

# Draft Sugarloaf Treasured Landscape Management Plan



Planning Commission Workshop #10

June 15, 2022

**SUGARLOAF**

- **May 18, 2022 public hearing**
- **Jurisdiction/Agency comments received:**
  - Maryland Department of Planning
  - Maryland Historical Trust
  - Maryland Department of Commerce
  - Montgomery County
  - Carroll County
  - Town of Barnesville
- **RC, R-1 Zoning Changes**
- **Treasured Landscape-Sugarloaf plan designation**
- **LFMP Consistency**
- **Rural Heritage Overlay Zone**

**APPLICATION OF ZONING DISTRICTS**

**§ 1-19-5.210. RESOURCE CONSERVATION ZONING DISTRICT (RC).**

The purpose of the Resource Conservation Zoning District is to allow low intensity uses and activities which are compatible with the goal of resource conservation to be located within mountain and rural wooded areas. Areas within this district include mountain areas, rural woodlands, and cultural, scenic, and recreation resource areas. Environmentally sensitive areas within the resource conservation zone, including FEMA floodplain, steep slopes, wetlands and the habitats of threatened and endangered species, will be protected from development.

**§ 1-19-5.220. AGRICULTURAL ZONING DISTRICT (A).**

The purpose of the Agricultural District (A) is to preserve productive agricultural land and the character and quality of the rural environment and to prevent urbanization where roads and other public facilities are scaled to meet only rural needs.

**§ 1-19-5.230. RESIDENTIAL ZONING DISTRICTS.**

(A) (1) The purpose of the residential density districts is to promote healthful and convenient distribution of population with sufficient densities to maintain a high standard of physical design and community service. Residential density districts will conform to the County Comprehensive Plan and will be located within areas identified for residential development. The districts, as a group, are intended to provide for a variety of dwelling types and densities and to offer housing choices at various economic levels. It is further the intent to establish various densities of residential developments in order to efficiently and effectively provide for necessary public services and facilities.

**APPLICATION OF ZONING DISTRICTS**

**§ 1-19-5.240. COMMERCIAL ZONING DISTRICTS.**

- (A) The purpose of commercial districts is to provide sufficient and convenient locations throughout the county for commercial uses, serving the needs of local areas, the larger community, and regional users.
- (B) The **Village Center District (VC)** is intended to reinforce and enhance the historically mixed-use areas within rural communities and designated growth areas. The district provides for the location of a variety of limited commercial uses and a range of housing types while maintaining the compatibility of new development with existing development through design standards. A mix of uses is encouraged in the village center either within a single structure or as separate uses located throughout the district.
- (C) The **General Commercial District (GC)** is intended to provide general retail commercial and business services. The general commercial district will be located on roads with a minimum classification of collectors as designated by the County Comprehensive Plan.
- (D) The Mixed Use District (MX) is intended to provide for a mixture of residential, commercial, and employment uses served by publicly owned community water and sewer within growth areas for the purpose of redevelopment and in-fill where identified by a County Comprehensive Plan land use designation of Mixed Use.



**APPLICATION OF ZONING DISTRICTS**

**1-19-7.200. RESOURCE CONSERVATION DISTRICT.**

The following provisions shall apply to the Resource Conservation (RC) District.

(A) *Lot area determination for residential uses.*

(1) On parcels, legal lots of record as of the effective date of Ord. 08-19-495, at least 10 acres in size, but less than 20 acres in size, one (1) residential lot and a remainder may be created by subdivision. These lots shall have a minimum lot size of 5 acres after subdivision of the lot, no further development rights shall exist on the lot or the remainder, and a note shall be placed on the record plat to this effect.

(B) *Sensitive area protection.*

(1) Areas with slopes of 25% grade and greater shall not be developed. Buildings and structures and parking areas shall not be located on slopes of 25% grade and greater.

(2) Floodplains and wetlands shall be protected in accordance with the standards and requirements set forth in § [1-19-9.100](#) through § [1-19-9.130](#), Floodplain District regulations.

(3) Habitats of threatened and endangered species, as identified by the Maryland Department of Natural Resources, shall be protected from development or disturbance. All subdivision and site development plans involving an area identified as a habitat site shall be referred by the county to the Maryland Natural Heritage Program for comment. On sites where a habitat is identified, a mitigation plan will be required to show that adverse impacts on habitat sites are minimized.

**APPLICATION OF ZONING DISTRICTS**

**1-19-7.200. RESOURCE CONSERVATION DISTRICT.**

C) *Tree cutting and forestry activities.*

(1) Forest cutting or clearing activities in connection with land development shall be minimized. All activities to which the forest resource ordinance apply shall be subject to the regulations and requirements set forth in that ordinance. In addition to the forest resource ordinance requirements, no more than 40,000 square feet shall be cleared for each home site. For all permitted nonresidential uses, site development plan approval shall require that site clearing is minimized.

(2) Commercial logging and timber harvesting operations for which 5,000 square feet of soil is disturbed shall be subject to all state and local requirements, such as the following:

- (a) Review and approval of a timber harvest plan by the Frederick County Forest Conservancy District Board;
- (b) Approval of an erosion and sediment control plan by the soil conservation district.
- (c) Approval of a grading permit by the Frederick County Division of Public Works.
- (d) Where applicable, approval of a stream crossing permit by water resources administration.
- (e) All applicable local, state and federal regulations concerning commercial logging and timber harvesting.

(D) *Streets.* New subdivision streets will not be permitted to be established in the resource conservation district.

(E) *Driveways.* Approval of a grading permit by the Frederick County Division of Public Works shall be required for all driveways prior to site development to ensure that sediment and erosion control and stormwater management comply with soil conservation service standards.

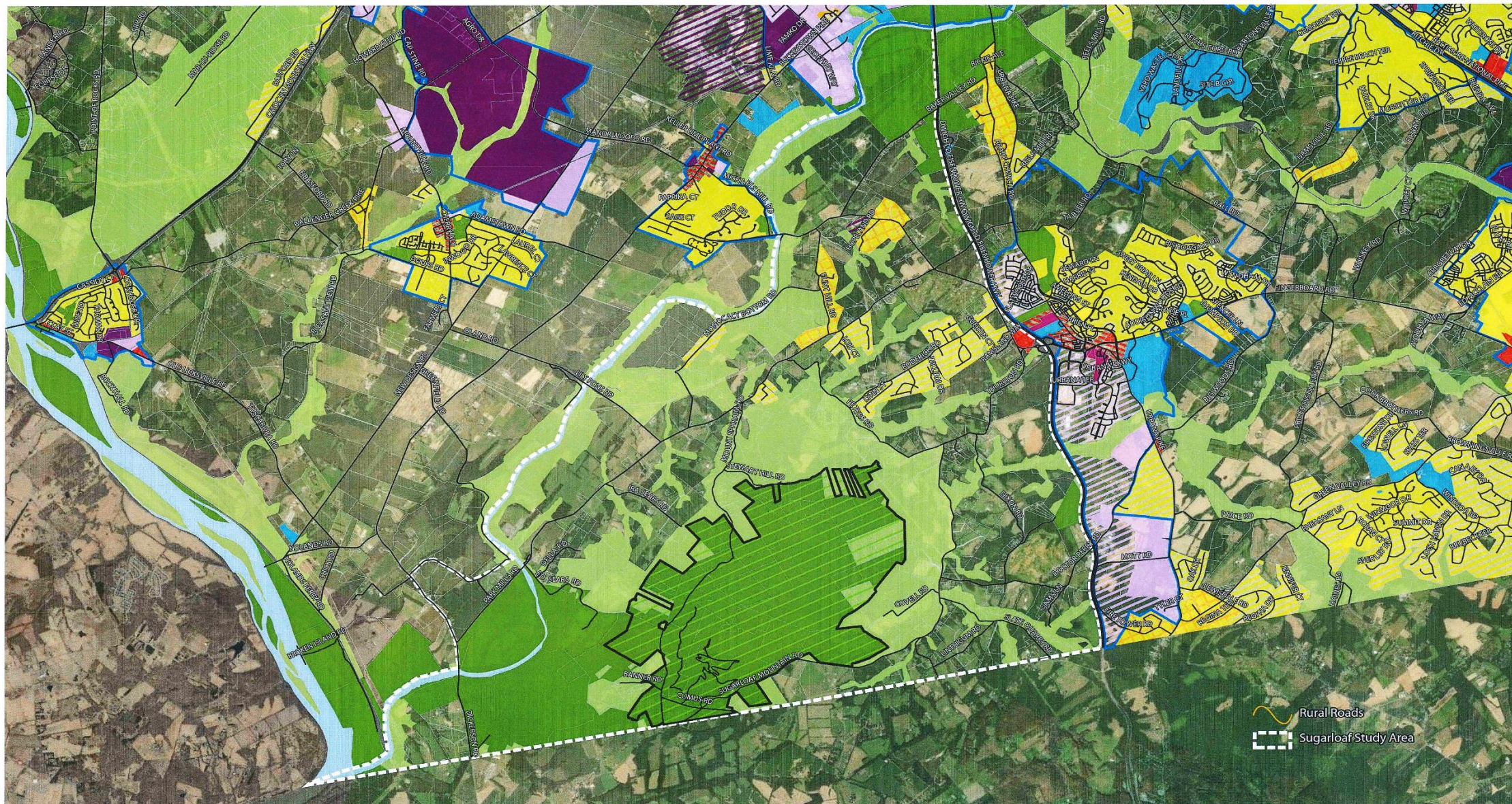
**APPLICATION OF ZONING DISTRICTS**

**§ 1-19-5.310. USE TABLE.**

	<i>Zoning Districts</i>													
<i>Uses</i>	<i>RC</i>	<i>A</i>	<i>R1</i>	<i>R3</i>	<i>R5</i>	<i>R8</i>	<i>R12</i>	<i>R16</i>	<i>VC</i>	<i>MX</i>	<i>GC</i>	<i>ORI</i>	<i>LI</i>	<i>GI</i>
<i>Natural Resources Uses</i>														
<b>Agricultural activities</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>

**AGRICULTURAL ACTIVITY.** Land used exclusively as a bona fide agricultural operation by the owner or tenant. The use of land for agricultural purposes includes farming, viticulture (grape production), fish culture, animal and poultry husbandry, and equine activities. Necessary accessory uses such as packing, treating, or storing of produce, composting and power generation from farm animal waste are allowed provided that the operation of the accessory use is clearly incidental to the agricultural activity. The business of intensive swine feeding operations, garbage feeding of hogs, fur farms or the raising of animals for use in medical or other tests or experiments, commercial slaughtering of livestock, poultry, fish or meat processing is excluded from this definition.

