Center near Ashburn, VA



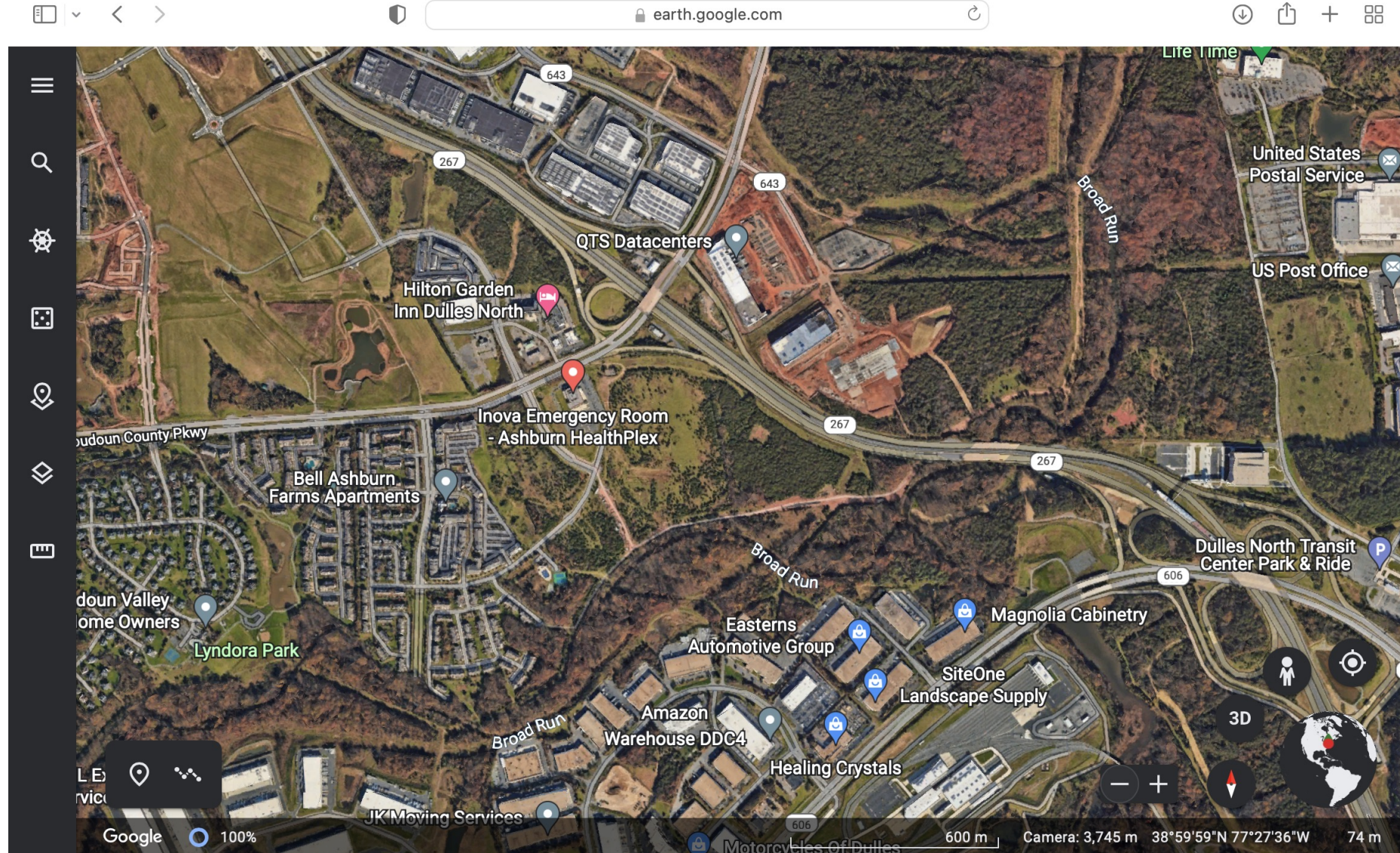
Area north of Route 80 adjoining the Sheriff's Boys Ranch

Google Earth shots are at the same scale. Each segment of yellow line is 200 meters (656 ft), roughly 2 football fields.

We cannot confirm whether these areas were/are destined for data centers. In any case, these pictures clearly demonstrate that the Monocacy Sugarloaf Treasured Landscape is no place for such large buildings with extremely high power and water demands.

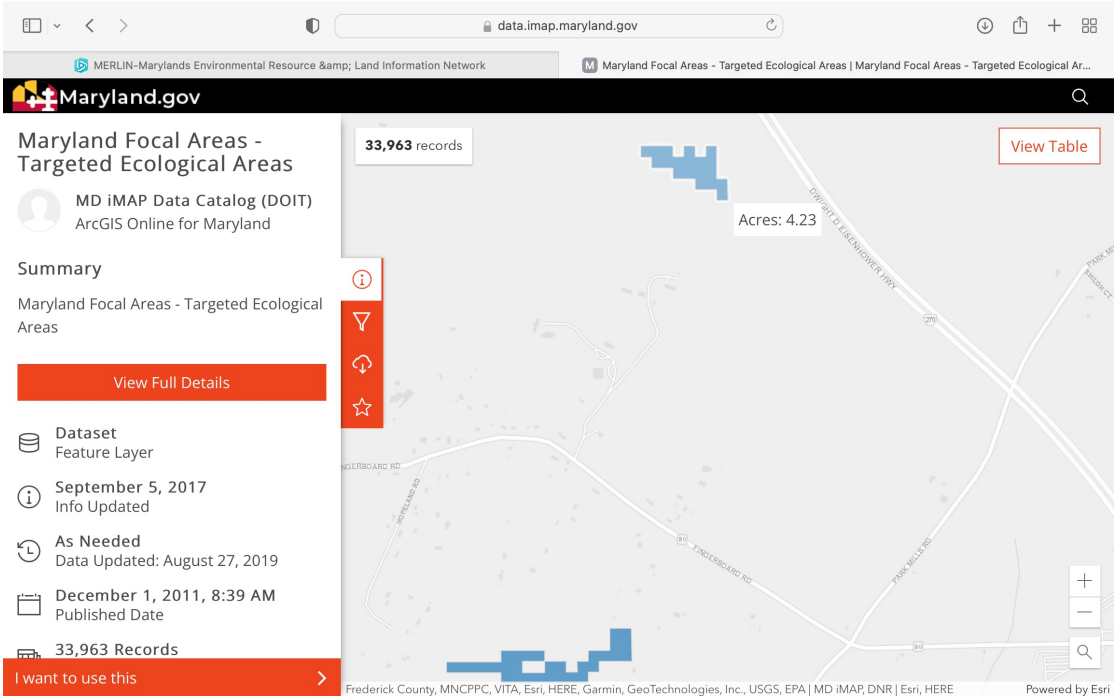


The screen shot below shows the same data center construction in Ashburn, VA (labeled QTS data centers) at 600m scale to provide more context. Note the high level of infrastructure to support industrial operations. The Treasured Landscape does not have this kind of public infrastructure.

