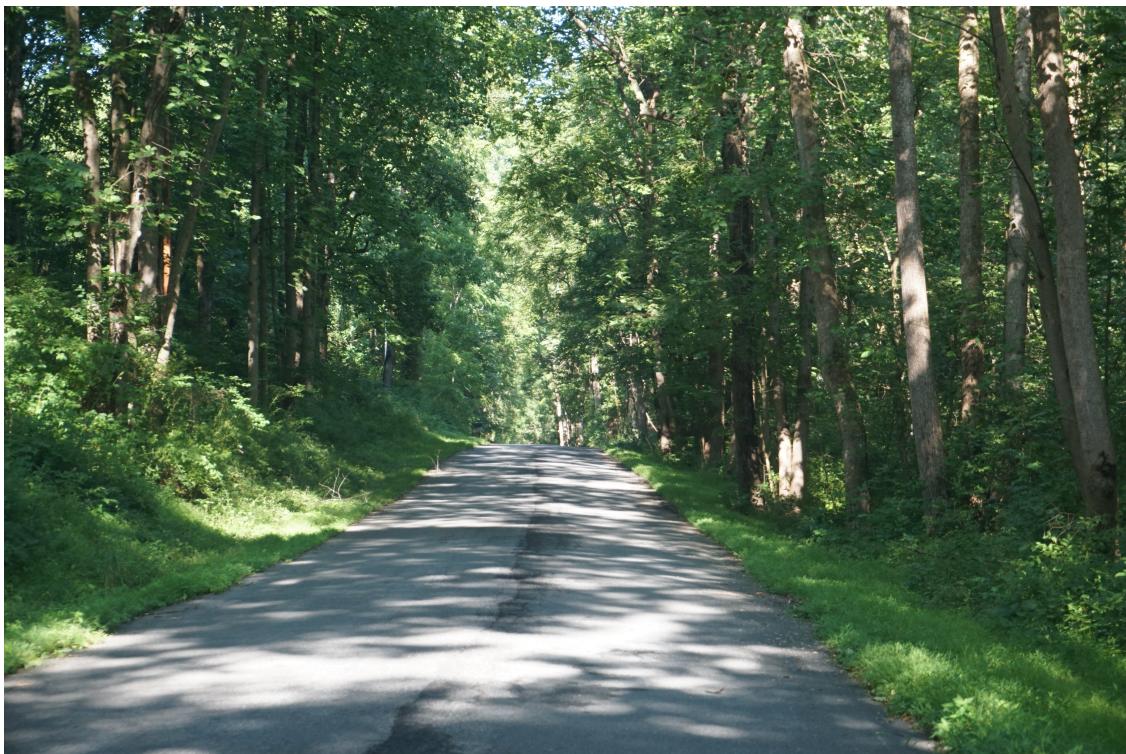




Sugarloaf Treasured Landscape Management Plan

Public Comments & Correspondence

June 14, 2022 - June 17, 2022



Goodfellow, Tim

From: Planning Commission
Sent: Friday, June 17, 2022 3:41 PM
To: Steve Poteat
Cc: Brandt, Kimberly G.; Goodfellow, Tim
Subject: RE: Sugarloaf Plan Comments

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: Friday, June 17, 2022 3:40 PM
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: Sugarloaf Plan Comments

[EXTERNAL EMAIL]

Sent from Mail

Testimony for the Record on the Sugarloaf Treasured Landscape Management Plan, June 17, 2022
Prepared by Steve Poteat, 1340 Sugarloaf Mountain Road Frederick County Dickerson, Maryland 20842

Thank you for your detailed discussions on the Sugarloaf Treasured Landscape Management Plan. As the Planning Commission concludes your work on the Sugarloaf Plan there are three points that should be kept in mind concerning the relationship of the Sugarloaf Plan and I-270 Technology Corridor:

1. No transit, no transit oriented development
2. The I-270 Corridor in the Sugarloaf Plan only exists between I-270 and MD 355 for the foreseeable future
3. Employment development on the east side I-270 should be maximized

1. No transit, no transit oriented development: To plan transit oriented development as part of the Sugarloaf Plan on the west side of I-270 at this time is inappropriate and misleading. As reported in the Frederick Post on June 16, 2022, on June 15 the Metropolitan Washington Council of Governments voted to approve the Visualize 2045 transportation plan and did not include expansion of I-270 or any plans for transit on I-270. It

