

From: [Brandt, Kimberly G.](#)
To: [Specht, Jennifer](#)
Subject: FW: Sugarloaf - Letter from Stronghold
Date: Tuesday, October 4, 2022 12:40:11 PM

From: Manalo, Noel <NManalo@mcneeslaw.com>
Sent: Monday, October 3, 2022 4:24 PM
To: Hagen, Kai <KHagen@FrederickCountyMD.gov>; Council Members <CouncilMembers@FrederickCountyMD.gov>; Keegan-Ayer, MC <MCKeegan-Ayer@FrederickCountyMD.gov>; Blue, Michael <MBlue@FrederickCountyMD.gov>; Dacey, Phil <PDacey@FrederickCountyMD.gov>; McKay, Steve <SMcKay@FrederickCountyMD.gov>; Fitzwater, Jessica <JFitzwater@FrederickCountyMD.gov>; Donald, Jerry <JDonald@FrederickCountyMD.gov>
Cc: Cherney, Ragen <RCherney@FrederickCountyMD.gov>; Robert A. McFarland -DNR- <roberta.mcfarland@maryland.gov>
Subject: Re: Sugarloaf - Letter from Stronghold

[EXTERNAL EMAIL]

Hi, Kai – I would point to our initial letter to the Planning Commission 3 years ago, and the subsequent submitted comments. There are a number of scenarios where even a partial floating zone/overlay zone with the restrictions contemplated potentially impact current operations. I believe the operations manager also submitted comments under separate cover enumerating specific issues, separate from letters submitted by me as legal counsel.

Frankly, my client is not comfortable at this point with discussing things in a piecemeal fashion “on the fly”/“on the floor”, if you will. Particularly since it ends up feeling like it’s not so much a dialogue so much as ultimately a patronizing lecture from professional staff, who always get the last word/control the slide deck. I maintain the notion of benefit of the doubt on their objectivity, but there is now data and information tending towards making me question that notion.

I am doing what I can to advocate for my client while still trying to encourage a constructive disposition, but with what they have gone through and how they feel they have been treated – particularly during the Planning Commission process – you can understand their frustration.

Noel S. Manalo
McNees Wallace & Nurick LLC
301-241-2014

From: Hagen, Kai <KHagen@FrederickCountyMD.gov>
Sent: Monday, October 3, 2022 4:01:58 PM
To: Manalo, Noel <NManalo@mcneeslaw.com>; Council Members <CouncilMembers@FrederickCountyMD.gov>; Keegan-Ayer, MC <MCKeegan-Ayer@FrederickCountyMD.gov>; Blue, Michael <MBlue@FrederickCountyMD.gov>; Dacey, Phil <PDacey@FrederickCountyMD.gov>; McKay, Steve <SMcKay@FrederickCountyMD.gov>; Fitzwater, Jessica <JFitzwater@FrederickCountyMD.gov>; Donald, Jerry <JDonald@FrederickCountyMD.gov>
Cc: Cherney, Ragen <RCherney@FrederickCountyMD.gov>; Robert A. McFarland -DNR- <roberta.mcfarland@maryland.gov>
Subject: Re: Sugarloaf - Letter from Stronghold

[EXTERNAL]

Thank you, Noel.

A question:

You say that including any part of the Stronghold property the overlay zone could or might lead to close the mountain to public access...even despite other concessions that may be made to respond to or accommodate concerns.

But you don't say why?