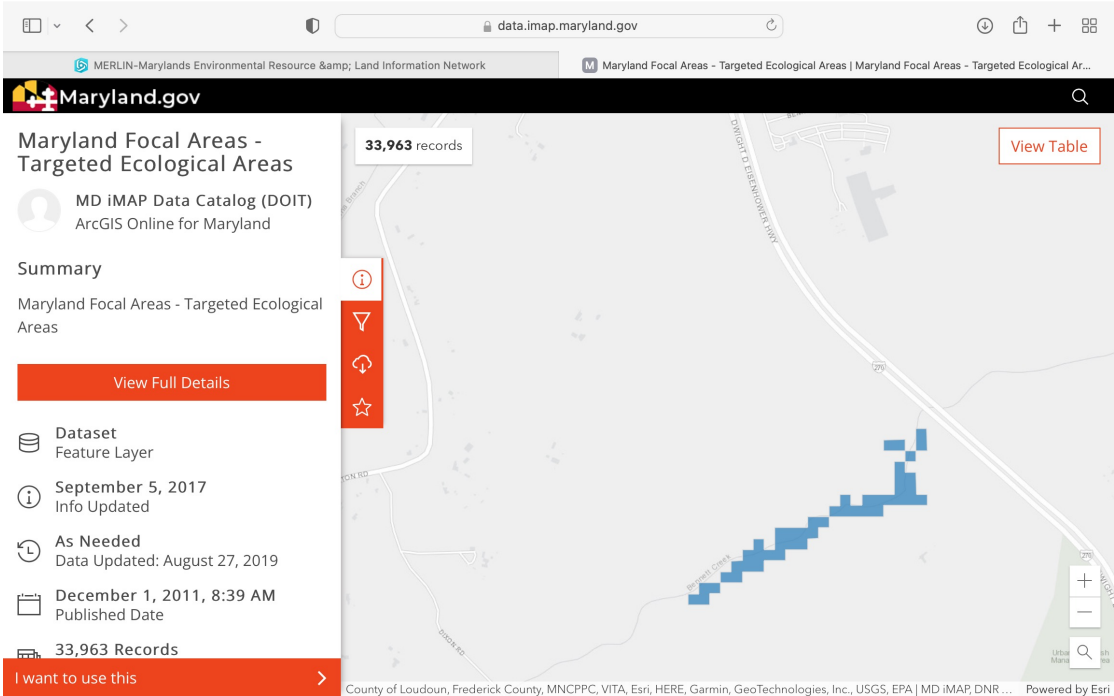




There are State designated Targeted Ecological Areas (TEAs) throughout the Plan Area, including near I-270. This is another reason that the overlay should apply to the entire plan. (See examples below).

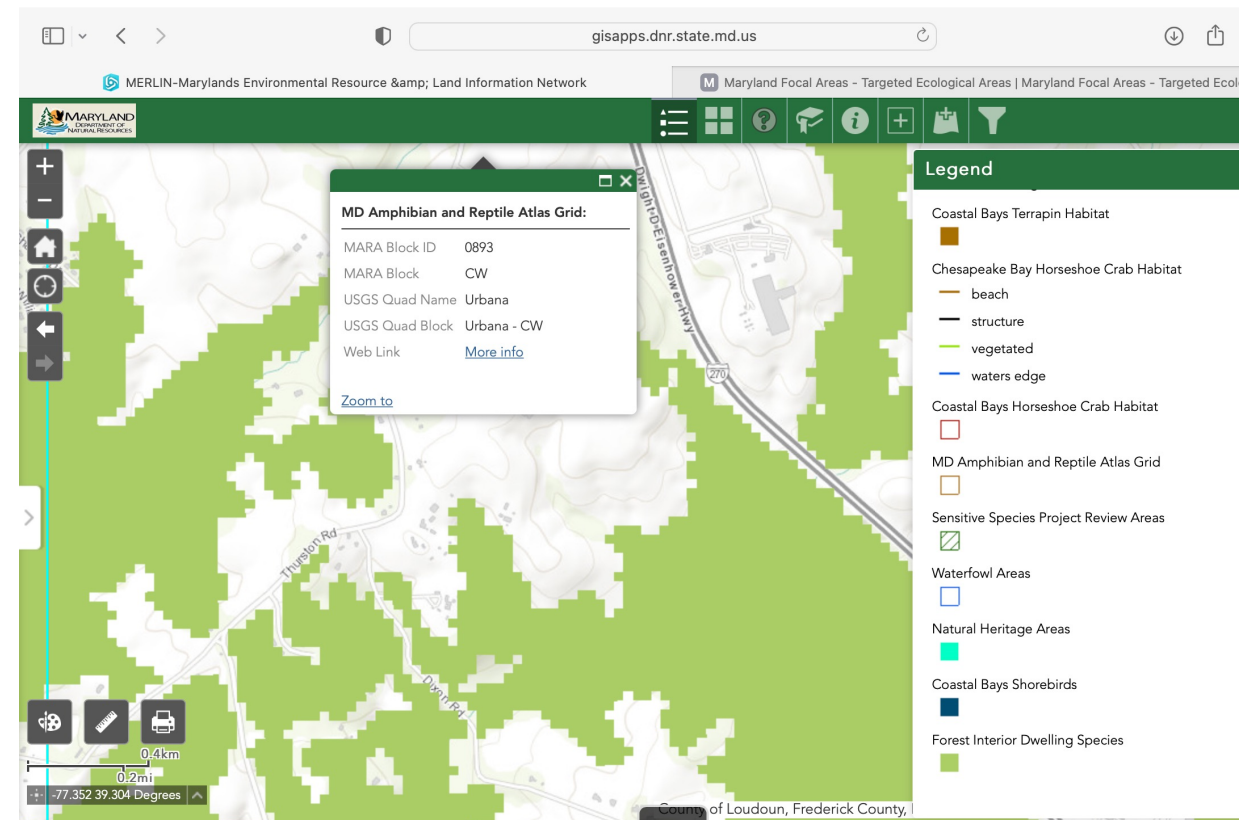
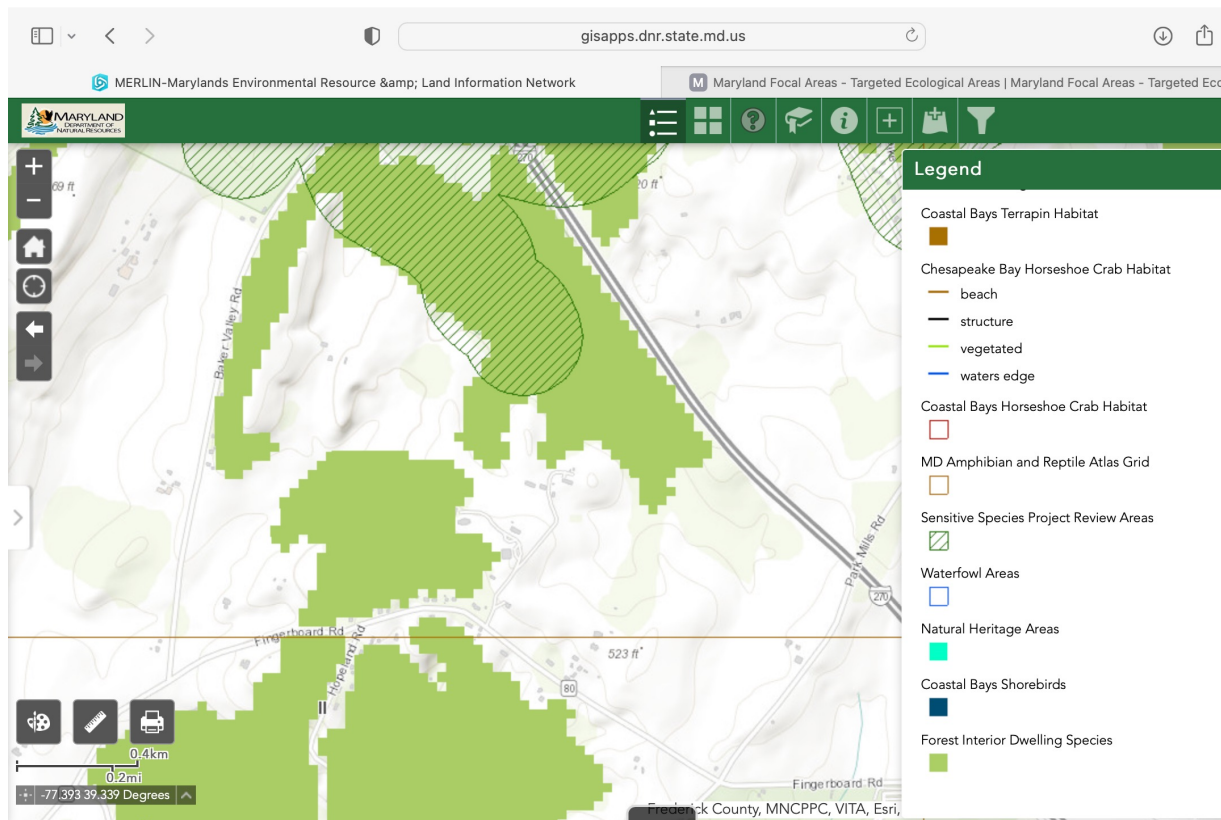


Area near I-270 and Park Mills Road containing TEAs.



Areas near I-270 and Thurston Road containing TEAs.

