

Dolan, Mary

From: Cherney, Ragen
Sent: Tuesday, July 5, 2022 9:17 AM
To: peterblood3213@comcast.net
Cc: Cherney, Ragen
Subject: RE: Preserve area west of 270

On behalf of the County Council, thank you for your remarks on the Sugarloaf Area Plan. Council Members have all received your comments. Your comments will be part of the Council record.

Have a good day.

Ragen

Ragen Cherney

Chief of Staff/Legislative Director

Frederick County Council
Winchester Hall
12 East Church Street
Frederick, Maryland 21701
301.600.1049



From: peterblood3213@comcast.net <peterblood3213@comcast.net>
Sent: Sunday, July 3, 2022 11:11 AM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>
Cc: PETER BLOOD <peterblood3213@comcast.net>
Subject: Preserve area west of 270

[EXTERNAL EMAIL]

Dear Council Member,

I urge you to vote, presumably at your next meeting, to preserve the area west of 270 to protect it from overdevelopment. This area was historically protected from commercial development until the Planning Commission removed the "Natelli Cutout" from protection under pressure from back door land speculators. Fortunately, public pressure led the Planning Commission to reverse itself and propose revising the Sugarloaf Plan to restore protection of this area.

Living only ½ mile from the 80/270 interchange, called "The Gateway to Sugarloaf" by the FNP, I see considerable pressure to develop the area from the interchange to the Sugarloaf preserve. This quiet community has successfully prevented an Amazon Warehouse and the Machine Gun Nest from locating here, but in the last two years, has seen a new traffic circle just west of the exchange and the

new shopping area just east of the exchange. It deserves the protection it has had for decades, not secret development deals.

Lastly, I would like to share my disappointment with the way the Planning Commission handled the Natelli Cutout. First, the removal of the area from the Sugarloaf Plan AFTER public and Citizen Advisory Committee input was a slap in the face to the public participation process. Second, the reason given by Steve Horn for removing the Natelli Cutout, that there was a "need" to remove it because the interchange does not have the same "character" as the mountain, is nonsensical. Overdevelopment just outside a preserve is unsightly (like entertainment focused Gatlinburg, TN, only 3 miles from Smokey Mountain NP). It is BECAUSE the area between the exchange and Sugarloaf is under high development pressure that there is MORE reason to preserve it, not less. It was wrong for the Planning Commission to make a unilateral decision, cave to development pressure, remove the Natelli Cutout, and ignore decades of preservation history.

From my three college classes in Environmental Planning, I learned the need to plan and preserve now because attempts to reel in unchecked development after the fact will be too late. I urge the Council to preserve the area west of 270, including the Natelli Cutout, right up to the Monocacy Battlefield.

Peter Blood
3213 Ramsland Way
Urbana, MD

Dolan, Mary

From: Cherney, Ragen
Sent: Tuesday, July 5, 2022 9:19 AM
To: Sasha Carrera
Cc: Cherney, Ragen
Subject: RE: Property Rights Issues

On behalf of the County Council, thank you for your remarks on the Sugarloaf Area Plan. Council Members have all received your comments. Your comments will be part of the Council record.

Have a good day.

Ragen

Ragen Cherney

Chief of Staff/Legislative Director

Frederick County Council
Winchester Hall
12 East Church Street
Frederick, Maryland 21701
301.600.1049



From: Sasha Carrera <sasha.carrera@gmail.com>

Sent: Monday, July 4, 2022 9:57 AM

To: Goodfellow, Tim <TGoodfellow@FrederickCountyMD.gov>; Superczynski, Denis <DSuperczynski@FrederickCountyMD.gov>; Brandt, Kimberly G. <KGBrandt@FrederickCountyMD.gov>; Council Members <CouncilMembers@FrederickCountyMD.gov>

Subject: Property Rights Issues

[EXTERNAL EMAIL]

Dear Frederick County Sugarloaf Planning Commission and Frederick County Council,

It is with increasing alarm that I am hearing about slick PR companies hired by Tom Natelli, biggest financial stakeholder in the decision to erode the plan or not, real-estate agents galvanized by other financial stakeholder MacIntosh and now the farmers associations trying to organize people against the plan.

Either the inclusion of the property changes were a strategic attempt on your part to eviscerate the plan or their inclusion as part of passing this plan was a gross oversight.

If you are truly on the side of the plan, it's incumbent on you to educate the public about what property changes WOULD BE HAPPENING ANYWAY (which is my understanding about the FEMA changes) and what the ACTUAL land use changes would be for EACH INDIVIDUAL PROPERTY OWNER. Not wait for them to come to you as alarmed (and quite

frankly, with their minds already made up because you know a lot of people hear the word "government" and turn off automatically but it's YOUR JOB TO GO TO THEM. If you care about this plan, that's your responsibility.

But I am thinking more and more this was an underhanded move, just like that secret and morally reprehensible NDA the COUNTY EXECUTIVE pulled several months ago to put an AMAZON datacenter on that property -- something that would have benefitted Montgomery County's Tom Natelli only and would have brought basically ZERO jobs to the area and merely ruined yet another corner of what you called "treasured area" that's quickly disappearing. Perhaps you wrote the plan to please conservation minded stakeholders who live here but in actuality your actions suggest you are making sure we fight among ourselves to make the plan fail for the benefit of, you got it, Tom Moneybags Natelli.

Prove me wrong. Educate ALL stakeholders, even those who didn't seem to care till they got your zoning change letters in the mail.

Best wishes,
Alexandra Carrera

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

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Check out seasons 1 & 2

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

imdb.me/sashacarrera

Dolan, Mary

From: Cherney, Ragen
Sent: Friday, July 8, 2022 2:02 PM
To: Denny Remsburg
Cc: Cherney, Ragen
Subject: RE: Farm Bureau opposition to Sugarloaf plan

On behalf of the County Council, thank you for your remarks on the Sugarloaf Area Plan. Council Members have all received your comments. Your comments will be part of the Council record.

Have a good day.

Ragen

Ragen Cherney

Chief of Staff/Legislative Director

Frederick County Council
Winchester Hall
12 East Church Street
Frederick, Maryland 21701
301.600.1049



From: Denny Remsburg <dremsburg52@gmail.com>
Sent: Friday, July 8, 2022 1:22 PM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>
Subject: Farm Bureau opposition to Sugarloaf plan

[EXTERNAL EMAIL]

Dear Council members,

I am attaching a letter on behalf of the Frederick County Farm Bureau outlining our opposition to the 'Sugarloaf Plan'. Our board felt very strongly about the property rights issues that seemed to be contained in the plan.

We will have representatives at the workshop on July 13.

Thank you for listening to our concerns.

--
Denny Remsburg
President
Frederick County Farm Bureau



"The Voice of Organized Agriculture"

July 5, 2022

Jan Gardner
County Executive
Winchester Hall
12 E. Church Street
Frederick, MD 21701

Dear Council Members:

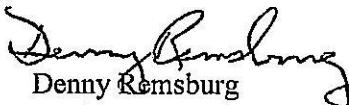
The Frederick County Farm Bureau would like to express our opposition to the Sugarloaf Plan as outlined in the Livable Frederick plan. We have great concerns about the potential effects the plan would have on the property rights of property owners in the area.

Some of our concerns:

- By rezoning a portion of the area from Agriculture to Resource Conservation, the plan will affect current zoning regulations relating to lot size, permitted uses, setbacks, and subdivision rights of the property owners to their detriment. In our opinion, this would effectively be a downzoning and would adversely affect the property values of the affected parcels. It is also not clear how the change would give any additional protection to any environmentally sensitive areas given the similarity in zoning as it relates to natural resource protection.
- Promoting a 'privately-owned, public-accessible open space conservation' area on the Stronghold property. Any access to the property owned by Stronghold should be at the invitation of the landowner. Who assumes the liability involved for potential accident or injury?
- The intent to place a conservation easement on the Stronghold property to 'ensure permanence and protection of all its resources'. Any easement on property should be by the request of the landowner. This can only be interpreted as an eminent domain process and certainly not at the landowner's request. Again, an intrusion on property rights.
- Concern about current agricultural operations that would be restricted from expanding their current businesses by increasing livestock numbers, as an example.

While prepared with the best of intentions, it is our opinion that the implementation of this plan in its current form would severely damage the property rights and property values of landowners within the area of the Plan.

Sincerely,


Denny Remsburg
President
Frederick County Farm Bureau

Dolan, Mary

From: Cherney, Ragen
Sent: Wednesday, July 13, 2022 5:29 PM
To: Nick Carrera
Cc: Cherney, Ragen
Subject: RE: Sugarloaf Plan -- now coming to the County Council

On behalf of the County Council, thank you for your remarks on the Sugarloaf Area Plan. Council Members have all received your comments. Your comments will be part of the Council record.

Have a good day.

Ragen

Ragen Cherney
Chief of Staff/Legislative Director
Frederick County Council
Winchester Hall
12 East Church Street
Frederick, Maryland 21701
301.600.1049

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

From: Nick Carrera <mjcarrera@comcast.net>
Sent: Wednesday, July 13, 2022 4:25 PM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>
Cc: Carrera, Nicholas <mjcarrera@comcast.net>; Carrera, Alexandra <sasha.carrera@gmail.com>; Carrera, Johnny <johnnyquercus@me.com>
Subject: Sugarloaf Plan -- now coming to the County Council

[EXTERNAL EMAIL]

Dear County Council Members,

Today, July 13, the Planning Commission voted to send the Sugarloaf Plan for your consideration. I'd thought comments could still be accepted at today's meeting, and I waited some 20 minutes after being placed #1 in the queue, to no avail. I'm writing you now because I'm sure to lose my notes and train of thought if I wait until your public meeting; but don't worry -- I can refer to this email and bring up these issues another time.