What is it about a change that would permit EVERYTHING and ANYTHING that happens on the mountain today (and perhaps with other changes to accommodate some of Stronghold's concerns) that would make it necessary to close off public access.

kai

From: Manalo, Noel <NManalo@mcneeslaw.com>

Sent: Monday, October 3, 2022 1:33 PM

To: Council Members <CouncilMembers@FrederickCountyMD.gov>; Keegan-Ayer, MC <MCKeegan-Ayer@FrederickCountyMD.gov>; Blue, Michael <MBlue@FrederickCountyMD.gov>; Dacey, Phil <PDacey@FrederickCountyMD.gov>; Hagen, Kai <KHagen@FrederickCountyMD.gov>; McKay, Steve <SMcKay@FrederickCountyMD.gov>; Fitzwater, Jessica <JFitzwater@FrederickCountyMD.gov>; Donald, Jerry <JDonald@FrederickCountyMD.gov>

Cc: Cherney, Ragen <RCherney@FrederickCountyMD.gov>; Robert A. McFarland -DNR- <roberta.mcfarland@maryland.gov>

Subject: FW: Sugarloaf - Letter from Stronghold

[EXTERNAL EMAIL]

Honorable Council Members: On behalf of Stronghold, Incorporated, ahead of your Agenda Items VIII & IX of this evening, I am reiterating for the record my comments from the public hearing, which are the same positions stated in our September 8, 2022 letter to you (copy attached).

Having reviewed the subsequent amendments proposed by Council Members, we wanted to express appreciation to those Members for addressing our concerns.

However, I note for the record that Council Member McKay's proposed "Amendment 11 to the Proposed Zoning Changes Associated With The Sugarloaf Treasured Landscape Management Plan" (copy attached), still presents issues for my client. While the exclusion of 30 AC of my client's property from the Overlay moves in the right direction, Stronghold still stands by its September 8 letter:

Inclusion of *any* of Stronghold's holdings in the Overlay creates risk and uncertainty that

necessitates evaluation of on-going operations, including public access to the Mountain.

Stronghold has successfully preserved and protected thousands of acres without a preservation overlay zone.

To the extent the County continues to pursue regulatory and legislative efforts , we are still hopeful that collaborative dialogue is the first choice approach. Without that meaningful dialogue, Stronghold can not support the Overlay.

Noel Manalo



McNees Wallace & Nurick LLC

8490 Progress Drive, #225 | Frederick, MD 21701

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: Manalo, Noel

Sent: Thursday, September 8, 2022 12:11 AM

To: jgardner@FrederickCountyMD.gov; councilmembers@frederickcountymd.gov; Keegan-Ayer, MC <MCKeegan-Ayer@FrederickCountyMD.gov>; mblue@frederickcountymd.gov; Dacey, Phil <PDacey@FrederickCountyMD.gov>; khagen@frederickcountymd.gov; McKay, Steve <SMcKay@FrederickCountyMD.gov>; jfitzwater@frederickcountymd.gov; jdonald@frederickcountymd.gov

Cc: Robert A. McFarland -DNR- <roberta.mcfarland@maryland.gov>

Subject: Sugarloaf - Letter from Stronghold

Dear County Executive and County Council, on behalf of Stronghold, Incorporated, attached please find a copy of the letter going in the mail to you regarding the Sugarloaf Plan.

Regards,

Noel Manalo



McNees Wallace & Nurick LLC

8490 Progress Drive, Suite 225 | Frederick, MD 21701 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: [Brandt, Kimberly G.](#)
To: [Specht, Jennifer](#)
Subject: FW: Land Rights
Date: Monday, October 3, 2022 10:29:28 AM
Attachments: [The Sugarloaf Treasured Landscape Management Plan.msg](#)
[Sugarloaf Treasured Landscape Management Plan.msg](#)
[Untitled.msg](#)

From: Linda Diefenbach <cldief@gmail.com>
Sent: Monday, October 3, 2022 8:03 AM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>
Subject: Land Rights

[EXTERNAL EMAIL]

Hello, I am writing as a Frederick County resident to urge all of the County Council members to reform the Sugarloaf Treasured Landscape Management Plan to include protection for the property rights of Frederick residents. I urge you to reform the plan to protect vital property rights by removing the needless overlay of restrictions and downsizing of properties.

The current Sugarloaf plan infringes on the property rights of Frederick County Residents.

Sincerely,
Linda Diefenbach
Deer Spring Ln.

