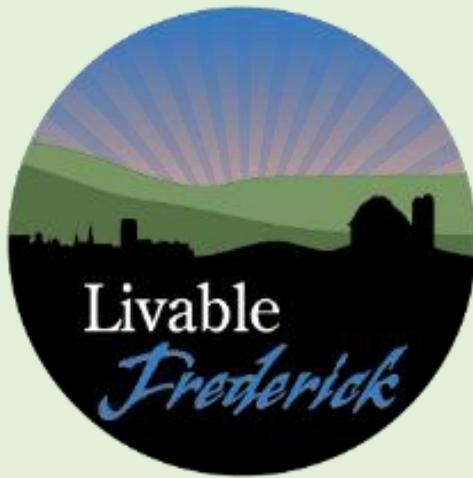


Draft Sugarloaf Treasured Landscape Management Plan



Planning Commission Workshop #10
June 15, 2022



- **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.

§ 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.

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.

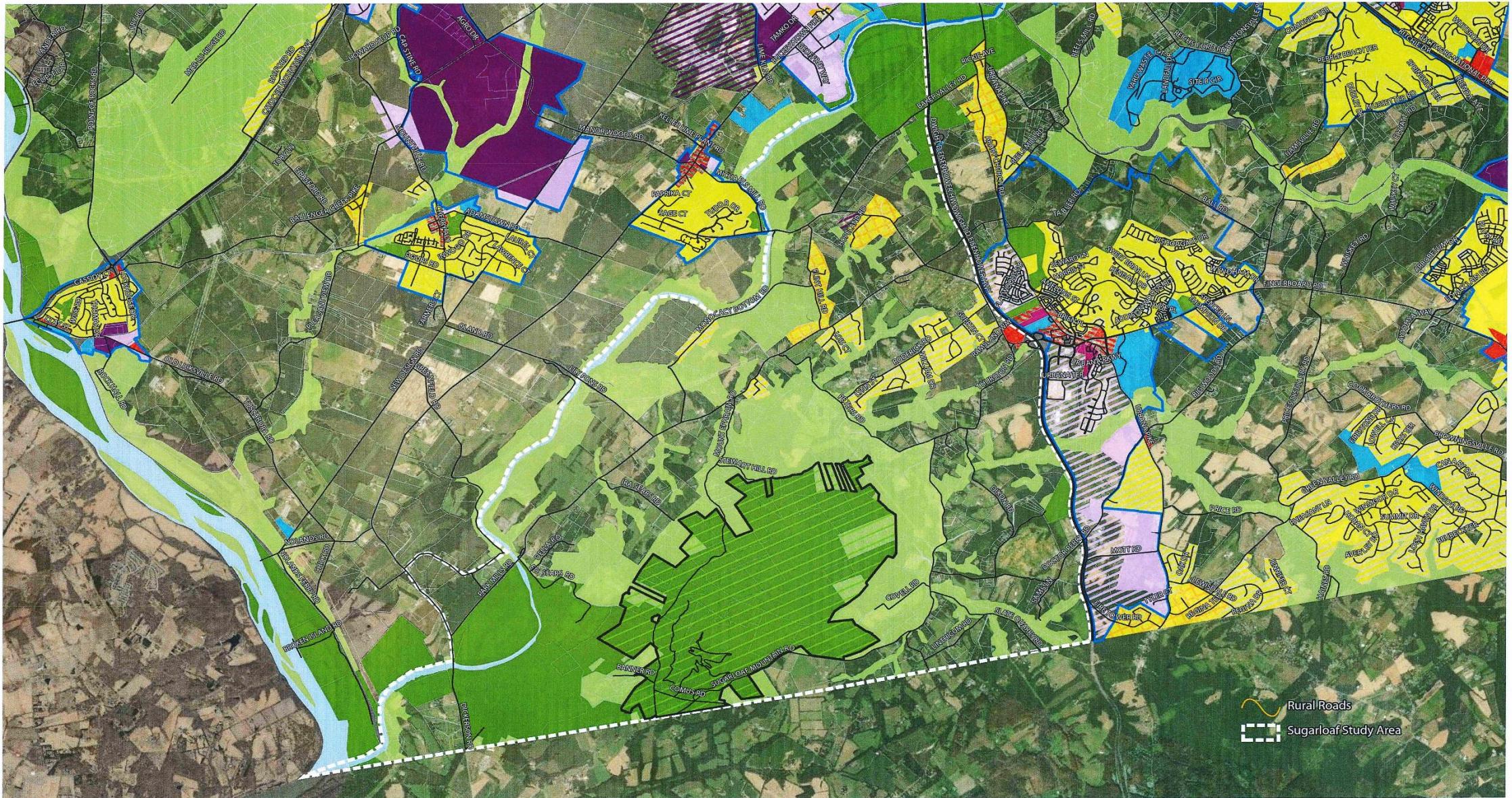
(E) *Driveways.* Approval of a grading permit by the Frederick County Division of Public Works shall be required for all driveways prior to site development to ensure that sediment and erosion control and stormwater management comply with soil conservation service standards.

APPLICATION OF ZONING DISTRICTS

§ 1-19-5.310. USE TABLE.

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

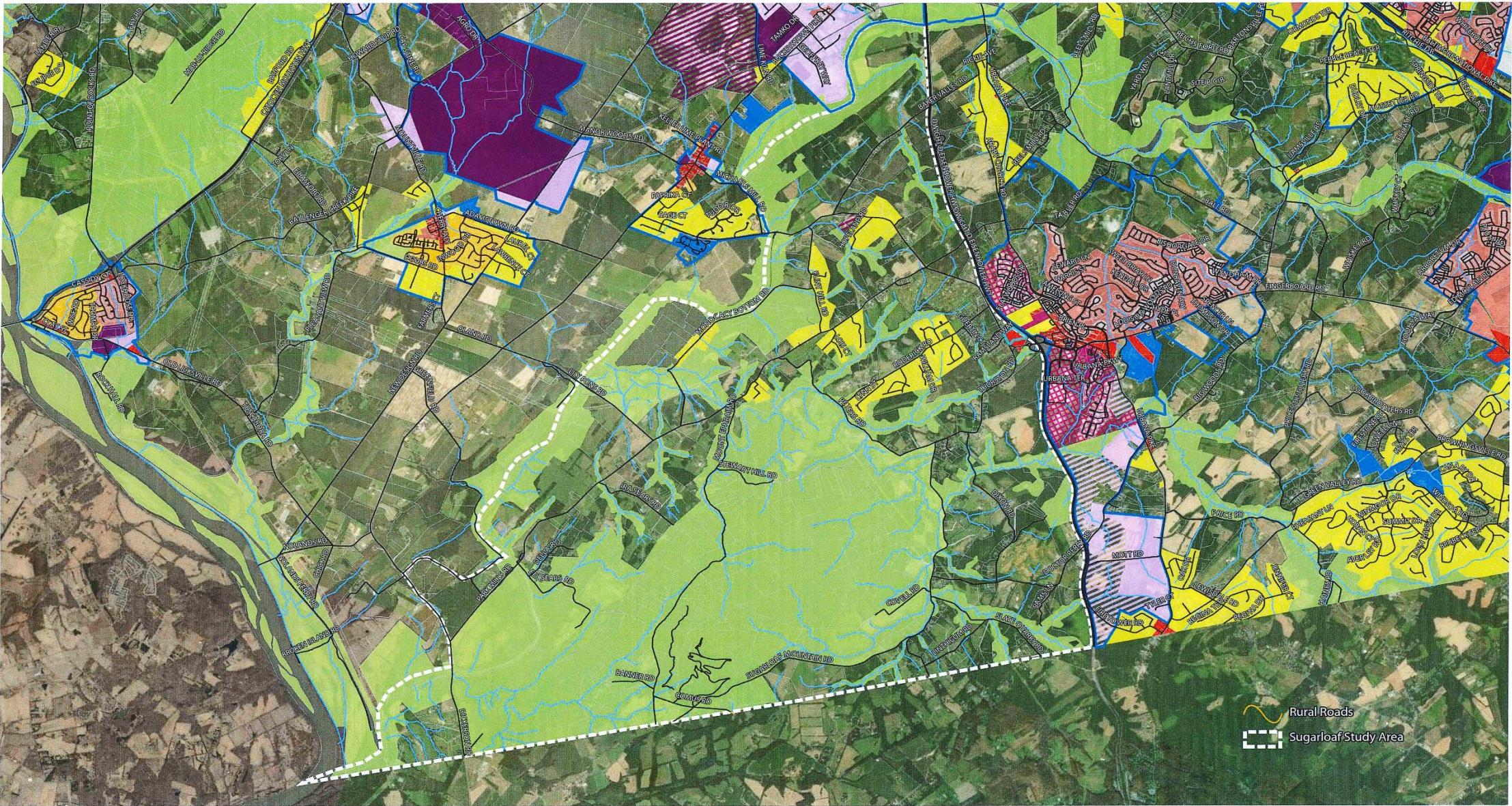
AGRICULTURAL ACTIVITY. Land used exclusively as a bona fide agricultural operation by the owner or tenant. The use of land for agricultural purposes includes farming, viticulture (grape production), fish culture, animal and poultry husbandry, and equine activities. Necessary accessory uses such as packing, 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	General Industrial	Treasured Landscape - Sugarloaf
Natural Resource	Low Density Residential	Mixed Use	Municipal Comment Area
Public Parkland / Open Space	Medium Density Residential	Limited Industrial	Community Growth Area
Rural Community	High Density Residential	Mixed Use Development	Water
		Office / Research / Industrial	Right of Way
		Mineral Mining	





