

From: [Brandt, Kimberly G.](#)
To: [Specht, Jennifer](#)
Subject: FW: Environmental impacts: the Sugarloaf Plan
Date: Thursday, October 13, 2022 11:02:33 AM
Attachments: [Testimony at County Council public hearing on October 11 2022 concerning the Sugarloaf Plan..msg](#)
[Sugarloaf Plan.msg](#)
[Strongholds assertion of ownership of roads.msg](#)

From: msimpson2005 bennettscreekfarm.com <msimpson2005@bennettscreekfarm.com>
Sent: Wednesday, October 12, 2022 11:21 AM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>
Subject: Environmental impacts: the Sugarloaf Plan

[EXTERNAL EMAIL]

Hello to everyone,

I attended last night's meeting, as well as the one last Tuesday. I am in favor of the plan as it stands as of last night, with the boundary at I270.

I live in the plan area, across from Sugarloaf Mountain. The environment of this area is unique in ways that were not discussed yesterday:

1. Noise: Sound is captured by the mountain and is bounced back into our neighborhood. This means that noise is more impactful here than it would be elsewhere.
2. Wildlife: The mountain is not heavily developed, thus, there are pockets of wildlife that come off the mountain and reside around my neighborhood. This includes bald eagles and the occasional bear. I even saw a bobcat several months ago!
3. Risk of Flooding: Heavy rains run down the mountain into Bennett's Creek, which borders my property. Water also comes down the slopes from the "Urbana" side as well. Thus, this area is very susceptible to flooding streets and properties.

Development would exacerbate all these issues. More noise, more traffic, more impervious surfaces with more flooding. The Sugarloaf Overlay Plan acts to disallow inappropriate development. This area is more sensitive to these problems than other places and as such, we need this plan to go through to protect it.

I also want to say that I feel a little black-mailed by the Stronghold assertion to close up shop if this plan goes through. It seems as if the organization will absolutely not compromise. This is wrong. We are all going to compromise for the good of this area with this plan. Stronghold should not get special treatment. I do not believe the mountain would stay closed for long. They need the income from the public and will find a way to compromise in the end. Please do not be swayed by Stronghold's threats to shut down. That just feels like bullying tactics.

As for the Natelli argument, I do not agree that there is an inherent right to develop along

both sides of the I270 corridor just because. There is no mass transportation here, nor does there seem to be in the foreseeable future. There is no need to develop the west side of I270 when there is plenty of room on the east side, and the mass transit systems simply do not exist.

In conclusion, I ask that you go ahead with the vote to accept this plan as it stands today. What you vote on today will impact this area for generations. Please remember that this area is more fragile environmentally than other areas because of the mountain. Do not punt this down the road. Vote to approve it this week!

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

From: [Steve Poteat](#)
To: [Gardner, Jan](#); [Council Members](#)
Subject: Testimony at County Council public hearing on October 11, 2022 concerning the Sugarloaf Plan.
Date: Wednesday, October 12, 2022 10:53:24 AM

[EXTERNAL EMAIL]

Testimony on the Sugarloaf Treasured Landscape Management Plan on October 11, 2022 by Steve Poteat, Sugarloaf Mountain Road.

I urge the County Council to support the Sugarloaf Plan as amended and its strong Overlay Zone.

Not protecting the environmentally sensitive 25% slopes of the Sugarloaf region is an unfortunate compromise and makes the case even stronger for the Overlay Zone and its prohibited uses.

Some may recall that shortly after being elected County Executive in 2014 Jan Gardner met with the Sugarloaf Alliance to figure out how to protect the Sugarloaf region from the threat of undesirable land uses such as shooting ranges.

Jan suggested that an Overlay Zone should be placed over the region as part of a master plan.

And she made good on her commitment: her staff produced the Sugarloaf Plan with a strong Overlay Zone.

I and others have repeatedly pointed out to you the importance and fairness of placing the Overlay Zone over the entire planning area.

It would be inappropriate and unfair to exclude areas such as Sugarloaf Mountain.

It makes no sense to allow Stronghold to veto the entire Overlay Zone especially when the Overlay Zone has no negative impact on the mountain.

Remember, property rights run both ways.

They protect me from my neighbors, and my neighbors from me.

That balance is what zoning is all about.

The planning staff and County Council have made great efforts to accommodate Stronghold's demands but Stronghold has rejected those efforts.

Now it is time for Stronghold to compromise and join the County Council on the preservation side of this issue by supporting the Sugarloaf Plan and the Overlay Zone.

I hope that the County Council will honor Jan Gardner's commitment and support the Overlay Zone over the entire Sugarloaf Plan region.

Sent from [Mail](#) for Windows

From: [Chuck Marks](#)
To: [Council Members](#)
Subject: Sugarloaf Plan
Date: Wednesday, October 12, 2022 10:51:38 AM

[EXTERNAL EMAIL]

Hello:

This is in opposition to development west of 270. This land is a treasure. I grew up in Clarksburg and lived in CA for a lot of years. I moved back because of the rural beauty. I am not anti-development, but this is an area to be preserved. 270 is already a parking lot most of the time. You want to dump a ton more cars onto it? No thanks. I oppose this development plan.

--

Chuck Marks
650-773-7808
cmarksapr@gmail.com

From: [Steve Poteat](#)
To: [Gardner, Jan](#)
Cc: [Council Members](#)
Subject: Stronghold's assertion of ownership of roads
Date: Wednesday, October 12, 2022 10:47:44 AM

[EXTERNAL EMAIL]

Thank you for your straightforward comments about the challenges of dealing with Stronghold in the Frederick News Post today.

I have a quandary about an assertion by Stronghold that they "own" parts of Sugarloaf Mountain Road, Mount Ephraim Road and the square at the entrance to Sugarloaf Mountain. They have posted parts of these roads indicating that they own them and threaten people with towing if they park along these roads. In many places they have lined the sides of the roads with logs and boulders to prevent parking. I thought these roads are public roads especially since the County spends large sums to maintain these roads.

It was my understanding that these roads are public rights of way under the concept of "prescriptive rights of way. While I understand that Stronghold can prohibit entry to their property from these roads I do not understand how they can prohibit parking.

Could you please have your staff look into this especially since the County is maintaining these roads. If they are public roads the Stronghold signs should be removed immediately.

