



Sugarloaf Treasured Landscape Management Plan
Public Comments & Correspondence
May 17 - June 6, 2022



Dolan, Mary

From: Barbara Luchsinger <blagluch@gmail.com>
Sent: Tuesday, May 17, 2022 4:19 PM
To: Planning Commission
Cc: peter luchsinger; barbara luchsinger
Subject: Favor Sugarloaf Plan

[EXTERNAL EMAIL]

Dear Planning Commission:

The I-270 boundary for the Sugarloaf Plan, in existence for 60 years, is manageable, recognizable, logical, defensible and has public support within and beyond the community. It is the natural boundary and must be maintained as such without exception.

My husband and I and the rest of the family believe that the Sugarloaf plan should preserve the current character and use of the Sugarloaf area, including all the area to the west of I-270 from the Monocacy Battlefield National Park to the Montgomery County line.

Given the reality of intensive urban development on the Urbana east side of I-270, there is a need to balance growth by preserving the west side of I-270 for agriculture, forest conservation and low-density residential development and protecting the Sugarloaf area's current AG/RC zoning. **The reduced amount of farming in this area would be able to continue to the degree it still exists-- farmers have enough trouble continuing their way of life given the incursions into the former agricultural landscape which has reduced many of their support businesses and services.**

The Sugarloaf Mountain view-shed, both from the mountain and toward the mountain, would be damaged by development near the natural and historic boundary of I-270. Allowing dense development on the west side of I-270 would establish a "change in the character of the neighborhood" leading to justification for further west side development and permanent destruction of existing agricultural and natural areas and water and forest resources.

Barbara and Peter Luchsinger

From: [Planning Commission](#)
To: penelope.mccrea@gmail.com
Cc: [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)
Subject: FW: In support of Sugarloaf Treasured Landscape Management Plan
Date: Wednesday, May 18, 2022 2:55:05 PM
Attachments: [Sugarloaf Treasured Landscape Management Plan.pages](#)

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: Penny McCrea <penelope.mccrea@gmail.com>
Sent: Tuesday, May 17, 2022 1:42 PM
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: In support of Sugarloaf Treasured Landscape Management Plan

[EXTERNAL EMAIL]

I am in support of the Sugarloaf Treasured Landscape Management Plan. I can't be there in person but will attend the meeting online.

My late husband and I bought our property along Sugarloaf Mountain Road in 1990 because we wanted a rural lifestyle. There are many talking points to support this plan and I don't need to repeat them. I just want to point out that this is a "no Brainer". First, the plan is defined by obvious landmark perimeters: Route 270, Frederick Co and Montgomery Co. line and the Monocacy River. The plan includes Sugarloaf Mountain, a natural landmark, and edges on the Montgomery Co. Agricultural Preserve. The western edge meets the C & O Canal National Park and the Potomac River. This area - so clearly defined and including so many treasured and historical landmarks - should be preserved as a rural area. Creating a Sugarloaf Treasured Landscape Management Plan will give it and the rest of Frederick County added value for the future.

--

Best,
Penny McCrea



May 17, 2022

April L. Dixon
240.503.1456
Adixon@mdglawfirm.com

VIA ELECTRONIC AND REGULAR MAIL

Tim Goodfellow
Principal Planner and Project Lead
Frederick County Government
Division of Planning and Permitting
30 North Market Street
Frederick, MD 21701

Re: Property Owner Comments Regarding the Draft Sugarloaf Treasured Landscape Management Plan (the "Draft Sugarloaf Plan" or the "Plan")
3051 Thurston Road, Tax Map 96, Parcel 232 (28.20 acres) (the "Property")

Dear Tim:

I am writing you on behalf of Dr. William Amoroso and Urbana Interchange Partners, LLC, the owner of 3051 Thurston Road, Frederick, Maryland 21704 (referenced above as the Property). Dr. William Amoroso is the sole member of Urbana Partners, LLC. The Greenbrier Veterinary Hospital and Luxury Pet Resort has operated at the Property since 2002.

The Property consists of approximately 28 acres of land. The bulk of the southern portion of the Property is developed with the Greenbrier Veterinary Hospital and Luxury Pet Resort, which is a thriving commercial business consisting of veterinarian rehabilitation and hospital services, dog training, a dog camp, grooming services, boarding facilities, an onsite crematory, exercise parks, and walking trails. The northern portion of the Property, as the company's name connotes, is an interchange property, with direct frontage along Maryland Route 80 on the northwest side and the onramp to Interstate 270 South ("I270") on the northeast side, both of which are major roadways.

The Property is zoned Agricultural and has a land use designation of Agricultural/ Rural. In 2002, Urbana Interchange Partners, LLC received special exception approval from the Frederick County Board of Appeals ("Board of Appeals") to establish and operate a kennel and

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veterinary clinic with outdoor runs on the Property. In 2007, Urbana Interchange Partners, LLC and Heavenly Days, LLC obtained special exception approval to operate an accessory animal incinerator at the Property. In 2008, Urbana Interchange Partners, LLC obtained special exception approval from the Board of Appeals to allow the existing fenced area on the Property to be used in a manner similar to an outdoor run. The veterinary clinic and kennels are approximately 28,000 square feet, with a separate incinerator building of approximately 4,000 square feet. The Property also includes a 3,867 square feet memorial garden.

The Property is currently included in the draft Plan boundaries, of which the Sugarloaf Rural Heritage Overlay District (the “Overlay District” or the “Overlay”) is to be applied. Additionally, the Plan’s list of “Properties with Recommended Land Use and/or Zoning Changes” indicates a proposed Land Use Designation of Natural Resources and proposed Zoning Classification of Resource Conservation to be newly applied to 10.2 acres of the Property.

Urbana Interchange Partners, LLC strongly opposes its inclusion in the Plan boundaries and the application of the Overlay District, due to its location along a major Interstate and its history of commercial use. First and foremost, the application of the Overlay to the Property is significantly inconsistent with the specific framework and goals of the Livable Frederick Master Plan (“LFMP”). The LFMP specifically supports and proposes the proposed future review of the I270 Highway Corridor, separately and distinctly from the Sugarloaf planning area. Further, the LFMP designates the I270 Highway Corridor as a Primary Growth Sector for the County, and the areas around the existing and future Interchanges as Primary Growth Areas for the County. The Thematic Plan Design, located on page 40 of the LFMP, clearly depicts that the boundary of the proposed Sugarloaf Rural Heritage area is not a straight line that runs right up I270.

It is important to recognize that the Interstate Corridor, as depicted on page 45 of the LFMP, is critical in identifying the goals of LFMP and in distinguishing the goals and initiatives of the intended Corridor Plan from those of the Sugarloaf Planning Area. Figure 4, a magnified view of the Thematic Plan Design, again shows the intent to allow development on the west side of the I270 Highway Interchanges. The determination of the actual extent of development is left to a future small area plan process for the I270 Corridor. Page 45 of the LFMP states in part:

“The Thematic Plan Diagram identifies a corridor for growth and development along Interstate 270 leading from central Frederick City, through the Ballenger Creek Community Growth Area, and continuing along I-270 through the Urbana Community Growth Area and terminating at the northern edge of Hyattstown (Figure 4). This corridor emphasizes transit-oriented, mixed-use development to be served by a practical and affordable transit line (e.g., Bus Rapid Transit,

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Transitway) (17) that parallels Interstate 270 and takes advantage of public and private infrastructure improvements extended to the Urbana Community Growth Area in recent decades. Additionally, the Interstate Corridor will continue to capitalize on significant access to regional employment centers by supporting policies that facilitate the development of this area as a prime employment corridor enhanced by livable, mixed-use neighborhoods between the City of Frederick and northern Montgomery County.”

The framework of LFMP supports the conservation efforts pursued through the current Draft Sugarloaf Plan as well as, and separate from, future development efforts of the Interstate Corridor through a future area plan. In describing the Planning Area, the Plan states in part:

“The Urbana CGA borders the Sugarloaf Planning Area along I-270, which is currently a boundary that demarcates a large mixed-use (commercial, employment, residential) community from an area with dispersed residences, unique environmental and historic resources, and a distinctively rural sense of place; **however, minor commercial development exists in the Sugarloaf Planning Area in the vicinity of the MD 80/I-270 interchange.** The Urbana CGA embodies the characteristics of a typical CGA in Frederick County where population growth, public and private investments, and employment growth are focused and targeted. It contains four public schools, a library, a YMCA facility, a variety of housing types, plus numerous commercial services and businesses, including several in the biological and information technology sectors. These existing and planned employment, residential, commercial, and industrial land uses follow the entire east side of I-270, from just north of the existing Urbana community southward to the Montgomery County border.”