Planning Commission Recommended Zoning as of March 2, 2022

A - Agricultural	R5 - Middle Density Residential	GI - General Industrial	MXD - Mixed Use Development	Right of Way
RC - Resource Conservation	PUD - Planned Unit Development	LI - Limited Industrial	MM - Mineral Mining	
R1 - Low Density Residential	VC - Village Center	ORI - Office/Research/Industrial	Ie - Institutional	Community Growth Area
R3 - Low Density Residential	GC - General Commercial	MX - Mixed Use	MUN - Municipality	



APPLICATION OF RESOURCE CONSERVATION ZONING DISTRICT

Parcel:
132 acres

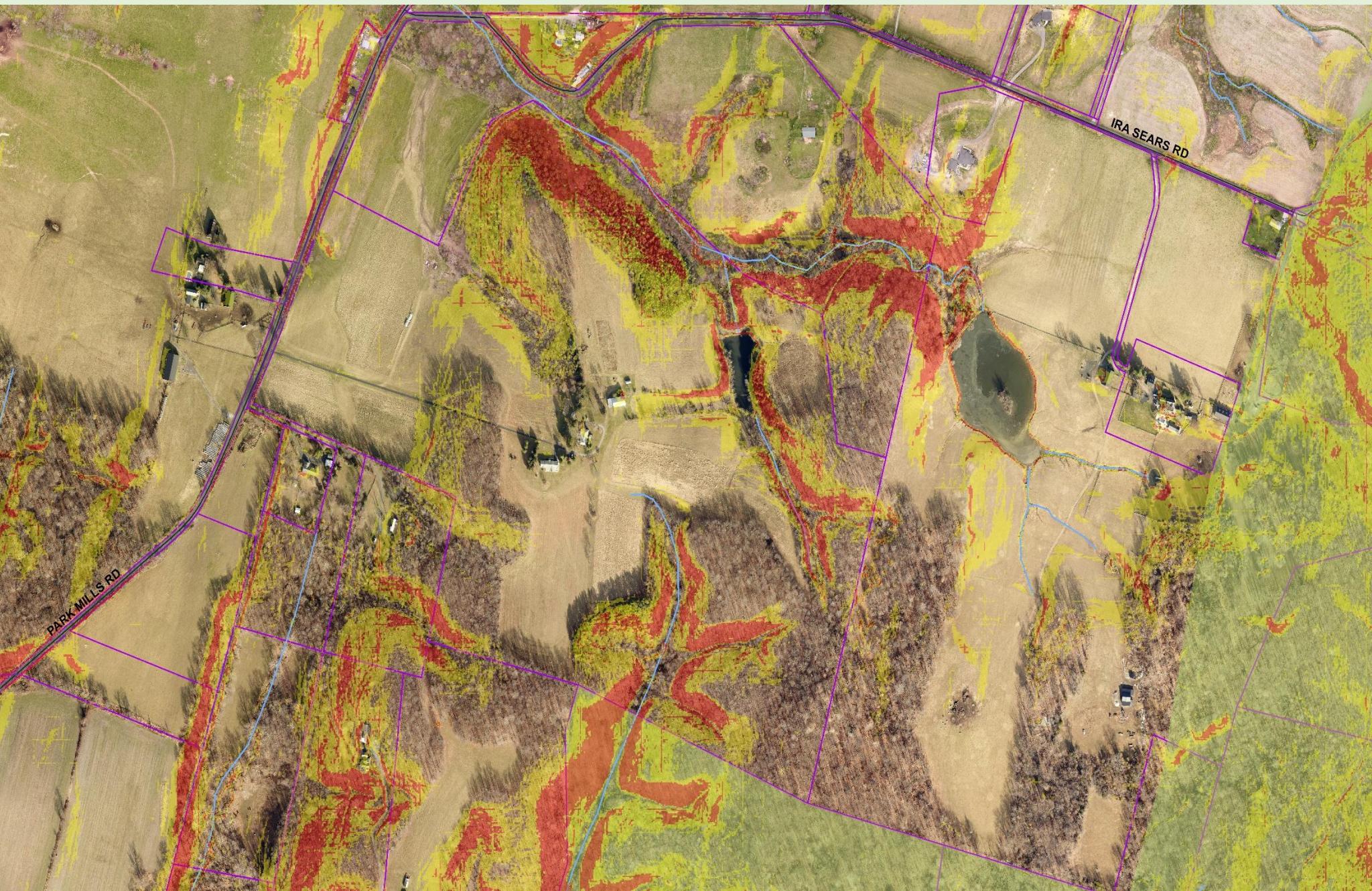
Proposed RC zoning:
52 acres



APPLICATION OF RESOURCE CONSERVATION ZONING DISTRICT

Parcel:
132 acres

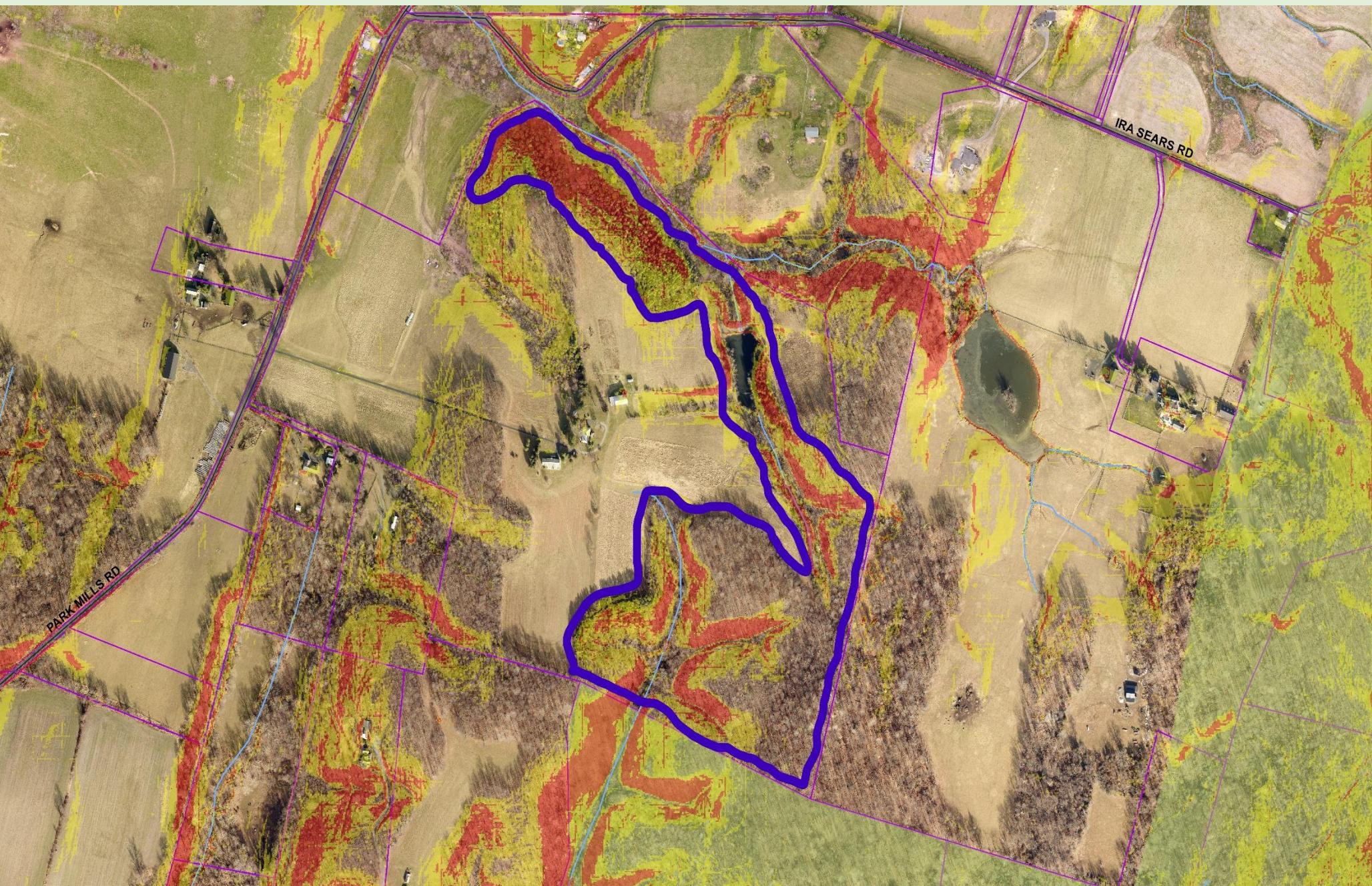
Proposed RC zoning:
52 acres



APPLICATION OF RESOURCE CONSERVATION ZONING DISTRICT

Parcel:
132 acres

Proposed RC zoning:
52 acres



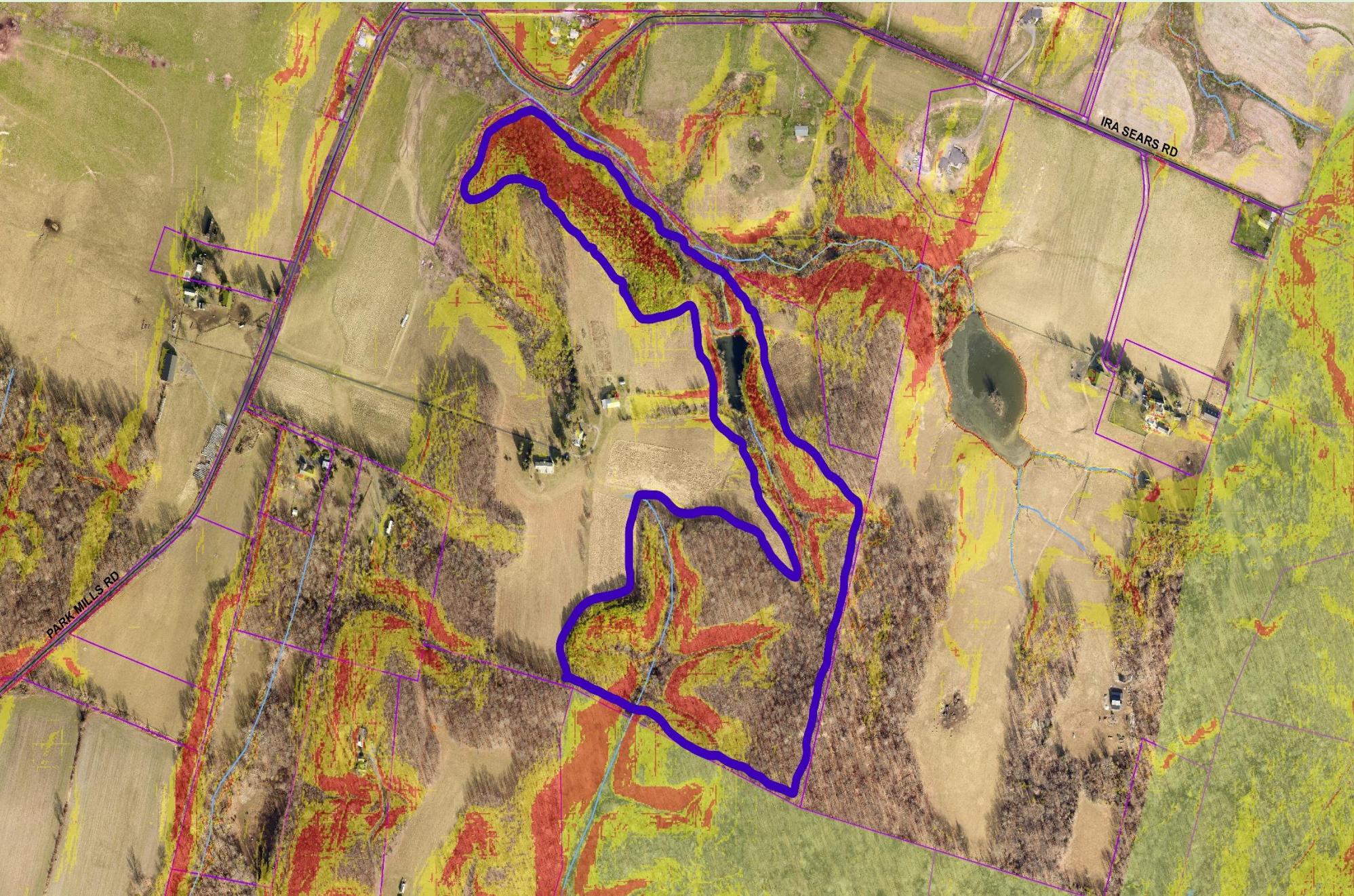
APPLICATION OF RESOURCE CONSERVATION ZONING DISTRICT

Parcel:
132 acres

Proposed RC zoning:
52 acres

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



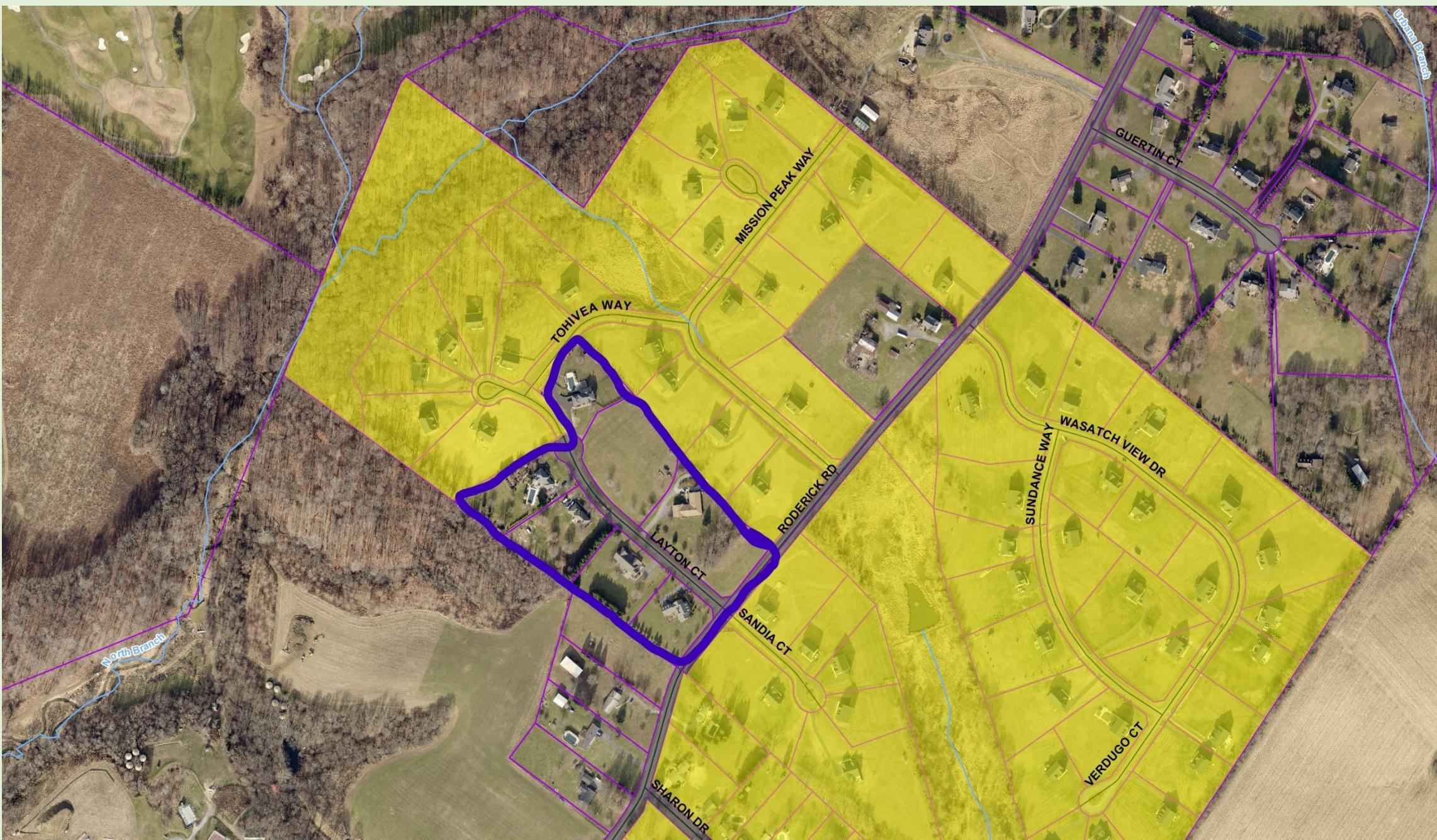
APPLICATION OF R-1 RESIDENTIAL ZONING DISTRICT



APPLICATION OF R-1 RESIDENTIAL ZONING DISTRICT



APPLICATION OF R-1 RESIDENTIAL ZONING DISTRICT

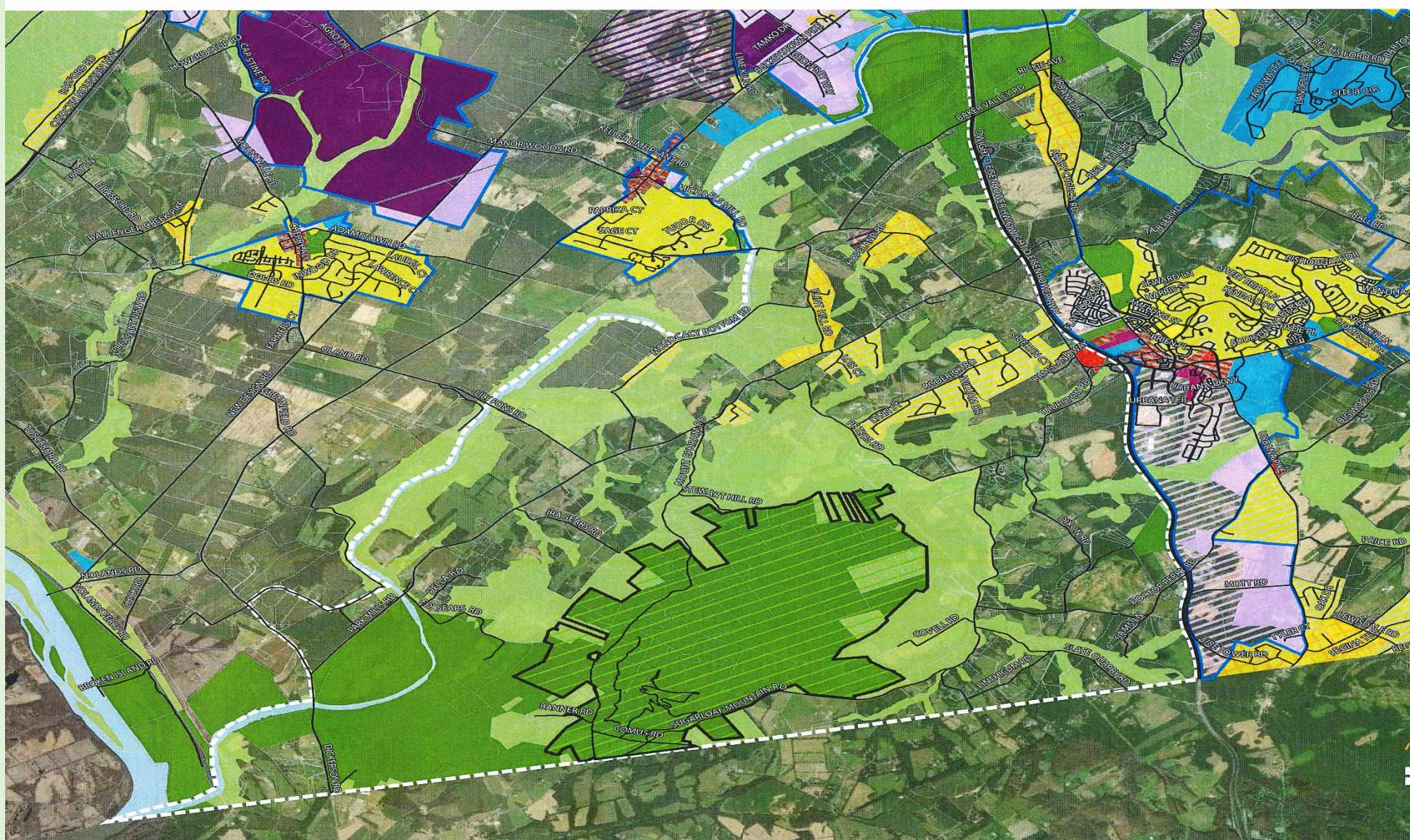


APPLICATION OF TREASURED LANDSCAPE—SUGARLOAF DESIGNATION

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.



Recommended Land Use Plan Designations

Rural Residential
Low Density Residential
Medium Density Residential
High Density Residential

Village Center
General Commercial
Limited Industrial
Office / Research / Industrial

General Industrial
Mixed Use
Mixed Use Development
Office / Research / Industrial