Thank you. Steve Poteat

Sent from my iPad

From: [Brandt, Kimberly G.](#)
To: [Specht, Jennifer](#)
Subject: FW: Stronghold By-Laws and Sugarloaf Plan
Date: Thursday, October 13, 2022 2:21:08 PM
Attachments: [10-13-22 Stronghold By-Laws.docx](#)

From: bcpoteat@gmail.com <bcpoteat@gmail.com>
Sent: Thursday, October 13, 2022 12:47 PM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>
Cc: Gardner, Jan <JGardner@FrederickCountyMD.gov>; Black, Bryon <BBlack@FrederickCountyMD.gov>; NManalo@mcneeslaw.com
Subject: Stronghold By-Laws and Sugarloaf Plan

[EXTERNAL EMAIL]

Comments on Sugarloaf Treasured Landscape Management Plan October 13, 2022

To: Council President M.C. Keegan-Ayer
Council Vice President Michael Blue
Council Member Steve McKay
Council Member Kai Hagen
Council Member Jerry Donald
Council Member Phil Dacey
Council Member Jessica Fitzwater

We want to alert you that certain information supplied by the Stronghold Attorney, Noel Manalo, is incomplete and therefore misleading. The Stronghold By-Laws document submitted to you by Mr. Manalo is missing ten important paragraphs. The material that has been left out is that which emphasizes the importance of visitors to the Sugarloaf Mountain vision of Gordon Strong. The deleted By-Laws paragraphs clearly show Gordon Strong's intent to share the mountain with the public. To delete these By-Laws paragraphs presents a misleading view to the County Council. We are attaching the complete By-Laws and indicating the paragraphs that have been deleted. We urge your comparison to the By-Laws submitted by Mr. Manalo to the public

record of August 6, 2022. Here is a brief list of the deleted paragraphs:

1. Objects-Foot of Mountain
2. Objects-Slopes of Mountain
3. Objects-Summit of Mountain
4. Objects-**Operation**
5. Objects-General Admission
6. Special Facilities
7. Other Earnings
8. Gifts
9. Acquisition of Land
10. Alienation of Land.

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In particular we would like to note the wording of two paragraphs:

1. Objects-Slopes of Mountain which speaks so eloquently:
“ 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 country-side; 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.”

2. Objects-Operation makes it absolutely clear that responsible visitors are anticipated:

“The Corporation shall have the power to establish rules and regulations governing the times and conditions under which visitors may visit its grounds and may use its facilities or participate in its educational or other activities.” In our opinion “regulating” visitors is clearly not the same as “prohibiting” visitors.

Thank you for considering this information and our comments.

Steve and Blanca Poteat, 1340 Sugarloaf Mountain Road, Dickerson,
Frederick County, Maryland 20842

Cc: Jan Gardner, County Executive
Byron Black, County Attorney
Noel Manalo, Attorney

Sent from [Mail](#) for Windows

STRONGHOLD, INCORPORATED

BY - LAWS

Typed September 1969

Article XII, Section 2 sets out the full text of Article Six of the last will and testament of Gordon Strong, deceased, with the following modifications: Paragraph 1, subparagraph (5) is replaced with the third paragraph from the end of Article Third of the charter. Instructions to that effect were given in the copy of the By-Laws from which this was reproduced.

STRONGHOLD, INCORPORATED

BY - LAWS

ARTICLE I

Section 1. Name: The name of this Corporation is **STRONGHOLD, Incorporated.**

Section 2. Location: The location of the principal office of the Corporation shall be at Stronghold, Frederick County, Maryland; of which the post office address is Dickerson, Maryland.

Section 3. Corporate Seal: The corporate seal of the Corporation shall have inscribed thereon the name of the corporation, the year of incorporation, and the words "Corporate Seal" and "Maryland."

ARTICLE II

Objects

Section 1. Not for Profit: Stronghold, Incorporated, is and shall be a corporation solely for public benefit and not for profit to the members thereof. There shall be no capital stock authorized or issued. No part of the net earnings, if any, of the Corporation, shall inure to the benefit of any private shareholder, member or individual.

Section 2. Objects: The general objects of the Corporation shall be those which are set forth in Article Third of the certificate of incorporation. In respect of any property received by the Corporation pursuant to the will and codicils of Gordon Strong, deceased, the general objects of the Corporation shall likewise be those which are set forth in Article XII of these by-laws.

Section 3: The Board of Trustees shall from time to time determine the general policies and the special undertakings of the Corporation, in pursuance of the above objects.

ARTICLE III

Fiscal Year

Section 1. Fiscal Year: The fiscal year of the Corporation shall be the calendar year from January 1st to December 31st.

ARTICLE IV

Members

Section 1. Members: The first members of the Corporation shall be the original five (5) Directors (Trustees) of the Corporation, and the number of members thereafter shall never be less than five (5). The Board of Trustees may from time to time fill any vacancy which may occur in such original membership, and may elect such additional members as in its discretion it deems advisable.

Section 2. Term of Membership: Any person elected as a member of the Corporation, for so long as he shall continue to pay the dues hereinafter specified, shall continue to be a member of the Corporation until his death, resignation or removal, provided, however, that the by-laws may be amended at any time to fix a term for membership, which shall be binding upon any person then a member.

Section 3. Dues: The dues payable by each member shall be One Dollar (\$1.00) at the time of election, to cover the remainder of that calendar year; and One Dollar (\$1.00) each calendar year thereafter, such dues being payable on January 2.

Section 4. Termination: The Board of Trustees, or the Executive Committee, may terminate the membership of any member at any time; and shall rebate to such member any dues paid for the calendar year in which the said membership is terminated.

ARTICLE V

Meetings of Members

Section 1. Quorum: At all meetings of members of the Corporation, a quorum for the transaction of business shall consist of a majority of the members then in good standing, or five (5) members, whichever shall be the lesser number.

Section 2. Annual Meeting: After the year 1946, the date of the annual meeting of the members of the Corporation shall be the first Saturday in May of each year, or as soon thereafter as a quorum can

be assembled. The place of the said meeting shall be the principal office of the Corporation at Stronghold, Frederick County, Maryland, unless the Board of Trustees or the Executive Committee shall have determined upon some other place for such meeting, in which event, the place of such meeting shall be notified to all members in the notice of the meeting. Notice of the time and place of such annual meeting shall be sent by the Executive Secretary or his assistant, by mail or otherwise, to each member of the Corporation, not less than ten (10) days nor more than ninety (90) days prior to the date of such meeting.