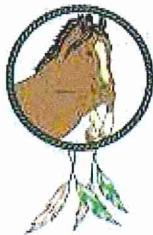
did include the widening of US 15 through Frederick as well as increasing the frequency and capacity of trips on MARC commuter rail lines including the Brunswick Line that serves stations in Frederick, Brunswick and Point of Rocks. This supports the logical organic development growth around Frederick City and the common sense approach to improving commuter services into DC and the Metro area. There are no programmed improvements to expand I-270, with transit, beyond I-370, south of Gaithersburg. The Maryland Governor's Op Lanes public-private efforts to increase I-270 capacity north of Gaithersburg have been pushed back again to the planning process maelstrom that has been ongoing for at least 50 years. That effort is under legal challenge which could delay the approval of the improvements beyond the term of the existing Governor and put the whole effort in jeopardy. To repeat, No Transit, No Transit Oriented Development.

2. The I-270 Corridor in the Sugarloaf Plan only exists between I-270 and MD 355 for the foreseeable future:

future: The State comments on the Sugarloaf Plan suggest the corridor has high importance in the "biotechnology cluster" being supported by the State. However, the I-270 Technology Corridor ends in Clarksburg but for all practical purposes in Germantown. While there are biotechnology firms in Germantown the areas along the east side of I-270 all the way to Frederick, a distance of 25 miles, only one biotechnology firm, Kite Pharmaceuticals, has recently located a manufacturing facility in Urbana. The remainder of the east side is dominated by a multitude of construction companies, landscape companies, service industries, residential and agricultural reserve. On the west side there are residential uses in Clarksburg, an outlet mall, a jail and a cemetery and agricultural reserve. But beyond Clarksburg only a pet resort, cannabis dispensary, and a plant nursery exist at the MD 85/I-270 interchange. All of this is desirable employment but of course not biotechnology as the State desires. This employment concentration on the east side of I-270 has existed for the life of I-270, over 70 years, illustrating that the I-270 Corridor that has evolved is between I-270 and MD 355 on the east side of I-270.

3. Employment Development of the East Side I-270 Should be Maximized: Suggested development on the west side ignores the development potential already available on the east side which remains at between 2-3 million square feet. Unfortunately, a major developer on the east side of I-270 in 2017 requested and received rezoning to convert approximately 4 million square feet of employment area, about 250 acres, to residential citing the lack of market demand for employment. This would have accommodated 40 buildings of 100,000 square feet each. This was a lost opportunity to expand technology development in Urbana in furtherance of the County and State goals. Finally, as noted above, it is inappropriate to plan for transit oriented development without assurance of transit availability which does not exist. A Sugarloaf Plan suggestion of transit oriented development on the west side of I-270 creates misguided expectations on the part of the community. This will inevitably lead to a developer pressure to go ahead with transit oriented development since they will contend that transportation improvements are imminent. Since transit availability is probably decades away the Sugarloaf Plan needs to delete all reference to west side development.

for Windows



Dream Catcher Farm®
2101 Park Mills Road
Adamstown, Maryland 21710

May 31, 2022

Sam Tressler III, Chair
Frederick County Planning Commission
30 N. Market St.
Frederick, MD 21701

RE: Sugarloaf Treasured Landscape Management Plan
Direct and Adverse Property Impacts

Dear Mr. Tressler:

We own a 112 acre operating farm on Park Mills Road located within the proposed Sugarloaf Treasured Landscape planning area. We board and breed horses, have a few sheep and chickens. We grow hay and occasionally other farm commodities. We will be directly impacted by the proposed plan. Portions of our farm are being proposed for rezoning from Agricultural to Resource Conservation, and our property falls within the proposed Sugarloaf Rural Heritage Overlay Zoning District. **We vigorously object to these zoning changes as currently proposed and respectfully request that the Planning Commission reject the re-zoning recommendations as drafted.**

We offer the following facts and comments for your consideration:

- (1) Approximately 14.4 acres of our operating farm is proposed for re-zoning to Resource Conservation. These are forested portions of our property.
- (2) Some of the land proposed for re-zoning was pasture that we converted to woodland. We invested in tree planting and regular maintenance to suppress weed competition and invasives. That area is managed under a CREP contract.
- (3) We made the afforestation investments with the intention of conducting a future commercial thinning and, eventually, selective harvesting. We planted high-value hardwoods, including white oak and walnut.
- (4) Our woodland is managed consistent with a Forest Stewardship Plan and our farm has a USDA-approved agricultural conservation plan. We are certified as well under the American Tree Farm System. We are required to have, revise, and annually report data pursuant to a nutrient management plan.
- (5) Our farm is designated in a Maryland Agricultural Land Preservation Foundation (MALPF) district.
- (6) The proposed Sugarloaf Rural Heritage Overlay Zoning District imposes yet another unnecessary and burdensome layer of restrictions that inhibits our farm/woodland management objectives and diminishes our farm and woodland investments.