Today Commissioner Sepe not only voted against the Sugarloaf Plan, she sought to distance herself from any contact with it, she thinks it so toxic. Her voiced concern was loss of property values from wholesale "rezoning" under the Plan. She didn't cite any hard data to show that values really will be lost, so it remains to be seen. I'm reassured, however, by the case for my farm, which may be true for others.

I live at 2602 Thurston Road, corner of Peter's Road. I have a little over 100 acres. Keith Wiles, in Jefferson, leases some 40 acres, which he hays. Another farmer, Randy Harmon, just down the road from me, hays another, small field, perhaps 5 acres. When I heard from the planning staff that I would "lose" something like 40 acres of my farm, in being redesignated "resource/conservation," I was concerned and talked with them. My understanding is this: the redesignation applies to streambeds, which I have, and their floodbanks. This is a move that is not specific to the Sugarloaf Plan, it will be applied throughout the county. It is in recognition of the reality of the character of the land; it will not change the use I presently make of the land, nor affect my "agricultural" zoning or my taxes. And I seriously doubt it will change the value of my property. I would have to be shown hard data to convince me otherwise.

As you can see from my address, I'm a short distance from the Md 80/I-270 interchange, an area of particular concern to me. There are two points I wanted to make today, in my attempted call to the Planning Commission.

After repeated pleadings by the owner, the Planning Commission recommends that the "back lot" of the Potomac Garden Center be rezoned "commercial." That would appear to address the concerns that David Angell had voiced over the Sugarloaf Plan; but he remains opposed to it, so I think nothing is gained if this rezoning is approved. I have heard that neighbors close-by are concerned at what Mr. Angell might do with his rezoned property. The goals of the Sugarloaf Plan, on page 7 of my March 2022 draft, include phrases, "natural resources and environmental assets," "scenic and rural character," and "agricultural and cultural resources." I don't see how such goals can be advanced by introducing more commercial zoning in the Sugarloaf Plan area.

The Overlay proposed for the Sugarloaf Plan area, and the Plan's boundary itself, have had special attention and revisions at and near the Md 80/I-270 interchange. I think in the Plan forwarded to you the boundary is again unbroken along I-270, as it should be. I think the Overlay again covers the entire area of the Sugarloaf Plan, also as it should be. The Overlay, as I understand it, will not impact current land uses, but it will protect against future changes in land use that would be inconsistent with the goals of the Sugarloaf Plan. That seems to me only logical and necessary if the Plan is to be viable.

Thank you for considering my comments.

Nicholas Carrera; 2602 Thurston Road, "Wellcome Farms"

From: alberto dcfarm.net <alberto@dcfarm.net>
Sent: Wednesday, July 20, 2022 12:48 PM
To: Gardner, Jan <JGardner@FrederickCountyMD.gov>; Keegan-Ayer, MC <MCKeegan-Ayer@FrederickCountyMD.gov>; Horn, Steve <SHorn@FrederickCountyMD.gov>; Brandt, Kimberly G. <KGBrandt@FrederickCountyMD.gov>; Donald, Jerry <JDonald@FrederickCountyMD.gov>
Cc: Council Members <CouncilMembers@FrederickCountyMD.gov>
Subject: RE: Sugarloaf Area Plan

Ms. Gardner,

Thank you for getting back to me, and so quickly. Much appreciated!

I specifically asked that same question to the County's principal Sugarloaf Plan planner, Tim Goodfellow. Here was his emailed response:

Hello Al Goetzl.

Yes, the Resource Conservation zoning district contains some additional requirements for timber harvest, compared to the Agricultural zoning district. Below is the section from the County Code that describes them. However, the proposed Sugarloaf Rural Heritage Zoning District, if adopted in its current format, will require additional materials to be submitted with a timber harvest permit application. These requirements would apply throughout the entire Sugarloaf Planning Area if the Overlay Zone is adopted in its current form.

The recommended Overlay Zoning District regulations are included in the attached link:

<https://www.frederickcountymd.gov/8046/Sugarloaf-Area-Plan>

Ring or email with any questions.

Tim Goodfellow

301.600.2508

As I noted in my comments to the Planning Commission, among other things, a portion of our farm that is being proposed for re-zoning to RC is an area that we converted from pasture to trees. We invested in tree planting and regular maintenance to suppress weed competition and invasives and that area is managed under a CREP contract. 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. 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. All of those things should be more than sufficient to demonstrate good stewardship.

So the response no doubt is well, since you are doing all of these good things, you have nothing to worry about. Well, that is not the case. Any additional permitting or other burden (e.g., additional study or reports) requires an expense. Moreover, an overly sensitive or disagreeable neighbor can use the RC or Overlay zoning designation to raise some objection and therefore cause a delay or additional expense to a land management activity that is perfectly scientifically justified. Or it may be that sometime in the future we want to convert that woodland or part of it back to pasture for justifiable reasons.

Frankly, I'm also not persuaded that the Sugarloaf Plan exempts all agricultural activity. There are building size restrictions and other things that can affect some agricultural uses. The Plan prohibits a sawmill and doesn't even provide a specific exemption for a portable sawmill.

This is one of those things where, as a politician, you want to do the warm and fuzzy. I get that. But think about what really is in the best interest for maintaining the natural resources and rural-based economic features that has made the Sugarloaf area what it is. The focus ought to be on development pressures that genuinely threaten the character of the area, not on regulations that affect farming and forestry activities. Those are already highly regulated.

Again, thank you for your interest.

AI

Alberto Goetzl

301-775-6868

agoetzl@dcfarm.net

Dolan, Mary

From: Gardner, Jan
Sent: Wednesday, July 20, 2022 11:19 AM
To: alberto dcfarm.net; Keegan-Ayer, MC; Horn, Steve; Brandt, Kimberly G.; Donald, Jerry
Cc: Council Members
Subject: RE: Sugarloaf Area Plan

Dear Mr. Goetzl and Ms. Cohen,

Thank you very much for your letter regarding the Sugarloaf Treasured Landscape Management Plan. I appreciate the specificity of your comments which is very helpful to decision makers. I have shared your email with all of the county council members since they will be the final decision makers on the Plan.

I am unsure how resource conservation zoning would make it more difficult to manage forest resources. If you could elaborate on this point it would be helpful.

I also want to assure you that all agriculture uses and operations are exempt from the overlay and will be able to continue to operate as they do today.

The goal of the plan is to protect this area from overdevelopment and to retain the rural character, agriculture viability, and ensure that allowed commercial uses permitted in the agricultural zone that are not agriculture related are of appropriate size and scale.

I appreciate your participating in the public process.

Regards,

Jan Gardner

Jan H. Gardner
County Executive
Winchester Hall
12 East Church Street
Frederick, MD 21701
301-600-1100



From: alberto dcfarm.net <alberto@dcfarm.net>
Sent: Wednesday, July 20, 2022 6:44 AM
To: Keegan-Ayer, MC <MCKeegan-Ayer@FrederickCountyMD.gov>; Horn, Steve <SHorn@FrederickCountyMD.gov>; Brandt, Kimberly G. <KGBrandt@FrederickCountyMD.gov>; Donald, Jerry <JDonald@FrederickCountyMD.gov>

Cc: Gardner, Jan <JGardner@FrederickCountyMD.gov>

Subject: Sugarloaf Area Plan

[EXTERNAL EMAIL]



July 20, 2022

RE: Sugarloaf Treasured Landscape Management Plan

Dear Ms. Keegan-Ayers and County Council members:

The Frederick Counting Planning Commission will be forwarding its proposed Sugarloaf Treasured Landscape Management Plan to the County Council for approval. 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. 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 submitted comments to the Planning Commission that were largely unheeded.

While voting in favor of a plan whose goal is to preserve an area valued for its natural resources would seem straightforward, a more courageous and sensible vote would be to approve the plan with modifications. Those modifications should be:

(1) Reject re-zoning Agricultural properties, or portions of Agricultural properties, to Resource Conservation.

There is no compelling reason to re-zone farmland to Resource Conservation. Resource Conservation zoning is more restrictive, reduces flexibility to address sustainability issues in an expedient manner, and increases the cost of land management. Notwithstanding statements of supporters to the contrary, Resource Conservation zoning requires more cumbersome permitting. Re-zoning from Agriculture is counterproductive to the basic tenet of maintaining a rural-based economy in the Sugarloaf area and makes it more difficult to manage forest resources sustainably.

(2) Exclude operating agricultural properties from the Sugarloaf Rural Heritage Overlay Zoning District.

Similarly, there is no compelling reason to include in a more restrictive zoning designation operating farms and woodland properties. 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. Farming and forestry are not among those concerning land uses. They are not the kind of development activities that the vast majority of stakeholders are concerned about and

should not be further regulated. Existing state and county regulations already offer sufficient natural resources protections and are among the most restrictive in the Mid-Atlantic area.

In short, the proposed Sugarloaf Rural Heritage Overlay Zoning District, to the extent that it affects farming and forestry, is an unnecessary overreach. There is a distinction that should be made between intrusive development and land stewardship activities such as forestry (and farming) in the Sugarloaf Plan area. The Plan doesn't justify the need to impose further restrictions on farming and forestry activities.

Respectfully Submitted,



Alberto Goetzl & Melinda Cohen



Dream Catcher Farm
2101 Park Mills Road
Adamstown, Maryland 21710
Cell: 301-775-6868

Dolan, Mary

From: Ingrid Rosencrantz <catoctinck@gmail.com>
Sent: Tuesday, July 26, 2022 3:04 PM
To: Council Members
Subject: Sugarloaf Treasured Landscape Management Plan comments to the County Council
Attachments: rosencrantzsugarloaf comments 7_26_22.pdf

[EXTERNAL EMAIL]

Attached and below, please see my comments on the Planning Commission's Recommended Sugarloaf Treasured Landscape Management Plan.