The land uses surrounding the Property identified as “the minor commercial development” include the Potomac Garden Center, located at 8710 Fingerboard Road (parcel 44 on the tax map), and Kannavis, located at 8709 Fingerboard Road (parcel 186 on the Tax Map 186). 8709 Fingerboard Road, which is surrounded on three sides by the Property and fronts on MD Route 80, is zoned General Commercial. The proposed Plan includes the rezoning of Potomac Garden Center, owned by PGC Properties LLC, to General Commercial.

Should the Planning Commission proceed with the Planning Area and application of the Overlay as proposed, Urbana Interchange Partners, LLC hereby requests that the northernmost ten (10) acres of the Property, closest to the interchange, be rezoned General Commercial.

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Rezoning that portion of the Property to General Commercial and applying a land use designation of General Commercial is consistent with the zoning of the neighboring properties, the Property's proximity to the Interstate, and the LFMP's goals of preserving the I270 Interstate Corridor for future growth. Rezoning of the northern portion of the Property will not have a negative impact on the remaining lands of the Property or the agricultural ground to the southeast of the Property. Rezoning of the Property presents no potential to disrupt and degrade the rural landscape setting of Sugarloaf Mountain or its environs as outlined in the Plan, because this Property is already situated in a commercial setting next to I270.

The application of the Overlay will however dramatically and negatively affect the Property. Most notably, the 15,000 square foot building footprint maximum will cause the Property to be in non-conforming status. While the proposed § 1-19-7.700 text includes a mechanism to request to exceed the 15,000 square foot building footprint, this is a burdensome process to add to property owners that have already completed the current zoning approvals. Existing buildings that exceed the 15,000 square feet building footprint should receive an exception to continue at their footprint as conforming structures, without any requirement that they apply for additional approvals. Application of the Overlay will require Urbana Interchange Partners, LLC to seek Board of Appeals approval for uses requiring special exception approval, County staff for permitted uses, and Planning Commission approval for uses requiring site plan approval.

Applying to the Board of Appeals for approval to exceed the 15,000 square foot building footprint is not a simple one-step process. It is burdensome to force current property owners with existing uses to submit a justification statement describing, in detail:

"The specialized functional and operational needs of the proposed activity or use that warrant a non-residential building with a building footprint larger than 15,000 square feet; and the site design elements and building design features, such as enhanced energy efficiency, water conservation (e.g., re-use, consumption reductions), and stormwater runoff controls, or other measures that will be utilized to minimize negative impacts to natural resources and surrounding properties that may result from the overall development proposal and increased building footprint."

Such a submittal will subsequently trigger a further review under the proposed "Design Standards" and the "Additional requirements in the Sugarloaf Rural Heritage Overlay Zoning District" outlined in the Plan Appendix. The additional approvals are costly and time-consuming.

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It is arduous to require current property owners with already existing structures to be subject to further review, including but not limited to design standards, the requirement to submit an environmental and natural features map, and a possible Department of Natural Resources review.

In addition to the footprint maximum causing non-conforming status, the downzoning of over one-third of the Property to Resource Conservation will also place the Property in a non-conforming status due to the existence of uses not permitted in the Resource Conservation district. The more restrictive uses permitted within the Resource Conservation district directly impact the Property. Pursuant to the Use Table and § 1-19-5.310 of the Frederick County Code, the use of "Animal hospital or veterinary clinic" and "kennel," the current primary uses of the Property, are not permitted within the Resource Conservation district.

By contrast, an animal hospital, veterinary clinic, and kennel are permitted with special exception use in the Agricultural district, a kennel requires special exception approval in the General Commercial district, and an animal hospital or veterinary clinic are permitted in the General Commercial district subject to site plan approval. Additionally, pursuant to § 1-19-8.220 and §1-19-8.338 of the Code, animal incinerator operations are only permitted within the Agricultural district as either an accessory use to cemetery/ memorial gardens or animal hospital or veterinary clinic. While the buildings are not within the 10.2 acres proposed for Resource Conservation, Greenbriar Veterinary utilizes the 10.2 acres in their overall operations. Urbana Interchange Partners, LLC understands the desire to preserve forested areas and the Urbana Branch stream; however, the current uses include, for example, exercise parks and walking trails located on the 10.2 acres. If there were an option to apply Resource Conservation to the forested areas near the stream and not cause non-conforming status, Urbana Interchange Partners, LLC would not object to the application of Resource Conservation to a smaller portion of the Property.

A non-conforming status will lead to a plethora of detrimental effects. If the property owner or tenant is unable to operate for 12 consecutive months, the non-conforming use will terminate. Such actions would have a significant negative impact on the value of Urbana Interchange Partners, LLC's investment in this Property. Non-conforming status impacts the value of the Property and the ability to obtain financing, which affects the current property owner in its daily operations, the ability to sell the Property, and the uses of a future owner.

In conclusion, we continue to be on record opposing the application of the Overlay Zoning District to the Property and the downzoning of 10.2 acres of the Property to Resource Conservation and Natural Resource. Urbana Interchange Partners, LLC supports the proposed

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future review of the Urbana Community Growth Area and the I270 Highway Corridor in a holistic manner to include the Property.

Should the Planning Commission proceed with the inclusion of the Property in this draft Plan, Urbana Interchange Partners, LLC respectfully requests the following:

- That the Planning Commission amend the Plan to propose the land use designation and rezoning of the northernmost ten (10) acres of the Property, closest to the interchange, to General Commercial to preserve the development potential of the undeveloped acreage of the Property; and
- That the Planning Commission amend the Plan to propose exceptions that will apply to current property owners to prevent non-conforming status related to current uses and structures.

Thank you for your attention to and consideration of this submittal. Should you have any questions, please feel free to contact me.

Very truly yours,

McCurdy, Dean & Graditor, LLC



April L. Dixon

cc: Dr. William Amoroso

From: careymurphy@aol.com
To: [Planning Commission](#)
Subject: Comments re: Sugarloaf Plan
Date: Wednesday, May 18, 2022 4:14:03 PM

[EXTERNAL EMAIL]

Planning Commission:

Thank you for your efforts to protect the agricultural and natural resources 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, including 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 large residential developments, industry, 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. If I understand this plan correctly, it aims 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 this plan, the extended boundaries, and the overlay. I hope it is supported by the Commission and our elected leaders.

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

From: [Karla Stoner](#)
To: [Planning Commission](#)
Subject: Sugarloaf Treasured Landscape Management Plan - comments for the 05/18 Planning Commission Hearing
Date: Tuesday, May 17, 2022 9:29:33 PM

[EXTERNAL EMAIL]

Frederick County Planning Commission;

Along with many others, we want to add our very strong support for the current Sugarloaf Treasured Landscape Management Plan (with the eastern boundary set at I-270 and extending north to include the Monocacy Battlefield), in order to preserve and protect the natural beauty and the very special environmental and historic aspects of this area.

The bottom line: if we don't preserve and protect it now, it will be lost, possibly forever.

Thank you to the Planning Commission and staff for all your efforts on this plan and the opportunity to voice our opinions.

Sincerely,

Karla and Bill Stoner
Peters Road, Urbana

From: [Lisa Bell](#)
To: [Planning Commission](#)
Subject: From Lisa Bell Re: Please include my Sugarloaf Public Hearing comments for the record and your review
Date: Wednesday, May 18, 2022 9:14:33 PM

[EXTERNAL EMAIL]

To the Frederick County Planning Commission

I spoke at the Sugarloaf Public Hearing as a call-in speaker. As such, please review and accept my public comment below to be included in the record.

Re: Sugarloaf Plan Draft – Please fix the plan so there's a necessary balance between proposing more environmental measures and sufficiently protecting property rights. I urge you to remove or vastly reduce the overlay; remove unnecessary downzoning from AG to RC zoning; add language in support of property rights; make more policies & initiatives voluntary and in cooperation with willing landowners. Details below.