(7) Re-zoning will significantly increase the expense, if not preclude, our ability to manage these lands productively and sustainably. In fact, the proposed re-zoning would make it exceedingly difficult to carry out our long term forest and conservation plans. We would essentially be penalized for being good stewards.

In short, there is no need to re-zone this property or include it in an additionally restrictive overlay zoning district. We are a farm operation. We have a forest management plan, a conservation plan and comply with state requirements for nutrient management. We were contemplating converting some additional pasture to woodland. Maryland recently legislated a 5 million tree-planting goal to which we could contribute. However, should our property be re-zoned, we would no longer consider any further tree planting at the risk of future regulatory incursion.

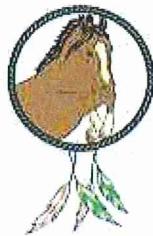
We believe the proposed Sugarloaf Rural Heritage Overlay Zoning District, to the extent that it affects farming and forestry, to be largely unnecessary and, in any case, should not encompass working farm and forested properties such as ours.

Respectfully Submitted,

The image shows two handwritten signatures in blue ink. The signature on the left is "Alberto Goetzl" and the signature on the right is "Melinda Cohen".

Alberto Goetzl & Melinda Cohen

CC: PlanningCommission@FrederickCountyMD.gov
[Jan Gardner, jgardner@frederickcountymd.gov](mailto:jgardner@frederickcountymd.gov)
councilmembers@frederickcountymd.gov
[Steve Horn, shorn@frederickcountymd.gov](mailto:shorn@frederickcountymd.gov)
[Kimberly Golden Brandt, kgbrandt@frederickcountymd.gov](mailto:kgbrandt@frederickcountymd.gov)
[Jerry Donald, jdonald@frederickcountymd.gov](mailto:jdonald@frederickcountymd.gov)
[M.C. Keegan-Ayer, M.C.Keegan-Ayer@FrederickCountyMD.gov](mailto:M.C.Keegan-Ayer@FrederickCountyMD.gov)
[Tim Goodfellow, tgoodfellow@frederickcountymd.gov](mailto:tgoodfellow@frederickcountymd.gov)



Dream Catcher Farm®
2101 Park Mills Road
Adamstown, Maryland 21710

May 31, 2022

Sam Tressler III, Chair
Frederick County Planning Commission
30 N. Market St.
Frederick, MD 21701

RE: Sugarloaf Treasured Landscape Management Plan
Land Management/Forest Sustainability Impacts

Dear Mr. Tressler:

Beyond the impact on our particular property, described in separately submitted comments, the Sugarloaf Plan as crafted would have adverse impacts more generally on the long-term health and sustainability of the forests in the planning area. We offer these additional comments:

- (1) The major concern of stakeholders is certain kinds of development, not farming or forestry.

As the Commission heard at the public hearing and through hundreds of submitted comments, the vast majority of stakeholders are concerned about development affecting the Sugarloaf area in the form of shooting ranges, power lines, data centers, event venues, subdivisions, and the like. The Commission has received far fewer comments, if any, voicing concerns about current farming and forestry practices in the planning area. Yet, the Sugarloaf Plan treats forestry, and forest practices on agricultural land, with a heavy hand.

- (2) There are multiple, and simpler, ways of restricting land uses that compromise the character of the Sugarloaf area. Farming and forestry are not among those adverse land uses. They are not the kind of development activities that the vast majority of stakeholders are concerned about.
- (3) Maryland has existing laws that address soil and water quality issues statewide, some of the strongest in the eastern United States. The addition of complicated local regulations provides further complexity and confusion, creating regulatory costs and disincentives to expanding forest use. That forest-related regulations under the proposed re-zoning would follow state guidelines dismisses the fact that additional paperwork and compliance requirements will be imposed. The additional local rules are working against expanding the public benefits from forests, not adding to them. Re-zoning and more time-consuming approval requirements will result in forest landowners being less likely to engage in activities, including thinnings and harvesting, that foster resilience to insects, diseases, fire, and climate extremes.