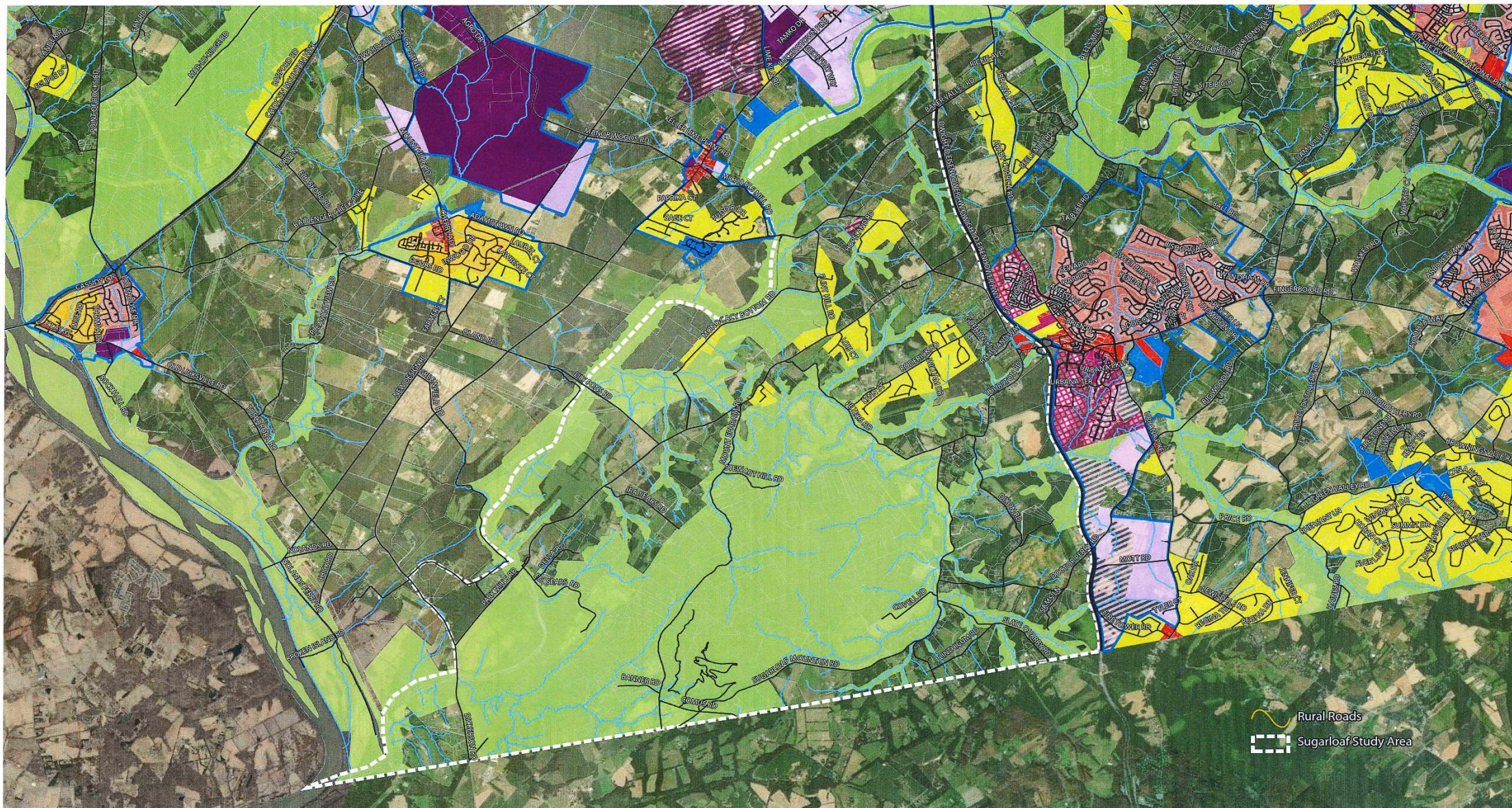




## Planning Commission Recommended Land Use Plan Designations as of March 2, 2022

Agricultural / Rural	Rural Residential	Village Center	General Industrial	Institutional	Treasured Landscape - Sugarloaf
Natural Resource	Low Density Residential	General Commercial	Mixed Use	Municipal Comment Area	Community Growth Area
Public Parkland / Open Space	Medium Density Residential	Limited Industrial	Mixed Use Development	Water	
Rural Community	High Density Residential	Office / Research / Industrial	Mineral Mining	Right of Way	







**APPLICATION OF RESOURCE CONSERVATION ZONING DISTRICT**

**Parcel:  
132 acres**

**Proposed RC zoning:  
52 acres**

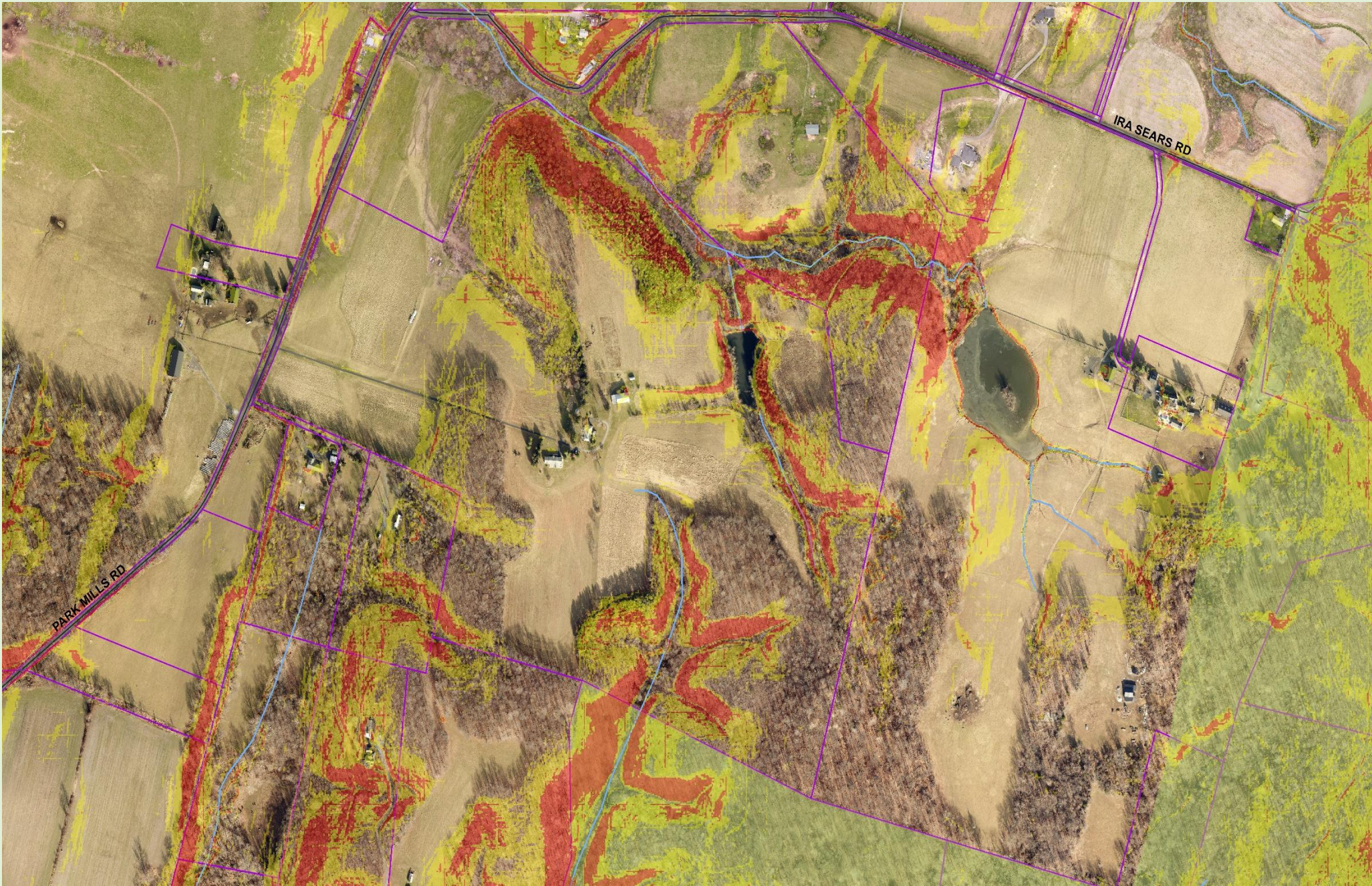




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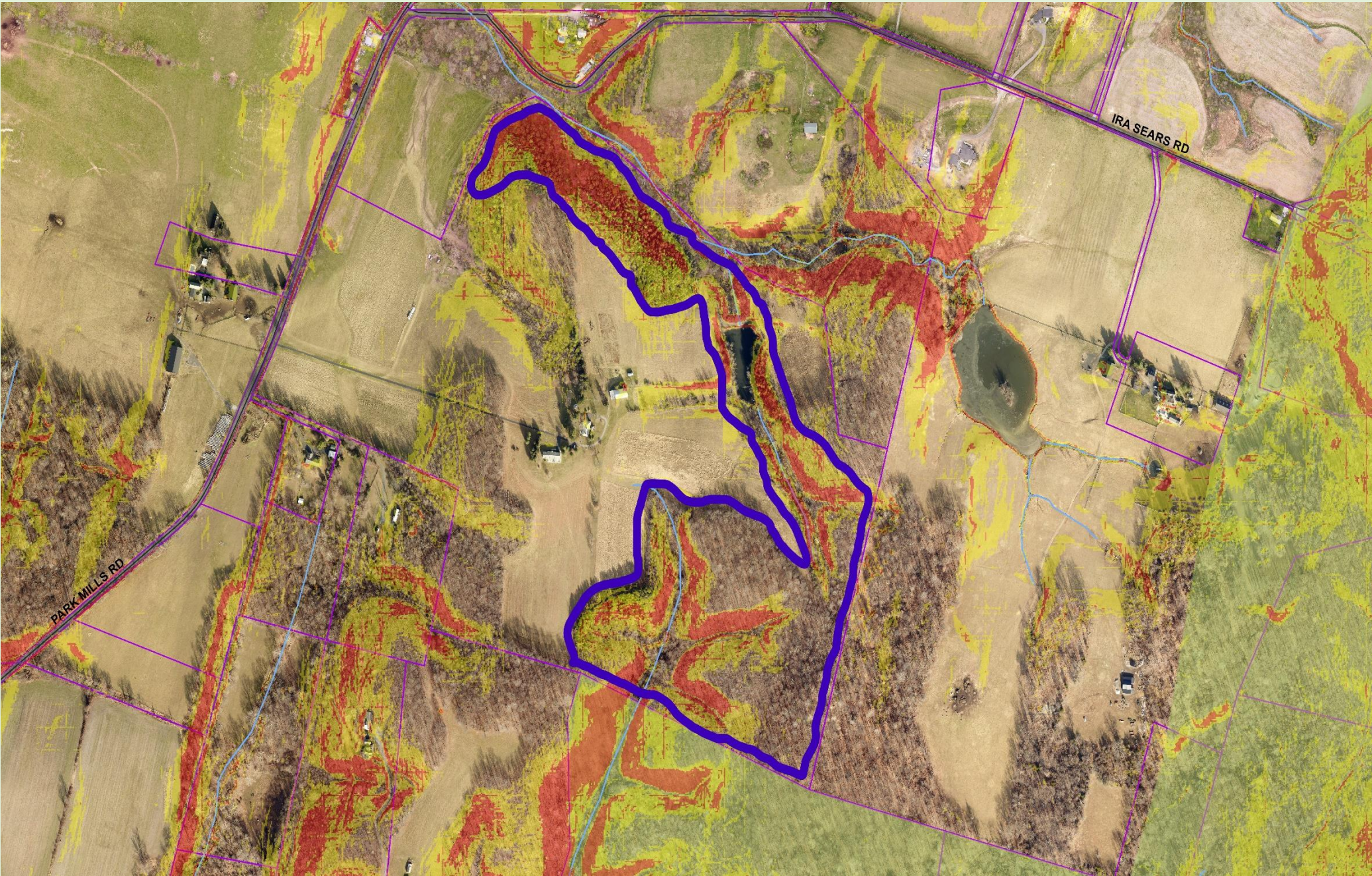