Thank you.

Ingrid Rosencrantz
Local resident,
Living on part of a farm that has been in my family for more than 100 years.

I'm Ingrid Rosencrantz and I live in the Plan area on part of a farm that has been in my family for over 100 years. I'd like to start off by saying I believe this is our chance -- our only chance -- to protect this area of outstanding natural beauty.

The effort that has gone into developing this Plan has been massive. Citizen ad hoc meetings began back in February of 2020 and since then, the Planning Commission and Planning staff, as well as many concerned citizens, have worked many hours. This has resulted in a well-written and nuanced document and I'm happy that the Planning Commission is recommending that you adopt it.

The overarching goal for the Plan is preservation and I wholeheartedly support that goal. I support the Planning Commission's Recommended Plan's boundaries and believe the only way this Plan will be effective is to keep these boundaries, especially the northeastern boundary of I-270 from the Montgomery County Line to the Monocacy River. We all understand that Frederick County is under tremendous growth pressure and to preserve this unique area we need a strong and meaningful Plan boundary. The only effective option for this boundary is I-270, which has been used in the County's Planning effort for about the past 50 years. Kudos to the Planning Commission for recommending this boundary.

I do, however, take issue with language on page 54 of the July 2022 Sugarloaf Treasured Landscape Management Plan:

"The scale and scope of future planning for the Urbana Community Growth Area or the I-270 corridor may determine the degree and extent of examination of lands within the Sugarloaf Planning Area, if any, and may result in a limited plan amendment to the Sugarloaf Treasured Landscape Management Plan."

This language should be removed from the 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 Plan, and the Planning Commission has spent a considerable amount of time 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?

The property most vulnerable to development is on the Plan's north-eastern edge and must be protected to make the Plan and its boundary effective. If the language on page 54 is allowed to remain, this isn't a long-term plan. The point of creating plans will be sabotaged, and development pressures will take precedence over preservation. Residents still won't know what to expect and the public trust embedded in long-term planning will be broken.

I believe that development in this area is not inevitable, and this is the time for the County Council to say so, clearly, and directly.

I'm Ingrid Rosencrantz and I live in the Plan area on part of a farm that has been in my family for over 100 years. I'd like to start off by saying I believe this is our chance -- our only chance -- to protect this area of outstanding natural beauty.

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I believe that development in this area is not inevitable, and this is the time for the County Council to say so, clearly, and directly.

Dolan, Mary

From: Cherney, Ragen
Sent: Tuesday, July 26, 2022 8:51 AM
To: Travis Kowalke
Cc: Cherney, Ragen
Subject: RE: Sugarloaf Treasured Landscape Management Plan

On behalf of the County Council, thank you for your remarks on the Sugarloaf Area Plan. Council Members have all received your comments. Your comments will be part of the Council record.

Have a good day.

Ragen

Ragen Cherney
Chief of Staff/Legislative Director
Frederick County Council
Winchester Hall
12 East Church Street
Frederick, Maryland 21701
301.600.1049

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

From: Travis Kowalke <traviskowalke@gmail.com>
Sent: Monday, July 25, 2022 9:46 PM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>
Subject: Sugarloaf Treasured Landscape Management Plan

[EXTERNAL EMAIL]

To whom it may concern,

I am a resident on the affected area located at 2533 Park Mills road and I oppose the Sugarloaf Treasured Landscape Management plans.

Travis Kowalke
678-517-7627

Dolan, Mary

From: Cherney, Ragen
Sent: Tuesday, July 26, 2022 8:53 AM
To: Nick Carrera
Cc: Cherney, Ragen
Subject: RE: The Context for considering the Sugarloaf Plan

On behalf of the County Council, thank you for your remarks on the Sugarloaf Area Plan. Council Members have all received your comments. Your comments will be part of the Council record.

Have a good day.

Ragen

Ragen Cherney
Chief of Staff/Legislative Director
Frederick County Council
Winchester Hall
12 East Church Street
Frederick, Maryland 21701
301.600.1049

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

From: Nick Carrera <mjcarrera@comcast.net>
Sent: Monday, July 25, 2022 11:29 PM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>
Cc: Carrera, Nicholas <mjcarrera@comcast.net>
Subject: The Context for considering the Sugarloaf Plan

[EXTERNAL EMAIL]

I've attached my comments concerning the context in which I think the Council should consider the Sugarloaf Treasured Landscape Management Plan.

Nick Carrera

Dolan, Mary

From: Cherney, Ragen
Sent: Tuesday, July 26, 2022 8:50 AM
To: Steve Poteat
Cc: Cherney, Ragen
Subject: RE: Sugarloaf Treasured Landscape Management Plan

On behalf of the County Council, thank you for your remarks on the Sugarloaf Area Plan. Council Members have all received your comments. Your comments will be part of the Council record.

Have a good day.

Ragen

Ragen Cherney

Chief of Staff/Legislative Director

Frederick County Council
Winchester Hall
12 East Church Street
Frederick, Maryland 21701
301.600.1049



From: Steve Poteat <cspoteat@gmail.com>
Sent: Monday, July 25, 2022 4:55 PM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>
Subject: FW: Sugarloaf Treasured Landscape Management Plan

[EXTERNAL EMAIL]

Sent from [Mail](#) for Windows

From: [Steve Poteat](#)
Sent: Monday, July 25, 2022 4:23 PM
To: councilmembers@frederickcountymd.gov
Subject: Sugarloaf Treasured Landscape Management Plan

Dear County Council Members,

I applaud the Planning Commission and staff and especially Tim Goodfellow for Identifying the Sugarloaf Plan and region as an effort to preserve the Sugarloaf Treasured Landscape. This is not an area for significant development but an opportunity to preserve a unique natural resource. This is an area where the Conservation and Agriculture zones belong,

not intensive residential, employment and industrial uses. The proposed Overlay Zone will also provide that extra level of protection the region deserves and will keep out obviously inappropriate uses such as shooting ranges and rubble fills.

I am concerned about development in adjacent Urbana that is supposedly based on the expansion of I-270 and transit in the corridor. There simply is not adequate assurance that these improvements will go ahead in the foreseeable future to base any intensive land uses on their existence. Today, the I-270 high technology corridor ends at Germantown for all practical purposes. The Frederick region is largely becoming a self sustaining economy that will be complimented with the significant changes in the workforce and the workplace as more work is done from home. This situation will also evolve as the climate crisis deepens.

Please continue the efforts to preserve the Sugarloaf Treasured Landscape.

Steve Poteat
Sugarloaf Mountain Road

Dolan, Mary

From: Dale Clabaugh <dale.clabaugh@gmail.com>
Sent: Tuesday, July 26, 2022 5:08 PM
To: Council Members
Subject: Comments for the

[EXTERNAL EMAIL]

To the members of the Frederick county council. My name is Dale Clabaugh and I wish to state that I am opposed to the direction that is being taken with the Sugarloaf treasure landscape management plan. In 2019 the livable Frederick plan was devised and now it appears that the council is very much going against that plan. The plan being proposed by the county council is inconsistent with the livable Frederick premise and it creates in equitability for landowners businesses and farmers. I would like to register that I am definitely opposed to the plan that is on for tonight's discussion . I would hope that the county council members will listen to the voices of all parties. I believe that the actions proposed in this plan, the Sugarloaf treasured landscape management plan, will lead to an erosion of property owners rights and make an opening for the county to start to do more and more actions that restrict the rights of the individual landowners.

Sincerely Dale Clabaugh

Sent from my iPhone

From: [Nick Carrera](#)
To: [Council Members](#)
Cc: [Cherney, Ragen](#)
Subject: Comments to the Council July 26, regarding Surprises in the Sugarloaf Plan
Date: Tuesday, July 26, 2022 6:14:20 PM
Attachments: [Telephoned comments to County Council, July 26, 2022.odt](#)

[EXTERNAL EMAIL]

Mr. Cherney and Council Members,

I phoned in to make live comments and was put in the queue, but the 15 minutes at start of today's meeting was filled with five live on-site speakers. So I recorded my message just now, in hopes that time will be found for it at end of the meeting.

I was cut off at the very end. I'd basically finished my message, but wanted to thank Council Members for listening to my comments. So I'm sending you and them my complete remarks, with my "thanks" included. This might also save your having to transcribe my recording.

Best wishes to you and Council Members,

Nick Carrera

From: [Nick Carrera](#)
To: [Council Members](#)
Cc: [Cherney, Ragen](#)
Subject: Comments to the Council July 26, regarding Surprises in the Sugarloaf Plan
Date: Tuesday, July 26, 2022 6:14:20 PM
Attachments: [Telephoned comments to County Council, July 26, 2022.odt](#)

[EXTERNAL EMAIL]

Mr. Cherney and Council Members,

I phoned in to make live comments and was put in the queue, but the 15 minutes at start of today's meeting was filled with five live on-site speakers. So I recorded my message just now, in hopes that time will be found for it at end of the meeting.

I was cut off at the very end. I'd basically finished my message, but wanted to thank Council Members for listening to my comments. So I'm sending you and them my complete remarks, with my "thanks" included. This might also save your having to transcribe my recording.

Best wishes to you and Council Members,

Nick Carrera

Telephoned comments to the County Council, July 26, 2022 (855 925-2801, code 8365, press *)

I'm Nicholas Carrera; I live at 2602 Thurston Road, Frederick 21704, in the Sugarloaf Plan area. I'm calling to talk about surprises.