Institutional
Municipal Comment Area
Water
Right of Way

Treasured Landscape - Sugarloaf
Community Growth Area

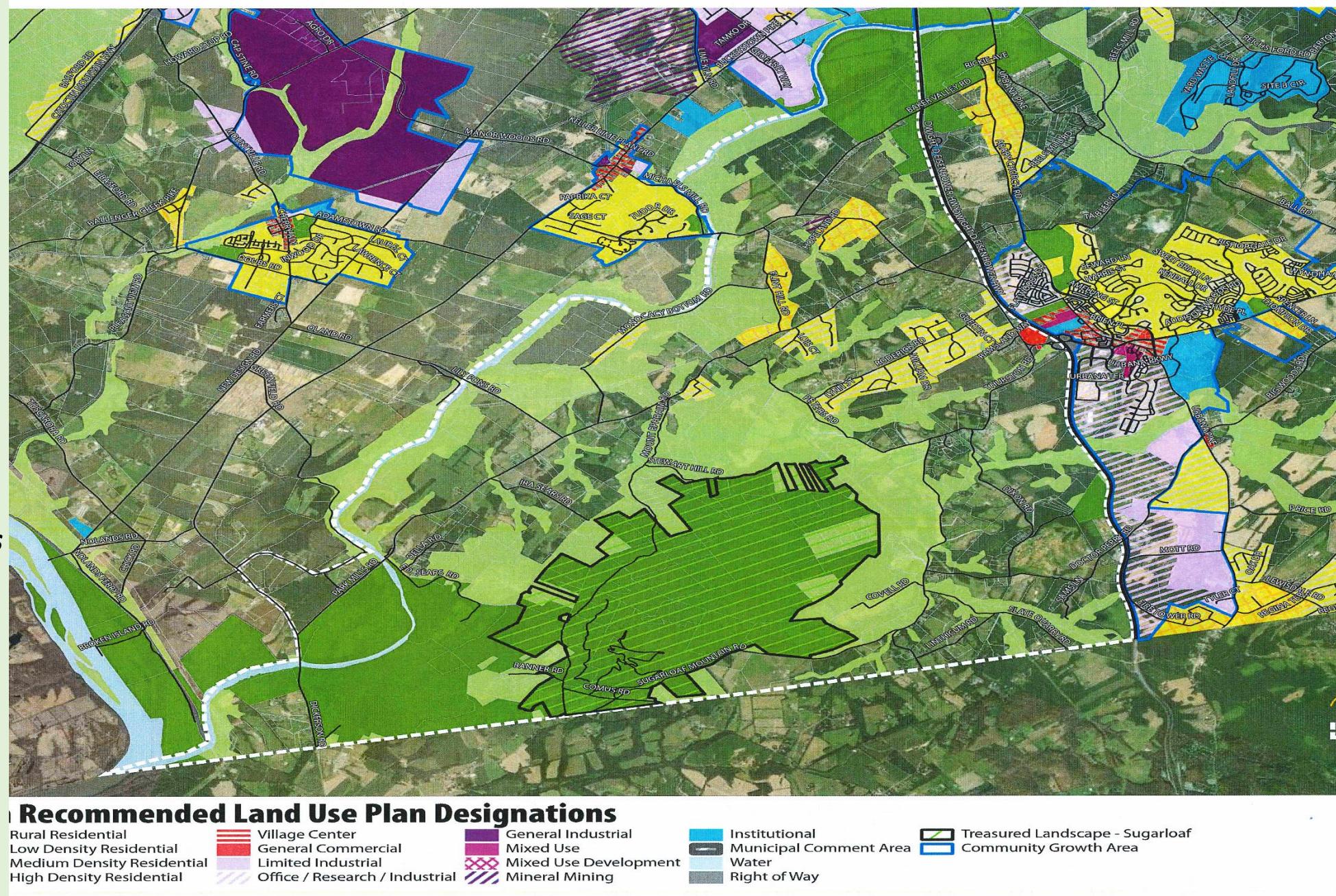
APPLICATION OF TREASURED LANDSCAPE—SUGARLOAF DESIGNATION