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# APPLICATION OF RESOURCE CONSERVATION ZONING DISTRICT

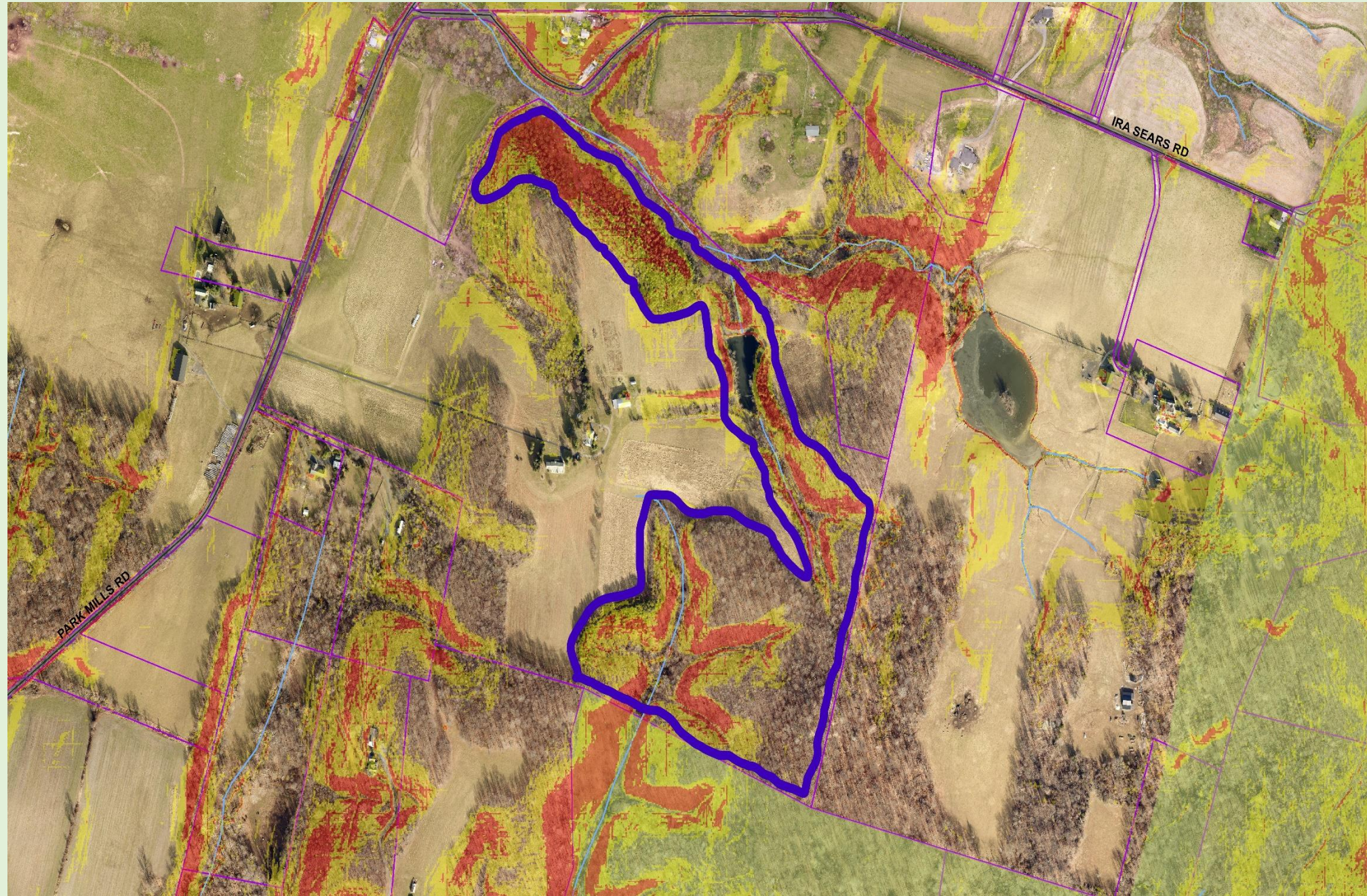
**Parcel:**  
**132 acres**

**Proposed RC zoning:**  
**52 acres**

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**RC zoning strategically  
applied to:**

- **Steep, forested slopes**
- **Wooded stream valleys, wetlands, FEMA floodplain**
- **Some contiguous woodlands adj. to existing RC zoning**
- **RC application will not facilitate additional subdivision in the planning area**





