

Comments at August 23, 2022, County Council meeting

Nicholas Carrera, 2602 Thurston Road, Frederick 21704

The Sugarloaf draft Plan is not Holy Writ. Some parts were messy and need more discussion.

Three properties are currently outside the Overlay – Potomac Garden Center, Kannavis Dispensary, and Greenbriar pet hospital. In the March draft, the entire Plan was covered by the Overlay. Then the Planning Commissioners were invited to consider omitting these properties. And why these three? Kimberly Brandt said the owners requested it. Watch the video of that June meeting, starting at about six hours and four minutes into it. The discussion was at times fanciful, even bizarre, but never as serious as the issue demands. Please discuss it further.

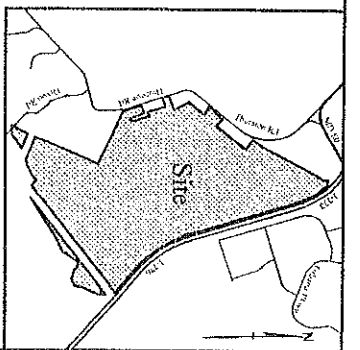
The zoning change for the Potomac Garden Center had even less scrutiny than the Overlay. It had no scrutiny at all. It was simply introduced by the planning staff, with no prior discussion or vote by the Planning Commissioners, contrary to their agreed practice. This change could have serious consequences. It also needs to be discussed.

And there's the erstwhile Cutout, another messy issue, which Mr. Natelli has raised again. The Cutout appeared out of nowhere in the July 2021 draft. There had been no public discussion of it. Then in August you and others met with Amazon Web Services. You are muzzled by a non-disclosure agreement, but from *The Frederick News-Post*, it appears you discussed Amazon data centers in the Cutout area. Natelli's July replatting also suggests some big plans there. I'm attaching a copy of that replatting, for the record.

With coffee on my veranda, at first light this morning I watched the hummingbird visit my flowers. Later a flock of 13 Canada geese flew over, going toward Sugarloaf. It's a long view, but I can see the mountain from my house. People talk of developers taking their long view, toward financial gain. Well, we county residents deserve our own long views, of natural things – mountains, fields, and trees. Such views can be restorative, and valuable beyond price. Ralph Waldo Emerson said, "The health of the eye seems to demand a horizon. We are never tired, so long as we can see far enough."

Starting next week, I'll have Tuesday night commitments, and may not be able to stay to the end of your meetings to offer comments. So I'd like to say it's often been a pleasure, talking with you. Thank you for the opportunity and for your attention.

Attachment: Replatting of Natelli properties contained in the Cutout, submitted July 2021



1. Copyright, patents and trademarks should be reviewed in the proposed manuscript. The authors should be aware of the following:
  - (a) US Patent filed in the US and/or foreign countries. The authors should indicate whether the proposed manuscript contains any patentable material. If so, they should indicate the patent number and the date of filing. If the patent is pending, the authors should indicate the date of filing and the date of the patent application. If the patent is granted, the authors should indicate the date of the patent grant.
  - (b) US Patent filed in the US and/or foreign countries. The authors should indicate whether the proposed manuscript contains any patentable material. If so, they should indicate the patent number and the date of filing. If the patent is pending, the authors should indicate the date of filing and the date of the patent application. If the patent is granted, the authors should indicate the date of the patent grant.
  - (c) US Patent filed in the US and/or foreign countries. The authors should indicate whether the proposed manuscript contains any patentable material. If so, they should indicate the patent number and the date of filing. If the patent is pending, the authors should indicate the date of filing and the date of the patent application. If the patent is granted, the authors should indicate the date of the patent grant.
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4. A statement of the author's contribution should be included in the manuscript. The statement should be a brief statement of the author's contribution to the manuscript. It should be included in the manuscript as a separate section, and it should be included in the manuscript as a separate section.
5. A statement of the author's contribution should be included in the manuscript. The statement should be a brief statement of the author's contribution to the manuscript. It should be included in the manuscript as a separate section, and it should be included in the manuscript as a separate section.

10. Macell Holdings II, LLC, owners of the property shown and described herein, consent to and accept this act of subdivision, and in consideration of the approval of their address by the Planning Commission, establish the minimum building restriction lines, and dedicate the streets, walkways, and other easements to public use, unless otherwise noted on this plat.

[illegible]

Page 1 of 1

Overall Deed Exhibit (Proposed Parcels)  
Scale: 1"= 600'

Scale: 1"=600'

1-16-7 of the Michigan County Code.

<sup>1</sup> I hereby certify that the within plot is correct, true and of my property situated at Hatch Meadows, Ltd., a Hampshire Limited liability company, from the following: Hampshire Estates, Inc., a Delaware corporation, by a deed dated September 30, 1923, and recorded among the land records of the Commonwealth of Virginia in tax lot #194 at page 986; and that the requirements of the annotated Code of Hampshire, Real Property Book, Title 3, Statute 1, Chapter 1, Section 1, and the laws and rules and evidence as mentioned in the Statute of Hampshire, Chapter 1, Section 1, are hereby acknowledged and confirmed by me as the duly authorized and duly qualified person in accordance with the provisions of Statute 1, Chapter 1, Section 1, of the said Commonwealth of Hampshire, Chapter 1, Section 1, and that the said defendant person was required to pay the said real property tax charge and is in accordance with Chapter 1, Section 1, Chapter 1, Section 1, Hampshire 12.

- COLLATERAL PLEA
- (PRO) PIN
- SQUADING FILES

P.O. Box 20874, Suite 200, Germantown, Maryland 20874  
 Tel: 301.245.4700, Fax: 301.545.256, www.fda.gov

For: Rodgers Consulting, Inc.  
By: Allison Eugene Worley  
Professional Land Surveyor  
Maryland Registration No. 20539  
(License Expiration Date: 12-31-2021)



Sheet 1 of 4

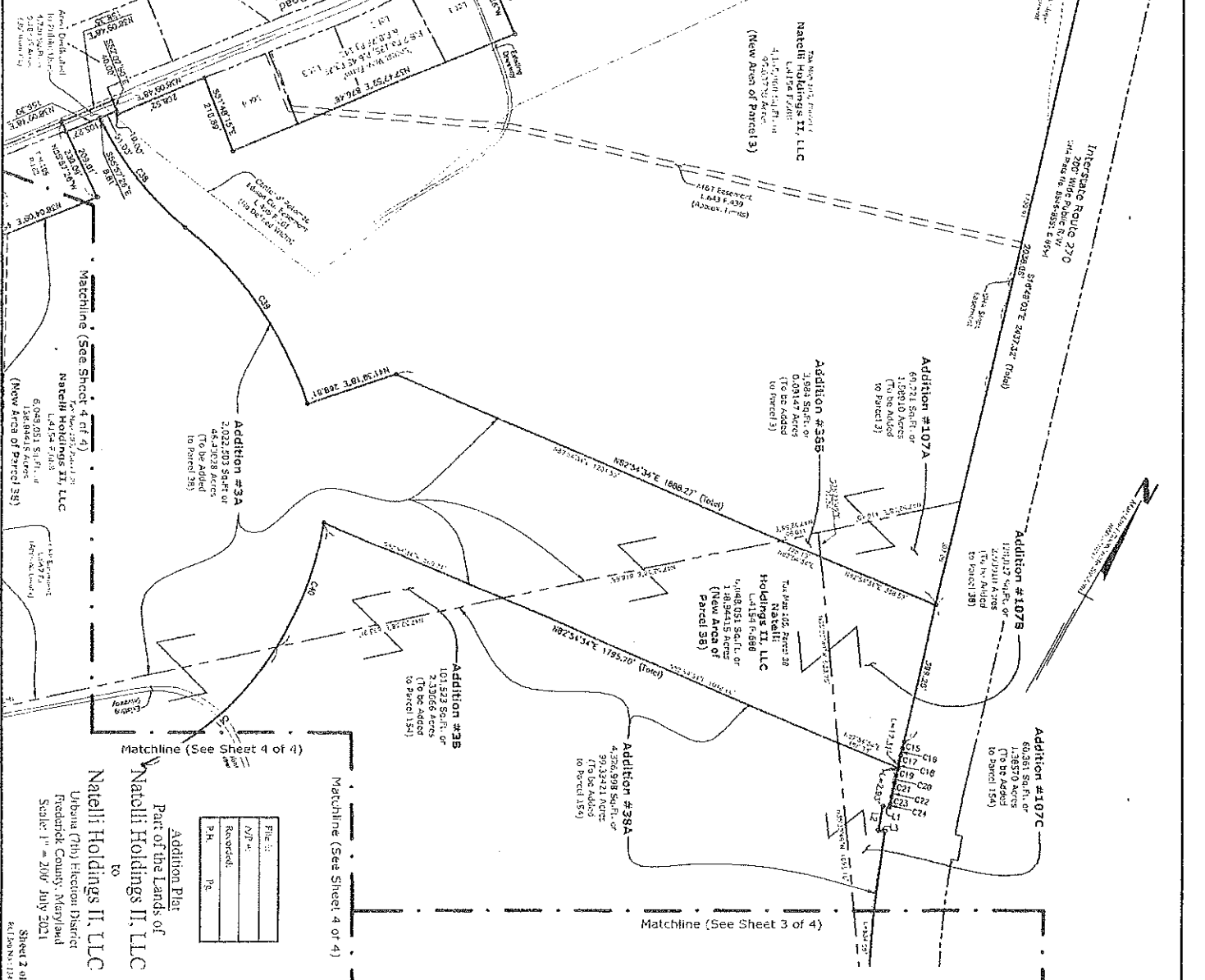
Interstate Route 70 /  
MD Route 86 Interchange  
Variable Width Public Way  
under the B&E

Curve	Radius	Length	Tangent	Chord	Bearing	Area
C1	1800.00'	47.36'	23.68'	47.36'	S 64° 17' 03" E	1.3000'
C2	1794.82'	46.80'	23.40'	46.80'	S 69° 10' 03" E	1.3000'
C3	1000.00'	24.48'	12.24'	24.48'	S 52° 00' 00" E	0.3000'
C4	1000.00'	24.48'	12.24'	24.48'	S 52° 00' 00" E	0.3000'
C5	1000.00'	24.48'	12.24'	24.48'	S 52° 00' 00" E	0.3000'
C6	2146.69'	19.11'	9.56'	19.11'	S 69° 21' 00" E	0.2000'
C7	2146.69'	19.11'	9.56'	19.11'	S 69° 21' 00" E	0.2000'
C8	2034.82'	18.22'	9.11'	18.22'	S 69° 21' 00" E	0.2000'
C9	3772.47'	16.42'	8.21'	16.42'	S 69° 21' 00" E	0.1800'
C10	4144.13'	16.82'	8.41'	16.82'	S 69° 21' 00" E	0.1800'
C11	3364.24'	16.82'	8.41'	16.82'	S 69° 21' 00" E	0.1800'
C12	2034.82'	18.22'	9.11'	18.22'	S 69° 21' 00" E	0.2000'
C13	1263.64'	18.82'	9.41'	18.82'	S 69° 21' 00" E	0.2000'
C14	5719.12'	19.86'	9.93'	19.86'	S 69° 21' 00" E	0.2000'
C15	8504.24'	20.82'	10.41'	20.82'	S 69° 21' 00" E	0.2000'
C16	1020.15'	20.11'	10.06'	20.11'	S 69° 21' 00" E	0.2000'
C17	1100.15'	20.17'	10.08'	20.17'	S 69° 21' 00" E	0.2000'
C18	3004.21'	20.82'	10.41'	20.82'	S 69° 21' 00" E	0.2000'
C19	3004.21'	20.82'	10.41'	20.82'	S 69° 21' 00" E	0.2000'
C20	3004.21'	20.82'	10.41'	20.82'	S 69° 21' 00" E	0.2000'
C21	4004.21'	20.82'	10.41'	20.82'	S 69° 21' 00" E	0.2000'
C22	3019.22'	20.82'	10.41'	20.82'	S 69° 21' 00" E	0.2000'
C23	3019.22'	20.82'	10.41'	20.82'	S 69° 21' 00" E	0.2000'
C24	3004.21'	20.82'	10.41'	20.82'	S 69° 21' 00" E	0.2000'
C25	3019.22'	20.82'	10.41'	20.82'	S 69° 21' 00" E	0.2000'
C26	3019.22'	20.82'	10.41'	20.82'	S 69° 21' 00" E	0.2000'
C27	3019.22'	20.82'	10.41'	20.82'	S 69° 21' 00" E	0.2000'
C28	3019.22'	20.82'	10.41'	20.82'	S 69° 21' 00" E	0.2000'
C29	3019.22'	20.82'	10.41'	20.82'	S 69° 21' 00" E	0.2000'
C30	3019.22'	20.82'	10.41'	20.82'	S 69° 21' 00" E	0.2000'
C31	3019.22'	20.82'	10.41'	20.82'	S 69° 21' 00" E	0.2000'

TO THE CLERK OF THE COURT:  
This plat complies with Article II, Section 1-107 of the Revised County Code.  
Date: \_\_\_\_\_  
FREDERICK COUNTY PLANNING  
Department Director

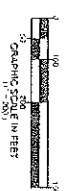
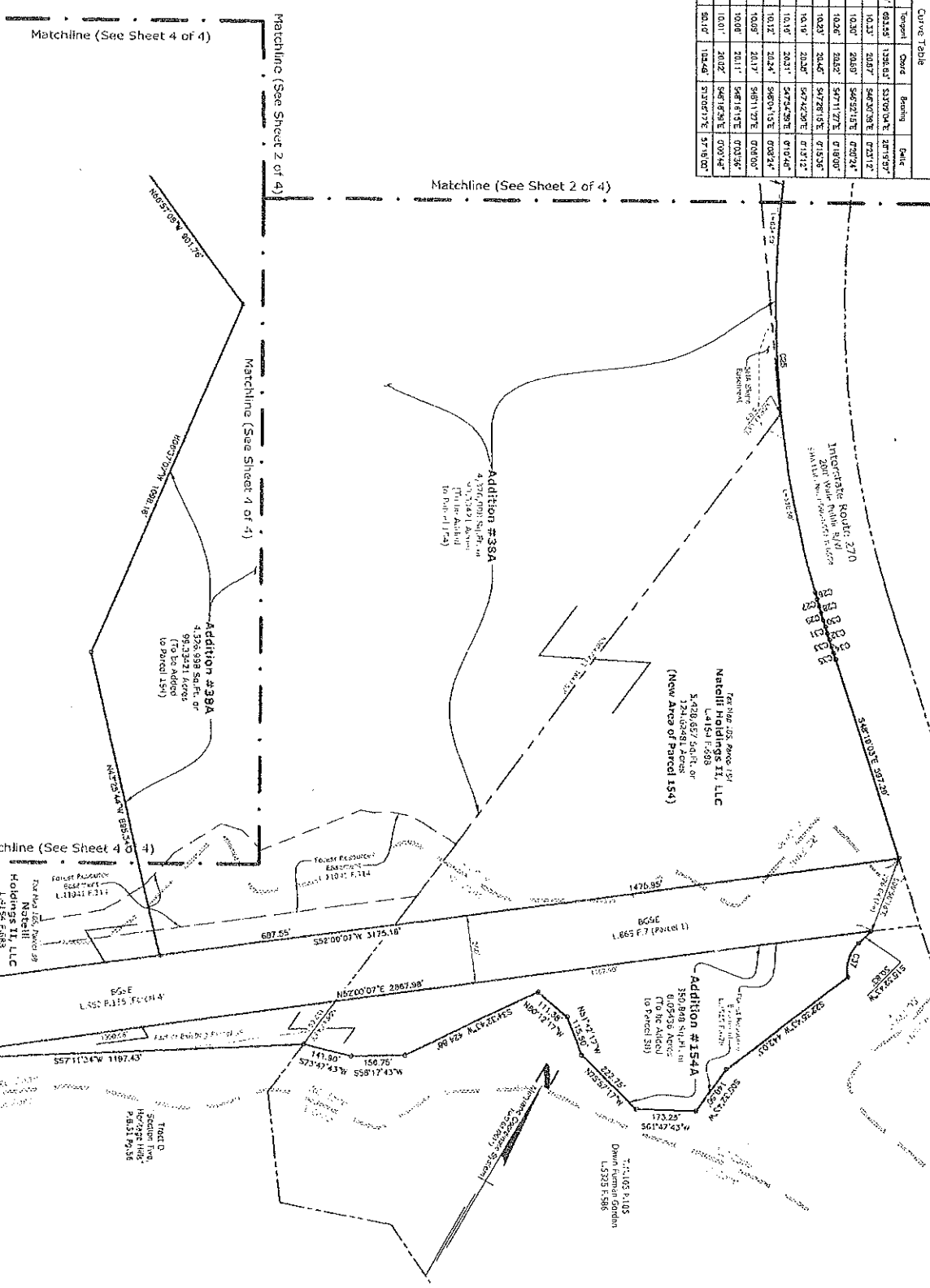
**RODGERS CONSULTING**  
1847 Carroll Road, Suite 100  
Frederick, MD 21704  
Phone: 301-791-0030  
Fax: 301-791-0030

**SYMBOLS:**  
 Contour Monument  
 Spot - Source Point



Part of the Lands of  
**Natelli Holdings II, LLC**  
to  
**Natelli Holdings II, LLC**  
Urban (7th) Election District  
Frederick County, Maryland  
Scale: 1" = 200' July 2021  
Sheet 2 of 4  
AC 10085-1211A

Curve Table					
Curve	Radius	Length	Chord	Bearing	Point
C25	2944.79'	1462.94'	1385.82'	S33°03'44"E	STATION 1
C26	2944.79'	20.67'	10.33'	S46°07'08"E	STATION 2
C27	1403.34'	20.67'	10.33'	S46°07'08"E	STATION 3
C28	2944.79'	20.67'	10.33'	S46°07'08"E	STATION 4
C29	2944.79'	20.67'	10.33'	S46°07'08"E	STATION 5
C30	2944.79'	20.67'	10.33'	S46°07'08"E	STATION 6
C31	2944.79'	20.67'	10.33'	S46°07'08"E	STATION 7
C32	2944.79'	20.67'	10.33'	S46°07'08"E	STATION 8
C33	2944.79'	20.67'	10.33'	S46°07'08"E	STATION 9
C34	2944.79'	20.67'	10.33'	S46°07'08"E	STATION 10
C35	2944.79'	20.67'	10.33'	S46°07'08"E	STATION 11
C36	2944.79'	20.67'	10.33'	S46°07'08"E	STATION 12



TO THE CLERK OF THE COURT:  
This plat complies with Article II, Section 11.05 of the Interstate Commerce Code.

**OWNER:**  
Natchitoches II, LLC  
350 Main Street, Suite 200  
Columbia, Maryland 21046  
Phone: 301-970-1870

**SYMBOLS:**  
■ - Corner Monument  
○ - Iron Pin  
□ - Square Flag

**RODGERS CONSULTING**  
1944 Leeman Parkway, Suite 200, Columbia, Maryland 21046  
P.O. Box 1000, P.O. Box 1000, Columbia, Maryland 21046  
Phone: 301-970-1870

**Addition Plat**  
Part of the Lands of  
**Natchitoches II, LLC**  
to  
**Natchitoches II, LLC**  
Urban (7th) Filicanton District  
Frederick County, Maryland  
Scale: 1" = 200' July 2021

Job #	
A.T.R.	
Recorder	
P.L.	





**Comments on Sugarloaf Treasured Landscape Management Plan to the  
County Council concerning Sugarloaf Thoughts, August 23, 2022**

Prepared by Steve Poteat, Sugarloaf Mountain Road

Gordon Strong had a very strong vision for the Sugarloaf region and not just the mountain. His vision extended to 10,000 acres of mountain and surrounding countryside open space.

Of course Strong cannot speak to us today but we have his Will. I urge you to read his Will which I am submitting for the public record on the Sugarloaf Plan. Attached are some very relevant passages from the Will.

Once you read the Will I am sure you would agree that Gordon Strong was an early and dedicated environmentalist who would whole-heartedly support and endorse the Sugarloaf Treasured Landscape Management Plan not only for the mountain, but the surrounding area.

Gordon Strong would be shocked to learn that probably as many as 500,000 people try to visit Sugarloaf Mountain each year. Visitors are constantly reminded that they are guests on Gordon Strong's private estate. But I suspect that almost everyone views Gordon Strong's Sugarloaf Mountain as simply a beautiful public park to be enjoyed, but not as Strong's guests.

Last night Stronghold's attorney compared Sugarloaf Mountain to Camden Yards Stadium in Baltimore. But I think a better comparison is to a very popular State park. It appears that Stronghold is essentially trying to perform a public State park function on an inadequate private budget.

Sugarloaf Mountain looks like a very popular State Park. The average State park has about 287,000 visitors and operates on approximately \$533,000 per year. Probably twice the visitors on half the revenue for Sugarloaf Mountain.

I think Stronghold needs to consider the implications of being a "de facto" State park. Stronghold needs sufficient funding to meet these needs to undertake the several tasks to meet Gordon Strong's objectives moved forward to the 21<sup>st</sup> century.

This would include a study of the realistic visitor capacity of the mountain, a parking study, identification of additional lands that should be acquired, the need for a park ranger function including mountain climbing monitoring, a plan for

modern sanitary facilities and additions to the Board of Directors persons experienced in open space and park management and fund-raising.

These are the necessary steps to bring Sugarloaf Mountain and Stronghold into the 21<sup>st</sup> century and help achieve Gordon Strong's goals. I am sure Gordon Strong would welcome the extra levels of protection that the Sugarloaf Treasured Landscape Management Plan offers.

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### Gordon Strong's Will

Page 39, 3. Stronghold Uses, (8)(c.):

"In short Stronghold will offer to motorists and to residents practically every form of out-of-door-beauty—except that of larger bodies of water. It will offer this beauty not only in intimate glimpses, but in long vistas, and in out-stretching views. From the summit of the mountain, these views have the character of being from the top of the world, over a varied and beautiful world below. If view and beauty have the quality of human inspiration, the outlook from the summit of Stronghold is inspiring."

Page 42, 3. Stronghold Uses, (12)(c.):

"We have no personal experience, no observation of others, on which to base anything like a conclusion. But we incline to believe that, when anyone stands on the summit of the mountain, the sheer cliff hanging over the wild and wooded slopes below, looking out over the peaceful and lovely Frederick valley, and showing Catoctin and Blue Ridge rising to meet the lowering sun, for a moment at least he experiences an inspiration, a moral uplift."

"Page 67, 4. Mountain Slopes, (3.) (a.)

The avoidance or removal of anything detracting from the natural beauty of the woodland has acquired increasing recognition in the management of the national parks. In the case of Stronghold, it is obviously desirable that there should be no evidences of civilization, either along woodland roads or trails, or appearing in the views from spurs or from the summit. These views should be, as far as possible, first over an unbroken and highly contoured woodland; and beyond, over the more level and cultivated farmlands round-about. The sharper the contrast with the other, the better will each appear."

February 1936

**WILL OF GORDON STRONG**

Submitted by Steve Poteat as part of testimony  
to Frederick County Council on  
Sugarloaf Treasured Landscape Management Plan

August 23, 2022

WILL OF GORDON STRONG

MEMORANDUM: Not as a provision forming part of the above Will, but as a mere memorandum for those concerned, I note the following: Among my effects there will be found three or more loose-leaf binders, labeled and with contents as follows:

Will and Comments: A copy of this my Will; and explanations and discussions of the provisions of the Will, particularly those of Article Six concerning Stronghold Corporation.

Maps, Plats, Plans: Drawings and text indicating the terrain, the construction work and the development of Stronghold up to date, and suggesting further such terrain, construction work and development in the future.

"Operation": Data as to the operation of Stronghold in the past, and suggestions as to the operation of such in the future.

It is my hope that the contents of these binders will be of help to those who shall conduct Stronghold Corporation.

- (1.) The following notes are intended to be explanatory and interpretative of the provisions of my Will; more particularly, of those provisions relating to Stronghold and Stronghold Corporation.
- (2.) During a considerable period of years, I have given a large part of my time to planning the development and functioning of Stronghold. Not only to the general principles which I believe to be involved, and which, therefore, should be followed; but also to the definite working out of such principles in plats, plans and working drawings, and schemes of operation.
- (3.) Not only have I given my own time and my best thought to the above work, I have also freely consulted others still better qualified to advise in the development and functioning of Stronghold. Some of their advices have been in the form of drawings; some in the form of written statements; some in the form of oral conferences, of which I have habitually made notes.
- (4.) It is this matter that I wish to put at the disposition both of my trustee and of the directors of Stronghold Corporation. At their disposition in a positive and constructive sense, by way of suggestion. Rather than in a negative sense by way of obligation or limitation. In the sense that they may give to this matter, or any part thereof, just such weight as they believe it to merit. Not that this matter, or any part of it, shall be considered even morally, still less legally, binding upon my trustee or upon the directors of Stronghold Corporation.
- (5.) The property referred to in my Will as Stronghold, and dedicated therein, will endure without substantial change for an indefinite time. Stronghold Corporation, through which I am dedicating this property, I hope will prove so well conceived, and will be so intelligently operated, as also to endure for many generations. In such a period of future time, some of the conditions of life will doubtless be found more or less permanent; but many other such conditions will be subject to material change. Future generations cannot but meet these changed conditions with more intelligence and with better adaptation, than any one living today. Wherefore, it would appear appropriate, and it has been my endeavor, to incorporate in my Will

ARTICLE FIVE

PARAGRAPH I

\*\*\*\*\* "my said Trustee shall cause to be incorporated  
under the laws of the State of Maryland, a charitable corporation,\*\*\*.

## REASONS FOR CHARITABLE CORPORATION

1. GENERAL
  - (1.) Objects of Stronghold
  - (2.) Administration of Stronghold
2. FINANCING
  - (1.) Endowment
  - (2.) Earnings
  - (3.) Gifts
  - (4.) Total Private Financing
  - (5.) Public Financing
  - (6.) Conclusion
3. LAND ACQUISITION
  - (1.) Objects of Land Acquisition
  - (2.) Private Corporation
  - (3.) Federal or State Government
  - (4.) Conclusion
4. CONSTRUCTION
  - (1.) General
  - (2.) Conception
  - (3.) Design
  - (4.) Cost
  - (5.) Conclusion
5. OPERATION
  - (1.) General
  - (2.) Conclusion
6. SUMMARY
  - (1.) Financing
  - (2.) Land Acquisition
  - (3.) Construction
  - (4.) Operation
  - (5.) Final



## 2. FINANCING

### (1.) Endowment:

- (a.) The prospective endowment of Stronghold, at the date of this writing, is unquestionably inadequate for the carrying out of the objects proposed and discussed hereinafter. At least, for their carrying out at a satisfactory rate in respect to time. This endowment may, and probably will, be somewhat increased by the date it goes into effect. Even then it will very probably look inadequate, side by side with the objects proposed.
- (b.) Again, any given amount of capital, standing as an endowment, must be measured (for its adequacy) by the rate of income it may safely earn. And by the purchasing power of that income.
- (c.) Such rate of income, and such purchasing power, both tend to diminish. That is, they both have diminished in the past, more or less steadily, which indicates that, except for some radical change not now in sight, they both will diminish in the future, more or less steadily.
- (d.) Accordingly, the prospective endowment of Stronghold appears not only inadequate at the outset, but also likely to grow still more inadequate with time. All of which is discussed more at length hereinafter.

### (2.) Earnings:

- (a.) To supplement inadequate endowment income, a second source of income at least theoretically possible, is that of earnings. No such earnings at Stronghold have, at the date of this writing, been tried. But such earnings are indicated as possible by examples elsewhere. The general subject of such earnings, and the varieties of earnings possible, are discussed more at length hereinafter.

### (3.) Gifts:

- (a.) To supplement inadequate endowment income a third source of income at least theoretically possible is that

2. FINANCING (cont'd.)

would be made along the lines of development and of operation as further discussed hereinbelow. Of probability that an inadequate expenditure would be so made.

- (d.) If Stronghold were owned and operated by the State of Maryland, the prospective financing would seem considerably less favorable. Maryland, like most other States, has no considerable surplus of State income over necessary expenditures. And both old and new State undertakings are always pressing for financing. In short, there would be naturally less funds theoretically available for Stronghold. And a much greater practical factor of correction -- of improbability that funds theoretically available would actually be so used.
- (e.) The question of probability of expenditure, by either Federal or State Government, of adequate funds for the development and operation of Stronghold as proposed, is further discussed hereinafter, particularly in connection with Construction - Cost.

(6.) Conclusion:

- (a.) The inadequacy of prospective private financing (from endowment, earnings and gifts) is unquestionably the principal, and probably the sole, reason against ownership and development and operation of Stronghold by a charitable corporation. At least, it is unquestionably the principal and probably the sole, serious handicap to be so overcome by such a charitable corporation.
- (b.) On the other hand, the greater adequacy of theoretically possible public financing, is unquestionably the principal, and probably the sole, reason for ownership and development and operation of Stronghold by Federal or State Government.
- (c.) However, the above theoretically possible public financing is largely diminished by the practical factor of correction -- the factor of doubt as to what financing would actually be allocated by Federal or State Government. This practical factor of correction goes far to offset the theoretically possible public funds available.
- (d.) Probably the conservative conclusions to be drawn as to a charitable corporation, and in connection with financing, are these:

### 3. LAND ACQUISITION

#### (1.) Objects of Land Acquisition:

(a.) Stronghold comprises, at the date of this writing, approximately 1985 acres. The Will provides that this acreage may be increased to 10,000. The objects of such further land acquisition are more fully discussed hereinbefore. They may be summarized here as:

(1.) Completing the acquisition of the Sugar Loaf Mountain area - a geologic and forest unit.

(2.) Removal of undesirable neighbors and uses.

(3.) Protection of forest area from timber slashing and from fires.

(4.) Development of roads and trails about mountain area.

(5.) Development of residential uses about mountain base.

(6.) Development of farming uses about mountain base.

(b.) By way of example, the present owner, or the purchaser, of a tract within the mountain area may build near and use a mountain spring; and by his sewage render the stream below not only unpleasant but dangerous. He may erect a structure which would break in upon the wilderness character of the mountain area, and materially detract from the view from the summit. He may fence in his tract, and prevent the development of a mountain road or trail passing that way.

#### (2.) Charitable Corporation:

(a.) Such a corporation, incorporated for certain definite objects, would naturally, and practically certainly, carry out those objects in respect to the acquisition of all land necessary or desirable for so doing. Its limitations would be:

(1.) Limited funds available.

(2.) Lack of power of condemnation.