Section 3. Election of Trustees: At the annual meeting of members, the said members shall, from their own number, elect Trustees as provided for in these by-laws, to serve for such term as may be provided by Article VI of the by-laws, or until their successors shall have been elected. All vacancies in the Board of Trustees occurring between the annual meetings shall be filled by the Board of Trustees, unless there shall be a special meeting of members prior to the filling of such vacancy, in which event, such vacancy shall be filled by the members.

Section 4. Special Meetings: A special meeting of the members of the Corporation may be called at any time by the President, and shall be so called upon the written request of (a) a majority of the Trustees or (b) not less than five (5) members of the Corporation, or one-fourth (1/4) of the total persons then elected to such membership, whichever is the lesser, such written request to be addressed to the Executive Secretary. Notice of the time, place and purpose of any special meeting shall be sent to each member by the Executive Secretary, by mail or otherwise, not less than ten (10) nor more than ninety (90) days prior to the date of such meeting.

ARTICLE VI

Trustees

Section 1. Number: The number of Trustees of the Corporation shall be not less than five (5), but may be increased at any time to a number not exceeding fifteen (15) either by (a) formal resolution for such increase adopted by the members at any annual or special meeting or (b) formal resolution of the Board of Trustees adopted at any meeting thereof.

Section 2. Eligibility: Any member of the Corporation, and only such a member, shall be eligible as a Trustee.

Section 3. Election: Trustees shall be elected and vacancies filled as provided in Article V Section 4 of these by-laws. The trustees so elected shall constitute the Board of Trustees.

Section 4. Term of Office: Trustees elected at the annual meeting of the members shall serve for a term of one (1) year or until their successors shall be elected. A Trustee elected between the annual meetings of members shall serve until the next succeeding annual meeting, or until his successor shall be elected.

Section 5. Powers of Board: The control and management of the Corporation, and of its affairs, funds and property, shall be entrusted to, and vested absolutely in, the Board of Trustees, insofar as may be permitted by law. The said Board may delegate such of their powers and duties to the officers and/or to the Executive Committee, whom the said Board shall elect, as may be provided in these by-laws and insofar as may be permitted by law.

ARTICLE VII

Meetings of Board of Trustees

Section 1. Quorum: At all meetings of the Board of Trustees, a quorum for the transaction of business shall be a majority of the Trustees then acting, or five (5) Trustees, whichever shall be the lesser number.

Section 2. Annual Meeting: The annual meeting of the Board of Trustees shall be held immediately upon the conclusion of the annual meeting of the members of the Corporation. No notice of such meeting shall be required provided that a quorum of the Board of Trustees shall be in attendance at the meeting.

Section 3. Election of Officers and of Executive Committee: At the annual meeting of the Board of Trustees, the said Board shall elect officers, and members of the Executive Committee, as provided for in these by-laws, to serve until the next annual meeting of the said Board, and until their successors have been elected. In the event of a subsequent vacancy in any such office, the said Board may fill such vacancy by election at any special meeting of the said Board.

Section 4. Special Meetings: A special meeting of the Board of Trustees may be called at any time by the President, and shall be so called upon the written request of a majority of the Trustees, addressed to the Executive Secretary. Notice of the time and place of such special meeting shall set forth the purpose of the meeting, and shall be sent by the Executive Secretary, by mail or otherwise, to each Trustee at least five (5) days prior to the date of such meeting.

ARTICLE VIII

Officers

Section 1. Officers: The Board of Trustees shall elect, from their own number, a President, a Vice President, a Treasurer and an Executive Secretary. In addition thereto, the Board of Trustees shall elect, from their own number or otherwise, such additional Vice Presidents, Assistant Treasurers and Assistant Secretaries as they may deem advisable.

Section 2. President: The President shall have the general powers and shall perform the duties usually vested in the office of president of a not-for-profit corporation. He shall preside at all meetings of the members and of the Trustees.

Section 3. Vice Presidents: In the event of the absence or disability of the President, the Vice Presidents, in order of seniority, shall have all the powers and perform all the duties of the President. The Vice Presidents shall have such other powers, and shall perform such other duties, as may be prescribed by the Board of Trustees.

Section 4. Executive Secretary and Assistant Secretary: The Executive Secretary shall have the general powers and shall perform the duties usually vested in the office of secretary of a not-for-profit corporation. Subject to the authorization of the Board of Trustees, and insofar as may be permitted by law, the President may delegate to the Executive Secretary any one or more of the powers and duties conferred upon the President and/or Treasurer under these by-laws. The Executive Secretary shall assume the powers and perform the duties so delegated. The Assistant Secretary or Secretaries shall, in the absence of the Executive Secretary, perform such of his duties as may be delegated to him or them by the President, with the authorization of the Board of Trustees.

Section 5. Treasurer and Assistant Treasurer: The Treasurer shall have the general powers and shall perform the duties usually vested in the office of treasurer of a not-for-profit corporation. He shall have the custody of all the funds and securities of the Corporation. He shall collect all moneys due the Corporation. He shall deposit the funds of the Corporation in the name and to the credit of the Corporation in such depositories as may be designated by the Board of Trustees. He shall invest any surplus funds of the Corporation in such manner as may be authorized by the Board of Trustees. The Treasurer shall keep account of all the receipts and disbursements of the Corporation, the disbursements being classified and totalled for each month and for the fiscal year. His records shall be open at all times to the inspection of the Trustees. He shall render a complete report for the fiscal year past, at the next annual meeting of the members and of Trustees. He shall render such intermediate reports as may be

required. In the absence of the Treasurer, the Assistant Treasurer shall perform such duties as may have been delegated to him by the President or Treasurer under authorization of the Board of Trustees.

Section 6. Compensation: It is contemplated that the Executive Secretary shall receive such compensation as the Board of Trustees or the Executive Committee may authorize, but that the remaining Trustees, officers, and members of the Executive Committee shall perform their duties without compensation. The Board of Trustees or the Executive Committee are nevertheless authorized to provide such compensation as they may deem advisable for services actually rendered by any Trustee, officer, or member of the Executive Committee, or to reimburse any thereof for expenses incurred in the business of the Corporation.