Fair and consistent permitting around forest harvesting was raised in the 2020 Maryland Forest Action Plan (https://dnr.maryland.gov/forests/Documents/Maryland-State-Strategy_wAON%202020FINALpages.pdf) and by the Rural Economies Workgroup of the Maryland Sustainable Growth Commission. The Maryland Forest Action Plan found that complex additional regulations as counterproductive to sustainable forest management. The Sugarloaf Plan feeds that problem.

- (4) Forest management, including harvesting, supports rural jobs, retains forests, improves habitat, and decreases risks of insect, disease, and wildfire outbreaks. Forest management, including harvesting, supports rural jobs, retains forests, improves habitat, and decreases risks of insect, disease, and wildfire outbreaks. If new regulations in the Sugarloaf Plan are implemented, they will be counterproductive to sustainable forest management.
- (5) A lack of opportunities in the area for selling forest products serves as a disincentive to retaining forests and keeping them healthy. That the Plan makes a sawmill a prohibitive use in the Overlay Zone goes against the goal of trying to maintain a rural natural resource based economy. Moreover, without a specifically written exception in the Plan, a portable sawmill would also be viewed as a prohibited use.
- (6) A mosaic of old, mature, and young forests is important to maintain a healthy, productive forest ecosystem. That does not happen by leaving the forest entirely without management, especially given the over-mature state of the forest inventory, the plethora of invasives, and the overabundance of deer, to name just a few of the issues requiring active forest management in the planning area
- (7) The Plan seeks to foster climate change resilience. The key to mitigating climate change with respect to forest management is in maintaining a continually growing and healthy forest across an entire landscape. The Plan fails to recognize that when trees are harvested and used in products, the carbon that they had absorbed remains stored, and more carbon is sequestered as new and remaining trees grow.
- (8) The vast majority of landowners in the area are outstanding stewards of their properties. The Plan should strive to meet its policy goals first and foremost through incentives to landowners, not land management restrictions that remove the willingness to keep the land in its current form and uses. Landowners should be compensated if their properties are re-zoned.
- (9) The most important factor affecting the planning area is the long-term involvement and active management of Stronghold, Inc. While the Plan acknowledges this reality, it falls short of analyzing options available to the Foundation for continuing its stewardship.

Stronghold Inc. has a long history of actively managing its holdings to promote environmental education and natural appreciation. The Trust that governs Stronghold, Inc. expires in 2046. How Stronghold views its long-term role after 2046 is one of the keys to what will happen in the area. What happens when the Trust expires? The Maryland Department of Planning asked related questions in its comments on the Plan as well. The Plan doesn't sufficiently lay out any

options of what either Stronghold could do or might do at that juncture, or any options that the county or state could or might do at that juncture.

In summary, there is a distinction that should be made between development and land stewardship activities such as forestry (and farming) in the Sugarloaf Plan area. The majority of stakeholders favor some restrictions on development. However, the Plan doesn't justify the need to impose further restrictions on land management activities.

Respectfully Submitted,

The image shows two handwritten signatures in blue ink. The signature on the left is "Alberto Goetzl" and the signature on the right is "Melinda Cohen".

Alberto Goetzl & Melinda Cohen

CC: PlanningCommission@FrederickCountyMD.gov
[Jan Gardner, jgardner@frederickcountymd.gov](mailto:jgardner@frederickcountymd.gov)
councilmembers@frederickcountymd.gov
[Steve Horn, shorn@frederickcountymd.gov](mailto:shorn@frederickcountymd.gov)
[Kimberly Golden Brandt, kgbrandt@frederickcountymd.gov](mailto:kgbrandt@frederickcountymd.gov)
[Jerry Donald, jdonald@frederickcountymd.gov](mailto:jdonald@frederickcountymd.gov)
[M.C. Keegan-Ayer, M.C.Keegan-Ayer@FrederickCountyMD.gov](mailto:M.C.Keegan-Ayer@FrederickCountyMD.gov)
[Tim Goodfellow, tgoodfellow@frederickcountymd.gov](mailto:tgoodfellow@frederickcountymd.gov)