#### 4. CONSTRUCTION

##### (1.) General

- (a.) The title "construction", as here used, is intended to include all work in the development of Stronghold for the objects proposed. To include such diverse undertakings as forestry, road-making and landscape gardening, as well as every form of building involved. The various types of such construction will be further discussed hereinafter. Also, drawings will be attached, showing the latest development of the plans for each type of construction.
- (b.) If Stronghold were to be just another park, either formal, informal, natural or wilderness, or (as is the case) all combined; it would still be of some service and of some value -- of course. But if it is to offer the maximum service, be of the greatest possible value, then the structural work, (including planting and all other improvement) should not only be of the best, in order to effect the maximum development of Stronghold itself. It should be of the best in order to set an example, to raise the standard, for structural work of the same type elsewhere.
- (c.) This latter potential service and value of Stronghold, if adequately envisioned and pursued, may well exceed the former. And in any case, the total service and value of Stronghold will be greatly increased by including both. As a park in and of itself, Stronghold has the natural advantages to be something considerable. As an example, through the best conceivable development, to parks elsewhere, Stronghold may be vastly more.
- (d.) With the above general principles recognized, the reasons for a private corporation ownership and administration, as against Federal or State government ownership and administration, may be discussed.
- (e.) For the purpose of this discussion, the angles from which it may be approached include the following:
  - (1.) Conception
  - (2.) Design
  - (3.) Cost

4. CONSTRUCTION (cont'd.)(3.) Design

- (b.) It would appear in every way probable that a charitable corporation administered for the specific purpose of the promotion of out-of-door beauty, and by persons who recognize such beauty and its importance, will strive for perfection of design, and to that end will call in a quality and a variety of designing talent, that would not be held necessary by the official of the Federal or of a State government.
- (c.) True, the Federal Government has a National Capital Park and Planning Commission, of excellent personnel, acting in an advisory capacity as to city plan and parks, within the District of Columbia. Also, a Fine Arts Commission passing on the design of buildings within the District. Moreover, the National Park Service has a considerable number of landscape architects guiding its work in National Parks and National Monuments outside of the District.
- (d.) On the other hand, the very scope of the Federal Government's interests require standardization. For a certain type of use, a certain design of structure is approved, adopted and made standard. Such a system prevents structures that are very bad. But it also prevents structures which are superlatively good, and are each day made better. For the Federal Government, the system is right. For the highest development of a special area, it has definite limitations. Particularly in design.
- (e.) Still less can be said for any State government. Occasionally a State will go upon an architectural debauch for a capitol building. The western States appear more cognizant of beauty than those of the middle west and of the East. And California has some public schools which encourage the hope of popular recognition of, and demand for, beauty at some future time. But that any State park commissioner should call upon the best designing talent for the minor structures which Stronghold will require, or even for such a mountain-top structure as proposed, would be too much to expect. The evidence does not point that way.
- (f.) In the structural development of Stronghold, there should, as stated above, be a quality of design not

4. CONSTRUCTION (Cont'd.)(4.) Cost (Cont'd.)

(e.) The Federal Government has, of course, unlimited funds, actual and potential. For utilitarian structures, such as Boulder Dam, it can and does spend tens of millions. For structures of beauty alone, it may spend millions -- in the National Capital. But for structures of beauty alone it can spend in Maryland only what it is prepared to spend in the other forty-seven States. For structures in National Parks, it may spend considerable sums if the structures be of considerable size -- but no more than it spends on similar structures in all other Parks. And comparatively little for the beauty of those structures.

(f.) Similar limitations apply to all State governments. As stated above, a State may make a considerable expenditure for a building in the State Capital, which serves the State as a whole. Just as the Federal Government may make a considerable expenditure, even for a structure of beauty alone, in the National Capital. But a State administration cannot expend, either for utility or for beauty, in one part of the State, more than it is prepared to spend in every other. And where expenditure for beauty is concerned, a State administration will not spend more than popular demand justifies, anywhere. Which, in most cases, is limited. In short, a State will not lead, but will only follow; and in general, many years behind.

(g.) For example, a State government, in its State parks, may build a picnic table at which visitors will sit with comparative comfort and convenience; but which they will not notice while sitting at it; nor afterward remember. It will doubtless be many years, and then only by reason of examples set elsewhere, that a State government will build a picnic table which will make lunching an aesthetic experience, a scenic event, at the time; a memory for months thereafter.

(5.) Conclusion.

(a.) From the foregoing reasoning as to construction, the conclusion would appear to be: If the most important consideration is that Stronghold be completed, as to construction, at an early date, then such could only be done through Federal or State Government ownership

## 5. OPERATION

### (1.) General:

- (a.) The title "operation" as here used is intended to include all the forms of public service which Stronghold may render, in the direction of its stated objects. As well as the upkeep of Stronghold. Some of the various forms of public service possible, will be further discussed hereinafter.
- (b.) If Stronghold were to be just a Sunday afternoon motor objective, offering visitors a road and trail to the top of the mountain, for the view; it would still be of some interest and of some value. Its natural scenic features would give an unusual impression of out-of-door beauty to visitors. Stronghold would function in the direction of its stated objects.
- (c.) But if Stronghold, at each stage of its development is
  - (1.) To exhibit "to visitors at Stronghold such out-of-door beauty, under the most favorable conditions."
  - and
  - (2.) To promote "the creation and the enjoyment of out-of-door beauty, not only at Stronghold but elsewhere."
 then the functioning as a mere motor objective is but a fraction of what Stronghold may be expected to be and to do.
- (d.) The public services of Stronghold, discussed hereinafter, cover a considerable range, too wide even to be summarized here. And those services, considered possible at this date, will doubtless be but a fraction of the services that will suggest themselves later. Sugar Loaf Mountain is a rather rigid geologic fact. But human nature is a very elastic biologic set of facts. And human nature may be served, at and about Sugar Loaf Mountain, in a variety of ways that will doubtless increase with time, more or less indefinitely.
- (e.) One or two examples of possible Stronghold service may be briefly suggested, to indicate the extent and the variety of such. The summit of the mountain, along its western edge, has the making of a natural,

5. OPERATION (Cont'd.)(1.) General (Cont'd.)

are, in one respect, is shown by an American city park on a Monday morning. A large proportion of the American people feel not only at liberty, but entirely disposed, to turn any public space -- alley, sidewalk, street and most of all a public camping or picnic ground -- into a garbage heap. And the rest of the American people, with habits of cleanliness and standards of appearance, are the sufferers.

(j.) Now, it is bad enough to have a city park disfigured with trash. But even if there were none such, a city park is anyhow a human sort of an affair, suggesting people. But a wilderness area, which should suggest only Nature in its various aspects of beauty, is still more ruined by empty cans, broken bottles and the Sunday newspapers.

(k.) If Stronghold were under public administration, a large proportion of its visitors, feeling themselves part of the public owning the property, would as unquestionably feel themselves at liberty to take away dogwood and laurel, and to leave their rubbish in place of it, as on their own grounds. Except that, on their own grounds, they would not do it. And this would go far to diminish the value of Stronghold as the area of natural beauty, toward which all our reasoning points as its logical destiny.

(l.) The rights of private property, and the laws supporting such, have been of immense value in our operation of Stronghold up to date. They may be expected to continue of such value in the operation of Stronghold by our successors.

(2.) Conclusion

(a.) In the fields of social service, it would appear to be a general principle that individual and group initiative must always lead. And that governmental action must only follow. It must follow only when private initiative has experimented, made and corrected its errors, proven its case, cleared the way. Only then can government, with any safety, follow.



## 6. SUMMARY

### (1.) Financing:

"On the whole, and in respect to financing, a charitable corporation would perhaps be slower, but would certainly be safer."

"If other considerations, as discussed hereinafter, offer material reasons for a charitable corporation, they should not be considered offset by reasons of financing."

### (2.) Land Acquisition:

"If Stronghold is to be completed ----- then Stronghold would in all likelihood fare better under a charitable corporation than under the Federal or a State government. It would fare better, in that it would fare more safely, even if it would fare more slowly, toward its apparently logical destiny."

### (3.) Construction:

"If the most important consideration is that Stronghold construction be pursued upon the highest standard possible of conception, of design and even of eventual cost; and if, for so doing, adequate time may be allotted; then a charitable corporation, accepting this trust, will be more likely to carry it into the greatest measure of execution."

### (4.) Operation:

"In the field of social-aesthetic service proposed for Stronghold, it would appear even more clear that the most progress and the most accomplishment will be made by a charitable corporation, selected for and entrusted with these specific objects."

### (5.) Final:

(a.) The only material reason against a charitable corporation for the ownership and administration of Stronghold, is a degree of inadequacy of its private financing now in prospect. This reason appears to be more than offset by reasons for a charitable corporation, in every other connection.

ARTICLE FIVE

PARAGRAPH 1

\*\*\*\*\* "under the name of Stronghold Corporation" \*\*\*\*\*

- (1.) The mountain group of which Stronghold is a part, has up to now been generally known as Sugar Loaf Mountain or mountains. That (increasing) part of the mountains in our ownership, we have for some years called Stronghold. By signs at the entrances. By our stationery. In our references by letter and by word of mouth.
- (2.) The name of Stronghold was selected for the following reasons:
  - (a.) It was suggestive of, and appropriate to, a landholding on a rugged mountain.
  - (b.) It perpetuated a family name which I had not been able to perpetuate by descendants (in the male line).
  - (c.) It was first suggested to me by my mother.
  - (d.) It was heartily approved by my wife.
- (3.) In my Will I have directed my trustee to form a charitable corporation under the name of "Stronghold Corporation". I have not, however, attempted to withhold from that corporation the right subsequently to change its name. Nor have I prescribed that the property itself should continue to be called Stronghold.
- (4.) It is my very earnest hope that both corporation and property may continue to be so named. I believe the name to be suitable, from the viewpoint of the corporation and its use of the property. And I should be deeply gratified so to preserve the Strong name, and so to memorialize my father and mother who bore it.

ARTICLE FIVE

PARAGRAPH 1

\*\*\*\*\* "for the objects and with the powers in Article  
Six set forth." \*\*\*\*\*

## OBJECTS OF CORPORATION

## 1. PHILANTHROPIC REQUESTS

- (1.) General

## 2. STRONGHOLD

- (1.) General

## 3. STRONGHOLD USES

- (1.) General

- (2.) Various Philanthropic Uses

- (3.) Appraisal - General

- (4.) Industrial Use

- (5.) Motor Objective Use

- (6.) Residential Use

- (7.) Appraisal - Conclusion

- (8.) Philanthropic Use Based on Motor  
Objective and Residential Use

- (9.) Beauty

- (10.) Enjoyment of Beauty

- (11.) Education in Beauty

- (12.) Inspiration from Beauty

- (13.) Conclusion

- (14.) Summary

## 4. MOUNTAIN SLOPES

- (1.) General

- (2.) Woodland

- (3.) Prevention of Detractions

- (4.) Development of Outlooks

- (5.) Construction of Foot-trails

- (6.) Construction of Truck-roads

- (7.) Construction of Motor-roads

- (8.) Summary

- (9.) Final

## OBJECTS OF CORPORATION

February, 1936

1. PHILANTHROPIC REQUESTS(1.) General

- (a.) Philanthropy, particularly in the United States, has become a science. Great corporations have been set up by generous and far-seeing men, with rich endowments, and with the liberty to those corporations to use such endowments as shall seem best in the service of mankind. Out of these opportunities has arisen a method of taking advantage of them; a science of such service of mankind.
- (b.) In this new science of philanthropy, any given individual desiring to make a philanthropic bequest, can inform himself and be guided by such information to a wise choice.
- (c.) Again, philanthropic corporations have been set up to receive the bequests of others. And to distribute either principal or income among a group of philanthropic activities, according to the best judgment of a highly qualified board of directors.
- (d.) In not following these now well established forms of philanthropic bequest; and in nevertheless taking advantage of prevailing laws whereby the use of property may be determined by the present owner long after his own use of it has ceased; one assumes a grave responsibility. If conscientious, he must seriously analyse and weigh the reasons for his action. And find such action justified.

2. STRONGHOLD (Cont'd.)

## (1.) General (Cont'd.)

to its sale for unknown private or commercial uses, and the leaving of the proceeds to some other philanthropy. Provided that such philanthropic uses of Stronghold itself can be directed toward the sympathetic treatment, the final completion and meantime the enjoyment of Stronghold that we so greatly desire.

3. STRONGHOLD USES

## (1.) General:

- (a.) However there must be a limit to sentiment, and a measure of logic in even the most sentimental undertakings. There must be logical, definite and worthwhile philanthropic uses to which Stronghold can be put, to warrant leaving Stronghold itself to such uses.
- (b.) If Stronghold were an ordinary home, or even a considerable but not unusual estate, such philanthropic uses might well be impossible. At least, as pertaining specifically to the home or estate. And not as pertaining to some endowment for philanthropic uses, which might as well be conducted elsewhere.
- (c.) But Stronghold is not an ordinary home or estate. It is not usual, but most unusual. It is an isolated, detached several thousand acre area of mountain land, surrounded by farming country. This mountain land has every sort of wilderness beauty, in its woods and rocks, save large streams and mountain lakes. It rises to spectacular views over the surrounding country. It lies within an hour's motoring of a great capital, the nearest mountain land to that capital. Two hours or so from another and still larger city. On one side of it runs one of the half-dozen great east-and-west railroads. On the other side, one of the great east-and-west motor roads.
- (d.) Stronghold is, therefore, a considerable and more or less unique area. It may well, on the face of it, have philanthropic uses. It is, therefore, carefully to be considered what those uses may be.

3. STRONGHOLD USES (Cont'd.)(2.) Various Philanthropic Uses: (Cont'd.)

- (e.) At some time, some philanthropic use of Stronghold may be suggested that is not based upon an appraisal of the place itself. Yet such a use that adapts itself to the place. Such a use will probably be more or less minor and incidental, and will pertain to but a small part of Stronghold. However, it may be well worth considering and trying, if it does not conflict with some major use, and if there are funds available.
- (f.) For example, the main house even at its present stage of construction, still more if completed, might house some group or some series of groups either dispensing or receiving philanthropy. Which group or groups might incidentally enjoy the environment while at the same time pursuing the more immediate object of their grouping. Groups of scholars as suggested above; retired workers, particularly appreciative of country life; convalescents, patients or others, similarly appreciative. Such use of the main house might not conflict with the major use of Stronghold. But would require funds from sources other than such endowment as we may expect to leave.
- (g.) In general, so far as various and specific philanthropic uses have been suggested, they appear to run up against the two objections:
  - (1.) Each such philanthropic undertaking presumes a far larger endowment than we can expect to provide.
  - (2.) There is no particular logic in favor of such a philanthropic undertaking being located at Stronghold -- most such, if not all, might more advantageously be located elsewhere.

(3.) Appraisal:

- (a.) The second method of approach, in considering the possible philanthropic uses of Stronghold, is that of its appraisal, more or less as a piece of real estate. An appraisal not on the basis of philanthropic use only, but of human use, of economic, even of commercial use. The making of such human use philanthropic can be considered, determined and worked in, later.



### 3. STRONGHOLD USES (Cont'd.)

#### (5.) Motor -Objective Use:

- (a.) The views from the top of the mountain have an undoubted scenic character. This has been noted by visitors from Christoph Graffenried on down for two and a quarter centuries. It is confirmed by the steadily increasing attendance of visitors, since the construction of our mountain road to First View.
- (b.) Such attendance would be still greater but for two limiting factors. One is that of lack of knowledge of the mountain on the part of those who have not yet visited it. This limitation is subject to correction by publicity. But publicity has to be itself limited, at present, by reason of limitations of our parking space.
- (c.) The other limiting factor is that of stopping our road short of the summit. And of requiring visitors to walk up the mountain trail--some 1400 feet horizontally, 325 feet vertically. This limitation is subject to removal by carrying the road to the summit. But this in turn must wait for adequate construction on the summit, to avoid an unsightly and generally unpleasant mass of cars and people.
- (d.) With the above two limiting factors removed, the extent of the motor objective use of Stronghold is to be measured by the population of Washington, to a lesser degree by that of Baltimore, and by the fairly well-populated countryside about.
- (e.) The motor objective use of Stronghold is similar to that of Chimney Rock in North Carolina. Chimney Rock excels in its spectacular character. Stronghold excels in its tributary population.
- (f.) It must be concluded that Stronghold has a definite and considerable motor-objective use, apparently capable of much development.
- (g.) With the billions expended on surfaced roads, and the billions expended on automobiles, the logic and value of a place to go, of a motor-objective, becomes of importance.

3. STRONGHOLD USES (Cont'd)(6.) Residential Use: (Cont'd.)

- (e.) With the seclusion of separate cabins; with community life and a focus for such; with access to the wilderness on the one side, on the other to extensive formal gardens; there would seem to be a definite basis of agreeable residence in the general scheme above.
- (f.) The above proposed grouping of cabins might be duplicated elsewhere. There are various spots with varying degrees of logic. One type of residents might prefer elevation and view. Another might prefer convenience to the public road and to the farming country.
- (g.) Again, there is the residential use of a hotel. For such a hotel, the logical location would appear to be the summit of the mountain. To such a hotel, so located, the following would seem to apply:
  - (1.) The scenic character would be remarkable.
  - (2.) The cooler temperature and breezes would appeal to those living in Washington and Baltimore in the summer.
  - (3.) Diversions would be affected by the location. Tramping and horseback riding would be possible about the mountain. Tennis, golf, swimming and the like could be made possible down at the base.
  - (4.) Period of stay would probably be short.
  - (5.) Closing during at least three months of winter would be likely.
- (h.) In the development of such a hotel project, the following would seem to apply:
  - (1.) Other hotels, similarly located should be studied. (There are at least several such).
  - (2.) Operating companies should be considered. (One such company, prior to 1929, made a definite and considerable offer for the mountain for such a project.)
  - (3.) Procedure should be experimental, step by step, and thereby safeguarded.

3. STRONGHOLD USES (Cont'd.)(7.) Appraisal - Conclusion (Cont'd.)

(b.) A real estate appraisal is, of course, to indicate the value to the owner of the property in question, used as proposed. But our search is for value to others, for philanthropic value. Hence we may logically proceed to inquire what value to others lies in the above motor objective and residential uses. Is there such a value as may be made a basis of devoting Stronghold to philanthropic uses?

(8.) Philanthropic Use Based on Motor Objective and Residential Use:

(a.) The basis of the motor-objective and residential use above appraised is that of the out-of-door beauty of Stronghold. As stated above:

"It is an isolated, detached, several thousand acre area of mountain land, surrounded by farming country. This mountain land has every sort of wilderness beauty in its woods and rocks, save large streams and mountain lakes. It rises to spectacular views over the surrounding country."

(b.) The above applies to Stronghold in its natural state. In addition, there has been planned and partly executed a considerable and unusual scheme of formal gardens, including a very unusual variety and extent of water gardens. As the above scheme more and more approaches completion, Stronghold will offer not only natural but formal out-of-door beauty. And that contrast whereby each will the more emphasize the other.

(c.) In short, Stronghold will offer to motorists and to residents practically every form of out-of-door beauty -- except that of larger bodies of water. It will offer this beauty not only in intimate glimpses, but in long vistas, and in out-stretching views. From the summit of the mountain, these views have the character of being from the top of the world, over a varied and beautiful world below. If view and beauty have the quality of human inspiration, the outlook from the summit of Stronghold is inspiring.

3. STRONGHOLD USES (Cont'd.)(10.) Enjoyment of Beauty (Cont'd)

enjoyment. Of how large it bulks or may bulk in life. It is of such consequence that its promotion may rate as a definite philanthropy?

- (e.) Our own feeling in this matter, our answer to that question, is very definitely affirmative. In our own lives, beauty (whereby, we almost always mean out-of-doors beauty) has ranked second only to those close to us in human association and affection. Assuming reasonable health and reasonable comfort, beauty is easily second in those matters which make life worth living. We pity those who either have not the perception of beauty, or the opportunity to gratify their perception. We take keen enjoyment in observing others enjoy beauty. To us beauty, and its enjoyment, constitute one of the great opportunities of life.
- (f.) For our own feeling in this matter, we find what we believe to be sufficient support in the expressions of others. These expressions appear here, there and everywhere throughout literature. A few of them that we have happened upon, and that refer particularly to natural beauty, are appended to these "comments".
- (g.) In short, we believe that the enjoyment of beauty is unquestionably of very great consequence. Its promotion cannot but rate as a definite philanthropy.

(11.) Education in Beauty:

- (a.) The second form of the beneficial effect of beauty upon the person experiencing it, we have classified above as the increase of the person's perception of beauty. More briefly expressed, of his education in beauty.
- (b.) Our own feeling is very decided -- that the experiencing of beauty is of a definite educational value. True, this feeling is not based upon organized data. But on our personal experience and observation.
- (c.) The consensus of opinion of others, so far as our reading goes, seems to be to the same effect. That each individual has his own (doubtless inherited) capacity of appreciation of beauty. But that such capacity is elastic, and subject to expansion by education.

3. STRONGHOLD USES (Cont'd.)(12.) Inspiration from Beauty: (Cont'd.)

- (d.) On the part of others there have been many expressions that the experiencing of beauty has a moral effect. From Confucius down. Indeed, there has been attempted some definite experimentation, under thoroughly scientific conditions. It would seem rather probable that there will be scientifically discovered and proven an inspirational, moral effect from the experiencing of beauty.
- (e.) Indeed there have been and are some enthusiasts in the cause of beauty who see in its inspirational effect a substitute for the apparently decadent traditional religions. That the formal religions are more or less decadent, appears fairly clear. That beauty may, in some degree, and in the course of time, take the vacated place in human life, is possible.
- (f.) At this date, at this stage of the solution of this so important problem, we may conclude that the inspirational, moral effect of experiencing beauty is probable, though not yet certain, still less definitely measured. However, the probability or even the mere possibility, of so vastly important a factor in human life and civilization, is worth every experiment, every contribution. And the contribution which Stronghold may offer in this connection would seem to rate as a definite philanthropy.

(13.) Conclusion:

- (a.) From the foregoing, and but briefly indicated, considerations, we feel that it may safely be concluded:
  - (1.) The enjoyment of beauty is unquestionably of very great consequence. Its promotion cannot but rate as a definite philanthropy.
  - (2.) The experiencing of beauty has very probably an educational effect, increasing the appreciation and enjoyment of beauty. This educational effect can properly rate as a definite philanthropy.
  - (3.) The experiencing of beauty has possibly, if not probably, an inspirational effect. The contribution which Stronghold may offer toward so vastly important (if actual) a factor in life, would seem to rate as a definite philanthropy.

3. STRONGHOLD USES (Cont'd.)(14.) Summary: (Cont'd.)(e.) Appraisal:

"Our real estate appraisal of "the highest and best use" of Stronghold may therefore be summarized as follows:

- (1.) Industrial use: None.
- (2.) Motor objective use: Considerable already, and capable of much development.
- (3.) Residential use: Cabin groups at base or on slopes probably practicable. Hotel on summit possibly practicable. Experimental development of each indicated. The main house lends itself only to some use incidental to that of the mountain.

(f.) Philanthropic Use Based on Motor Objective and Residential Use:

"In short, Stronghold will offer to motorists and to residents practically every form of out-of-door beauty -- except that of larger bodies of water. It will offer this beauty not only in intimate glimpses, but in long vistas, and in out-stretching views. From the summit of the mountain, these views have the character of being from the top of the world, over a varied and beautiful world below. If view and beauty have the quality of human inspiration, the outlook from the summit of Stronghold is inspiring.

(g.) Beauty:

- "(1.) The enjoyment of beauty is unquestionably of very great consequence. Its promotion cannot but rate as a definite philanthropy."
- "(2.) The experiencing of beauty has very probably an educational effect, increasing the appreciation and and enjoyment of beauty. This educational effect can properly rate as a definite philanthropy."
- "(3.) The experiencing of beauty has possibly, if not probably, an inspirational effect. The contribution which Stronghold may offer toward so vastly important (if actual) a factor in life, would seem to rate as a definite philanthropy."

## ARTICLE FIVE

## PARAGRAPH 1

\*\*\*\*\* "In organizing said Stronghold Corporation, my said Trustee shall cause to be incorporated in its charter or by-laws, such part or parts of the statement of objects and powers of said Corporation in Article Six set forth as my said Trustee may deem wise;" \*\*\*\*\*

## ARTICLE FIVE

## PARAGRAPH 1

\*\*\*\*\* "and I do hereby direct that any provisions with respect to said Corporation, its organization, objects or powers which may be invalid under or inconsistent with the laws of the State of Maryland shall be omitted from the said charter or by-laws."



## ARTICLE FIVE

## PARAGRAPH 1

## SUB-PARAGRAPH 3

"All of my real estate situated in Frederick and Montgomery Counties, in the State of Maryland, all as referred to in Article Two, Paragraph 4; the said real estate and its buildings and other improvements being named and known as Stronghold."

## ARTICLE SIX

## PARAGRAPH 1

## SUB-PARAGRAPH 1

("The objects of Stronghold Corporation, in Article Five, Paragraph 1 referred to, shall be the following:")

"SUB-PARAGRAPH 1. In general, to develop as the Corporation may determine, and to offer to the public for its education and enjoyment, all forms of out-of-door beauty, in connection with the property known as Stronghold and such additions as shall be made thereto; and to promote by example, by precept and by such further encouragement as found practicable, the development and enjoyment of out-of-door beauty elsewhere. "

## THE CALL OF NATURAL BEAUTY

"As the centuries pass the mystery of the Universe deepens. The thoughts of civilized man accumulate like snow flakes on the summit of Everest, or the leaves of many years in winter woods, burying one past system after another, one fashion after another in religion, science, poetry and art. Knowing that so much lies buried beneath, which but now was so hot and certain, it becomes ever more difficult to trust so implicitly as of old whatever still for the moment lies on the surface of human thought, the still surviving dogma, or the latest fashion in opinion. At least it becomes difficult to trust either to dogma or to thought alone. Man looks round for some other encouragement, some other source of spiritual emotion that will not be either a dogma or a fashion, something

'That will be for ever  
That was from of old.'

And then he sees the sunset, or the mountains, the flowing water, the grass and trees and birds on its banks. In the reality of these he cannot fail to believe, and in these he finds, at moments, the comfort that his heart seeks. By the side of religion, by the side of science, by the side of poetry and art, stands Natural Beauty, not as a rival to these, but as the common inspirer and nourisher of them all, and with a secret of her own beside.

"The appeal of natural beauty is more commonly or at least more consciously felt today than ever before, just because it is no new argument, no new dogma, no doctrine, no change of fashion, but something far older yet far more fresh, fresh as when the shepherd on the plains of Shinar first noted the stern beauty of the patient stars. Through the loveliness of nature, through the touch of sun or rain, or the sight of the shining restlessness of the sea, we feel

'Unworded things and old to our pained heart appeal.'

And to the young who have no pain, who have not yet kept watch on man's mortality, nature is a joy responding to their own, haunting them like a passion.

"This flag of beauty, hung out by the mysterious Universe, to claim the worship of the heart of man, what is it, and what does its signal mean to us? There is no clear interpretation. But that does not lessen its value.

## THE WORTH OF BEAUTY

Or A Guide to the Enrichment of the Soul

By James C. Derieux

From Good Housekeeping, April, 1935

There is not anywhere, so far as I can learn, a monument erected by the public to the memory of the Rev. John Grinke-Drayton. He did none of those things that are rewarded after death with bronze or stone or marble reminders of eminence. He was not a soldier, a statesman, a scientist; and though an Episcopal clergyman, he won no fame whatever as a theologian. His name does not appear in the conventional school history, nor is it preserved, except incidentally, in any of the official records of South Carolina, his native state. When recently fifty school children of that state were asked to name their ten greatest men, not one thought of him.

Yet Mr. Drayton, as he was known, did one of the remarkable bits of work that has been done in this world. Hundreds of thousands of persons have looked upon what he left to us, gasped in ecstatic joy, sought in vain for words to express their emotions, and gone their ways enriched. Each spring thousands of persons travel a few score miles or hundreds of miles to see, or to see again, what Mr. Drayton did. The Low Country of South Carolina obtains a considerable part of its livelihood from visitors, and while there are many sights there worth seeing, the one created by Mr. Drayton is the strongest single lure to the outsider. Measured in dollars, the work of this cultured, modest clergyman, sick from tuberculosis, probably is worth more to his locality today than that of any other one man who has lived there. Measured in intangible, spiritual values, his work is of incalculable value to all who have seen it, and will be of equal value to all who shall see it throughout an unpredictable number of generations to come.

But how did this sick man do so much? Even as you and I might do much -- by creating beauty. He planted flowers, trees, arranged vistas about his country home. Magnolia Gardens, near Charleston, known to discriminating persons throughout the world, is his gift to us. He brought into being such beauty as perhaps no other individual in America has been able to achieve; yet our standards of judging accomplishment being what they are, it has not yet occurred to many of us that here was a man worthy of a higher monument than any warrior. True, he does

Another woman sought Mr. C. Norwood Hastie, present owner of the garden and grandson of the Rev. Mr. Drayton. (Always, since away back, Magnolia-on-the-Ashley has been in the Drayton family.)

"Mr. Hastie," she said, "my husband was on the teetering edge of losing his reason when he first came here. Day after day he returned. Perhaps you saw him? In the end, his faith returned to him, and his poise. This garden saved him, made it possible for him to continue in his pastorate, for he is a preacher."

Innumerable persons, afflicted with grief too heavy for them, go to Magnolia to find peace, at least for a few hours. A man stood looking across one of the small lakes at banks of color above ground, at the clear reflections of that color beneath water. Softly he spoke to the woman with him.

"I know now what Heaven is like, and I am content for my child to be there."

Sometimes persons who enter the garden bust into quiet tears. Sometimes they gasp, halt when they first behold the blooms as numerous as the stars, sit down and remain immovable for minutes. There is no record of any person's ever having been ejected from the garden for misconduct of any kind, no record and no memory of such an episode in the minds of those who have been at the garden for fifty years. Rarely does one hear loud talking or noisy laughter within the gates -- no more than in a cathedral. As many as twelve thousand persons have entered the garden within a single day -- a miscellaneous crowd, for that was a free day; and when night came on, no flowers were missing, no damage of any kind had been done, no litter left. Yet there were no guards on duty. Never are there any. No one in uniform. No one to act as disciplinarian.

"This garden," says a small sign at the entrance, "is under the protection of the public." And the public protects it! One day Mr. Hastie himself went out to gather some flowers for a little girl who had been injured en route to Magnolia. He leaned over to clip off a bloom. Twenty persons started toward him. "Stop that!" they demanded. He explained, but before he could get the flowers other visitors came along the walk, and they, too, shouted angrily at him. When he wishes flowers for his own use, he gathers them before the gates have been opened or after they have been closed. No other time is safe.

There is many an old burying ground within fifty miles of Magnolia, and elsewhere, that has been despoiled by visitors. Entire gravestones have been chipped away, and from some of the lovely woodland chapels, built long ago by the old Carolina rice planters, name plates and other valuables have been stolen by immorally unimaginative persons. Roadsides everywhere are robbed of their flowers, and even private yards are entered by the insatiable motorists, determined to have what they wish even though they destroy nature's efforts to make of this world a more agreeable place of abode. But there is something about Magnolia that

Though his story is unknown today to most South Carolinians, this clergyman with bacillus tuberculosis in his lungs has done more and is doing more for them than many of their famous statesmen whose names and personal stories are familiar -- this clergyman with bacillus tuberculosis in his lungs, but with beauty in his heart.

It would be silly, obviously, to say that every man or woman with a bit of earth can do what Mr. Drayton did. Live oaks do not grow everywhere, nor gray moss, nor *Magnolia grandiflora*, nor *Azalea indica*, nor *Camellia japonica*. Not everywhere is there a dreamy river flowing in graceful curves past one's shores. Not everywhere is there a growing season of eight or nine months. Mr. Drayton had culture and imagination beyond the attainment of the average person, and his sickness rewarded him with leisure. But this, nonetheless, is a fact: every person with a little earth space, or with much, can make it more beautiful than it is, and if he does so, he will enrich his own life and the lives of others.

Said that astute cynic, Bacon: "God Almighty first planted a garden. And indeed it is the purest of human pleasures. It is the greatest refreshment to the spirits of men; without which buildings and palaces are but gross handiwork; and men shall ever see that when ages grow to civility and elegancy, men come to build stately sooner than they garden finely; as if gardening were the greater perfection."

And this, too, is a fact: beauty pays. I confess to some emotional pain in stating that so rudely, for beauty should be and is its own justification. But since we live in a practical world where money is necessary, perhaps no apology is required, especially if by measuring beauty in terms of practical worth more persons are thereby stirred to its creation or preservation.