Section 7. Checks: All checks or demands for money and notes of the Corporation shall be signed by such officer or officers or such other person or persons as the Board of Trustees may from time to time designate.

Section 8. Bond: The Board of Trustees may, in its discretion, require that any officer or employee of the Corporation be bonded, the cost of such bond to be paid by the Corporation.

ARTICLE IX

Executive Committee

Section 1. Membership: The Executive Committee shall consist of the President, the Senior Vice President, the Executive Secretary, the Treasurer, and not less than one (1) nor more than three (3) additional members, to be chosen from the members of the Board of Trustees other than the officers above described. Members of the Executive Committee shall be elected by the Board of Trustees at its annual meeting.

Section 2. Meetings: The Executive Committee shall meet at such regular times as it may determine, and/or from time to time at the call of the President. At any meeting of the Executive Committee, a majority of the members shall constitute a quorum.

Section 3. Powers: The Executive Committee shall have and may exercise all the powers of the Board of Trustees during the intervals between meetings of the Board, insofar as permitted by law and as not inconsistent with these by-laws; provided that the Board of Trustees may from time to time, by resolution, limit the powers of the Executive Committee as the said Board may see fit.

ARTICLE X

Waiver of Notice

Section 1. Waiver of Notice: No notice of any meeting of members or of the Board of Trustees hereinelsewhere specified shall be required provided that the member of the Corporation or the Board of Trustees, as the case may be, shall file written waiver of such notice either before or after the meeting, or shall be actually present thereat.

Section 2. Informal Actions: Any action required or permitted to be taken at any meeting of the members of the Corporation or of the Board of Trustees may be taken without a meeting if a consent in writing, setting forth such action, is signed by all of the members entitled to vote on the subject matter thereof, or by all of the Board of Trustees, as the case may be.

ARTICLE XI

Amendments to By-laws

Section 1: Subject to all of the restrictions contained in the certificate of incorporation of the Corporation, these by-laws may be amended at any annual meeting of the members or of the Trustees, or at any special meeting of the members or of the Trustees called for that purpose, provided that notice of such proposed amendment has been furnished to each member or Trustee, as the case may be, not less than ten (10) days nor more than ninety (90) days prior to such meeting. Any amendment to the by-laws must be adopted either by vote of a majority of all members of the Corporation then in good standing, or by vote of a majority of the members of the Board of Trustees then serving as such, as the case may be, without respect to any number of vacancies in the membership or in the Board of Trustees then remaining to be filled, provided that the number of members or of the Board of Trustees shall not then be reduced below the minimum number hereinelsewhere specified by these by-laws.

ARTICLE XII

Property Received from the Estate of Gordon Strong, Deceased

Section 1: The provisions of this Article of the by-laws shall be mandatory with respect to the operation and disposition of the property received by the Corporation pursuant to the will and codicils of Gordon Strong, deceased, but shall be applicable to the operation and disposition of other property theretofore or thereafter acquired by the corporation only to the extent that the Board of Trustees deems the provisions of such Article appropriately applicable thereto.

Section 2. The following provisions of the last will and testament of the said Gordon Strong, being Article Six of his last will and testament substantially as contained therein, are hereby adopted as a by-law of the Corporation:

ARTICLE SIX

STRONGHOLD CORPORATION

OBJECTS OF CORPORATION

(Art. Six)

PARAGRAPH 1. The objects of the Stronghold Corporation in Article Five, Paragraph 6 referred to, shall be the following:

OBJECTS - GENERAL

(Art. Six)

(Paragraph 1.)

SUB-PARAGRAPH 1. In General, to develop as the Corporation may determine, and to offer to the public (subject to the restrictions permitted in Sub-paragraph 5 of this Paragraph 1 of this Article Six, and without intending to make any dedication of the property concerned to the public or for public uses), for their education and enjoyment, all appropriate 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 the Corporation may find practicable, the development and enjoyment of out-of-door beauty elsewhere.

OBJECTS - FOOT OF MOUNTAIN

(Art. Six)

(Paragraph 1.)

SUB-PARAGRAPH 2. More particularly, in respect to those grounds and buildings which are to constitute a scheme of formal gardens, at the foot of and entrance to the mountain: To maintain and operate the grounds and buildings so far as constructed; and, when and as available funds permit, to complete the grounds and buildings proper to be comprised in the said scheme of formal gardens; that they may form as favorable an example as possible of the combination of natural and artificial beauty; and that they may give, to those who visit these gardens, the enjoyment of that beauty which has inspired the development of formal residential gardens in many countries and over many centuries.

OBJECTS - SLOPES OF MOUNTAIN

(Art. Six)

(Paragraph 1.)

SUB-PARAGRAPH 3. 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

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cultivated and also beautiful country-side; 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.

OBJECTS - SUMMIT OF MOUNTAIN

(Art. Six)
(Paragraph 1)

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SUB-PARAGRAPH 4. More particularly, in respect to the summit of the mountain comprised in Stronghold: When and as available funds permit, to erect thereon, and so far as erected to maintain and operate, such a structure or 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.

OBJECTS - OPERATION

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The Corporation shall have the power to establish rules and regulations governing the times and conditions under which visitors may visit its grounds and may use its facilities or participate in its educational or other activities.

POWERS OF CORPORATION

(Art. Six)

PARAGRAPH 2. The powers of said Stronghold Corporation shall comprise all general powers appropriate to the attainment of the objects set forth in Paragraph 1 last hereinabove; and the special powers in this article, and more particularly in this paragraph, provided and/or implied; insofar as such general and special powers may be consistent with the laws of the State of Maryland.

GENERAL ADMISSION

(Art. Six)
(Paragraph 2)

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SUB-PARAGRAPH 1. The Corporation may, from time to time and for so long as it sees fit, charge visitors a general admission fee covering general access to Stronghold, subject to the following conditions:

First: The general admission fee shall not be in excess of what the Corporation shall find necessary in order to provide funds for the operation and/or development and/or additions to Stronghold, for the objects herein provided.

Second: The general admission fee may vary for different days of the week, for holidays, for different weeks of the year; it may also vary for adults and children.

Third: The general admission fee shall not convey, to the person paying it, any right to the special structures, facilities, commodities and/or services in Sub-paragraph 2 next hereinbelow referred to.