County planning staff and the citizens advisory group were surprised when the Plan they had worked on, due for release in March 2021, was suddenly delayed. Planning staff were further surprised at the changes they were then asked to make, and there was unbounded public surprise in July, when the Plan was finally released. The eastern boundary along I-270, had been breached. A Cutout appeared, removing a large chunk of land from the Plan's limitations on development. Apparently, though, this was no surprise at all to a certain Montgomery County developer. His 380 acres of agricultural property were in that Cutout, and he had, only weeks before, cleared them of farm buildings and replatted them for a distinctly new, non-agricultural purpose.

The Planning Commission, in its turn, expressed surprise and disapproval of such flagrant actions, done without any public discussion. They acted promptly to eliminate the Cutout and restore the boundary to I-270. But the Commission had a surprise of its own, when it moved to rezone to full "commercial" status a property that is now only part-commercial; moreover, it was placed outside the protective Overlay zone. No persuasive case, based on present use, was made for this surprise move, which could enable future changes inconsistent with the vision and goals of the Sugarloaf Plan.

As another surprise, new language has appeared that signals that encroachment will soon be considered in the area along and west of I-270. This goes against repeated county assurances over the past 44 years that dense development would not be allowed west of I-270. This could be the bitter, surprising result of the Sugarloaf Plan. The Plan was expected to continue and to strengthen the protection and preservation of the rural, scenic character of the Sugarloaf area. Instead, it may end up opening the door to dense development and thereby reneging on 44 years of county promises that this area would retain its special, natural beauty.

The development camel's nose is again under the tent. If the Council does not act to remove it, it will be no surprise at all if soon the entire camel is in the tent with us! This would be a sad end for what began as a noble and visionary effort by the county to protect one of its special areas.

Thank you for your attention to my comments. I will also email this to the Council.

From: [Luna, Nancy](#)
To: [Council Members](#)
Cc: [County Council Staff](#)
Subject: FW: New voicemail for County Council
Date: Tuesday, July 26, 2022 5:21:50 PM

A new voicemail was received for "County Council".

This voicemail can be reviewed [here](#).

To: +18559252801

From: +12022538488

Message Transcription: Hi, my name is Lisa Bell of Frederick county resident. The Sugarloaf plan is government overreach, as it infringes on property rights with various arbitrary and unwarranted restrictions to private land that are not, that are included in both the proposed overlay and in the down zoning of portions of 150 or more properties in the Sugarloaf area plan all without compelling evidence of need or compensation of property owners and farmers for policy induced damages, which can reduce land values and land use of private properties. The Sugarloaf plan is the first of many area plans that would be developed across Frederick county. This is why it's vital to get the first plan done, right? The sugar low plan needs to be fair and reasonable, but it is not. There is no just balance in the plan between adding more environmental measures and fairly protecting private property rights. It's interesting to note that an entire 180 page sugar low plan, the words property rights do not appear once. What does this tell you about the plan? It should be noted that many of the additional environmental restrictions and initiatives in the Sugarloaf plan such as down zoning parts of 150 properties or so to re to resource conservation zoning are fundamentally unnecessary. This is because there are already layers and layers of highly effective federal state, and local environmental policies and programs in place making our lands and waterways in the county. Some of the most protected in the nation, the 20,000 acres in the Sugarloaf area plan are almost entirely zoned ag or resource conservation, which already prevents any future overdevelopment of the Sugarloaf area. This should negate the concerns of those worried about overdevelopment in the area is that is simply not possible under the already existing zoning. Moreover, in addition to the highly restricted zoning regulations in place, there are ample environmental regulations and initiatives that have been successfully helping to improve environment. This includes the clean water act, the EPAs pollution reduction, TMDL requirements, various forest conservation laws and regulations, numerous ag land preservation, conservation programs, FEMA flood plan and wetland regulations, soil conservation programs, and so many more. I repeat there's no compelling and necessary need to for the additional regulations in the sugar low plan that will infringe on property rights, harming landowner. Please listen to the citizens, the farm bureaus association of realtors, the chamber of converse and the liable Frederick coalition who are all asking that harmful restrictions be removed and that a more fair and reasonable plan be established after all the livable Frederick master plan itself has a sectional property rights that highlights voluntary measures and plans and says, quote, any legislation regulations or policies arise arising from deliverable. Frederick plans should consider the rights of individual property owners. Thank you so much for the opportunity to speak.

[Audio File](#)

You can change or disable notifications like these on the [project settings tab](#).

Dolan, Mary

From: Cherney, Ragen
Sent: Tuesday, July 26, 2022 8:54 AM
To: John Carrera
Cc: Cherney, Ragen
Subject: RE: Getting to the Finish Line of Treasured Landscape

On behalf of the County Council, thank you for your remarks on the Sugarloaf Area Plan. Council Members have all received your comments. Your comments will be part of the Council record.

Have a good day.

Ragen

Ragen Cherney

Chief of Staff/Legislative Director

Frederick County Council
Winchester Hall
12 East Church Street
Frederick, Maryland 21701
301.600.1049



From: John Carrera <johnnyquercus@me.com>
Sent: Tuesday, July 26, 2022 6:53 AM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>
Subject: Getting to the Finish Line of Treasured Landscape

[EXTERNAL EMAIL]

Dear County Council Members,

It is with great anticipation that we await your decision that may safeguard the Treasured Landscape of Sugarloaf. Beware off adding provisions that may allow for future development to creep in - especially at the weakest point that is the interchange. We see that our world is degrading around us in desperate ways. The number of insects along Thurston road is incredibly diminished from the days of my youth. Scientists have illustrated this "Great Thinning" and point out we notice it on our now clean windshields on our cars. There might not be hope for our children's generation to enjoy livable existence due to climate change, but you have it in your hands to do one thing right. Please keep this a simple and strong decision to keep any future changes for development out.

Trustin in your governance,
Johnny Carrera

John Carrera

johnnyquercus@me.com

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

cell: 617-458-6395

Website: www.quercuspress.com

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

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

From: [David Lillard](#)
To: [Council Members](#)
Subject: Monocacy-Sugarloaf Overlay
Date: Tuesday, July 26, 2022 4:57:22 PM
Attachments: [Microsoft Word - CLT letter to Council on Monocacy Sugarloaf.docx.pdf](#)

[EXTERNAL EMAIL]

Please see attached comments from Catoctin Land Trust regarding the Monocacy-Sugarloaf Treasured Landscape Plan Overlay.

David Lillard, executive director
Catoctin Land Trust
Direct: (304) 876-2860
Office: (240) 285-9354
PO Box 615
Frederick MD 21705



July 26, 2022

RE: Monocacy-Sugarloaf Treasured Landscape Management Plan Overlay

Frederick County Council
Winchester Hall
Frederick MD 21701

Dear Frederick County Council,

Catoctin Land Trust is a nonprofit organization that has partnered to preserve over 2,200 acres in Frederick County through conservation easements.

It is our view that to meet the goal of preserving the Sugarloaf region, and to align with the Livable Frederick master plan, the Monocacy-Sugarloaf Treasured Landscape Management Plan Overlay must apply to the entire area west of Interstate 270.

The matter goes to the very heart of sound planning. Inclusion of the entire landscape is the only way to make a management plan for the treasured landscape viable. All allowable land uses west of I-70 should be evaluated and planned based upon their impacts on the entire treasured landscape.

The Monocacy-Sugarloaf Treasured Landscape Management Plan and its Overlay District will protect the region's open spaces, farmlands, forests, waterways, communities, habitats, and historical landscapes only when the landscape itself is kept intact.

The following language on page 54 of the July 2022 Sugarloaf Treasured Landscape Management Plan should be removed: "The scale and scope of future planning for the Urbana Community Growth Area or the I-270 corridor may determine the degree and extent of examination of lands within the Sugarloaf Planning Area, if any, and may result in a limited plan amendment to the Sugarloaf Treasured Landscape Management Plan."

The property most vulnerable to short term amendments and development is on the Plan's north-eastern edge and must be protected to make the Plan and its boundary.

The Monocacy-Sugarloaf Treasured Landscape Management Plan and the Overlay District are consistent with the Master Plan's goals. Livable Frederick is one of the most thoughtful, well-designed master plans in the nation. The decisions we make should honor it.

Thank you for your consideration.

Sincerely,

David Lillard
executive director

Dolan, Mary

From: Luna, Nancy
Sent: Tuesday, July 26, 2022 7:25 AM
To: Council Members
Cc: County Council Staff
Subject: New voicemail for County Council

A new voicemail was received for "*County Council*".

This voicemail can be reviewed [here](#).

From: +13019728361

Message Transcription: My name is Margaret Kelly. My husband is Kenneth Kelly. We strongly support the goals of the Sugarloaf Alliance preservation plan to preserve the rural character of land west of I two 70. My husband and I have lived in the air shadow of Sugarloaf mountain for 46 years. The beauty of this area has been a sustaining life force for us and many others who visit regularly to walk, hike, and bike, and more this area provides the opportunity for people to rejuvenate in the midst of a very troubled world. Please consider carefully the preservation once lost land like this cannot ever be restored. And the health of a society depends on the opportunity to rejuvenate during troubled times. Thank you for your consideration.

[Audio File](#)

You can change or disable notifications like these on the [project settings tab](#).

From: [Luna, Nancy](#)
To: [Council Members](#)
Cc: [County Council Staff](#)
Subject: New voicemail for County Council from Public Input
Date: Tuesday, July 26, 2022 5:03:33 PM

A new voicemail was received for "*County Council*".

This voicemail can be reviewed [here](#).

To: +18559252801

From: +13016064617

Message Transcription: Hello. My name is Dale Clak. I'm a resident and property owner in Frederick county, Maryland. And I want to go on record to say that I'm in favor of the livable Frederick coalition and that I am greatly opposed to the program that is currently being set up by Frederick county planning. I wanted to say that I feel That Property ownership rights are sacred and need to be adhered to. So this comment is hopefully clearly opposed to the process being set up by the Frederick county government and the council. Thank you so much.