APPLICATION OF R-1 RESIDENTIAL ZONING DISTRICT



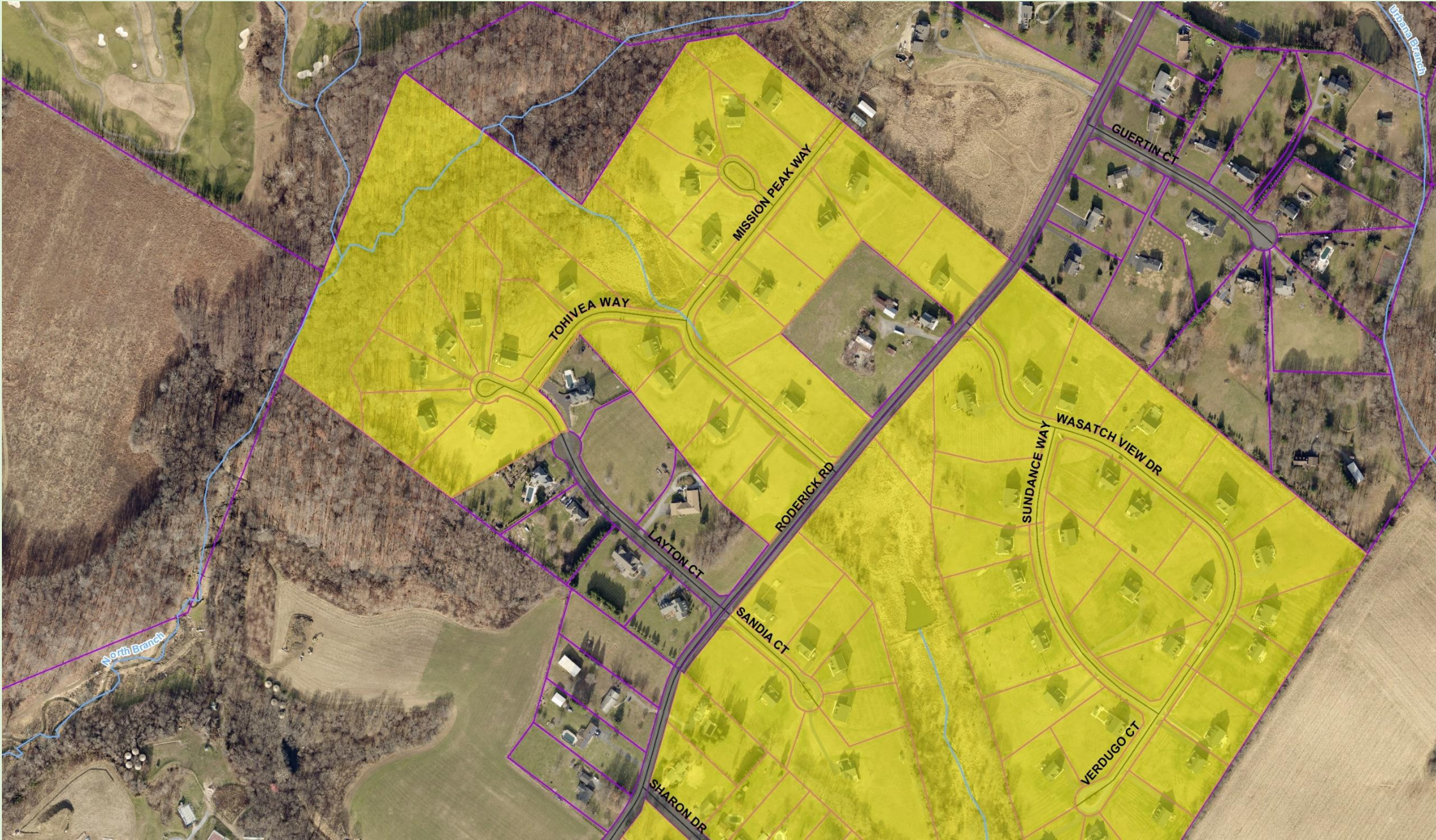


APPLICATION OF R-1 RESIDENTIAL ZONING DISTRICT



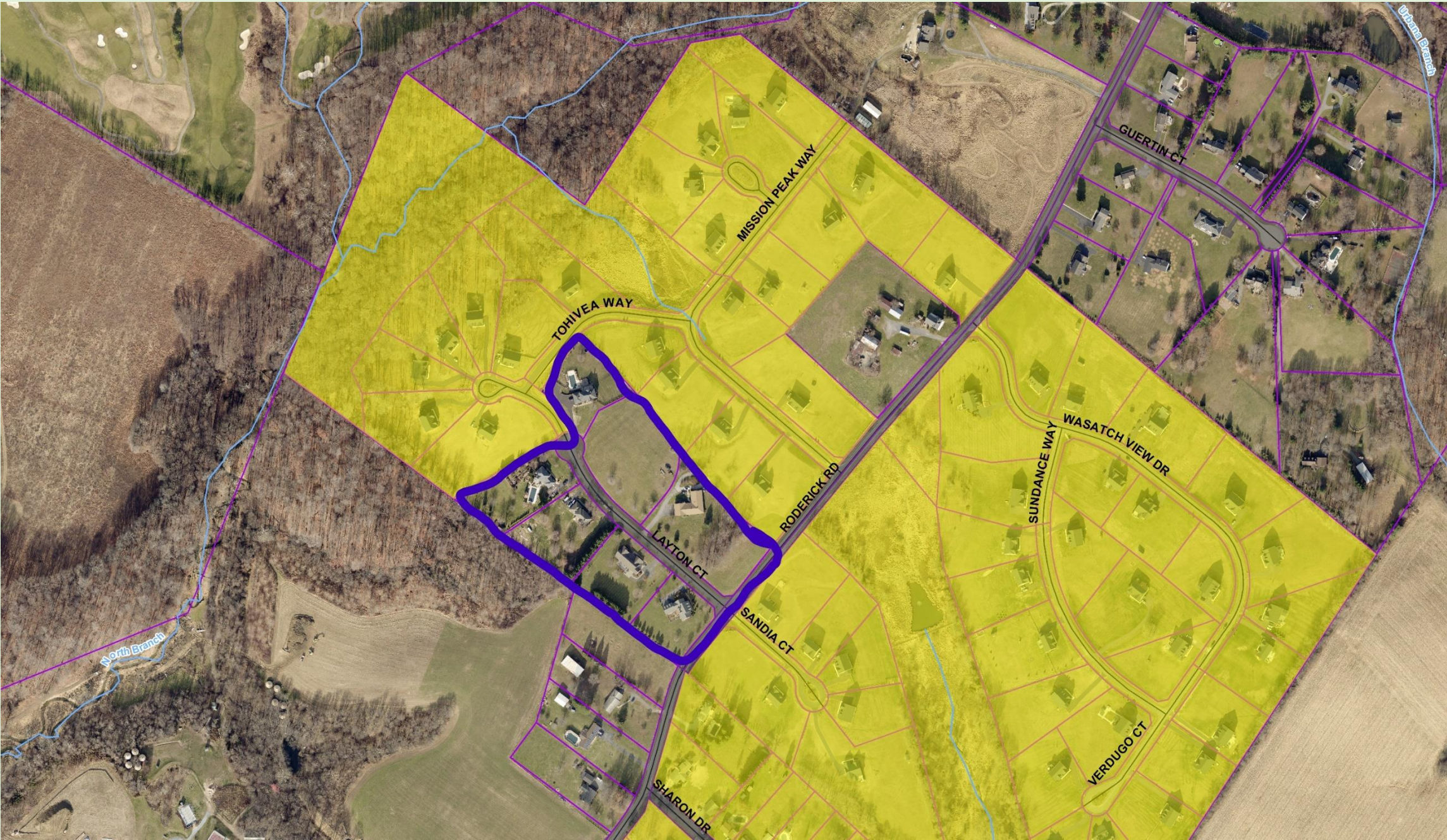


APPLICATION OF R-1 RESIDENTIAL ZONING DISTRICT





APPLICATION OF R-1 RESIDENTIAL ZONING DISTRICT





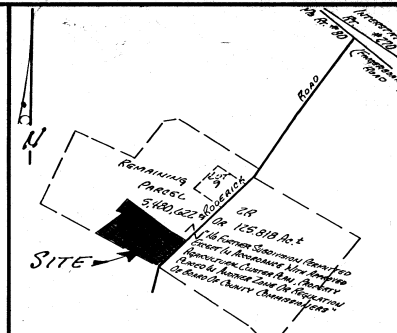
COORDINATES		CURVE DATA	
Sta	Curve	PC	Pt
371	11882.335	5271.730	287.371
370	11821.090	5762.530	371.373
369	10229.597	6078.070	373.150
368	10781.182	6266.855	380.385
367	10812.567	5782.687	385.378
366	10356.972	6341.091	376.372
365	10703.342	5137.349	377.445
364	11129.313	5977.764	355.110
363	11145.556	5515.543	355.110
362	11281.405	5433.186	355.110

# AREA SUMMARY

Total Area Of Lots 511512 ± ON 11743 Ac.  
 Total Area Of Dedication 45050 ± ON 1.034 Ac.  
 Total Area Of Plat 556,562 ± ON 12.777 Ac.  
 N° Of Lots 2

The Owners Have Shown To And  
 Subscribed Before Me This 16th Day  
 Of December, 1988

*Granda J. Stup*  
 Notary Public  
 My Commission Expires July 1, 1990



## VICINITY MAP

Scale: 1" = 1200' T.M. No. No. Parcel 69

## SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY SOUTHERN FARMERS AND MECHANICS BANK TO JACOB R. RAMSBURG, JR., MARTHA ANN POPOVIC, AND MARY ALICE GROVE, BY DEED DATED MAY 11, 1973, RECORDED AMONG THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND IN LIDER 913 AT FOLIO 311 ON MAY 30, 1973, AND THAT THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY BOOK, TITLE 3, SUBTITLE 1, SECTION 3-109, 1974 EDITION AND THE REQUIREMENTS OF THE FREDERICK COUNTY CODE, SECTION 1-16-109, 1979 EDITION, AND AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH.

12-10-88 *Richard Lee Stup*  
 DATE: *Richard Lee Stup*  
 PROPERTY SURVEYOR, No. Reg. N° 120  
 FOR HARRIS SMARIGA & ASSOCIATES, INC. No. Reg. N° 24

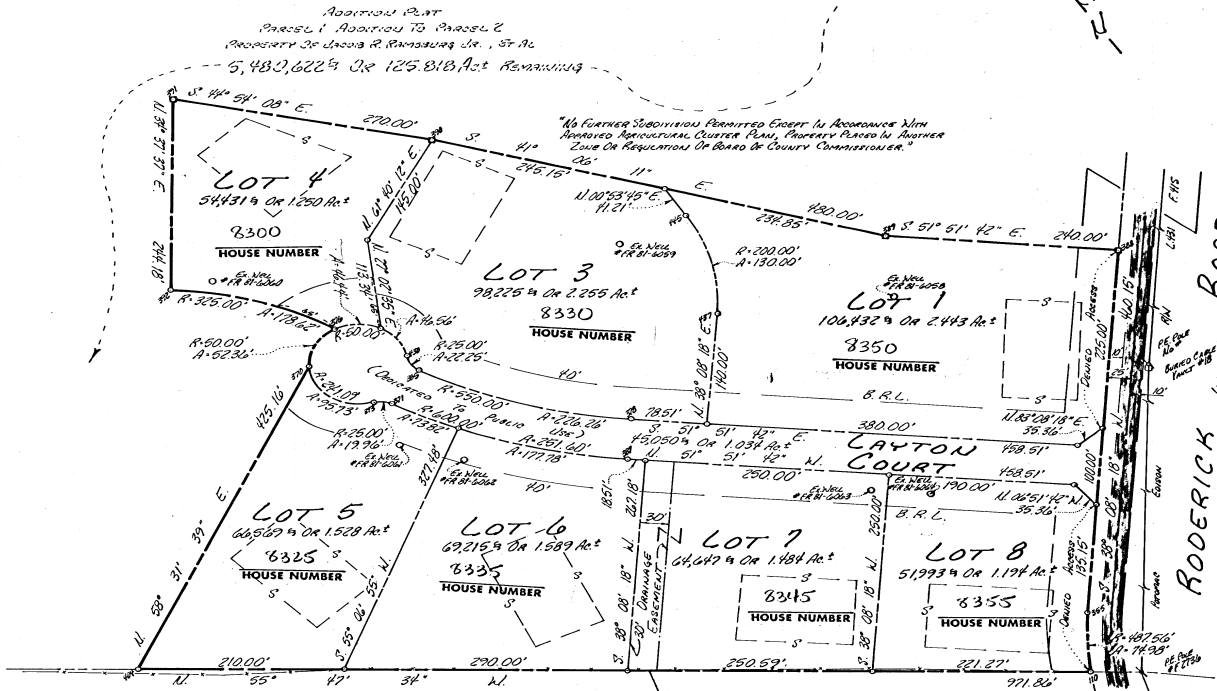
## OWNERS' CERTIFICATION & DEDICATION

WE, JACOB R. RAMSBURG, JR., MARTHA ANN POPOVIC, AND MARY ALICE GROVE, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, CONSENT TO AND ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE PLANNING COMMISSION ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREETS, WALKWAYS, AND OTHER EASEMENTS, TO PUBLIC USE, UNLESS OTHERWISE NOTED ON THIS PLAT.

12-16-88 *Jacob R. Ramsburg, Jr.*  
 DATE: *Jacob R. Ramsburg, Jr.*, Owner  
 12-16-88 *Martha Ann Popovic*  
 DATE: *Martha Ann Popovic*, Owner  
 12-16-88 *Mary Alice Grove*  
 DATE: *Mary Alice Grove*, Owner

## FARMERS & MECHANICS NATIONAL BANK

12-16-88 *ECO Plant*  
 DATE: *ECO Plant*



QUESTIONS & IMPROVEMENTS  
 APPROVED 11-1-89  
*Granda E. Develber*  
 1-1-89

## NOTES:

- 6 Ft. Drainage And Utility Easement Is Reserved Along All Lot Lines.
- These Lots Are Part Of An Approved Agricultural Cluster Plan.
- There Are No Wells On These Lots Within 100' Of Proposed Lot Lines Overlying Shown.
- The Frederick County Health Department Reserves The Right To Require That Water Wells On These Lots Be Constructed In Accordance With Regulations Of The Health Department Which May Be Adopted From Time To Time.
- These Lots Are Part Of A Subdivision Of A Larger Tract Which Is Being Subdivided Into Lots For Residential Use.
- No Building, Easements, Rights Or Other Interests Are Shown On These Lots.
- The Removal Of The Subdivision Does Not Constitute An Acquisition Of Public Use.
- No Temporary Construction Easement Is Reserved Along The Lot Frontages On Lot Lines And A 25' Temporary Construction Easement Is Reserved Along The Lot Frontages On Roderick Road For The Construction Of Public Improvements.

## SYMBOLS:

- 7-Bar Set
- Circle, 1/4" Dia. Set
- To Be Set In Accordance With Sec. 1-16-108 Frederick County Code.
- Stippled Reserve

## MINIMUM BUILDING RESTRICTION LINES: (B.R.L.)

FRONT: 40'  
 REAR: 30'  
 SIDE: 10'

## DATE REVISIONS

10/21/88 Add Existing Wells  
 11/27/88 Per F.C.P.C. Staff Comments



FINAL PLAT  
 LOTS 1 & 3-8, SECTION 1  
**RAMSBURG DIVISION**  
 AGRICULTURAL CLUSTER SUBDIVISION  
 SITUATED ON RODERICK ROAD  
 URBAN ELECTION DISTRICT N°2  
 FREDERICK COUNTY, MARYLAND  
 SCALE: 1" = 100' JULY, 1988

**Harris, Smariga & Associates, Inc.**  
 Planners/Engineers/Surveyors  
 The Patrick Center/30 West Patrick Street, Suite 300/Fredrick, MD 21701  
 (301) 662-4488, Montgomery County (301) 831-0448





# APPLICATION OF TREASURED LANDSCAPE—SUGARLOAF DESIGNATION

## Treasured Landscape- Sugarloaf

Land Use Plan designation  
applied only to lands owned  
by Stronghold, Inc.

The *Treasured Landscape*  
designation can be  
applied to other areas as  
specified in the LFMP.