Dear Commissioners,

My name is Lisa Bell. Our family operates a certified organic farm on Agricultural zoned land along The Monocacy River. Every farming family I know are staunch environmentalists and good stewards of their land. They all care about having clean water, clean air, and vital conservation efforts.

However, we also care deeply about private property rights which are a treasured American Freedom that should not be wrongly diminished, disrespected or revoked through any kind of unnecessary government regulations to private property.

This would be government over-reach causing undue harm to property owners.

There needs to be a reasonable and just balance in the Sugarloaf Area Plan and all future Area Plans in the county - between adding more environmental measures and protecting private property rights. It should be noted that there are layers and layers of federal, state, and local environmental policies and programs in place making our lands and waterways in Frederick County some of the most protected in the nation.

I urge you to further fix the plan to create a necessary and fair balance between the additional environmental measures proposed and protecting property rights.

The Sugarloaf Area Plan has 180 pages with ample environmental measures proposed but not once, do the words "property rights" appear in the plan.

There are plenty of good ideas in the Plan of course, but down-zoning nearly 1,000 acres of Agricultural Zoned Land to Resource Conservation appears very unnecessary. I agree with all of the requests made today by the Frederick County Association of Realtors speaker and with FCAR's previous public comment as

follows:

“There are very few differences in the Resource Conservation district and the Agricultural district as it relates natural resource protection. Because of this, there is less justification to undertake a rezoning that could harm the uses and values of affected properties while also falling short of the County’s stated environmental protection goals.”

I also fully agree with a public comment submitted on 2/28th to the Planning Commission by Peggy & Doug Kaplan who own AG Zoned Land in the Sugarloaf area. Their letter to you reviewed every chapter of the 180 page plan and raised genuine questions and concerns about how the draft Sugarloaf Plan, if adopted as-is, could be later used to limit the rights of property owners.

I urge the Commission to take a hard look at the proposed revisions suggested in the Kaplan’s letter and include these sensible revisions and suggestions. Especially making certain policies and initiatives voluntary and in cooperation with willing landowners – not regulatory in nature.

After all, the Livable Frederick Master Plan itself has a section on property rights; highlights voluntary measures in the plan and says “Any legislation, regulations, or policies arising from this plan should consider the rights of individual property owners.”

Please remove the overlay over the full 19,000 acres or vastly reduce it in scope; add a section supporting property rights; and reconsider all suggested revisions in the Kaplan’s letter and the requests of the Frederick County Assn of Realtors.

Also, please do not close public comments. Keep the lines of communication open.

Respectfully,

Lisa Bell

From: [heidi.rosvold-brenholtz](#)
To: [Planning Commission](#)
Subject: In Support of the Sugarloaf Treasured Landscape Plan -- Please vote to adopt it! Make a difference.
Date: Wednesday, May 18, 2022 9:51:41 AM

[EXTERNAL EMAIL]

Dear Frederick County Planning Commission Members:

Please vote to adopt the Sugarloaf Treasured Landscape Management Plan, with the Rural Heritage Overlay Zone extending to the entire 19,719 acres in question.

Consider your legacy and commitment to public service and public policy. What an excellent chance to stand up for the environment and future generations and be remembered for conservation and a truly meaningful contribution to the community.

Thank you.

--Heidi Rosvold-Brenholtz
Beallsville, MD

Testimony – May 18 Planning Commission Public Hearing

Offered by Ingrid Rosencrantz, member of the Citizen's Advisory Group

Let me say thank you to the Planning Commission for their dedication and hard work on the Sugarloaf Treasured Landscape Management Plan. Thank you for voting to protect it with the current plan boundaries and overlay zone covering the Plan area. This is our chance -- our only chance -- to protect this area of outstanding natural beauty and valuable ecological resources. If we don't protect it now, it will be developed. Despite the "60+ year history of land use planning for rural, very low-density uses, agriculture, and conservation,"¹ developers have chosen to speculate and purchase land on the west side of I-270. So now here we are, debating about what should go in this area.

Some people say, "but we need more business...". I looked up some statistics. I learned that Frederick County employment is growing faster than both the State of Maryland overall and -- surprise to me -- both the Baltimore and Washington metro areas.² I grew up in a small family business and I support business growth -- but there are other more appropriate sites for large businesses than our treasured landscape.

Population growth is increasing³. Some people say "we need more housing..." True enough. But -- the County has designated development growth areas to the north, east and west of the Plan area. Growth will happen and there are other already-identified better places than our treasured landscape.

Some people say "we have plenty of green space." Again, I looked it up. I was shocked to find that "compared to counties of comparable size, including Anne Arundel, Baltimore, Harford, Montgomery, and Prince Georges, **Frederick has the lowest amount of forest cover.**"⁴

Now is our **only** chance to protect the forest cover, minimize forest fragmentation, and preserve the other environmental values of this unique area. In this beautiful landscape, the areas that are most vulnerable to intensive development are developer-owned properties just to the west of 270, near Thurston Road, Park Mills Road, and Route 80. Our green infrastructure and sensitive ecological areas run right up to the edge of 270 as you can see on the attached maps (figures 1, 2, and 3). These areas, most vulnerable to development, are also at the top of the drainages, so if significant development happens, everything is going to run downhill into whatever is left of the protected area -- and that's just the beginning.

I-270 has been an effective boundary for many years. Let's keep it that way. There's been new land acquisition by developers, and we've seen the surveyors. If we are going to preserve this treasured landscape, we must preserve it now and in a way that it's not easily changed in another Administration.

¹ Sugarloaf Treasured Landscape Management Plan, p. 58

² (Frederick County Office of Economic Growth - <https://www.discoverfrederickmd.com/news/population-job-growth-and-major-private-sector-employers>)

³ "Approximately 86,000 more jobs and 134,000 more people are projected for Frederick County by 2050." "The share of regional population growth is projected to accelerate in next 10-15 years, then stabilize." (Livable Frederick Scenarios and Generalized Thematic Plan; <https://frederickcountymd.gov/ArchiveCenter/ViewFile/Item/8117>)

⁴ (Livable Frederick Scenarios and Generalized Thematic Plan

Thank you to the Planning Commission for your hard work on the Plan, and for voting to protect it with the current boundaries and overlay zone.

Figure 1: Green Infrastructure Network and Sensitive Species Areas (Livable Frederick)

