

1 **AMENDMENT 1 to the Sugarloaf Treasured Landscape Management Plan**

2  
3 **Introduced By:** Council Member Steve McKay

4 **Introduction Date:** October 3, 2022

5 **Adopted/Rejected/Withdrawn:** \_\_\_\_\_

6  
7 A large area plan element of the Livable Frederick Comprehensive Plan.

8  
9 On p. 48, Policy 4.3 is amended as follows:

10  
11 Minimize the growth of new residential **AND NONRESIDENTIAL** development that utilizes  
12 wells and septic systems through non-expansion of the Rural Residential Land Use Designation  
13 into undeveloped Agricultural and Natural Resource areas, **AND THROUGH THE USE**  
14 **RESTRICTIONS IN THE SUGARLOAF RURAL HERITAGE OVERLAY ZONING**  
15 **DISTRICT.**

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EXPLANATION:

**BOLD CAPITALS INDICATE MATTER ADDED TO THE SUGARLOAF PLAN.**

[Brackets and ~~striketrough~~] indicate matter deleted from the Sugarloaf Plan.

1 **AMENDMENT 2 to the Sugarloaf Treasured Landscape Management Plan**

2  
3 **Introduced By:** Council Member Steve McKay

4 **Introduction Date:** October 3, 2022

5 **Adopted/Rejected/Withdrawn:** \_\_\_\_\_

6  
7 A large area plan element of the Livable Frederick Comprehensive Plan.

8  
9 On p. 54, the last paragraph of the section titled “Urbana Community Growth Area” is amended  
10 as follows:

11  
12 The last comprehensive land use plan update and comprehensive rezoning in the Urbana area  
13 occurred in 2004, with the adoption of the Urbana Region Plan on June 24, 2004. Since then,  
14 there has been considerable growth and development in the Urbana area and along the I-270  
15 corridor. Recognizing this, the Livable Frederick Master Plan Implementation Program (October  
16 2019) in its Planning Area Catalogue described an elective plan for a larger, thematically-  
17 conceived *Urbana Corridor* that could include a plan for the South Frederick Triangle, the  
18 Urbana Community Growth Area, or the I-270 corridor. [~~The scale and scope of future planning  
19 for the Urbana Community Growth Area or the I-270 corridor may determine the degree and  
20 extent of examination of lands within the Sugarloaf Planning Area, if any, and may result in a  
21 limited plan amendment to the Sugarloaf Treasured Landscape Management plan.~~] The South  
22 Frederick Triangle has now been incorporated into the South Frederick Corridors Plan.  
23

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EXPLANATION:

**BOLD CAPITALS INDICATE MATTER ADDED TO THE SUGARLOAF PLAN.**

[Brackets and ~~striketrough~~] indicate matter deleted from the Sugarloaf Plan.

1 **AMENDMENT 3 to the Sugarloaf Treasured Landscape Management Plan**

2  
3 **Introduced By:** Council Member Steve McKay

4 **Introduction Date:** October 3, 2022

5 **Adopted/Rejected/Withdrawn:** \_\_\_\_\_

6  
7 A large area plan element of the Livable Frederick Comprehensive Plan.

8  
9 On p. 71, Policy 5.1 is amended as follows:

10  
11 Maintain coordination and collaboration with the Maryland Department of Transportation-State  
12 Highway Administration in all aspects of **FUTURE PLANNING, DESIGN, AND**  
13 **CONSTRUCTION ASSOCIATED WITH INTERSTATE 270**~~the Op Lanes Maryland~~  
14 ~~Project~~].

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EXPLANATION:

**BOLD CAPITALS INDICATE MATTER ADDED TO THE SUGARLOAF PLAN.**

[Brackets and ~~striketrough~~] indicate matter deleted from the Sugarloaf Plan.

1 **AMENDMENT 4 to the Sugarloaf Treasured Landscape Management Plan**

2  
3 **Introduced By:** Council Member Steve McKay

4 **Introduction Date:** October 3, 2022

5 **Adopted/Rejected/Withdrawn:** \_\_\_\_\_

6  
7 A large area plan element of the Livable Frederick Comprehensive Plan.

8  
9 On p. 71, Initiative 5C is amended as follows:

10  
11 Work with the Maryland Department of Transportation-State Highway Administration to support  
12 localized mitigation of forest and wetland impacts from **ANY FUTURE CONSTRUCTION**  
13 **ASSOCIATED WITH INTERSTATE 270**~~[the Op Lanes Maryland project as it moves through~~  
14 ~~the Sugarloaf Planning Area]~~.

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EXPLANATION:

**BOLD CAPITALS INDICATE MATTER ADDED TO THE SUGARLOAF PLAN.**

[Brackets and ~~striketrough~~] indicate matter deleted from the Sugarloaf Plan.

1 **AMENDMENT 5 to the Sugarloaf Treasured Landscape Management Plan**

2  
3 **Introduced By:** Council Member Steve McKay

4 **Introduction Date:** October 3, 2022

5 **Adopted/Rejected/Withdrawn:** \_\_\_\_\_

6  
7 A large area plan element of the Livable Frederick Comprehensive Plan.