Yes, beauty pays. The Low Country of South Carolina derives an important part of its livelihood from beauty, natural and created; but of the natural I shall not speak, since that is beyond control of the individual. Charles Hanson Towne recently attributed much of the lure of Charleston to the fact that it is, in his words, "a city of beautiful glimpses"; and those glimpses are created by man. And there is Middleton Place, the magnificent, probably America's oldest landscaped garden -- dating, as it does, back to 1741. Middleton Place is the story, in trees and curving terraces, in boxwood borders, in flowers, of a colorful, cultured, wealthy era. It is more eloquent than words, more accurately interpretative than narratives. It is not the work of one man, nor is it mainly the work of one man; rather it is the expression of a great family that lent grace and charm and courage to a great era. For a time, indeed for many years, Middleton Place was neglected. Coarse vines, powerful fore-runners of the returning wilderness, invaded plots of delicate plants, and trees came up where no trees were needed. The butterfly lakes drained off, but those rhythmic terraces, so shaped as to cast shadows nearly every sunlit hour, remained intact. It is estimated that one hundred men worked ten years

and do what you do with reference to it. Make your garden your garden. Put your personality, your wishes, into it if you would get the most joy out of it."

Imagination, energy, and a place to work are the only essentials. He who uses these will enrich the earth and probably add to the value of the practical estate he will leave to his children as well. For there never will come a time when beauty is not in demand, never a time when there is enough of it to satisfy all those who love it.

I have a friend, a man of means, frugal, far-seeing. He wonders now whether it will be possible for him to leave to his children an estate in money that will protect them. He consulted men of affairs, took every precautionary step possible, and then another thought came to him. He owns an island, small, not much good for agriculture. "There," he said, "is the place for me to invest something!" At once he started planting trees, flowers, building terraces. Within a few years his island will become so lovely that many persons will seek to obtain it. By the time the owner is gone, it may be well worth a fortune, though when he acquired it, the value was but a few hundred dollars.

I have another friend who has no money, but he does have some pitifully poor land on which he hunts for quail. The welfare, the security of his children worries him, for he is normal. What could he, a clerk, do to safeguard them? This: Each Saturday afternoon when he goes hunting he takes with him a pocket of seeds or some roots: sometimes wistaria, sometimes trumpet vine, longleaf pine, elaeagnus, jessamine -- anything he can lay hand to. His place now is worth a few dollars an acre, maybe five or six, but in time, because of which he is doing there, it may well become of high value, perhaps for suburban development, for it is close to a city. These are wise men, laying up beauty which moth and rust do not corrupt, and thieves can not steal -- not all of it anyway.

Within the past month I have asked twenty real-estate men, scattered over many states, about the practical value of beauty. There is a striking uniformity in their answers. When a place, urban or rural, has been beautified, the sale is relatively easy to make and the price relatively high, they say. "If we find a piece of property hard to move," wrote one man, "often we do a little planting at our own expense, and always we get our money back." Instance after instance was given to me of places sold because of rock gardens, of fine hedges, or great trees.

The village in which I now live, Summerville, South Carolina, is located on the first sand ridge inland from the sea. It is an old village to which the rice planters of the early nineteenth century came for health

Other women are getting things from her, and inspiration. Her life meanwhile has been refreshed, her health saved. She is doing today much the finest work she ever has done, for it seems likely that her presence in that valley will in time transform it into a more pleasing, more civilized, merrier place of abode. Then real-estate values will rise, and many a burdened farmer will have a chance to sell off some unused acres and thus lift the mortgage. Yet this woman has spent on her yard not more than ten dollars for flowers.

Over near Hartsville, South Carolina, there was a hillside worth little if anything. The timber had been taken from it, and the slope of the land was too sharp to permit farming. Thousands of persons saw that hillside, with the clear, deep stream at the bottom, but saw nothing but the useless land. Then Mrs. David R. Coker, wife of the famous agricultural scientist and daughter of Daniel C. Roper, Secretary of Commerce, obtained the abandoned acreage and went to work on it. She has been working less than two years, but already the place is a glory spot. She plans for the girls of Coker College to use her Kalmia Garden for the study of plants. There those girls will see what can be done, and some of them will take with them ideas and zeal that, in their homes here and there, will burst into beauty. That old hillside will become -- already it has become -- inspirationally and practically valuable because Mrs. Coker has taste and imagination.

Several years ago Dr. J. B. Earle of Greenville, one of South Carolina's most loved physicians, was forced by heart trouble to abandon his profession. Retirement went hard with him, for he had been busy night and day since he was a young man. He was the kind of physician who did more than prescribe for his patients -- he nursed them. When a sick person did not mend, he worried, studied late, worked harder, remaining by the bedside for hours if he thought he could accomplish anything by being there. Never did he succeed or try to succeed in controlling, in professionalizing his sympathy, his emotions. It is easy, therefore, to understand why he wore himself out.

Now each summer he goes to Caesar's head, a mountain resort, where he does what his strength will permit for those at the hotel and in the cottages and for the mountain folks; but that is not enough to keep him busy. He turned to trees and flowers for recreation and occupation, and has developed a small park in front of the hotel, a park of great beauty, featured by several magnificent white pine trees. Two years ago one of these trees seemed to be dying. Tree men said it must be taken out at once, but Dr. Earle studied that tree, decided it was perishing for water, built a small retaining dam below it, conducted a pipe from the hotel roof drain to its roots, and the tree came back in a hurry. It was warming to the heart to observe his joy in his task; it is warming to the heart to see him as he works daily, bringing in plants of many kinds, setting them here and there as his fine taste dictates. He is making of a mountain top a lovelier place, finding pleasure in doing it, adding to the pleasure of others.



## ARTICLE SIX

## PARAGRAPH 1

## SUB-PARAGRAPH 2

("The objects of Stronghold Corporation, in Article Five, Paragraph 1 referred to, shall be the following:")

"SUB-PARAGRAPH 2: More particularly, in respect to the mountain slopes constituting the greater part of Stronghold, which slopes are of a natural and wild beauty in and of themselves, and which afford outlooks over a cultivated and also beautiful countryside: To preserve the natural beauty of these slopes; to develop points of outlook; to make such slopes and points of outlook accessible by appropriate roads and paths; and thereby to offer to those who visit Stronghold every form of natural beauty. "

#### 4. MOUNTAIN SLOPES

##### (1.) General:

- (a.) The general character of Stronghold has been stated above:

"It is an isolated, detached, several thousand acre area of mountain land, surrounded by farming country. This mountain land has every sort of wilderness beauty, in its wood and rocks, save large streams and mountain lakes. It rises to spectacular views over the surrounding country. It lies within an hour's motoring of a great capital. Two hours or so from another and still larger city. On one side of it runs one of the half-dozen great east-and-west railroads. On the other side, one of the half-dozen great east-and-west motor roads."

- (b.) The development of this area for the general objects stated above, will apparently include the following:

- (1.) Preservation and improvement of the woodland in general.
- (2.) Avoidance or removal of anything detracting from its natural beauty.
- (3.) Development of points of outlook.
- (4.) Construction of foot-trails.
- (5.) Construction of truck-roads.
- (6.) Construction of motor-roads.

##### (2.) Woodland:

- (a.) The preservation and improvement of woodland has long been a subject of discussion. In Europe it has for a century or two been a recognized public policy. In America, it has become such only in the last few decades. At this time it appears to be recognized that the importance and value of woodland are based upon the following functions:

- (1.) The production of timber.
- (2.) The stabilization of stream flow.

4. MOUNTAIN SLOPES (Cont'd.)

(2.) Woodland: (Cont'd.)

(3.) The prevention of erosion.

(4.) The preservation of wild-life.

(5.) The offering of recreation and inspiration to people.

(b.) The above functions of woodland have been often and competently expressed. Copies of some of these expressions have been appended hereto. In general, it may be remarked that the preservation of any considerable woodland has functions of public benefit in addition to those more particularly the objects of Stronghold.

(c.) One of the above functions may receive a brief comment here. The "preservation and improvement of the woodland", and the "production of timber" are in some apparent conflict. As to the application of each to Stronghold specifically, the following would seem to us to apply:

(1.) Preservation and improvement, to the end of developing an impressive forest of large trees, as nearly as possible replacing the original forest; should undoubtedly dominate. The area of Stronghold as a timber supply is but limited. Its nearness to a large population, and its function of "recreation and inspiration", is of much greater importance.

(2.) The development of natural forest conditions along all trails and roads is of even greater importance than in those portions of the woodland not so apt to be visited.

(3.) In those portions of the woodland not so apt to be visited, yet accessible for economic forest operations, it may at times be found desirable to cut timber either for economic reasons, or for replanting with better timber.

(d.) The woodland of Stronghold has suffered greatly in the past, principally from the following causes:

(1.) The cutting of timber for charcoal making, for fuel and for lumber.

#### 4. MOUNTAIN SLOPES (Cont'd.)

##### (2.) Woodland: (Cont'd.)

(i.) To summarize, the preservation and the improvement of the woodland will include:

- (1.) The continued acquisition of alien holdings.
- (2.) The prevention of forest fires, by the methods detailed above.
- (3.) The removal of dead and damaged timber, and the replanting, from time to time, with desirable seedlings.
- (4.) In the foregoing, the maintenance of natural forest conditions particularly along traveled roads and trails.

##### (3.) Prevention of Detractions:

(a.) The avoidance or removal of anything detracting from the natural beauty of the woodland has acquired increasing recognition in the management of the national parks. In the case of Stronghold, it is obviously desirable that there should be no unnecessary evidences of civilization, either along woodland roads or trails, or appearing in the views from spurs or from the summit. These views should be, as far as possible, first over an unbroken and highly contoured woodland; and beyond, over the more level and cultivated farmlands round-about. The sharper the contrast with the other, the better will each appear.

##### (4.) Development of Outlooks:

(a.) The development of points of outlook will apply to:

- (1.) The opening of vistas or windows along roads or trails, either downward toward the woodland and farmland below, or upward toward the cliffs of the mountain above. These vistas are exemplified on the trail from Fourth View to the summit.
- (2.) The opening of still wider, at times panoramic, views from rocky spurs of the mountain. These views are exemplified at First, Second and Fourth Views.

4. MOUNTAIN SLOPES (Cont'd.)

(5.) Construction of Foot-trails (Cont'd.)

- (d.) A logical later step would seem to be the opening of new trails, based strictly on visitor-convenience and scenic value. One such trail should undoubtedly be of a "sky-line" location -- along the back-bone of the mountain system, starting from the point where the (future) motor-road (to the summit) crosses that back-bone.
- (e.) A possible still later step would be the development, at points of interest along such trails, and back in the mountain woodland, of over-night camping sites. Residents using these camping sites could have the experience of that close contact with nature which comes only from "sleeping out".
- (f.) A possible final step would be the provision of ponies or mules for the use of residents following these foot-trails.

(6.) Construction of Truck-Roads:

- (a.) As here used, a truck-road may be considered a single lane, unsurfaced road, to be used for access by truck to different points in the mountain woodland; and not for motoring visitors.
- (b.) Such truck-roads may be used for the following purposes:
  - (1.) Access to the woodland for fire-prevention (and fire-extinction.)
  - (2.) Access to points where any construction is planned and materials are to be brought.
  - (3.) Access of motor-visitors or residents by a one-way "bus" to points otherwise accessible only by foot or horse-back.
- (c.) Such truck-roads may well be laid out along the lines of future motor-roads; particularly so far as intended for the above one-way bus use.

4. MOUNTAIN SLOPES (Cont'd.)(7.) Construction of Motor-roads: (Cont'd.)

- (2.) On the other hand, the attraction for, and the attendance of motor-visitors will always be diminished by the necessity of a foot-climb to the summit. If and when it becomes necessary or desirable to impose an admission tax, then, in order to support such a tax, the attraction and attendance of visitors will doubtless have to be increased by the carrying of the motor-road to the summit (Section #3 of the above scheme of motor-roads.)

(8.) Summary:(a.) Woodland:

"To summarize, the preservation and the improvement of the woodland will include:

- (1.) The continued acquisition of alien holdings.
- (2.) The prevention of forest fires, by the methods detailed above.
- (3.) The removal of dead and damaged timber, and the replanting, from time to time, with desirable seedlings.
- (4.) In the foregoing, the maintenance of natural forest conditions particularly along traveled roads and trails."

(b.) Prevention of Detractions:

"The avoidance or removal of anything detracting from the natural beauty of the woodland."

(c.) Development of Outlooks:

- (1.) The opening of vistas or windows along roads or trails.
- (2.) The opening of still wider, at times panoramic, views from rocky spurs.

## ARTICLE SIX

## PARAGRAPH 1

## SUB-PARAGRAPH 3

("The objects of Stronghold Corporation, in Article Five, Paragraph 1 referred to, shall be the following: ")

"SUB-PARAGRAPH 3: More particularly, in respect to the summit of the mountain comprised in Stronghold: As soon as conveniently possible, to erect thereon, and so far as erected to maintain and operate, such a structure as will afford the facilities desirable upon the summit; as will be of all the architectural beauty possible; as will give an impression of such beauty to those who shall visit it; and as will enrich the landscape for all who shall live in view of the mountain, as well as for the many more who shall pass it by."

January 4, 1930

(a.) See section marked "Plans -- Top"

1. MOUNTAIN SUMMIT OF STRONGHOLD: The summit of the mountain has been pronounced a potential automobile objective of unusual importance, by at least one authority in such matters. He has remarked on the immense expenditures in hard-surfaced roads and in automobiles; as compared with the negligible attention to, and expenditures for, places to go. He estimates that surfaced roads to the base of the mountain; a completed (and surfaced) road to the summit; and the development of the summit to emphasize its scenic character and to give facilities to visitors; would result, within the reasonable future, in an "attendance" of upwards of a thousand on a Sunday (in the season). And of a hundred thousand or thereabouts, for the entire season.
2. The recent "attendance", Sundays only, June to October inclusive, has been as follows:

1926 -----	788
1927 -----	1,050
1928 -----	1,406
1929 -----	1,598

The last above figures are limited by: (a.) Unsurfaced road between surfaced road system and Stronghold. (b.) Mountain road itself only one-third of the distance from base to summit. (c.) A steep climb on foot to the summit. (d.) No facilities of any sort at the summit.

3. DEVELOPMENT OF SUMMIT: The logical development of the summit of the mountain would appear to be the following:
  - (a.) Complete the automobile road from the base to the summit of the mountain. This road to proceed from one permanent rock out-cropping to another, so as to afford a series of views. Maximum grade, 7%. Concrete base, surfaced with limestone and oil macadam (to blend with the terrain). The approach to the summit to be from the north and east.
  - (b.) Erect a structure on the summit itself which will afford the necessary facilities; and at the same time will enhance, rather than detract from, the scenic character of the mountain.



4. FACILITIES REQUIRED FOR STRUCTURE ON SUMMIT: The comparatively level area of the summit itself is roughly about 400 by 200 feet. This area is obviously too small to accommodate the "peak" attendance estimated above. Even to accommodate the individuals themselves. Still less to accommodate their cars. One or more thousand people upon this small area would not only destroy any wilderness character, but would be in each other's way. To the problem of accommodating this number of people in this area, it would seem necessary to give a structural solution. To provide floors and walls, for distribution and for segregation. The same and the obvious solution which has been applied to large numbers and small areas, in cities.
5. There is unquestionably some objection to the erection of any structure in a wilderness area. Any artificial structure in any such an area detracts from the wilderness character thereof. But this objection appears to be out-weighed by the still more serious objection of one or more thousand people in a two-acre space. Who, incidentally, would in and of themselves detract from the wilderness character of the summit.
6. Even with an automobile road from the base to the summit; and even with a structure upon the summit; not over ten per cent of the present area in Stronghold will be immediately affected by this artificial construction. Not over five per cent of the area of Stronghold as it is planned to extend it. The remaining ninety (later ninety-five) per cent can, and probably should, continue with its wilderness character protected, preserved and if possible enhanced.
7. AUTOMOBILE FACILITIES: The first and most obvious facility required is that of parking cars. The solution of this problem would probably be in garage construction sufficient to house some given number of cars; for example, five hundred to one thousand. Any excess number of cars to be parked out-of-doors, in parking spaces along the roadside. The garage construction, with solid exterior walls, could form a base for the structure as a whole.
8. Another facility in connection with automobiles would appear to be some level, or terrace, or deck, around the outside of the main structure, perhaps on top of the garage construction, which would offer a panoramic view from the top of the mountain, by driving, and without alighting from, the car. As a possible addition to, and emphasizing of, this panoramic view, at some one point this automobile deck might extend out, or rise up, to a special point of outlook.

14. Finally, the vertical lines of the main structure might be carried to a still higher point by a campanile of some sort; possibly provided with a chime; in any case permitting a sort of super-view. A view of three hundred and sixty degrees from a single point. A view which would include the structure on the summit itself; as well as the wilderness area of the mountain slopes, and the cultivated country round-about.
15. STYLE OF ARCHITECTURE: As above stated, any artificial structure must somewhat detract from the wilderness character of Stronghold. But such a structure should detract as little as possible. It should harmonize as much as possible with such wilderness area. It should be as fitting and appropriate a terminal as possible, of the wooded and rocky slopes of the mountain. And of the rock cliffs, constituting the summit itself.
16. Accordingly, it would seem that the architecture should be in simple and strong lines, as compared with architecture more complicated and ornate. That the structure should be massive, rather than light and airy. That the vertical lines should be made as dominant as possible; although the suggested several levels for automobile, promenade and other uses may introduce unavoidable horizontal lines as well.
17. As to material, the conditions lend themselves to the economical use of concrete. Crushed stone and sand can be had on the spot, by the establishing there of a stone crushing plant; requiring only cement to be transported. Difficulties of contraction and expansion of concrete could be avoided by the casting of separate blocks of concrete, rather than by an integral, monolithic structure. The foregoing may apply more to the base than to the super-structure. The superstructure may very possibly require the standard steel skeleton.
18. Throughout the structure, it would appear fundamental that the emphasis should be laid on outlook. The structure should face out in every way, rather than in. Very likely for each hotel floor there should be some outside, general balcony. Possibly for some of the rooms, individual and private balconies.
19. In general, the architecture should be not only such as to afford the desired facilities. But also such as to give an impression of beauty, to those who visit the summit and the structure thereon. And such as to add to the interest and to the beauty of the landscape throughout the neighborhood. Thereby enriching that neighborhood, both for those who live there, and for the much greater numbers

February, 1936

5. SUMMIT OF MOUNTAIN(1.) General:

- (a.) If Stronghold were several hundred miles from any large center of population, it would have comparatively few visitors in a season, still fewer at any one time. And those few visitors would not be enough to detract from the wilderness character of Stronghold in general, and of the summit in particular. No structure on the summit of Stronghold would be indicated.
- (b.) But Stronghold is but thirty-five miles from Washington, which promises continued growth in population. And fifty miles from Baltimore. While the whole Virginia, Maryland and Pennsylvania country around it is fairly thickly populated.
- (c.) The attendance of motor visitors steadily increases. In the season of 1935 there was a total of 10,923 (on the days counted). On Sunday, October 20, there were 1,003.
- (d.) The above figures begin to make operative the principle of "diminishing returns" excellently stated in the extracts from an article of that title attached hereto. As the number of visitors to a point of natural beauty increases, the natural beauty itself, and its enjoyment by each visitor, decrease.
- (e.) The above principle not only begins to apply now, but will doubtless continue to apply, in ever increasing measure; even with the motor-road-end at Fourth View. If and when the section of the motor road from Fourth View to the summit, is constructed, the above principle will immediately apply in overwhelming measure. The summit of the mountain, with a thousand parked cars, and four or five thousand lunching and recreating visitors, will not be a spot of scenic beauty. It will be a mess.
- (f.) That is to say, the mountain summit itself will be a mess. The scenic beauty round-about will be unchanged. The solution of the problem thus presented is in the treatment of the mountain summit itself.

5. SUMMIT OF MOUNTAIN (Cont'd.)(1.) General (Cont'd.)

- (6.) Such architectural treatment of the summit, so far from detracting from the natural beauty of the country round-about, may very well, by contrast, enhance the beauty of the country round-about.
- (7.) Finally, an architectural treatment of the summit properly designed, looked at from the country round-about, will be an aesthetic asset, not a liability. It will give a new character to that country for a score of miles in every direction. The inspiration of beauty which the visitors to the summit will receive, may well be exceeded in importance by the inspiration of beauty to the vastly greater numbers of passers-by.

- (i.) Just when and how the architectural treatment of the summit of the mountain may be begun and continued, is of course a question, a problem to be solved. But that such an architectural treatment, at some time, and in some manner, should be worked out, in the most effective form, would seem to be unquestionable.

(2.) Initial Construction:

- (a.) Before any construction on the summit is started, a truck-trail must be carried from Fourth View to the summit. In general, along the line of the future motor road between the same points. This truck trail will serve not only to deliver supplies for construction; but also to operate a bus for those visitors not able to walk up the trail from Fourth View to the summit.
- (b.) When any construction on the summit is started, it may consist of:
  - (1.) Temporary structures, to save the cost of permanent construction and to permit experimentation in operation at a minimum cost.
  - (2.) Permanent structures, which should, of course, be part of a larger, if not complete, scheme of construction, planned in advance.

5. SUMMIT OF MOUNTAIN (Cont'd.)(4.) Restaurant:

- (a.) A second structure will probably be a restaurant -- although the name, suggestive of a city store or basement, is hardly applicable to the location and construction.
- (b.) As to location, it should probably adjoin the tower. This would group the initial construction, which grouping is desirable both by way of appearance and operation.
- (c.) As to construction, it may be:
  - (1.) Either temporary -- to permit experimentation in operation.
  - (2.) Or permanent, but in installments -- likewise to permit experimentation.
- (d.) As to facilities, it should probably include the following:
  - (1.) A set of water-operated toilets, to serve not only the visitors using the restaurant, but also all other visitors.
  - (2.) A kitchen, to serve not only the visitors using the restaurant, but also those preferring to picnic (as further referred to hereinafter.)
  - (3.) A housed-in dining room, for inclement weather.
  - (4.) A dining terrace slightly lower than the dining room, overlooking the view to the west and north.
- (e.) Sketch-plans of such a restaurant are included hereinafter.

(5.) Theatre:

- (a.) A third structure will probably be an out-of-door theatre, of the general character of that on Mt. Helix, near San Diego, California.
- (b.) As to location, it should undoubtedly face west, for the following reasons:

5. SUMMIT OF MOUNTAIN (Cont'd.)(5.) Theatre (Cont'd.)

Here a choral and orchestral service could be held at sunset, with the sky for a ceiling, with a back-stage setting of Frederick Valley, of the Catoctin, of the Blue Ridge, and of the descending sun. By such a service, an audience might well be inspired as by nothing else in their lives. Indeed, it would be difficult to imagine a greater inspirational experience."

(f.) Sketch plans of such a theatre are included hereinafter.

(6.) Picnic Terrace:

- (a.) A fourth structure will probably be a picnic terrace or series of terraces, for the majority of motor visitors whose scheme will be a drive out, a lunch or supper out-of-doors, and a drive home.
- (b.) As to location, it should probably be at the southwest corner of the summit, taking advantage of the rocky cliff at that point, and of the view more impressive there than anywhere else. In this location, the picnic terrace would adjoin the theatre, and continue the grouping of the initial construction.
- (c.) As to construction, it may very probably be permanent, but in installments, starting with the lowest section and working upward.
- (d.) As to facilities, it should probably include the following:
  - (1.) One or more stories of housed-in space, but with the maximum of outlook, for use in inclement weather.
  - (2.) An upper deck or decks of open space, covered with arbor (pergola) construction.
  - (3.) A housed-in service-room, with equipment for dispensing, in the order of likelihood:

Drinking water  
 Coffee, tea, milk  
 Cold foods, in packages  
 Hot foods, cooked in restaurant kitchen, served from a steam table in service-room, on paper plates.

5. SUMMIT OF MOUNTAIN (Cont'd.)(8.) Final Structure: (Cont'd.)

(d.) As to construction, facilities, etc., the memorandum following this section of "comments", though written some six years ago, may be taken in greater part still to apply. And it may serve till something better is written.

(e.) Sketch plans, upon the lines of the above memorandum, are included hereinafter.

(f.) Regardless of hotel facilities on the summit, automobile-parking facilities, preferably out-of-sight and involving construction, will be required whenever Section 3 of motor road (See Mountain Slopes, Par. 7, (b), (3) above) is carried to the summit of the mountain. Such parking or garage structure should unquestionably be planned in relation to a later hotel structure, however long the construction of the latter may be deferred.

(9.) Summary:

(a.) General: By increasing visitor attendance, the natural summit of the mountain:

(1.) Will "lose its own natural character and beauty."

(2.) Will "be so unsightly as not to be a favorable point of outlook over the country round-about".

(3.) May "be redeemed from unsightliness by architectural treatment only".

(b.) By an architectural treatment of the summit of the mountain, the following effects may be had:

(1.) The presence of visitors will not detract from but add to the architecture.

(2.) The natural beauty lost (on the summit itself) will be more than offset by the architectural beauty gained.

(3.) The view (from the summit itself) of the natural beauty round-about will, by contrast, be enhanced rather than detracted from.

5. SUMMIT OF MOUNTAIN (Cont'd.)(9.) Summary: (Cont'd.)

(2.) Consultation with operating companies.

(3.) Experimentation.

(g.) Regardless of hotel facilities, automobile-parking facilities (preferably out-of-sight) will be required whenever Section 3 of the motor road is carried to the summit. And, any such parking or garage structure should unquestionably be planned in relation to a later hotel structure.

(10.) Final:

Accordingly, it is provided that the objects of Stronghold shall include:

"SUB-PARAGRAPH 3. More particularly, in respect to the summit of the mountain comprised in Stronghold: As soon as conveniently possible, to erect thereon, and so far as erected to maintain and operate, such structures as will afford the facilities desirable upon the summit; as will be of all the architectural beauty possible; as will give an impression of such beauty to those who shall visit it; and as will enrich the landscape for all who shall live in view of the mountain, as well as for the many more who shall pass it by."





August 19, 2022

2722 Thurston Rd.  
Frederick, MD 21704

Tim Goodfellow  
Frederick County Sugarloaf Treasured Landscape  
12E Church St. Frederick, MD 21701

Dear Tom Natelli & David Goodfellow,

As another County Council meeting approaches, I am thinking back to the last meeting and a conversation I had with you, Tom, and an exciting opportunity for the land he owns along Thurston Road that we began to discuss but didn't have time to explore. Tom suggested that you, <sup>Tim,</sup> ~~David~~, would strike down any sporting usage in the Treasured Landscape, but I think this might be an exception.

Tom and I spoke about the fact that developers are crucial to creating the communities we need to sustain a healthy society. One great example of a well thought out community is the Kentlands, a development that Tom Natelli created in Montgomery County. It provides houses, and a dense city center with entertainment, places for people to congregate, and office space where the Natelli headquarters is located.

We also established that I didn't know Tom that well, even though my son gets a lot of enjoyment out of the Urbana YMCA I was not aware of his great commitment to philanthropy. I suggested that Urbana needs more than a Y and tennis courts. I concede that Urbana is more of a country community than the Kentlands, and though it has a wonderful library, it needs more enrichment opportunities for its residents. I took notice last year that Frederick County hosted a national mountain bike event that attracted some enormous number of participants and spectators, the FNP had a number in the tens of thousands?, and yet Frederick also recently closed a watershed area to mountain biking.

Living on Thurston Rd, I know that one of the most visible groups of enthusiasts of our area are the bicyclists. I suggested to Tom that he is maybe the only person who could make a Mountain Bike area a reality in our county. A mountain bike area will generate income for our county by not only retaining residents in county for their recreation but attracting those from DC who will come and eat at the restaurants in Urbana before and after a day of recreating. Tom informed me that no sporting facilities can be erected in the Sugarloaf Treasured Landscape. This is perfect as the only infrastructure that is needed for this to become a reality is a pedestrian bridge or tunnel to cross 270 from the developed side. The parking lot needed already exists – the Park and Ride commuter lot. If you visit the mountain bike trails that we use located in Montgomery County (they start at the old mill in Hyattstown) you will see that they are only dirt trails in the woods- exactly what we would wish to have in the Treasured Sugarloaf Landscape.



Does this sound like too simple of a creation for a developer who likes a challenge? I would suggest that making a bike tunnel under 270, or a pedestrian Bridge going over might be more pleasant (one will always have a view of Sugarloaf, even as many of the sightlines are being obscured on the developed side) will be challenge enough.

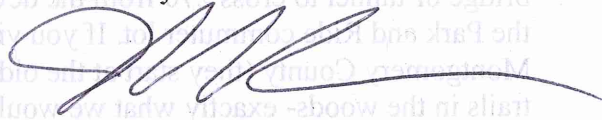
I see this park serving many purposes. It is the kind of gateway we need from the Frederick County into the Treasured Sugarloaf Landscape – especially for those in the Urbana Villages – just a walk and one will experience the nature we are preserving. It also fulfills some of the deficit the Urbana Villages have when measured against the Kentlands. And, it will forever raise the estimation of Tom Natelli in the eyes of the community henceforth. Please note: I don't suggest that Tom donate the entire amount of money that is needed to create such a venture: I do suggest he take all the money he can get from reforesting the land (It's something like \$250,000 per 20 acres ) Based on the calculation we were quoted, you would get about five million dollars from selling the development rights and putting the land into trees. I don't know if you would wish to be the second privately owned public park in the treasured landscape – But wouldn't that really be something – Natelli and Stronghold! I would like to be part of making this treasured landscape available to the public, too. I have suggested in the past that if one put a path through our property which almost makes it to Tom's, and connect with the powerlines, one can make a trail to the dirt road part of Peter's Road. With a little work you can make a safe trail that connects to the towpath. I am a socialist at heart and have never denied a request to fish in our pond or hike or ride horses on our property. (Note: That does not extend to hunting.)

This gateway park and trail system will be a great linchpin that will hold the Treasured Sugarloaf Landscape to our County and connect to the rest of the State. We will rely not solely on Sugarloaf Mountain and Stronghold to make this region great, but also on what we might call the Natelli Sugarloaf Nature Preserve.

I'm not a fan of people putting other people down. I have observed that people generally do what they know best and believe that they are doing the best for the world by doing it. Sometimes we need to try new ideas, and I'm suggesting something bold and different here. I know it might be out of your comfort zone, Tom, it doesn't seem like it is enough "doing" perhaps? I still don't know what drives you – but I think if you look into it there is probably a lot more to making a world class mountain biking course with beautiful trees growing everywhere than we think (And it's going to take 40 years before it actually looks like a forest...) but I believe it will be something that would make me want to live 40 more years to see it.

Maybe we can chat about this after the meeting on Monday! I hope you like the idea. If you do, I will do all I can to help make this a reality. I have lots of ideas on partners who might help.

Sincerely



Johnny Carrera

**From:** Steve Black <[steveblack2313@gmail.com](mailto:steveblack2313@gmail.com)>

**Sent:** Friday, August 26, 2022 10:38 AM

**To:** Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>

**Subject:** URGENT - Manipulation of Department of Planning Review Letter for Sugarloaf Plan

[EXTERNAL EMAIL]

Frederick County Council Members

URGENT

The Sugarloaf Alliance has uncovered **further evidence** that a developer has attempted to manipulate the State of Maryland's review of the Sugarloaf Treasured Landscape Management Plan. Documents recently provided by the Maryland Department of Planning show that by meeting with the two most senior people at the Department of Planning, Mr. Natelli may have succeeded in corrupting the Planning assessment of the Sugarloaf plan by injecting his own self-interests into the Department of Planning letter.