From: [Buzz Mackintosh](#)
To: [Council Members](#)
Subject: The Sugarloaf Treasured Landscape Management Plan
Date: Sunday, October 2, 2022 7:15:13 PM

October 2, 2022

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

Attention: MC Keegan-Ayer President

Re: The Sugarloaf Treasured Landscape Management Plan

Dear Council Members,

Please support the amendment below in the Sugarloaf Treasured Landscape Management Plan to keep the zoning the same for individual property owners.

AMENDMENT 1 to the Proposed Zoning Changes Associated with The Sugarloaf Treasured Landscape Management Plan

Introduced By: Council Member Steve McKay

Introduction Date: September 13, 2022

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".

As mentioned in my public testimony on September 27th please remove the Overlay from the plan and if there is not enough time to make the proper corrections "REMAND THE PLAN" back to the Planning Commission. It is critical for the first area plan to be done right to protect property rights and Frederick County's future!

Thank you for your time and consideration,

Stephen "Buzz" Mackintosh
Melissa D. Mackintosh
7001 Lily Pons Rd
Adamstown, Md. 21710

From: [Teresa BLAIR](#)
To: [Council Members](#)
Subject: Sugarloaf Treasured Landscape Management Plan
Date: Sunday, October 2, 2022 2:17:17 PM

[EXTERNAL EMAIL]

Hello, I am writing as a Frederick County resident to urge all of the County Council members to reform the Sugarloaf Treasured Landscape Management Plan to include protection for the property rights of Frederick residents. I urge you to reform the plan to protect vital property rights by removing the needless overlay of restrictions and downsizing of properties.

The current Sugarloaf plan infringes on the property rights of Frederick County Residents.

Sincerely,

Teresa Blair
6603 Mackenzie Pl
Ijamsville MD 21754
301 471 7711

From: [Wiley Mackintosh](#)
To: [Council Members](#)
Date: Sunday, October 2, 2022 11:43:00 AM

[EXTERNAL EMAIL]

Dear Council Members,

Please support the amendment below in the Sugarloaf Treasured Landscape Management Plan to keep the zoning the same for individual property owners.

AMENDMENT 1 to the Proposed Zoning Changes Associated with The Sugarloaf Treasured Landscape Management Plan

Introduced By: Council Member Steve McKay

Introduction Date: September 13, 2022

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".

- Thomas Wiley & Crystal Mackintosh

From: [Brandt, Kimberly G.](#)
To: [Specht, Jennifer](#)
Subject: FW: Sugarloaf Treasured Landscape Management Plan - Hold the Line and Oppose Developer Carve-Out Boundary Changes West of I-270
Date: Monday, October 3, 2022 11:48:24 AM

From: David Reeves <dave2442ree@hotmail.com>
Sent: Monday, October 3, 2022 9:46 AM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>
Subject: Re: Sugarloaf Treasured Landscape Management Plan - Hold the Line and Oppose Developer Carve-Out Boundary Changes West of I-270

[EXTERNAL EMAIL]

We voters of Frederick County will be voting in just one month, and we packed the public hearing last week with a sea of green, asking you to "Hold the Line." As you of the Frederick County Council consider and vote on the Sugarloaf Treasured Landscape Management Plan, the Overlay District and any proposed amendments, we strongly urge that you support:

- The Plan's I-270 boundary from Montgomery County to the Monocacy.
- Applying the Overlay to the entire boundary area.

Please oppose any developer carve-outs (such as the Dacey Amendment) that would alter the original boundary or Overlay as reported by the Planning Commission. Of the handful of greedy developers who seek to profit, many don't even live in Frederick County. Please oppose the totally inappropriate Amazon Web Services Data Center development proposal that would forever ruin the history, character, and quality of life around Sugarloaf Mountain and Southern Frederick County.