[Audio File](#)

You can change or disable notifications like these on the [project settings tab](#).

From: [Luna, Nancy](#)
To: [Council Members](#)
Cc: [County Council Staff](#)
Subject: New voicemail for County Council from Public Input
Date: Tuesday, July 26, 2022 5:18:36 PM
Attachments: [~WRD0000.ipa](#)

A new voicemail was received for "County Council".

This voicemail can be reviewed [here](#).

To: +18559252801

From: +13016764750

Message Transcription: I'm Margaret kugel, fourth generation owner and operator of Lily ponds, water gardens located at 6,800 Lily ponds road. Adamstown Maryland 21 700. The proposed sheaf treasured landscape management plan is overregulated in a violation of property rights. The proposed area is the lease developed area in Frederick county with the last development built as in 1970, which supports the fact the existing zoning of agricultural and resource conservation is working to maintain this area. The proposed zoning change is primarily based on environmental significant areas, ESA, which were defined by Maryland department of the environment, M D as precise, generalized, and hypothetical. I can attest to this personally, in the process of obtaining a grading permit to prepare an area on our property for cold frame greenhouses, I contacted the MDE to ensure that we chose an area that would not adversely impact the manmade wetlands. MDE walked our property, taking soil samples and visual observations to suggest areas of our property that would be appropriate and not disturb any of our man made wetlands Frederick county using the ESA maps was misled that the proposed area was in the non-Title wetland because they were relying on the ICCI generalized and hypothetical NBE maps. The same map the Frederick county is using as a basis, presenting changes in addition to making zing changes that have no merit and using imprecise generalized and hypothetical maps. The proposed plan includes a restrictive overlay on nearly 20,000 acres, adding restrictive regulations, similar to a homeowner's association in the state of Maryland. If you are purchasing a home, those regulated by a homeowner's association, you have five days to review the restrictions and get out of the contract. If you, as a purchaser, find the restrictions unacceptable. In this case, the county is forcing regulations on property owners, and there is no compensation and our property value will diminish the plan actually states that the bottom of page one 15 Lily ponds, and I quote Lily ponds, the manmade freshwater ponds, Lily ponds, water gardens provide habitat for some rare breeding birds, as well as the total of 252 birds that have been reported from this general area. These are wetland breeding. Birds are found in freshwater marshes in primarily coastal counties in Maryland. However, these ponds provide a wetland SIS along Mony river that replicates the natural freshwater marsh habitat. These species require for breeding. The ponds also provide stopover habitat during spring and fall migrations as birds head north for the summer, and then south for the winter after the summer breeding season. In my opinion, this is a testimony that our aquatic farm is an asset to the environment and that our current practices are keeping with responsible stewardship of property in summary I'm opposed to the proposed Sugarloaf treasured landscape management plan to the fact that the existing zoning has been, been made able to maintain landscape since the 19.

[Audio File](#)

You can change or disable notifications like these on the [project settings tab](#).



From: [Luna, Nancy](#)
To: [Council Members](#)
Cc: [County Council Staff](#)
Subject: New voicemail for County Council from Public Input
Date: Tuesday, July 26, 2022 5:16:48 PM

A new voicemail was received for "*County Council*".

This voicemail can be reviewed [here](#).

To: +18559252801

From: +14109484422

Message Transcription: Hi, my name is Sue train. Thanks for this opportunity to offer my comments on the Sugarloaf treasured landscape management plan. I look forward to continuing conversations in the coming week, but coming weeks. But at the outset, I'd like to add my voice in support of the plan, the overlay, and the overlay covering the entire area of the plan boundary. I do have concerns about the newly added paragraph to the plan. It seems to expect amendments after the plan is passed. That seems to me to undercut the almost three years work that have been put into designing the plan and undercut the very idea of long term planning altogether. So thank you for your consideration of that. Again, I look forward to the conversation in the coming weeks. Thank you very much.

[Audio File](#)

You can change or disable notifications like these on the [project settings tab](#).

Dolan, Mary

From: Cherney, Ragen
Sent: Tuesday, July 26, 2022 9:49 AM
To: Blake Patterson
Cc: Cherney, Ragen
Subject: RE: Attn: MC Keegan-Ayer President

On behalf of the County Council, thank you for your remarks on the Sugarloaf Area Plan. Council Members have all received your comments. Your comments will be part of the Council record.

Have a good day.

Ragen

Ragen Cherney

Chief of Staff/Legislative Director

Frederick County Council
Winchester Hall
12 East Church Street
Frederick, Maryland 21701
301.600.1049



From: Blake Patterson <mpiblake@gmail.com>
Sent: Tuesday, July 26, 2022 9:46 AM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>
Cc: Keegan-Ayer, MC <MCKeegan-Ayer@FrederickCountyMD.gov>; Blue, Michael <MBlue@FrederickCountyMD.gov>; Donald, Jerry <JDonald@FrederickCountyMD.gov>; McKay, Steve <SMcKay@FrederickCountyMD.gov>; Fitzwater, Jessica <JFitzwater@FrederickCountyMD.gov>; khagan@frederickcountymd.gov; Dacey, Phil <PDacey@FrederickCountyMD.gov>
Subject: Attn: MC Keegan-Ayer President

[EXTERNAL EMAIL]

July 25, 2022
Frederick County Council
Winchester Hall
12 E. Church St
Frederick, Md. 21701

Attention: MC Keegan-Ayer President

Re: Opposition to The Sugarloaf Treasured Landscape Management Plan

Dear Frederick County Council,

After reviewing the details of The Sugarloaf Treasured Landscape Management Plan we are very concerned about the devastating effects the proposed overlay and downzoning from agriculture to resource conservation will have on the value and future use of our farm on Mt. Ephraim Rd. It is very evident this plan should not move forward after speaking with many of our neighbors and seeing the many signs in the yards of property owners in the area who oppose the plan. Therefore we strongly oppose The Sugarloaf Treasured Landscape Management Plan.

Blake And Debbie Patterson
2229 Mt. Ephraim Rd
Adamstown, Md. 21710

Sent from my cell phone please excuse any typos

Dolan, Mary

From: Cherney, Ragen
Sent: Tuesday, July 26, 2022 11:37 AM
To: Eric Hartlaub
Cc: Cherney, Ragen
Subject: RE: Comments in Support of the SugarLoaf Plan

On behalf of the County Council, thank you for your remarks on the Sugarloaf Area Plan. Council Members have all received your comments. Your comments will be part of the Council record.

Have a good day.

Ragen

Ragen Cherney

Chief of Staff/Legislative Director

Frederick County Council
Winchester Hall
12 East Church Street
Frederick, Maryland 21701
301.600.1049



From: Eric Hartlaub <ericfish74@yahoo.com>
Sent: Tuesday, July 26, 2022 11:30 AM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>
Subject: Comments in Support of the SugarLoaf Plan

[EXTERNAL EMAIL]

Since 1996, I have owned and resided at the property located at 1649 Thurston Road, which is in the heart of the Sugarloaf Area. I appreciate the rural nature of the surroundings and support the Sugarloaf Plan. I support the Plan's I-270 boundary from Montgomery County to the Monocacy. I support all of the Plan's preservation goals for the Sugarloaf area. I appreciate the rural character of the area west of I-270 and I strongly believe dense development should continue to be focused on the east side of I-270.

Thank you,

Eric Hartlaub
1649 Thurston Road
Dickerson, MD 20842
717-357-1746 - cell

Dolan, Mary

From: Cherney, Ragen
Sent: Tuesday, July 26, 2022 9:44 AM
To: Penny McCrea
Cc: Cherney, Ragen
Subject: RE: In favor of the Sugarloaf Treasured Landscape Management Plan

On behalf of the County Council, thank you for your remarks on the Sugarloaf Area Plan. Council Members have all received your comments. Your comments will be part of the Council record.

Have a good day.

Ragen

Ragen Cherney

Chief of Staff/Legislative Director

Frederick County Council
Winchester Hall
12 East Church Street
Frederick, Maryland 21701
301.600.1049



From: Penny McCrea <penelope.mccrea@gmail.com>
Sent: Tuesday, July 26, 2022 9:39 AM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>
Subject: In favor of the Sugarloaf Treasured Landscape Management Plan

[EXTERNAL EMAIL]

I am in full support of the Sugarloaf Treasured Landscape Management Plan in order to keep the rural character of the area from Montgomery Co. to the Monocacy River for the future. Just look back at the fast development in Urbana over the past 20 years and you can understand the critical need to protect this rural area. Please support the Sugarloaf Treasured Landscape Plan.

A landowner on Sugarloaf Mountain Road since 1990,
Penelope McCrea

--

Sent from Gmail Mobile

Dolan, Mary

From: Cherney, Ragen
Sent: Tuesday, July 26, 2022 8:51 AM
To: Andy Mackintosh
Cc: Cherney, Ragen
Subject: RE: I am opposed to the rezoning & presevation

On behalf of the County Council, thank you for your remarks on the Sugarloaf Area Plan. Council Members have all received your comments. Your comments will be part of the Council record.

Have a good day.

Ragen

Ragen Cherney
Chief of Staff/Legislative Director
Frederick County Council
Winchester Hall
12 East Church Street
Frederick, Maryland 21701
301.600.1049

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

From: Andy Mackintosh <andym@machomes.com>
Sent: Monday, July 25, 2022 8:04 PM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>
Subject: I am opposed to the rezoning & presevation

[EXTERNAL EMAIL]

I have a farm and I have 250 acres I am opposed to the rezoning and the Sugarloaf Plan to preserve the area. I file taxes as a farm and I don't want anymore restrictions on my property. The Stronghold the mountain is opposed to it also too. Just leave us alone.