Goodfellow, Tim

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Sent: Friday, June 17, 2022 3:41 PM
To: Steve Poteat
Cc: Brandt, Kimberly G.; Goodfellow, Tim
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Prepared by Steve Poteat, 1340 Sugarloaf Mountain Road Frederick County Dickerson, Maryland 20842

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for Windows

Natelli Communities

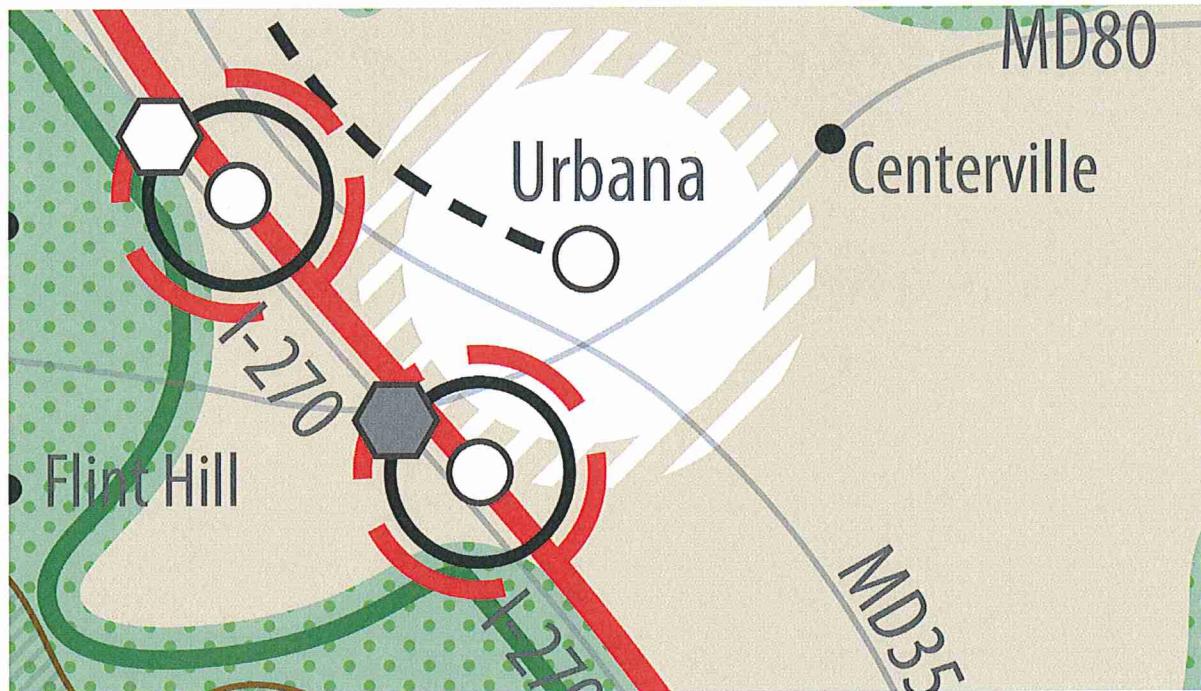
June 17, 2022

Members of the Frederick County Planning Commission
Winchester Hall
12 E Church Street
Frederick, MD 21701

Re: Sugarloaf Treasured Landscape Management Plan

Dear Planning Commission Members:

We remain opposed to the transmission of the Sugarloaf Treasured Landscape Management Plan to the County Council as currently drafted.



The above graphic is a blow-up of the area around the existing interchange at Rt 80 and I-270, taken from the Thematic Plan in the LFMP. An existing and a future interchange are depicted along this stretch of I-270. The black and red circles are explained in the legend and body of the LFMP. The red designates a primary growth area and the black is intended to depict about a $\frac{1}{2}$ mile radius.

I acknowledge that this is a Thematic Plan, the details of which need to be determined by future studies. I acknowledge the lines on the plan are not set in stone and need further refinement.

The LFMP goes to great lengths to explain that the plan is thematic, intended to convey planning concepts that should guide the future growth of the County.

Please note a few things about this thematic guide.