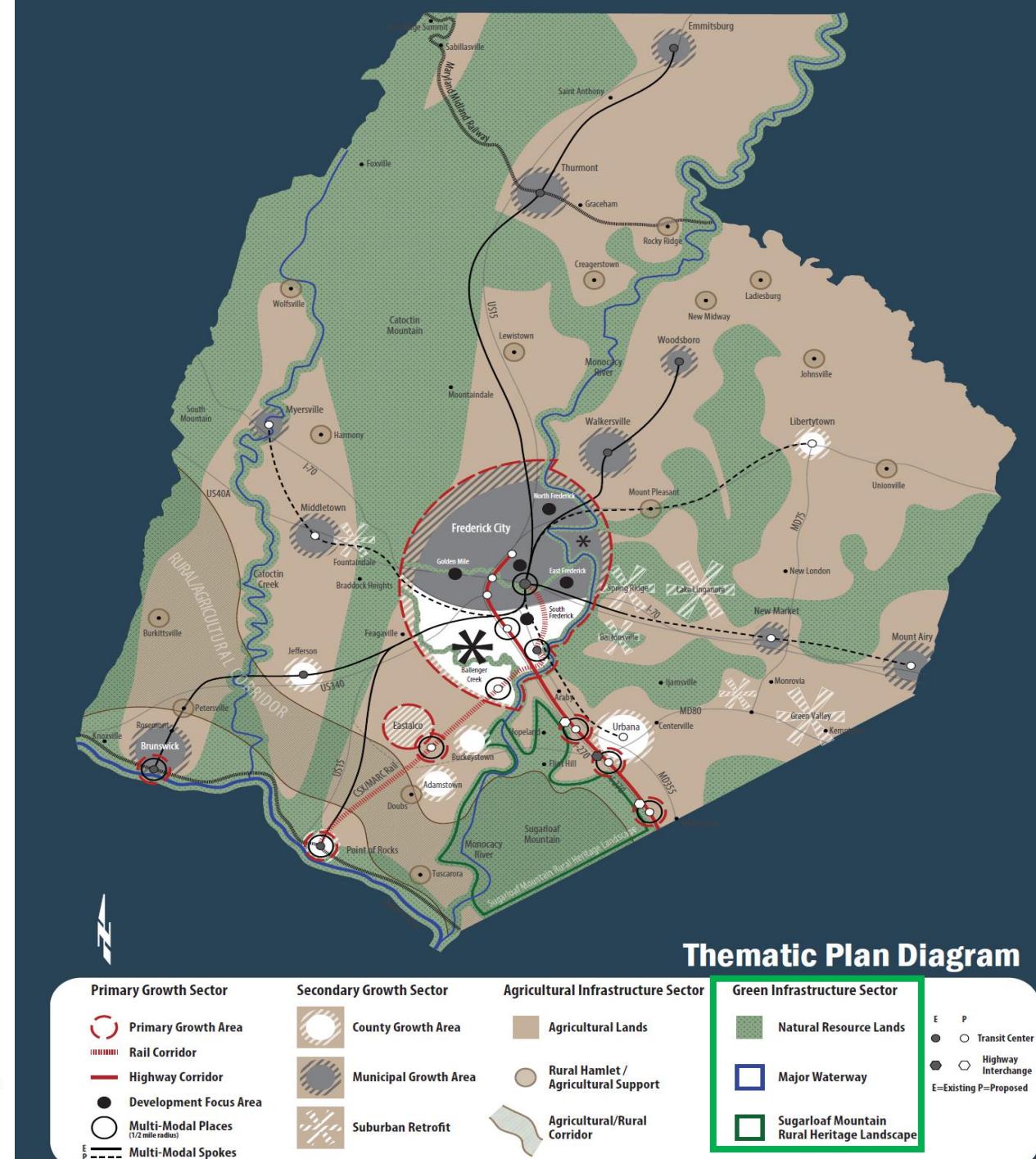
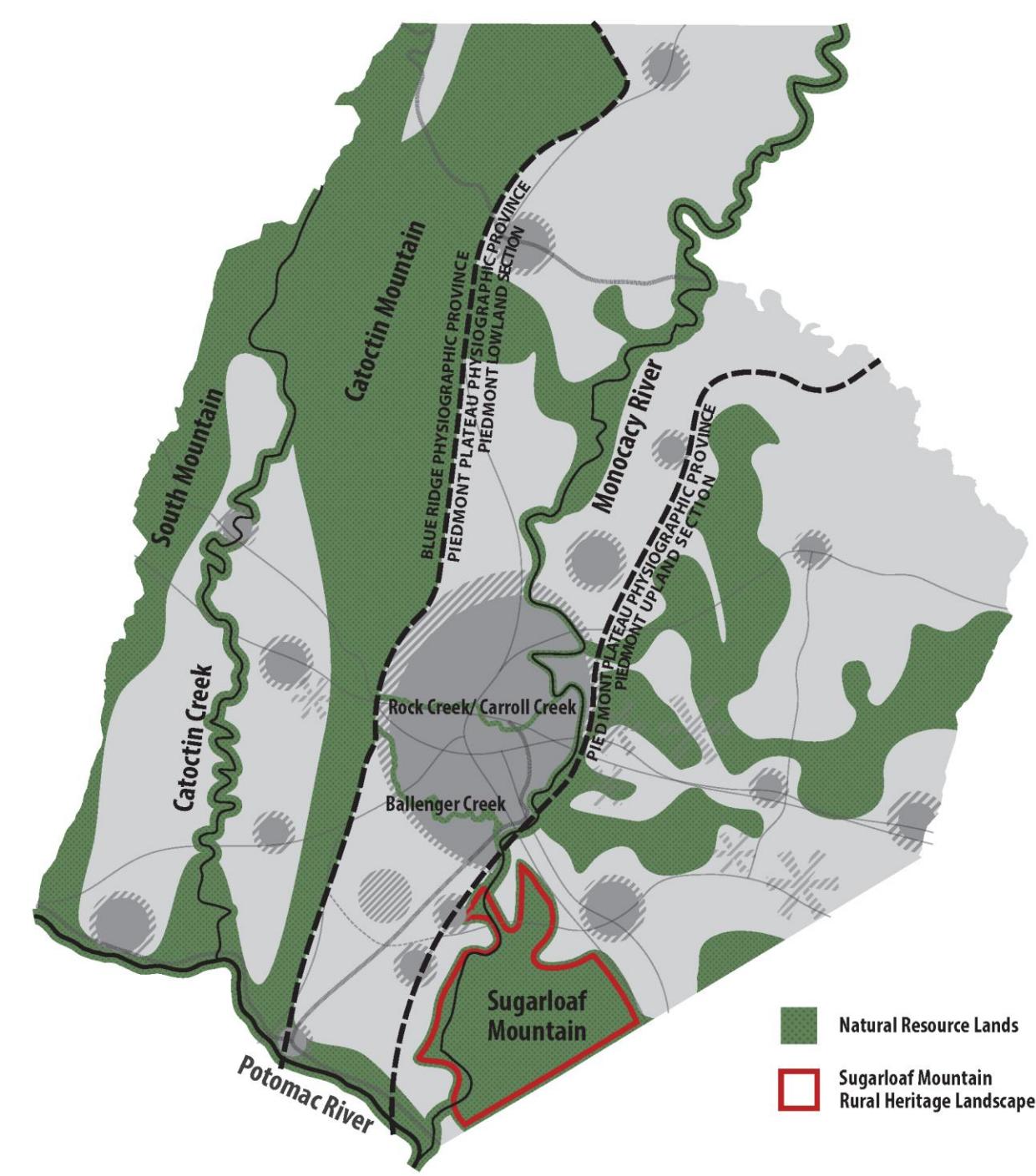
Treasured Landscape—Sugarloaf

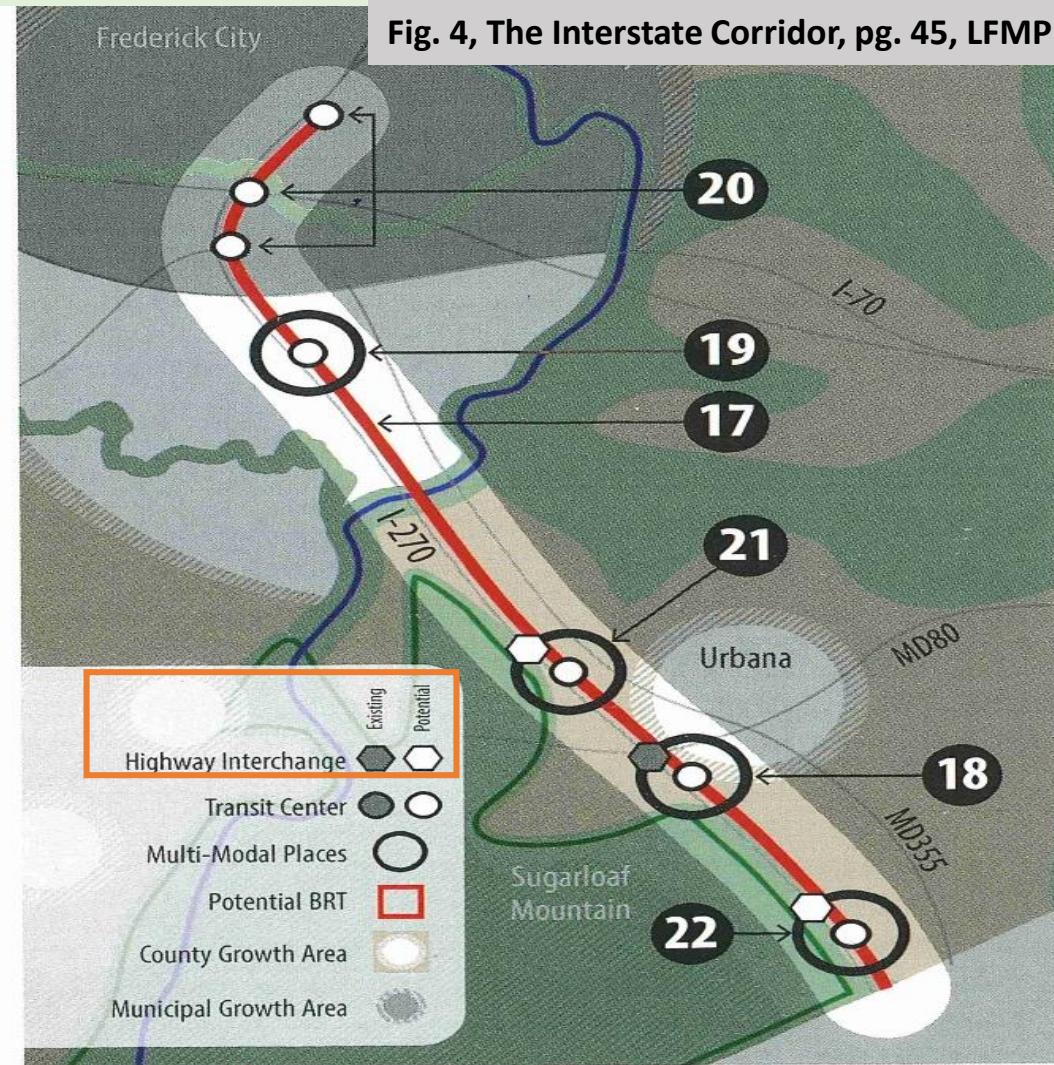
Currently, there is no conservation easement on the Stronghold, Inc. lands.