This information about developer efforts at the Department of Planning are in addition to the secret meetings at the Department of Commerce we briefed you on earlier this month. (See our email of August 10, 2022)

Please see the attached letter from the Sugarloaf Alliance and documents from the Maryland Department of Planning.

Thank you,

Steve Black  
President  
Sugarloaf Alliance



August 26, 2022

Frederick County Council Members

URGENT

***The Sugarloaf Alliance has uncovered further evidence that a developer has attempted to manipulate the State of Maryland's review of the Sugarloaf Treasured Landscape Management Plan.*** By meeting with the two most senior people at Maryland Department of Planning, Mr. Natelli may have succeeded in corrupting the Department of Planning assessment of the Sugarloaf Plan. He may also have injected his own self-interests into the Planning letter. This meeting with Department of Planning officials is in addition to his secret meeting with at least three of the most senior people at Maryland Department of Commerce. (See our earlier letter of 8/10/22)

Mr. Natelli currently owns about 600 acres of agricultural ground, within the Sugarloaf Plan boundary, along the west side of I-270. ***The southern portion of these holdings was the subject of a non-public, backroom effort to modify the plan boundaries in March 2021.*** The Planning Commission reversed this attempted development carve-out at its first hearing on the plan. Mr. Natelli and his lobbyists have continued to press for commercial and industrial development to the west of I-270 throughout the Planning Commission hearing process.

In March of this year the Planning Commission sent a draft of the Sugarloaf Plan to the State of Maryland for a legally required 60-day review. Comments were received from the Maryland Department of Planning in May. Planning Commission members, county staff, and the public at large have viewed the Department of Planning comments as an impartial legal and policy assessment of the draft Sugarloaf Plan. In its cover letter the Department of Planning states, "Planning's attached review comments ***reflect the agency's thoughts***" and "Planning also asks that the county consider ***our comments*** as revisions are made to the draft Plan." ***We now know that both the Department of Planning and Department of Commerce comments were influenced, outside the public process, by a self-interested developer.***

In an effort to track and monitor the development of the Sugarloaf Plan, the Sugarloaf Alliance has submitted a variety of Public Information Act requests to a wide range of State and County officials. ***We have recently received information from the Maryland Department of Planning that seriously calls into question the validity and impartiality of the Planning comment letter.***

Because the Planning letter is cited as a justification for allowing industrialization and commercial development to the west of I-270, ***we think it is critical that the Council be aware of the facts behind the Maryland Department of Planning's comments on the plan.***

On March 16, Timothy Perry, a registered lobbyist for Natelli Communities, contacted Deputy Secretary Sandra Schrader to set up a meeting between Department of Planning leadership and Natelli Communities. Later that day Mr. Perry emailed Maria Sofia (Executive Associate to the Deputy Secretary) to schedule the meeting. Two days later a meeting date was fixed for March 24. The meeting was to take place at the offices of Perry, White, Ross, and Jacobson, the lobbying firm registered to represent Natelli Communities. Invitees for the meeting included:

**Robert McCord, Secretary of Planning**

**Sandra Schrader, Deputy Secretary of Planning**

Maria Sofia, Executive Associate, Department of Planning

**Tom Natelli, Natelli Communities**

Eric Soter, Rodgers Consulting (Planning consultant and lobbyist for Natelli Communities)

Dusty Rood, President and CEO of Rodgers Consulting

Timothy Perry, Perry, White, Ross, and Jacobson (Natelli Communities lobbyists)

Jonas Jacobson, Perry, White, Ross, and Jacobson

Jenna McGreevy, Perry, White, Ross, and Jacobson

The day of the meeting, March 24, for reasons unknown, Deputy Secretary Schrader asked that the session be moved to the “old post office”, likely the government offices at 1 Church Circle in Annapolis, rather than the lobbyist’s offices.

A week after the meeting Mr Perry sent Deputy Secretary Schrader a copy of Natelli’s summary and talking points. Minutes later, Schrader forwarded the Natelli notes to Secretary McCord and Adam Gruz, Department of Planning Legislative Officer. The Deputy Secretary later replied to Mr. Perry and Mr Jacobson, “Thanks so much ... We’ll keep you posted.”

Near the end of the 60-day review process, on April 29, Mr Perry again sent Deputy Schrader the Natelli notes, but this time they were sent to her non-government email address. Schrader promptly forwarded the email to her official email account.

On May 5, just six days after receiving the Natelli talking points the department transmitted its comment letter on the Sugarloaf Plan to Frederick County. ***Contained in the letter are statements parroting some of the talking points. Natelli’s often repeated sentiments on the need to develop the west side of I-270 are present in the Department of Planning letter.***

As the Sugarloaf Alliance receives more information on efforts to manipulate the plan development process, we will share them with the Council as quickly as possible. ***In the meantime, we urge the Council to view both the Planning and Commerce comment letters for what they are, documents with highly suspect foundations and a deeply concerning history.***

Sincerely,

The Sugarloaf Alliance

Attachments: Maryland Department of Planning MPIA reply of 8/23/22, with documents

---

**MPIA request - Planning response 8/23/22**

2 messages

**David Buck -MDP-** <david.buck@maryland.gov>

Tue, Aug 23, 2022 at 1:22 PM

To: Steve Black &lt;steveblack2313@gmail.com&gt;

Cc: John Coleman -MDP- &lt;johng.coleman@maryland.gov&gt;

Via electronic mail to [steveblack2313@gmail.com](mailto:steveblack2313@gmail.com)

Re: Public Information Act Request Email Dated June 21, 2022, and Follow-up Email Dated July 28, 2022

Mr. Black:

The Maryland Department of Planning (the "Department") has completed its re-processing of your initial request in light of the information that you provided in your July 28, 2022 follow-up email.

As you anticipated, that information helped us discover additional emails that were responsive to your initial request. Those additional emails are attached. None has been withheld or redacted; and there is no charge for the materials.

We appreciate your patience while we took additional time to make sure we captured the information you requested. If you remain dissatisfied with the Department's response, you may seek resolution before the Office of the Public Access Ombudsman, as provided for under § 4-1B-04 of the General Provisions Article. You may also seek judicial review of this response as provided for under § 4-362 of that same article.

If you have any questions, please feel free to contact me at [david.buck@maryland.gov](mailto:david.buck@maryland.gov).

---

**David Buck**  
**Director, Office of Communications**  
**Maryland Department of Planning**  
301 W. Preston St., Suite 1101  
Baltimore, MD 21201  
Cell - (443) 463-7139  
Work - (410) 767-4395  
[david.buck@maryland.gov](mailto:david.buck@maryland.gov)



**Subject:** Frederick County Question RE Sugarloaf plan

**From:** Tim Perry <tim@pwrjmaryland.com>

**Date:** 3/31/2022, 12:44 PM

**To:** "sandra.schrader@maryland.gov" <sandra.schrader@maryland.gov>

**CC:** Jonas Jacobson <jonas@pwrjmaryland.com>

Sandy –

Please see the attached.

Timothy A. Perry  
Perry White Ross & Jacobson  
54 State Circle  
Annapolis, MD 21401  
443-739-9346  
tim@pwrjmaryland.com



P E R R Y | W H I T E  
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—Attachments:—

Sugarloaf Summary.docx	17.3 KB
Sugarloaf Plan Issues F.docx	19.1 KB

## *Sugarloaf Summary*

The Frederick County Planning Commission recently released its final draft of the Sugarloaf Treasured Landscape Management Plan (STLMP). On Thursday, March 10, 2022, the plan was submitted to Maryland State Department of Planning for review and comment prior to the initiation of public hearings by the Planning Commission in late April or early May, 2022.

The STLMP is being developed pursuant to the framework, process and goals embodied in the Livable Frederick Master Plan (LFMP) - a general plan of development adopted by the Frederick County Council in 2019 to guide future growth in Frederick County.

The STLMP is a preservation focused Area Plan intended to protect the character and environment in the region surrounding Sugarloaf Mountain, an important regional landmark that is privately owned by the Stronghold Foundation.

As the STLMP process unfolded it became highly politicized, with proponents of preservation pressuring the Planning Commission into expanding the area of the plan so that it now encompasses all the property west of I-270, from the Montgomery County line to the Monocacy River, and including approximately 19,700 acres. Importantly, it now includes all property surrounding the existing interchange at I-270 and Rt. 80, and the planned future interchange at I-270 and Park Mills Road.

The current draft of the STLMP includes a proposed new overlay zone, named the Rural Heritage Overlay Zone, which will limit the future development of all property encumbered by the new zone. The zone is focused on preservation. Among its restrictions, for instance, is a provision that no new buildings can exceed a maximum footprint of 15,000 square feet. The Planning Commission has proposed that this new zone encompass the entire 19,700 acres in the study area. This will likely prevent future commercial and employment development along the entire west side of I-270, from the Montgomery County line to the southern boundary of the City of Frederick (10 miles), including at the existing and proposed future interchanges of I-270.

There is a basic disconnect between the preservation efforts identified for the region around Sugarloaf Mountain and the goal of preserving opportunities in the I-270 corridor for future economic development. **The Livable Frederick Master Plan identifies the I-270 Highway Corridor as a Primary Growth Sector for future growth and development. However, the actions proposed by the Planning Commission could have the effect of preventing development along the entire west side of I-270 in the future, to the detriment of the economic interests of the County and State.**



This is the first Area Plan submitted by the Frederick County Planning Commission to the State Department of Planning for comment subsequent to Frederick County's adoption of the Livable Frederick Master Plan in 2019. The adopted LFMP describes an area around Sugarloaf Mountain to remain largely undeveloped to provide for the preservation of the natural landscape around the Mountain, but also provides for a future focus of the I-270 corridor with the intent that it be preserved as a vital corridor for growth and development. The preservation focused elements of this Sugarloaf Area Plan as recommended by the Planning Commission appear to be in conflict with the growth and economic development elements provided for the I-270 corridor by the LFMP. The Sugarloaf Area Plan as currently recommended by the Planning Commission raises significant concerns about Frederick County's commitment to the future of the I-270 employment corridor and the application of smart growth principals.

- The proposed Area Plan encompasses almost 20,000 acres, including all the property in the I270 corridor on the west side of the highway from the Montgomery County line to the Monocacy River. This Area Plan fails to take into consideration numerous other important goals discussed in the Livable Frederick Master Plan that are focused on the need to maintain the I-270 corridor as a primary growth sector to support future growth and economic development for the County and the State of Maryland.
- The State of Maryland is pursuing a plan to make significant transportation improvements to the I-270 corridor in the coming years (OP Lanes). Phase 1 North of the plan proposes improvements to I-270 from I-70 south to I-370 in Montgomery County. In addition to improvements planned for the existing interchange at Rt. 80, two new interchanges are proposed for southern Frederick County. Concentrating new development in areas where existing and planning infrastructure can support it is a fundamental principal of Smart Growth. This draft Area Plan prevents locating future development on fully half of the property that would be served by these improvements.
- The draft Area Plan also proposes to create an overlay zoning classification that is intended to be applied to the entire Sugarloaf Planning Area. This overlay zone, as proposed, will significantly and possibly permanently limit the economic potential of properties in the I-270 corridor that should be (and are currently planned to be) contributing in the future to the economic base of the State and County.
- The principals of Smart Growth encourage the concentration of development in areas where significant infrastructure is available, including transportation elements, and public water and sewer services. The areas west of I-270 around the existing interchange at Rt 80 and the future interchange at Park Mills Road fit these criteria. The draft Sugarloaf Area Plan does not follow Smart Growth principals that promote leveraging significant public and private investments in transportation corridors, water and sewer services, schools, libraries, parks and other community related elements as the most efficient, environmentally sensitive and cost-effective way to accommodate growth.

- Major public investment in infrastructure projects by the State of Maryland is targeted to the highest priorities and most pressing needs of the citizens of the State. Priority Funding Area status and eligibility is a key consideration of such funding decisions. With respect to this plan, has the County assessed the Priority Funding Area eligibility issues associated with limiting development in a corridor identified for significant State investment?
- What will be the impact on the County and State of the County's proposed decision to prevent any future development along the west side of I-270, in the 10 mile stretch from Frederick City south to the Montgomery County line? Will this result in pushing future development to other, less suitable locations and encourage sprawl?
- The draft plan, released in July, 2021 included the following language on page 43:

*"The transportation potential of I-270, despite its current limitations for quick and convenient travel by area drivers, is a critical infrastructure investment that has allowed the County to grow and prosper in the years following World War II. **As improvements to the transportation function of I-270 are completed in future years, the County cannot afford to summarily dispense with limited growth opportunities on the western side of the highway right-of-way in the vicinity of the MD 80 interchange.** These future public and private investments in our mobility may encourage the placement of multi-modal transit centers, compact transit-oriented villages, or growth of Urbana's existing biological and information technology hub along the I-270 corridor."*

This and other supporting points that follow Smart Growth principals to concentrate future development in areas where infrastructure improvements are planned have been removed from the current draft of the Area Plan. This appears to be completely inconsistent with the State of Maryland's focus on applying Smart Growth principals to all new planning efforts.

**Subject:** RE: Frederick County Question RE Sugarloaf plan  
**From:** Sandra Schrader -MDP- <sandra.schrader@maryland.gov>  
**Date:** 3/31/2022, 12:47 PM  
**To:** Tim Perry <tim@pwrjmaryland.com>  
**CC:** Jonas Jacobson <jonas@pwrjmaryland.com>

Thanks so much...We'll keep you posted.

Sandy



*Sandy Schrader*  
*Deputy Secretary*  
*Maryland Department of Planning*  
*301 West Preston Street, Suite 1101*  
*Baltimore, MD 21201*  
*Office: (410) 767-3025*  
*Cell: (410) 935-1637*  
*[Sandra.Schrader@maryland.gov](mailto:Sandra.Schrader@maryland.gov)*

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[Planning.Maryland.gov](http://Planning.Maryland.gov)



**From:** Tim Perry <tim@pwrjmaryland.com>  
**Sent:** Thursday, March 31, 2022 12:45 PM  
**To:** [sandra.schrader@maryland.gov](mailto:sandra.schrader@maryland.gov)  
**Cc:** Jonas Jacobson <jonas@pwrjmaryland.com>  
**Subject:** Frederick County Question RE Sugarloaf plan

Sandy –

Please see the attached.

Timothy A. Perry  
Perry White Ross & Jacobson  
54 State Circle  
Annapolis, MD 21401  
443-739-9346  
[tim@pwrjmaryland.com](mailto:tim@pwrjmaryland.com)



P E R R Y | W H I T E  
R O S S | J A C O B S O N

**Subject:** Meeting request - Natelli Communities

**From:** Tim Perry <tim@pwrjmaryland.com>

**Date:** 3/16/2022, 1:12 PM

**To:** Maria Sofia -MDP- <maria.sofia1@maryland.gov>

**CC:** Jonas Jacobson <jonas@pwrjmaryland.com>, Jenna McGreevy <Jenna@pwrjmaryland.com>

Maria –

Good afternoon.

I spoke w Senator Schrader this morning regarding a meeting with her and Secretary McCord that would include our client, Natelli Communities.

Senator Schrader asked that I email you with some proposed dates as times next week.

I would propose the following:

Wednesday, March 23, any time before 2 pm; or

Thursday, March 24, between 11 am and 3 pm

We would meet at our office, address below.

Please let us know what works for them.

We appreciate your consideration.

Thank you.

Timothy A. Perry  
Perry White Ross & Jacobson  
54 State Circle  
Annapolis, MD 21401  
443-739-9346  
tim@pwrjmaryland.com



P E R R Y | W H I T E  
R O S S | J A C O B S O N

**Subject:** Department of Planning/Natelli Companies

**From:** Jenna McGreevy <Jenna@pwrjmaryland.com>

**Date:** 3/18/2022, 9:49 AM

**To:** Tim Perry <tim@pwrjmaryland.com>, Jonas Jacobson <jonas@pwrjmaryland.com>, "esoter@rodgers.com" <esoter@rodgers.com>, "tomnatelli@natelli.com" <tomnatelli@natelli.com>, Maria Sofia -MDP- <maria.sofia1@maryland.gov>

**CC:** "drood@rodgers.com" <drood@rodgers.com>

▼ Jenna McGreevy has invited you to Department of Planning/Natelli Companies

Title: Department of Planning/Natelli Companies

Location: 54 State Circle Annapolis, MD 21401

When: Thursday, March 24, 2022 1:00 PM – 1:30 PM

Organizer: Jenna McGreevy <Jenna@pwrjmaryland.com>

Description:

Attendees: Tim Perry <tim@pwrjmaryland.com>  
Jonas Jacobson <jonas@pwrjmaryland.com>  
esoter@rodgers.com <esoter@rodgers.com>  
tomnatelli@natelli.com <tomnatelli@natelli.com>  
Maria Sofia -MDP- <maria.sofia1@maryland.gov>  
drood@rodgers.com <drood@rodgers.com>

**Subject:** Department of Planning/Natelli Communities

**From:** Jenna McGreevy <Jenna@pwrjmaryland.com>

**Date:** 3/18/2022, 9:50 AM

**To:** Tim Perry <tim@pwrjmaryland.com>, Jonas Jacobson <jonas@pwrjmaryland.com>, "esoter@rodgers.com" <esoter@rodgers.com>, "tomnatelli@natelli.com" <tomnatelli@natelli.com>, Maria Sofia -MDP- <maria.sofia1@maryland.gov>

**CC:** "drood@rodgers.com" <drood@rodgers.com>

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Title: Department of Planning/Natelli Communities

Location: 54 State Circle Annapolis, MD 21401

When: Thursday, March 24, 2022 1:00 PM – 1:30 PM

Organizer: Jenna McGreevy <Jenna@pwrjmaryland.com>

Description:

Attendees: Tim Perry <tim@pwrjmaryland.com>  
Jonas Jacobson <jonas@pwrjmaryland.com>  
esoter@rodgers.com <esoter@rodgers.com>  
tomnatelli@natelli.com <tomnatelli@natelli.com>  
Maria Sofia -MDP- <maria.sofia1@maryland.gov>  
drood@rodgers.com <drood@rodgers.com>



**Subject:** Re: Meeting request - Natelli Communities

**From:** Maria Sofia -MDP- <maria.sofia1@maryland.gov>

**Date:** 3/18/2022, 9:37 AM

**To:** Tim Perry <tim@pwrjmaryland.com>

**CC:** Alexandra Wohl -MDP- <alexandra.wohl@maryland.gov>, Jenna McGreevy <Jenna@pwrjmaryland.com>, Jonas Jacobson <jonas@pwrjmaryland.com>

Good Morning Tim,

I spoke to Secretary McCord's assistant and Thursday works best for both the Secretary and Deputy Schrader. Could we do Thursday at 1pm or 2pm?

Thanks,  
Maria Sofia

On Wed, Mar 16, 2022 at 1:12 PM Tim Perry <tim@pwrjmaryland.com> wrote:

Maria –

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Thank you.

Timothy A. Perry

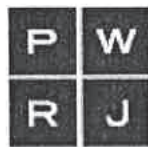
Perry White Ross & Jacobson

54 State Circle

Annapolis, MD 21401

443-739-9346

tim@pwrjmaryland.com



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**Maria Sofia**

**Executive Associate**

**Office of the Deputy Secretary**

**Maryland Department of Planning**

301 W. Preston St., Suite 1101

Baltimore, Maryland 21201

O: 410-767-4485

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Census.Maryland.gov



**Subject:** Re: Meeting request - Natelli Communities  
**From:** Jenna McGreevy <Jenna@pwrjmaryland.com>  
**Date:** 3/18/2022, 9:41 AM  
**To:** Maria Sofia -MDP- <maria.sofia1@maryland.gov>, Tim Perry <tim@pwrjmaryland.com>  
**CC:** Alexandra Wohl -MDP- <alexandra.wohl@maryland.gov>, Jonas Jacobson <jonas@pwrjmaryland.com>

Hi Maria,

1:00 on Thursday in our office is perfect. I can send out a calendar invite with the address.

Jenna McGreevy  
Perry White Ross & Jacobson  
54 State Circle  
Annapolis, MD 21401  
443-624-6716  
signature\_2753852720

---

**From:** Maria Sofia -MDP- <maria.sofia1@maryland.gov>  
**Date:** Friday, March 18, 2022 at 9:37 AM  
**To:** Tim Perry <tim@pwrjmaryland.com>  
**Cc:** Alexandra Wohl -MDP- <alexandra.wohl@maryland.gov>, Jenna McGreevy <Jenna@pwrjmaryland.com>, Jonas Jacobson <jonas@pwrjmaryland.com>  
**Subject:** Re: Meeting request - Natelli Communities

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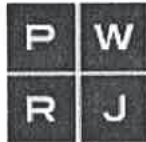
We would meet at our office, address below.

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We appreciate your consideration.

Thank you.

Timothy A. Perry  
Perry White Ross & Jacobson  
54 State Circle  
Annapolis, MD 21401  
443-739-9346  
[tim@pwrjmaryland.com](mailto:tim@pwrjmaryland.com)



P E R R Y | W H I T E  
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**Maria Sofia**  
**Executive Associate**  
**Office of the Deputy Secretary**  
**Maryland Department of Planning**  
301 W. Preston St., Suite 1101  
Baltimore, Maryland 21201  
O: 410-767-4485

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[Census.Maryland.gov](http://Census.Maryland.gov)



**Subject:** Meeting request - Natelli Communities

**From:** Tim Perry <tim@pwrjmaryland.com>

**Date:** 3/16/2022, 1:12 PM

**To:** Maria Sofia -MDP- <maria.sofia1@maryland.gov>

**CC:** Jonas Jacobson <jonas@pwrjmaryland.com>, Jenna McGreevy <Jenna@pwrjmaryland.com>

Maria –

Good afternoon.

I spoke w Senator Schrader this morning regarding a meeting with her and Secretary McCord that would include our client, Natelli Communities.

Senator Schrader asked that I email you with some proposed dates as times next week.

I would propose the following:

Wednesday, March 23, any time before 2 pm; or

Thursday, March 24, between 11 am and 3 pm

We would meet at our office, address below.

Please let us know what works for them.

We appreciate your consideration.

Thank you.

Timothy A. Perry  
Perry White Ross & Jacobson  
54 State Circle  
Annapolis, MD 21401  
443-739-9346  
tim@pwrjmaryland.com



P E R R Y | W H I T E  
R O S S | J A C O B S O N

**Subject:** Re: Meeting request - Natelli Communities  
**From:** Maria Sofia -MDP- <maria.sofia1@maryland.gov>  
**Date:** 3/18/2022, 9:37 AM  
**To:** Tim Perry <tim@pwrjmaryland.com>  
**CC:** Alexandra Wohl -MDP- <alexandra.wohl@maryland.gov>, Jenna McGreevy <Jenna@pwrjmaryland.com>, Jonas Jacobson <jonas@pwrjmaryland.com>

Good Morning Tim,

I spoke to Secretary McCord's assistant and Thursday works best for both the Secretary and Deputy Schrader. Could we do Thursday at 1pm or 2pm?

Thanks,  
Maria Sofia

On Wed, Mar 16, 2022 at 1:12 PM Tim Perry <[tim@pwrjmaryland.com](mailto:tim@pwrjmaryland.com)> wrote:

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Timothy A. Perry

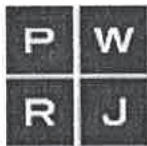
Perry White Ross & Jacobson

54 State Circle

Annapolis, MD 21401

443-739-9346

[tim@pwrjmaryland.com](mailto:tim@pwrjmaryland.com)



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**Maria Sofia**

**Executive Associate**

**Office of the Deputy Secretary**

**Maryland Department of Planning**

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Baltimore, Maryland 21201

O: 410-767-4485

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[Census.Maryland.gov](http://Census.Maryland.gov)



**Subject:** Re: Meeting request - Natelli Communities  
**From:** Jenna McGreevy <Jenna@pwrjmaryland.com>  
**Date:** 3/18/2022, 9:41 AM  
**To:** Maria Sofia -MDP- <maria.sofia1@maryland.gov>, Tim Perry <tim@pwrjmaryland.com>  
**CC:** Alexandra Wohl -MDP- <alexandra.wohl@maryland.gov>, Jonas Jacobson <jonas@pwrjmaryland.com>

Hi Maria,

1:00 on Thursday in our office is perfect. I can send out a calendar invite with the address.

Jenna McGreevy  
Perry White Ross & Jacobson  
54 State Circle  
Annapolis, MD 21401  
443-624-6716  
signature\_2753852720

---

**From:** Maria Sofia -MDP- <maria.sofia1@maryland.gov>  
**Date:** Friday, March 18, 2022 at 9:37 AM  
**To:** Tim Perry <tim@pwrjmaryland.com>  
**Cc:** Alexandra Wohl -MDP- <alexandra.wohl@maryland.gov>, Jenna McGreevy <Jenna@pwrjmaryland.com>, Jonas Jacobson <jonas@pwrjmaryland.com>  
**Subject:** Re: Meeting request - Natelli Communities

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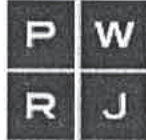
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443-739-9346  
[tim@pwrjmaryland.com](mailto:tim@pwrjmaryland.com)



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**Maria Sofia**  
**Executive Associate**  
**Office of the Deputy Secretary**  
**Maryland Department of Planning**  
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**Subject:** Re: Meeting request - Natelli Communities  
**From:** Maria Sofia -MDP- <maria.sofia1@maryland.gov>  
**Date:** 3/18/2022, 9:41 AM  
**To:** Jenna McGreevy <Jenna@pwrjmaryland.com>  
**CC:** Alexandra Wohl -MDP- <alexandra.wohl@maryland.gov>, Jonas Jacobson <jonas@pwrjmaryland.com>, Tim Perry <tim@pwrjmaryland.com>

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Jenna McGreevy

Perry White Ross & Jacobson

54 State Circle

Annapolis, MD 21401

443-624-6716

signature\_2753852720

---

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**Date:** Friday, March 18, 2022 at 9:37 AM  
**To:** Tim Perry <tim@pwrjmaryland.com>  
**Cc:** Alexandra Wohl -MDP- <alexandra.wohl@maryland.gov>, Jenna McGreevy <Jenna@pwrjmaryland.com>, Jonas Jacobson <jonas@pwrjmaryland.com>  
**Subject:** Re: Meeting request - Natelli Communities

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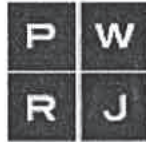
Perry White Ross & Jacobson

54 State Circle

Annapolis, MD 21401

443-739-9346

tim@pwrjmaryland.com



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**Maria Sofia**

**Executive Associate**

**Office of the Deputy Secretary**

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O: 410-767-4485

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[Census.Maryland.gov](https://census.maryland.gov)



**Subject:** FW: Frederick County Question RE Sugarloaf plan  
**From:** Sandra Schrader -MDP- <sandra.schrader@maryland.gov>  
**Date:** 3/31/2022, 12:52 PM  
**To:** Adam Gruzs -MDP- <adam.gruzs@maryland.gov>



***Sandy Schrader***  
***Deputy Secretary***  
***Maryland Department of Planning***  
***301 West Preston Street, Suite 1101***  
***Baltimore, MD 21201***  
***Office: (410) 767-3025***  
***Cell: (410) 935-1637***  
***[Sandra.Schrader@maryland.gov](mailto:Sandra.Schrader@maryland.gov)***

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[Planning.Maryland.gov](http://Planning.Maryland.gov)



---

**From:** Tim Perry <[tim@pwrjmaryland.com](mailto:tim@pwrjmaryland.com)>  
**Sent:** Thursday, March 31, 2022 12:45 PM  
**To:** [sandra.schrader@maryland.gov](mailto:sandra.schrader@maryland.gov)  
**Cc:** Jonas Jacobson <[jonas@pwrjmaryland.com](mailto:jonas@pwrjmaryland.com)>  
**Subject:** Frederick County Question RE Sugarloaf plan

Sandy –

Please see the attached.

Timothy A. Perry  
Perry White Ross & Jacobson  
54 State Circle  
Annapolis, MD 21401  
443-739-9346  
[tim@pwrjmaryland.com](mailto:tim@pwrjmaryland.com)



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— Attachments:

---

Sugarloaf Summary.docx	17.3 KB
Sugarloaf Plan Issues F.docx	19.1 KB

**Subject:** Re: Department of Planning/Natelli Communities  
**From:** Maria Sofia -MDP- <[maria.sofia1@maryland.gov](mailto:maria.sofia1@maryland.gov)>  
**Date:** 3/18/2022, 9:54 AM  
**To:** Jenna McGreevy <[Jenna@pwrjmaryland.com](mailto:Jenna@pwrjmaryland.com)>

Thank you, you too!

On Fri, Mar 18, 2022 at 9:54 AM Jenna McGreevy <[Jenna@pwrjmaryland.com](mailto:Jenna@pwrjmaryland.com)> wrote:

Adding them now, thank you. Have a great weekend!

Jenna McGreevy

Perry White Ross & Jacobson

[54 State Circle](#)

[Annapolis, MD 21401](#)

443-624-6716

signature\_1242815931

---

**From:** Maria Sofia -MDP- <[maria.sofia1@maryland.gov](mailto:maria.sofia1@maryland.gov)>  
**Date:** Friday, March 18, 2022 at 9:52 AM  
**To:** Jenna McGreevy <[Jenna@pwrjmaryland.com](mailto:Jenna@pwrjmaryland.com)>  
**Subject:** Re: Department of Planning/Natelli Communities

Hi Jenna,

Can you please add Secretary McCord and Deputy Schrader to the calendar invite. Their emails are as follows

[Robert.mccord@maryland.gov](mailto:Robert.mccord@maryland.gov)

[Sandra.schrader@maryland.gov](mailto:Sandra.schrader@maryland.gov)

Thanks,



On Fri, Mar 18, 2022 at 9:50 AM Jenna McGreevy <[Jenna@pwrjmaryland.com](mailto:Jenna@pwrjmaryland.com)> wrote:

--



**Maria Sofia**

**Executive Associate**

**Office of the Deputy Secretary**

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**Subject:** Re: Department of Planning/Natelli Communities  
**From:** Jenna McGreevy <Jenna@pwrjmaryland.com>  
**Date:** 3/24/2022, 11:41 AM  
**To:** Maria Sofia -MDP- <maria.sofia1@maryland.gov>

Perfect- I will let them know. Thanks Maria!

Jenna McGreevy  
Perry White Ross & Jacobson  
54 State Circle  
Annapolis, MD 21401  
443-624-6716  
signature\_388779539

---

**From:** Maria Sofia -MDP- <maria.sofia1@maryland.gov>  
**Date:** Thursday, March 24, 2022 at 11:41 AM  
**To:** Jenna McGreevy <Jenna@pwrjmaryland.com>  
**Subject:** Re: Department of Planning/Natelli Communities

Great! Someone will meet you upstairs in the hallway of entrance.

Maria

On Thu, Mar 24, 2022 at 11:39 AM Jenna McGreevy <[Jenna@pwrjmaryland.com](mailto:Jenna@pwrjmaryland.com)> wrote:

That works! What is the office number they should go to?

Jenna McGreevy  
Perry White Ross & Jacobson  
[54 State Circle](#)  
[Annapolis, MD 21401](#)  
443-624-6716  
signature\_1979024129

---

**From:** Maria Sofia -MDP- <[maria.sofia1@maryland.gov](mailto:maria.sofia1@maryland.gov)>  
**Date:** Thursday, March 24, 2022 at 11:36 AM  
**To:** Jenna McGreevy <[Jenna@pwrjmaryland.com](mailto:Jenna@pwrjmaryland.com)>  
**Subject:** Re: Department of Planning/Natelli Communities

Hi Jenna,

Deputy Secretary Schrader asked if it would be possible if Tim and his clients could meet at the old post office versus your office for today's meeting?