Note examples of locations of Maryland Forest Interior Dwelling Species and Sensitive Species Project Study Areas within the Plan area near I-270. Again, these areas should be preserved by the overlay.



To: Frederick County Planning Commission and Frederick County Council

Re: Sugarloaf Area

As secretary of the Sugarloaf Conservancy, co-founder and consultant to Sugarloaf Alliance I witnessed several assaults on our area for a huge multi-state power line, a paramilitary shooting range, and an event venue for hundreds of people on our two lane, winding, hilly country road. The idea of an overlay was brought up by Jan Gardner to protect our special area from these types of uses. I have no problem with businesses that "fit" our area, such as horse farms, veterinary clinics, wineries, golf courses. I do have a large problem with any industrial uses, particularly Data Centers which would need their own electric substation, and water, among other things.

In reviewing the Sugarloaf Plan, my husband and I were dismayed to see the policies and initiatives spread through the document making it difficult to see at a glance. While the Plan appears to address our concerns, many of the words used in the text could be interpreted to infringe on the property rights of landowners, businesses, and Stronghold, the entity that owns Sugarloaf Mountain. This concern is based on the secrecy in creating the Plan and specific Policies and Initiatives in the Plan that could be used against property owners. Below is a list of these items from the Plan and with highlighted words that may appear to be benign, but many of these items are open to interpretation by staff if the Plan is passed and could be used to limit the rights of property owners.

Please review.

Thank you,

Peggy Kaplan

### Comments on Policies and Initiatives

#### Environment and Climate Change

Below are the Policies and Initiatives that I pulled from the Plan. In the past Plans, these have been listed at the end of each chapter so that it was easy to locate all of them. It is both interesting and concerning that this time the county chose to bury them throughout the entire Plan. While I strongly support environmental protection for our area, I am hesitant to endorse the generalities used that could be used to impact our community in a negative way, particularly related to property rights.

I have highlighted the items that could be of concern and understand that some may feel I am overreacting. If this was one or two Policies, it would be simple to address, but with so many Policies and Initiatives it raises my concerns to a higher level.

I have taken the time to go through the Policies and Initiatives and have highlighted some of the items in **green font**. These are items that are broad statements for the need to address environmental and climate change issues. I am concerned that almost anything could fall into these categories and the regulations or requirements based on implementation of these items could dramatically affect property rights; and in the end creating little or no environmental or climate change benefit. These items need to be clearly voluntary.

Many of the items below are not specific to the Sugarloaf area and thus, I think should be removed from the Plan. They should be handled better by a countywide discussions as to the merits of each item before any implementation. These items have a blue font. Comments are highlighted in yellow.

After going through the Policies and Initiatives, I can understand why Stronghold stated they did not want to be part of the Plan. In my opinion the language used could and likely would be interpreted by county staff to severely limit Stronghold property rights, as well as our own.

Missing is a Glossary of Terms. So many terms and phrases are open to interpretation and thus, a Glossary is essential.

Finally, in my opinion any Plan we accept should include Stronghold, but most important be agreeable to them.

### **Introduction and Background**

**Policy 1.1 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.**

Policy 1.2 Protect the scenic landscape character and rural setting of the Sugarloaf Planning Area to ensure its continued beauty and unique charm.

**Policy 1.3 Ensure that residents, businesses, and students have access to practical and affordable high-speed data services.**

Comment: Why is this in the Plan to protect Sugarloaf area? Further could they use this wording "ensure" to use Eminent Domain to take a portion of your property to place a tower?

### **History and Culture**

Policy 2.1 Design new buildings, subdivisions, infrastructure, and signs in the Sugarloaf Planning Area to be compatible in scale and siting with existing, adjoining historic structures and settlements.

Initiative 2A Develop historic context statements for the Planning Area, with potential themes including prehistoric use of the area, the communities established by African-American residents, and settlement and development from 1700 to the 1960's.

Initiative 2B Utilizing research from the context statements, conduct architectural and archaeological surveys to identify sites of significance in the Planning Area.

Initiative 2C Update the Maryland Inventory of Historic Properties for the Planning Area.

Initiative 2D Pursue a National Register District nomination for the Stronghold Survey District, which is included in the Maryland Inventory of Historic Properties as record F-7-32.

Comment: This may be benign. We need to find out any ramifications if the area was placed in the inventory. Would this limit anything we could do on our property? As stated by Stronghold: "Property owners should have some input on whether or not to pursue this."

Initiative 2E Actively promote the Frederick County Rural Historic Preservation Grant Program to eligible property owners in the Sugarloaf Planning Area.

Initiative 2F Study the creation of a locally designated Rural Historic District within the Sugarloaf Planning Area.

### **Stronghold Incorporated and Sugarloaf Mountain**

Policy 3.1 Promote Sugarloaf Mountain and the surrounding lands owned by Stronghold, Incorporated as a national model for privately-owned, publicly-accessible open space conservation that provides environmental and health benefits to residents of a major metropolitan area.

Comment: I agree that with Stronghold's letter that the word "publicly-accessible" should be deleted and their statement, "As Stronghold owns the Mountain and its surroundings, accessibility to invitees and guests will be determined by Stronghold. Policy 3.1 should not create any expectations in the reader. "

Initiative 3A Work with Stronghold, Incorporated, the State of Maryland, and Frederick County Tourism to clarify Sugarloaf Mountain's status as a privately-owned and operated park.

Initiative 3B Collaborate with Stronghold, Incorporated and DNR to explore the desire and feasibility of extending and connecting the Monocacy Natural Resource Management Area's Rustic Trail Network to the Sugarloaf Mountain trail network to create a longer and linked trail system

Initiative 3C Partner with Stronghold, Incorporated to establish mechanisms to ensure long-term public access to Sugarloaf Mountain and identify ways in which the Frederick County community (residents, government, private organizations) can assist in these endeavors.

**Comment:** Agree with Stronghold's comments that this is private property. See comment Policy 3.1.

**Initiative 3D Initiate inter-governmental communication with the Maryland State Highway Administration to request a revised signage palette along I-270 and Comus Road for Sugarloaf Mountain that contains variations in color, style, and type design to distinguish the privately-owned mountain from publicly-owned parkland/Land.**

**Initiative 3E Support the preservation of Stronghold, Incorporated's 3,400 acres through a conservation easement device to ensure permanence and protection of all of its resources — cultural, environmental, historic — with no reduction in size, integrity, or ecological function**

**Comment:** Agree with Stronghold. "It indicates a severe regulatory restriction of property rights, and Stronghold can only read this as hostile in intent."

## **Land Use**

Policy 4.1 Limit forest loss, forest fragmentation, and increased impervious cover through modifications to land use designations, zoning classifications, and development densities.

**Comment:** Could this limit the ability of a property owner to cut down 4-6 trees to place a tool shed on their property? Stronghold asks for an exception, but the Sugarloaf Area should be treated as one area, no exceptions for anyone.

Policy 4.2 Assess future land use changes in the context of the rural character of the Sugarloaf Planning Area.

**Comment:** Stronghold asks for an exception, but the Sugarloaf Area should be treated as one are, no exceptions for anyone.

Policy 4.3 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.

**Comment:** In the past, I have tried unsuccessfully to obtain from the County a clear picture of the number of available lots for each property. We need to investigate more into what this wording means. Stronghold asks for an exception, but the Sugarloaf Area should be treated as one area, no exceptions for anyone.

**Initiative 4A Expand the County's stream survey program to include monitoring of local groundwater conditions and aquifer recharge areas, with a focus on the northeast portions of the Sugarloaf Planning Area adjacent to lands with existing or planned higher density development, in order to study land use impacts to groundwater resources. The Sugarloaf Planning Area relies solely on groundwater wells and contains a portion of the Piedmont Sole Source Aquifer.**

**Comment:** Agree with Stronghold. Should be "with the cooperation of property owners."

**Initiative 4B To assure that nitrogen inputs to ground and surface waters are minimized, and to help safeguard the Piedmont Sole Source Aquifer, consider, in consultation with the Health Department, the requirement for all non-residential land uses in the Sugarloaf Planning Area to utilize Best Available Technology (BAT) for new or replacement on-site sewage disposal systems.**

**Initiative 4C 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.**

Initiative 4D Establish and apply the land use plan designation of “Treasured Landscape-Sugarloaf” in the Sugarloaf Planning Area.