SPECIAL FACILITIES

(Art. Six)

(Paragraph 2)

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SUB-PARAGRAPH 2. The Corporation may operate or cause to be operated (by concessionaires or lessees) special structures, and may offer special facilities, commodities and/or services, within Stronghold, as in its discretion it may deem to be wise and to comport with the objects set forth in Paragraph 1 last hereinabove. For such special structures, facilities, commodities and/or services, the said Corporation may impose (directly or through its concessionaires and lessees) a reasonable scale of charges, over and above the general admission fees in Sub-paragraph 1 last hereinabove referred to. Any part or all of the structures to be erected upon the summit of the mountain, referred to in Paragraph 1, Sub-paragraph 4 last hereinabove, may, in the sole discretion of the Corporation, be included in the special structures in this sub-paragraph referred to, for which special charges may be imposed.

OTHER EARNINGS

(Art. Six)

(Paragraph 2)

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SUB-PARAGRAPH 3. The Corporation may institute other forms of earnings, so far as the laws of the State of Maryland permit, for the following purposes:

First: For the principal purpose of supplementing the Corporation's income from endowment and from visitors' fees, for carrying out the objects of the Corporation.

Second: For the incidental purpose of giving some economic functioning to the area included in Stronghold, in addition to the aesthetic functioning as in Paragraph 1 last hereinabove provided.

Provided, however, that none of the forms of earnings in this Sub-paragraph referred to shall to any serious extent diminish the use of Stronghold for the objects in Paragraph 1 last hereinabove provided. In other words, it is intended that the economic use of Stronghold shall aid, and shall not interfere with, the aesthetic use of the property.

GIFTS

(Art. Six)

(Paragraph 2)

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SUB-PARAGRAPH 4. The Corporation may, from time to time, receive gifts, bequests and devises from other individuals, and appropriations from other corporations, to be used on or in connection with Stronghold, or for any of the objects set forth in Paragraph 1 hereinabove, or for other objects relative to or compatible therewith.

ACQUISITION OF LAND

(Art. Six)

(Paragraph 2)

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SUB-PARAGRAPH 5. The Corporation may, from time to time, in its discretion, acquire lands adjacent to or in the neighborhood of Stronghold, where the same are offered at reasonable prices, and where such acquisition is in its judgment desirable for extending and/or protecting its property, and thereby for better attaining the objects set forth in Paragraph 1 last hereinabove; provided, however, that the entire acreage of land to be owned by the Corporation, including that herein devised, shall not exceed ten thousand acres.

ALIENATION OF LAND

(Art. Six)

(Paragraph 2)

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SUB-PARAGRAPH 6. Whereas the acquisition and assembling and clearing of title of the land comprised in Stronghold at the date hereof has been accomplished by considerable effort over a period of forty years, involving over sixty different tracts and several hundred grantors; and

Whereas one of the principal elements of value in the land comprised in Stronghold consists in such holding in a single ownership, and in the elimination of alien ownerships;

Therefore it is provided as follows:

First: The Corporation may in its sole discretion make operating concessions for maximum terms of not over five years, to persons or corporations for the purpose in Sub-Paragraph 2 last hereinabove referred to.

Second: The Corporation may in its sole discretion make leases for maximum terms of not over five years, covering farm lands about the base of the mountain, comprised in Stronghold.

Third: The Corporation may in its sole discretion make leases for maximum terms of not over five years of any of the residential structures comprised in Stronghold.

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in Manalo
version

Fourth: The Corporation may in its sole discretion make leases for maximum terms of not over thirty-five years, and of not more than five acres to any one lease, conditioned upon the construction of a stipulated type of residence on each tract so leased; provided, however, that such leased tracts shall be about the base of the mountain and not upon its slopes, so that such leasing, construction and occupancy shall leave the body of the mountain clear for use as provided in Paragraph 1 last hereinabove, and particularly as provided in Sub-paragraph 3 thereof.

8/2022
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in Manalo
version

Fifth: Otherwise than in this sub-paragraph above expressly provided, the Corporation shall not sell, lease or otherwise alienate, or pledge, mortgage or otherwise encumber the real estate devised to the said Corporation, or any portion thereof; Provided, however, that the inhibitions in this sub-paragraph contained shall continue in force during the first one hundred years from and after the inception of the Corporation; Provided further that, if any inhibition in this sub-paragraph contained shall be invalid under or inconsistent with the laws of the State of Maryland, then such inhibition shall be treated as not incorporated herein.

ANNUAL STATEMENT

(Art. Six)

PARAGRAPH 3. The said Stronghold Corporation shall, each January or thereabouts, render to my hereinbelow designated Endowment Trustee a reasonably itemized and comparative statement for the calendar year preceding, such statement to show the following:

Receipts by Corporation

- (a) Income from the Endowment Trust Fund hereinabove.
- (b) Receipt of capital and/or income from all other gifts, bequests, devises, and/or from the investment thereof.
- (c) Income accruing from fees, concessions and all other operations producing revenue.

Expenditures by Corporation

- (d) For the purchase of additional land.
- (e) For new construction of all sorts - buildings, roads, etc.
- (f) For maintenance and upkeep of the property of the Corporation.

- (g) For the operation, servicing and functioning of the Corporation toward the objects thereof (other than the expenditures in Sub-paragraphs (d), (e) and (f) last hereinabove).

Results Obtained by Corporation

- (h) The results of the said operation, servicing and functioning of the said Corporation, toward the objects thereof, expressed in terms of numbers of people served in each of the several forms of the said functioning of the said Corporation, and in such other terms as the said Corporation may, for its own records, express the results of its functioning.

In the above provisions it is intended to indicate such a report as any well conducted charitable corporation would naturally keep for the information, guidance and protection of its own directors, and such as will, at the same time, inform my Endowment Trustee to what extent Stronghold Corporation is actually functioning for the uses in Article Six herein set forth.

From: [Brandt, Kimberly G.](#)
To: [Specht, Jennifer](#)
Subject: FW: Sugarloaf Hearing Comments
Date: Friday, October 14, 2022 8:57:43 AM
Attachments: [22.10.11 Hearing Comments.docx](#)

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

From: Susan Trainor <sue.trainor.music@gmail.com>
Sent: Thursday, October 13, 2022 9:45 AM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>
Subject: Sugarloaf Hearing Comments

[EXTERNAL EMAIL]

I'm attaching my comments from the Sugarloaf Hearing on Tuesday, 10/11/22 for the record.