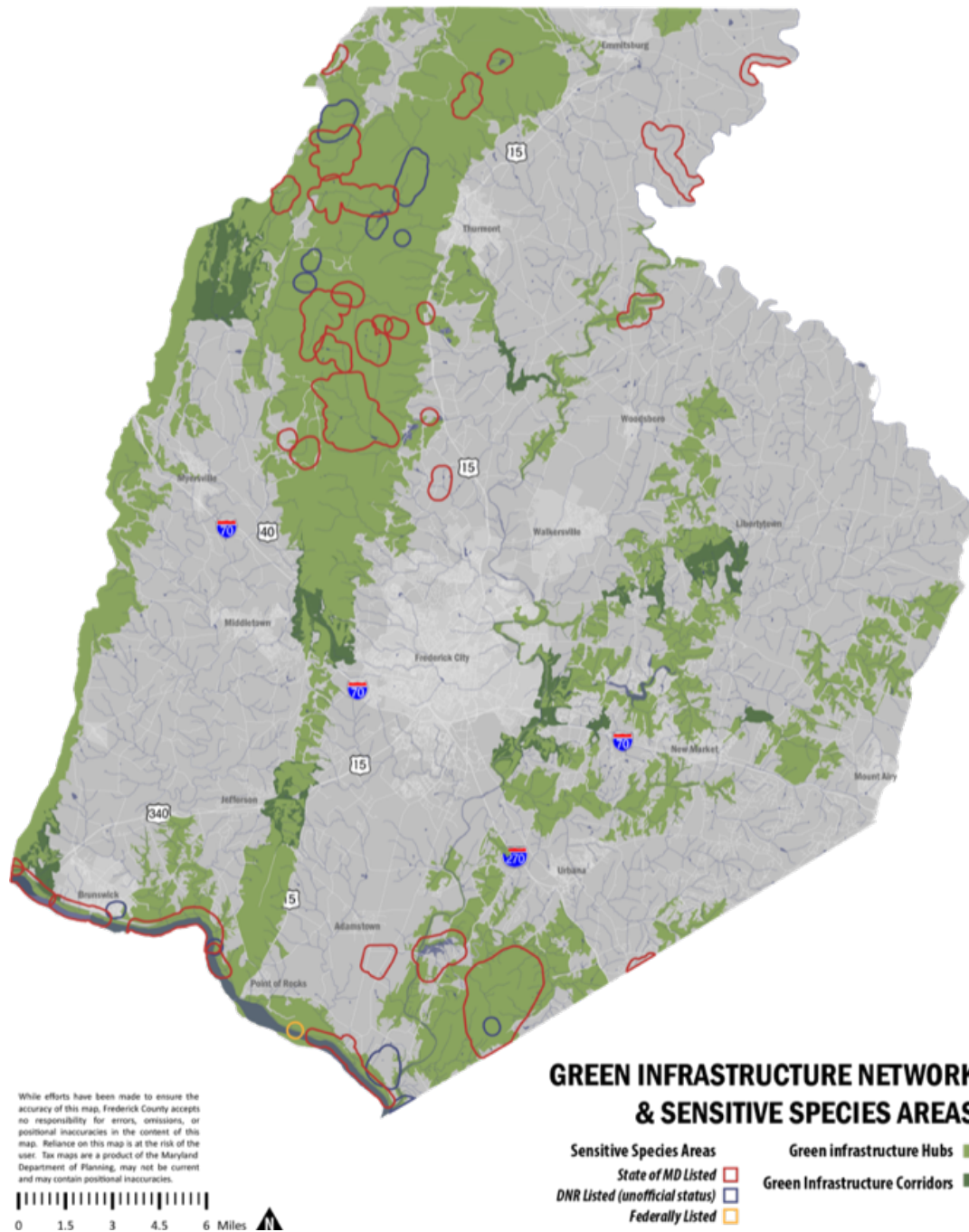
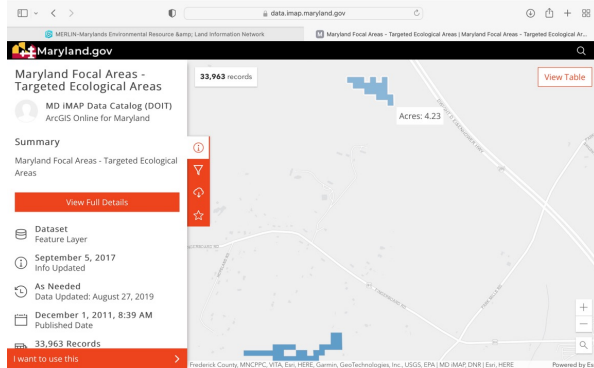
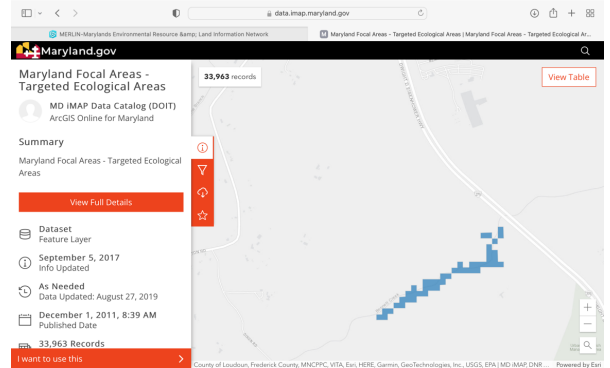


Figure 2: Maryland Focal Areas – Targeted Ecological Areas west of and near I-270.

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).



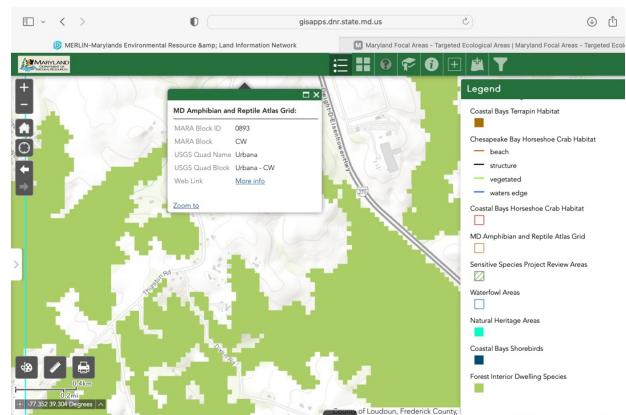
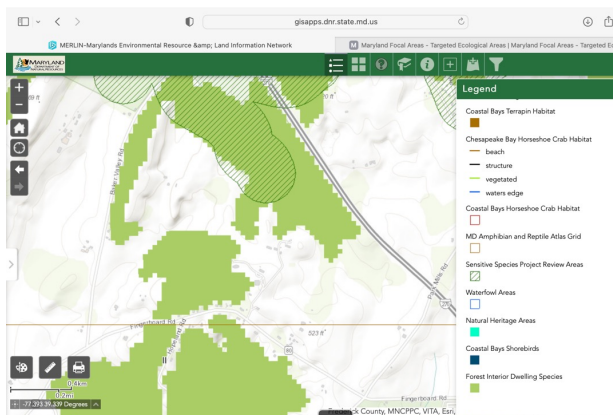
Area near I-270 and Park Mills Road containing TEAs.



Areas near I-270 and Thurston Road containing TEAs.

Figure 3: Maryland Forest Interior Dwelling Species and Sensitive Species just west of I-270.

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.



From: [sdpearcy](#)
To: [Planning Commission](#)
Subject: Our Treasured Sugarloaf Mountain
Date: Wednesday, May 18, 2022 10:33:23 AM

[EXTERNAL EMAIL]

Dear Planning Commission,

I'm writing as I'm unable to attend in person for tonight's meeting to consider changes in the area around Sugarloaf Mountain. I have been an artist in the Agricultural Reserve for 27 years and my studio is called "Sugarloaf Studio" as I have a view of the Mountain from my Studio. I strongly urge you to protect this landscape from any new development as this is so much a part of the life/viewshed of so many residents. I do hope you prevent any clearcutting on Sugarloaf Mountain. This would be so contrary to the beauty and tranquility this treasured Mountain provides to so many neighbors and visitors.

Please don't allow any carve out areas to benefit developers and their desire to expand and profit as everyone else is adversely effected. Don't let money talk! This is too important and long lasting decision that would have a negative effect on adjoining communities.

Thank you for considering being a part of historical decisions which will effect our communities for decades to come. Please protect our sacred land.

Sincerely,
Susan Due Pearcy
Sugarloaf Studio
Barnesville, MD

From: [Ingrid Rosencrantz](#)
To: [Planning Commission](#)
Subject: Public Comment on the Sugarloaf Treasured Landscape Management Plan
Date: Wednesday, May 18, 2022 2:10:51 PM

[EXTERNAL EMAIL]

Thanks again for all your hard work on the Sugarloaf Treasured Landscape Management Plan. Overall, you have done an outstanding job and created an excellent Plan with using the proper and historically consistent boundary of 270 from the Monocacy River to the Montgomery County line and applying the overlay to the entire Plan area. Attached are the comments I intend to present in person at this evening's Public Hearing. Please include these in the record.

Thank you!
Ingrid Rosencrantz



Sugarloaf Alliance Statement at Frederick County Planning Commission Meeting 5/18/22

The Sugarloaf Alliance represents over 300 residents and stakeholders in the Sugarloaf region. The Alliance's mission is to protect the unique natural and historical aspects of the Sugarloaf Mountain area and its environment through education and initiatives in support of watersheds, streams, meadows, forests, and historic sites. Working with volunteers, civic groups, and local, state, and federal agencies, the organization's primary goal is to preserve the unique character and serenity of the area for future generations.

Thank you for this opportunity to educate the Commission on our member's views.

We support the ***open, public, and transparent development of a comprehensive plan*** for the Sugarloaf region. This plan should have the purpose of preserving the character of Sugarloaf Mountain, its surrounding area, and the precious natural resources of the region. We believe that the Sugarloaf plan should, and as drafted will, preserve the current character and use of the Sugarloaf area.