**Comment:** Can anyone tell me what this statement means?

Initiative 4E Evaluate the extent and location of natural resources that currently lack the Natural Resource (NR) Land Use Plan designation and Resource Conservation (RC) Zoning, and apply the NR Plan designation and RC Zoning to those resource features, as shown on Maps 4-6 through 4-13.

**Comment:** This appears to try to change the zoning to RC from another classification no matter what the property owner may want. How do they propose finding these natural resources?

Initiative 4F Adopt and apply the Sugarloaf Rural Heritage Overlay Zoning District and its ordinance to achieve the goals and vision articulated in the Sugarloaf Treasured Landscape Management Plan.

**Comment:** It appears this is saying to take all actions to implement this Plan. Placing this in the Land Use section could have significant impact.

**Policy 4.4 Future planning efforts in the Urbana Corridor (Urbana CGA and the I-270 TOD Corridor) shall include visually attractive and high-quality design elements, enhanced mitigation of negative environmental impacts, and significant improvements to the localized road networks.**

**Comment:** If this does not include the area west of 270, this policy should be eliminated. If the wording is related to the west side, then it should be deleted, as no differentiation should be made from the overall area to the 270 corridor.

Policy 4.5 Maintain agriculture as a significant land use in the Sugarloaf Planning Area through easements, incentives, policies, and regulation.

**Comment:** Anytime I hear the word “easements” it raises concern. I would hope they would be voluntary. They also speak about policies and regulations. How will this Policy affect property owners, I do not think anyone can think that this would not limit one’s property rights.

Initiative 4G Pursue the proposed expansion of the Carrollton Manor Rural Legacy Area to include all of Stronghold, Incorporated’s holdings, adjacent forestlands, and agricultural lands within the Sugarloaf Planning Area.

**Comment:** I do not have independent knowledge about the Carrollton Manor Rural Legacy program. If it affects property rights as the following statement by Stronghold states, then this item should be deleted. “It indicates a severe regulatory restriction of property rights, and Stronghold can only read this as hostile in intent.”

Policy 4.6 Support an evolving agricultural industry and farming at many scales that contributes to a local food supply and conservation of agricultural land, rural open space, and environmental resources in the Sugarloaf Planning Area.

**Policy 4.7 Promote local agricultural growers and producers in the Sugarloaf Planning Area and assist with reaching residents through on-farm, wholesale, regional grocery, and culinary outlets.**

**Policy 4.8 Support innovative and high-tech farmers and agricultural practices that enhance the competitiveness of local farms in the Sugarloaf Planning Area.**

**Transportation Network**

**Policy 5.1 Maintain coordination and collaboration with the Maryland Department of Transportation-State Highway Administration in all aspects of the I-270/I-495 Managed Lanes Study and I-270 Transit Enhancement Project.**

**Initiative 5A With the Sheriff’s Office and the Division of Public Works, explore the application of speed calming techniques to deter motorists who exceed the speed limit on Thurston Road and Park Mills Road.**

**Comment:** Some have complained about the speeding issue. I think the placement of these types of techniques need to be discussed among our group.

Initiative 5B Work with Maryland Department of Transportation-State Highway Administration to support localized mitigation of forest and wetland impacts from the I-270/I-495 Managed Lanes Project as it moves through the Sugarloaf Planning Area.

**Initiative 5C Coordinate with Maryland Department of Transportation-State Highway Administration and Montgomery County to retain full operational movements at the MD 109/I-270 interchange for efficient access to the southern Sugarloaf area once the MD 75/I-270 interchange is constructed.**

Initiative 5D Establish a new “Scenic Road” designation to augment and compliment the County’s Rural Roads Program, as shown below in Table 3.

Comment: I do not have information as to how this would affect our area. Stronghold’s comment, but I think it better to remove this Initiative from the Plan.

**Policy 5.2 Future transit centers, park-and-ride facilities, and transit-oriented development projects associated with the future MD 75/Mott Road/Dr. Perry Road interchange with I-270 should be thoroughly evaluated in order to serve the existing southern Urbana Community Growth Area, as well as critical focal points along the I-270 Corridor supporting compact employment and mixed-use development.**

Policy 5.3 Support and perpetuate the Sugarloaf Area’s rural character and unique elements in the forthcoming redesign of the County’s Rural Roads Program.

Comment: Why isn’t Peters Road listed? It has a marvelous view of the mountain.

## **Watershed Water Quality**

**Policy 6.1 Foster increased awareness and appreciation of environmental resources in the Sugarloaf Planning Area and their relationship to man-made systems, and support management actions to sustain and protect resource function, resilience, and quality.**

Comment: The wording that begins with “support Management actions” is a open invitation for additional requirements and regulations.

Policy 6.2 Enhance biological, physical, and chemical monitoring of streams, including evaluation of physical impediments that block brook trout movement and acute “hot spots” with degraded in-stream conditions that imperil survival of coldwater aquatic communities.

Policy 6.3 Minimize parallel streamside roads and road crossings of streams in all future planning, subdivision and site plan approvals, and construction designs in the Sugarloaf Planning Area.

Initiative 6A Establish non-residential and non-agricultural building size thresholds in the Sugarloaf Planning Area to reduce impervious surfaces, stormwater runoff, and degradation of aquatic resources.

Comment: There must be existing requirements. Do we want them different from the County? If this is needed, then it should be handled as a countywide matter. Stronghold asks this Initiative be deleted and I agree. Not part of this Plan.

Policy 6.4 Support and adequately fund watershed restoration initiatives such as stormwater management system upgrades and retrofits, infrastructure repair, reforestation, and stream restoration projects that minimize riparian vegetation removal in the Sugarloaf Planning Area.

**Policy 6.5 Maintain high-quality watershed conditions to sustain coldwater biological communities.**

Initiative 6A Establish non-residential and non-agricultural building size thresholds in the Sugarloaf Planning Area to reduce impervious surfaces, stormwater runoff, and degradation of aquatic resources.

**Initiative 6B Engage the Division of Public Works’ Highway Operations Division in a critical examination of the need and use of road salt within the Sugarloaf Resource Watersheds of Concern in order to protect high quality waters that support brook trout and coldwater aquatic organisms from the threat of elevated chloride levels.**

**Policy 6.6 Protect sensitive aquatic resources, including brook trout populations, in Bear Branch Watershed.**

Policy 6.7 Support efforts to achieve Tier III Use Class Status for additional streams in the Sugarloaf Planning Area and ensure that the unique high-quality features of these streams are maintained.

Comment: Not sure the meaning of this policy. What is Tier II Class? How will they ensure it? Will it interfere with property rights?

**Policy 6.8 Improve and restore wildlife habitat and biological diversity, including brook trout populations, in the Furnace Branch Watershed.**

Initiative 6C Continue engagement with and support of the Eastern Brook Trout Joint Venture, a unique partnership between state and federal agencies, regional and local governments, businesses, conservation organizations, academia, scientific societies, and private citizens working toward protecting, restoring, and enhancing brook trout populations and their habitats across their native range.

**Policy 6.9 Focus existing incentive 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.**

Policy 6.10 Critically examine quantities of groundwater requested for future withdrawals by large-scale commercial and institutional uses in order to maintain springs and seeps, and to ensure stream base flows needed for sensitive cold-water aquatic biota and protection of nearby private residential wells.

Comment: I thought the purpose of the Plan was to avoid "large-scale commercial and institutional uses? This item should be removed.

**Initiative 6D Preserve and enhance environmental functions, such as flood control, temperature modulation, and downstream water quality protection, by enhancing the buffering of aquatic systems, including headwater areas and mapped natural flow and drainage paths.**

**Initiative 6E Establish a physical, chemical, and biological water quality monitoring program for the Urbana Branch Watershed to assess current conditions and evaluate the effects of land use change on stream quality.**

**Policy 6.11 Support conservation practices on all agricultural lands, including livestock exclusion from streams, wetland protection and enhancement, and regenerative agricultural practices to sequester carbon and increase soil and water health.**

**Forestlands, Green Infrastructure, and Biodiversity**

Policy 7.1 Promote the creation of Forest Management Plans and Forest Stewardship Plans that address increasing species and landscape diversity over time, including the extent and quality of older forests and early successional habitat. Such plans should include methods to control invasive pests, destructive insects, and diseases to prevent widespread forest mortality and loss of native forest types.