Thank you for the opportunity to participate in the conversation.

Sincerely,
Sue Trainor
Fingerboard Road, Frederick

October 11, 2022
Comments, Sugarloaf Plan Hearing

My name is Sue Trainor, I live on Fingerboard Road in Frederick. Thanks for the time to speak this evening.

I'd like to share a beginning story as we move toward the Council's final votes on the Sugarloaf Plan and the Overlay. I think the story underlines the rationale for passing the amended Plan and Overlay despite continuing objections from a small number of stakeholders.

Back when the July 2021 draft Sugarloaf Plan was released, with the Rt. 80 boundary and the Thurston Road cut-out, folks who were willing to take some leadership came together in Doug and Peggy Kaplan's living room. Through zoom, Mr. Natelli also spoke at that meeting.

The next meeting took place on our deck. 20 people came, and we went around the circle listening to each person's concerns, looking for the common denominators. That became the start of the revitalized Sugarloaf Alliance. Mr. Angell from Potomac Gardens was there. Ms. Koogler from Lilypons was there. Mr. Webster from Stronghold was there. We began our process with listening and with wide-ranging conversations.

Mr. Webster told us the same thing that day that Stronghold tells you now, which I might paraphrase as: Stronghold owns the mountain. They've been doing what they do for a long time. They want to be left alone to do what they do. If the County tries to oversee what and how they do what they do, they'll close the mountain.

That's what they told us a year ago, and Stronghold's concerns were heard before that: They were part of the Citizens Advisory Group. They have had access to the County Executive, to the Planning Staff, the Planning Commission, the County Council. Their message remains the same. Fine.

But like it or not, oversight by the County - for the good of the larger community interest - is established law.

(Parody of "This Land Is Your Land," with apologies to Woody Guthrie.)

*'This land is your land, that land is my land,
What I do on my land's affecting your land
What you do on your land's affecting my land
Zoning was made for you and me.'*

We love Sugarloaf Mountain. We wish Stronghold well. Staff has said repeatedly that the Plan and Overlay won't affect Stronghold's operations. But it seems some Council Members may be making the argument that further discussions with Stronghold will produce compromise, so the Plan or the Overlay should be delayed.

I've heard nothing that suggests to me that Stronghold is open to negotiation, and I don't think the County should be in the business of capitulation to "or else."

Those of us who came together a year ago are volunteers in this very long discussion, in this promotion of a Frederick County-produced preservation plan. The Planning Commission and several hundreds of County residents have said to you that the Sugarloaf area is a sensible place for environmental preservation. I urge you to pass the amended Sugarloaf Plan and the Overlay.

Thank you.

From: [Brandt, Kimberly G.](#)
To: [Specht, Jennifer](#)
Subject: FW: 1994 Stronghold Trail Map & Info letter
Date: Friday, October 14, 2022 3:51:36 PM
Attachments: [image001.emz](#)
[image003.emz](#)
[oledata.mso](#)
[image001.png](#)
[image002.png](#)

From: William H Jamison <WilliamHJamison@outlook.com>
Sent: Friday, October 14, 2022 1:18 PM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>
Cc: sugarloaf46@aol.com
Subject: 1994 Stronghold Trail Map & Info letter

[EXTERNAL EMAIL]

Council Members, I found this Trail map that is dated 1994 in a stack of papers on one of my desks at home. I have enjoyed the mountain since I was old enough to ride a bike from Poolesville

Maryland. The Stronghold staff has always placed the Natural and Environmental concerns of the area as a foremost priority. Their goals have provided their neighbors with an advocate that will defend against undesirable land uses. Stronghold Inc. was one of the most vocal opponents of the Warfield farm on Thurston Rd. being used as a shooters range special exception. The Banner park property was under contract to be purchased by Collegiate Barbeques back in the late 70's and Stronghold came out against that Special Exception and were successful in stopping that use.

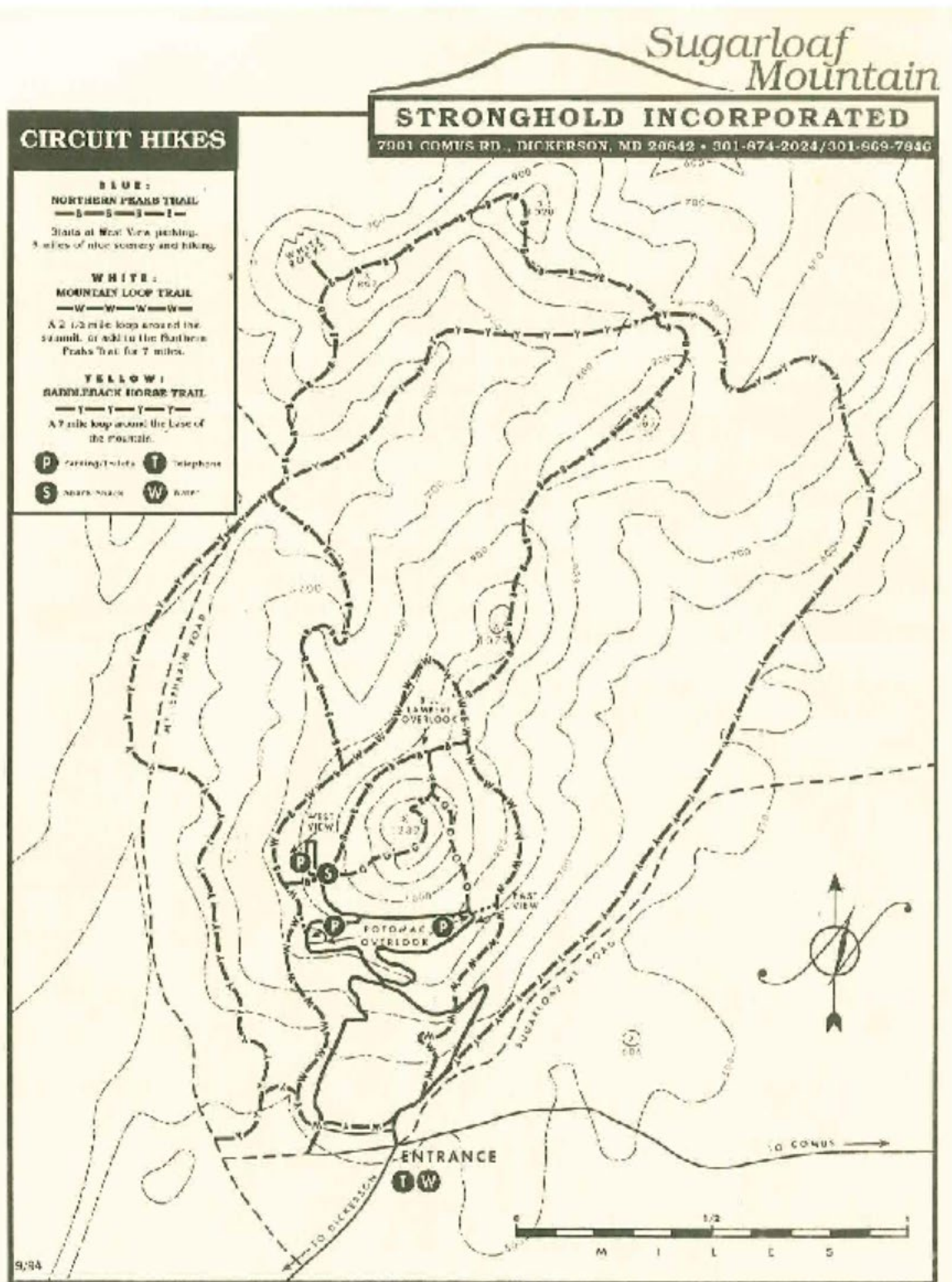
It is my experience that an overlay is not needed to protect our unique and well managed Sugarloaf. One other note as regards the FNP ads which the Sugarloaf citizens Assoc. have placed in recent editions of the News Post paper. The MOCO incinerator is located in the Ag reserve. The MOCO police shooting range is located in the AG reserve. The MOCO sludge compost facility is located in the AG reserve. The fossil fuel power plant is located in the Ag Reserve. The mountain of Fly Ash is located in the Ag reserve and is being trucked to Woodsboro one load at a time on Frederick county roads. MOCO has acquired 650 acres of contiguous land in the AG reserve licensed for a landfill. The Sugarloaf Citizens Assoc. did not bother to tell about those negative consequences.