Please help preserve the unique and treasured Sugarloaf landscape, preserve family farms, the quality of life, and protect nature, wildlife, and outdoor recreation for the citizens of Frederick County (who actually live here) and for our children and grandchildren in the future.

Thank you for your consideration,

Dave and Jill Reeves
9265 Starlight Mews N

Frederick, MD 21704

From: David Reeves <dave2442ree@hotmail.com>

Sent: Monday, September 26, 2022 7:10 PM

To: councilmembers@frederickcountymd.gov <councilmembers@frederickcountymd.gov>

Subject: Sugarloaf Treasured Landscape Management Plan - Hold the Line and Oppose Developer Carve-Out Boundary Changes West of I-270

For over twenty-five years I have lived in Southern Frederick County. Twenty-four of those years have been on Sugarloaf Mountain Road, just off Thurston Road, where my children were born and raised. My family has deep ties to Sugarloaf Mountain, a local and regional treasure. People come from throughout DC, Maryland, and Virginia to enjoy the unique and beautiful agricultural and forested landscape for relaxation, outdoor recreation, and spiritual renewal of their souls.

Frederick County has a long-standing tradition of allowing development to the east side of I-270. The west side of I-270 has been wisely and purposefully preserved for many years for its unique agricultural and forested lands, much like the Agricultural Reserve in Montgomery County, which has received national recognition and wide acclaim for saving farms and preventing suburban, commercial, and industrial sprawl and unfettered, out of control development.

Frederick County has the opportunity to maintain this tradition and hold the line on out of control development, by approving the Sugarloaf Mountain Treasured Landscape Management Plan with its original boundaries as proposed by the Planning Commission.

Now a few greedy developers such as Tom Natelli, who have already made huge fortunes off of immense sprawling development in Urbana, want to develop unique and treasured farmlands west of I-270. In back room secret meetings Amazon Web Services representatives and a few developers such as Tom Natelli have attempted to persuade Frederick County officials to revise the original Sugarloaf Plan to carve out over 3,000 acres for special zoning to allow a massive Amazon Web Services Data Center industrial development within the boundaries of the original Sugarloaf Treasured Landscape Management Plan.

The Dacey Amendment proposed to the Sugarloaf Plan would allow totally unacceptable zoning changes to this precious area to accommodate massive industrial and commercial development such as the Amazon Web Services Data Center facility. It would destroy the treasured Sugarloaf landscape, with its unique and precious agricultural, environmental, wildlife, and outdoor recreation values, and its family farms, forever. Once we stop holding the line on out of control sprawl and development, there is no going back. Those family farms which are such an important part of the history and character of Frederick County will be gone and the quality of life in Southern Frederick County will have been forever destroyed. We citizens of Frederick County cannot allow that to happen. As your constituents we ask that you members of the Frederick County Council do not allow that to happen.

Please hold the line on the Sugarloaf Treasured Landscape Management Plan, reject the Dacey

Amendment and any other amendments which would carve out acreage from the originally proposed plan boundary to serve greedy special development interests. Please preserve family farms and keep Frederick County a beautiful and livable place for all of us who live here and for the enjoyment and the quality of life of our children and grandchildren in the future.

Thank you,

Dave and Jill Reeves
9265 Starlight Mews N
Frederick, MD 21704

From: [Brandt, Kimberly G.](#)
To: [Specht, Jennifer](#)
Subject: FW: Sugarloaf Treasured Landscape Management Plan Oct 2022 County Council Vote
Date: Monday, October 3, 2022 1:26:44 PM

From: Kristen Morrison <klmkmor@gmail.com>
Sent: Monday, October 3, 2022 12:02 PM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>
Cc: Kristen Morrison <klmkmor@gmail.com>
Subject: Sugarloaf Treasured Landscape Management Plan Oct 2022 County Council Vote
Sugarloaf Treasured Landscape Management Plan Oct 2022 County Council Vote

[EXTERNAL EMAIL]

Sugarloaf Treasured Landscape Management Plan Oct 2022 County Council Vote
Sugarloaf Treasured Landscape Management Plan Oct 2022 County Council Vote

Kristen Morrison
1820 Mt Ephraim Road
Adamstown, MD 21710

Dear Council Members,

My name is Kristen Morrison and I live at 1820 Mt Ephraim Road in Adamstown, MD. I am a 4th generation Washingtonian and my ancestors lived in Middletown, MD during the civil war. I have owned my small farm since 2003 and have had a small business in my repurposed Gambrel Barn since 2013.