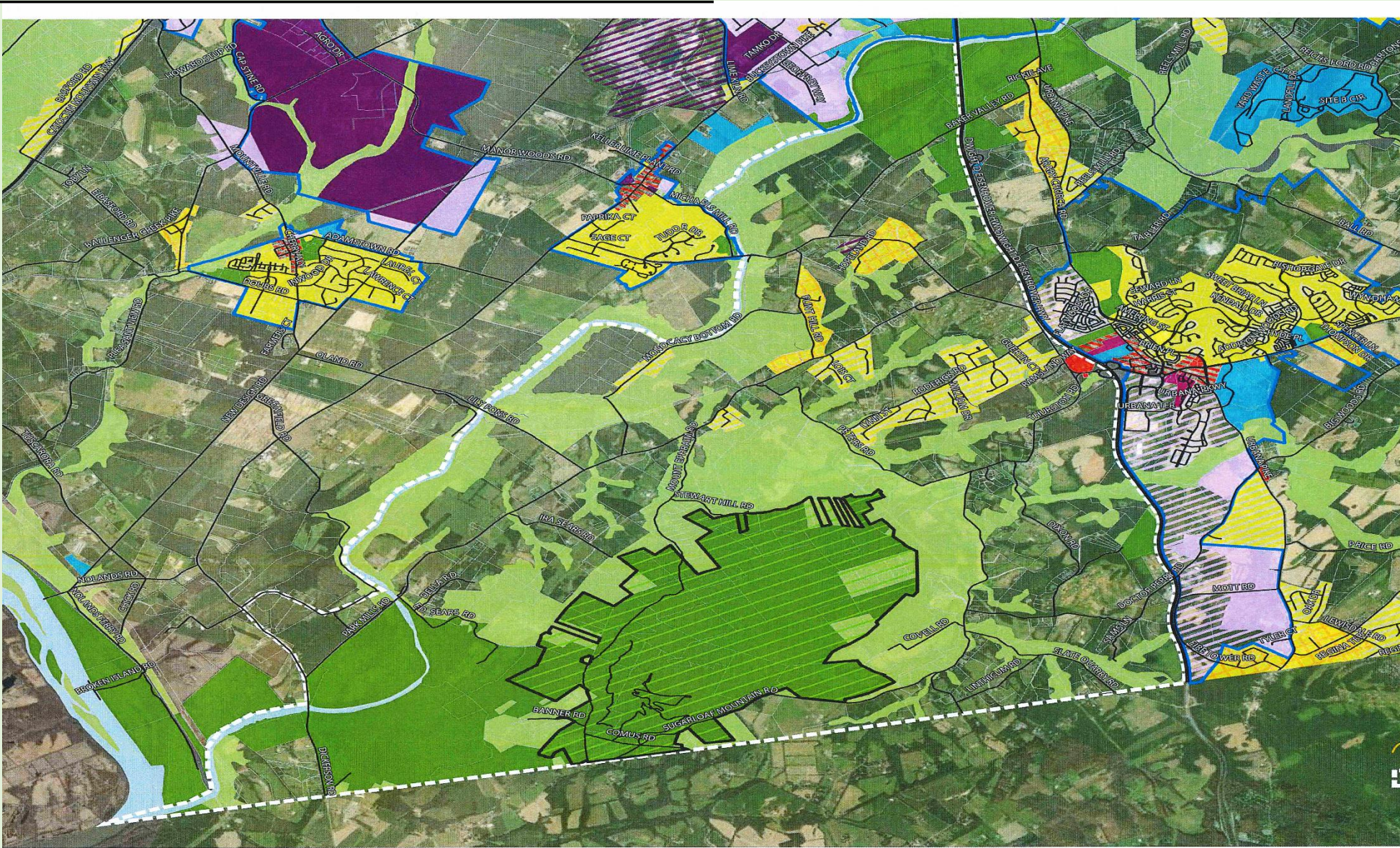
# APPLICATION OF TREASURED LANDSCAPE—SUGARLOAF DESIGNATION

## Treasured Landscape- Sugarloaf

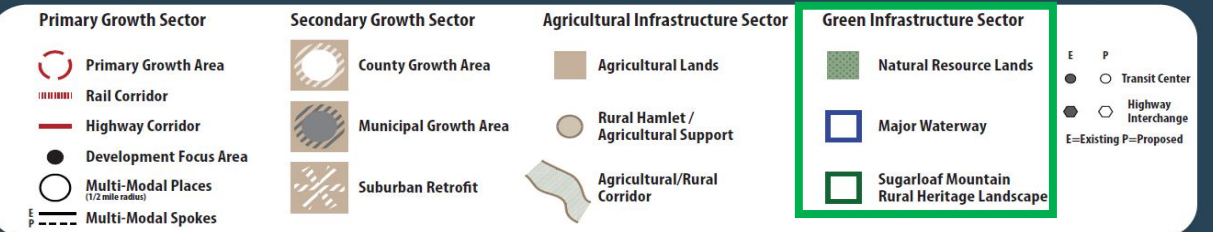
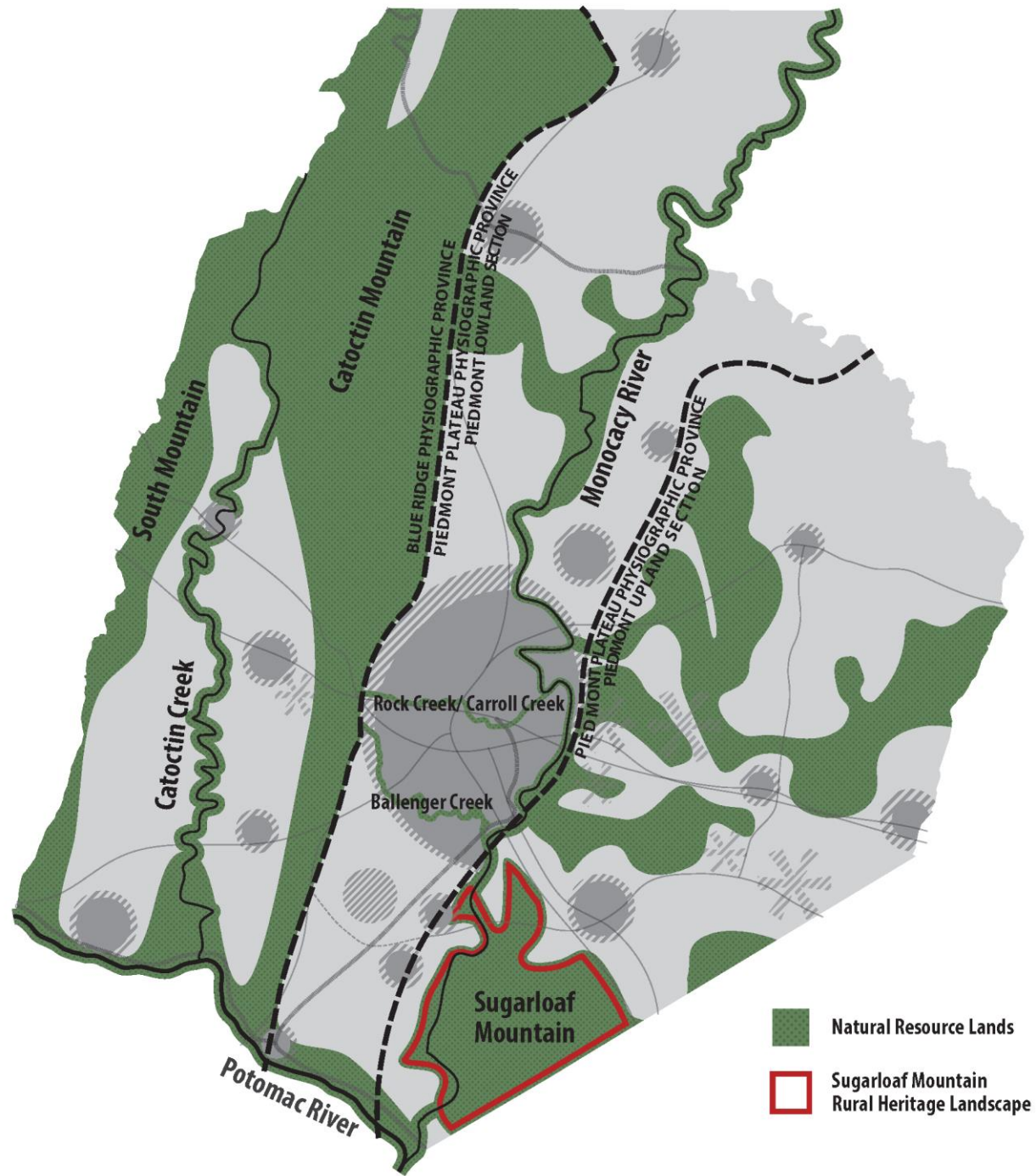
Currently, there is no conservation easement on the Stronghold, Inc. lands.

Initiative 3E, pg. 42:

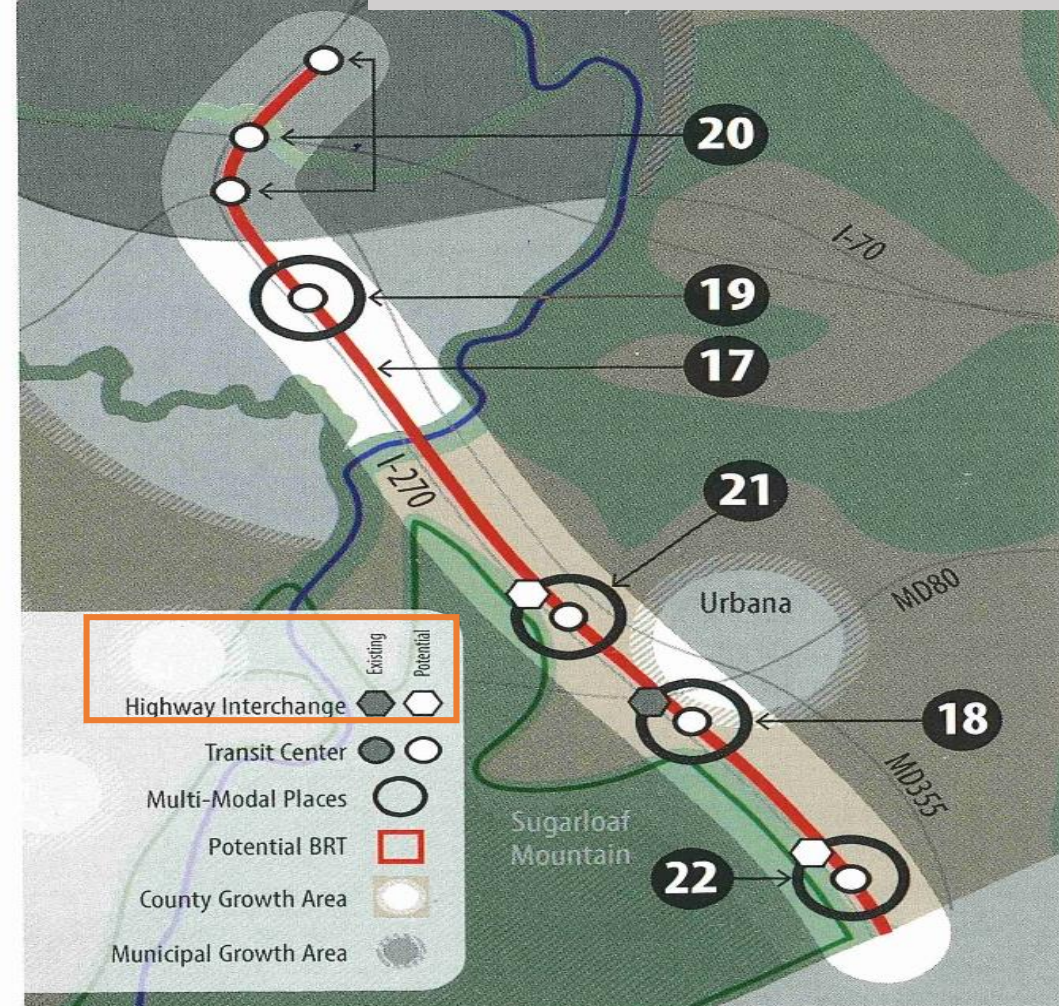
*Support the preservation of Stronghold, Inc.'s 3,000 acres through a conservation easement device to ensure permanence and protection of all its resources—cultural, environmental, historic—with no reduction in size, integrity, or ecological function.*