8  
9 On p. 72, Policy 5.2 is amended as follows:

10  
11 Future transit centers, park-and-ride facilities, and transit-oriented development projects  
12 associated with future interchanges on I-270 should be thoroughly evaluated in order to serve the  
13 existing southern Urbana Community Growth Area **ON THE EAST SIDE OF I-270**, ~~as well as~~  
14 ~~potential points along the I-270 Corridor that may support compact employment and mixed used~~  
15 ~~development~~].

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EXPLANATION:

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1 **AMENDMENT 6 to the Sugarloaf Treasured Landscape Management Plan**

2  
3 **Introduced By:** Council Member Steve McKay

4 **Introduction Date:** October 3, 2022

5 **Adopted/Rejected/Withdrawn:** \_\_\_\_\_

6  
7 A large area plan element of the Livable Frederick Comprehensive Plan.

8  
9 On p. 54, the last sentence of paragraph 1 of the section titled “Urbana Community Growth Area”  
10 is amended as follows:

11  
12 [~~Programmed~~]**FUTURE** improvements to I-270 [~~as part of the Op. Lanes Maryland project~~] may  
13 influence and shape future planning for the Urbana Community Growth area **EAST OF I-270**  
14 (refer to Chapter 5 for a more detailed narrative on the transportation network in and near the  
15 Sugarloaf Planning Area).  
16

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1 **AMENDMENT 7 to the Sugarloaf Treasured Landscape Management Plan**

2  
3 **Introduced By:** Council Member Steve McKay

4 **Introduction Date:** October 3, 2022

5 **Adopted/Rejected/Withdrawn:** \_\_\_\_\_

6  
7 A large area plan element of the Livable Frederick Comprehensive Plan.

8  
9 On p. 42, Initiative 3E is amended as follows:

10  
11 [~~Initiative 3E Support the preservation of Stronghold, Incorporated's 3,000 acres through a~~  
12 ~~conservation easement device to ensure permanence and protection of all of its resources—~~  
13 ~~cultural, environmental, historic—with no reduction in size, integrity, or ecological function.~~]  
14

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EXPLANATION:

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1 **AMENDMENT 8 to the Sugarloaf Treasured Landscape Management Plan**

2  
3 **Introduced By:** Council Member Steve McKay

4 **Introduction Date:** October 3, 2022

5 **Adopted/Rejected/Withdrawn:** \_\_\_\_\_

6  
7 A large area plan element of the Livable Frederick Comprehensive Plan.

8  
9 On p. A-38, the material titled “Stronghold Survey District Form (pp 1-12)(survey file F-7-32)” is  
10 amended with a footnote as follows:

11  
12 **THE INFORMATION PROVIDED ON PAGES A-38 TO A-49 IS FOR**  
13 **INFORMATIONAL PURPOSES ONLY, NOT REGULATORY. THIS SURVEY FORM**  
14 **WAS COMPLETED WITHOUT THE INVOLVEMENT OF THE OWNER.**  
15

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EXPLANATION:

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**AMENDMENT 9 to the Proposed Zoning Changes Associated With The Sugarloaf  
Treasured Landscape Management Plan**

**Introduced By:** Council Member Steve McKay

**Introduction Date:** October 3, 2022

**Adopted/Rejected/Withdrawn:** \_\_\_\_\_

A proposed series of zoning changes in support of the Sugarloaf Treasured Landscape  
Management Plan.

Remove all proposed changes for individual properties that include a change in Land Use  
Designation from “Agricultural” to “Natural Resource”, and a change in zoning from  
“Agricultural” to “Resource Conservation”.

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**EXPLANATION:**

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1 **AMENDMENT 10 to the Proposed Zoning Changes Associated With The Sugarloaf**  
2 **Treasured Landscape Management Plan**

3  
4 **Introduced By:** Council Member Steve McKay

5 **Introduction Date:** October 3, 2022

6 **Adopted/Rejected/Withdrawn:** \_\_\_\_\_  
7

8 A proposed series of zoning changes in support of the Sugarloaf Treasured Landscape  
9 Management Plan.

10  
11 For properties owned by Stronghold, Incorporated, in association with Sugarloaf Mountain,  
12 parcels with a Comprehensive Plan Land Use Designation of “Public Parkland/Open Space” are  
13 changed to “Natural Resource”.  
14

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EXPLANATION:

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1 **AMENDMENT 11 to the Proposed Zoning Changes Associated With The Sugarloaf**  
2 **Treasured Landscape Management Plan**

3  
4 **Introduced By:** Council Member Steve McKay

5 **Introduction Date:** October 3, 2022

6 **Adopted/Rejected/Withdrawn:** \_\_\_\_\_  
7

8 A proposed series of zoning changes in support of the Sugarloaf Treasured Landscape  
9 Management Plan.

10  
11 Certain properties owned by Stronghold, Incorporated, in association with Sugarloaf Mountain,  
12 that contain existing structures and uses associated with the management and maintenance of  
13 Sugarloaf Mountain, and related to activities that support Stronghold’s mission to preserve the  
14 mountain and educate the public, are excluded from the “Sugarloaf Rural Heritage Overlay”.  
15 Specifically, the following property is excluded: Map 0110, Grid 0017, Parcel 0026,  
16 Neighborhood 10000.11, consisting of 30 acres.  
17