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

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

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)

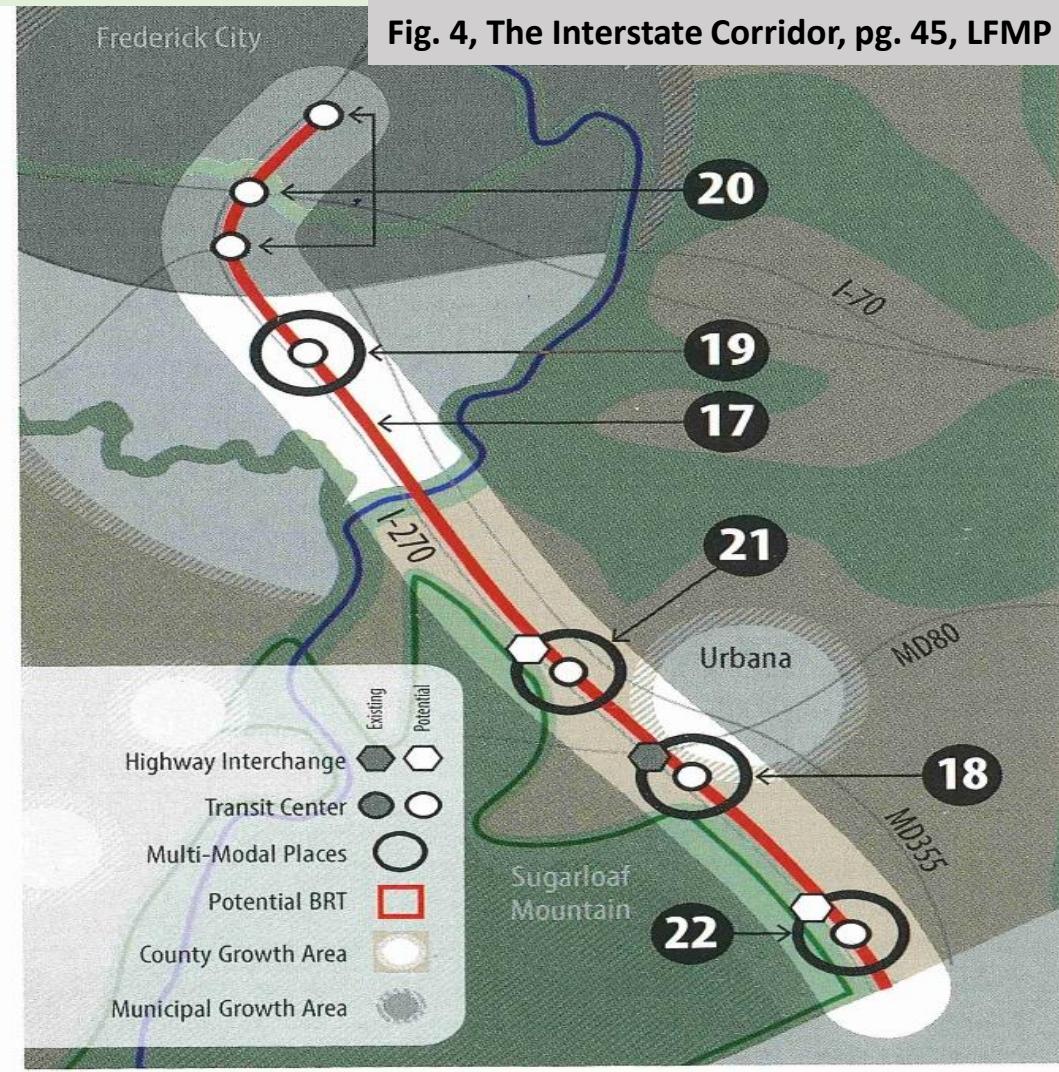
Highway Interchanges

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

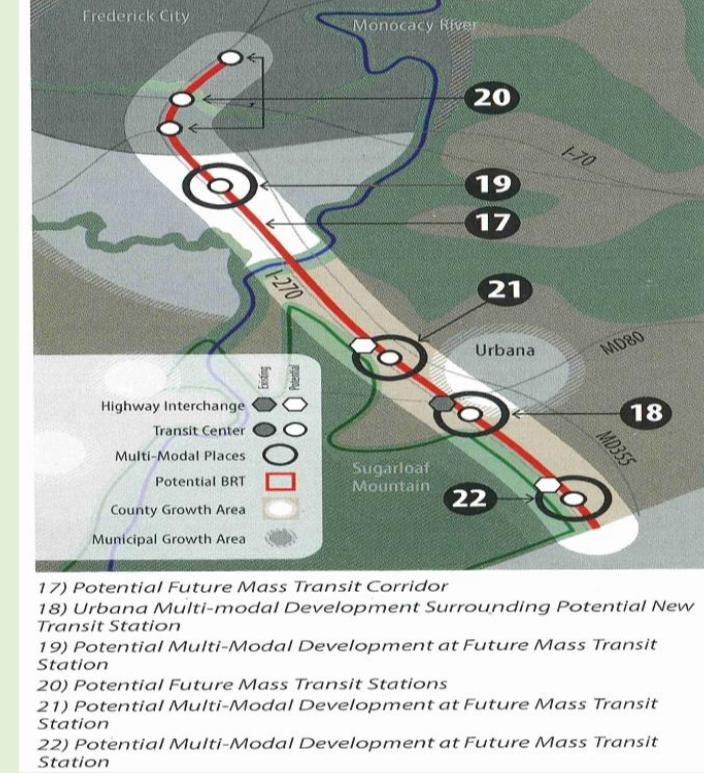
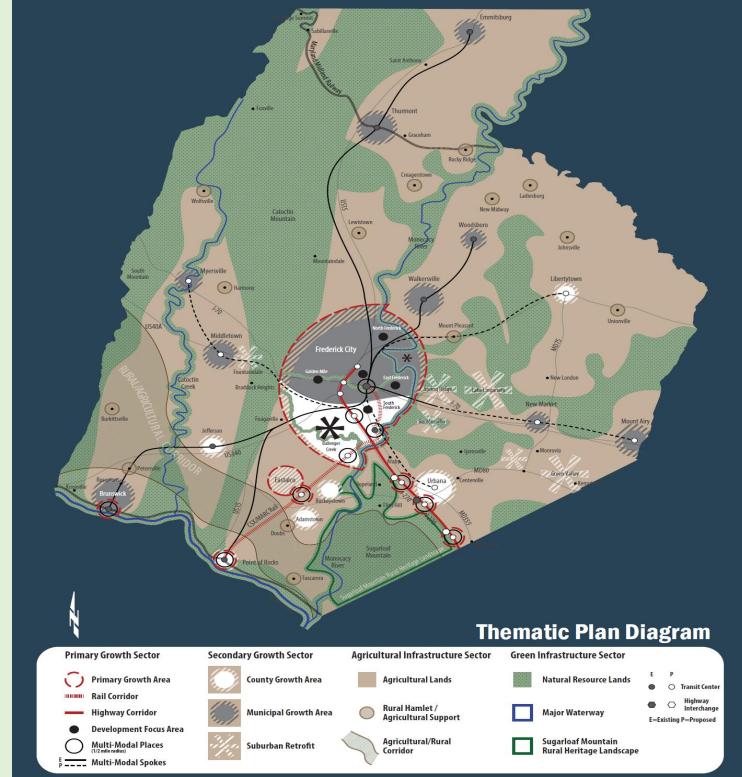
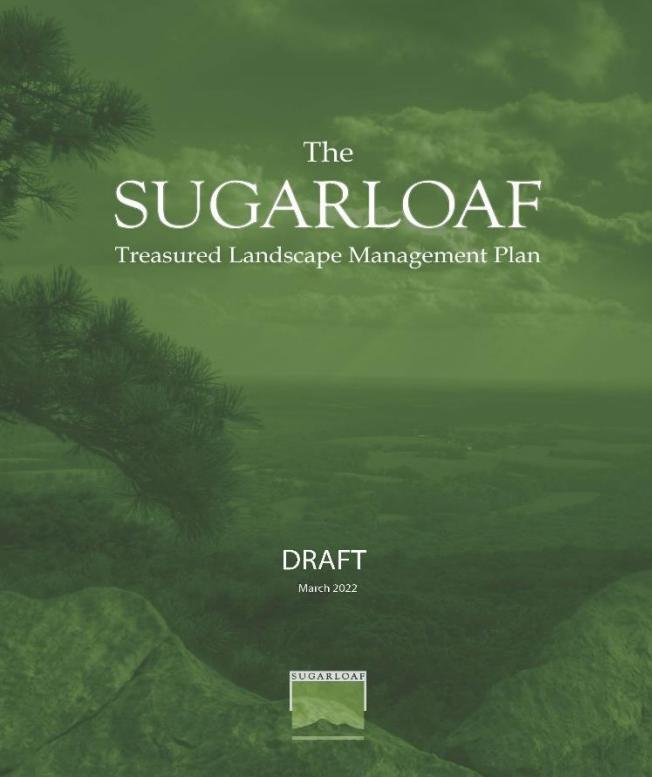
22) Potential Multi-Modal Development at Future Mass Transit Station

