



***Sugarloaf Treasured Landscape Management Plan***  
***Public Comments & Correspondence***  
***June 7 - June 14, 2022***



**From:** [Planning Commission](#)  
**To:** [Karen Russell](#)  
**Cc:** [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)  
**Subject:** RE: Sugarloaf plan  
**Date:** Thursday, June 9, 2022 6:28:59 AM  
**Attachments:** [image001.png](#)

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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

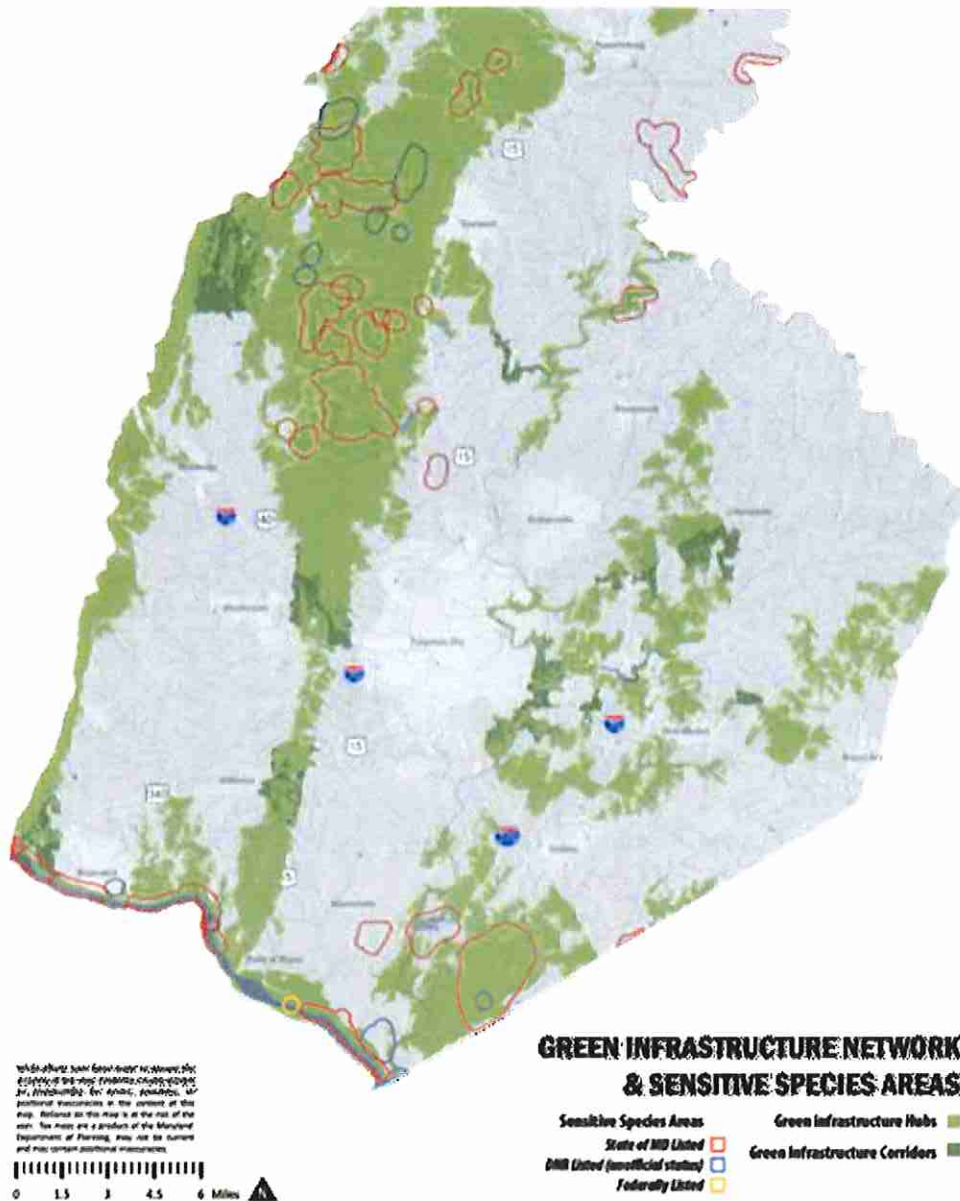
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**From:** Karen Russell <1ceramicat@comcast.net>  
**Sent:** Wednesday, June 8, 2022 5:20 PM  
**To:** Planning Commission <PlanningCommission@FrederickCountyMD.gov>  
**Subject:** Sugarloaf plan