### 17) Potential Future Mass Transit Corridor

Current: MTA Commuter Bus along I-270 with stops at Urbana park-and-ride lot

Planned: Enhanced Commuter Bus/Express Bus in future I-270  
High Occupancy Toll Lanes (HOT)  
(Option Lanes Maryland or 'Op Lanes Maryland')

➤ Long-range State concept: Bus Rapid Transit (BRT)

### Highway Interchanges

Existing: MD 80/Urbana

Potential: Park Mills Road  
Dr. Perry/Mott Road

➤ Interchange design may be part of Phase I North for Op. Lanes Maryland

### 17) Potential Future Mass Transit Corridor

18) Urbana Multi-modal Development Surrounding Potential New Transit Station

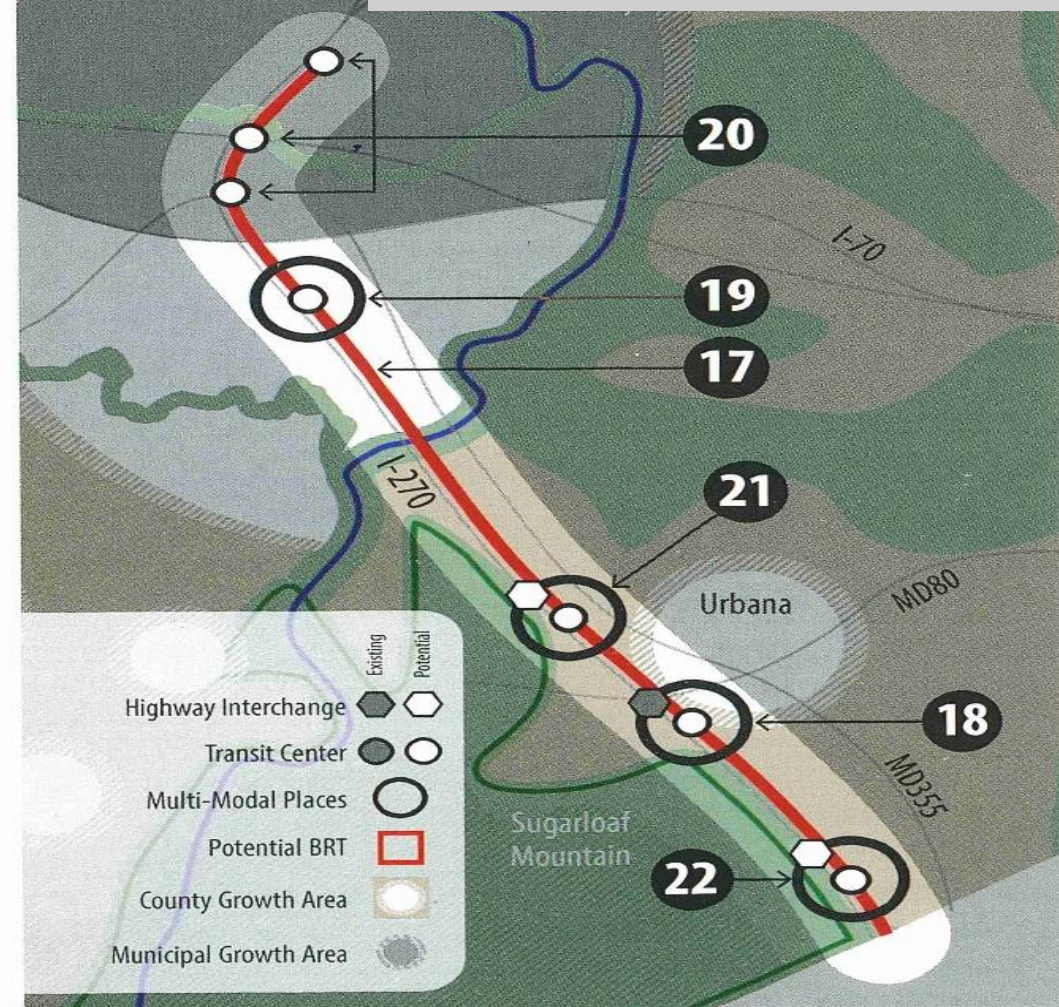
19) Potential Multi-Modal Development at Future Mass Transit Station

20) Potential Future Mass Transit Stations

21) Potential Multi-Modal Development at Future Mass Transit Station

22) Potential Multi-Modal Development at Future Mass Transit Station





## 21, 22) Potential Multi-Modal Dev. at Future Mass Transit Station

- Long-range, future concept
- Conditional implementation--- H.O.T. lanes, Interchanges, BRT & Stations, Comprehensive Planning

## 18) Urbana Multi-Modal Development Surrounding Potential New Transit Station

- Shorter-term
- Existing interchange and land (park-and-ride lot)
- Conditional implementation--- H.O.T. lanes, BRT & Station, Comprehensive Planning

17) Potential Future Mass Transit Corridor

18) Urbana Multi-modal Development Surrounding Potential New Transit Station

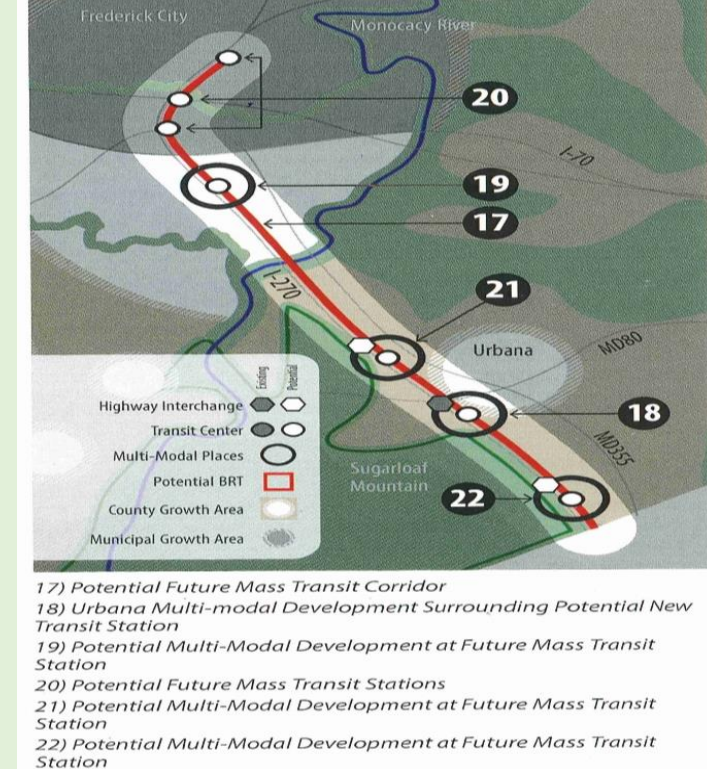
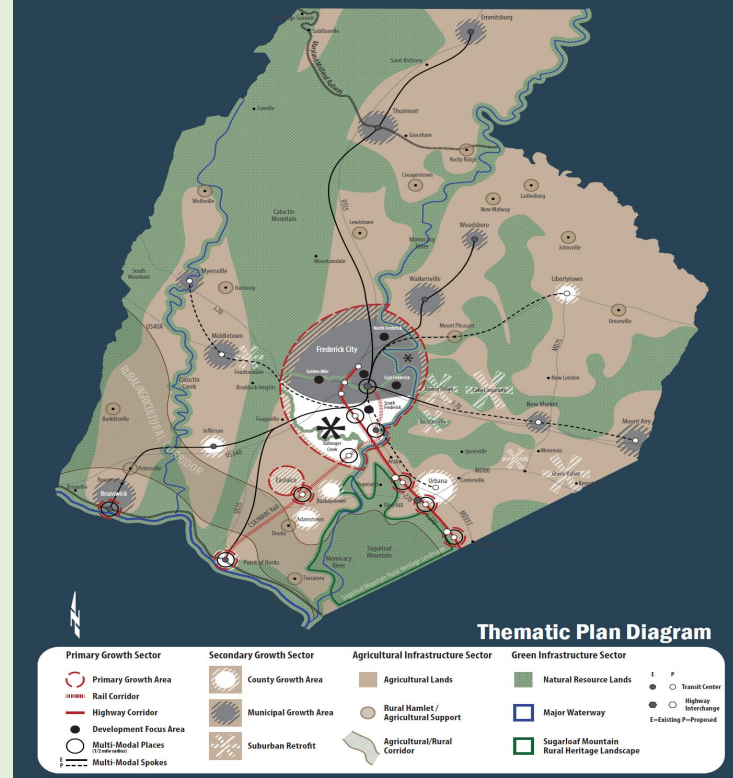
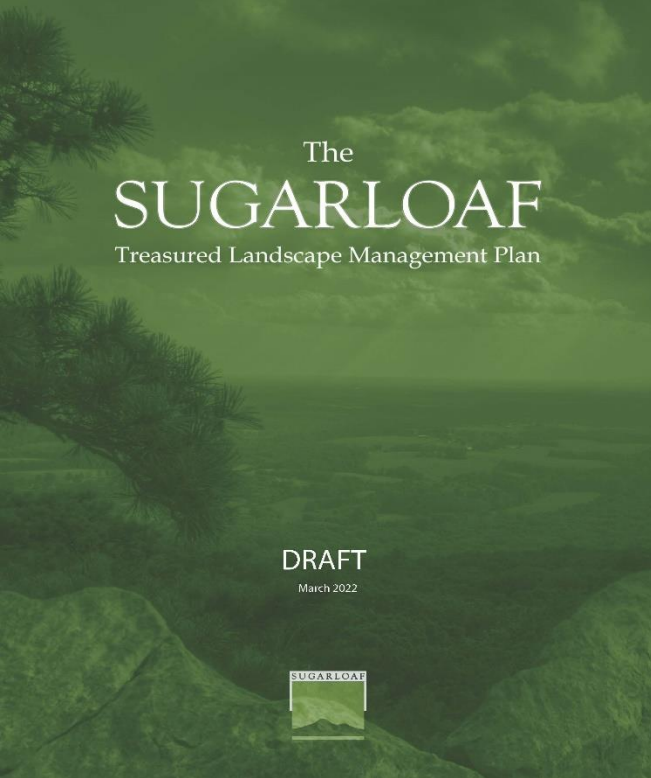
19) Potential Multi-Modal Development at Future Mass Transit Station