Thank you,  
Maria

On Fri, Mar 18, 2022 at 9:54 AM Jenna McGreevy <[Jenna@pwrjmaryland.com](mailto:Jenna@pwrjmaryland.com)> wrote:

Adding them now, thank you. Have a great weekend!

Jenna McGreevy  
Perry White Ross & Jacobson  
[54 State Circle](#)  
[Annapolis, MD 21401](#)  
443-624-6716  
signature\_1242815931

---

**From:** Maria Sofia -MDP- <[maria.sofia1@maryland.gov](mailto:maria.sofia1@maryland.gov)>  
**Date:** Friday, March 18, 2022 at 9:52 AM  
**To:** Jenna McGreevy <[Jenna@pwrjmaryland.com](mailto:Jenna@pwrjmaryland.com)>  
**Subject:** Re: Department of Planning/Natelli Communities

Hi Jenna,

Can you please add Secretary McCord and Deputy Schrader to the calendar invite. Their emails are as follows

[Robert.mccord@maryland.gov](mailto:Robert.mccord@maryland.gov)  
[Sandra.schrader@maryland.gov](mailto:Sandra.schrader@maryland.gov)

Thanks,

On Fri, Mar 18, 2022 at 9:50 AM Jenna McGreevy <[Jenna@pwrjmaryland.com](mailto:Jenna@pwrjmaryland.com)> wrote:



**Maria Sofia**  
**Executive Associate**  
**Office of the Deputy Secretary**  
**Maryland Department of Planning**  
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[Census.Maryland.gov](http://Census.Maryland.gov)



**Subject:** Department of Planning/Natelli Communities

**From:** Jenna McGreevy <Jenna@pwrjmaryland.com>

**Date:** 3/18/2022, 9:54 AM

**To:** "Robert.mccord@maryland.gov" <Robert.mccord@maryland.gov>,  
"Sandra.schrader@maryland.gov" <Sandra.schrader@maryland.gov>

▼ Jenna McGreevy has invited you to Department of Planning/Natelli Communities

Title:	Department of Planning/Natelli Communities
Location:	54 State Circle Annapolis, MD 21401
When:	Thursday, March 24, 2022 1:00 PM – 1:30 PM
Organizer:	Jenna McGreevy <Jenna@pwrjmaryland.com>
Description:	
Attendees:	Robert.mccord@maryland.gov <Robert.mccord@maryland.gov> Sandra.schrader@maryland.gov <Sandra.schrader@maryland.gov> Tim Perry <tim@pwrjmaryland.com> Jonas Jacobson <jonas@pwrjmaryland.com> esoter@rodgers.com <esoter@rodgers.com> tomnatelli@natelli.com <tomnatelli@natelli.com> Maria Sofia -MDP- <maria.sofia1@maryland.gov> drood@rodgers.com <drood@rodgers.com>



**Subject:** Accepted: Department of Planning/Natelli Communities @ Thu Mar 24, 2022 1pm - 1:30pm (EDT) (Jenna McGreevy)  
**From:** robert.mccord@maryland.gov  
**Date:** 3/18/2022, 10:08 AM  
**To:** Jenna McGreevy <jenna@pwrjmaryland.com>

robert.mccord@maryland.gov has accepted this invitation.

### Department of Planning/Natelli Communities

**When** Thu Mar 24, 2022 1pm – 1:30pm Eastern Time - New York

**Where** 54 State Circle Annapolis, MD 21401 ([map](#))

**Calendar** Jenna McGreevy

**Who**

- Jenna McGreevy - organizer
- robert.mccord@maryland.gov - creator
- Jonas Jacobson
- Maria Sofia -MDP-
- sandra.schrader@maryland.gov
- Tim Perry
- Tom Natelli
- esoter@rodgers.com
- drood@rodgers.com - optional

Invitation from [Google Calendar](#)

You are receiving this courtesy email at the account jenna@pwrjmaryland.com because you are an attendee of this event.

To stop receiving future updates for this event, decline this event. Alternatively you can sign up for a Google account at <https://calendar.google.com/calendar/> and control your notification settings for your entire calendar.

Forwarding this invitation could allow any recipient to send a response to the organizer and be added to the guest list, or invite others regardless of their own invitation status, or to modify your RSVP. [Learn More](#).

► Event Invitation

— Attachments: —

invite.ics

1.5 KB

**Subject:** FW: Frederick County Question RE Sugarloaf plan  
**From:** Sandra Schrader -MDP- <sandra.schrader@maryland.gov>  
**Date:** 3/31/2022, 12:47 PM  
**To:** Robert McCord -MDP- <robert.mccord@maryland.gov>

FYI



***Sandy Schrader***  
***Deputy Secretary***  
***Maryland Department of Planning***  
***301 West Preston Street, Suite 1101***  
***Baltimore, MD 21201***  
***Office: (410) 767-3025***  
***Cell: (410) 935-1637***  
***[Sandra.Schrader@maryland.gov](mailto:Sandra.Schrader@maryland.gov)***

[Please take our customer service survey.](#)  
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---

**From:** Tim Perry <[tim@pwrjmaryland.com](mailto:tim@pwrjmaryland.com)>  
**Sent:** Thursday, March 31, 2022 12:45 PM  
**To:** [sandra.schrader@maryland.gov](mailto:sandra.schrader@maryland.gov)  
**Cc:** Jonas Jacobson <[jonas@pwrjmaryland.com](mailto:jonas@pwrjmaryland.com)>  
**Subject:** Frederick County Question RE Sugarloaf plan

Sandy –

Please see the attached.

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Annapolis, MD 21401  
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[tim@pwrjmaryland.com](mailto:tim@pwrjmaryland.com)



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— Attachments:

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Sugarloaf Summary.docx	17.3 KB
Sugarloaf Plan Issues F.docx	19.1 KB

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**From:** Sandra Schrader -MDP- <sandra.schrader@maryland.gov>  
**Date:** 3/31/2022, 12:47 PM  
**To:** Tim Perry <tim@pwrjmaryland.com>  
**CC:** Jonas Jacobson <jonas@pwrjmaryland.com>

Thanks so much...We'll keep you posted.

Sandy



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***Deputy Secretary***  
***Maryland Department of Planning***  
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***Office: (410) 767-3025***  
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**Sent:** Thursday, March 31, 2022 12:45 PM  
**To:** [sandra.schrader@maryland.gov](mailto:sandra.schrader@maryland.gov)  
**Cc:** Jonas Jacobson <jonas@pwrjmaryland.com>  
**Subject:** Frederick County Question RE Sugarloaf plan

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443-739-9346  
[tim@pwrjmaryland.com](mailto:tim@pwrjmaryland.com)





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**Subject:** Fwd: FYI  
**From:** Sandy Schrader <sandyschrader13@gmail.com>  
**Date:** 4/29/2022, 10:51 AM  
**To:** Sandra Schrader -MDP- <sandra.schrader@maryland.gov>

----- Forwarded message -----

**From:** Tim Perry <[tim@pwrjmaryland.com](mailto:tim@pwrjmaryland.com)>  
**Date:** Fri, Apr 29, 2022, 9:55 AM  
**Subject:** FYI  
**To:** [sandyschrader13@gmail.com](mailto:sandyschrader13@gmail.com) <[sandyschrader13@gmail.com](mailto:sandyschrader13@gmail.com)>

Timothy A. Perry

Perry White Ross & Jacobson

54 State Circle

Annapolis, MD 21401

443-739-9346

[tim@pwrjmaryland.com](mailto:tim@pwrjmaryland.com)

signature\_1040401161

— Attachments: —

image001.png	0 bytes
image001.png	0 bytes
Sugarloaf Plan Issues F.docx	19.1 KB
Sugarloaf Summary.docx	17.3 KB

This is the first Area Plan submitted by the Frederick County Planning Commission to the State Department of Planning for comment subsequent to Frederick County's adoption of the Livable Frederick Master Plan in 2019. The adopted LFMP describes an area around Sugarloaf Mountain to remain largely undeveloped to provide for the preservation of the natural landscape around the Mountain, but also provides for a future focus of the I-270 corridor with the intent that it be preserved as a vital corridor for growth and development. The preservation focused elements of this Sugarloaf Area Plan as recommended by the Planning Commission appear to be in conflict with the growth and economic development elements provided for the I-270 corridor by the LFMP. The Sugarloaf Area Plan as currently recommended by the Planning Commission raises significant concerns about Frederick County's commitment to the future of the I-270 employment corridor and the application of smart growth principals.

- The proposed Area Plan encompasses almost 20,000 acres, including all the property in the I270 corridor on the west side of the highway from the Montgomery County line to the Monocacy River. This Area Plan fails to take into consideration numerous other important goals discussed in the Livable Frederick Master Plan that are focused on the need to maintain the I-270 corridor as a primary growth sector to support future growth and economic development for the County and the State of Maryland.
- The State of Maryland is pursuing a plan to make significant transportation improvements to the I-270 corridor in the coming years (OP Lanes). Phase 1 North of the plan proposes improvements to I-270 from I-70 south to I-370 in Montgomery County. In addition to improvements planned for the existing interchange at Rt. 80, two new interchanges are proposed for southern Frederick County. Concentrating new development in areas where existing and planning infrastructure can support it is a fundamental principal of Smart Growth. This draft Area Plan prevents locating future development on fully half of the property that would be served by these improvements.
- The draft Area Plan also proposes to create an overlay zoning classification that is intended to be applied to the entire Sugarloaf Planning Area. This overlay zone, as proposed, will significantly and possibly permanently limit the economic potential of properties in the I-270 corridor that should be (and are currently planned to be) contributing in the future to the economic base of the State and County.
- The principals of Smart Growth encourage the concentration of development in areas where significant infrastructure is available, including transportation elements, and public water and sewer services. The areas west of I-270 around the existing interchange at Rt 80 and the future interchange at Park Mills Road fit these criteria. The draft Sugarloaf Area Plan does not follow Smart Growth principals that promote leveraging significant public and private investments in transportation corridors, water and sewer services, schools, libraries, parks and other community related elements as the most efficient, environmentally sensitive and cost-effective way to accommodate growth.

- Major public investment in infrastructure projects by the State of Maryland is targeted to the highest priorities and most pressing needs of the citizens of the State. Priority Funding Area status and eligibility is a key consideration of such funding decisions. With respect to this plan, has the County assessed the Priority Funding Area eligibility issues associated with limiting development in a corridor identified for significant State investment?
- What will be the impact on the County and State of the County's proposed decision to prevent any future development along the west side of I-270, in the 10 mile stretch from Frederick City south to the Montgomery County line? Will this result in pushing future development to other, less suitable locations and encourage sprawl?
- The draft plan, released in July, 2021 included the following language on page 43:

*"The transportation potential of I-270, despite its current limitations for quick and convenient travel by area drivers, is a critical infrastructure investment that has allowed the County to grow and prosper in the years following World War II. **As improvements to the transportation function of I-270 are completed in future years, the County cannot afford to summarily dispense with limited growth opportunities on the western side of the highway right-of-way in the vicinity of the MD 80 interchange.** These future public and private investments in our mobility may encourage the placement of multi-modal transit centers, compact transit-oriented villages, or growth of Urbana's existing biological and information technology hub along the I-270 corridor."*

This and other supporting points that follow Smart Growth principals to concentrate future development in areas where infrastructure improvements are planned have been removed from the current draft of the Area Plan. This appears to be completely inconsistent with the State of Maryland's focus on applying Smart Growth principals to all new planning efforts.

## *Sugarloaf Summary*

The Frederick County Planning Commission recently released its final draft of the Sugarloaf Treasured Landscape Management Plan (STLMP). On Thursday, March 10, 2022, the plan was submitted to Maryland State Department of Planning for review and comment prior to the initiation of public hearings by the Planning Commission in late April or early May, 2022.

The STLMP is being developed pursuant to the framework, process and goals embodied in the Livable Frederick Master Plan (LFMP) - a general plan of development adopted by the Frederick County Council in 2019 to guide future growth in Frederick County.

The STLMP is a preservation focused Area Plan intended to protect the character and environment in the region surrounding Sugarloaf Mountain, an important regional landmark that is privately owned by the Stronghold Foundation.

As the STLMP process unfolded it became highly politicized, with proponents of preservation pressuring the Planning Commission into expanding the area of the plan so that it now encompasses all the property west of I-270, from the Montgomery County line to the Monocacy River, and including approximately 19,700 acres. Importantly, it now includes all property surrounding the existing interchange at I-270 and Rt. 80, and the planned future interchange at I-270 and Park Mills Road.

The current draft of the STLMP includes a proposed new overlay zone, named the Rural Heritage Overlay Zone, which will limit the future development of all property encumbered by the new zone. The zone is focused on preservation. Among its restrictions, for instance, is a provision that no new buildings can exceed a maximum footprint of 15,000 square feet. The Planning Commission has proposed that this new zone encompass the entire 19,700 acres in the study area. This will likely prevent future commercial and employment development along the entire west side of I-270, from the Montgomery County line to the southern boundary of the City of Frederick (10 miles), including at the existing and proposed future interchanges of I-270.

There is a basic disconnect between the preservation efforts identified for the region around Sugarloaf Mountain and the goal of preserving opportunities in the I-270 corridor for future economic development. **The Livable Frederick Master Plan identifies the I-270 Highway Corridor as a Primary Growth Sector for future growth and development. However, the actions proposed by the Planning Commission could have the effect of preventing development along the entire west side of I-270 in the future, to the detriment of the economic interests of the County and State.**

**From:** [bcpoteat@gmail.com](mailto:bcpoteat@gmail.com)  
**To:** [Keegan-Ayer, MC](#); [Council Members](#)  
**Subject:** Sugarloaf Plan - Preservation and Heritage  
**Date:** Friday, August 26, 2022 3:09:39 PM

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**[EXTERNAL EMAIL]**

August 26, 2022

To: County Council President M.C. Keegan-Ayer  
CC: County Councilmembers  
From: Blanca Poteat, Sugarloaf Mountain Road

Despite the current controversies, I urge you to **support and approve the Sugarloaf Treasured Landscape Management Plan.**

- Support Planning Commission-recommended boundary at I270 from Montgomery County line to Monocacy River.
- Extend Overlay Zoning District to entire Plan area.
- Amend text on page 54 and elsewhere to strengthen Plan's preservation goals.
- Recognize importance of Plan area's green infrastructure to County's climate change responses.
- Protect the Plan area's natural resources and community heritage.

**The Sugarloaf Plan is a preservation plan, not a development plan.**

#### **Preservation**

Among County Council's roles and responsibilities is balancing individual rights and community rights in the laws, land use regulations, policies and services the Council approves, enacts and funds.

Frederick County's land use planning and zoning seek to balance the agriculture and preservation interests of local residents, the development interests of resident and non-resident property owners, and the future sustainability of the overall community. Zoning protects the future from the present.

The Sugarloaf Plan focuses on preserving, not developing, a small (less than five percent) but significant part of the area's agriculture and conservation lands and rural communities.

Many residents, community groups and others support the Plan. A petition supporting the Plan has been signed by over 800 people so far. Many others have called or written the County Council and Planning Commission to voice their support. These supporters cite the Plan's protection of agricultural and conservation lands, forests, waterways, history and rural landscapes.

In addition to built spaces, the Sugarloaf Plan recognizes the community's need for open spaces and wild places, looking beyond a property's market and development value to its value in terms of natural resources, environmental features, recreational options, history and heritage.

Some who oppose the Sugarloaf Plan and its Overlay Zoning District fear restriction of individual and property rights and reduction in property values and development potential.

This just in, regarding property values: "Just Sold!" A large post card with two photos, one of a pleasant white house and outbuildings nestled between a large lawn and a woodland backdrop, and another more panoramic aerial photo of the home's Sugarloaf Mountain setting. \$1,100,000. And this: "Home values are at record highs. Many sellers are taking advantage of this market before it's too late to get the maximum value. What are you waiting for?"

Some opposition comments give the impression that one of their rights is to determine how, and if,

they will adhere to the County's zoning laws and regulations.

But one person's "government overreach" is a neighbor's and a community's planning and zoning protection against incompatible and value-reducing land uses.

Further, one person's "opportunity" development investments ignore the Sugarloaf landscape's future well-being, and the County is not obligated to change the Sugarloaf Plan to accommodate that.

Some propose zoning changes that essentially allow any land uses without regard to present and future impacts on neighbors, the region, and the area's natural environment.

Some assert that they value the area's rural environment and that their private management of their properties provides sufficient protection.

While significant parcels are already protected and preserved by easements and public parkland acquisitions, the Sugarloaf Plan, its Overlay and its expanded boundary strengthen and extend preservation to the entire area into the future.

Although Sugarloaf Mountain is the Plan's namesake feature, the mountain region actually includes a much larger area, from the Montgomery County line north to the Monocacy River and from I270 west to the Potomac River.

In fact, the broader Sugarloaf Mountain region, beyond Stronghold acreage and the Plan boundary, extends to the farms, forests and watersheds toward the east across I270 and north to the Adamstown, Buckeystown, Carrollton Manor and Burkittsville areas. It also connects in the south with Montgomery County's agricultural reserve and Little Bennett Regional Park.

## **Heritage**

The Sugarloaf area has a long heritage of preservation and stewardship. Gordon Strong acquired the properties that now constitute Sugarloaf Mountain because of their collective environmental features, their open spaces and wild places, and their history and heritage, not their market value and development potential.

He essentially un-subdivided the mountain by purchasing small woodlot holdings from local residents and incorporating them within the Stronghold organization. In the context of the late 1940s and early 1950s, and before Frederick County established comprehensive land use zoning, he established private land use restrictions for his properties, to preserve them, not to avoid the County's later planning and zoning.

Strong's mission was to preserve the mountain and manage its landscape for the benefit of future visitors and area residents. The County's Sugarloaf Plan is consistent with his early mission and adds zoning protections that will sustain the mountain and its agricultural and conservation neighborhood in the face of growing pressure from mountain visitors and regional developers.

Farming history and rural heritage are not mere nostalgia. The lands around Sugarloaf have long provided a living for those who cared for it well and will continue to support their descendants and others who inherit and continue that stewardship.

In addition to past environmentalists like Gordon Strong, we in Frederick County stand on the shoulders, not of giants, but of ordinary people like ourselves. Their hard work and commitment, their stewardship, created a worthy legacy that's now in our, and your, hands.

You have heard comments from residents and others about their families' and others' longtime heritage in the Sugarloaf area, in the vicinity of Route 80 and Park Mills Road.

Compared to some, my family are relative newcomers, having only lived in the Sugarloaf area of

Frederick County about seventy years. My parents wanted to live near a tree-covered mountain because of its water quality benefits. I recall going with them to dinner with Gordon Strong at his Stronghold mansion on Sugarloaf. The talk was about farming and conservation.

I've included a few comments gleaned from conversations with long-time residents from the southern and western parts of the Sugarloaf area, where I grew up and where my family continues to live.

If these old-timers and long-timers were still with us, they would support your approval of the Sugarloaf Plan.

Thank you.  
Blanca Poteat

Excerpts from conversations with past Sugarloaf area residents:

**Jack Davis** (John Wallace Davis III)

Gordon Strong and his butler roomed at the Davis farm just off Davis, now Thurston, Road, his grandmother said. Strong told Jack's father he would be back.

"I started milkin' cows when I was six years old....All of us had to help, everyone had his chores, they weren't punishment for anything...There wasn't any game to it, it was expected of you. After the work was done in the evening, in the summertime, we dammed up the creek and made a swimming hole, right at this end of Daddy's property below the mountain field the water had washed a hole out and we put a dam across, made it deep. We called it 'Atlantic city. Walter and Tom were there, they were 14-15 years old, and a bunch of cousins from Washington, why they'd come up, and we'd have a ball. 'Course we got full of chiggers and poison ivy, and we had to fight with snakes once in a while, but we had a ball."

**Dora Fisher**

Attended school at the Sugarloaf Comstock School (built by Gordon Strong for the African American community) near Bell's Chapel. Rachel Proctor was the teacher. Fisher's entire family, including seventeen brothers and sisters, were hired by Dr. MacGill Belt by the year to work on his Rock Hall farm (now the Monocacy Natural Resources Area).

**Dr. Norvall Belt** (former owner of Rock Hall farm, house built by Roger Johnson around 1812)

In the 1870s there was a settlement of forty families near Furnace Ford. In his grandfather's (Dr. Alfred Belt) time the family was offered Sugarloaf Mountain for \$600 and two loads of tobacco. Norvall's father, A.O. Belt, bicycled once to Washington with Colonel Gordon Strong.

**Warden O. Rose**, retired forester and naturalist

(from April 25, 1975 guest editorial, *Little Bennett's Creek*, for The Frederick Post)

"...Sugar Loaf Mountain is comparable in size to Little Bennett's Creek Regional Park. Its present status is an example of foresighted planning...by a truly great man to fulfill his promise to 'leave it like I found it.'"

Sources:

Excerpts from personal conversations and interviews

*Folklife On A Maryland Farm*, oral history of the Davis family, by Blanca Poteat

Copies at Frederick County Public Libraries and Heritage Frederick  
The Frederick Post



## Dolan, Mary

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**From:** Rick Weldon <rweldon@frederickchamber.org>  
**Sent:** Friday, August 26, 2022 11:14 AM  
**To:** Cherney, Ragen  
**Cc:** Gardner, Jan; Brandt, Kimberly G.  
**Subject:** Public Comment for the the County Council

Dear Ragen,

Would you please see that the Council members are provided with a copy of this email?

---

Honorable Members of the County Council,

I'm writing to you in my official capacity as the President/CEO of the Frederick County Chamber of Commerce. I have been authorized to submit this comment on behalf of our entire organization by our volunteer leadership.

I am asking you to reconsider the decision to extend the Planning Area Boundary/overlay to the western boundary of Interstate 270. While I understand the advocacy pressure brought to the Planning Commission by local activists, the seriously detrimental impact of this expansion jeopardizes the stated purpose of the LFMP.

As an alternative, I would request that you return the boundary to that which was proposed in the County Executive's July 2021 Sugarloaf Plan draft. Of particular concern is impact of the expanded boundary of hundreds of acres of potential employment-related at or near the Route 80/270 interchange.

Further, instead of an onerous implementation of new and challenging restrictions on the Stronghold nonprofit land trust, authorize the County Planning staff to develop guidance, in direct consultation with Stronghold, to ensure that they are able to continue their long-standing commitment to preservation following Gordon Strong's original vision.

I am aware that this request places you, as our legislative decision-makers, in a position to deny requests from certain advocacy groups and individuals.

I'd like to stress the original commitment of the Livable Frederick Master Plan approach. The new, broader and inclusive planning methodology emphasized balance between economic and social interests, as well as natural resource protection.

By bringing the Planning Boundary back to Executive Gardner's original proposal (7/21), and by spending a little extra time to understand how we can all ensure the necessary preservation for the area around Sugarloaf Mountain and Stronghold's land trust economic viability, I believe we'll be balancing those competing/complimenting interests in a more positive outcome.

I hope you'll give this input the serious consideration it deserves. I'm confident that if you do, we can all embrace this FIRST of many area plans as we enhance the quality of life in Frederick County, a goal I know that we all share!

Respectfully,  
Rick Weldon  
President/CEO  
The Frederick County Chamber of Commerce

## Dolan, Mary

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**From:** Cherney, Ragen  
**Sent:** Tuesday, August 30, 2022 2:08 PM  
**To:** Brandt, Kimberly G.  
**Cc:** Mitchell, Kathy (Legal)  
**Subject:** FW: Maintain the Eastern Boundary of the Sugarloaf Plan contiguous with the Western edge of I-270 all the way to the Monocacy River

### Ragen Cherney

*Chief of Staff/Legislative Director*

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



---

**From:** Bill Steigelmann <bsteig@aol.com>  
**Sent:** Tuesday, August 30, 2022 1:57 PM  
**To:** Council Members <CouncilMembers@FrederickCountyMD.gov>  
**Subject:** Maintain the Eastern Boundary of the Sugarloaf Plan contiguous with the Western edge of I-270 all the way to the Monocacy River

#### [EXTERNAL EMAIL]

Council Members!

Here is an additional reason: ***Preserving the opportunity for there to be a rush-hour rapid-transit link between Frederick and the Shady Grove Metro Station*** -- instead of widening I-270 in Frederick County, which will only further interfere with traffic flow for several years during construction, and then will be seen overloaded again. The Western side of I-270 in our County is unpopulated and reasonably flat. It's now or never to acquire a 100+foot right-of-way (wide enough to allow an optimum, low-cost route to be built). As soon as new homes and/or large buildings appear in this open space, the opportunity for a non-roadway transit link will disappear.

***I urge us all to get behind an immediate effort to promote the construction of a rail or dedicated bus roadway rapid transit link*** between their homes and the places where many in Frederick County find employment, in Montgomery and PG Counties, DC, and in nearby VA -- all places served by the Metro. It is likely the same investor -- or other investors -- will provide the capital to construct such a link. Looking at the map, there is currently space just south of the Monocacy National Battlefield property, on both sides of I-270, for a Northern-most station and space to store rail vehicles or buses to be used during the morning South-bound rush. Keeping the space open for a transit right-of-way is the immediate urgently needed step.

I have been a volunteer serving the County as a member of the Sustainability Commission since I retired in 2018, and also served on the CEMWG. I live on a farm and want to keep almost all of Frederick County rural and in harmony with nature.

William Steigelmann  
6113 Broad Run Road, Jefferson MD

**From:** [Robert Ladner](#)  
**To:** [Fitzwater, Jessica](#); [Keegan-Ayer, MC](#)  
**Subject:** amendments to Sugarloaf plan  
**Date:** Tuesday, August 30, 2022 1:44:22 PM

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**[EXTERNAL EMAIL]**

Dear Council members,

I oppose changing the boundary. Please kepp the I270 line. Do not allow high-density development west of I270.

Thanks

Bob Ladner

August 30, 2022, comments to the County Council

Nick Carrera, 2602 Thurston Road, Frederick

County Executive Jan Gardner has tried to preserve a portion of the county because of its unique, undeveloped character. After a year's preparation, the March 2021 draft Sugarloaf Plan had a boundary along I-270. Three days before the scheduled release, county planners discovered plans, 50 years old, for a mass-transit station at the Urbana exit. The County quickly suppressed that draft and prepared another one, released in July, with a Cutout near the Urbana exit. This was explained as linked to mass-transit plans, but county planners were unable to explain to the Planning Commission in September why the Cutout extended so far south, just far enough to include 380 acres owned by Tom Natelli.

The Commissioners expressed concern at the abrupt and secret creation of the Cutout. They also saw merit for including the area north of Fingerboard Road. Fingerboard was an arbitrary boundary, ignoring the Monocacy River, the Monocacy Battlefield Park, and the long-standing respect for I-270 as boundary between low development to the west and high development to the east. Perhaps coincidentally, the Fingerboard boundary would leave out of the Plan another 207 acres owned by Tom Natelli. The Commission dropped the Cutout and extended the Plan beyond Fingerboard Road, to the Monocacy River. These are the boundaries now in the July **2022** Plan.

Now we have Tom Natelli, Rick Weldon, and perhaps others calling for return to the July **2021** boundaries, charging that the *appointed* Planning Commissioners were influenced by, in Weldon's words, "good old political advocacy by certain local elected officials." In light of continuing generous campaign contributions to *elected* county officials, one could ask instead about "good old political influence bought by generous campaign contributions." Campaign contributions have influenced county decisions on land use in the past. Many had expected that, with a new government under Jan Gardner, such influence would cease. I hope those expectations will be met. One indication will be if the boundaries of the Sugarloaf Plan remain those in the July **2022** draft Plan.

## Dolan, Mary

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**From:** Steve Black <steveblack2313@gmail.com>  
**Sent:** Tuesday, August 30, 2022 11:27 AM  
**To:** Keegan-Ayer, MC  
**Subject:** Do the right thing on the Sugarloaf boundary

[EXTERNAL EMAIL]

Council President,

How rare it is the opportunity to do the right thing when there is pressure to do the wrong thing. Happens to kids all the time. They slowly learn (hopefully!) that giving in to near term temptation often causes the failure of long term goals.

Your vote on the Sugarloaf plan, and keeping the boundary at 270, will be remembered for a very long time. But in the near term you should consider the relative value of appeasing a single developer versus the cost of enraging a significant portion of the Frederick County population.

This should not be a hard decision for you.

You know what's right.

Steve Black  
Farmer  
Adamstown

**From:** [Will Moore](#)  
**To:** [Keegan-Ayer, MC](#)  
**Subject:** Fwd: Please don't allow more development in Urbana!!- support the 270 and 80 boundary  
**Date:** Tuesday, August 30, 2022 12:58:39 PM

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[EXTERNAL EMAIL]

Dear Council Member McKeegan-Ayer,

>>>>

>>>> I am writing with the utmost urgency to DENY the development of land west of 270!

>>>>

>>>> When I hear T. Natelli very briefly during a community zoning meeting "explaining" the need for him to weigh the importance of future economic development with the future environmental impacts, this is nothing more than a blanket statement rather than a genuinely true explanation of his need to over-develop more land in this area. Let's be transparent here, this is about money and making more of it. Period. I would much more appreciate a real answer to be able to truly understand where this decision is coming from.

>>>>

>>>> I understand I really don't need to re-state this because of how clearly obvious this is but our schools (elementary-high school) are immensely overcrowded. With the Stone Barn community not even completed, what is your solution to this problem? Add a few more portables? A new wing with a couple more classrooms? Our children's classrooms, and in turn, their education is being so negatively impacted by how large classroom sizes are, by parking and transportation issues, and even simple things such as not having enough lockers to accommodate all of our students. Of course the list can go on and on about how our kids' education is being impacted by the overabundance of people in one area with only so much space to accommodate, but I think, at least I hope, you understand the point I'm trying to make here. How one could even consider building yet another community just based on this reason alone is ludicrous. I urge you to show that you actually care about your community.

>>>>

>>>> I'm also 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. But at some point, land has to be left alone. Only 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. I'm not here for a wildlife, climate change, or ag lecture but what may seem like a "small plot of land" to Natelli et al absolutely contributes to the downfall of what makes this part of our world so great.

>>>>

>>>> I don't see who benefits except for Natelli and those making money off of him. It is time for him to move on. We appreciate the community he has built but he's done enough here now. While I also appreciate the opportunity to have a "voice," (hopefully each and every one of these emails are being read and considered) it does nothing to convince me that decisions truly have already been made.

>>>>

>>>> Either way though, if this decision is truly up for debate as claimed...

>>>> As strongly as I can, I encourage you to reconsider the new land development in the agriculturally zoned land west of 270. Please.

>>>>

>>>> Thank you so much,

>>>> William Moore

>>>> Dixon Road resident and council/county executive voter

>

> My vote in the upcoming election will be decided on this issue!

>>>>

>>>

**From:** [katielawhon@gmail.com](mailto:katielawhon@gmail.com)  
**To:** [Keegan-Ayer, MC](#)  
**Cc:** [Fitzwater, Jessica](#)  
**Subject:** Don't change the plan boundary.... Keep it at 270 Please!  
**Date:** Tuesday, August 30, 2022 12:36:14 PM

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**[EXTERNAL EMAIL]**

Dear Council Members McKeegan-Ayer & Fitzwater:

Please do not vote to change the boundary of the protected lands within the new Sugarloaf plan. Keep it at 270. We need to preserve the special areas in Frederick County and keep them from being developed into additional interchanges and commercialized sprawl.