I support the current Sugarloaf Treasured Landscape Management Plan even though 6 1/2 of my 8 3/4 acres will be rezoned from agriculture to Residential under the current draft plan. I am vehemently against any amendment on the west side of the I-270 boundary. The 600 Natelli acres should not be re-zoned to allow a data center or any other high density usage. The 250 acres owned by my neighbors around the mountain should be subjected to the same zoning as I have.

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 and in Frederick County. 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. Please plan on voting to support the preservation of this natural area. It is a National Treasure.

Again, 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, industrial development or Amazon data centers. This would be detrimental to the existing farms, forests and green spaces. The quality of life would deteriorate around Sugarloaf Mt and in Frederick County.

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. Please plan on voting to support the preservation of this natural area. It is a National Treasure.

I vote green. Please earn my vote by voting green today.

Many thanks to you for working so hard on this important zoning decision for Frederick Counties current and future citizens.

Regards,
Kristen Morrison

From: [Brandt, Kimberly G.](#)
To: [Specht, Jennifer](#)
Subject: FW: Amendments to the Sugarloaf Plan
Date: Monday, October 3, 2022 2:10:47 PM

From: Anne Garrett <ankath@msn.com>
Sent: Monday, October 3, 2022 2:05 PM
To: Fitzwater, Jessica <JFitzwater@FrederickCountyMD.gov>
Cc: Council Members <CouncilMembers@FrederickCountyMD.gov>
Subject: Amendments to the Sugarloaf Plan

[EXTERNAL EMAIL]

Dear Council Member Fitzwater:

I know that the Council has an important vote tonight on the amendments to the Sugarloaf Plan. I do **not** support Council Member Dacey's amendment to the Plan. I hope you will vote against his amendment.

I support the Plan's I-270 boundary from the Montgomery County line up to the Monocacy River. I also support applying the Overlay to the entire boundary area. I feel that Council Member McKay's amendments to the Plan were the result of careful consideration on his part and I support them.

Please keep in mind that Mr. Natelli is not a voter in Frederick County. You represent the voters of this county, and there will be a lot of angry constituents if you do not vote to preserve the treasured landscape. The visitors who travel to that part of our county will be upset to see the construction of a data center in the midst of the farmland and rural landscape. And once that facility is being built, other local landowners will start selling their land and more commercial enterprises will be allowed to come in. You know it will happen – it has happened all over this county.

I noticed at the Council meeting on September 27 that Mr. Natelli did not deny that he participated in behind-closed-door meetings with the Council. If the Council ultimately supports Mr. Natelli's development plans despite the wishes of the majority of the residents who live in the treasured landscape area, the issue of those meetings will become common knowledge and will be a blight on our Council. In these times when trust in our Federal government's integrity has been weakened by the former President and many Federal elected officials, we are told time and again to focus on the local level. I hope my trust in my local government is not misplaced.