Andy Mackintosh
Fowls Play Farm
301-748-3641

Dolan, Mary

From: Cherney, Ragen
Sent: Tuesday, July 26, 2022 3:14 PM
To: DALE MACKINTOSH
Cc: Cherney, Ragen
Subject: RE: Opposition to The Sugarloaf Treasured Landscape Management Plan

On behalf of the County Council, thank you for your remarks on the Sugarloaf Area Plan. Council Members have all received your comments. Your comments will be part of the Council record.

Have a good day.

Ragen

Ragen Cherney
Chief of Staff/Legislative Director
Frederick County Council
Winchester Hall
12 East Church Street
Frederick, Maryland 21701
301.600.1049

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

From: DALE MACKINTOSH <twmack@aol.com>
Sent: Tuesday, July 26, 2022 3:10 PM
To: Keegan-Ayer, MC <MCKeegan-Ayer@FrederickCountyMD.gov>
Cc: Council Members <CouncilMembers@FrederickCountyMD.gov>
Subject: Opposition to The Sugarloaf Treasured Landscape Management Plan

[EXTERNAL EMAIL]

Frederick County Council

Winchester Hall

12 E. Church St.

Frederick, Md 21701

Attention: MC Keegan- Ayer.

Frederick County Council,

We oppose the

proposal of The Sugarloaf Landscape Management Plan. My property is located on approximately 360 acres of land which runs between Park Mills Road and The Monocacy River. Our farm is used for hay and cattle. After reviewing the draft I am deeply concerned that the proposed zoning change on a portion of the property from Agricultural to RC- Resource Conservation will have a negative effect on the property values and the future use of my property as well as my neighbors. We strongly oppose this plan.

Thomas and

Dale Mackintosh

Highland Farm

1612 Park Mills Road

Maryland 21710

Adamstown.

Dolan, Mary

From: Cherney, Ragen
Sent: Tuesday, July 26, 2022 2:28 PM
To: Wiley Mackintosh
Cc: Cherney, Ragen
Subject: RE: Opposition to The Sugarloaf Treasured Landscape Management Plan.

On behalf of the County Council, thank you for your remarks on the Sugarloaf Area Plan. Council Members have all received your comments. Your comments will be part of the Council record.

Have a good day.

Ragen

Ragen Cherney

Chief of Staff/Legislative Director

Frederick County Council
Winchester Hall
12 East Church Street
Frederick, Maryland 21701
301.600.1049



From: Wiley Mackintosh <wileymackintosh@gmail.com>
Sent: Tuesday, July 26, 2022 2:25 PM
To: Keegan-Ayer, MC <MCKeegan-Ayer@FrederickCountyMD.gov>; Donald, Jerry <JDonald@FrederickCountyMD.gov>; Fitzwater, Jessica <JFitzwater@FrederickCountyMD.gov>; Hagen, Kai <KHagen@FrederickCountyMD.gov>; Blue, Michael <MBlue@FrederickCountyMD.gov>; Dacey, Phil <PDacey@FrederickCountyMD.gov>; McKay, Steve <SMcKay@FrederickCountyMD.gov>; Council Members <CouncilMembers@FrederickCountyMD.gov>
Subject: Opposition to The Sugarloaf Treasured Landscape Management Plan.

[EXTERNAL EMAIL]

July 26, 2022
Frederick County Council
Winchester Hall
12 E. Church St
Frederick, Md. 21701

To whom it may concern at the Frederick County Council,

I and my family strongly denounce The Sugarloaf Treasured Landscape Management "Plan"; in fact, it doesn't seem like a plan at all after review. To take away the rights of the land that we farm and own is an overreach of our long-established property rights. We aren't Urbana nor did we allow Urbana to be over-built and over-populated in such a short amount of time, so why are we the ones being punished? What is our incentive to adapt to this "plan"? Where is our compensation for our land degradation you want to impose? Where are our reduced property taxes?

We are very concerned about the adverse effects the proposed overlay and downzoning from agriculture to resource conservation will have on the value and future use of our farm and land. My father has farmed our land for decades and is battling cancer through the past 4 years. If he passes from this horrible disease, are you all going to come out and mow our fields or feed our cows that we can no longer care for and have no land rights to find a way to profit from our land??? I didn't think so, so stay off it. Again, we don't want to be Urbana, we just want to do what we can with what we have as our RIGHTS.

Thomas Wiley Mackintosh & Crystal Mackintosh
1447 Park Mills Rd
Adamstown, MD 21710

1612 Park Mills Rd
Adamstown, MD 21710

Dolan, Mary

From: Cherney, Ragen
Sent: Tuesday, July 26, 2022 8:54 AM
To: The Maryland Horse Trials
Cc: Cherney, Ragen
Subject: RE: Opposition to The Sugarloaf Treasured Landscape Management Plan

On behalf of the County Council, thank you for your remarks on the Sugarloaf Area Plan. Council Members have all received your comments. Your comments will be part of the Council record.

Have a good day.

Ragen

Ragen Cherney

Chief of Staff/Legislative Director

Frederick County Council
Winchester Hall
12 East Church Street
Frederick, Maryland 21701
301.600.1049



From: The Maryland Horse Trials <mdhorsetrials@gmail.com>
Sent: Tuesday, July 26, 2022 7:03 AM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>
Subject: Opposition to The Sugarloaf Treasured Landscape Management Plan

[EXTERNAL EMAIL]

July 25, 2022
Frederick County Council
Winchester Hall
12 E. Church St
Frederick, Md. 21701

Attention: MC Keegan-Ayer President

Re: Opposition to The Sugarloaf Treasured Landscape Management Plan

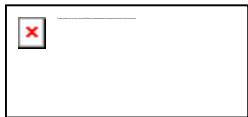
Dear Frederick County Council,

The proposed Sugarloaf Treasured Landscape Management Plan will have a devastating effect on my farm. Portions of my property will be downzoned from agriculture to resource conservation which will affect my use and property value. The proposed overlay will also affect my horse operation which brings many visitors to Frederick County on an annual basis. The current zoning in place works and is evident by the west side of I-270 being the least developed in Frederick County and the last major development being built in the 1970s. A majority of the large land owners including storied establishments; Stronghold Inc, Lily Pons Water Gardens, and a majority of my neighbors oppose the plan. Please reject the Sugarloaf Treasured Landscape Management Plan.

Sincerely,

Carolyn Mackintosh
Loch Moy Farm
1235 Park Mills Rd
Adamstown, Md. 21710

--



Dolan, Mary

From: Cherney, Ragen
Sent: Tuesday, July 26, 2022 8:52 AM
To: Kyla Moore
Cc: Cherney, Ragen
Subject: RE: Please Consider

On behalf of the County Council, thank you for your remarks on the Sugarloaf Area Plan. Council Members have all received your comments. Your comments will be part of the Council record.

Have a good day.

Ragen

Ragen Cherney
Chief of Staff/Legislative Director
Frederick County Council
Winchester Hall
12 East Church Street
Frederick, Maryland 21701
301.600.1049

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

From: Kyla Moore <kymoore0509@gmail.com>
Sent: Monday, July 25, 2022 10:23 PM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>
Subject: Please Consider

[EXTERNAL EMAIL]

> Dear Council Members,
>
> I'm wondering what the point of zoning land agricultural is when in truth, it clearly means nothing if deals are being struck with the county to allow for more development on this supposedly zoned land. The boundaries continue to move. We live in a beautiful area that is rapidly declining in its natural beauty that most of us are extremely grateful to be a part of. We all need this to survive, whether we know it or not. It's time to respect and appreciate the multitude of negative effects that happen each time more land is highly developed. At some point, land has to be left alone. It seems greed would dictate that not enough money has been made because there are still scraps of land yet left. The agricultural and environmental impacts speak volumes. Bennett Creek is at major risk with this decision. Our natural environment, wildlife, and agricultural areas are not being taken care of and what may seem like a "small plot of land" to some absolutely contributes to the downfall of what makes this part of our world so great.

I strongly encourage you to consider the harmful short and long term effects that may almost certainly be.

Thank you so much for your time,
Kyla Moore

Dixon Road, Frederick

Dolan, Mary

From: Cherney, Ragen
Sent: Tuesday, July 26, 2022 9:55 AM
To: Robert Ladner
Cc: Cherney, Ragen
Subject: RE: Sugarloaf

On behalf of the County Council, thank you for your remarks on the Sugarloaf Area Plan. Council Members have all received your comments. Your comments will be part of the Council record.

Have a good day.

Ragen

Ragen Cherney

Chief of Staff/Legislative Director

Frederick County Council
Winchester Hall
12 East Church Street
Frederick, Maryland 21701
301.600.1049



From: Robert Ladner <phagebob4@gmail.com>
Sent: Tuesday, July 26, 2022 9:54 AM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>; Sue.Trainor.Music@gmail.com
Subject: Sugarloaf

[EXTERNAL EMAIL]

Dear County Council Member,

I am writing to support the Sugarloaf Treasured Landscape Management Plan. I ask that the council approve the plan as recommended by the Planning Commission except that the three line on p.54, "The scale and scope...Landscape Management Plan." should be removed. I want this to be a long-term plan, not one that is ready to be changed when developers need a little more space.

Growth in Frederick County is inevitable, but it does not need to happen everywhere right away. I live in Ijamsville, but I can see Sugarloaf from my backyard. I travel through the area covered by the plan often. I think the value of houses in Urbana and other parts of the county are enhanced by the undeveloped woods and fields. Please keep the boundaries and the goals in a strong plan.

Robert Charles Ladner

3827 Green Valley Road, Ijamsville, MD 21754

Dolan, Mary

From: Cherney, Ragen
Sent: Tuesday, July 26, 2022 8:55 AM
To: Terry Clark
Cc: Cherney, Ragen
Subject: RE: Sugarloaf Area Master Plan

On behalf of the County Council, thank you for your remarks on the Sugarloaf Area Plan. Council Members have all received your comments. Your comments will be part of the Council record.