We opposed the attempted creation of additional commercial and industrial activity to the west of I-270 at Thurston Road. We commend the Planning Commission for its early decision to return the plan boundary at the I 270 / 80 interchange to its appropriate location.

We fully supported the inclusion of lands between Rt 80 and the Monocacy National Battlefield and between I 270 and the Monocacy River in the Sugarloaf planning area. Inclusion of these areas will further protect and meet the county's long-range vision for the preservation and protection of the natural resources and rural landscape of the Sugarloaf Area.

Placing the Sugarloaf boundaries in this way ***is wholly consistent with Livable Frederick*** and matches the visual depiction of the Sugarloaf Treasured Landscape area in the Thematic Diagram. The Sugarloaf Alliance feels that the current, improved boundaries of the plan area will best achieve preservation of the Sugarloaf region and continue the long-standing use of I-270 as a limit for development.



SUGARLOAF ALLIANCE

PRESERVE OUR MOUNTAIN & PROTECT OUR COMMUNITY

We believe the proposed Sugarloaf Overlay contained in the draft plan should be applied to the entire plan area. ***Every inch of the plan area deserves to benefit*** from the protections the Overlay will afford.

These views are strongly held not only by the membership of the Sugarloaf Alliance but also by ***well over 650 people*** who live in and around the Sugarloaf region. The results of this Sugarloaf Alliance petition are already part of the public record.

Over the course of nearly two years people living and working in the Sugarloaf region have made their views about this plan known. Thank you for listening to the desires of the residents of the Sugarloaf region...and their belief that the Commission should ***adopt the current draft of the Sugarloaf plan and move the process forward to the County Council.***

With respect,

The Sugarloaf Alliance

The Sugarloaf Alliance represents over 300 stakeholders in the Sugarloaf region. The Alliance's mission is to protect the unique natural and historical aspects of the Sugarloaf Mountain area and its environment through education and initiatives in support of watersheds, streams, meadows, forests, and historic sites. Working with volunteers, civic groups, and local, state, and federal agencies, the organization's primary goal is to preserve the unique character and serenity of the area for future generations. Sugarloaf Alliance is a 501(c)(3) organization.

From: [Katherine Jones](#)
To: [Planning Commission](#)
Subject: Sugarloaf Treasured Landscape Management Plan
Date: Wednesday, May 18, 2022 4:31:43 PM

[EXTERNAL EMAIL]

Dear Members of the Frederick County Planning Commission:

I support the March 22, 2022, version of the Sugarloaf Treasured Landscape Management Plan, with the NE boundary running along I-270 from the Monocacy River to the Montgomery County line. I also support the Sugarloaf Rural Heritage Overlay Zoning District applied to the whole Plan area.

I do NOT support the section describing the Urbana Growth Area and transit-oriented growth on pages 54 and 74, and I ask that these sections be deleted.

The overdevelopment of the Urbana area east of I-270 must not be allowed to encroach on the rural area west of I-270. We must preserve the beauty of the west side – woods, waterways, farms, open spaces, and historical landscapes not only for the needs and enjoyment of its current residents, but also for visitors to the area and future residents. Perhaps even more important to the future of this planet, such development would have devastating effects on wildlife habitats in the area and the environment in general. The worst possible impact would be on residents' access to a clean and adequate source of water. We must make better decisions to prevent climate change. These are the kind of decisions that can be responsible for better outcomes. We don't want the citizens of our future to find the only positive thing to say about our planning process, "Well, at least the developers were able to make a profit."

I always enjoy the time I spend in that area with friends, and I would be crushed to lose all that beauty to more development. Let's use common sense and preserve this beautiful part of Frederick County. I will be attending the Planning Commission meeting tonight (May 18) but I am submitting my comments in advance.

Thank you for your time.

Sincerely,

Katherine J. Jones
610 Biggs Avenue
Frederick, MD 21702

Joyce Bailey
21730 Beallsville Rd
Barnesville, MD 20838
May 18, 2022

Frederick County Planning Commission

RE: in support of extending the 'Rural Heritage Overlay Zone' Policy Initiatives to the entire 19,719 acres in the 'Sugarloaf Treasured Landscape Management Plan.'

Dear Planning Commission Members,

Thank you for the opportunity to present testimony in support of extending the 'Rural Heritage Overlay Zone' Policy Initiatives to the entire 19,719 acres in the 'Sugarloaf Treasured Landscape Management Plan.'

My name is Joyce Bailey. I am a board member of the Montgomery Countryside Alliance, and longtime resident of the town of Barnesville and I am speaking tonight on behalf of myself and the Montgomery Countryside Alliance.

There is a song that comes to my mind at times like these. It is by Joni Mitchell and goes in part: "Don't it always seem to go that you don't know what you have 'till it's gone; Pave paradise, put up a parking lot."

But times are different. Now we clearly know what we have and what will be lost if the entire 19,719 acres in the Sugarloaf Treasured Landscape Management Plan is not fully protected. Protecting this land means protecting our forests, which sequester carbon, cool the air, slowdown runoff and trap pollutants. Protecting this land means protecting desperately needed open space which provides food, water, and shelter to numerous species as we enter the Sixth Extinction. Protecting this land means preserving precious topsoil which is essential for productive farmland.

If we are serious about addressing climate change and building our resilience to it in the decades to come, then we must protect our food shed which does not recognize jurisdictional boundaries. We must work together to ensure that this land that sustains us, including its topsoil, clean water, agricultural lands, and pastures are fully protected.

We ask that the 'Rural Heritage Overlay Zone' Policy Initiatives be extended to cover the entire 19,719 acres in the 'Sugarloaf Treasured Landscape Management Plan.'

Thank you,

Joyce Bailey

Climate Change Liaison, Montgomery Countryside Alliance

From: [Nick Carrera](#)
To: [Planning Commission](#); [Brandt, Kimberly G.](#); [Goodfellow, Tim](#); [Superczynski, Denis](#)
Cc: [Carrera, Nicholas](#)
Subject: Thoughts on May 18 hearing
Date: Thursday, May 19, 2022 7:24:10 AM

[EXTERNAL EMAIL]

From comments last night, my impression is that many property owners haven't been given a clear picture regarding the zoning changes and redesignations in land use that are part of the Sugarloaf Plan. They are in the same situation I was when I received my letter from the county, informing me that 46-some acres of my land was moving from Ag to Resource Conservation (or something like that). After contacting Tim, I understand it better, but it's clear from last night that others didn't contact the planning division and get their own answers. Maybe the workshops will help the situation.

Many, maybe most of the zoning changes I heard complaints about are changes that should be made (maybe must be made under FEMA rules??), whether there's a Sugarloaf Plan or not. That should be made clear -- it's not on account of the Sugarloaf Plan that these changes are coming, it's because they must come. The changes related to stream bank protection seem to be in that category. And people should be advised on how those changes will or will not affect their taxes or their options for using their land. I think reasonable people will accept reasonable changes. And again, make clear whether these changes are because of the Sugarloaf Plan or just because they are needed, independent of the Plan. Dismay over independently required zoning changes shouldn't be allowed to drag the Sugarloaf Plan down.

That mass mailing got attention! Another such mailing, in advance of the upcoming workshops, should bring out owners with their questions. No one likes to feel that "the government" at any level is somehow taking away their rights. If they realize that's not happening, they may be able to view the Sugarloaf Plan more clearly and appreciate the good it will do for the county.

Nick Carrera

To: Frederick County Planning Commission
From: Sue Trainor
Date: 5/18/22

This is a photo I took from Park Mills Road, just west of I-270. It looks across acreage that I believe is part of what Mr. Natelli refers to in his comments as his “interchange properties.” He speculated on property, and he wants a big win. We get the consequences. What interchange businesses do you think would improve this area and make a great neighbor? McDonald’s? Gas stations?



I’m here tonight to ask for your vote in favor of the Sugarloaf Treasured Landscape Management Plan with its full boundary from the Montgomery County line, along I-270, to the Monocacy Battlefield. Many of us have lived and worked here with the understanding that I-270 has been the boundary between dense development on the east side and rural on the west. The Planning Commission voted for that boundary earlier this year.