**[EXTERNAL EMAIL]**

Commissioners:

The Sugarloaf Treasured landscape is a biodiversity hot spot. I support the zoning changes. If people understood the importance of preserving the area, I believe the majority would support them. Note the sensitive species areas:



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

**From:** [Planning Commission](#)  
**To:** [Steve Black](#)  
**Cc:** [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)  
**Subject:** FW: A public comment letter for Sugarloaf Plan  
**Date:** Monday, June 13, 2022 7:06:27 AM  
**Attachments:** [SALettertoPC061022.pdf](#)

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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:** Steve Black <steveblack2313@gmail.com>  
**Sent:** Friday, June 10, 2022 4:37 PM  
**To:** Planning Commission <PlanningCommission@FrederickCountyMD.gov>  
**Subject:** A public comment letter for Sugarloaf Plan  
**[EXTERNAL EMAIL]**

To the Planning Commission:

Attached is a letter from the Sugarloaf Alliance.

Please include this letter in the public record for the Sugarloaf Plan.

Thank you,

Steve Black

President

Sugarloaf Alliance



June 10, 2022

Dear Planning Commission members:

The Sugarloaf Alliance was pleased to see such a large turnout at the May 18<sup>th</sup> public hearing for the Sugarloaf Treasured Landscape Management Plan. It was nice to see the residents of the Sugarloaf area take such an interest and pride in their community. It also was nice to hear so many residents comment not only on their love for their property but for the Sugarloaf area as a whole. There seemed to be great unity among the residents that this area is unique in its beauty, natural resources, and history with a desire to keep it that way. We heard most of the residents strongly affirm the Plan's purpose of preservation.

While residents appeared to be unified in their desire to preserve the Sugarloaf area, there was some disagreement in how to accomplish that goal. Some who spoke did not understand why the County is proposing to rezone parts of their properties from agricultural to resource conservation. There were concerns that they could no longer use the rezoned land for agricultural purposes. This assumption is not true. We are hopeful that the County can clear up these misunderstandings in order to help affected property owners better understand the necessity of rezoning certain sensitive areas to avoid environmental degradation.

The majority of residents spoke in favor of the Preservation Overlay Zoning District. Those who opposed it mostly seemed concerned about a reduction in their property rights. While we understand these concerns, the Sugarloaf Alliance believes that the extraordinary development pressures that currently exist in southern Frederick County merit extra protection for this small area of land. The Sugarloaf Plan area comprises less than 5% of the area of Frederick County; yet, as we write this letter, there are developers who own agricultural land within this area who are *claiming* a right to rezone and develop. Additionally, on the east side of I-270, there has been and will continue to be tremendous growth—making it more imperative than ever that the County fully protect this treasured landscape.

In the State of Maryland's comments, there are concerns stated regarding the Plan's consistency with the Livable Frederick Master Plan (LFMP). We see the Sugarloaf Plan as wholly consistent with the LFMP. With its preservation focus, the Sugarloaf Plan advances one of the LFMP's primary goals to "ensure that the places, buildings, and environments that exemplify the distinct identity of Frederick County continue to thrive as important elements of our community." Within this broad goal are supporting initiatives that emphasize maintaining our agricultural and historic identity and preserving our natural landscapes.

The State of Maryland also raises concerns about future economic development along the I-270 corridor. As Mr. Goodfellow documented, there is a long history in Frederick County that I-270 is the boundary between development to the east and preservation to the west. All development, heretofore, has been concentrated along I-270 on the east side where the infrastructure exists or will exist in the future to support it. Any development on the west side



# SUGARLOAF ALLIANCE

of I-270 increases the threat to the Sugarloaf Plan area's stated goals of environmental and rural character preservation.

The State of Maryland has no concrete plans to add lane capacity to I-270 nor extend transit from Montgomery County. Without these transportation improvements, any development along the I-270 corridor in Frederick County is severely limited. Currently, LFMP does designate commercial development opportunities in the Urbana Growth Area on the east side of I-270 for any developer who wishes to pursue them, but, due to a lack of commercial interest, one developer has transferred a large east-side commercial tract from employment to residential.