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



Sugarloaf Treasured Landscape Management Plan

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

LFMP Interstate Corridor

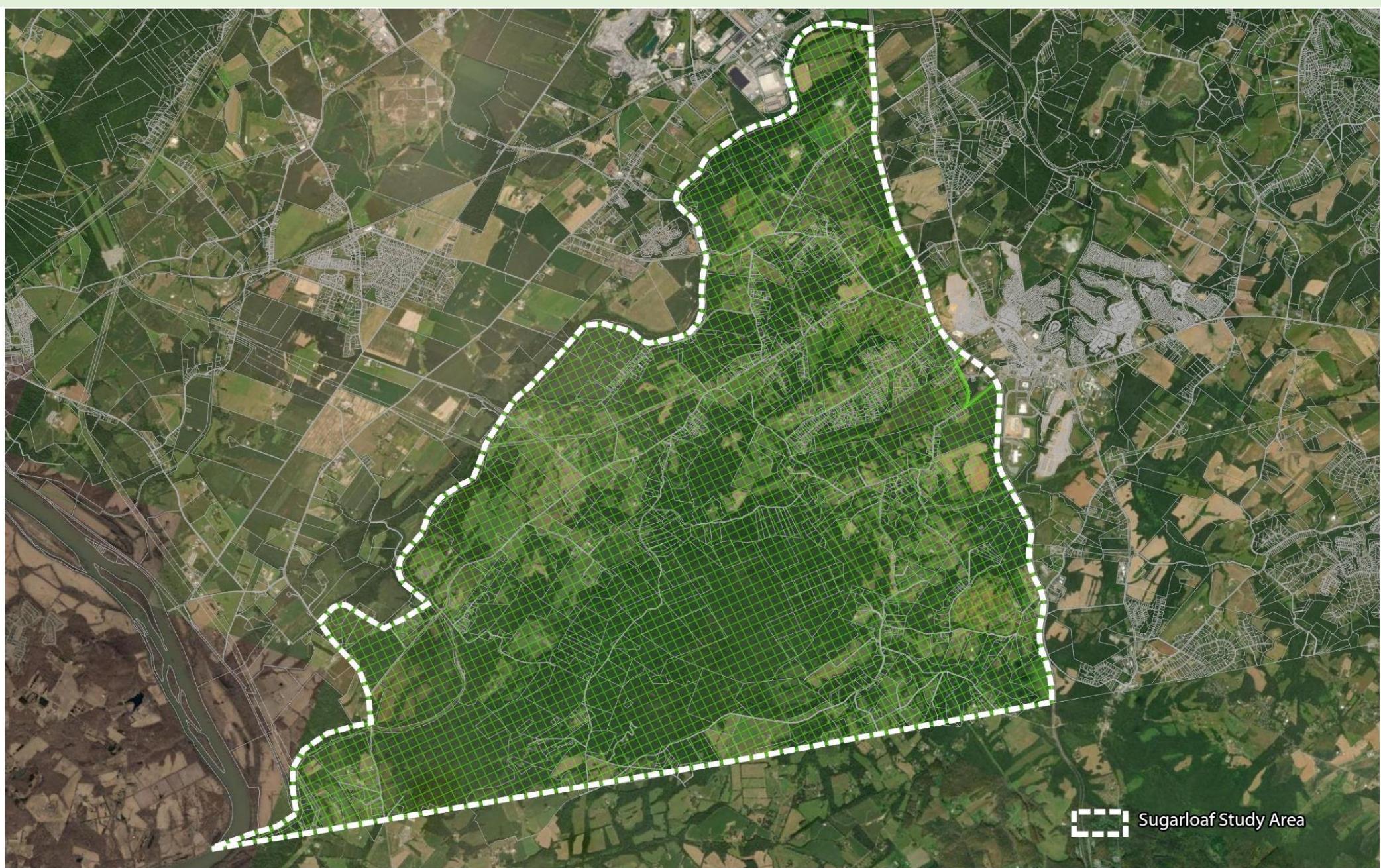
- Conceptual Vision & Long-term View
- Potential Development Scenarios
 - linked to provision of significant infrastructure and facilities
- Implementation dependent upon:
 - Infrastructure funding (design/construction)
 - Sequence and timing of infrastructure
 - Inter-governmental coordination
 - Future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



Sugarloaf Rural Heritage Overlay District
Rural Heritage Overlay District

 Sugarloaf Study





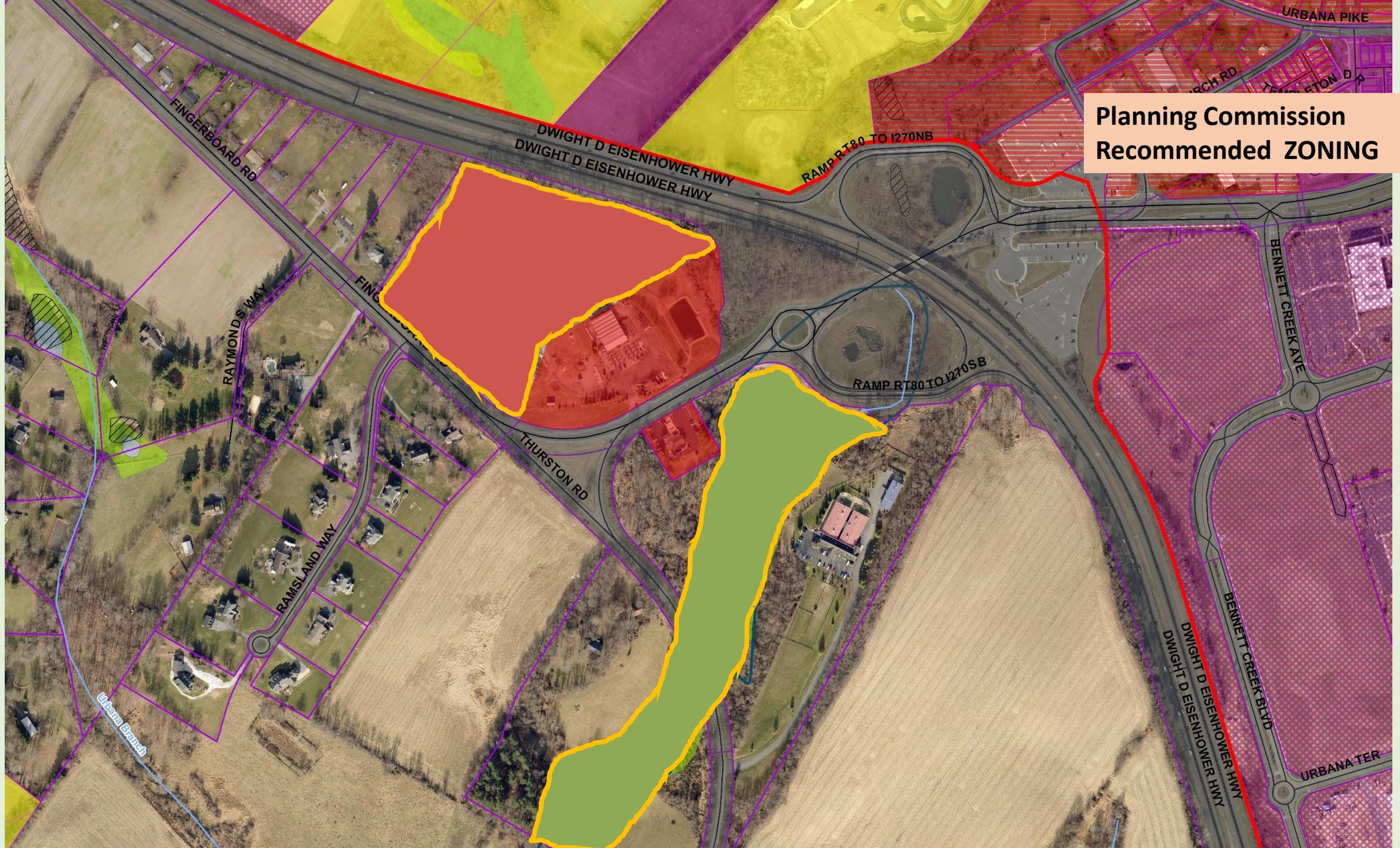
Sugarloaf Rural Heritage Overlay District