Early in the Commission's process, Mr. Goodfellow gave us a quick history lesson about the boundary, and I'll offer a few snippets from several of the documents he shared.

The 1978 Urbana Regional Plan points out about the west side:

"...(R)oad access is not good and unreasonably expensive to upgrade to support suburban type development (1 unit per acre or more); the majority of active farming operations occurs in this area...." (p. 15)

The 1993 Urbana Regional Plan says:

"Sugarloaf Mountain is by far the most prominent natural feature in the Region. Its value as a recreational area and as a scenic and historic site must be preserved. An adequate buffer around Sugarloaf has been an issue.... In response to these issues, the Conservation and Agricultural designations have been retained on the west side of I-270 to provide continued protection to these resources." (p. 21)

"Adopted Growth Scenario:

"The adopted growth scenario supports the community concept in the Region by concentrating growth on the east side of I-270 in the Urbana and Green Valley communities. The scenario maintains the conservation and agricultural/rural character of the west side of I-270 by focusing the growth on the east side of I-270 where public water and sewer is proposed." (p. 22)

"The employment areas ... are confined to the eastern side of I-270." (p. 22)

"The Monocacy Natural Resource Area, Sugarloaf Mountain, and the Monocacy National Battlefield have all been identified as Conservation areas and form the basis for a larger Conservation area west of I-270." (P. 22)

The 2004 Urbana Regional Plan says:

“In the rural communities, maintain the area west of I-270 for conservation and rural/agricultural uses to protect Sugarloaf Mountain, the Bennett Creek corridor, and other natural resources in the area.” (p. 37)

Since then, planning maps continue to show rural on the west, density on the east of I-270.

I want to thank planning staff and Planning Commissioners for your dedication and excellent work creating the Sugarloaf Treasured Landscape Management Plan. I want to thank Jan Gardener, in particular, for making the Plan a priority in her administration.

There is plenty of land in Frederick County already designated for dense development. THIS is treasured landscape.

Respectfully submitted,

Sue Trainor

Fingerboard Road, Frederick

William N Price
21800 Beallsville Rd
Barnesville, Md 20838

May 18, 2022

Frederick County Planning Commission regarding the Sugarloaf Treasured Landscape Management Plan.

The plan seems well researched and documents many reasons for the recommendations including global warming, history, natural resources and a safe haven during the pandemic.

Treasured Landscape Management Plan, I think the title hit the nail on the head.

On page number 24 of the draft plan there is mention of preservation activity taking place in 1990. A lot of this work was spearheaded by Fritz Gutheim with support from many local residents and scholars. You can google Frederick Gutheim and see what an accomplished planner he was. Fritz passed away in 1993 and the submission was never finalized. The draft documents of that submission share much with the current plan in the description of the area and the importance of preserving it. I wonder if you had a copy.

Much like 1990 the Sugarloaf Mountain and the surrounding area of today have had minimal development and maintain much of the historic beauty of the mountain.

I support the plan as presented and encourage the Frederick County Planning Commission to adopt the plan without revisions. Please help to support the preservation of this unique environment right in Frederick County.

Thank You,

William Price

From: [Jason Barth](#)
To: [Planning Commission](#)
Cc: [Goodfellow, Tim](#)
Subject: Sugarloaf Treasured Landscape Management Plan, Planning Area Boundary Proposal
Date: Thursday, May 19, 2022 2:34:12 PM
Attachments: [image001.png](#)

[EXTERNAL EMAIL]

Good day Commissioners,

Our organization has recently discovered that it falls within the new proposed boundaries of the Sugarloaf "Treasured Landscape Management Plan."

The Ranch, Inc., formerly the Maryland Sheriff's Youth Ranch, based on a 204-acre plot of land zoned as agricultural, remains in operation serving our community and the entire State of Maryland. We are a non-profit 501c3, human service provider providing ongoing residential care to adult men in recovery from acute substance use disorders (SUD). We are licensed by the State, fully accredited by The Joint Commission, and reimbursed by Maryland Medicaid. Our mission is to provide residential and clinical treatment to men who are in the process of rebuilding their lives, families, and careers, following medical stabilization and rehabilitation from substance use. We serve well over 100 men annually who live here for 3-6 months, and we are in the beginning stages of strategic planning to ascertain how we can continue to provide these vital services in our community and State. As they progress through their recovery, our clients receive education from local colleges, medical and psychiatric services from local providers, and are hired by local businesses to become contributing parts of the living fabric of our Frederick Community.

As we appear now inside the proposed boundary of this planning area, we seek to be recognized in the discussions of the impact and any associated restrictions or constrictions on our ability to serve this community. It is our intention to expand services to better meet the growing need for this level of care. Our property as a "flag" lot is only minimally visible from the street which enhances the confidentiality and privacy of those we serve, yet that minimal presence at the street level also hides the exuberance and vitality of life on our beautiful campus.

We ask to be included in the discussions and offer our services to provide responses as to the impacts this plan may have on our operations.

Thank you!

Jason M. Barth
Executive Director

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From: [Theresa Schneider](#)
To: [Planning Commission](#)
Subject: Sugarloaf Area Plan - A Comment in Support
Date: Wednesday, May 18, 2022 10:05:22 PM

[EXTERNAL EMAIL]

Hello,

I was unable to attend the town-hall today. However, I read through the plan on the county website and was impressed by how well-thought-out it is.

A few things that I was especially happy to see:

- Rezoning to prevent the building of large-scale townhouses or industrial sites
- Any structures must be constructed in ways that won't disrupt local wildlife
- Considering effects of future climate change in the creation of this plan

Thank you for taking such thorough steps to protect the Sugarloaf area and its wildlife. I'm happy to express my support.

Theresa Schneider
Frederick, MD 21701

From: [Planning Commission](#)
To: msimpson2005@bennettscreekfarm.com
Cc: [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)
Subject: RE: Sugarloaf Overlay Plan Meeting
Date: Thursday, May 26, 2022 11:04:34 AM

Good morning:

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

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

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

From: msimpson2005@bennettscreekfarm.com <msimpson2005@bennettscreekfarm.com>
Sent: Thursday, May 26, 2022 9:49 AM
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: Sugarloaf Overlay Plan Meeting

[EXTERNAL EMAIL]

Hello,

I attended the meeting last Wednesday, but did not speak. I have sent letters to you all in the past concerning the overlay. I support it and I thank you all for working on this plan.

I wanted to say that I heard the concerns of the farmers who spoke against the plan. It appears to me that most of the concerns were about the change from Ag zoning to RC on their property. I do not recall any of the farmers stating that they were against the overlay itself, just specifically the zoning changes.

I think there will always be a few people who do not want the government to dictate what they can do with their property, but I believe that we all have to pitch in for the good of our neighborhood and environmental health. Like some of the speakers that night, I understand that these zoning changes simply put fairly unusable land into RC, in order to better protect the environs surrounding waterways, etc.

Please continue forward with the Overlay Plan. It is important to restrict the types of businesses and developments that would otherwise build here without it.

Thank you, Margy Simpson
2149 Thurston Rd. in Frederick County
301-520-7113

From: [Sasha Carrera](#)
To: [McKay, Steve](#)
Cc: [Nick Carrera](#); [Brandt, Kimberly G.](#); [County Executive](#); [Goodfellow, Tim](#); [Gardner, Jan](#); [Horn, Steve](#); [Hogan, Jack](#); [Council Members](#); [Planning Commission](#); [Superczynski, Denis](#); [Carrera, Johnny](#)
Subject: Re: Problems presenting the Sugarloaf Plan need to be addressed
Date: Friday, May 27, 2022 9:46:15 PM

[EXTERNAL EMAIL]

FPN is great, but they need more than that. Seems to me a lot of these people weren't paying attention until they received letters telling them about their land use. I believe they deserve another round of personalized letters and/or phone calls. Expecting people to glean that info from the FNP may be a bit optimistic and if the County could take the time to scare people's pants off individually, they can take the time to dispel those fears individually as well.

Respectfully,
Alexandra Carrera

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

Thespian Season 3 needs your help!