We agree with the State's assessment that the "Sugarloaf area is an important part of the State's tourism and outdoor recreation sectors." As such, it merits protection from development which would not only harm it's fragile environment, but would render it less attractive to visitors.

The Sugarloaf Alliance wishes to thank Planning Commission members for your careful consideration of the many aspects of this complex preservation plan. We look forward to continuing our participation in the process of adopting a Sugarloaf Treasured Landscape Management Plan that will "protect and enhance the Sugarloaf area's natural resources and environmental assets" for all residents and visitors for years to come.

Sincerely,

The Sugarloaf Alliance

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*The Sugarloaf Alliance represents over 400 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:** [Planning Commission](#)  
**To:** [Sue](#)  
**Cc:** [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)  
**Subject:** RE: Sugarloaf Plan Opposition Marketing  
**Date:** Monday, June 13, 2022 10:21:07 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

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

From: Sue <sue.trainor.music@gmail.com>  
Sent: Monday, June 13, 2022 9:44 AM  
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>  
Subject: Sugarloaf Plan Opposition Marketing

[EXTERNAL EMAIL]

In recent days, some (mostly commercial) opponents of the Sugarloaf Plan have mounted a slick marketing effort aimed at undermining Plan support.

Please permit me to underline the obvious point that the treasured landscape does not have deep pockets or marketing specialists to respond in kind.

The only new information added to the conversation in this PR blast is how very determined these folks are to realize what must be very substantial profit by convincing you to reject preservation.

As you have heard, so many of us who actually live here are trusting you to vote for the Sugarloaf Treasured Landscape Management Plan.

Thank you for your consideration,  
Sue Trainor  
Fingerboard Road, Frederick

Sent from my iPhone



**From:** [Planning Commission](#)  
**To:** [Ben Daughtry](#)  
**Cc:** [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)  
**Subject:** RE: Sugarloaf Mountain  
**Date:** Monday, June 13, 2022 2:42:31 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:** Ben Daughtry <bendaughtry@outlook.com>  
**Sent:** Monday, June 13, 2022 2:15 PM  
**To:** Planning Commission <PlanningCommission@FrederickCountyMD.gov>  
**Subject:** Sugarloaf Mountain

**[EXTERNAL EMAIL]**

I support the preservation plan as drafted by Frederick County – Ben P Daughtry 136 Greentree Farm Drive, Dickerson, MD 20842

Sent from [Mail](#) for Windows



**From:** [Planning Commission](#)  
**To:** [Grace Whitman](#)  
**Cc:** [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)  
**Subject:** RE: No carve outs for the Sugarloaf Mtn Plan  
**Date:** Tuesday, June 14, 2022 7:42:44 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

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

From: Grace Whitman <[ontheknoll@gmail.com](mailto:ontheknoll@gmail.com)>  
Sent: Monday, June 13, 2022 8:35 PM  
To: Planning Commission <[PlanningCommission@FrederickCountyMD.gov](mailto:PlanningCommission@FrederickCountyMD.gov)>  
Subject: No carve outs for the Sugarloaf Mtn Plan

[EXTERNAL EMAIL]

To all on the Planning Commission:

As a local resident, I strongly urge you to deny carve outs to your zoning plan in order to preserve Sugarloaf Mountain and the surrounding acreage. Please maintain the integrity of this precious area for future generations' recreation, ecological balance and for local agriculture. Sincerely, Grace Whitman

Sent from my iPhone

**From:** [Planning Commission](#)  
**To:** [KRISTA ABBATICCHIO](#)  
**Cc:** [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)  
**Subject:** RE: No carveouts  
**Date:** Tuesday, June 14, 2022 7:43:07 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

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

From: KRISTA ABBATICCHIO <[abbaticchi@aol.com](mailto:abbaticchi@aol.com)>  
Sent: Monday, June 13, 2022 10:05 PM  
To: Planning Commission <[PlanningCommission@FrederickCountyMD.gov](mailto:PlanningCommission@FrederickCountyMD.gov)>  
Subject: No carveouts

[EXTERNAL EMAIL]

Hello, I would just like to voice my opposition to any carve out areas to the Sugarloaf Treasured Landscape Management plan. If you do it for one, then others want theirs carved out as well. Stronghold should not really need this carve out as the plan already protects their interests as Gordon Strong intended. Please don't start making individual changes to the plan or the whole idea will be diluted and not effective. Thank you, Krista Abbaticchio Neighbor on Thurston Rd.