- The dark green line that outlines the Sugarloaf area purposely does not include all the property on the west side of I-270, as that would have been completely inconsistent with the view that came out of LFMP - that the I-270 Interstate corridor should be preserved as a primary growth sector.
- Contrary to what has been stated in the public meetings, the LFMP does not direct all future growth to the east side of I-270, nor was that the intention of LFMP. Had this been the intention, it would have been quite simple to communicate this in the Thematic Plan and in the text of LFMP. However, this is not the case. We would never have supported LFMP had this been the case. **Please note that the area on the west side of the interchange depicted as outside of the Sugarloaf area is almost as large as the existing Urbana Growth Area, as depicted on the east side of I-270.** This was very important to us and led to our support of the LFMP.
- I have heard several times that growth is only intended for the east side of I-270, along Rt 355. Please point me to where I can find this information in LFMP. Is this what the graphic above is supposed to be conveying? The corridor is named the I-270 Interstate Corridor, not the Rt. 355 Corridor, for good reason. The depiction of the I-270 Interstate Corridor on page 45 of LFMP straddles I-270, not Rt. 355. While others may be confused about this, I have no confusion whatsoever. If there are officials who persist in thinking I'm confused, I urge you to re-read the staff's initial recommendations on this point, which I provided to you in my last correspondence dated May 13, 2022. I do not believe staff was confused when they made this recommendation.
- I find it interesting that the LFMP identifies the area around the future Interchange at Park Mills Road as a Primary Growth Area – that extends to both sides of I-270 – and yet there is denial by some commissioners that it even exists as a concept. What in the world are we doing here, if we are not planning for the future as intended by LFMP and preserving these options for the County?

The discussion at your meeting with respect to growth in Montgomery County, and how it compares with what the Planning Commission is recommending here, is useful. **However, even Montgomery County, as progressive as it is, recognizes that at every interchange along I-270 to which sewer and water has been extended, both sides of the highway should be maximized for development.** Even in Clarksburg, where the Agricultural Preserve and the highly sensitive Ten Mile Creek area abut I-270 on the west side, the County understood that it needed to carve out an area and preserve the opportunity for development as the best way to maximize smart growth principles and prevent sprawl.

Here are three different ways to preserve the future potential for the I-270 Interstate corridor as a primary growth sector for the County:

1. **Do not apply the overlay to any property in the Sugarloaf planning area.** There are many property owners, including Stronghold, the owner of Sugarloaf Mountain, who do not want the overlay applied to their property. They are concerned about the restrictions on their current property rights and the negative impact on their land values. We support their concerns.
2. **Use the planning area boundary that had been recommended by staff in the July, 2021 draft of the plan as the boundary for the overlay.** That boundary had been established with the future potential of the I-270 Interstate corridor in mind. There was never any serious evaluation of this before it was eliminated from the draft plan by a majority of the planning commission in the very first work session.
3. **Use the same technique applied in the LFMP on page 45 to highlight the I-270 Interstate Corridor in the STMLP, and add explicit language to the plan which explains that future planning studies will likely include properties on the west side of I-270.** Explain that the actions taken under the STMLP are not intended to preclude nor prevent the objective consideration of development in the I-270 corridor under future studies of the Urbana Region and I-270 corridor and that the restrictions applied in the STMLP may not apply in the future.

I suffer no illusions at this point that anything I say will matter to a majority of the Planning Commission members. Nevertheless, I encourage you to reconsider the decision by a majority of the Planning Commission to apply the Overlay to our southern and northern interchange properties along I-270.

Sincerely,



Tom Natelli, CEO
Natelli Communities

Dear Planning Commissioners,

I understand that the Planning Commission made a final decision on where to apply the overlay zone on June 15, 2022, and I support that decision. I'd like to point out that if you would have considered using a walkable distance, as suggested by some County Staff, that distance would start and end on the east side of 270. There is no safe way to walk from the east side of 270 to the west side. I attempted to make this walk this morning. Please see the attached picture, taken from a vantage point as far as I could safely get, walking east to west using the sidewalk. The underpass has absolutely no room for a sidewalk, and I don't believe that the State plans to reconstruct the 270 bridge and widen the underpass to make room to for a walkway to get from one side to the other. Staff spent a lot of time during the workshop discussing walkable developments but how does this apply in reality? How does County staff envision an "Urbana/270 corridor" when 270 is clearly a boundary for walkable development?

Photo of the Urbana Fingerboard Road I270 underpass.

Note the lack of sidewalks and clear lack of space to insert sidewalks, marked in yellow circles.