20) Potential Future Mass Transit Stations

21) Potential Multi-Modal Development at Future Mass Transit Station

22) Potential Multi-Modal Development at Future Mass Transit Station





## Sugarloaf Treasured Landscape Management Plan

- Conservation-focus
- Rural Heritage Overlay Zone
- Consistent with LFMP
  - Green Infrastructure Sector
  - Treasured Landscape

## LFMP Interstate Corridor

- Conceptual Vision & Long-term View
- Potential Development Scenarios
  - linked to provision of significant infrastructure and facilities
- Implementation dependent upon:
  - Infrastructure funding (design/construction)
  - Sequence and timing of infrastructure
  - Inter-governmental coordination
  - Future local planning initiatives, e.g., Urbana Plan, 270 Plan, Limited Sugarloaf Plan amendment



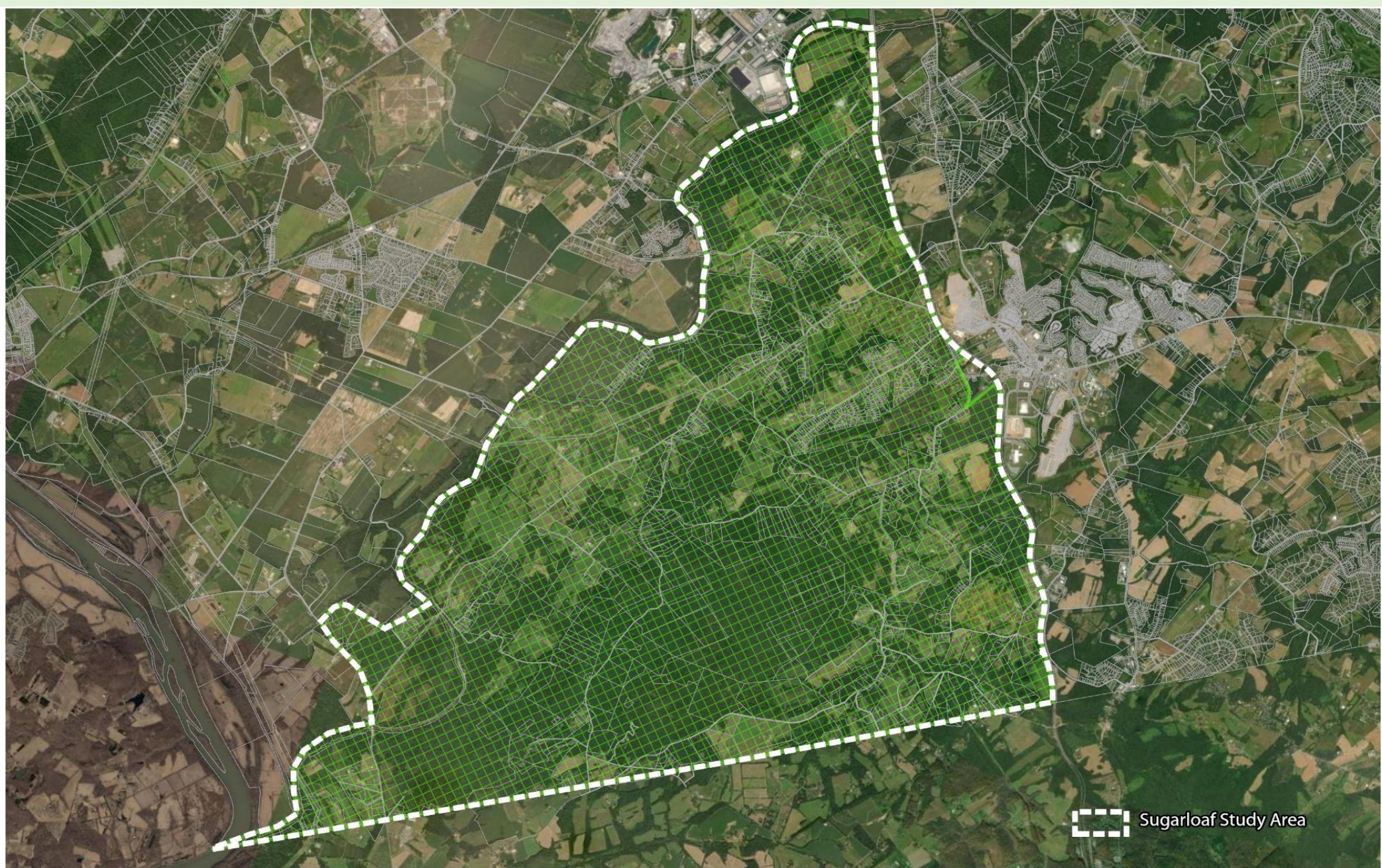


## Sugarloaf Rural Heritage Overlay District

 Rural Heritage Overlay District







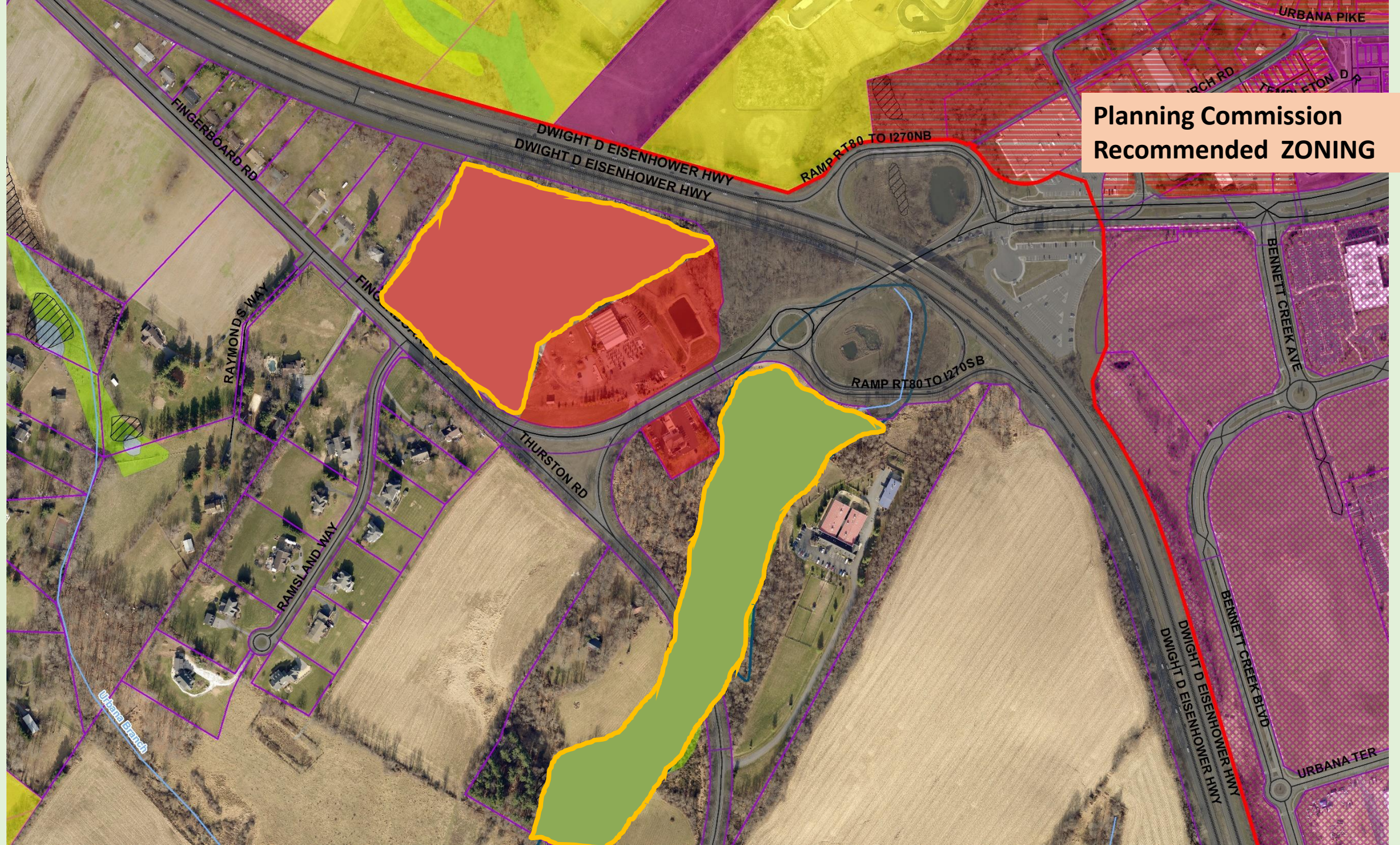
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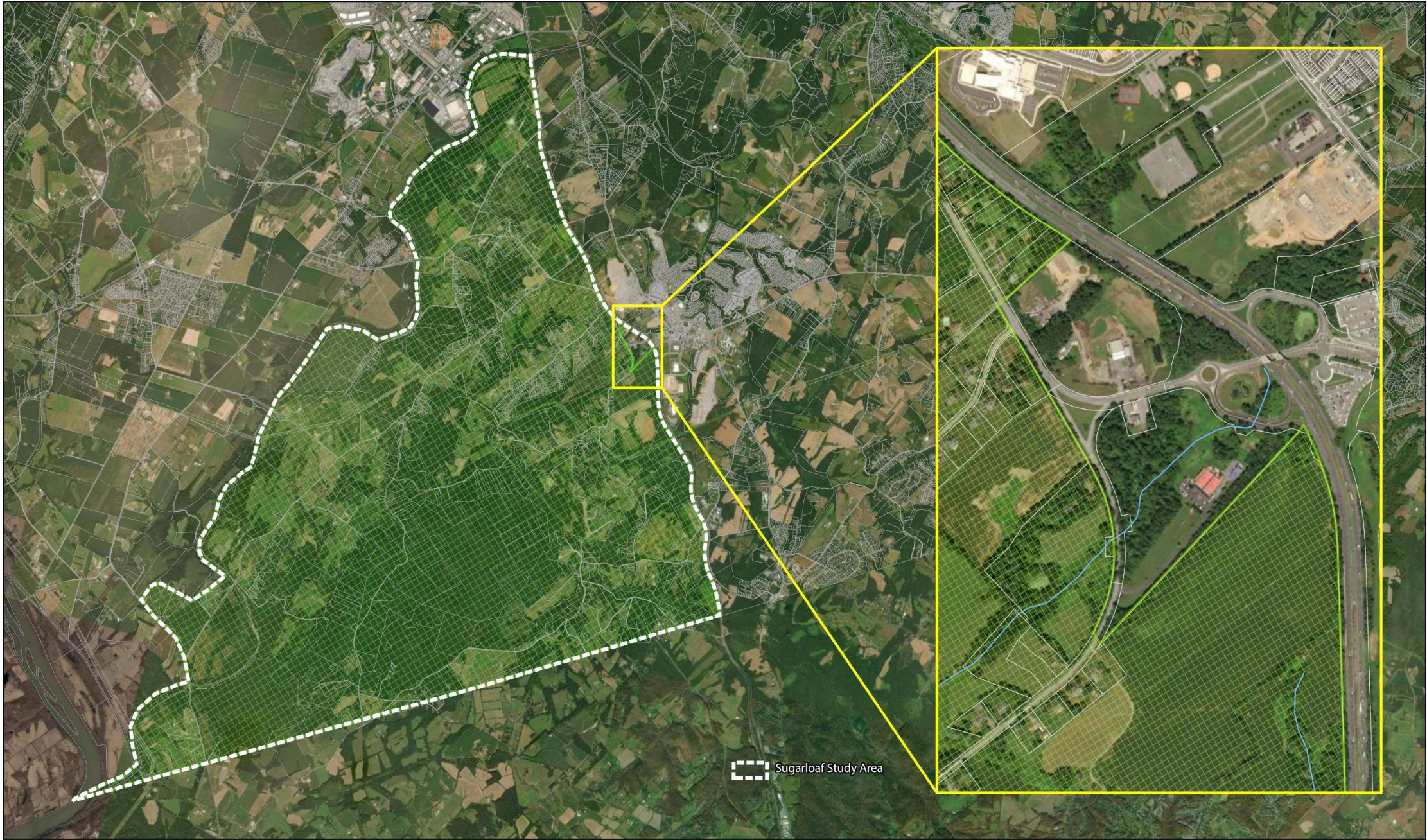