Contributions to:

<https://www.indiegogo.com/projects/thespian-season-3#/>

or

Tax deductible donations:

<https://fundraising.fracturedatlas.org/thespian>

Check out seasons 1 & 2

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

imdb.me/sashacarrera

On Fri, May 27, 2022 at 8:23 PM McKay, Steve <SMcKay@frederickcountymd.gov> wrote:

Thank you Nick. Excellent suggestions!

From: Nick Carrera <mjcarrera@comcast.net>

Sent: Friday, May 27, 2022 2:15 PM

To: Brandt, Kimberly G. <KGBrandt@FrederickCountyMD.gov>; County Executive <CountyExecutive@FrederickCountyMD.gov>; Goodfellow, Tim <TGoodfellow@FrederickCountyMD.gov>; Gardner, Jan <JGardner@FrederickCountyMD.gov>; Horn, Steve <SHorn@FrederickCountyMD.gov>; Hogan, Jack <jhogan@newspost.com>; Council Members <CouncilMembers@FrederickCountyMD.gov>; Planning Commission <PlanningCommission@FrederickCountyMD.gov>; Superczynski, Denis <DSuperczynski@FrederickCountyMD.gov>

Cc: Carrera, Alexandra <sasha.carrera@gmail.com>; Carrera, Johnny <johnnyquercus@me.com>; Carrera, Nicholas <mjcarrera@comcast.net>

Subject: Problems presenting the Sugarloaf Plan need to be addressed

[EXTERNAL EMAIL]

To you all,

For the Sugarloaf Plan to be rightly assessed, I think county and FNP should cooperate to get better information out to people in the county. My impression is that many or most objections were misplaced onto the Plan, and will drag it down unfairly. Many, like me, were alarmed at the letter the county sent out. Almost half my farm being redesignated as resource conservation -- why? what effect on tillable acreage? on taxes? Those questions could have been addressed in the letter, but weren't. I got in touch with Tim Goodfellow, and he answered my questions, but many others did not, and they end up opposed, because they fear. They need to be informed. Where information is lacking, Natelli and the Realtors ("Livable Frederick Realtors"?? -- give me a break!) will supply their own information, and it may be biased toward their goals, not Sugarloaf's goals.

First point: I think that much of the land redesignation is needed, independent of the Sugarloaf Plan. If that's true, people need to know that -- it's going to happen, whether the Plan is approved or not.

Second point: by and large, people's current use of their land will not be affected. The across-Thurston Rd-neighbor of my son, Vicki Kazan, is concerned the county is telling her where she can graze her horses. People, again like me, need to know that their current farming or grazing practices can continue, and that their taxes won't go up. And if changes *may* result, they need to know the extent of changes -- don't sugarcoat.

Third point: people living in the Sugarloaf Area need to appreciate that the Plan is to keep development from spoiling what we have here. It is for our benefit. Will it affect land values? Perhaps, but perhaps it will increase them, as their properties will remain surrounded by a peaceful rural setting and will be, for many, more desirable than property that's threatened by another "Villages of Urbana" or "Amazon Data Center."

Fourth point: If I am correct in my view of the Sugarloaf Plan, it will be for the good of all residents of this area. If you don't get out information so that people understand the Plan, they will not be happy with it. If you go ahead and push the Plan through anyway, they will remain unhappy, and when you come up with the next detailed area plan under the overall "Livable" Plan, they will be super-resistant to that one. Make it easier on yourselves -- give full, accurate information now to allay fears; it'll pay off in the future.

I urge County officials to cooperate with the FNP in getting out some articles on what the Plan really will mean for residents of the area, and for the county at large. Most of us don't watch county hearings, but most of us I think do get news through the FNP. It's done good reporting, and I think will continue to do so.

You've done such a good job so far, just a little more careful effort should pay off.

Thanks to all for your work on this Plan.

Nick Carrera; 2602 Thurston Road

From: [John Carrera](#)
To: [McKay, Steve](#)
Cc: [Nick Carrera](#); [Brandt, Kimberly G.](#); [County Executive](#); [Goodfellow, Tim](#); [Gardner, Jan](#); [Horn, Steve](#); [Hogan, Jack](#); [Council Members](#); [Planning Commission](#); [Superczynski, Denis](#); [Sasha Carrera](#)
Subject: Re: Problems presenting the Sugarloaf Plan need to be addressed
Date: Saturday, May 28, 2022 8:01:41 AM

[EXTERNAL EMAIL]

My father has good points, but Vicky's last name is Bazan. From talking with her granddaughter who also lives at Saddlevue Farm I see our biggest problem is one of TRUST. I doubt many of the farmers who are most up in arms even get the paper (Vicky does not.). I think they need neighbors talking to them encouraging them, And if the county should organize a meeting just for the farmers/ horse farms, and tree farmers to go over the plan. Absolute honesty will help build more trust in the process - the overlay issue is confusing, for sure. Vicki's son-in-law was the man who said the county is taking his back yard. If Vicki Bazan at Saddlevue is losing the use of many acres due to FEMA she needs to know it is not the Sugarloaf Treasured Landscape taking her livelihood from her. And if Montgomery county compensated farmers in the Ag Reserve when acreage was taken away from them, Frederick should do that, too, or that rumor should be put to rest. I will talk to Vicki as we have a good rapport, and others who know your farmer neighbors should do the same - the mistrust of the government is very real for people who are eating a steady diet of media outlets to the right of Fox News ...as citizens who care for our county, this is the fight we must win to bring reason back. Vicki's granddaughter feels conflicted, but feels this is about their livelihood and they will accept development as a tradeoff- not acknowledging the reality that this plan of action will lead to certain destruction of the whole area..

Had the conspiracists not taken control of a big portion of our country we might not be having this conversation. The farmers should be a "no brainer" supporting group of this plan... they need to know from the county that this is being done to protect them and not vice-versa.

Thanks for all your hard work,
Johnny

johnnyquercus@me.com

Mailing Address:
Quercus Press
2722 Thurston Rd.
Frederick, MD 21704

cell: 617-458-6395

Website: www.quercuspress.com

See the Making of Pictorial Webster's Video: <http://vimeo.com/5228616>

Hope is believing that there has to be an "I" in "daisy." - Sister Corita

On May 27, 2022, at 8:23 PM, McKay, Steve
<SMcKay@FrederickCountyMD.gov> wrote:

Thank you Nick. Excellent suggestions!

From: Nick Carrera <mjcarrera@comcast.net>
Sent: Friday, May 27, 2022 2:15 PM
To: Brandt, Kimberly G. <KGBrandt@FrederickCountyMD.gov>; County Executive <CountyExecutive@FrederickCountyMD.gov>; Goodfellow, Tim <TGoodfellow@FrederickCountyMD.gov>; Gardner, Jan <JGardner@FrederickCountyMD.gov>; Horn, Steve <SHorn@FrederickCountyMD.gov>; Hogan, Jack <jhogan@newspost.com>; Council Members <CouncilMembers@FrederickCountyMD.gov>; Planning Commission <PlanningCommission@FrederickCountyMD.gov>; Superczynski, Denis <DSuperczynski@FrederickCountyMD.gov>
Cc: Carrera, Alexandra <sasha.carrera@gmail.com>; Carrera, Johnny <johnnyquercus@me.com>; Carrera, Nicholas <mjcarrera@comcast.net>
Subject: Problems presenting the Sugarloaf Plan need to be addressed
[EXTERNAL EMAIL]

To you all,

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First point: I think that much of the land redesignation is needed, independent of the Sugarloaf Plan. If that's true, people need to know that -- it's going to happen, whether the Plan is approved or not.

Second point: by and large, people's current use of their land will not be affected. The across-Thurston Rd-neighbor of my son, Vicki Kazan, is concerned the county is telling her where she can graze her horses. People, again like me, need to know that their current farming or grazing practices can continue, and that their taxes won't go up. And if changes *may* result, they need to know the extent of changes -- don't sugarcoat.

Third point: people living in the Sugarloaf Area need to appreciate that the Plan is to keep development from spoiling what we have here. It is for our benefit. Will it affect land values? Perhaps, but perhaps It will increase them, as their properties will remain surrounded by a peaceful rural setting and will be, for many, more desirable than property that's threatened by another "Villages of Urbana" or "Amazon Data Center."