Dear Planning Commissioners,

Let me begin by thanking you for the long hours and much effort you have put into the Sugarloaf Treasured Landscape Management Plan. It's a good plan with good boundaries and I appreciate you making the decision to apply the overlay to all but a very few already commercially zoned properties at the Urbana Fingerboard/I-270 Interchange.

I am familiar with the need for revisiting plans every 10 years or so but was quite concerned to hear Ms. Brandt say that we can and likely would revisit areas of the Sugarloaf Plan in the next plan (the newly coined "Urbana/270 Corridor Plan").

How is it that the Planning Division and citizens on the advisory group, as well as others, have spent more than 2 years on the Sugarloaf Plan, and the Planning Commission has spent a considerable amount of time (how many hours?) on this Plan, and then at the very end of their consideration, the idea is introduced that the Plan could be changed as early as next year? Ms. Sepe said it herself – how do we accomplish things without a long-term plan? We might disagree on what the Plan should be, but isn't a long-term plan what we've spent our time working on? If the Planning Commission and the Council expect to amend these land use designations in the short-term, how can residents know what to expect and how to respond?

I've heard some folks say that the 6/15 staff presentation to the Planning Commission gave the impression that the plan will be revisited in a month or a year or whenever the political climate gives developers a better chance of prevailing with their vision of the area. Is this tacit admission that, while residents may get lip-service and some placating votes, the developers' preferences ultimately are the determining factor in land use policy? Does it mean that sooner or later, the natural environment -- fields and forests, wildlife and pleasant vistas -- will succumb to the perceived inevitability of human construction?

Development here is not inevitable, and this is the time to say so, clearly and directly. There is plenty of already-designated space for building. The long-term boundary of the Sugarloaf Plan belongs at 270 to preserve the treasured landscape.

Sincerely,
Ingrid Rosencrantz,
Long-term resident and property owner.
Member of a family that has owned property in this area for more than 100 years.

Goodfellow, Tim

From: David Angell <david@pgc-landscape.com>
Sent: Friday, June 17, 2022 1:50 PM
To: Planning Commission
Cc: Goodfellow, Tim; Brandt, Kimberly G.
Subject: July 15th Workshop

[EXTERNAL EMAIL]

June 17th, 2022

Dear Planning Commission:

Thank you for the excellent discussion on Wednesday regarding the I-270 Corridor. The importance of I-270 to the local and regional economy cannot be overstated. Now IS THE TIME to adequately plan the future, laying the groundwork for specific areas of focus. As Denis said so well, it is imperative to focus development and transportation solutions in such areas. Without effort to provide growth, including: transportation, employment, housing, and services in such a corridor, commuters and residents alike are left to fend to the back roads. There is no comparison between I-270 and Sugarloaf Mountain. They are 2 distinct and completely different environments, requiring different solutions.

Please continue your efforts to define the future of the I-270 Technology Corridor, utilizing Livable Frederick as the guide. This issue is so critical as a part of this planning area. The future will be here before we know it.

My only other point is in regards to the Mountain itself. Many people / groups have expressed support for conserving the mountain, by using the name Sugarloaf, or seeming to speak on behalf of, or in regards to the mountain. IF I'M NOT MISTAKEN, the Mountain itself (Gordon Stronghold's Trust), IS STILL IN OPPOSITION TO THIS PLAN. I don't know if your recent efforts have appeased them or not. Gordon Stronghold himself had the vision to purchase the mountain and protect it for the future. Those that speak of the mountain and the local environment, are only able to do so because of him. Please take the time to meet with the mountain and their representatives, to achieve a desired outcome for the mountain itself. I don't believe you can achieve a successful Sugarloaf Treasured Landscape plan, without the full support of the mountain itself.

Thank you and the planning staff for all your efforts. I believe you are very much headed in the right direction, particularly if you can finish addressing the I-270 Corridor and the Mountain. It hasn't been easy, but your efforts and attention to the issues is very much appreciated.

Sincerely,

David Angell
PGC Properties
8710 Fingerboard Road

Goodfellow, Tim

From: Planning Commission
Sent: Wednesday, June 15, 2022 7:16 AM
To: Marcia Nass
Cc: Brandt, Kimberly G.; Goodfellow, Tim
Subject: RE: Sugarloaf Mountain

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
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Frederick County Government
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301-600-1138

From: Marcia Nass <marciatn@comcast.net>
Sent: Tuesday, June 14, 2022 4:03 PM
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: Sugarloaf Mountain

[EXTERNAL EMAIL]

Hello,

I wanted to express my support for the Sugarloaf Treasured Landscape Management Plan March 2022. Thank you so much for your efforts on this plan recognizing the importance of maintaining the beauty in this mountain and the rural landscape!