Initiative 7A Initiate the development and creation of a functional Green Infrastructure Plan for the County that prioritizes areas for forest restoration and conservation across ownerships to increase natural landscape continuity and reduce forest fragmentation.

Comment: County wide issues should not be in the Sugarloaf Plan. Participation should be on a voluntary basis.

**Policy 7.2 Ensure timber harvesting activities in the Sugarloaf Planning Area achieve: enhanced protection of all waterways and drainages; minimal risk of stream sedimentation; protection of forests during critical breeding seasons for FIDS; and no degradation or negative impacts to forest quality, resilience, and wildlife habitat.**

Policy 7.3 Support efforts of landowners and organizations to improve deer herd management to reduce deer browsing of native trees.

**Policy 7.4 Retain existing forestlands, promote sound forestry management, and expand tree planting, including riparian forest buffers and the conversion of lawn to forest in the Sugarloaf Planning Area, to help achieve climate change resilience.**

Policy 7.5 Collaborate with stakeholders, agencies, and organizations to use forests and trees to improve watershed conditions, including the conservation of forests critical for protecting high quality waters.

Policy 7.6 Emphasize forest connectivity when Forest Resource Ordinance easements are proposed during the land development process.

**Comment: County wide issues should not be in the Sugarloaf Plan. Participation should be on a voluntary basis.**

Initiative 7B Establish the Sugarloaf Area Forest Initiative, modeled after the Linganore Watershed Forest Program, to utilize the County's Forest Resource Ordinance mitigation funds to plant new forest on private lands.

**Comment: Participation should be on a voluntary basis.**

Initiative 7C Through partnerships with natural resource professionals, provide technical and financial assistance to help private landowners practice sustainable forest resource management and to transition lawn to natural areas.

Policy 7.7 Support education and outreach efforts of the Maryland DNR Firewise Program to promote fire awareness and prevention in the wildland-urban interface in the Sugarloaf Planning Area.

Initiative 7D Ensure existing capacities (e.g., plans, personnel, equipment) of local fire departments and emergency response agencies are sufficiently adequate for effective wildfire response and suppression.

Initiative 7E Engage the services of the Maryland DNR Forest Service to prepare Community Wildfire Protection Plans for eligible areas in the Sugarloaf Planning Area.

Policy 7.8 Foster increased awareness and appreciation of environmental resources and their relationship to man-made systems, and support for management action to sustain and protect resource function and quality.

**Comment: The wording that begins with "support Management actions" is an open invitation for additional requirements and regulations.**

Initiative 7F Collaborate with conservation groups, governmental entities, and willing landowners to establish a "Forest Management for Wildlife" demonstration area to showcase ecological forestry techniques to improve desired wildlife habitats, from managing towards mature forest conditions to designing early successional habitat to benefit declining shrubland species, such as American woodcock, bobwhite quail, and ruffed grouse.

Initiative 7G To improve public safety and reduce the costs of property insurance for residents and businesses within the Planning Area, establish a network of water storage tanks to be owned and maintained by the County for rural fire suppression. Once piloted in the Sugarloaf Area, this initiative should be expanded to other rural parts of the Count.

**Comment: Install water tanks? Where? Has the fire department requested this (probably not). Just for the Data Center?**

## **Climate Change**

**Policy 8.1 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.**

**Initiative 8A Support County efforts to develop policies and plans that address climate change and sustainability in a coordinated and comprehensive manner.**

Policy 8.2 Support alternative energy production and storage systems, while carefully evaluating their impact on forestlands, viewsheds, and the transportation network in the Sugarloaf Planning Area.

Policy 8.3 Support sustainable, regenerative agricultural practices in the Sugarloaf Planning Area that enhance soil productivity and carbon sequestration, and protect water quality, thus providing overall greater resilience to climate change.

Initiative 8B Explore the creation of a new County programmatic initiative to engage willing landowners to replace turf grass with conservation landscaping to: reduce greenhouse gas emission (from less mowing), enhance pollinator habitat, and increase vegetative diversity.

Initiative 8C 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.

Initiative 8D 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.

**Policy 8.4 Preserve vast forestlands in the Sugarloaf Planning Area that comprise an “ecological sanctuary” and acknowledge their importance in providing clean water, sequestering carbon, and mitigating climate change.**

Policy 8.5 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.

Initiative 8E Explore options with the Department of Public Works and the Office of Sustainability and Environmental Resources to address the compromised stream bank stabilization structure and associated stream channel erosion located along a tributary to Little Bennett Creek, adjacent to Sugarloaf Mountain Road.

**Comment: Could the State say the county has a specific option and then the county implement it that could affect property rights?**

**Policy 8.6 Expand the capacity of the Sugarloaf Planning Area to provide essential contributions to the County’s efforts to reduce, mitigate, and adapt to climate change.**

**Policy 8.7 Endorse and support a variety of “green” principles and technologies and climate-sensitive methods in building and site design (e.g., energy efficient components and accessories, passive solar design) to help mitigate and adapt to climate change.**

Initiative 8F Accelerate the promotion of the Commercial Property Assessed Clean Energy Loan (C-PACE) Program for investment in clean energy, conservation, and carbon drawdown activities, such as energy efficiency, renewable energy, water conservation projects, green infrastructure, grid resiliency, and energy management techniques.

Policy 8.8 Reduce greenhouse gas emissions by limiting the growth of high vehicle trip-generating land uses in the Sugarloaf Planning Area.



February 28, 2022

The Frederick County Planning Commission  
30 N. Market Street  
Frederick, MD 21701

Re: Monocacy Sugarloaf Treasured Landscape Management Plan Overlay

Dear Planning Commissioners,

Envision Frederick County, Inc. supports the open, public, and transparent development of a comprehensive land use plan for the Sugarloaf region which safeguards the character of Sugarloaf Mountain, the Monocacy Battlefield National Park, the surrounding area and the precious natural resources of the region.

In order to meet the goal of preserving the Sugarloaf region, the Monocacy-Sugarloaf Treasured Landscape Management Plan Overlay should apply to the entire area within the currently defined boundary. The intent of the Overlay District is to “ensure the long-term sustainability, health and integrity of ...the landscapes that comprise the Sugarloaf Planning Area.”

The Livable Frederick Master Plan, the County’s comprehensive guide to updating area land use plans, presents a thorough analysis, suggested approach, and future vision that includes and emphasizes the County’s natural environment including the Green Infrastructure and Agricultural Infrastructure segments. The Monocacy-Sugarloaf Treasured Landscape Management Plan and the Overlay District are consistent with the Master Plan’s goals.

Sincerely,

J. Elizabeth Bauer  
Chair, Envision Frederick County, Inc.

cc: County Council  
County Executive

BOARD OF DIRECTORS:

Elizabeth Bauer, Chair   Patrice Gallagher, Vice Chair   Barb Trader, Treasurer   Sam Kebede, Secretary  
Mark Long, Board Member   Karin Tome, Board Member   Carey Murphy, Board Member   James Baker, Board Member





**Town of Barnesville  
Commissioners  
Montgomery County**

February 28, 2022

Frederick County Planning Commission

Subject: Monocacy Sugarloaf Treasured Landscape Management Plan Overlay District

Dear Planning Commission Members:

The Town of Barnesville located in Montgomery County would like to go on record in support of the Monocacy-Sugarloaf Treasured Landscape Management Plan and its Overlay District. Barnesville is the closest incorporated municipality to Sugarloaf Mountain and our residents are indeed fortunate to have Sugarloaf Mountain in our backyard. It is part and parcel of our town's identity and is even featured on our Town Seal. Our residents regularly hike, bike and relax within its boundaries. We see changes in the weather come sweeping over the mountain and we delight in the changing views of the season. We see it shrouded in fog or obscured by an advancing storm. We marvel at its brilliant hues in fall and the peaceful white blanket of snow in winter and then watch the mountain turn from brown to green with the coming of spring. Mostly what we appreciate is its natural state and the fact that it is there for all to enjoy. And, we are very mindful that we have the opportunity to preserve it for future generations through the careful planning that you have undertaken.