**Planning Commission  
Recommended ZONING**





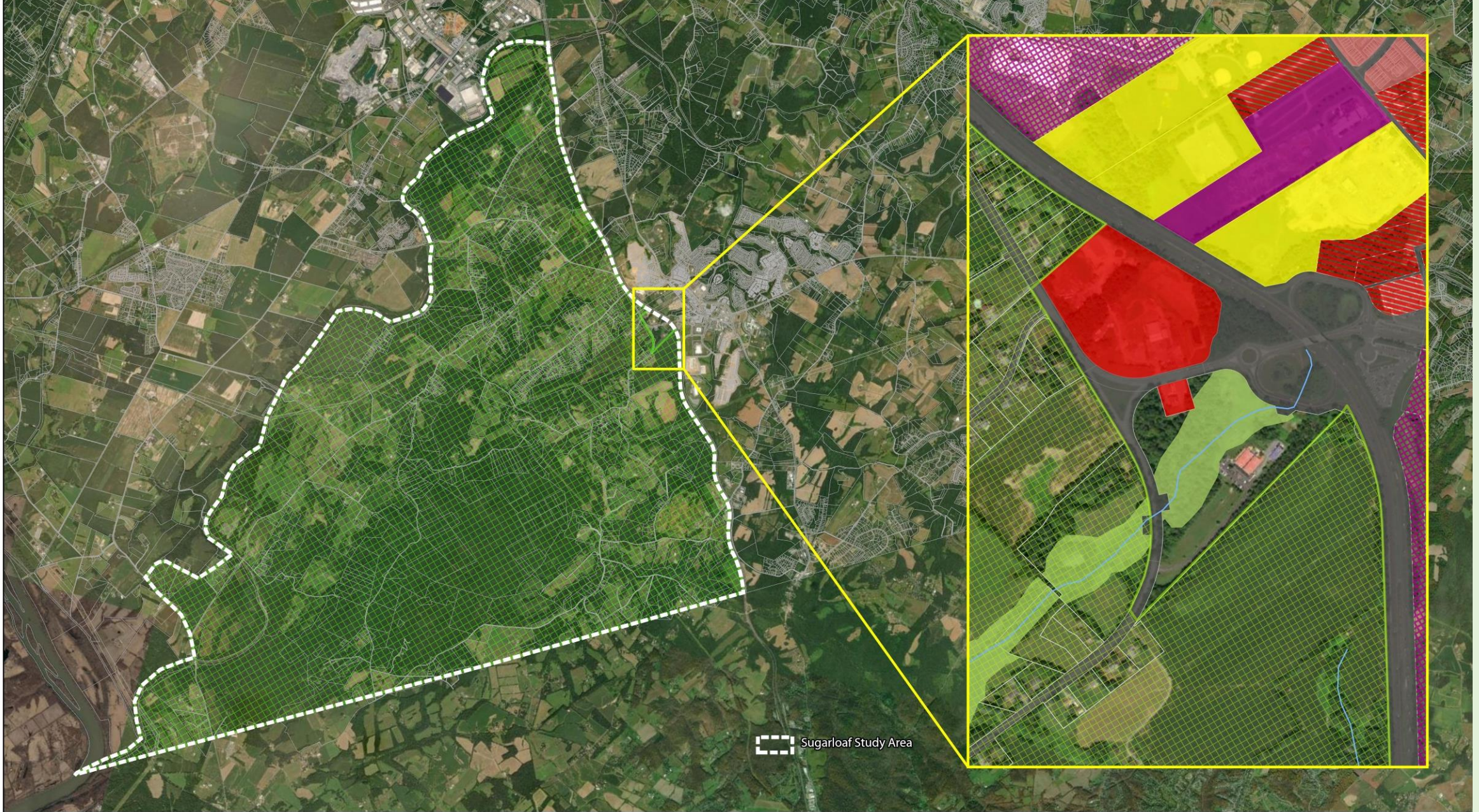


# Sugarloaf Rural Heritage Overlay District

 Rural Heritage Overlay District







# Sugarloaf Rural Heritage Overlay District

- |                              |                                 |                                |                                  |                             |                                 |
|------------------------------|---------------------------------|--------------------------------|----------------------------------|-----------------------------|---------------------------------|
| A – Agricultural             | R3 – Low Density Residential    | R16 – High Density Residential | GI – General Industrial          | MXD – Mixed Use Development | Rural Heritage Overlay District |
| RC – Resource Conservation   | R5 – Middle Density Residential | PUD – Planned Unit Development | LI – Limited Industrial          | MM – Mineral Mining         |                                 |
| OSR- Open Space Recreation   | R8 – Middle Density Residential | VC – Village Center            | ORI – Office/Research/Industrial | Ie - Institutional          |                                 |
| R1 – Low Density Residential | R12 – High Density Residential  | GC – General Commercial        | MX - Mixed Use                   | Right of Way                |                                 |





Register District. In addition, Montgomery County's Agricultural Reserve district – with its tens of thousands of acres of permanently protected farmland is located along the Frederick-Montgomery County line, immediately adjacent to the Sugarloaf area.

Several long-term protective easements have also been established in and around the Sugarloaf area including those held by the Maryland Environmental Trust, the Maryland Department of Natural Resources, the Maryland Agricultural Land Preservation Foundation, the U.S. Government, and Frederick County, through its Installment Purchase Program (IPP).

As a cherished Frederick County locale, the Sugarloaf Mountain area highlights the natural, historical, and cultural features that are closely associated with the rural pace, majestic beauty, and quality of the centerpieces of Our Vision. However, the area remains vulnerable on several fronts:

**Land Protection:** Much of the acreage in and around the mountain is not protected by long-term zoning laws. While the underlying zoning laws provide some protection from intense residential construction, disruptive possibilities exist to forever alter the area through insensitive, large-lot development of agricultural or environmental resources, or operations and uses available to landowners under a regulatory regime.

**Environmental Disruption:** Some land uses available to property owners may still allow for them to fragment and degrade natural resources and that could greatly diminish the quality of the natural environment. Environmental degradation can include noise pollution, rural road overload, and development.

**Viewshed Degradation:** Even low-density, low-intensity development could result in the degradation of cherished views and vistas that have been enjoyed by hundreds of thousands of residents for decades.

One approach to the challenge of maintaining the Sugarloaf Mountain region as a truly special place in Frederick County for ourselves and for future generations may involve the establishment of an overlay district – established in the Zoning Ordinance – would be drawn and constructed based on environmental stewardship and the Sugarloaf area residents' vision for this area. This might include: Restrictions on building size or height; Standards or guidelines for building location so as to minimize visibility from prominent locations on or around the mountain; Standards for environmental quality related to livability such as noise, vibration, traffic impacts, or forest removal; Standards for new development to allow for a more traditional pattern based on small crossroads villages and hamlets; Prohibition of certain land uses otherwise available in the Agricultural, Residential, Village Center, and Resource Conservation zoning districts; and Maintaining and protecting the ecological integrity and functionality of the area.

A thorough analysis of the Sugarloaf Mountain area – beginning with the completion of a vision analysis and a natural resources inventory – would set the stage for any discussion regarding the specific guidelines, policies, or regulations.

One approach to the challenge of maintaining the Sugarloaf Mountain region as a truly special place in Frederick County for ourselves and for future generations may involve the establishment of an overlay district. Such a district – established in the Zoning Ordinance – would be drawn and constructed based on environmental stewardship and the Sugarloaf area residents' vision for this area. This might include: Restrictions on building size or height; Standards or guidelines for building location so as to minimize visibility from prominent locations on or around the mountain; Standards for environmental quality related to livability such as noise, vibration, traffic impacts, or forest removal; Standards for new development to allow for a more traditional pattern based on small crossroads villages and hamlets; Prohibition of certain land uses otherwise available in the Agricultural, Residential, Village Center, and Resource Conservation zoning districts; and Maintaining and protecting the ecological integrity and functionality of the area.

# SUGARLOAF RURAL HERITAGE OVERLAY ZONING DISTRICT

## Purpose/Intent

The Sugarloaf Planning Area has high quality natural resources and unique features that support a vast, diverse, and healthy environment. Special protection measures are needed where land use changes could threaten those resources, environments, and features. It is the intent of the County, in creating this District, to ensure the long-term sustainability, health, and integrity of natural environmental systems, and maintain and protect the ecological function and rural qualities of the landscapes that comprise the Sugarloaf Planning Area.

The District establishes criteria, standards, and review procedures for land development activities to minimize or eliminate adverse impacts to water quality, forest resources, wildlife habitats, and scenic and rural landscape elements.

# **SUGARLOAF RURAL HERITAGE OVERLAY ZONING DISTRICT**

## **Objectives and Goals**

- ☐ **To address the scale and visual impact of land uses and development that can degrade rural qualities, excessively burden the transportation network, and overwhelm the scenic and rural nature of the Sugarloaf Planning Area**
- ☐ **To minimize adverse impacts of land development activities on forestlands and natural habitats**
- ☐ **To regulate the amount of impervious surfaces to control the volume of stormwater runoff and stream bank erosion, maintain levels of groundwater infiltration, and retain as many of the functions provided by natural land as possible**