Fourth point: If I am correct in my view of the Sugarloaf Plan, it will be for the good of all residents of this area. If you don't get out information so that people

understand the Plan, they will not be happy with it. If you go ahead and push the Plan through anyway, they will remain unhappy, and when you come up with the next detailed area plan under the overall "Livable" Plan, they will be super-resistant to that one. Make it easier on yourselves -- give full, accurate information now to allay fears; it'll pay off in the future.

I urge County officials to cooperate with the FNP in getting out some articles on what the Plan really will mean for residents of the area, and for the county at large. Most of us don't watch county hearings, but most of us I think do get news through the FNP. It's done good reporting, and I think will continue to do so.

You've done such a good job so far, just a little more careful effort should pay off.

Thanks to all for your work on this Plan.

Nick Carrera; 2602 Thurston Road

Goodfellow, Tim

From: Planning Commission
Sent: Tuesday, May 31, 2022 7:59 AM
To: Carol Waldmann
Cc: Brandt, Kimberly G.; Goodfellow, Tim
Subject: RE: Sugarloaf Treasured Landscape

Good morning:

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

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

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

From: Carol Waldmann <c.waldmann@comcast.net>
Sent: Monday, May 30, 2022 8:17 AM
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: Sugarloaf Treasured Landscape

[EXTERNAL EMAIL]

Attn: Planning Commissioners

My Name is Carol Waldmann I live within the proposed overlay area of the Sugarloaf Treasured Landscape. I strongly support the plan to preserve the land west of 270 and and north to the Monocacy river. These agricultural and natural settings are truly a treasure and integral to the identity of Frederick County.

Thank you for your consideration,

Carol Waldmann

From: [Planning Commission](#)
To: [Steve Poteat](#)
Cc: [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)
Subject: RE: Sugarloaf Plan Comments
Date: Monday, June 6, 2022 1:52:10 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: Steve Poteat <cspoteat@gmail.com>
Sent: Monday, June 6, 2022 12:30 PM
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: Sugarloaf Plan Comments

[EXTERNAL EMAIL]

**Testimony on Sugarloaf Treasured Landscape Management Plan
Response to Livable Frederick Coalition concerns about the March 2022 draft
By Steve Poteat, 1340 Sugarloaf Mtn Rd. Dickerson Frederick County Maryland, 6/6/22**

A group recently self-identified as the Livable Frederick Coalition (LFC) opposes the March 2022 edition of the Sugarloaf Treasured Landscape Management Plan (Sugarloaf Plan). Many of the members of the LFC have participated in the 23 public forums, workshops and a public hearing on the Sugarloaf Plan that have taken place over the last two and a half years. LFC has had ongoing opportunities to offer comments and alternative positions. After due consideration of all comments from the public and discussions with County planning staff, the Planning Commission has chosen different approaches to the Sugarloaf Plan than many of the LFC opposition group's positions. The four contrary positions on the Sugarloaf Plan listed on the LFC website are the following:

1. LFC states that planning and recommendations are inconsistent with the Livable Frederick Plan. **RESPONSE:** The Livable Frederick Plan designates the Sugarloaf Plan (comprising less than 5% of the area of Frederick County) as part of the Green Infrastructure Sector (page 48), comprised primarily of "Forests, Mountains, Stream Valleys and Parkland/Protected Lands." However, LFC states that the Sugarloaf Plan should include transit-oriented development on the west side of I-270 in the Urbana area. The Livable Frederick Plan does not include a map designating the I-270 corridor and development on the west side of I-270. For 50 years the historical eastern boundary of the Sugarloaf Plan region has been I-270. For decades the I-270 corridor has actually been limited to the area between I-270 and MD 355.

Between Germantown and Frederick only one small parcel of commercial zoning exists on the west side of I-270 in Urbana for this entire distance of 22 miles. According to the State of Maryland, there are no concrete plans to add transit or widen I-270 or build any new interchanges.* Clearly, transit oriented development is impossible if no transit exists. If intensive development is allowed on the west side of I-270 between the Monocacy River and the Montgomery County line, there is no realistic way to stop the inexorable development pressure from spreading southward toward Sugarloaf Mountain.

Due to the absence of increased traffic capacity, future development of Frederick County will need to be concentrated around Frederick City where public facilities exist. This growth will be largely independent of the Washington Metropolitan Area as the City continues to grow as an economic entity generating its own jobs, and as society responds to the climate crisis and the move to more “at-home” work.

2. LFC contends that the Sugarloaf Plan is unnecessary regulatory overreach by proposing to rezone properties to the Conservation Zone and applying a restrictive Overlay Zone on all properties to control development.

RESPONSE: The opposition group expresses concern about overregulation but ignores the fact that the Sugarloaf Plan is a preservation plan, not a development plan, and that extra layers of protection are necessary to preserve the Sugarloaf Treasured Landscape. Specific rezonings, including residential and conservation are proposed to make the zoning consistent with existing land uses and actual topography. Conservation zoning is more consistent with steep slopes, wetlands, stream valleys, and valuable forest lands, all areas that are a priority for the Sugarloaf Plan’s treasured landscape and Livable Frederick Plan’s Green Infrastructure Sector. Farming will continue to be allowed on both Conservation and Agriculture zoned lands, where appropriate.

Silviculture is allowed but more restrictions will be required due to the importance of forest overstory in preserving high quality stream beds, water quality, and a diversity of birds and endangered wildlife. Special protection of large mature trees is now essential for their role in carbon sequestration as we address the climate change crisis. Large mature tree overstory cannot be duplicated by seedlings and early growth trees for several decades. In addition, the Sugarloaf Plan’s proposed Overlay Zone will protect these critical environmental features if the land is subdivided and will prohibit inconsistent land uses such as rubble fills and gun ranges that have been and continue to be a threat to the Treasured Landscape.

3. LFC asserts that the current draft of the Sugarloaf Plan does not accommodate the preservation of future mixed-use development in the I-270 Corridor as the Livable Frederick Plan envisions.

RESPONSE: LFC complains that the Sugarloaf Plan is inequitable since there is a perceived lack of development opportunity in the I-270 corridor in Urbana. In fact, the Livable Frederick Plan shows future growth as part of the Urbana Community Growth Area, concentrated completely on the east side of I-270. There is no equivocation here: the symbol is completely on the eastern side of I-270 and is labeled the Urbana Community Growth Area in the Livable Frederick Plan.

In fact, approximately 2,000,000 square feet of employment development, the equivalent of twenty 100,000 square foot buildings, remains in Urbana on the east side of I-270. This was actually reduced in 2017 by 3,500,000 square feet of employment development when a major developer requested and received rezoning from employment to residential use, citing a lack of employment demand in Urbana.** To repeat, the so-called technology corridor on the west side of I-270 stops at Germantown, 22 miles south of Frederick. There are no State plans or programmed projects for expansion of roadway, transit or interchanges for highly congested I-270 north of I-370 in Gaithersburg, now or in the foreseeable future.

4. LFC claims there is no inclusion of new approaches for resource protection and zoning concepts offered by Stronghold, Inc. and envisioned by the Livable Frederick Plan.

RESPONSE: The Livable Frederick Plan envisions a Sugarloaf Mountain Rural Heritage Landscape (page 58). It calls for the protection of: streams and stream buffers; habitat of endangered and

threatened species; steep slopes; forest lands; the Monocacy Scenic River; and limestone and karst areas. The expanded application of the Conservation Zone and the Sugarloaf Rural Heritage Overlay Zoning District are substantial steps to achieve these Livable Frederick Plan goals, hardly environmentally misguided, as the opposition suggests.

Further, an individually designed zone for Sugarloaf Mountain would be an untenable legal precedent that would undermine and eventually destroy the County's zoning ordinance as others would request the same individualized treatment. In fact, a close comparison of Gordon Strong's Will with the existing Conservation Zone plus the Sugarloaf Plan's proposed Overlay Zone shows fundamental consistency with the protections proposed in the Livable Frederick Plan.

* Letter dated June 10, 2021, from Gregory Slater, Secretary, Maryland Department of Transportation, Chairman, Maryland Transportation Authority, transmitting "A report to the Maryland General Assembly, Regarding Phase 1 of the I-495 and I-270 Public Private Partnership (P3) Program.

** Staff Report: Urbana PUD-MXD Rezoning R-16-0, December 19, 2016

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