I support the the Planning Commission's recommended I-270 boundary. The single most important thing is the boundary and the preservation goal.

I believe that the July 2021 boundary (drawn at Rt. 80 and including the Thurston Road cut-out) is highly suspect and will substantially benefit the developer whose properties are excluded. Instead of a preservation plan, the Sugarloaf Plan becomes a development plan with a preservation footnote.

If the boundary moves to allow dense, commercial and possibly industrial development on the west side of I-270, suburban sprawl will creep across the area as adjacent property-owners sell out.

A vote against the I-270 boundary is a vote against the Plan.

I will vote for candidates to who listen and respond to you.

Sincerely,

Katie Lawhon  
242 Dill Avenue  
Frederick Md 21701  
240/409-0728



**From:** [Jean Rosolino](#)  
**To:** [Keegan-Ayer, MC](#)  
**Subject:** Don't ruin my neighborhood!  
**Date:** Tuesday, August 30, 2022 7:55:55 PM

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[EXTERNAL EMAIL]

If the Sugarloaf plan line changes, it would directly impact me and the rural area outside of Frederick that we moved to 4 years ago specifically for its rustic charm.

If I'd wanted to live in an area that looked like Urbana or Ballenger Creek, I'd have moved to one of those areas. I did not. I do not like that dense development look. It's ugly.

I like the charm and beauty of open spaces and 6 acre minimum properties and you are potentially allowing this pristine farmland and open-space area to look like those overpopulated areas.

Let developers build thrown-together tacky-condos and houses somewhere else...but not in the pristine Sugarloaf area.

Jean Rosolino  
[JeanRosolino@gmail.com](mailto:JeanRosolino@gmail.com)

**From:** [Cherney, Ragen](#)  
**To:** [Brandt, Kimberly G.](#)  
**Cc:** [Mitchell, Kathy \(Legal\)](#)  
**Subject:** FW: Please please hold the line on 270 and 80 boundary in Urbana  
**Date:** Tuesday, August 30, 2022 5:35:23 PM  
**Attachments:** [HOLD THE LINE-Sugarloaf Treasured Landscape Management Plan.msg](#)  
[Sugarloaf Preservation Plan .msg](#)

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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: Will Moore <willmoore240@gmail.com>  
Sent: Tuesday, August 30, 2022 5:29 PM  
To: Council Members <CouncilMembers@FrederickCountyMD.gov>  
Subject: Please please hold the line on 270 and 80 boundary in Urbana

[EXTERNAL EMAIL]

Council,

Please deny the developer the “special” carve out of his property to develop and add more traffic and houses to an already overwhelmed community! The 270 and 80 line is a perfect compromise to development and open land and nature. We have urbana on one side with enough development and overcrowding already. Then just a short distance, a small escape to agriculture and skinny roads. It’s imperative to slow the development, the environmental impact and traffic and schools need a long pause! Please keep the plan and do not approve this request to move the recommended boundary. Thank you!

Will Moore  
240-338-9092

2353 Dixon Road  
21704

**From:** [Cherney, Ragen](#)  
**To:** [Brandt, Kimberly G.](#)  
**Cc:** [Mitchell, Kathy \(Legal\)](#)  
**Subject:** FW: Preserve Sugarloaf Treasured Landscape  
**Date:** Tuesday, August 30, 2022 2:59:48 PM

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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: Beverly Thoms <[thoms.bev@icloud.com](mailto:thoms.bev@icloud.com)>  
Sent: Tuesday, August 30, 2022 2:52 PM  
To: Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>  
Subject: Preserve Sugarloaf Treasured Landscape

[EXTERNAL EMAIL]

Please support the I270 boundary in the current draft plan. Our society needs open spaces for agriculture and environmental services such as cleansing of air, clean water, and carbon sequestration and for recreation and spiritual connection to the natural world. Allowing the boundary to creep west will encourage development creep and destroy the integrity of this beautiful area.

Bev Thoms  
Dickerson, MD.

Sent from my iPad

**From:** [Cherney, Ragen](#)  
**To:** [Brandt, Kimberly G.](#)  
**Cc:** [Mitchell, Kathy \(Legal\)](#)  
**Subject:** FW: Sugarloaf Concerns  
**Date:** Tuesday, August 30, 2022 5:55:46 PM  
**Attachments:** [image001.png](#)

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**Ragen Cherney**

*Chief of Staff/Legislative Director*

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



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**From:** Amanda Lombardo <[amanda\\_lombardo@bullis.org](mailto:amanda_lombardo@bullis.org)>  
**Sent:** Tuesday, August 30, 2022 5:46 PM  
**To:** Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>  
**Subject:** Sugarloaf Concerns  
**[EXTERNAL EMAIL]**

Dear Councilmembers,

I am writing to express my sincerest hope that you will resist and reject any proposed amendments and building plans presented separately by both Tom Natelli and the Stronghold Foundation to develop Sugarloaf Mountain and make it anything less than a protected environmental asset that remains open and free to the public. In an era beset by climate catastrophe, often instigated by human commercial endeavors, it would be tragic and irresponsible to do anything less than protect Sugarloaf Mountain as the unique, valued, and pristine natural resource it is today. Thank you for your attention to this important matter and Maryland treasure.

Best regards,

Amanda Lombardo

--

Amanda C. M. Lombardo  
Chair, Upper School English  
The Bullis School  
10601 Falls Road  
Potomac, MD 20854  
(301) 983-5701 ext. 810

**From:** [Will Moore](#)  
**To:** [Keegan-Ayer, MC](#)  
**Subject:** Fwd: Please don't allow more development in Urbana!!- support the 270 and 80 boundary  
**Date:** Tuesday, August 30, 2022 12:58:39 PM

---

[EXTERNAL EMAIL]

Dear Council Member McKeegan-Ayer,

>>>>

>>>> I am writing with the utmost urgency to DENY the development of land west of 270!

>>>>

>>>> When I hear T. Natelli very briefly during a community zoning meeting "explaining" the need for him to weigh the importance of future economic development with the future environmental impacts, this is nothing more than a blanket statement rather than a genuinely true explanation of his need to over-develop more land in this area. Let's be transparent here, this is about money and making more of it. Period. I would much more appreciate a real answer to be able to truly understand where this decision is coming from.

>>>>

>>>> I understand I really don't need to re-state this because of how clearly obvious this is but our schools (elementary-high school) are immensely overcrowded. With the Stone Barn community not even completed, what is your solution to this problem? Add a few more portables? A new wing with a couple more classrooms? Our children's classrooms, and in turn, their education is being so negatively impacted by how large classroom sizes are, by parking and transportation issues, and even simple things such as not having enough lockers to accommodate all of our students. Of course the list can go on and on about how our kids' education is being impacted by the overabundance of people in one area with only so much space to accommodate, but I think, at least I hope, you understand the point I'm trying to make here. How one could even consider building yet another community just based on this reason alone is ludicrous. I urge you to show that you actually care about your community.

>>>>

>>>> I'm also 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. But at some point, land has to be left alone. Only 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. I'm not here for a wildlife, climate change, or ag lecture but what may seem like a "small plot of land" to Natelli et al absolutely contributes to the downfall of what makes this part of our world so great.

>>>>

>>>> I don't see who benefits except for Natelli and those making money off of him. It is time for him to move on. We appreciate the community he has built but he's done enough here now. While I also appreciate the opportunity to have a "voice," (hopefully each and every one of these emails are being read and considered) it does nothing to convince me that decisions truly have already been made.

>>>>

>>>> Either way though, if this decision is truly up for debate as claimed...

>>>> As strongly as I can, I encourage you to reconsider the new land development in the agriculturally zoned land west of 270. Please.

>>>>

>>>> Thank you so much,

>>>> William Moore

>>>> Dixon Road resident and council/county executive voter

>

> My vote in the upcoming election will be decided on this issue!

>>>>

>>>

**From:** [Elizabeth Bauer](#)  
**To:** [Council Members](#)  
**Cc:** [Gardner, Jan](#)  
**Subject:** HOLD THE LINE-Sugarloaf Treasured Landscape Management Plan  
**Date:** Tuesday, August 30, 2022 5:12:12 PM

---

**[EXTERNAL EMAIL]**

Dear County Council Members,

I strongly support the **current** draft of the Sugarloaf Treasured Landscape Management Plan with the proposed rural heritage overlay zoning district. Specifically, the draft plan presented to the County Council by the Frederick County Planning Commission in July 2022. However, I would ask that the language on page 54 be deleted as it appears to suggest there is an opportunity for developers to push for Plan Amendments.

I have submitted testimony previously regarding the need to protect and preserve this region because of the many precious natural resources in the area to include forests, rivers, creeks and streams. I fear any development in this area would open the door to potential contamination in the waterways which eventually flow into the Chesapeake Bay causing damage to the aquatic life and economy of the fishing industry on the Eastern Shore of Maryland and beyond.

Additionally, I am concerned about the historical significance of the area, in particular the Hope Hill community and the Monocacy National Battlefield Park.

After the County Council's workshop on August 22, 2022, it appeared that there would be a possible amendment offered for consideration by the County Council to move the proposed boundary in the current plan, away from the I-270 corridor and revert the boundary line back to the one proposed in July 2021 Sugarloaf Treasured Landscape Management Plan. The proposed boundary in the July 2021 plan included a cut-out on Thurston Road and Route 80/Park Mills Road which would allow for possible development west of I-270,

I **very strongly oppose** any change to the boundary currently identified in the plan presented to the County Council for your consideration. Historically, I-270 has been the boundary line between Urbana and the Sugarloaf region. Any movement in the boundary will open the door to potential future development west of I-270 which would cause irreversible damage to the footprint of the region. We must hold the line at I-270 and preserve the land in the Sugarloaf area.

I ask that you vote against any amendment(s) offered which would move the boundary away from I-270. Please HOLD THE LINE!

I wish to thank the Council for their support of the Plan and thank you for all the time and consideration you have given working through this contentious process.

Sincerely,

J. Elizabeth Bauer, SHRM-SCP  
8097 Geaslin Drive  
Middletown, MD 21769

cc: County Executive

**From:** [Sasha Carrera](#)  
**To:** [Keegan-Ayer, MC](#); [Johnny Carrera](#)  
**Subject:** Honest Council Members Serve Constituents Not Greedy Outside Developers  
**Date:** Tuesday, August 30, 2022 2:33:09 PM

---

**[EXTERNAL EMAIL]**

Dear M.C. Keegan-Ayer,

I urge you to vote in favor of preserving the I-270 Boundary for the Treasured Sugarloaf Area Plan.

My family has lived on Thurston Road since 1950. My entire life, I have understood that "our side" of 270 was agricultural -- that the natural aesthetic of the area, its farm lands, fresh water and important Maryland history were all protected from suburban sprawl because our county government valued the land, its ecological importance, its history and beauty as much as we do.

Allowing developers to encroach on that boundary opens the entire area to future development. It undermines the entire purpose of the Sugarloaf Plan. And perhaps worst of all, it shows that government, OUR Frederick County Government, can be bought by out-of-county developers who use money and influence, secret meetings, fake "citizen groups" and bribery to manipulate laws that will affect the lives and futures of those of us who live there while further lining their pockets.

You have a choice -- you can represent the people who vote (and will vote) for you, or you can pander to the greed of an out-of-county special interest whose only allegiance is his own pocketbook.

Thank you for your attention to this matter,  
Alexandra Carrera  
2602 Thurston Road, 21704

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

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

[imdb.me/sashacarrera](https://imdb.me/sashacarrera)

**From:** [smordensky@aol.com](mailto:smordensky@aol.com)  
**To:** [Fitzwater, Jessica](#); [Keegan-Ayer, MC](#)  
**Subject:** I strongly support the I-270 boundary between development on the east side and preserve & protect rural settings on the west side.  
**Date:** Tuesday, August 30, 2022 11:31:36 AM

---

**[EXTERNAL EMAIL]**

Good morning,

Please support this I-270 boundary between development only on the east side of I-270 and preserving & protecting this rural & natural treasure known as the Sugarloaf Treasured Landscape plan on the west side of I-270.

Sincerely,

Stan Sr.

Stan Mordensky, Sr.  
11401 Meadowlark DR.  
Ijamsville, MD 21754  
**Cell Phone: 301-639-8584 (Best choice)**



**From:** [msimpson2005\\_bennettscreekfarm.com](mailto:msimpson2005_bennettscreekfarm.com)  
**To:** [Keegan-Ayer, MC](#)  
**Subject:** I support the I-270 boundary as is  
**Date:** Tuesday, August 30, 2022 3:18:15 PM

---

**[EXTERNAL EMAIL]**

Hello Ms. Keegan-Ayers,

I am hearing that an amendment may be put forth tonight at the Planning Commission meeting to place the boundary of the development area west of the I-270 corridor. This in effect will allow one developer to bring businesses into this area, thereby ruining the nature of this area for all.

Once businesses are allowed to set up west of I-270, suburban sprawl will creep across the area as adjacent property-owners sell out. This will snow-ball into turning this area into basically another Urbana, with no room for nature or agriculture.

Please do not vote for this amendment to change the boundary of I-270. We need to preserve the Sugarloaf Mountain area for future generations to enjoy.

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

**From:** [Susan Trainor](#)  
**To:** [Keegan-Ayer, MC](#)  
**Subject:** I Vote for Candidates who Support the I-270 Boundary  
**Date:** Tuesday, August 30, 2022 1:23:17 PM

---

**[EXTERNAL EMAIL]**

Ms. Keegan-Ayer,

I'm writing today to ask for your vote for the Sugarloaf Treasured Landscape Management Plan with the I-270 boundary.

This is the boundary that the Planning Commission recommended to you. It concerns me that Council Members are responding to pressure to exclude the developer's west side properties from the Plan. Why? The interchanges? There are no interchanges on the drawing board for decades. Commuting patterns are changing. It's a 20th century argument. What's the real deal?

It matters to me. I live on Rt. 80 across from Mr. Natelli's land. If dense development is approved across the road, the lifestyle we and our neighbors chose is ruined. Our property values will go down, because our rural land will be across from a dense housing development or a commercial center or - gulp - an enormous, bright, loud data center complex.

A vote to change the boundary is a vote to force us to sell and move, because a dense development is not where we invested and not where we choose to live. This is the start of the suburban sprawl - rural folks adjacent to density will sell out.

Those opposing the I-270 boundary are almost all in the industry: developers, builders, real estate folks and the associations who represent them. I belong to an organization of concerned citizens who have no staff, who have no public affairs strategists or media connections, and who didn't even have a functioning website until a week ago. Still, concerned residents outnumber the opponents at meetings and we have hundreds of Frederick County residents on our mailing list and as signers on our petition supporting the I-270 boundary (333 Frederick County signers as of last night).

The Sugarloaf Plan is designed to be a preservation plan. If the boundary is moved from I-270 to exclude developer-owned properties from the Overlay's environmental protection regulations, it becomes a development plan with a preservation footnote - a superficial green feather in a politician's cap - and good-will industry money will continue to flow. Win-win for you all. Not so much for us.

I'm not in your district, but I know that you back your Democratic Party colleagues. Please know that my mid-term election votes go to candidates who support the Sugarloaf Treasured Landscape Management Plan with the I-270 boundary.

Respectfully,  
Sue Trainor  
8089 Fingerboard Road

**From:** [John Lyons](#)  
**To:** [Keegan-Ayer, MC](#)  
**Subject:** I vote for candidates who vote for the I-270 boundary!  
**Date:** Tuesday, August 30, 2022 1:16:04 PM

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**[EXTERNAL EMAIL]**

Good afternoon. I want to let you know where I and many more residents of this part of Frederick County stand in terms of the proposed changes or amendments to the previously protected I-270 Sugarloaf Preservation Plan. I live in the area in question. My wife and I travel this section of route 80 daily to get to the 270 interchange. Ask anyone that lives along or travels on this section of route 80, if more development should be approved and you will most assuredly get a resounding NO! This road is already extremely busy with local and commercial traffic on a daily basis. No way should anything be considered to further aggravate this situation. The only reason it's bearable now is because this area has been protected from further development. These plan changes/ amendments that are being suggested, are not being suggested by anyone that lives in or along this stretch of the county. I understand that this movement is being championed by some folks that bought up large parcels of farm lands. They did so either without researching the already existing preservation plan in place, or assuming that with their deep pockets and their influence could get them the changes they desire. These people don't live here, they don't care what it will do to the traffic situation or how it will change the landscape of this protected area. I-270 is and has been the boundary for development such as what is being planned or proposed for years. I'm quite sure the Natelli people, and all the other deep pocket folks that want this change, did their due diligence and discovered that these farm parcels they bought or inherited, were located in restricted areas. Is it really in the county's best interest let alone the folks like myself that live out here, to help them make more money by altering what's already been established as common sense planning and zoning? Please, don't be a rubber stamp for these folks. Listed to your supporters, the people that live here in Frederick County. Protect our beautiful landscape.

Respectfully,

John Lyons  
3500 Hopeland Rd.  
Frederick, MD 21704

**John P Lyons**

*Certified Residential Appraiser*

30031211 MD CR1028 WV

**Lyons Appraisal Services, LLC**

**3500 Hopeland Rd**

**Frederick, MD 21704**

**301-874-5556**

**From:** [Di Krop](#)  
**To:** [Keegan-Ayer, MC](#)  
**Subject:** I vote for candidates who vote for the I-270 boundary!  
**Date:** Tuesday, August 30, 2022 12:43:59 PM

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**[EXTERNAL EMAIL]**

We moved to Roderick Road in Urbana, 37 years ago with our 2 sons and daughter. We moved here from the very crowded Montgomery County seeking a more rural location to raise our family. Our children were able to play outside with their friends; enjoy nature and appreciate wildlife. We support the Plan's I-270 boundary from Montgomery County to the Monocacy and its preservation goals for the Sugarloaf area.

Sugarloaf is so close to us and our grandchildren enjoy going there to explore. We left Montgomery County because of all the growth and loss of farmland. Now, it seems Frederick is doing exactly what Montgomery County did. If there is a postage stamp piece of property, a developer wants to build on it.

When is enough, enough?

Our grandchildren and great grandchildren will not get to experience nature and watching wildlife like their parents did. We support the Planning Commission's recommended I-270 boundary. The single most important thing is the boundary and the preservation goal. We believe that the July 2021 boundary (drawn at Rt. 80 and including the Thurston Road cut-out) is highly suspect and will substantially benefit the developer whose properties are excluded. **This is in our neighborhood.** Instead of a preservation plan, the Sugarloaf Plan becomes a development plan with a preservation footnote. If the boundary moves to allow dense, commercial and possibly industrial development on the west side of I-270, suburban sprawl will creep across the area as adjacent property owners sell out. We have already seen this on our road. A vote against the I-270 boundary is a vote against the Plan.

This seems to just be an opportunity for developers to circumvent the views of the public who live here and their understanding of what is planned.

Does our opinion matter at all or is it just a pretense? Just like the changing of the rules about our views being heard if we left a message. Now the only views to be heard vs. transcribed for the record had to be called in after 5:30 PM. You may not live in this area, but we do and we care. **We may not be able to vote on this plan, but we do get to vote on who gets into office. Please listen to us. We are paying attention to your vote on this Plan.**

**God's Blessings,  
Di**

Diana Krop  
Admin Asst to the Pastor  
First Baptist Church of Green Valley

**Isaiah 40:31**

**From:** [Sharon Crane](#)  
**To:** [Fitzwater, Jessica](#); [Keegan-Ayer, MC](#)  
**Subject:** I vote for candidates who vote for the I-270 boundary!  
**Date:** Tuesday, August 30, 2022 12:24:27 PM

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**[EXTERNAL EMAIL]**

We live at the base of Sugarloaf Mountain on Sugarloaf Mountain Road, and we are strongly against plans to develop west of I-270.

We support the Planning Commission's recommended I-270 boundary. The single most important thing is the boundary and the preservation goal.

We believe that the July 2021 boundary (drawn at Rt. 80 and including the Thurston Road cut-out) is highly suspect and will substantially benefit the developer whose properties are excluded. Instead of a preservation plan, the Sugarloaf Plan becomes a development plan with a preservation footnote.

If the boundary moves to allow dense, commercial and possibly industrial development on the west side of I-270, suburban sprawl will creep across the area as adjacent property-owners sell out.

A vote against the I-270 boundary is a vote against the Plan.

We will vote for candidates to who listen and respond to us.

Sharon E. Crane, Ph.D., Esq.

**From:** [Maureen Heavner](#)  
**To:** [Keegan-Ayer, MC](#)  
**Subject:** I Vote For Candidates Who Vote For the I-270 Boundary!!!  
**Date:** Tuesday, August 30, 2022 12:26:08 PM

---

**[EXTERNAL EMAIL]**

Dear Ms. Keegan-Ayer,

I moved to the Sugarloaf area in December 1996 because it is rural and beautiful. If I wanted to live amongst commercial properties, industrial properties and huge housing developments, I would have invested in property elsewhere. I know how valuable this region is, especially the Urbana area which is being over-developed and is losing all the attractive things that Frederick County once offered. It is quickly becoming another Germantown with over population, both residential developments and businesses. With this increase come some high prices like, traffic and crime, both of which I have experienced. I now have a security system installed to help keep my property safe.

In the last 13+/- years we in the Sugarloaf Conservancy area have had to fight the power company and a high-powered gun range with Old Line Arsenal. All in efforts to keep the landscape, wild life and agricultural undisturbed. It has been exhausting wondering who is trying to backdoor some zoning change to suit their personal agenda or political career. We have had to deal with County Council members trying to be "good ole boys" and try to fast track changes for their friends and for large developers. I live a modest life with a modest income, and have contributed money I couldn't afford to give in hopes of maintaining the tranquil beauty of my community.

During the Covid shutdown thousands of people from around the county and beyond made daily trips to Sugarloaf Mountain to partake in its beauty. Some days you couldn't even get within a mile of the entrance. Clearly, these area's need to stay intact for the recreational enjoyment of our County. Green space is getting harder and harder to find in Frederick without having to travel 40 minutes away. I'm sure you wouldn't want this happening in your back yard. Especially when you've invested in 26 years in the peace and tranquility of your home.

I support the Planning Commission's recommended I-270 boundary. I also believe that July 2021 boundary (drawn at Rt. 80 and including Thurston Road cut-out) is HIGHLY suspect and will substantially benefit the developers whose properties are excluded. I live on Burnt Hickory Circle, which is off of Thurston Road and I have watched the Natelli family, along with the Planning Commission destroy the beautiful countryside I invested in. I drive up Route 80 and across Park Mills Road to avoid the nightmare development that was once know as Urbana without any streetlights. I realize change is inevitable, but we need to be responsible with the long-term planning.

I am looking for leadership that hears from all the people, not just the developers who will line their pockets. Please listen to the community. I doubt you will ever hear

people say, "Oh yes, please over-develop my town, kill the wildlife and take away all the beautiful natural resources". Please do the right thing.

Best regards,  
Maureen Heavner  
8603 Burnt Hickory Circle  
Frederick, MD 21704

301-788-8341

**From:** [Kristen Morrison](#)  
**To:** [Keegan-Ayer, MC](#)  
**Subject:** I vote for candidates who vote for the I-270 boundary!  
**Date:** Tuesday, August 30, 2022 4:48:06 PM

---

[EXTERNAL EMAIL]

Dear Council Member MCKeegan-Ayer,

My name is Kristen Morrison and I live at 1820 Mt Ephraim Road in Adamstown, MD.

I support the current Sugarloaf Treasured Landscape Management Plan and am against any amendment on the west side of the I-270 boundary. If the existing boundary is moved in the plan then that would allow additional commercial and industrial development. This would be detrimental to the existing farms, forests and green spaces. The quality of life would deteriorate around Sugarloaf Mt.

Preservation should be the goal of this plan, not dense, commercial and possibly industrial development and suburban sprawl.

I urge the council members to vote against any amendments that would weaken the preservation boundaries in the current plan. I plan to vote and will support candidates that preserve this natural area. It is a National Treasure.

Thank you,

Kristen Morrison



**From:** [kelsey.roos](#)  
**To:** [Keegan-Ayer, MC](#)  
**Subject:** I vote for candidates who vote for the I-270 boundary.  
**Date:** Tuesday, August 30, 2022 11:58:51 AM

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**[EXTERNAL EMAIL]**

Dear Ms. McKeegan-Ayer,

As a resident of Frederick County for 32 years, I've come to love and appreciate the many aspects of our county. To this end, I support the Planning Commission's recommended I-270 boundary, and will vote for candidates who support the I-270 boundary. I believe that the July 2021 boundary (drawn at Rt. 80 and including the Thurston Road cut-out) is highly suspect and will substantially benefit the developer whose properties are excluded. If the boundary is moved to allow dense, commercial and possibly industrial development on the west side of I-270, suburban sprawl will creep across the area as adjacent property-owners sell out, and we will simply become another Montgomery County. I vote for candidates who vote for the I-270 boundary, and who listen to and respond to my concerns.

Sincerely,

Kelsey J. Roos  
8608 Burnt Hickory Circle  
Frederick, MD, 21704

**From:** [Sue Fortin](#)  
**To:** [Fitzwater, Jessica](#); [Keegan-Ayer, MC](#)  
**Subject:** I vote for I270 as Sugarloaf Boundary...  
**Date:** Tuesday, August 30, 2022 6:02:20 PM

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**[EXTERNAL EMAIL]**

and I vote for candidates who support the plan.

I strongly support the boundaries of the Treasured Sugarloaf plan as submitted to you by the Planning Commission. The planning staff has done an exemplary job of creating a plan that is focused on the objectives of Livable Frederick. The vitality of Frederick's livability is dependent on both slow, reasonable developmental growth in areas that have already been touched by development AND by maintaining the pristine rural and environmental characteristics of the Sugarloaf area. Historically defined, I270 is the defining line that separates these two types of areas. For 30 years I lived east of I270 with a view of the mountain until slowly traffic increased on 355 as Urbana developed at our home was no longer the peaceful retreat it was when we bought it. So we moved to "the other side". I have been grateful to the mountain and the memories me and my family made on it. I've attended weddings of friends and family at the mansion. And I especially cherished the Sunday morning hikes with my daughter throughout her high school years. Stronghold has done wonderful work in creating the vision of Gordon Strong. I hope this will continue and that the one liability concern voiced by Stronghold can be resolved. But if not, I would rather see the plan enacted with the boundaries intact and the protections in place and the mountain closed. Any changes to the boundary from the plan submitted would compromise the plan itself, especially since there is ample room for development to the east of I270 and in other areas of the county already identified for future development.

**From:** [Karen Lynch](#)  
**To:** [Keegan-Ayer, MC](#)  
**Subject:** I voted for you recently - and I vote for candidates who vote for the I-270 boundary  
**Date:** Tuesday, August 30, 2022 1:07:50 PM

---

**[EXTERNAL EMAIL]**

Dear Ms. Keegan - Ayer -

I have been emailing and calling to show my support for the Sugarloaf Alliance plan, keeping the Planning Commission's recommended I-270 boundary since September of 2021. This is critical to the future of preservation and conservation around Sugarloaf mountain.

The July 2021 boundary (drawn at Rte. 80 and including the Thurston Road cut-out) is highly suspect and will substantially benefit the developer whose properties are excluded. Instead of a preservation plan, the Sugarloaf Plan becomes a development plan with a preservation footnote.

I understand there are issues with Stronghold and keeping the mountain open to visitors. Please work with them as well as keeping the I-270 boundary.

We have to consider the future of climate change. When will you draw the line? When is enough enough? There are issues of water, wildlife, sustainability of life as we know it down the line. Why not hold the line at I-270 now and make a stand?

Best Regards,

Karen Lynch  
103 Catocin Avenue  
Frederick, MD 21701  
[kromer.lynch@gmail.com](mailto:kromer.lynch@gmail.com)

**From:** [Suzanne Feldman](#)  
**To:** [Keegan-Ayer, MC](#)  
**Subject:** I-270 Boundary - Treasured Landscape  
**Date:** Tuesday, August 30, 2022 12:06:12 PM

---

[EXTERNAL EMAIL]

Dear Ms. Keegan-Ayer;

\* I am writing because I support the the Planning Commission's recommended I-270 boundary. The single most important thing is the boundary and the preservation goal.

\* I believe that the July 2021 boundary (drawn at Rt. 80 and including the Thurston Road cut-out) is highly suspect and will substantially benefit the developer whose properties are excluded. Instead of a preservation plan, the Sugarloaf Plan becomes a development plan with a preservation footnote.

\* If the boundary moves to allow dense, commercial and possibly industrial development on the west side of I-270, suburban sprawl will creep across the area as adjacent property-owners sell out.

\* A vote against the I-270 boundary is a vote against the Plan.

\* I will vote for candidates to who listen and respond to me.

Thank you for your attention to this.

Yours,  
Suzanne Feldman

Suzanne Feldman

See my fabulous author website at:  
<http://suzannefeldman.net/>

**From:** [Suzanne Feldman](#)  
**To:** [Keegan-Ayer, MC](#)  
**Subject:** I-270 Boundary - Treasured Landscape  
**Date:** Tuesday, August 30, 2022 12:06:12 PM

---

**[EXTERNAL EMAIL]**

Dear Ms. Keegan-Ayer;

\* I am writing because I support the the Planning Commission's recommended I-270 boundary. The single most important thing is the boundary and the preservation goal.

\* I believe that the July 2021 boundary (drawn at Rt. 80 and including the Thurston Road cut-out) is highly suspect and will substantially benefit the developer whose properties are excluded. Instead of a preservation plan, the Sugarloaf Plan becomes a development plan with a preservation footnote.

\* If the boundary moves to allow dense, commercial and possibly industrial development on the west side of I-270, suburban sprawl will creep across the area as adjacent property-owners sell out.

\* A vote against the I-270 boundary is a vote against the Plan.

\* I will vote for candidates to who listen and respond to me.

Thank you for your attention to this.

Yours,  
Suzanne Feldman

Suzanne Feldman

See my fabulous author website at:  
<http://suzannefeldman.net/>

**From:** [Cherney, Ragen](#)  
**To:** [Brandt, Kimberly G.](#)  
**Cc:** [Mitchell, Kathy \(Legal\)](#)  
**Subject:** FW: In Favor of the I-270 Boundary  
**Date:** Tuesday, August 30, 2022 6:04:03 PM  
**Attachments:** [image001.png](#)

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**Ragen Cherney**

*Chief of Staff/Legislative Director*

Frederick County Council

Winchester Hall

12 East Church Street

Frederick, Maryland 21701

301.600.1049



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**From:** James Gunsallus <[gunsaljm@comcast.net](mailto:gunsaljm@comcast.net)>  
**Sent:** Tuesday, August 30, 2022 6:03 PM  
**To:** Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>  
**Cc:** 'Pandora Gunsallus' <[gunsalpp@comcast.net](mailto:gunsalpp@comcast.net)>  
**Subject:** In Favor of the I-270 Boundary

[EXTERNAL EMAIL]

Dear County Council Members,

My name is Pandora Gunsallus. I own 25 acres at 3350 Park Mills Road, directly behind Johanna Springston, my sister, at 8101 Fingerboard Road.

Having any kind of development at Rt. 80 and Park Mills Road is a mistake. It's a mistake to introduce any kind of development right next to, or within what I believe should remain the preservation area of Sugarloaf Mountain. A move to vote the boundary back to Rt. 80 and along the "cut-out" at Thurston Road cancels out or ruins the preservation plan and turns it into a lucrative development plan for any developer that comes down the pike from places like Montgomery County, who want to line their pockets, while leaving Frederick County in the wake of their ruins. Development on the East side of I-270 can be a positive avenue for Frederick County to continue to explore.