Unintended consequences are the result of areas not having enough votes to stop their lands from being downzoned and the local government then places their incinerators and landfills away from the urban masses.

Mr. John Webster and Stronghold Inc. would never let that happen to their properties. You are wasting valuable tax payers money placing an overlay on Sugarloaf that does not require one.

Thank You and Best Regards as Always, Your many hours of Service to the citizens of Frederick County are very much appreciated. Yours Truly, Bill Jamison

William H. Jamison
912 Greenfield Rd.
Dickerson, Md. 20842
240-388-0721 Cell
301-428-8200 office



SUGARLOAF MOUNTAIN

Sugarloaf Mountain, a conservation/recreation area, is privately owned and managed by Stronghold, Inc. Visitors are invited to participate in the wide variety of outdoor recreation pursuits that include hiking, horseback riding, picnicking and nature study. The mountain is open every day of the year from sunrise to sunset. Darkness can come quickly on the mountain, so all visitors should arrange to be off the property by sunset. Please remember, all natural features are protected, do not pick plants, disturb wildlife, or remove rocks. Fires and overnight camping are strictly prohibited. Alcohol is not permitted.

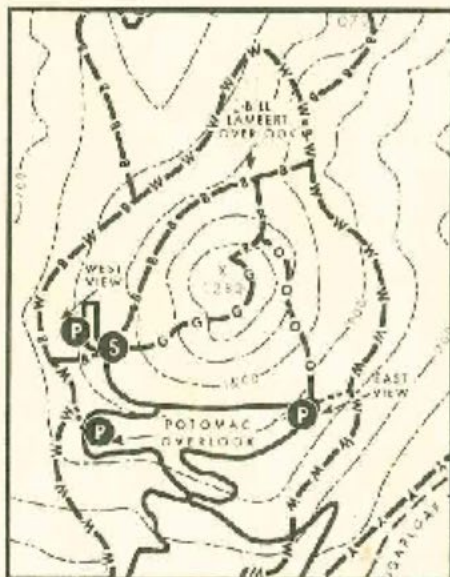
NATURAL HISTORY

Geologically, Sugarloaf is known as a monadnock, a mountain that remains after the erosion of the surrounding land. Here, that process took approximately 14 million years. At an elevation of 1282 feet, Sugarloaf stands more than 800 feet above the farmland below. The rugged cliffs on the summit are composed primarily of quartzite, the predominant type of rock on the mountain.

The dominant tree species on Sugarloaf are the oaks of both red and white groups. These trees are being threatened by oak decline, a result of several factors of which the introduced gypsy moth is a part. Other trees include black gum, tulip poplar, black birch and eastern hemlock. The more than 500 species of plants here include a variety of wildflowers, many of which can be found blooming during the warm weather months.

White tailed deer are abundant on and around the mountain. Other mammals include flying squirrel, red fox, eastern cottontail and raccoon. The forest birds include the great horned owl, pileated woodpecker, wild turkey and red shouldered hawk. During the spring and fall, many migratory species of songbirds can be found.

PLEASE be aware that this is the habitat of the timber rattlesnake and the copperhead. LOOK! BUT DO NOT TOUCH!



SUMMIT AREA TRAILS

GREEN: A.M. THOMAS TRAIL

— G — G — G — G —

A 1/4 mile improved trail to the summit. The stone steps were built by Mr. Thomas, Stronghold's first superintendent.

ORANGE: THE SUNRISE TRAIL

— O — O — O — O —

A steep 1/4 mile to the top.

RED: THE MONADNOCK TRAIL

— R — R — R — R —

Leaves the Northern Peaks Trail for a 1/4 mile hike to the summit.

TRAIL BLAZES

- One color indicates the trail you are on. (blue & white and yellow & white trails may run on the same path in some places.)
- This signals a junction or turn.
- Spur trail. Connects point of interest to nearby trail.
- Multi-purpose trail.