We strongly support the objectives of maintaining farmland, forests, waterways, habitats, historical landscapes and communities, agricultural infrastructure and open space. We want to maintain that special character and sense of place by limiting future development on the west side of I-270. We only have one opportunity to preserve these treasured landscapes and we appreciate and support what you are doing to make sure that ours is not the last generation to benefit from all that the Monocacy-Sugarloaf region has to offer.

Sincerely,

*Mildred Callear*

Mildred Callear  
President  
Commissioners of Barnesville

**PO Box 95, Barnesville MD 20838  
[www.BarnesvilleMD.org](http://www.BarnesvilleMD.org)**

**From:** [Planning Commission](#)  
**To:** [bethany.w.adams@gmail.com](mailto:bethany.w.adams@gmail.com)  
**Cc:** [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)  
**Subject:** RE: I strongly support the Sugarloaf conservation overlay  
**Date:** Monday, February 28, 2022 2:54:59 PM

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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

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**From:** Bethany W. Adams <[bethanywynn@gmail.com](mailto:bethanywynn@gmail.com)>  
**Sent:** Monday, February 28, 2022 9:40 AM  
**To:** Planning Commission <[PlanningCommission@FrederickCountyMD.gov](mailto:PlanningCommission@FrederickCountyMD.gov)>  
**Subject:** I strongly support the Sugarloaf conservation overlay

**[EXTERNAL EMAIL]**

Bethany Adams  
523 Wilson Pl  
Frederick, MD 21702

**From:** [Planning Commission](#)  
**To:** [Karla Stoner](#)  
**Cc:** [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)  
**Subject:** RE: Monacacy Treasured Landscape Management Plan Overlay District  
**Date:** Monday, February 28, 2022 3:56:06 PM

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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

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**From:** Karla Stoner <bloomforge@peoplepc.com>  
**Sent:** Monday, February 28, 2022 3:34 PM  
**To:** Planning Commission <PlanningCommission@FrederickCountyMD.gov>  
**Subject:** Monacacy Treasured Landscape Management Plan Overlay District

**[EXTERNAL EMAIL]**

To: Frederick County Planning Commission

From: William and Karla Stoner, Urbana, MD

Subject: Monocacy Treasured Landscape Management Plan Overlay District

Date: 02/28/2022

We strongly encourage the Planning Commission to adopt the suggested extension of the boundaries for the Sugarloaf Treasured Landscape area west of I270, starting at the Montgomery County line and extending up to and including the Monocacy

Battlefield. This entire area is outstanding in its beauty, environmental assets and history. If left unprotected and unwisely developed it would be lost forever. The time to protect it is now.

Thank you for your consideration.

Sincerely,

William and Karla Stoner

**From:** [Planning Commission](#)  
**To:** [bcpoteat@gmail.com](mailto:bcpoteat@gmail.com)  
**Cc:** [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)  
**Subject:** RE: Monocacy Sugarloaf Treasured Landscape Management Plan  
**Date:** Monday, February 28, 2022 2:56:59 PM

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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

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**From:** bcpoteat@gmail.com <bcpoteat@gmail.com>  
**Sent:** Monday, February 28, 2022 12:25 PM  
**To:** Planning Commission <PlanningCommission@FrederickCountyMD.gov>  
**Cc:** Council Members <CouncilMembers@FrederickCountyMD.gov>; Gardner, Jan <JGardner@FrederickCountyMD.gov>  
**Subject:** Monocacy Sugarloaf Treasured Landscape Management Plan

**[EXTERNAL EMAIL]**

February 28, 2022

To: Frederick County Planning Commission  
From: Blanca Poteat, Thurston  
Subject: **Monocacy Sugarloaf Treasured Landscape Management Plan  
Overlay District and Climate Change**

**The application of the Overlay Zoning District to the entire Monocacy Sugarloaf Treasured Landscape Management Plan region is essential to the Plan's success, including its goals that address climate change. Protection of the County's agricultural and conservation lands is imperative to improve the County's economic and community sustainability and resiliency.**

The purposes of the Plan's Overlay approach are strongly supported by recent Frederick County initiatives:

**The Livable Frederick Master Plan's "Land" category includes goals "preserving and protecting our land systems from degradation due to natural forces and human interventions and increasing their resilience." Further, Livable Frederick's "Climate and Energy" category includes goals concerning "affordable and scalable solutions to address resiliency from extreme weather events and**

changing weather patterns.”

**Frederick County’s Climate Emergency Mobilization Work Group (CEMWG)** August 2021 report notes that “the impacts of climate change are being experienced regularly in the City of Frederick and Frederick County.” Further, the report emphasizes that “making climate-responsible decisions that are within local governments’ authority has rarely been so consequential — locally, nationally, and globally. Our local governments must find ways to protect citizens and have the power to develop land use policies and to determine how buildings are built.”

Among the CEMWG’s “approaches to action planning” are:

“Considering climate change impact when making all significant decisions.

Expediting transition to the latest edition of the relevant codes for buildings and land use.

Protecting and improving soil health on public, private, and agricultural lands.”

The recommendations in the Monocacy Sugarloaf Plan and its Overlay District promote these action planning approaches and should serve as a model for updates of the County’s other area plans.

**In the face of Frederick County’s climate change challenges, the Monocacy Sugarloaf Plan and its Overlay District will protect and support the area’s agriculture, forests and other conservation and natural areas and will have direct and essential benefits for food security, soil quality and retention, water quality and supply, flood mitigation, biodiversity and carbon sequestration.**

Thank you for your consideration of these comments.

Blanca Poteat

Thurston

Sent from [Mail](#) for Windows



**From:** [Planning Commission](#)  
**To:** [Di Krop](#)  
**Cc:** [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)  
**Subject:** RE: Monocacy Sugarloaf Treasured Landscape Management Plan Overlay District  
**Date:** Monday, February 28, 2022 2:57:52 PM

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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

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**From:** Di Krop <jdkrop@aol.com>  
**Sent:** Monday, February 28, 2022 2:40 PM  
**To:** Planning Commission <PlanningCommission@FrederickCountyMD.gov>  
**Subject:** Monocacy Sugarloaf Treasured Landscape Management Plan Overlay District

**[EXTERNAL EMAIL]**

Why is Frederick so desperate to build on every piece of land?

When I worked for the City of Rockville, a delegation from Frederick City / Frederick County visited. Their purpose was to learn about planning to avoid what was happening in Montgomery County. Montgomery County had really become part of one extended city. Washington DC ran into Bethesda which ran into Rockville which ran into Gaithersburg, etc. Now Germantown has joined in and Clarksburg is close behind. Is Urbana / Frederick now hoping to join them too?

I grew up in Germantown which had family farms. They supplied food for their families and communities. We left the area because of the constant development of farm land. When we bought a home in Urbana on Roderick Road, one part of the decision was based on having that country feel. We and our children and grandchildren enjoy the woods and wildlife we see. We enjoy riding by the creek on Peters Road.

The building of Urbana Villages has changed Urbana - some for the better and some not. But then came the building of condos, then townhomes and homes covering the former farm land with so many houses. Please stop this building and honor the history of the land.

**God's Blessings,  
Di**

Diana Krop  
Admin Asst to the Pastor  
First Baptist Church of Green Valley  
**Isaiah 40:31**

**From:** [Planning Commission](#)  
**To:** [Tina Thieme Brown](#)  
**Cc:** [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)  
**Subject:** RE: Monocacy Sugarloaf Treasured Landscape Management Plan Overlay District  
**Date:** Tuesday, March 1, 2022 9:36:44 AM

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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

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**From:** Tina Thieme Brown <tinaartbrown@gmail.com>  
**Sent:** Monday, February 28, 2022 4:55 PM  
**To:** Planning Commission <PlanningCommission@FrederickCountyMD.gov>  
**Subject:** Monocacy Sugarloaf Treasured Landscape Management Plan Overlay District

**[EXTERNAL EMAIL]**

February 28, 2022

To: Frederick County Planning Commission  
From: Sugarloaf Citizens Association, Member of Sugarloaf Area Plan Advisory Group  
Subject: Monocacy Sugarloaf Treasured Landscape Management Plan Overlay District

Dear Planning Commission Members:

Frederick County residents are fortunate to have Sugarloaf Mountain as a destination for recreation and meditation. Most days find people of all ages enjoying the mountain and surrounding countryside. As families juggle work and school amid challenging times, this monadnock in the Maryland Piedmont region has brought tremendous enjoyment and relief from the pressures of everyday life.