If the boundary is changed from I-270, this domino will be the first plank to fall in the crumbling of the Sugarloaf Preservation Plan and it will be on your heads, which you can't keep hiding in the sand. Sugarloaf Alliance and many area residents have been making our case for a couple years now and it's disheartening and disturbing to still not know the preservation position of some of the County Council members.

I'm not sure how members could hold certain positions and be seeking offices and fail to reveal to the public, their voters, whether or not you are voting for the preservation of Sugarloaf. If you are failing to respond to FNP and residents, that makes you a poor choice for a public servant. If thoughtful and balanced County Land Planning is not in your purview and you find yourself being swayed by organizations with the most wealth or possible influence, that also makes you a poor choice for a public servant in Frederick County.

If the boundary becomes drawn at Rt. 80 along with the Thurston Road "cut-out", and they are taken out of the Overlay, then I no longer want to be included in the Overlay.

Thank you,  
Pandora Gunsallus  
241 Cynthia Drive  
Canonsburg, PA 15317

**From:** [K.L.Kyde](#)  
**To:** [Keegan-Ayer, MC](#)  
**Subject:** Maintain the July 2021 boundaries for Sugarloaf Plan  
**Date:** Tuesday, August 30, 2022 1:56:18 PM

---

[EXTERNAL EMAIL]

Hi,

I just got a permit to build a net-zero house in Frederick County. Right now, I live in Dickerson, so Sugarloaf is in my backyard. Living in either location, I strongly support the Planning Commission's recommendation to use I-270 as the boundary for the implementation of the Sugarloaf Treasured Landscape plan. Please have the courage to maintain that boundary against any Plan amendment to the contrary. Any transportation-related infrastructure can be built east of the highway, when and IF it is necessary. The protection afforded by the Plan's original version is good public policy. I urge you to support it.

Thank you,  
K.L. Kyde  
Dickerson (soon Myersville)



**From:** [Cherney, Ragen](#)  
**To:** [Brandt, Kimberly G.](#)  
**Cc:** [Mitchell, Kathy \(Legal\)](#)  
**Subject:** FW: New petition to you: Sugarloaf Treasured Landscape Management Petition-Opposed to down-zoning and overlay  
**Date:** Tuesday, August 30, 2022 6:28:02 PM  
**Attachments:** [image001.png](#)

---

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



---

**From:** Margaret Koogle via Change.org <[change@t.change.org](mailto:change@t.change.org)>  
**Sent:** Tuesday, August 30, 2022 6:26 PM  
**To:** Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>  
**Subject:** New petition to you: Sugarloaf Treasured Landscape Management Petition-Opposed to down-zoning and overlay

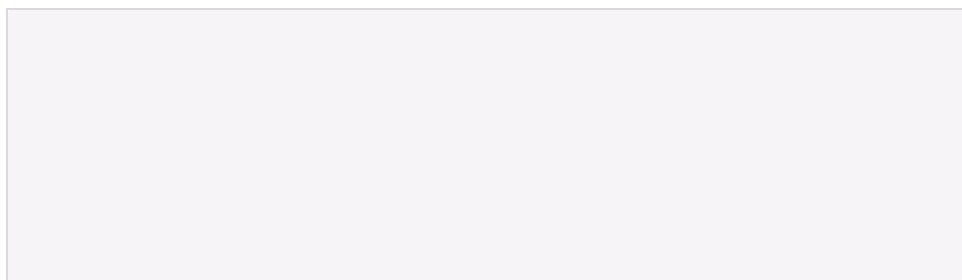
**[EXTERNAL EMAIL]**



---

## Frederick County Council: you've been listed as a decision maker

Margaret Koogle started a petition on Change.org and listed you as a decision maker. Learn more about Margaret Koogle's petition and how you can respond:





Margaret Koogle is petitioning Frederick County Council (Frederick County Council Members)

**Sugarloaf Treasured Landscape Management  
Petition-Opposed to down-zoning and overlay**

As a Frederick County, MD resident, I'm signing this petition to ask the governing Frederick County Council members(who'll be voting on the proposed July 2022 "Sugarloaf Treasured Landscape Management Plan") to fairly reform the plant to protect property rights before...

[View the petition](#)

**WHAT YOU CAN DO**

**1. View the petition:** [Learn about the petition and its supporters](#).

You will receive updates as new supporters sign the petition so you can see who is signing and why.

**2. Respond to the petition:** [Post a response](#) to let the petition supporters know you're listening, say whether you agree with their call to action, or ask them for more information.

**3. Continue the dialogue:** Read the comments posted by petition supporters and continue the dialogue so that others can see you're an engaged leader who is willing to participate in open discussion.

## CHANGE.ORG FOR DECISION MAKERS

On Change.org, decision makers like you connect directly with people around the world to resolve issues. [Learn more](#).

---

This notification was sent to [councilmembers@frederickcountymd.gov](mailto:councilmembers@frederickcountymd.gov), the address listed as a decision maker.

---

This is a one-time notification to the email address listed above. You will not receive any further notifications regarding this petition from us.

[Privacy policy](#)

We'd love to hear from you! [Contact us](#) through our help center.

Change.org · 548 Market St #29993, San Francisco, CA 94104-5401, USA

**From:** [Ktbundt](#)  
**To:** [Keegan-Ayer, MC](#)  
**Cc:** [Fitzwater, Jessica](#)  
**Subject:** Please Preserve the 270 boundary for the Sugarloaf Plan  
**Date:** Tuesday, August 30, 2022 1:57:33 PM

---

**[EXTERNAL EMAIL]**

Dear Council Members Keegan-Ayer & Fitzwater:

Please keep the boundary of the Sugarloaf plan at I-270. I ask that you stop for a moment and think about what makes Frederick County better than Montgomery County. The answer is open space and farms. More warehouses and commercialized sprawl is not more desirable than protected landscapes. New development also requires the County to provide more schools and other infrastructure than open space.

I support the the Planning Commission's recommended I-270 boundary. Changing that boundary to appease one politically connected developer who wants his properties excluded, does not show leadership. Acting in a way that preserves our natural resources does.

I urge you to put the future quality of life of *all* Frederick County residents, not just the minority who seek commercial and residential development to make quick money.

A vote against the I-270 boundary is a vote to gut the plan. Please preserve the I-270 boundary.

Sincerely,

Gloria LaDoucear  
242 Dill Avenue  
Frederick Md 21701  
240/409-6542

**From:** [Kyla Moore](#)  
**To:** [Keegan-Ayer, MC](#)  
**Subject:** Please support our children and environment!!  
**Date:** Monday, August 29, 2022 8:05:02 PM

---

[EXTERNAL EMAIL]

> To Council Member Keegan-Ayer:

>

> I am writing with the utmost urgency to DENY the development of land west of 270!

>

> When I hear T. Natelli very briefly during a community zoning meeting "explaining" the need for him to weigh the importance of future economic development with the future environmental impacts, this is nothing more than a blanket statement rather than a genuinely true explanation of his need to over-develop more land in this area. Let's be transparent here, this is about money and making more of it. Period. I would much more appreciate a real answer to be able to truly understand where this decision is coming from.

>

> I understand I really don't need to re-state this because of how clearly obvious this is but our schools (elementary-high school) are immensely overcrowded. With the Stone Barn community not even completed, what is your solution to this problem? Add a few more portables? A new wing with a couple more classrooms? Our children's classrooms, and in turn, their education is being so negatively impacted by how large classroom sizes are, by parking and transportation issues, and even simple things such as not having enough lockers to accommodate all of our students. Of course the list can go on and on about how our kids' education is being impacted by the overabundance of people in one area with only so much space to accommodate, but I think, at least I hope, you understand the point I'm trying to make here. How one could even consider building yet another community just based on this reason alone is ludicrous. I urge you to show that you actually care about your community.

>

> I'm also 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. But at some point, land has to be left alone. Only 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. I'm not here for a wildlife, climate change, or ag lecture but what may seem like a "small plot of land" to Natelli et al absolutely contributes to the downfall of what makes this part of our world so great.

>

> I don't see who benefits except for Natelli and those making money off of him. It is time for him to move on. We appreciate the community he has built but he's done enough here now. While I also appreciate the opportunity to have a "voice," (hopefully each and every one of these emails are being read and considered) it does nothing to convince me that decisions truly have already been made.

>

> Either way though, if this decision is truly up for debate as claimed...

> As strongly as I can, I encourage you to reconsider the new land development in the agriculturally zoned land west of 270. Please.

>

> Thank you so much,

> Kyla Moore

> 2353 Dixon Road

>

**From:** [Donna Hart Schuster](#)  
**To:** [McKay, Steve](#); [Fitzwater, Jessica](#); [Keegan-Ayer, MC](#)  
**Cc:** [info@sugarloafcitizens.org](mailto:info@sugarloafcitizens.org)  
**Subject:** Potential amendment of the Sugarloaf Mountain Plan  
**Date:** Tuesday, August 30, 2022 5:46:23 PM

---

**[EXTERNAL EMAIL]**

Good evening Mr. McKay. Ms. Fitzwater, and Ms. Keegan-Ayer,  
Via a social media post by the Sugarloaf Citizens Association , I was made aware that one or more Frederick County Council members is potentially poised to offer an amendment to the draft of the Sugarloaf Mountain Plan.

I strongly oppose such an amendment.

It is imperative to protect and preserve the sanctity of the woodlands, waterways, farms and historic sites in Frederick County surrounding Sugarloaf Mountain. The Montgomery County Agricultural Reserve and the rural areas in Frederick County adjacent to it are treasures unique to this area - and should be valued as such. To allow commercial interests to derail the Plan and violate even a small portion of this acreage would be unconscionable. Further, once you open the area to any exception for development, a precedent is set and you risk eventually turning this bucolic area into just another (over)developed area in the State of Maryland.

Please support the Sugarloaf Mountain Plan as originally drafted.

Thank you,

Donna Hart Schuster

**From:** [Cherney, Ragen](#)  
**To:** [bcpoteat@gmail.com](mailto:bcpoteat@gmail.com)  
**Cc:** [Cherney, Ragen](#); [Brandt, Kimberly G.](#); [Mitchell, Kathy \(Legal\)](#)  
**Subject:** RE: Maintain Sugarloaf Plan Boundary at I270  
**Date:** Tuesday, August 30, 2022 12:43:31 PM  
**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:** bcpoteat@gmail.com <bcpoteat@gmail.com>

**Sent:** Tuesday, August 30, 2022 12:21 PM

**To:** Fitzwater, Jessica <JFitzwater@FrederickCountyMD.gov>; Keegan-Ayer, MC <MCKeegan-Ayer@FrederickCountyMD.gov>; Council Members <CouncilMembers@FrederickCountyMD.gov>

**Subject:** Maintain Sugarloaf Plan Boundary at I270

**[EXTERNAL EMAIL]**

Members of the Frederick County Council:

The Sugarloaf Plan's preservation goals are important to the future of Frederick County.

The Plan's boundary should remain at I270 from the Montgomery County line to the Monocacy River.

The Overlay should extend across this entire Plan area.

Your commitments to those preservation goals and to the entire I270 boundary and overlay are needed now.

If you support the boundary's reduction to allow development on the west side of I270, the Plan becomes a development plan, not a preservation plan.

If you support changing the Plan boundary to "cut out" developer-owned properties, you are essentially compensating land speculation at the expense of present and future residents and of the Sugarloaf area environment.

If you support preferential zoning and regulatory treatment for a few entrenched real estate holdings and interests, you are essentially undermining the County's land use and zoning laws enacted to fairly protect present and future communities, residents, and their shared landscapes.

If you vote to change the Sugarloaf Plan boundary and allow development on the west side of I270, the Plan will be a development plan with a false preservation façade.

Blanca Poteat

Sugarloaf Mountain Road Sent from Mail for Windows

**From:** [Cherney, Ragen](#)  
**To:** [smordensky@aol.com](mailto:smordensky@aol.com)  
**Cc:** [Cherney, Ragen](#); [Brandt, Kimberly G.](#); [Mitchell, Kathy \(Legal\)](#)  
**Subject:** RE: Please keep the I-270 boundary between development to the east & rural & natural setting to the west side of I-270.  
**Date:** Tuesday, August 30, 2022 12:43:09 PM  
**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:** smordensky@aol.com <smordensky@aol.com>

**Sent:** Tuesday, August 30, 2022 11:45 AM

**To:** Council Members <CouncilMembers@FrederickCountyMD.gov>

**Subject:** Please keep the I-270 boundary between development to the east & rural & natural setting to the west side of I-270.

**[EXTERNAL EMAIL]**

Good morning County Council,  
Please keep the most current Sugarloaf Plan boundary as of last week at I-270.  
Development needs to be contained on the historic east side of this interstate.  
Any thoughts of moving this boundary endanger the Sugarloaf Treasured Landscape Management Plan.

Sincerely,

Stan Sr.,

Stan Mordensky, Sr.

11401 Meadowlark DR.

Ijamsville, MD 21754

**Cell Phone: 301-639-8584 (Best choice)**



**From:** [Cherney, Ragen](#)  
**To:** [Carol Waldmann](#)  
**Cc:** [Cherney, Ragen](#); [Brandt, Kimberly G.](#); [Mitchell, Kathy \(Legal\)](#)  
**Subject:** RE: Rt 80 ammendment  
**Date:** Tuesday, August 30, 2022 8:50:30 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



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**From:** Carol Waldmann <c.waldmann@comcast.net>

**Sent:** Tuesday, August 30, 2022 7:03 AM

**To:** Council Members <CouncilMembers@FrederickCountyMD.gov>

**Subject:** Rt 80 ammendment

**[EXTERNAL EMAIL]**

I am a constituent and I strongly appose the former cut out of the Sugarloaf treasured Landscape proposal. The 270 boundry should remain. This is the gateway to Frederick County and it is critical to the whole concept of a treasured landscape. Please do not go along with any ammendment that allows development west of I-270. Please remain strong on this vital task that will be valued for generations.

thank you for your consideration,

Carol Waldmann MD

781 405-1583

[cw@alum.mit.edu](mailto:cw@alum.mit.edu)

**From:** [Cherney, Ragen](#)  
**To:** [James Gunsallus](#)  
**Cc:** [Cherney, Ragen](#); [Brandt, Kimberly G.](#); [Mitchell, Kathy \(Legal\)](#)  
**Subject:** RE: Rt. 80 Boundary Amendment & 25% Grade for RC  
**Date:** Tuesday, August 30, 2022 12:42:50 PM  
**Attachments:** [image001.png](#)

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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:** James Gunsallus <[gunsaljm@comcast.net](mailto:gunsaljm@comcast.net)>  
**Sent:** Tuesday, August 30, 2022 11:35 AM  
**To:** Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>  
**Cc:** [kaihagen@gmail.com](mailto:kaihagen@gmail.com); 'Ingrid Rosencrantz' <[catoctinck@gmail.com](mailto:catoctinck@gmail.com)>; 'Susan Trainor' <[sue.trainor.music@gmail.com](mailto:sue.trainor.music@gmail.com)>; 'Pandora Gunsallus' <[gunsalpp@comcast.net](mailto:gunsalpp@comcast.net)>; Planning Commission <[PlanningCommission@FrederickCountyMD.gov](mailto:PlanningCommission@FrederickCountyMD.gov)>; [steveblack2313@gmail.com](mailto:steveblack2313@gmail.com); 'johannaspringston' <[johannaspringston@gmail.com](mailto:johannaspringston@gmail.com)>  
**Subject:** Rt. 80 Boundary Amendment & 25% Grade for RC  
**Importance:** High  
**[EXTERNAL EMAIL]**

Dear County Council Members,  
My name is James Gunsallus.

My wife Pandora and I own 25 acres at 3350 Park Mills Road.

Our property is directly behind Johanna Springston's property located at the corner of Fingerboard Road (Rt. 80) and Park Mills Road.

We would like to thank the County Council and the Planning Commission for all their hard work to this point in regards to the Sugarloaf Treasured Landscape Management Plan.

We do appreciate the concern for preservation and the attempt at a keeping a small piece of the county "green".

We believe this is the best approach to stave off what potentially will be a barrage of development should local developers get their way.

The bucolic nature and serenity of the West side of I-270 where our property is located continues to be one of life's great gifts.

**We have two extremely major concerns:**

**#1)** As proven in society, over and over again, there is no possible way that actual preservation and commercial development can coexist in the same area. There **HAS** to be a substantial dividing line between them. I-270 is that substantial dividing line.

If there is an amendment to move the boundary back to Rt. 80 and it is passed, then we as land-owners, respectfully request to be removed from the overlay and the preservation plan.

If Mr. Natelli doesn't need to abide by the Sugarloaf Plan, then neither do we. If Mr. Natelli is given "exception" for any of his properties on the West side of I-270, then every landowner in the Sugarloaf planning area should be given the same "exception", not to be in the overlay.

It is our opinion, anyone who believes it's okay to not hold "everyone" to same standard, doesn't actually understand what the word "preservation" means and shouldn't be making any determining decisions in this matter.

**#2)** I would ask Council to please have Mr. Goodfellow expound on in detail, for the benefit of the public and anyone listening in, what a 25% grade for RC actually is, in degrees of grade, rather than percentage.

By this I mean, a 25% grade is one quarter of an inch in rise, per inch of run or distance, or it would be 3 inches in rise for every 1 foot, or 2.5 feet in rise for every 10 feet, or 25 feet in rise for every 100 feet of distance.

With this said, I will apply the simple principal of trigonometry to these facts. After solving the equation of dividing the rise by the run and then look up the decimal equivalent of the tangent for the angle of inclination, rounded off at the fourth decimal place, the angle of inclination from horizontal or level is: 14 degrees, 2 minutes. Am I correct?

14 degrees, 2 minutes is not a "steep" slope to me.

Here, the majority of Southwestern Pennsylvania homes are built on slopes much greater than 25% grade. If I look in Maryland, I can see homes built in Cumberland, where run-off water feeds the Potomac River are also greater than 25% grade.

I can understand the concerns of the property owners in the Sugarloaf Overlay with such a small incline, which could easily be built on.

What drives this number of 25% grade and where does it come from? Is this Maryland law?

If this number of grade is adjusted to a higher percentage, it's my belief that a majority of the 163 properties or areas within properties or parcels can be removed from the RC designation.

Kind regards,  
James and Pandora Gunsallus  
3350 Park Mills Road

**From:** [Cherney, Ragen](#)  
**To:** [Manalo, Noel](#); [Keegan-Ayer, MC](#)  
**Cc:** [Black, Bryon](#); [Mitchell, Kathy \(Legal\)](#); [Cherney, Ragen](#); [Brandt, Kimberly G.](#)  
**Subject:** RE: Sugarloaf - Stronghold, Inc. - documentation re recognized organization (Aug 30 meeting)  
**Date:** Tuesday, August 30, 2022 12:41:38 PM  
**Attachments:** [image003.png](#)  
[image004.jpg](#)  
[image005.jpg](#)

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Thank you Noel. Stronghold will have up to five (5) minutes for public comment this evening.

R

**Ragen Cherney**

*Chief of Staff/Legislative Director*

Frederick County Council

Winchester Hall

12 East Church Street

Frederick, Maryland 21701

301.600.1049



---

**From:** Manalo, Noel <NManalo@mcneeslaw.com>  
**Sent:** Tuesday, August 30, 2022 11:40 AM  
**To:** Keegan-Ayer, MC <MCKeegan-Ayer@FrederickCountyMD.gov>  
**Cc:** Black, Bryon <BBlack@FrederickCountyMD.gov>; Mitchell, Kathy (Legal) <KMitchell2@FrederickCountyMD.gov>; Cherney, Ragen <RCherney@FrederickCountyMD.gov>  
**Subject:** FW: Sugarloaf - Stronghold, Inc. - documentation re recognized organization (Aug 30 meeting)

**[EXTERNAL EMAIL]**

Hon. Pres. Keegan-Ayer: With regard to the above-referenced meeting date, pursuant to County Council Rules 1-1(i); 2-5(a); 4-2(b); and 4-7(e), attached please find the required documentation for purposes of identifying the specified individuals (David Webster, Marion Webster, John Webster, Russel Thompson, Noel Manalo, and Clay Martz) as representing a "recognized organization."

Please let me know if you need additional information, and thank you for your attention to this.

Regards, Noel

**Noel Manalo**



**McNees Wallace & Nurick LLC**

8490 Progress Drive, Suite 225 | Frederick, MD 21701

Tel: 301.241.2014

---

**From:** Manalo, Noel

**Sent:** Monday, August 22, 2022 10:38 AM

**To:** Keegan-Ayer, MC <[MCKeegan-Ayer@FrederickCountyMD.gov](mailto:MCKeegan-Ayer@FrederickCountyMD.gov)>

**Cc:** Black, Bryon <[BBlack@FrederickCountyMD.gov](mailto:BBlack@FrederickCountyMD.gov)>; Kathy L. Mitchell - Frederick County Government (<[kmitchell2@frederickcountymd.gov](mailto:kmitchell2@frederickcountymd.gov)> <[kmitchell2@frederickcountymd.gov](mailto:kmitchell2@frederickcountymd.gov)>); Cherney,

Ragen <[RCherney@FrederickCountyMD.gov](mailto:RCherney@FrederickCountyMD.gov)>

**Subject:** FW: Sugarloaf - Stronghold, Inc. - documentation re recognized organization (Aug 23 meeting)

Hon. Pres. Keegan-Ayer: With regard to the above-referenced meeting date, pursuant to County Council Rules 1-1(i); 2-5(a); 4-2(b); and 4-7(e), attached please find the required documentation for purposes of identifying the specified individuals (David Webster, Marion Webster, John Webster, Russel Thompson, Noel Manalo, and Clay Martz) as representing a "recognized organization." Please let me know if you need additional information, and thank you for your attention to this.

Regards, Noel

**Noel Manalo**



**McNees Wallace & Nurick LLC**

5283 Corporate Drive, #104 | Frederick, MD 21703

Tel: 301.241.2014

---

**From:** Manalo, Noel

**Sent:** Monday, August 22, 2022 10:36 AM

**To:** Keegan-Ayer, MC <[MCKeegan-Ayer@FrederickCountyMD.gov](mailto:MCKeegan-Ayer@FrederickCountyMD.gov)>

**Cc:** Black, Bryon <[BBlack@FrederickCountyMD.gov](mailto:BBlack@FrederickCountyMD.gov)>; Kathy L. Mitchell - Frederick County Government ([kmitchell2@frederickcountymd.gov](mailto:kmitchell2@frederickcountymd.gov)) <[kmitchell2@frederickcountymd.gov](mailto:kmitchell2@frederickcountymd.gov)>; Cherney, Ragen <[RCherney@FrederickCountyMD.gov](mailto:RCherney@FrederickCountyMD.gov)>

**Subject:** FW: Sugarloaf - Stronghold, Inc. - documentation re recognized organization (Aug 22 meeting)

Hon. Pres. Keegan-Ayer: With regard to the above-referenced meeting date, pursuant to County Council Rules 1-1(i); 2-5(a); 4-2(b); and 4-7(e), attached please find the required documentation for purposes of identifying the specified individuals (David Webster, Marion Webster, John Webster, Russel Thompson, Noel Manalo, and Clay Martz) as representing a "recognized organization." Please let me know if you need additional information, and thank you for your attention to this.

Regards, Noel

**Noel Manalo**



**McNees Wallace & Nurick LLC**

5283 Corporate Drive, #104 | Frederick, MD 21703

Tel: 301.241.2014

---

**From:** Manalo, Noel

**Sent:** Monday, August 15, 2022 11:34 AM

**To:** [mckeegan-ayer@frederickcountymd.gov](mailto:mckeegan-ayer@frederickcountymd.gov)

**Cc:** Black, Bryon <[BBlack@FrederickCountyMD.gov](mailto:BBlack@FrederickCountyMD.gov)>; Kathy L. Mitchell Esquire <[kmitchell2@frederickcountymd.gov](mailto:kmitchell2@frederickcountymd.gov)>; [rcherney@frederickcountymd.gov](mailto:rcherney@frederickcountymd.gov)

**Subject:** FW: Sugarloaf - Stronghold, Inc. - documentation re recognized organization (Aug 15 meeting)

Hon. Pres. Keegan-Ayer: With regard to the above-referenced meeting date, pursuant to County Council Rules 1-1(i); 2-5(a); 4-2(b); and 4-7(e), attached please find the required documentation for purposes of identifying the specified individuals (David Webster, Marion Webster, John Webster, Russel Thompson, Noel Manalo, and Clay Martz) as representing a "recognized organization."

Tel: 301.241.2014

[Email](#) | [Website](#)

The foregoing message may be protected by the attorney-client privilege. If you believe it has been sent to you in error, do not read it. Please reply to the sender that you have received the message in error, then delete it. Thank you.

**From:** [Cherney, Ragen](#)  
**To:** [Larry Fortin](#)  
**Cc:** [Cherney, Ragen](#); [Brandt, Kimberly G.](#); [Mitchell, Kathy \(Legal\)](#)  
**Subject:** RE: Sugarloaf boundaries  
**Date:** Tuesday, August 30, 2022 10:25:01 AM

---

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: Larry Fortin <[lpfortin2@gmail.com](mailto:lpfortin2@gmail.com)>  
Sent: Tuesday, August 30, 2022 10:23 AM  
To: Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>  
Subject: Sugarloaf boundaries

[EXTERNAL EMAIL]

It's concerning that the boundary for the sugarloaf plan is possibly being suggested to be moved back to Route 80, fingerboard road. This doesn't make sense to me, dividing a community, not to mention allowing almost certain developments to happen by a developer that has repeatedly gone over the counties head to achieve his goals. It's fishy to say the least. We need a fair transparent process in the sugarloaf plan. I support 270 as the boarder for the plan, that includes the property owned by Natelli properties on Thurston road.

As far as the property rights of those opposed to the plan to protect the sugarloaf area, which are primarily large property owners, I have yet to hear what they possibly have planed for there large tracts of land. They all say they have no intention of changing anything. That may be true for the immediate future but the sugarloaf plan is a plan for the extended future of the region. We all know growth is inevitable but the sugarloaf area is the only area of wild (as wild as southern Frederick can get)left , and to see future development similar to Urbana or on even a lesser version ,Roderick Road in the area would be devastating to the planning area. Can you imagine Roderick road development from Lily Pons road , down park mills to the Monocacy river? Proper planning and conservancy of this area by the citizens and elected officials is expected, not planning by back room meetings with a developer and his political allies.

As far as Stronghold goes, they have been a good keeper of the area, but as property values rise I question what there possible plans are for the build able land that's under there conservancy. Perhaps special zoning can be worked out with stronghold. Creative and admirable changes at stronghold could enhance the mountains purpose in this new day and age.

I appreciate the work that the planning commission has done and appreciate your contributions to the process. It's not an easy job.

Larry Fortin  
Mount Ephraim Rd

**From:** [Jean Rosolino](#)  
**To:** [Fitzwater, Jessica](#); [McKay, Steve](#); [Keegan-Ayer, MC](#)  
**Subject:** Re: Sugarloaf  
**Date:** Monday, August 29, 2022 5:55:10 PM  
**Attachments:** [IMG\\_8560.jpeg](#)

---

**[EXTERNAL EMAIL]**

Ms. Fitzwater, Ms. Keegan-Ayer, and Mr. McKay-

PLEASE keep the Sugarloaf boundary line at I270 and do not change it to Rte 80.

I live in the area of discrepancy between the two. This is my current view. I DO NOT wish to look at condo complexes. I do not want the unattractive Urbana building to encroach upon this pristine farmland area.

I will move out of Frederick County and take my tax dollars with me before I'll see this pristine area of the state ruined.

Jean Rosolino





**From:** [Nancy Izant](#)  
**To:** [Fitzwater, Jessica](#); [Keegan-Ayer, MC](#)  
**Subject:** Retain I270 / Monocacy River Boundary for Sugarloaf!  
**Date:** Tuesday, August 30, 2022 4:46:44 PM

---

Dear Council Members Fitzwater and Keegan-Ayer,

I am a resident within the Sugarloaf Plan area. (And a voter.)

I know that there is a County Council meeting tonight, which I will be unable to attend. But I wanted to appeal to you, on the following points:

1.) **The boundary for the preservation area needs to stay at I270 / Monocacy River, as the Planning Commission has recommended.** Otherwise, boundary 'creep' or 'in-fill' will inevitably and absolutely occur, making the whole preservation plan a moot point. This is critical!

2.) I am very upset that some of the council members seem to be siding with property owners who are developers or who intend to become developers. Though, this is not surprising, given the sordid history of development in this county. (As the song goes, "Same as it every was. Same as it ever was.") The developers have the money, the lawyers and the political lobbyists that individual citizens do not. Their intension is to make even more money, as opposed to individuals, such and myself, my family and my neighbors, who do not stand to profit off of this plan, at all. Our only concern is for the environment, the wildlife, the rural roads and peacefulness of the community and for the rural heritage.

3.) I have heard some argument from the 'development'-minded, about their property rights. They purchased the the property with some intension of developing it, at some point or maybe expanding to a different use of the property. This is, literally, what is called 'real estate speculation' and is no different from investing in the stock market. It is a gamble and there are no guarantees as to the outcome. They were not promised anything when they purchased the property. At what point does the environment, the wildlife and the people 'downstream' of those property owners (literally and figuratively) have rights?? They have also argued that property values will drop in the area. They have no proof of this and If anything, the values would increase. Finding a property where someone is unlikely to build in your backyard is hard to come by in this county.

4.) The entire region, if not the entire state and planet will be impacted by what is decided here. This is not hyperbole, based on the scientific assessment of the current pace of global warming. The complaining property-rights advocates will likely survive and thrive and can look to other areas of the county, which have been designated more properly for development, to invest in.

Please, do the right thing and retain the I270 / Monocacy River boundaries for the Sugarloaf Preservation Plan.

Thank you,

Nancy Izant  
Lynn St  
Frederick, 21704

**From:** [James Gunsallus](#)  
**To:** [Keegan-Ayer, MC](#)  
**Subject:** Route 80 Boundary  
**Date:** Tuesday, August 30, 2022 12:30:22 PM

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**[EXTERNAL EMAIL]**

County Council President,

My name is James Gunsallus. My wife Pandora and I own 25 acres at 3350 Park Mills Road.

Our property is directly behind Pandora's sisters' property, Johanna Springston at 8101 Fingerboard Road.

These adjoining properties are directly across Rt. 80 from lands owned by the developer, Mr. Natelli.

We value the preservation of the area above and beyond all else that would have to do with our property.

It is the serenity of the area we love so much, peace and quiet without the sounds and traffic of development.

It is our intention to build our retirement home there on our property in the very near future.

Should Mr. Natelli be given exception to not be part of the overlay and/or be permitted to develop, it will leave us with no choice.

We will seek out options for the sale of our land.

There is no such thing as "just a little development" or "development at the edges" of an area.

History has proven this over and over.

Without a substantial boundary such as I-270, preservation of the area will slowly be lost.

There are no winners, except for the developers.

Lives and peace will be forever changed, and not in a good way.

Kind regards,

James and Pandora Gunsallus  
3350 Park Mills Road

**From:** [betty winholtz](#)  
**To:** [McKay, Steve](#); [Fitzwater, Jessica](#); [Keegan-Ayer, MC](#)  
**Subject:** Rt. 80 Boundary Amendment to be Proposed for the Sugarloaf Plan  
**Date:** Monday, August 29, 2022 7:51:48 PM

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**[EXTERNAL EMAIL]**

Council Members:

I support the I-270 boundary. Tell them that candidates who listen are important to you. Tell them that a Rt. 80 boundary ruins the Sugarloaf preservation plan - it's the start of suburban sprawl on the west side.