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1 **AMENDMENT 12 to the Proposed Zoning Changes Associated With The Sugarloaf**  
2 **Treasured Landscape Management Plan**

3  
4 **Introduced By:** Council Member Steve McKay

5 **Introduction Date:** October 3, 2022

6 **Adopted/Rejected/Withdrawn:** \_\_\_\_\_  
7

8 A proposed series of zoning changes in support of the Sugarloaf Treasured Landscape  
9 Management Plan.

10  
11 Certain properties owned by Stronghold, Incorporated, in association with Sugarloaf Mountain,  
12 which are currently zoned “Resource Conservation” shall remain zoned “Resource  
13 Conservation”.  
14

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EXPLANATION:

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**AMENDMENT 13 to the Proposed Zoning Changes Associated With The Sugarloaf  
Treasured Landscape Management Plan**

**Introduced By:** Council Members Phil Dacey & Steve McKay

**Introduction Date:** October 3, 2022

**Adopted/Rejected/Withdrawn:** \_\_\_\_\_

A proposed series of zoning changes in support of the Sugarloaf Treasured Landscape  
Management Plan.

Remove the proposed Rural Residential land use plan designation and the proposed R-1  
Residential Zoning from the property known as: Tax Map 104, Parcel 130, Lot 1, Section I  
'Wedding Gift' Subdivision, located at 2525 Park Mills Road, Adamstown, Maryland 21710.

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**EXPLANATION:**

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**AMENDMENT 14 to the Proposed Zoning Changes Associated with the Sugarloaf Treasured Landscape Management Plan**

**Introduced By:** Council Member Phil Dacey  
**Introduction Date:** October 3, 2022  
**Adopted/Rejected/Withdrawn:** \_\_\_\_\_

A proposed series of zoning changes in support of the Sugarloaf Treasured Landscape Management Plan.

The 32-acre property, known as Parcel 14 on Tax Map 105, Tax ID number 07-195796, located at 2613 Dixon Road, Frederick, Maryland 21704, shall be removed from the Sugarloaf Treasured Landscape Management Plan, including amending the overlay boundary line to exclude this property from the overlay and removing this property from the proposed accompanying rezoning.

1 **AMENDMENT 15 to the Sugarloaf Treasured Landscape Management Plan**

2  
3 **Introduced By:** Council Member Phil Dacey

4 **Introduction Date:** September 13, 2022

5 **Adopted/Rejected/Withdrawn:** \_\_\_\_\_

6  
7 A large area plan element of the Livable Frederick Comprehensive Plan.

8 \*\*\*\*\*

9  
10 Remove Stronghold’s holdings from the proposed Sugarloaf Rural Heritage Overlay Zoning  
11 District (the “Overlay”); and add language to the Draft Plan to the effect of:

12 **NOTWITHSTANDING ANYTHING TO THE CONTRARY HEREIN, OTHER THAN**  
13 **DESIGNATING THE HOLDINGS AS ‘NATURAL RESOURCE’ LAND USE, THE**  
14 **COUNTY COUNCIL DOES NOT PROPOSE ANY CHANGES TO THE CURRENT**  
15 **LAND USE DESIGNATION, ZONING, OR OTHER COMPREHENSIVE PLANNING**  
16 **COMPONENTS FOR THE HOLDINGS OF STRONGHOLD, INCORPORATED.**  
17 **INSTEAD, THE COUNTY COUNCIL RECOMMENDS A SEPARATE, FUTURE**  
18 **PROCESS FOR THE COUNTY TO WORK WITH STRONGHOLD TO ESTABLISH A**  
19 **VIABLE ZONING CATEGORY THAT ACCOMMODATES STRONGHOLD’S NEEDS**  
20 **AND IS CONSISTENT WITH GORDON STRONG’S ORIGINAL VISION AND**  
21 **INTENT.**

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EXPLANATION:

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1 **AMENDMENT 16 to the Sugarloaf Treasured Landscape Management Plan**

2  
3 **Introduced By:** Council Member Phil Dacey

4 **Introduction Date:** September 13, 2022

5 **Adopted/Rejected/Withdrawn:** \_\_\_\_\_

6  
7 A large area plan element of the Livable Frederick Comprehensive Plan.

8 \*\*\*\*\*

9 In order to more fully align the Sugarloaf Treasured Landscape Management Plan (the “Sugarloaf  
10 Plan”) with the intent of the Livable Frederick Master Plan, modify the Sugarloaf Planning Area  
11 Boundary to align it with the boundary set forth in the County Executive’s draft of the Sugarloaf  
12 Plan dated July, 2021. Make all necessary modifications and adjustments to the Sugarloaf Plan to  
13 reflect this change.

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EXPLANATION:

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