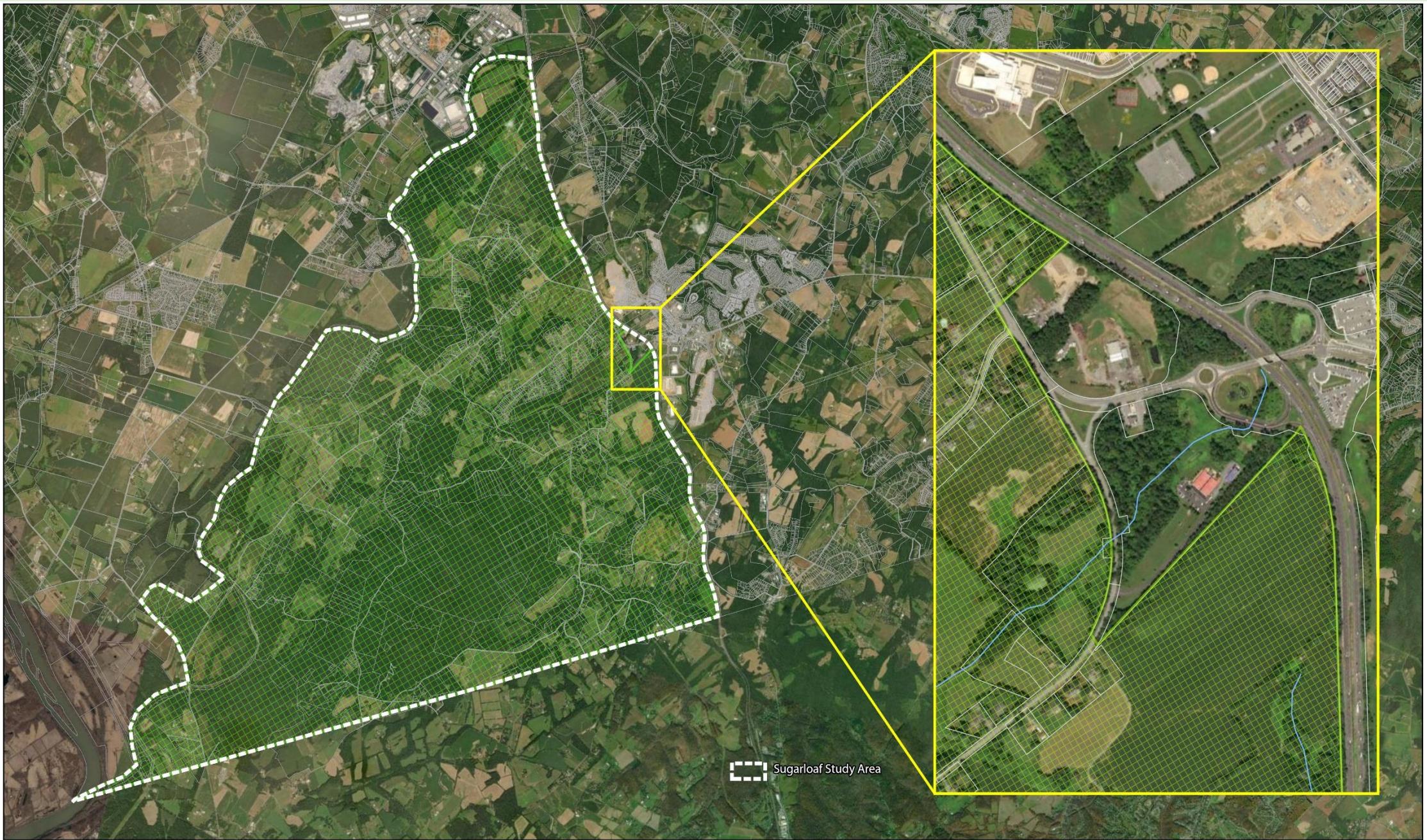
 Rural Heritage Overlay District

 Sugarloaf Study Area



**Planning Commission
Recommended ZONING**

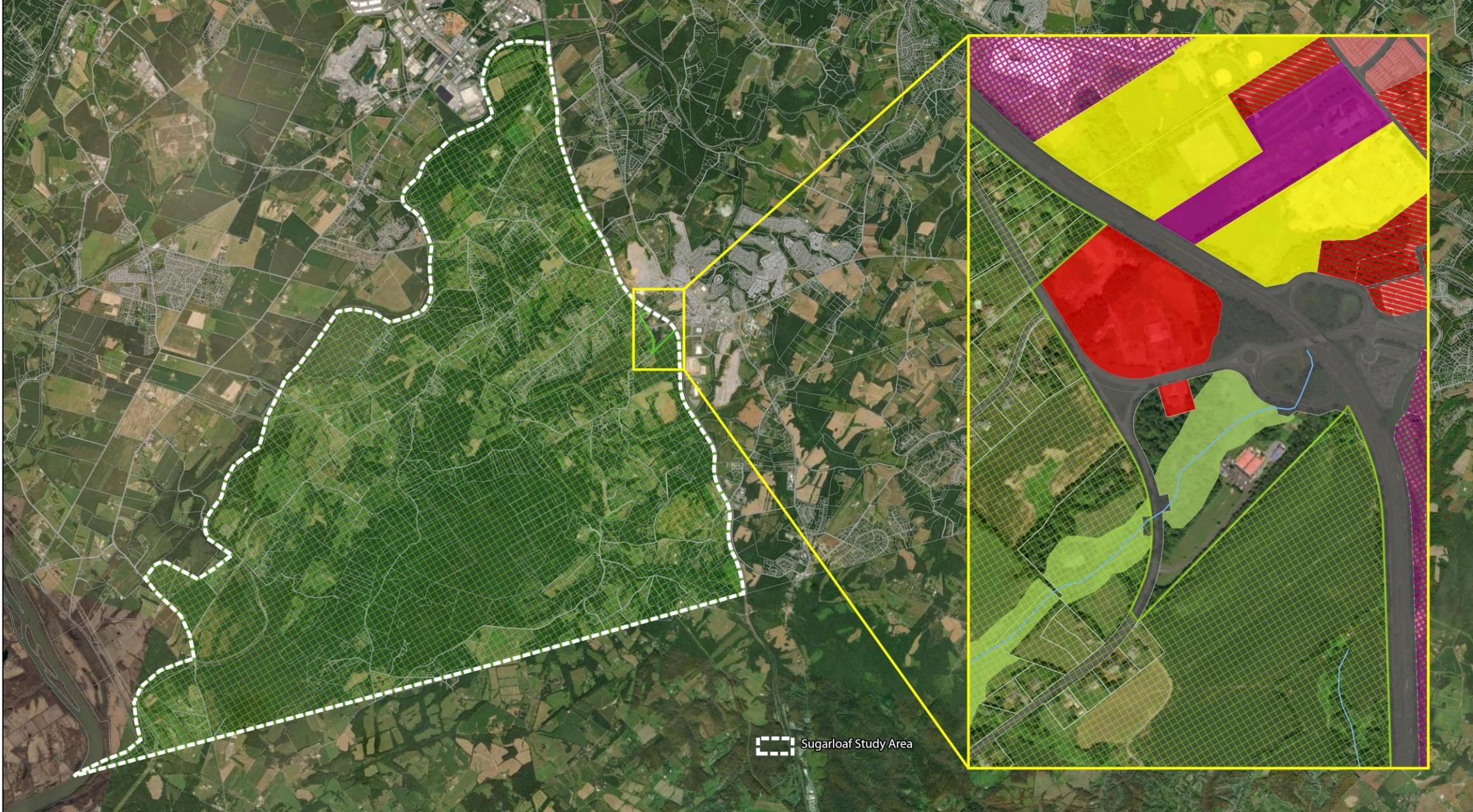




Sugarloaf Rural Heritage Overlay District

 Rural Heritage Overlay District





Sugarloaf Rural Heritage Overlay District

A – Agricultural
 RC – Resource Conservation
 OSR- Open Space Recreation
 R1 – Low Density Residential

R3 – Low Density Residential
 R5 – Middle Density Residential
 R8 – Middle Density Residential
 R12 – High Density Residential

R16 – High Density Residential
 PUD – Planned Unit Development
 VC – Village Center
 GC – General Commercial

GI – General Industrial
 LI – Limited Industrial
 ORI – Office/Research/Industrial
 MX – Mixed Use

MXD – Mixed Use Development
 MM – Mineral Mining
 Ie – Institutional

Rural Heritage Overlay District



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 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 provide some protection from intense residential construction. While the underlying zoning laws provide some protection from intense residential construction, non-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 the regulatory regime.

Environmental Disruption: Some land uses available to property owners may still allow for fragmentation 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 developer

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 people over 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 visual 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