Sincerely,  
Betty Winholtz

**From:** [Katherine Jones](#)  
**To:** [Keegan-Ayer, MC](#)  
**Subject:** Save the I-270 Sugarloaf Plan Boundary  
**Date:** Tuesday, August 30, 2022 3:23:06 PM

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[EXTERNAL EMAIL]

Ms. Keegan-Ayer,

I support the Planning Commission's recommended I-270 boundary. The single most important thing is the boundary and the preservation goal. It is important because we need to start making decisions to preserve our natural resources against the growing depredations of climate change.

When weighing the benefits here, the plan is so carefully crafted that the benefits of development do not outweigh the benefits of conserving resources.

I believe that the July 2021 boundary (drawn at Rt. 80 and including the Thurston Road cut-out) is highly suspect and will substantially benefit the developer whose properties are excluded. Instead of a preservation plan, the Sugarloaf Plan becomes a development plan with a preservation footnote.

If the boundary moves to allow dense, commercial, and possibly industrial development on the west side of I-270, suburban sprawl will creep across the area as adjacent property-owners sell out.

A vote against the I-270 boundary is a vote against the Plan.

I will vote for candidates to who listen and respond to me.

Katherine J. Jones

**From:** [susanhanson@ruralroadsfrederickmd.org](mailto:susanhanson@ruralroadsfrederickmd.org)  
**To:** [Keegan-Ayer, MC](#)  
**Subject:** Stick with I-270 Sugarloaf Boundary  
**Date:** Tuesday, August 30, 2022 1:27:17 PM

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**[EXTERNAL EMAIL]**

Dear Council Chair,

There is a lot at stake with the Sugarloaf Boundaries. Livable Frederick was initiated to preserve and value Frederick County's rural and historic legacy. Thank you for supporting that. Here is the first test of master plans with this in place. An awful lot is at stake. I have been active with preserving our little rural roads – the Rural Roads Program. In this specific Sugarloaf area there are beautiful natural little rustic roads – some even still gravel. We have bicyclists who LOVE to ride along these special slow safe roads. Several of these roads travel along our beautiful trout streams. These are some of the gems that this area holds. We need to support this Sugarloaf Boundary with I270. Once these rural areas are gone, they are gone forever. And the vast majority of Frederick County citizens believe that this boundary should stay there. My question is: who benefits from changing this boundary or the language that clearly protects it??? It isn't you, and it isn't me! And many of the beautiful parts of Frederick County will be the cost of such an 'Urbanization'.

Thank you for your support.

Happy Trails!

Susan Hanson

**Dolan, Mary**

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**From:** Patricia Ross <ross21710@gmail.com>  
**Sent:** Tuesday, August 30, 2022 11:07 AM  
**To:** Keegan-Ayer, MC  
**Subject:** Sugarloaf Boundary

**[EXTERNAL EMAIL]**

I would like to see the Planning Commission's recommended I-270 boundary adopted. I own property on the west of 270. I'd like to see the rural character of the area maintained. If the boundary moves to allow dense, commercial and possibly industrial development on the west side of I-270, suburban sprawl will creep across the area as adjacent property-owners sell out.

**Dolan, Mary**

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**From:** Larry Fortin <lpfortin2@gmail.com>  
**Sent:** Tuesday, August 30, 2022 11:49 AM  
**To:** Keegan-Ayer, MC  
**Subject:** Sugarloaf boundary

[EXTERNAL EMAIL]

Please vote to keep the current boundary of the sugarloaf plan which follows I270 to the Monocacy river. This includes the property owned by Natelli properties on Thurston road. Decisions on this plan should be left to the citizens and their elected officials not a developer and his political allies.

Thanks

Larry Fortin

Mount Ephraim road

Sent from my iPad

## Dolan, Mary

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**From:** Michael Leibfreid <michaelj.leib@gmail.com>  
**Sent:** Tuesday, August 30, 2022 4:03 PM  
**To:** Keegan-Ayer, MC  
**Subject:** Sugarloaf Boundary Plan

**[EXTERNAL EMAIL]**

Hi M.C.,

I reside at 2805 Thurston Road. My property borders the large Natelli parcel between 270 and Thurston Road. I am not in favor of moving the boundary to allow for residential or commercial development.

I moved to this property in April of 2020. The reason that I moved here was because this property is in a rural community that I thought would be protected from development.

If the property behind my house is developed I will lose the privacy and the rural feel that I bought this property for.

I also cannot imagine what the traffic would be like on Thurston road.

The amount of wildlife habitat that will be destroyed will be unfathomable. In the eye of conservation once habitat is lost it is never regained. Isn't enough habit destroyed already with the constant development of Urbana? When is enough enough. Why does everything in this county have to turn from rural farms to major development?

You call this livable frederick but the more major development happens the less livable this area is becoming.

If this plan goes through neither one of you will be seeing my vote this election season.

Sincerely,  
Michael Leibfreid



**From:** [Michael Leibfreid](#)  
**To:** [Keegan-Ayer, MC](#)  
**Subject:** Sugarloaf Boundary Plan  
**Date:** Tuesday, August 30, 2022 4:03:00 PM

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**[EXTERNAL EMAIL]**

Hi M.C.,

I reside at 2805 Thurston Road. My property borders the large Natelli parcel between 270 and Thurston Road. I am not in favor of moving the boundary to allow for residential or commercial development.

I moved to this property in April of 2020. The reason that I moved here was because this property is in a rural community that I thought would be protected from development.

If the property behind my house is developed I will lose the privacy and the rural feel that I bought this property for.

I also cannot imagine what the traffic would be like on Thurston road.

The amount of wildlife habitat that will be destroyed will be unfathomable. In the eye of conservation once habitat is lost it is never regained. Isn't enough habit destroyed already with the constant development of Urbana? When is enough enough. Why does everything in this county have to turn from rural farms to major development?

You call this livable frederick but the more major development happens the less livable this area is becoming.

If this plan goes through neither one of you will be seeing my vote this election season.

Sincerely,  
Michael Leibfreid

## Dolan, Mary

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**From:** PAUL WALKER <wallydog\_2000@yahoo.com>  
**Sent:** Tuesday, August 30, 2022 2:47 PM  
**To:** Fitzwater, Jessica; Keegan-Ayer, MC  
**Subject:** Sugarloaf Plan Boundary

**[EXTERNAL EMAIL]**

To: Frederick County Council President MC Keegan-Ayer and Council Member District 4 Jessica Fitzwater

Date: August 30, 2022

Subject: Sugarloaf Plan Boundary

Dear Council Member Fitzwater and Council President Keegan-Ayer:

A rumor is circulating an amendment to the Sugarloaf Plan will be introduced at tonight's county council meeting, proposing reversion to the July 2021 boundaries. That boundary includes the Thurston Road and Rt. 80/Park Mills Road developer-property cut-outs.

I write as an individual, but, can tell you most green voters in the county oppose the dense development west of I-270 such an amendment would encourage. The various environmental groups have supported this preservation issue the past year, following the leadership of the sugarloaf alliance.

As a registered voter, property owner, taxpayer, and member of the diverse county environmental community, I support the Planning Commission's currently recommended I-270 boundary and urge you to vote against any such amendment.

Thank you for all your great work for the county and its environment.

Sincerely,

Paul Walker  
9478 Frostown Road,  
Middletown, Md 21769  
[3013187995](tel:3013187995)

**From:** [SHARON DOOLEY](#)  
**To:** [Keegan-Ayer, MC](#)  
**Subject:** Sugarloaf Development Concerns  
**Date:** Tuesday, August 30, 2022 12:14:57 PM

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**[EXTERNAL EMAIL]**

Council member MC Keegan-Ayer,

Please support the Planning Commission suggested boundaries regarding 270 development of the Sugarloaf preservation area near Urbana.

Please oppose any further development on the west side of 270. I understand builders own land in that area and have for years tried to get exceptions for further encroachment into the protected preservation areas.

Along with other environmentalists, I believe that if this green boundary is breached it will provide a gateway to further claims for commercial and residential development. As I understand the issues, the plan was always to protect lands west of 270; that should not change.

This is a strong issue for Democrats to support, in my opinion, so I hope that you will agree with me.

Thank you,  
Sharon Dooley  
Spring Ridge

**Dolan, Mary**

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**From:** Elinor Abrell <abrellem@comcast.net>  
**Sent:** Tuesday, August 30, 2022 2:02 PM  
**To:** Keegan-Ayer, MC  
**Subject:** Sugarloaf Mountain

[EXTERNAL EMAIL]

Dear Ms. McKeegan-Ayer:

While I do not live within the boundaries of the Sugarloaf Mountain area, I do reside in the adjoining Adamstown area and have enjoyed the beauty and presence of this local treasure for many years. I am deeply troubled by current pressures for a boundary change that almost certainly opens doors for potential commercial, industrial, and likely residential development within this Sugarloaf area, thus destroying a precious natural resource and green space. Sugarloaf Mountain should be protected and preserved for now and for future generations, and I hope that you will see this with your vote on this matter. Please know that this is an important issue for me and will definitely have an impact on my vote in the November elections. Thank you.

Elinor Abrell, 2222 Pleasant View Road, Adamstown, MD 21710

**From:** [Steven Findlay](#)  
**To:** [Keegan-Ayer, MC](#)  
**Subject:** Sugarloaf Mountain Plan  
**Date:** Tuesday, August 30, 2022 2:52:38 PM

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**[EXTERNAL EMAIL]**

Dear Councilmember McKeegan-Ayer — I do NOT support amending the SMP to return to the Rte 80 boundary. Please stick with I-270 as the boundary. The proposed amendment we are hearing about would significantly weaken the protection of the area east of the mountain. The Planning Commission's draft has been crafted after more than a year of research and diligence that makes it quite clear the entire area should be encompassed and protected. There's no reason whatsoever for opening areas now zoned for farming etc to commercial development. There's ample land for that around the Urbana area and elsewhere.

Thanks for your consideration.

Steven Findlay  
19201 Barnesville Rd  
Dickerson MD

## **Dolan, Mary**

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**From:** Terry Clark <tjclark@hotmail.com>  
**Sent:** Tuesday, August 30, 2022 11:52 AM  
**To:** Keegan-Ayer, MC  
**Subject:** Sugarloaf Plan

### **[EXTERNAL EMAIL]**

Before tonight's meeting I want to express my support for the boundaries included in the current Sugarloaf without amendment. I oppose development west of 270 from the county line to the river. The boundary should not be changed from 270 to Rt 80 nor should any carve outs exist in the plan for future development.

Jane Clark  
2330 Dixon Rd

**Dolan, Mary**

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**From:** Steve Cook <mdvolfan@gmail.com>  
**Sent:** Tuesday, August 30, 2022 10:29 AM  
**To:** Keegan-Ayer, MC  
**Subject:** Sugarloaf Plan

**[EXTERNAL EMAIL]**

My name is Steve Cook. I have enjoyed living in enjoyed living in Middletown for 35 years. I appreciate the quality of life In Frederick County. No small part of that quality comes from the available open green space. I understand that there are business interests that must be balanced against the desire to keep some areas open and green. However, in the case of the Sugarloaf Management Plan I fully support maintaining the current I 270 boundary line. Thank you for your attention to this vital issue.

## Dolan, Mary

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**From:** Matt Seubert <matts853@gmail.com>  
**Sent:** Tuesday, August 30, 2022 1:44 PM  
**To:** Keegan-Ayer, MC; Fitzwater, Jessica  
**Cc:** Gardner, Jan  
**Subject:** Sugarloaf Plan Boundary

Hi MC & Jessica:

Rumors are swirling that one or both of you may propose amendments to move the current Plan boundary at 270 so that Natelli's properties are excluded from the area and the overlay. If true, I implore you not to do this. If not true, you have my thanks and don't need to read any further.

My gut tells me that Amazon has eyes on Natelli's properties and possibly a few farms to the east of 270. Please don't let visions of Amazon dance in your heads. No amount of future tax revenue or investments by them is worth turning the southern part of Frederick County into an extension of the Loudoun data center universe, especially at the expense of 100s of acres of open space at the gateway to Sugarloaf. Nothing could be more antithetical to the spirit of the Plan than that scenario.

Even if Amazon isn't in play, I want the boundary to stay at 270 because I care deeply about preservation and climate change, which is on my mind everyday (and is worsening every day).

Thanks to both of you and Jan, Frederick County has a solid climate ethos that commits us to mitigation and building resilience. Any kind of intensive development west of 270 would be at cross purposes with what we've pledged to accomplish and would indeed compound the problem. The Earth needs a break.

This matter isn't about Mr. Natelli. But please remember that it was only a few years ago when he convinced the County there was no longer a market for commercial/office space in the Urbana MXDs. He got his wish to build more houses then. Now he seems to be claiming there is a market for commercial/office or transit centers in this area. This comes across to me as very duplicitous.

Whatever it is he has in mind to develop on his land - be it data centers or something else commercial oriented - I don't buy his arguments because COVID has changed the professional landscape. More people are working from home and commuting less and companies don't desire large corporate campuses - except for those in the data center business that need them. And we certainly don't need more houses west of 270 considering the pipeline we already have in place.

Jan has done a phenomenal job as CE, especially with regard to managing the County's finances. Jessica will do the same as our new CE. We've proven as a County that we don't need the likes of Amazon in order to thrive, nor do we need more homes west of 270.

But we do need to preserve as much open space as possible for the health of the planet and the remaining beauty of Frederick County.

Please keep the Plan boundary where it is.

Thanks and best,  
Matt Seubert  
Sent from my iPhone



## Dolan, Mary

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**From:** PAUL WALKER <wallydog\_2000@yahoo.com>  
**Sent:** Tuesday, August 30, 2022 2:47 PM  
**To:** Fitzwater, Jessica; Keegan-Ayer, MC  
**Subject:** Sugarloaf Plan Boundary

**[EXTERNAL EMAIL]**

To: Frederick County Council President MC Keegan-Ayer and Council Member District 4 Jessica Fitzwater

Date: August 30, 2022

Subject: Sugarloaf Plan Boundary

Dear Council Member Fitzwater and Council President Keegan-Ayer:

A rumor is circulating an amendment to the Sugarloaf Plan will be introduced at tonight's county council meeting, proposing reversion to the July 2021 boundaries. That boundary includes the Thurston Road and Rt. 80/Park Mills Road developer-property cut-outs.

I write as an individual, but, can tell you most green voters in the county oppose the dense development west of I-270 such an amendment would encourage. The various environmental groups have supported this preservation issue the past year, following the leadership of the sugarloaf alliance.

As a registered voter, property owner, taxpayer, and member of the diverse county environmental community, I support the Planning Commission's currently recommended I-270 boundary and urge you to vote against any such amendment.

Thank you for all your great work for the county and its environment.

Sincerely,

Paul Walker  
9478 Frostown Road,  
Middletown, Md 21769  
[3013187995](tel:3013187995)

**Dolan, Mary**

---

**From:** Patricia Ross <ross21710@gmail.com>  
**Sent:** Tuesday, August 30, 2022 11:07 AM  
**To:** Keegan-Ayer, MC  
**Subject:** Sugarloaf Boundary

**[EXTERNAL EMAIL]**

I would like to see the Planning Commission's recommended I-270 boundary adopted. I own property on the west of 270. I'd like to see the rural character of the area maintained. If the boundary moves to allow dense, commercial and possibly industrial development on the west side of I-270, suburban sprawl will creep across the area as adjacent property-owners sell out.

## Dolan, Mary

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**From:** Madill, Scot <Scot.Madill@montgomerycountymd.gov>  
**Sent:** Tuesday, August 30, 2022 3:39 PM  
**To:** Keegan-Ayer, MC  
**Subject:** Sugarloaf Plan

**[EXTERNAL EMAIL]**

I support the I-270 boundaries proposed by the planning commission.

Thanks,

Scot Madill  
2407 Thurston Road  
Frederick, MD 21704

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**For more helpful Cybersecurity Resources, visit:** <https://www.montgomerycountymd.gov/cybersecurity>

**Dolan, Mary**

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**From:** Susan Trainor <sue.trainor.music@gmail.com>  
**Sent:** Friday, August 26, 2022 4:21 PM  
**To:** Keegan-Ayer, MC  
**Subject:** Sugarloaf Plan Timeline

[EXTERNAL EMAIL]

I just wanted to take a minute to thank you for providing the printed copies of the Sugarloaf Plan Timeline. That was REALLY helpful.

Best,  
Sue Trainor  
8089 Fingerboard Road  
Frederick

**From:** [Kristen Morrison](#)  
**To:** [Council Members](#)  
**Subject:** Sugarloaf Preservation Plan  
**Date:** Tuesday, August 30, 2022 5:08:39 PM

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[EXTERNAL EMAIL]

Dear Council Members,

My name is Kristen Morrison and I live at 1820 Mt Ephraim Road in Adamstown, MD.

I support the current Sugarloaf Treasured Landscape Management Plan and am against any amendment on the west side of the I-270 boundary. If the existing boundary is moved in the plan then that would allow additional commercial and industrial development. This would be detrimental to the existing farms, forests and green spaces. The quality of life would deteriorate around Sugarloaf Mt.

Preservation should be the goal of this plan, not dense, commercial and possibly industrial development and suburban sprawl.

I urge the council members to vote against any amendments that would weaken the preservation boundaries in the current plan. I always vote and will support candidates that preserve this natural area. It is a National Treasure.

Thank you,

Kristen Morrison

**Dolan, Mary**

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**From:** ejlaia <ejlaia@aol.com>  
**Sent:** Tuesday, August 30, 2022 6:22 PM  
**To:** Keegan-Ayer, MC  
**Subject:** Support 270 boundaries

[EXTERNAL EMAIL]

Do not support amendments to the 270 boundaries.

I support the the Planning Commission's recommended I-270 boundary. The single most important thing is the boundary and the preservation goal.

I believe that the July 2021 boundary (drawn at Rt. 80 and including the Thurston Road cut-out) will substantially benefit the developer whose properties are excluded instead of the preservation plan.

Please vote for preservation!!

I consider a vote against the I-270 boundary a vote against the Plan.

Sent from my iPhone

Sent from my iPhone

**From:** [Johanna Springston](#)  
**To:** [Keegan-Ayer, MC](#)  
**Subject:** Fwd: Support I-270 boundary on Sugarloaf Plan  
**Date:** Tuesday, August 30, 2022 7:03:18 AM

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[EXTERNAL EMAIL]

----- Forwarded message -----

From: **Johanna Springston** <[johannaspringston@gmail.com](mailto:johannaspringston@gmail.com)>  
Date: Tue, Aug 30, 2022 at 7:00 AM  
Subject: Support I-270 boundary on Sugarloaf Plan  
To: <[mckeeganayer@frederickcountymd.gov](mailto:mckeeganayer@frederickcountymd.gov)>

Dear Councilmember Keegan-Ayer,

I want to strongly urge you to support the I-270 boundary for the Sugarloaf Plan. This boundary is historical and provides the most protection for the rural landscape and way of life. If the boundary is relocated to Thurston and Rt. 80, it will bring unwanted development to the Sugarloaf area. If we can't hold the line at 270, we won't be able to hold it anywhere.

In addition, those of us who live on or near the new boundary will see our property values decrease as we are stuck in a preservation zone next to intense development that we have no idea what it will be. While the developer is making millions, we will be unable to sell our properties for fair market value. Please don't support such an inequitable proposal.

I hope you will listen to the residents and not to the developer, realtors, and building industry. They only want to make more money and don't have our best interests in mind.

Thank you,  
Johanna Springston  
8101 Fingerboard Rd. (Rt. 80) - right across the road from Natelli property

**From:** [Elizabeth Law](#)  
**To:** [Keegan-Ayer, MC](#)  
**Subject:** Vote for the I-270 Boundary for Sugarloaf  
**Date:** Tuesday, August 30, 2022 11:58:55 AM

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**[EXTERNAL EMAIL]**

Council President MC Keegan-Ayer,

As an environmentalist and a former candidate I know that people are fed up with runaway development and greedy developers. When I was campaigning, run-away development that despoiled our county and overcrowded schools were the top issues voters cared about.

I am for responsible development but relinquishing the I-270 boundary gives a green light to developers to disregard any part of Livable Frederick which interferes with their bottom line.

Your support for the Planning Commission's recommended I-270 boundary and the preservation of this treasured landscape will demonstrate how different you are from your Republican competitor.

I believe that the July 2021 boundary (drawn at Rt. 80 and including the Thurston Road cut-out) is highly suspect and will substantially benefit the developer whose properties are excluded. Instead of a preservation plan, the Sugarloaf Plan becomes a development plan with a preservation footnote.

If the boundary moves to allow dense, commercial and possibly industrial development on the west side of I-270, suburban sprawl will creep across the area as adjacent property-owners sell out.

Your vote to support the I-270 boundary will show voters that you are first and foremost concerned about the welfare of the citizens not developers from other counties. A vote to protect the I-270 boundary and preservation of Sugarloaf is a vote you can be proud of and which will resonate with voters.

Thank you,  
Betty Law





**Dolan, Mary**

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**From:** Gretchen Rosencrantz <bakervalley@gmail.com>  
**Sent:** Tuesday, August 30, 2022 11:19 AM  
**To:** Keegan-Ayer, MC  
**Subject:** Vote for the I-270 Boundary!

**[EXTERNAL EMAIL]**

Ms. Keegan-Ayer,

As a resident within the Sugarloaf Plan area, I am urging you to vote for the plan with the I-270 boundary in place. I support the planning commission's recommended I-270 boundary. The I-270 boundary and the preservation goal are the most important parts of the plan. Changing the boundary will allow for dense, commercial and possibly industrial development on the west side of I-270 and suburban sprawl will creep across the area.

Thank you for your time.

Best regards,  
Gretchen Rosencrantz

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**Gretchen B. Rosencrantz**  
301.514.1477  
[bakervalley@gmail.com](mailto:bakervalley@gmail.com)

**Dolan, Mary**

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**From:** peterblood3213@comcast.net  
**Sent:** Tuesday, August 30, 2022 1:28 PM  
**To:** Keegan-Ayer, MC  
**Subject:** Vote NO on amendment to allow devet west of 270

**[EXTERNAL EMAIL]**

Dear Council Member,

For decades, development in Frederick County has been avoided west of 270, but I understand an amendment will be proposed at the County Council to push back the development boundary from 270 to 80. I am shocked. This is a quiet area. We like it here. We want to keep it quiet. There is tremendous press to develop and therefore a great need to protect. In the last year, we have fought off the Machine Gun Nest, a huge Mega Church, and a weapons training facility. I have a degree in Environmental Science and have taken 3 classes in Environmental Planning. If passed, people will look back with regret and wonder, "How did we let this happen?" The Sugaloaf Mgt Plan was revised to extend the preservation boundary to the Monocacy Battlefield. It's a good idea. Vote NO on this terrible amendment.

Peter Blood  
3213 Ramsland Way  
Urbana, MD

**Dolan, Mary**

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**From:** lauraebeard@comcast.net  
**Sent:** Tuesday, August 30, 2022 12:12 PM  
**To:** Keegan-Ayer, MC  
**Subject:** Vote to keep the Sugarloaf area rural, not commercial.

**[EXTERNAL EMAIL]**

Please support the Sugarloaf Alliance plan to preserve Sugarloaf watershed. We who reside west of I-270 do not want more development in our area. Commercial developers pressure should not cause our quality of life to deteriorate so that we have to leave this area to retain the quiet peaceful and rural nature of our home. Please side with us, the voters, in this matter.

Respectfully,  
Laura Beard

Sent from [MailDroid](#)

## Dolan, Mary

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**From:** Steve Black <steveblack2313@gmail.com>  
**Sent:** Monday, August 29, 2022 7:31 PM  
**To:** Keegan-Ayer, MC  
**Subject:** Your position on development west of I-270?

### [EXTERNAL EMAIL]

Council President,

I continue to be deeply concerned over your unwillingness to state your position on the spectre of development on the west side of I-270.

This issue has been an active debate for well over two years. The sordid history of the "cutout" at 270 and 80, the secret lobbying of the Departments of Commerce and Planning, even the last minute insertion of the page 54 language into the plan should all be well known to you.

I strongly urge you to make your views on these things known. As soon as you possibly can.

It's getting to be fall in an election year. You might have noticed ;)

I'd like to see you back for another term. I've run a lot of meetings and I appreciate the way you keep things on track. In all honesty I do.

Recent events make your core supporters even more important. The Macintoshes are never going to vote for you.

If an amendment to move the plan boundary away from 270 gets tabled tomorrow night your various constituent groups will be waiting to hear your thoughts. I'm talking about the groups in your base, the ones you count on. Don't make the huge mistake of thinking they dislike Alois so much that they will vote for you even if you sacrifice the lands around Sugarloaf. Some will stay home, others will just not be active in their support. The ones you should be thinking about are the people for whom this is nearly a life and death issue. The data center on 80 will be right across the street from them. And they are not going to be quiet about your views and actions. Even if you want to be.

Steve Black  
Adamstown MD

**From:** [A Podonsky](#)  
**To:** [Keegan-Ayer, MC](#)  
**Subject:** I will only vote for candidates who vote for the I-270 boundary!  
**Date:** Wednesday, August 31, 2022 9:40:44 AM

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**[EXTERNAL EMAIL]**

Candidate Keegan-Ayer,

It's recently come to my attention the beloved landmark in our town, Sugarloaf Mountain, and surrounding delicate ecosystem, is coming under attack by greedy developers. Including greed by the Stronghold Trust. This area has been a source of peace and refuge for our community for decades.

I support the the Planning Commission's recommended I-270 boundary. The single most important thing is the boundary and the preservation goal.

The July 2021 boundary (drawn at Rt. 80 and including the Thurston Road cut-out) is highly suspect and will substantially benefit the developer (whose properties are excluded).

Instead of a preservation plan, the Sugarloaf Plan becomes a development plan with a preservation footnote. This area is home to rare species and a fragile ecosystem that CANNOT HANDLE further development without being destroyed.

If the boundary moves to allow dense, commercial and possibly industrial development on the west side of I-270, suburban sprawl will creep across the area as adjacent property-owners sell out.

A vote against the I-270 boundary is a vote against the Plan.

I will vote for candidates to who listen and respond to me and my concerns as my fiancé and I move to Frederick and start our life together.

Please, for the sake of our community, do everything you can to protect this land for future generations, keeping developers away.

Thank you for your time,

A. Podonsky

**From:** [Steve Poteat](#)  
**To:** [Council Members](#)  
**Subject:** Need for Better Forest Protection, Sugarloaf Plan  
**Date:** Wednesday, August 31, 2022 5:41:12 PM  
**Attachments:** [8-31-22 Sugarloaf Plan Forestry.docx](#)

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**[EXTERNAL EMAIL]**

Please find below our comments on the Sugarloaf Treasured Landscape Management Plan in support of the enhanced protection of forests provided by the proposed Overlay Zone. Thank you, Steve and Blanca Poteat

**Testimony on the Sugarloaf Treasured Landscape Management Plan in support of the proposed Overlay Zone by Steve and Blanca Poteat of Sugarloaf Mountain Road, August 31, 2022**

**Need for Better Forest Protection – Ode to Trees**

We have undertaken three harvest cuts of our 50 acres of woods on Sugarloaf Mountain Road over the past 40 years. During that time we have harvested almost 1,500 trees equaling about 625,000 board feet of lumber. Having taken all the appropriate forestry classes with the Extension Service, we thought we were being good stewards of our woodlands. We have done everything the State and County have required and recommended.

We have had prepared three successive State Forestry Management Plans during these 40 years and paid for annual inspections. We have engaged three separate Maryland approved private registered foresters over these 40 years to mark and inventory all the trees to be cut, prepared detailed harvesting plans with landing yards and skid roads, supervised the timber auctions, contract signings and bond arrangements, developed sediment control plans, and arranged for prereview of the logging operations by the Frederick County Forestry Board. Everything was done by the book.

But we have learned the quality of forest protection all gets down to who signs the contract to harvest the trees and how careful they are in the harvesting. By custom or professional practice our contract forester only reviewed the harvesting perhaps two or three times during the typical three month harvesting period. We learned that enforcing the bond protection requirements is very difficult since the contract forester is more attuned to the “customs” of harvesting and the cutters’ needs than to the necessary level of forest protection. “This is the way it has always been done.” In addition, the Forestry Board has never done a post-harvest inspection.

On the one hand, the forest seems to have benefited by thinning the mature trees. However, on the other hand, the cumulative damage to remaining standing trees along skid roads, exposure and root disturbance at landing areas where the trees are loaded, and injury to other trees struck and damaged by falling cut trees has simply become unacceptable to us, especially as the climate crisis becomes so obvious. We contracted for the harvest cuts before we understood the importance of maintaining mature trees to sequester carbon from the atmosphere.

We don't blame the current institutions involved in forest land management. They go about their businesses the way they always have, guided by current knowledge. They believe they are doing "right" based on the professional customs of the industry that views trees, forests and timber as commodities rather than as vital resources for dealing with the existential threat of climate change. We predict that in the near future, mature trees will be given endangered species protection so they can help ameliorate climate change.

Our society needs a significant paradigm shift in forest management. The enhanced woodland protection provided by the Overlay Zone in the Sugarloaf Treasured Landscape Management Plan is a good first step. Let's respect and husband our woodlands as if our lives depend on them, because they do.

Sent from [Mail](#) for Windows

## Dolan, Mary

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**From:** Margaret Koogle <misspons@gmail.com>  
**Sent:** Wednesday, August 31, 2022 3:44 PM  
**To:** Council Members  
**Subject:** Sugarloaf Treasured Landscape Management Plan

[EXTERNAL EMAIL]

The proposed Sugarloaf Treasured Landscape Management Plan is a violation of property rights. The proposed area is the least developed in Frederick County with the last development constructed in the 1970's. Which supports the fact that the current zoning is maintaining this rural area.

As a landowner, you have a bundle of rights: 1) possession, 2) control, 3) exclusion, 4) enjoyment, and 5) disposition. This plan violates your right of control.

The proposed plan includes downzoning 125 properties from Agricultural to Resource Conservation. This adversely impacts local farmers; example.: a third-generation farm owner has been told by the county that she will no longer be able to farm 3 acres of her farm that is currently fenced for cows to graze. She asked, would this impact her property taxes? The reply. Unchanged. The county will take away her property right of control with no compensation nor lower her taxes!

The State of Maryland Department of Planning, in their letter dated May 5, 2022 in response to their review of the plan on the top of page 6 suggests that the county justify why they think this change in zoning is necessary.

HOA's serve a purpose in a development where properties are close together and uniformity for the community as an entity is the goal. In the county where properties are spread out, most structures aren't seen from the road, the landowner shouldn't have restrictions placed on their property, especially after the fact. In the state of MD, a Buyer of a property with an HOA has 5 days to review the HOA and walk away from the contract if the Buyer is not in agreement with the restrictions and in this case, HOA type restrictions are being imposed on property owners that have owned their land for generations. I'm opposed to this and strongly encourage that the Sugarloaf Rural Heritage Overlay be removed entirely. It is a dangerous precedent for the county to establish.

Lastly, the plan states that speeding is of great concern on Park Mills Road and Thurston Road. I would have to say in my personal opinion the most speeding in the Sugarloaf area, even in all of Frederick County, is on Lily Pons Road, which has been used as a drag strip for generations. So much so that there are permanent tire marks on the bridge. I encourage the Council to add cameras and/or other means to control the excessive speeding on Lily Pons Road.

Thank you for your consideration,

Margaret Koogle  
6800 Lily Pons Road  
Adamstown, MD 21710

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