**From:** [Planning Commission](#)  
**To:** [marsha vonduerckheim](#)  
**Cc:** [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)  
**Subject:** RE: Sugarloaf Mountain  
**Date:** Tuesday, June 14, 2022 11:02:27 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:** marsha vonduerckheim <[vondurckheimmd@hotmail.com](mailto:vondurckheimmd@hotmail.com)>  
**Sent:** Tuesday, June 14, 2022 10:21 AM  
**To:** Planning Commission <[PlanningCommission@FrederickCountyMD.gov](mailto:PlanningCommission@FrederickCountyMD.gov)>  
**Subject:** Sugarloaf Mountain

**[EXTERNAL EMAIL]**

Please - no more carve-outs on the Sugarloaf **Treasured Landscape Management Plan. Preserve Gordon Strong's vision.**

**Marsha Vonduerckheim**  
**Barnesville**

**From:** [Planning Commission](#)  
**To:** [David Reeves](#)  
**Cc:** [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)  
**Subject:** RE: Support Sugarloaf Treasured Landscape Management plan  
**Date:** Tuesday, June 14, 2022 10:17:04 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:** David Reeves <dave2442ree@hotmail.com>  
**Sent:** Tuesday, June 14, 2022 8:53 AM  
**To:** Planning Commission <PlanningCommission@FrederickCountyMD.gov>  
**Subject:** Support Sugarloaf Treasured Landscape Management plan

**[EXTERNAL EMAIL]**

I want to express my strong support for the Sugarloaf Treasured Landscape Management plan.

The proposal zones the entire area for conservation and rural heritage—preserving existing farms, forests, streams, and natural habitat, and preventing development.

I oppose any carve-outs from the plan, including Stonghold's request. The request makes no sense since the Frederick County Planning Commission's proposal—soon to go to the Frederick County Council—is, on multiple levels, consistent with the vision that Gordon Strong set for the mountain in the late 1940s.

Thank you,

Dave Reeves  
9265 Starlight Mews North  
Frederick, Maryland 21704

**From:** [Planning Commission](#)  
**To:** [edkirkpatrick@verizon.net](mailto:edkirkpatrick@verizon.net)  
**Cc:** [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)  
**Subject:** RE: Sugarloaf Treasured Landscape Management Plan  
**Date:** Tuesday, June 14, 2022 11:02:59 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:** edkirkpatrick@verizon.net <edkirkpatrick@verizon.net>  
**Sent:** Tuesday, June 14, 2022 10:49 AM  
**To:** Planning Commission <PlanningCommission@FrederickCountyMD.gov>  
**Subject:** Sugarloaf Treasured Landscape Management Plan

**[EXTERNAL EMAIL]**

I support the Sugarloaf Treasured Landscape Management Plan.

The Sugarloaf Mountain area is and must remain a pristine natural area open to enjoyment by all. The long-range goal of the Stronghold Board of Directors to develop the park into private interests is plain to see and must be thwarted by preserving this lovely open space in perpetuity.

Edward Kirkpatrick  
5600 Haddington Drive  
Adamstown, MD 21710  
301 787-5544

**From:** [Planning Commission](#)  
**To:** [marsha vonduerckheim](#)  
**Cc:** [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)  
**Subject:** RE: Sugarloaf Mountain  
**Date:** Tuesday, June 14, 2022 11:02:27 AM

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Frederick, Maryland 21701  
301-600-1138

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**From:** marsha vonduerckheim <[vondurckheimmd@hotmail.com](mailto:vondurckheimmd@hotmail.com)>  
**Sent:** Tuesday, June 14, 2022 10:21 AM  
**To:** Planning Commission <[PlanningCommission@FrederickCountyMD.gov](mailto:PlanningCommission@FrederickCountyMD.gov)>  
**Subject:** Sugarloaf Mountain

**[EXTERNAL EMAIL]**

Please - no more carve-outs on the Sugarloaf **Treasured Landscape Management Plan. Preserve Gordon Strong's vision.**

**Marsha Vonduerckheim**  
**Barnesville**