Sincerely,

Anne Garrett
610 Biggs Avenue
Frederick, MD 21702

From: [Brandt, Kimberly G.](#)
To: [Specht, Jennifer](#)
Subject: FW: Sugarloaf - Letter from Stronghold
Date: Monday, October 3, 2022 2:15:24 PM
Attachments: [A8990673.pdf](#)
[McKay Amd 11 STLMP.pdf](#)

From: Manalo, Noel <NManalo@mcneeslaw.com>
Sent: Monday, October 3, 2022 1:33 PM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>; Keegan-Ayer, MC <MCKeegan-Ayer@FrederickCountyMD.gov>; Blue, Michael <MBlue@FrederickCountyMD.gov>; Dacey, Phil <PDacey@FrederickCountyMD.gov>; Hagen, Kai <KHagen@FrederickCountyMD.gov>; McKay, Steve <SMcKay@FrederickCountyMD.gov>; Fitzwater, Jessica <JFitzwater@FrederickCountyMD.gov>; Donald, Jerry <JDonald@FrederickCountyMD.gov>
Cc: Cherney, Ragen <RCherney@FrederickCountyMD.gov>; Robert A. McFarland -DNR- <roberta.mcfarland@maryland.gov>
Subject: FW: Sugarloaf - Letter from Stronghold

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Honorable Council Members: On behalf of Stronghold, Incorporated, ahead of your Agenda Items VIII & IX of this evening, I am reiterating for the record my comments from the public hearing, which are the same positions stated in our September 8, 2022 letter to you (copy attached).

Having reviewed the subsequent amendments proposed by Council Members, we wanted to express appreciation to those Members for addressing our concerns.

However, I note for the record that Council Member McKay's proposed "Amendment 11 to the Proposed Zoning Changes Associated With The Sugarloaf Treasured Landscape Management Plan" (copy attached), still presents issues for my client. While the exclusion of 30 AC of my client's property from the Overlay moves in the right direction, Stronghold still stands by its September 8 letter:

Inclusion of **any** of Stronghold's holdings in the Overlay creates risk and uncertainty that necessitates evaluation of on-going operations, including public access to the Mountain.

Stronghold has successfully preserved and protected thousands of acres without a preservation overlay zone.

To the extent the County continues to pursue regulatory and legislative efforts, we are still hopeful that collaborative dialogue is the first choice approach. Without that meaningful dialogue, Stronghold can not support the Overlay.

Noel Manalo



McNees Wallace & Nurick LLC

8490 Progress Drive, #225 | Frederick, MD 21701

Tel: 301.241.2014

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

-
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From: Manalo, Noel

Sent: Thursday, September 8, 2022 12:11 AM

To: jgardner@FrederickCountyMD.gov; councilmembers@frederickcountymd.gov; Keegan-Ayer, MC <MCKeegan-Ayer@FrederickCountyMD.gov>; mblue@frederickcountymd.gov; Dacey, Phil <PDacey@FrederickCountyMD.gov>; khagen@frederickcountymd.gov; McKay, Steve <SMcKay@FrederickCountyMD.gov>; jfitzwater@frederickcountymd.gov; jdonald@frederickcountymd.gov

Cc: Robert A. McFarland -DNR- <roberta.mcfarland@maryland.gov>

Subject: Sugarloaf - Letter from Stronghold

Dear County Executive and County Council, on behalf of Stronghold, Incorporated, attached please find a copy of the letter going in the mail to you regarding the Sugarloaf Plan.

Regards,

Noel Manalo



McNees Wallace & Nurick LLC

8490 Progress Drive, Suite 225 | Frederick, MD 21701

Tel: 301.241.2014

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

-
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McNees Wallace & Nurick LLC
8490 Progress Drive, Suite 225
Frederick, MD 21701

Noel Manalo
Telephone: 301.241.2014
Fax: 717.237.5300
nmanalo@mcneeslaw.com

September 8, 2022

VIA E-MAIL & USPS

County Executive
County Council
Frederick County, Maryland
12 East Church Street
Frederick, Maryland 21701

RE: Sugarloaf Plan

Honorable County Executive & County Council:

On behalf of Stronghold, Incorporated, we appreciate the efforts by some of you to attempt to address our serious concerns with the Planning Commission's Draft of the Sugarloaf Treasured Landscape Plan (the "Plan").

At this time my client reiterates their opposition to the Plan.