Marcia Nass
326 Little Quarry Rd.
Gaithersburg, MD 20878

Goodfellow, Tim

From: Planning Commission
Sent: Tuesday, June 14, 2022 4:00 PM
To: Steve Poteat
Cc: Brandt, Kimberly G.; Goodfellow, Tim
Subject: RE: Sugarloaf Land Ethic

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: Tuesday, June 14, 2022 2:30 PM
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: Sugarloaf Land Ethic

[EXTERNAL EMAIL]

June 14, 2022

Testimony on Sugarloaf Treasured Landscape Management Plan concerning the Land Ethic
Prepared by Steve Poteat, 1340 Sugarloaf Mtn Rd. Dickerson Frederick County Maryland 20842

At the Planning Commission public hearing on the Sugarloaf Treasured Landscape Management Plan on May 18, 2022, and in subsequent communications to the Planning Commission, it was very gratifying to learn that many landowners are very protective of their land and believe they do an excellent job without further government assistance.

I trust that they intend this land stewardship to continue beyond their ownership or lifetimes and to be their future legacy.

There are limited ways to ensure this legacy. One way is to have the landowner put a perpetual easement on their land, dictating their wishes on how the land will be preserved. This can be achieved by working with the Maryland Environmental Trust, with other open space easement programs with the State or County, or with locally established land trusts. These opportunities are mentioned in the Sugarloaf Plan, and I am sure the County will assist in these efforts.

Personally, our family placed a Maryland Environmental Trust perpetual easement on our 54 acres of woodland adjacent to Sugarloaf Mountain over 40 years ago. Some modest development is allowed by the easement for family members, as well as careful forestry management. But the property and its natural resources will look

pretty much the same 50 or 100 years from now, assuming the world comes to its senses and commits to bold action on climate and sustainability.

In addition to the MET easement, we are on our third Maryland Forest Stewardship Plan. As you know, the maximum time period for such plans is 15 years. Many forestry and farmland stewardship programs have limited time periods. There is no protection for your land beyond that time period unless there are additional stewardship plans or a perpetual easement of some kind.

The advantage of the Conservation Zone and the Overlay Zone for properties in the Sugarloaf Plan area is that they help local landowners protect and preserve their properties and their neighborhoods without the constraints of a perpetual easement. In addition, the Overlay Zone provides flexibility as circumstances change and allows other uses, special exceptions and variances in accordance with the underlying zones. Subdivision of land by the landowner is still possible, undertaken carefully to protect Sugarloaf Treasured Landscape resources and consistent with the Overlay Zone. Further, another advantage for landowners is that the Overlay Zone specifically prohibits uses that are inappropriate for the Sugarloaf Treasured Landscape, including rubble fills and shooting ranges.

If landowners truly desire to protect and preserve their land and its surroundings beyond their stewardship or lifetime, only stringent perpetual easements are available. However, the Conservation and Overlay Zones will help them achieve their same protection goals with much more flexibility.

Thank you.

Sent from Mail for Windows

Goodfellow, Tim

From: Planning Commission
Sent: Tuesday, June 14, 2022 12:13 PM
To: margaret
Cc: Brandt, Kimberly G.; Goodfellow, Tim
Subject: RE: Opposition to any carve outs to the Sugarloaf Treasured Landscape Plan

Good afternoon:

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

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

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

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

From: margaret <margaretkel7071@gmail.com>
Sent: Tuesday, June 14, 2022 12:11 PM
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: Opposition to any carve outs to the Sugarloaf Treasured Landscape Plan

[EXTERNAL EMAIL]

Commission Members,
Because Sugarloaf Mountain and the surrounding natural area provide respite to a large community of visitors on almost a daily basis, I strongly support the Treasured Landscape Management Plan without any carve outs.
In 1969 Sugarloaf was designated as a National Natural Landmark with the stipulation that it be maintained for the public good. That must be the case going forward. To allow such a carve out would destroy a valuable natural resource designated to be preserved for the benefit of all.

Thank you for your effort and support,
Margaret Kelley
Barnesville, MD

Sent from my iPad