Have a good day.

Ragen

Ragen Cherney

Chief of Staff/Legislative Director

Frederick County Council
Winchester Hall
12 East Church Street
Frederick, Maryland 21701
301.600.1049



From: Terry Clark <tjclark@hotmail.com>
Sent: Tuesday, July 26, 2022 7:22 AM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>
Subject: Sugarloaf Area Master Plan

[EXTERNAL EMAIL]

My husband and I moved into the Sugarloaf area near Urbana 7 years ago. We did so specifically because of the rural nature of the area and with the hope that it would remain rural for an indefinite period of time.

We strongly support the proposed area plan that would preserve the rural nature of the entire area from 270 to the mountain (which I have since childhood visited and enjoyed on many occasions) and from Montgomery county (where I was born and raised) to the river.

This area is unique as a refuge from the congestion growing just on the other side of 270. It is accessible and close yet peaceful and reinvigorating. It is a necessary area of escape from the busy, crowded, noisy world and available for all to enjoy. To subvert this opportunity for renewal for all to the economic advantage of a few is certainly not in the best interest of the residents of Frederick County or the State of Maryland.

Please approve the plan as it exists.

Jane Clark

Dolan, Mary

From: Cherney, Ragen
Sent: Tuesday, July 26, 2022 1:10 PM
To: lauraebeard@comcast.net
Cc: Cherney, Ragen
Subject: RE: Sugarloaf plan

On behalf of the County Council, thank you for your remarks on the Sugarloaf Area Plan. Council Members have all received your comments. Your comments will be part of the Council record.

Have a good day.

Ragen

Ragen Cherney

Chief of Staff/Legislative Director

Frederick County Council
Winchester Hall
12 East Church Street
Frederick, Maryland 21701
301.600.1049



From: lauraebeard@comcast.net <lauraebeard@comcast.net>
Sent: Tuesday, July 26, 2022 12:56 PM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>
Subject: Sugarloaf plan

[EXTERNAL EMAIL]

Please be aware that I would like to see the plan for our Sugarloaf area to remain as is west of I 270. I have lived in the Sugarloaf area west of I 270 for 40 plus years and have watched the area east of I 270 turn into a busy overcrowded area. We don't need that in what remains a largely rural area with a few farms and space left. Our rural roads are now congested with spillover traffic that comes from construction trucks and commuter traffic. We still enjoy the last of the rural character of our area and would be most upset to see further encroachment of commercial development blocking our roads and lovely views.

I ask that you consider the wishes of current residents on the west side of the interstate 270 and not to bow to the developer interest that would forever destroy the nature of our landscape simply to earn themselves another dollar.

Laura Beard
2780 Lynn Street
Frederick, MD. 21704

Sent from [MailDroid](#)

Dolan, Mary

From: Cherney, Ragen
Sent: Tuesday, July 26, 2022 8:54 AM
To: Carol Waldmann
Cc: Cherney, Ragen
Subject: RE: Sugarloaf Treasured Landscape Plan

On behalf of the County Council, thank you for your remarks on the Sugarloaf Area Plan. Council Members have all received your comments. Your comments will be part of the Council record.

Have a good day.

Ragen

Ragen Cherney

Chief of Staff/Legislative Director

Frederick County Council
Winchester Hall
12 East Church Street
Frederick, Maryland 21701
301.600.1049



From: Carol Waldmann <c.waldmann@comcast.net>
Sent: Tuesday, July 26, 2022 6:27 AM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>
Subject: Fwd: Sugarloaf Treasured Landscape Plan

[EXTERNAL EMAIL]

Dear Councilmembers,

I am resident of district 1 writing in opposition to any amendment that would allow land west of 270 to be excluded from the Sugarloaf Treasured Landscape management plan. Or any approval of more building of non-agricultural nature west of 270. I feel that there has been a long-standing precedent that land west of 270 would be maintained as agricultural or conservation. The whole vision of the Treasured Landscape concept as part of the larger Livable Frederick Master Plan is the preservation of the identity, beauty and environmental value of special places in Frederick County. The initially proposed land demarcated is in continuity with the agricultural preserve of Montgomery County. The parcel that was gouged

out the final plan previously, to the shock of participants in the planning meetings, is a gross affront to the vision of treasured landscapes in Frederick County. There are streams on this portion of land. Development of this land would interfere with sight lines from East of and on 270 as well as disrupting the sought-after beauty of the area surrounding Sugarloaf. This portion of land allows the bucolic vision that is at the heart of the entire Livable Frederick Plan. If this portion is omitted from the protection from development is will upend the balance of preservation and development that is the goal of the policy. The Urbana-Buckeyestown exchange is the first exit in Frederick. It is the gateway to the county and key to maintaining the scenic and rural identity of the County.

It is very clear that the previous changes from the announced plan from July 2021 that exclude the parcel of land next to 270 are influenced by the wealth and power of Tom Natelli. This has been reversed, but I worry that an amendment could be introduced that would re-instate the carve out. The land if preserved clearly adds to the scenic and rural wealth of the Treasured Landscape initiative. Your constituents are watching and will know that you are not protecting this land from if you re-introduce this exception. I have heard comments like "this would still need zoning changes before development would be allowed". I say you must say "the buck stops here". You have the opportunity to save this treasured landscape. Once it is developed there is no going back. The scenic rural landscape, the wildlife and water and other natural resources that extend in to the previously omitted parcel will be gone forever. Please don't vote to re-include Natelli's land in the boundary of protected land surrounding Sugarloaf. Don't bow to his pressure. In the previous virtual meeting Natelli complained that he bought the land long ago, when he bought the land he knew it was zoned agricultural and he is owed no favors for land speculation.

Please vote to protect the land West of rt 270 as recommended as the proposed Sugarloaf land preservation area.

Thank you for your consideration,

Carol Waldmann MD

cw@alum.mit.edu

Dolan, Mary

From: Cherney, Ragen
Sent: Tuesday, July 26, 2022 2:44 PM
To: msimpson2005 bennettscreekfarm.com
Cc: Cherney, Ragen
Subject: RE: Support for the Sugarloaf Management Plan

On behalf of the County Council, thank you for your remarks on the Sugarloaf Area Plan. Council Members have all received your comments. Your comments will be part of the Council record.

Have a good day.

Ragen

Ragen Cherney

Chief of Staff/Legislative Director

Frederick County Council
Winchester Hall
12 East Church Street
Frederick, Maryland 21701
301.600.1049



From: msimpson2005 bennettscreekfarm.com <msimpson2005@bennettscreekfarm.com>
Sent: Tuesday, July 26, 2022 2:35 PM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>
Subject: Support for the Sugarloaf Management Plan

[EXTERNAL EMAIL]

Hello,

As a resident of Frederick County, I just want to reiterate my support for the Sugarloaf Management Plan.

- I believe the I-270 boundary from Montgomery County to the Monocacy should be put in place to protect the Sugarloaf area from development.
-
- I appreciate that the County Council continues to work to preserve the rural nature and history of Frederick County, to include the area west of I-270.
-

- East of I-270 has been ear-marked and developed for dense population and businesses. West of I-270 needs to be protected from this activity in order to preserve our rural heritage and to protect the Sugarloaf Mountain area for future generations to enjoy.

Thank you, Margy Simpson
2149 Thurston Road. 21704
301-520-7113

Dolan, Mary

From: Cherney, Ragen
Sent: Tuesday, July 26, 2022 1:17 PM
To: Buzz Mackintosh
Cc: Cherney, Ragen
Subject: RE: The Sugarloaf Treasured Landscape Management Plan

On behalf of the County Council, thank you for your remarks on the Sugarloaf Area Plan. Council Members have all received your comments. Your comments will be part of the Council record.

Have a good day.

Ragen

Ragen Cherney

Chief of Staff/Legislative Director

Frederick County Council
Winchester Hall
12 East Church Street
Frederick, Maryland 21701
301.600.1049



From: Buzz Mackintosh <buzzmack@gmail.com>
Sent: Tuesday, July 26, 2022 11:50 AM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>
Cc: Keegan-Ayer, MC <MCKeegan-Ayer@FrederickCountyMD.gov>; Blue, Michael <MBlue@FrederickCountyMD.gov>; Donald, Jerry <JDonald@FrederickCountyMD.gov>; McKay, Steve <SMcKay@FrederickCountyMD.gov>; Fitzwater, Jessica <JFitzwater@FrederickCountyMD.gov>; Hagen, Kai <KHagen@FrederickCountyMD.gov>; Dacey, Phil <PDacey@FrederickCountyMD.gov>
Subject: The Sugarloaf Treasured Landscape Management Plan

[EXTERNAL EMAIL]

July 26, 2022
Frederick County Council
Winchester Hall
12 E. Church St
Frederick, Md. 21701

Attention: MC Keegan-Ayer President

Re: Opposition to The Sugarloaf Treasured Landscape Management Plan

Dear Frederick County Council,

It is clearly evident after viewing the Frederick County Planning Commission meeting of July 13, 2022, that The Sugarloaf Treasured Landscape Management Plan has serious flaws. Commissioner Hix obviously and blatantly disregarded my comment letter,(attached along with the FCAR letter) and public testimony concerning property values. It seems as though Chairman Tressler, Commissioner Hix, and White were under undue pressure to fast-track the plan. Evident by them shutting down Commissioner Seppe's concerns with the plan and Ms. Seppe and Mr. Bowie asking for their names to be removed from the plan prior to being forwarded to the council.

As I stated in my attached letter to the planning commission the proposed downzoning from agriculture to resource conservation and the overlay will have a devastating effect on property values and uses.