While we acknowledge the potential effort by County Council members to craft amendments that may or may not address my client's concerns, we believe the process, momentum and timing will not realistically allow for the thoughtful and considered approach we were hoping for three years ago, when we first began to learn the import of the County's initiative.

A deliberate, thoughtful and rational approach is appropriate for any attempt to understand Stronghold's stewardship of the +/- 3,400 AC of Sugarloaf Mountain, and how any new County regulations may or may not assist Stronghold in its continued stewardship.

In light of these considerations, again, my client will continue to oppose the Draft Plan.

If, however, the County Council forwards a draft to public hearing that:

- (1) shows Stronghold's holdings as having Natural Resource (NR) land use designation;
- (2) removes Stronghold's holdings from the proposed Sugarloaf Overlay rezoning;
- (3) preserves the Resource Conservation (RC) zoning for Stronghold's holdings;
- (4) deletes Initiative 3E (page 42 of the Planning Commission draft); and

County Executive
County Council
September 8, 2022
Page 2

(5) deletes "Stronghold Survey District Form (pp 1-12) (survey file F-7-32)" (pages A-38 through A-49 of the Planning Commission Draft), or, in the alternative adds a note to this portion of the Appendix -- "*For Informational Purposes Only, not Regulatory; This Survey Form Was Completed Without the Appropriate Consent of Owner*";

-- then my client will not oppose the Plan.

Thank you for your consideration of the above.

Sincerely,

A handwritten signature in blue ink that reads "Noel Manalo". The signature is written in a cursive, flowing style.

Noel Manalo
MCNEES WALLACE & NURICK LLC

cc: Stronghold, Incorporated
Robert A. McFarland, Esquire, Maryland Department of Natural Resources

From: [Brandt, Kimberly G.](#)
To: [Specht, Jennifer](#)
Subject: FW: Sugarloaf Plan: Submitting material to the record that was previously submitted to the Planning Commission
Date: Monday, October 3, 2022 2:37:31 PM
Attachments: [inital draft of transmittal of SA environmental comments. .docx](#)

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

From: Ingrid Rosencrantz <catoctinck@gmail.com>

Sent: Monday, October 3, 2022 1:35 PM

To: Council Members <CouncilMembers@FrederickCountyMD.gov>

Subject: Sugarloaf Plan: Submitting material to the record that was previously submitted to the Planning Commission

[EXTERNAL EMAIL]

Thanks for adding this to the record for the Sugarloaf Plan.

Ingrid Rosencrantz

We are offering some comments we previously submitted to the Planning Commission concerning water quality and other environmental impacts to respond to comments from Rogers and others made during the County Council workshops.

The idea that streams already degraded from development will be improved with more development runs counter to an in-depth understanding of ecosystems and their impacts. As Mr. Goodfellow stated in his presentation on August 15th, the upper portions of two of the drainages that run into the Sugarloaf treasure landscape area are located to the east of 270 in the or developed Urbana area. One of the goals of this plan is to preserve the natural resources, including woodlands, streams, and groundwater in the plan area and moving the boundary to allow further degradation by extending development further into the treasured landscape is unconscionable. Frankly the consultants' arguments that more development will result in environmental improvement "hold no water" so to speak. If the developer who owns land at the top of a couple of the already damaged drainages wanted to, they could avail themselves of the Maryland Agricultural Water Quality Cost-Share (MACS) Program, planting Riparian Forest Buffers, following Nutrient Management laws and adopting cover crop and no-till farming practices. No subdivision necessary.