The Livable Frederick Master Plan, recognizes the importance of this regional treasure, in its 'Monocacy Sugarloaf Treasured Landscape Management Plan Overlay District.' Our membership supports extending the natural resource protections outlined in the 'Overlay District' to the entire area defined in the current area boundary. The intent of the Overlay District is to "Ensure the long-term sustainability, health and integrity of... the landscapes that comprise the Sugarloaf Planning Area."

Future development on the west side of I-270 must be guided by the Livable Frederick commitment that, “Agricultural Infrastructure must be diligently maintained” (p. 60). The Open spaces in the Monocacy-Sugarloaf region are a natural treasure that enhance the beauty of the county, not “undeveloped” land awaiting development “opportunities.” The Monocacy-Sugarloaf Treasured Landscape Management Plan and its Overlay District will protect the region’s open spaces, farmlands, forests, waterways, communities, habitats and historical landscapes for existing residents and visitors from across the region.

We urge you to safeguard the character of Sugarloaf Mountain, the Monocacy Battlefields National Park and the natural resources of the surrounding areas.

Steve Findlay, President

Sugarloaf Citizens Association  
Linden Farm  
Dickerson, Maryland

**From:** [Planning Commission](#)  
**To:** [Sharon OLAND](#)  
**Cc:** [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)  
**Subject:** RE: Monocacy-Sugarloaf Treasured Landscape Management Plan - Overlay  
**Date:** Monday, February 28, 2022 3:57:37 PM

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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

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**From:** Sharon OLAND <sharon.oland@comcast.net>  
**Sent:** Monday, February 28, 2022 3:46 PM  
**To:** Planning Commission <PlanningCommission@FrederickCountyMD.gov>  
**Subject:** Monocacy-Sugarloaf Treasured Landscape Management Plan - Overlay

**[EXTERNAL EMAIL]**

My name is Sharon Oland and I have lived at 2409 Thurston Road for the past 35 years. Thank you for recognizing the Monocacy-Sugarloaf area as being a "treasured landscape" that should be preserved. In order to meet that goal the Monocacy-Sugarloaf Treasure Landscape Management Plan Overlay **must** apply to the entire area within the current defined boundary. This Overlay district will protect the scenic beauty, farmlands, forests, historic landscapes and waterways for generations to come.

Thank you.

**From:** [Planning Commission](#)  
**To:** [Robyn Monaco](#)  
**Cc:** [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)  
**Subject:** RE: Sugarloaf Area Plan Overlay  
**Date:** Monday, February 28, 2022 2:58:19 PM

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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

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**From:** Robyn Monaco <rlukow@gmail.com>  
**Sent:** Monday, February 28, 2022 2:43 PM  
**To:** Planning Commission <PlanningCommission@FrederickCountyMD.gov>; Council Members <CouncilMembers@FrederickCountyMD.gov>; Gardner, Jan <JGardner@FrederickCountyMD.gov>  
**Subject:** Sugarloaf Area Plan Overlay

**[EXTERNAL EMAIL]**

Dear Frederick County Planning Commission, Frederick County Council Members, and County Executive Jan Gardner,

I am writing to voice my support for the proposed Rural Heritage Overlay to the Sugarloaf Treasured Landscape Management Plan. I am a resident of the Villages of Urbana with my family. Our lives have improved as a result of the recreational and natural resources located within the Sugarloaf Area Plan and believe its continued protection and preservation is important to the future vitality of Frederick County. Without the adoption of the Rural Heritage Overlay I believe the Sugarloaf area's agricultural, forest, water, wildlife, and scenic resources will be adversely affected by future land developments. Please adopt the Rural Heritage Overlay to preserve this unique and important space in our Frederick County community.

Thank you,

Robyn Monaco  
9061 McPherson Street  
Frederick, MD 21704



**From:** [Planning Commission](#)  
**To:** [Matt Seubert](#)  
**Cc:** [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)  
**Subject:** RE: Sugarloaf Plan - Rural Heritage Overlay District  
**Date:** Monday, February 28, 2022 2:55:26 PM

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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

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

From: Matt Seubert <matts853@gmail.com>  
Sent: Monday, February 28, 2022 10:03 AM  
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>  
Cc: Goodfellow, Tim <TGoodfellow@FrederickCountyMD.gov>; Gardner, Jan <JGardner@FrederickCountyMD.gov>; Council Members <CouncilMembers@FrederickCountyMD.gov>  
Subject: Sugarloaf Plan - Rural Heritage Overlay District

[EXTERNAL EMAIL]

Dear Planning Commissioners,

I support this special overlay applied to the entire Sugarloaf Area Plan map. If we are to retain our Rural-Ag identity in this part of the County then this must be done. But there's far more at stake.

At this juncture in human history it is more crucial than ever to transition to a land ethic that preserves and protects treasured open spaces from further human disturbance. We have taken so much from the land already that very, very little of it resembles it's pre-settlement splendor. In fact, I hope that one day wise people will work on restoring more of this area as close as we can to it's truly natural state, though I'm skeptical that will happen since nature always falls prey to economics as trees don't pay real estate taxes or cut paychecks; they only provide our life support which we've taken far too for granted.

Mitigating climate change, minimizing air and water pollution, and preserving what's left of a functional ecology that supports dwindling wildlife populations are the paramount issues of our time. This overlay will help to accomplish all of these laudable objectives.

A livable planet for our kids and grandkids is on the line. Please be wise.

Sincerely,

Matt Seubert  
3623 Byron Cr.  
Frederick, MD 21704

Sent from my iPhone

**From:** [Matt Seubert](#)  
**To:** [Planning Commission](#)  
**Cc:** [Goodfellow, Tim](#); [Council Members](#); [Gardner, Jan](#)  
**Subject:** RE: Sugarloaf Plan - Rural Heritage Overlay District  
**Date:** Monday, February 28, 2022 11:30:36 AM

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[EXTERNAL EMAIL]

Dear Commissioners:

One follow up point re: the excerpted text below from the draft regulatory framework. I'd like to see an additional lighting design element added (in **CAPS & BOLD**) for fully shielded fixtures. These types of fixtures are one of the 5 principle design elements from the International Dark Sky Association: [Five Principles for Responsible Outdoor Lighting - International Dark-Sky Association \(darksky.org\)](https://www.darksky.org/five-principles-for-responsible-outdoor-lighting)

"Lighting for all new non[1]residential buildings and associated development shall include elements that reduce negative impacts to wildlife migration, nocturnal habits, and circadian rhythms, such as the utilization of lights with amber or yellow tints instead of blue or white light and the use of timers, **FULLY SHIELDED LIGHT FIXTURES THAT TARGET THE DIRECTION OF THE LIGHT BEAM SO THAT IT POINTS DOWNWARD AND DOES NOT SPILL BEYOND WHERE IT IS NEEDED**, motion detectors, and light-sensitive switches to actively regulate the emission of light from light fixtures."

Thank you,

Matt Seubert

Sent from [Mail](#) for Windows

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**From:** [Matt Seubert](#)  
**Sent:** Monday, February 28, 2022 10:03 AM  
**To:** [planningcommission@frederickcountymd.gov](mailto:planningcommission@frederickcountymd.gov)  
**Cc:** [Tim Goodfellow](#); [Jan Gardner](#); [councilmembers@frederickcountymd.gov](mailto:councilmembers@frederickcountymd.gov)  
**Subject:** Sugarloaf Plan - Rural Heritage Overlay District

Dear Planning Commissioners,

I support this special overlay applied to the entire Sugarloaf Area Plan map. If we are to retain our Rural-Ag identity in this part of the County then this must be done. But there's far more at stake.

At this juncture in human history it is more crucial than ever to transition to a land ethic that preserves and protects treasured open spaces from further human disturbance. We have taken so much from the land already that very, very little of it resembles it's pre-settlement splendor. In fact, I hope that one day wise people will work on restoring more of this area as close as we can to it's

truly natural state, though I'm skeptical that will happen since nature always falls prey to economics as trees don't pay real estate taxes or cut paychecks; they only provide our life support which we've taken far too for granted.