It is also shocking that one of the significant justifications for this proposed zoning change is Environmental Significant Areas, (ESA), which are defined by (MDE) Maryland Department of the Environment with words, such as, imprecise, generalized, and hypothetical. On the Frederick County Government website, it states in the [Ecological Environment report pg. 5-2](#) (PDF attached), "*ESA are not to be used in any type of regulatory means either by the Counties or the State.*"

MDE has also stated ESA maps are not to be published to the public and are only available upon request. Why is the ESA information included in the plan if this is a regulatory plan??

It disturbs me that the planners and a sitting Councilman in favor of the proposed stringent regulations and zoning changes have blurred the lines and falsely claim that the current layers of regulations, agriculture, and resource conservation zoning in place will not preserve the area. When in fact this area is the least developed region in Frederick County and the last major development built happened in the 1970s. This supports the fact the current zoning and layers of regulations are working to preserve the area.

Please reject The Sugarloaf Treasured Landscape Management Plan.

Sincerely,

Stephen "Buzz" Mackintosh

Melissa D. Mackintosh

7001 Lily Pons Rd.
Adamstown. Md. 21710

Attachments:

- 1.) Planning Comment Letters
- 2.) The Ecological Environment report
From Frederick County Government website

Please acknowledge receipt,
Thank you

Dolan, Mary

From: Cherney, Ragen
Sent: Tuesday, July 26, 2022 1:17 PM
To: Buzz Mackintosh
Cc: Cherney, Ragen
Subject: RE: The Sugarloaf Treasured Landscape Management Plan

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Have a good day.

Ragen

Ragen Cherney

Chief of Staff/Legislative Director

Frederick County Council
Winchester Hall
12 East Church Street
Frederick, Maryland 21701
301.600.1049



From: Buzz Mackintosh <buzzmack@gmail.com>
Sent: Tuesday, July 26, 2022 11:50 AM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>
Cc: Keegan-Ayer, MC <MCKeegan-Ayer@FrederickCountyMD.gov>; Blue, Michael <MBlue@FrederickCountyMD.gov>; Donald, Jerry <JDonald@FrederickCountyMD.gov>; McKay, Steve <SMcKay@FrederickCountyMD.gov>; Fitzwater, Jessica <JFitzwater@FrederickCountyMD.gov>; Hagen, Kai <KHagen@FrederickCountyMD.gov>; Dacey, Phil <PDacey@FrederickCountyMD.gov>
Subject: The Sugarloaf Treasured Landscape Management Plan

[EXTERNAL EMAIL]

July 26, 2022
Frederick County Council
Winchester Hall
12 E. Church St
Frederick, Md. 21701

Attention: MC Keegan-Ayer President

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Please reject The Sugarloaf Treasured Landscape Management Plan.

Sincerely,

Stephen "Buzz" Mackintosh

Melissa D. Mackintosh

7001 Lily Pons Rd.
Adamstown. Md. 21710

Attachments:

- 1.) Planning Comment Letters
- 2.) The Ecological Environment report
From Frederick County Government website

Please acknowledge receipt,
Thank you

Dolan, Mary

From: Cherney, Ragen
Sent: Tuesday, July 26, 2022 10:19 AM
To: Barbara Luchsinger
Cc: Cherney, Ragen
Subject: RE: We support the draft July 2022 Sugarloaf Plan

On behalf of the County Council, thank you for your remarks on the Sugarloaf Area Plan. Council Members have all received your comments. Your comments will be part of the Council record.

Have a good day.

Ragen

Ragen Cherney
Chief of Staff/Legislative Director
Frederick County Council
Winchester Hall
12 East Church Street
Frederick, Maryland 21701
301.600.1049

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

From: Barbara Luchsinger <blagluch@gmail.com>
Sent: Tuesday, July 26, 2022 10:10 AM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>
Cc: peter luchsinger <urbfarm@gmail.com>; barbara luchsinger <blagluch@gmail.com>
Subject: We support the draft July 2022 Sugarloaf Plan

[EXTERNAL EMAIL]

To All Council members:

The southern Frederick County area is allready overburdened with traffic and over-development that has seen the decline of agriculture to a pitiful level. We most strenuously support the Plan's preservation goals for the Sugarloaf area. Without the rural character of the Sugarloaf area, the Mountain itself would be threatened which would be a significant and irreparable loss for the County.

The line of development must be held along 270 with no margin for future incursions that defeat the entire intent of the Plan..

We enthusiastically support the draft July 2022 Plan, including the northeastern boundary of I-270 from the Montgomery county Line to the Monocacy River.

Barbara and Peter Luchsinger

Thurston Road

From: [Cherney, Ragen](#)
To: [Nick Carrera](#)
Cc: [Cherney, Ragen](#)
Subject: RE: Property values
Date: Wednesday, July 27, 2022 11:19:08 AM
Attachments: [image001.png](#)

On behalf of the County Council, thank you for your remarks on the Sugarloaf Area Plan. Council Members have all received your comments. Your comments will be part of the Council record.

Have a good day.

Ragen

Ragen Cherney
Chief of Staff/Legislative Director
Frederick County Council
Winchester Hall
12 East Church Street
Frederick, Maryland 21701
301.600.1049



From: Nick Carrera <mjcarrera@comcast.net>
Sent: Wednesday, July 27, 2022 11:13 AM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>
Cc: Carrera, Nicholas <mjcarrera@comcast.net>
Subject: Property values

[EXTERNAL EMAIL]

Dear Council Members,

I've had discordant thoughts after last night's meeting. The Realtor Association speaker said the planners should have investigated how property values would change under the Sugarloaf Plan, and I thought to myself that, yes, they should have done that. Then Member Kai Hagen said he has yet to see any credible evidence that values would go down (I hope I'm recalling his words correctly). After that, I wondered if Plan opponents had actually sought such evidence, but were unable to find any.

And this morning an entirely different idea hit me: what happens to property values *without* the Sugarloaf Plan? As I said in my recording, we've now had 44 years of county plans that have consistently talked of restricting development west of I-270. People have come and gone, bought and sold with that assurance, and property values in the Plan area are affected by

its current, largely rural status. Suppose Tom Natelli puts a dense development or a data center in his "Natelli Cutout" area; how will that affect value of neighboring properties? Hard to say: Greenbriar Vet hospital could get rezoned and cash in with its own development; but the small domestic properties all along Thurston Rd could see their property values plummet.

When it comes down to it, we won't really know how *all* values will go. Some will go down, some up. We may never be able to pinpoint the exact cause, but of course we know who and what will get the blame -- the Plan and the county! It's like the U.S. economy or even the local economy. The current administration gets the blame when it's bad; and it claims the credit when it's good. Either way, it probably had little effect, if any.

Best wishes to you in sorting this one out. Recalling Bette Davis, "Fasten your seat belts; it's going to be a bumpy [night] three months"

Nick Carrera



Danielle Adams
Frederick County
Building Industry Assoc



Rick Weldon
Frederick County
Chamber of Commerce



Hugh Gordon
Frederick County
Association of Realtors©

July 29, 2022

The Honorable Jan Gardner
County Executive
Frederick County Government
12 East Church Street
Frederick, MD 21701

Subject: Sugarloaf Treasured Area Plan

Dear Executive Gardner,

Thank you for the opportunity to express our collective point of view on the subject plan. As we've discussed with you, we have some fundamental concerns over the process and language reflected in the version of the subject plan that has now moved from the Frederick County Planning Commission to the County Council.

We have several specific and discrete concerns, many of which were shared with you by all three of us in conversation and by Rick Weldon in writing. We understand that you intended to discuss these things with your staff experts, seeking your own guidance and clarification. As is the case with this letter, our previous communications are in response to your requests, as a courtesy, and should not be construed as us, or our members, attempting to circumvent the County Council's process. Everything we state in this letter we have and/or will state on the record to the County Council.

After having followed this issue for some time, offering public oral and written testimonies at various public meetings and comment opportunities, we were motivated to align when it seemed that our opinions were not being heard or were being dismissed. Staff comments, and comments made "on the record" by both Planning Commission members and certain elected officials confirmed our opinion that feedback provided to the County from our own members was being ignored or undervalued.

There are key elements in the Sugarloaf Plan that create concerns on the part of our members, as well as business owners and landowners. These key element concerns are summarized below:

Key Elements:

For Stronghold

- No Overlay Zone as it is too restrictive of current and planned operations
- Add Language that creates the potential for a separate, future process for the County to work with Stronghold to establish a viable zoning category that accommodates Stronghold's needs and is agreeable to Stronghold. Stronghold is committed to preserving public access, as well as continuing to uphold Gordon Strong's original vision and intent.

For the I-270 Corridor

- No Overlay Zone (East of Thurston Road / MD Route 80) as it is too restrictive of and unnecessarily interferes with future planning efforts
- Restore language from original plan that recognizes a future I-270 corridor plan would address this area.

For Remainder of Planning Area

- No rezonings from Ag to RC, or Ag to Res.
- Sole Purpose of Overlay would be to limit certain uses (gun ranges, wedding venues, etc). Eliminate all other proposed criteria from the Overlay that could impact the quiet enjoyment of both local businesses and private landowners.

We feel that these steps would remove much of the fear and anxiety associated with the lack of serious engagement with the process so far and leading up to the Council's decision. We understand that there are competing viewpoints and perspectives. We've joined forces on behalf of our members in recognition that there is at least one community organization actively supporting the current draft Plan with all of its restrictions that has active support from at least one, if not more, of the current County Council.

We would be willing to engage in discussions, but we are certain to remain involved in the public process moving forward. We feel our members expect that from each of us.



Danielle Adams
Frederick County Building Industry
Association



Rick Weldon
Frederick County Chamber of
Commerce



Hugh Gordon
Frederick County
Assoc. of REALTORS