We would also light to highlight that our comments on the Plan's focus on preservation and conservation of our natural resources take an ecosystem approach rather than a myopic approach of counting trees that one might add to meet site requirements to surround a parking lot. Tree cover and nitrogen levels are not the only concerns with development and engineered ecosystem "improvements." What happens to the groundwater and surface water in the area once it's been covered with impermeable cover of large buildings and parking lots. In general, mitigation by using engineered structures is a way to The definition of "mitigation: is "the action of reducing the severity, seriousness, or painfulness of something." Development of this area is not

Higher quality streams are not isolated from lower quality streams ("lowest quality sub-watersheds"); all feed into the Monocacy. The Rodgers Analysis dismisses the lower quality ones and ignores the possibility of remediation. Water quality contaminants are not limited to agricultural use of nitrogen fertilizers. Commercial, industrial and residential development, including impervious paved areas, contribute gasoline, oil, antifreeze, de-icing salts, heavy metals, insecticides, herbicides, to name a few.

Protection has the greatest potential for environmental preservation. "Potential" engineered solutions for water quality improvements as a rationalization for further development are not adequate substitutes for protecting existing woodlands, waterways, and open spaces.

Their arguments held no sway with the Planning Commission and should hold no sway with the County Council.

From: [Brandt, Kimberly G.](#)
To: [Specht, Jennifer](#)
Subject: FW: Sugarloaf Plan: written version of verbal comments at the Public Hearing
Date: Monday, October 3, 2022 2:39:21 PM
Attachments: [rosencrantz sugarloaf comments 9 27 2022.docx](#)

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

From: Ingrid Rosencrantz <catoctinck@gmail.com>
Sent: Monday, October 3, 2022 1:38 PM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>
Subject: Sugarloaf Plan: written version of verbal comments at the Public Hearing

[EXTERNAL EMAIL]

Attached above are written comments representing verbal comments I made at last Tuesday's Public Hearing. Please add these to the record.

Thanks!

Ingrid Rosencrantz
Fingerboard Rd
Frederick, MD 21704

My name is Ingrid Rosencrantz and I live on Fingerboard Road near Hopehill in the plan area. I'd like to start off saying I have hope. To me, hope is about making things better, hope is about resilience, hope is about community. You are here. You are engaged! You care. All of you here today have filled me with hope! Thank you for coming out this evening.

This has been a long haul. In October of 2020, I first commented on this plan, saying that the boundary should be I-270, and I've been working on this ever since. It's been up and down and tonight, you've heard about backroom shenanigans and lack of government transparency. And still, I have hope.

Folks here may have maybe seen this map. It shows the July 2021 boundary that Council Member Dacey and the developer would like to use. Here's the developer's property, here's the draft line carving out the developer's property and here's the I-270-boundary set by the Planning Commission. To the left side of the map, is the Monocacy National Battlefield, where "the battle that saved Washington" was won. I calculated the distance from the developer's property to the Battlefield boundary and it's 600 yards. I also calculated the distance from another developer property to Stronghold property, and it's approximately 1 mile. I'd like to ask the Council to imagine, for a moment, how would things change, if a data center moves in? Noise, water issues, large power sources, too much impermeable surfaces in the headwaters of creeks, and so on. This is our one chance to protect this area – if it falls to development, there will be no going back. And still, I have hope.

From a policy perspective, it's in the best interest of the County to hold the line at 270. The Smarter Growth Alliance for Frederick County is a coalition of local and state organizations representing approximately 16,000 members and supporters. The Smarter Growth Alliance supports the preservation goals of the Sugarloaf Plan, the I-270 boundary, and the Overlay District. The Smarter Growth Alliance believes that the intense growth pressure in the southern part of Frederick County makes it imperative that the County Council pass the Planning Commission's recommended Sugarloaf Plan. The leaders of these organizations are a great group of people, and they give me hope.

We formed community through conversations with neighbors, research into issues, discussion of policy and coming to consensus. There are more than 2800 signatures on the Sugarloaf Alliance petition. We have the folks here in their green shirts – they have hope – they hope their voices will be heard. I counted the comments that were on the county's website last night and it was roughly 232 comments in support, compared to 45 against. All of this, taken together, can be very powerful, if we have of County Council that listens to the people. Development in the Sugarloaf Treasured Landscape is not inevitable, and this is the time to say so, clearly, and directly. Will you listen? Will you have hope?