Mitigating climate change, minimizing air and water pollution, and preserving what's left of a functional ecology that supports dwindling wildlife populations are the paramount issues of our time. This overlay will help to accomplish all of these laudable objectives.

A livable planet for our kids and grandkids is on the line. Please be wise.

Sincerely,

Matt Seubert  
3623 Byron Cr.  
Frederick, MD 21704

Sent from my iPhone

**From:** [Planning Commission](#)  
**To:** [Robert Ladner](#)  
**Cc:** [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)  
**Subject:** RE: Sugarloaf plan  
**Date:** Monday, February 28, 2022 2:57:26 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

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

From: Robert Ladner <[phagebob4@gmail.com](mailto:phagebob4@gmail.com)>  
Sent: Monday, February 28, 2022 1:00 PM  
To: Planning Commission <[PlanningCommission@FrederickCountyMD.gov](mailto:PlanningCommission@FrederickCountyMD.gov)>  
Subject: Sugarloaf plan

[EXTERNAL EMAIL]

I want the commission to keep the full plan to preserve the whole area described in the original draft. Development is no needed or wanted in this area.

Bob Ladner

Sent from my iPad

**From:** [Planning Commission](#)  
**To:** [careymurphy@aol.com](mailto:careymurphy@aol.com)  
**Cc:** [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)  
**Subject:** RE: Support for Sugarloaf Rural Heritage Overlay  
**Date:** Monday, February 28, 2022 3:19:43 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

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**From:** careymurphy@aol.com <careymurphy@aol.com>  
**Sent:** Monday, February 28, 2022 3:12 PM  
**To:** Planning Commission <PlanningCommission@FrederickCountyMD.gov>  
**Cc:** Council Members <CouncilMembers@FrederickCountyMD.gov>; Gardner, Jan <JGardner@FrederickCountyMD.gov>  
**Subject:** Support for Sugarloaf Rural Heritage Overlay

**[EXTERNAL EMAIL]**

Planning Commission:

Thank you for your efforts to protect the agricultural and environmental heritage of the unique Sugarloaf Area. As an environmental advocate and a supporter of sustainable local food, I am pleased to see the purpose and intent of the Sugarloaf Treasured Landscape Management plan, and specifically, the Rural Heritage Overlay.

I am a Villages of Urbana resident and an almost life-long resident of Frederick County.

I grew up in a neighborhood on Route 85 called "Countryside". As a child, I roamed the woods and fields with my friends and experienced the nature that was out our backdoors. But there is no country there now. It is surrounded by asphalt, warehouses and other industrial and commercial interests. Even the old trees that lined the road were removed recently to make way for road expansion and infrastructure improvements.

As Frederick County continues developing, I firmly believe that growth - especially industrial and large scale commercial ventures - needs to take place in suitably zoned areas. As someone who moved into one of the first homes in the VOU in 2000, I wasn't quite aware of the breadth of the conversion that this region - at least on the eastern side of 270 - was about to undertake. I have watched southern Frederick County "grow" tremendously, while losing forests and farm fields. More than ever, I appreciate the recreational opportunities, CSA experiences and peace of mind that the Sugarloaf area now (and

hopefully, forever) provides.

As a county, we are working hard to protect (and increase) our agricultural interests and capacities. As a county, we need to do more to conserve the natural resources that we are so privileged to still have. Keeping as much of this treasured area as it is now, is important; further fragmentation would be detrimental to our efforts towards climate resilience, improving biodiversity and clean air and water. This Overlay seems to protect both the rural and environmental assets here in the Sugarloaf Area, my "Countryside" for the last 20 years.

Thank you again for preparing the Rural Heritage Overlay - I would ask that our leaders support this framework as the process continues.

Many thanks,  
Carey Murphy  
Bealls Farm Road  
Urbana, MD 21704



2/28/22

Dear Planning Commissioners:

I am writing in support of applying the Overlay District to the full Monocacy Sugarloaf Treasured Landscape Management Plan area. I also support existing businesses within the Plan boundaries, and I believe that everyone's future site plan reviews should be subject, equitably, to the Overlay standards. In this way, I believe Frederick County can meet the Plan's preservation goals.

I am concerned that you will hear passionate appeals from Mr. Natelli and his friends suggesting that his properties within the boundary should not be subject to the Overlay. I offer these views for your consideration.

The picture below was taken from Park Mills Road on the west side of I-270, looking across property owned by Mr. Natelli.



I wonder what development Mr. Natelli imagines there. What land uses might better serve our children and grandchildren than this? Maybe he's thinking about housing.



The picture above also was taken from Park Mills Road (the Community Garden), but on the east side of I-270 looking at some of the newer Urbana development. (I mean no disrespect to Urbana; I spent a lot of my adult life in Columbia.) I wonder if Frederick County can preserve opportunities both for affordable housing and Sugarloaf treasured landscape? Or maybe he's thinking about retail.

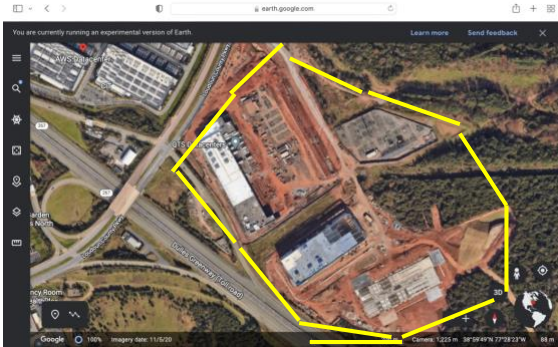


The photo above shows a new shopping center under development along Rt. 80, near the Rt. 80/I-270 interchange. Does Mr. Natelli think we need still more of these? Is that the use of treasured landscape that will best serve future Frederick County citizens? Or maybe he's thinking about office space.

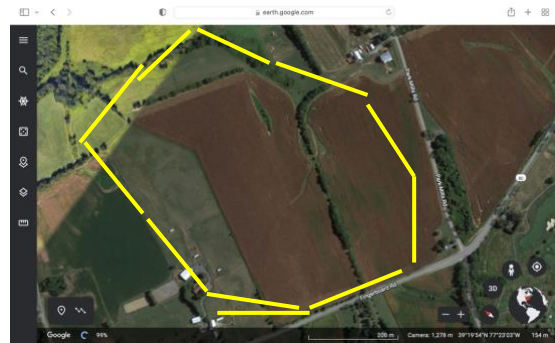
The photo below shows an office building in a complex along Rt. 355 (photo was taken on a weekday). Is that a land use that Mr. Natelli imagines should take a higher priority than treasured landscape preservation? It seems to me that there already is quite a bit more office space available than is needed since Covid up-ended assumptions about where we work.



Or... maybe the rumors are true: Visions of data centers dance in their heads. What would data centers do to treasured landscape?



Random Data Center near Ashburn, VA



Area at Park Mills Road originally not in the plan

Google Earth shots are at the same scale. Each segment of yellow line is 200 meters (656 ft), roughly 2 football fields.

We cannot confirm whether these areas were/are destined for data centers. In any case, these pictures clearly demonstrate that the Monocacy Sugarloaf Treasured Landscape is no place for such large buildings with extremely high power and water demands.

I read the *Frederick News Post* article and opinions suggesting that the County blew an opportunity for a 30 billion dollar Amazon investment. Before signing on to that point of view (and aside from so many problems with that assertion), I suggest taking a drive to Data Center Alley in Loudoun County. Is that your vision of south Frederick County? It's not mine.

In closing, I'll borrow a quote from Sugarloaf Alliance comments: "Future development on the west side of I-270 must be guided by the Livable Frederick commitment that 'Agricultural Infrastructure must be diligently maintained' (p. 60). **The open spaces in the Monocacy-Sugarloaf region are a natural treasure that enhance the beauty of the County; they are not merely 'undeveloped' land awaiting development 'opportunities.'** The Monocacy-Sugarloaf Treasured Landscape Management Plan and its Overlay District will protect the region's open spaces, farmlands, forests, waterways, communities, habitats, and historical landscapes for existing and future residents and visitors."

Please apply the Overlay throughout the Plan boundary. There is no development opportunity that better serves our children and grandchildren. Thank you for your consideration.

Sincerely,

Sue Trainor  
Fingerboard Road, Frederick