From: [Brandt, Kimberly G.](#)
To: [Specht, Jennifer](#)
Subject: FW: Sugarloaf Plan - pass as is
Date: Monday, October 17, 2022 7:45:37 AM

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

From: Matt Seubert <matts853@gmail.com>
Sent: Saturday, October 15, 2022 10:14 AM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>
Cc: Gardner, Jan <JGardner@FrederickCountyMD.gov>; Brandt, Kimberly G. <KGBrandt@FrederickCountyMD.gov>; Goodfellow, Tim <TGoodfellow@FrederickCountyMD.gov>; Horn, Steve <SHorn@FrederickCountyMD.gov>
Subject: Sugarloaf Plan - pass as is

[EXTERNAL EMAIL]

Dear Council Members:

If the closure of Sugarloaf Mountain is the end result of passing the Plan as it stands now, I say so be it.

Stronghold is stringing the county along and being unreasonable. Unless they state exactly what their concerns are, simply exempting them from the overlay should not be considered an option. This is a preservation plan, not a property rights protection plan. If this plan fails to protect the actual mountain it will be a failure and you will have set a dangerous precedent for future area plans to fail as well. The efficacy of Livable Frederick itself is on the line.

As I suspected, the property rights fanatics have not been appeased by the removal of the AG to RC zoning. These people are completely unreasonable. I witnessed that first hand during the Monocacy River Plan debacle. That ended very badly. Don't let this plan meet the same fate because of them. They don't want any preservation plans of any kind. They don't value it at all. Preservation matters, so please don't give in to their propaganda.

The plan including the 270 boundary should be passed exactly the way it stands now. Remanding it would be a huge mistake. You've done all you can to reasonably address the concerns of reasonable property owners. Just pass it and let the chips fall where they may. Muster the political courage to pass a plan that matters and accomplishes what it's supposed to.

This plan is so important to me that it's negative outcome will most certainly influence the way I vote in November. There may be some races I just don't vote on. I've spoken with many people with a vested interest in seeing the plan passed as is that feel the same way.

Sincerely,

Matt Seubert

Sent from my iPhone

From: [Brandt, Kimberly G.](#)
To: [Specht, Jennifer](#)
Subject: FW: Stronghold property
Date: Monday, October 17, 2022 9:29:36 AM
Attachments: [Sugarloaf Plan - pass as is .msg](#)
[Sugarloaf Plan.msg](#)
[Support the Sugarloaf plan and overlay.msg](#)
[image002.png](#)

From: Cherney, Ragen <RCherney@FrederickCountyMD.gov>
Sent: Monday, October 17, 2022 8:29 AM
To: Brandt, Kimberly G. <KGBrandt@FrederickCountyMD.gov>; Mitchell, Kathy (Legal) <KMitchell2@FrederickCountyMD.gov>
Subject: FW: Stronghold property

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



From: Jamie Moses <mosesbird17@gmail.com>
Sent: Friday, October 14, 2022 7:11 PM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>
Subject: Stronghold property

[EXTERNAL EMAIL]

Good evening Council members,

I am writing to express my frustrations Stronghold no longer being open to the public. I am disgusted how the plan was misrepresented to cause the people to believe the plan that stronghold wanted was bad. It developed the land for such things as gun ranges it would have not added housing. What blocking this allowed county council to do was sell another piece of conversation land for development.

I strongly encourage the Council to bring this back to vote and allow stronghold to expand their business to what appear to be mostly activities done in nature. I will be talking to every member of the community to write you to get the hiking stronghold provided Frederick county with back.

Best,
Jamie

From: [William Ellsworth](#)
To: [Council Members](#)
Cc: [Abigail Brown](#); [Donald, Jerry](#)
Subject: Sugarloaf Plan
Date: Saturday, October 15, 2022 12:37:45 PM

[EXTERNAL EMAIL]

Good day,
For the record :
William and Kimberly Ellsworth
3201 Ramsland Way
Frederick Md. 21704

By way of reference my home is located at the intersection of Thurston Road, Route 80 (Fingerboard Road) directly across Md. Route 80 from Potomac Garden Center (PGC). I am concerned about the recent zoning change allowed to PGC referenced in the Sugarloaf Plan. I am certain you and almost everyone who lives on the west side of 270 knows my house because it is visible from 270, PGC, Rt. 80. Anyone driving on Fingerboard Rd. knows my house.

I have been a supporter of the Sugarloaf Alliance and it's objectives and also a real advocate of smart development and planning. I cannot however, now support any part of the Sugarloaf Plan as framed for two important reasons:

1. Consider the immediate impact on my home(property value and quiet enjoyment) and the immediate surrounding neighbors to an expansion of "commercial" acreage on Potomac Garden Center LLC property. 20 years ago I attending a meeting with Robert Angel and a few others at the planning commission to talk about intentions and the water use issue for a commercial nursery he planned to build on Fingerboard Road. Mr. Angel at that time was committed to use 16 acres zoned agricultural for cultivation and greenhouses and 3 acres for commercial nursery retail and outdoor display. IN 1988 a "nursery" exception was given for the entire 19+ acres and to my knowledge the only purpose was for nursery not other commercial. Proposed commercial changes now integrated and not up for separate zoning consideration are now apart of the plan. An unacceptable abuse of the process and a method to make substantial impactful changes seem minor when incorporated in a larger more ambitious plan.
 - a. Consider impact of additional traffic to this immediate area. On a daily basis and sometimes in ridiculous numbers cars turnaround in my driveway because it is the first available place to turn around after missing turns to PGC. The second reason, Kannavis, Greenbriar Vet and the traffic circle at 270 and Route 80. I feel so stupid now but we laughed, my daughter and son in law about the fact that we saw 23 cars turn around one day last summer in less than 2 hours. The joke on all of us to ignore this impact and you must consider that Ramsland Way in a county road with no sidewalks, and has children walking from Fingerboard Rd. down the street to their house twice a day on school days and families walking for exercise and quiet enjoyment on the same street where numerous cars non- residents arrive to do a three point turn in my driveway. By the way it is not about enforcement, signs or gates or anything other than impact from

close- by commercial areas.

2. The second reason to vote against this Sugarloaf Plan is to ask a simple question,
 - a. WHAT ARE WE REALLY CHANGING AND ACCOMPLISHING WITH THE PLAN? AFTER ALL THE PLANNING AND CONSTERNATION AND MEETINGS AND ANGST WHAT REALLY IS CHANGING FOR THE PRESERVATION AND DEVELOPMENT OF THE WEST SIDE OF 270?
 - b. I believe far too many different interests are vying to "preserve" the west side of 270 at the expense of far too many individuals with specific concerns which are not being addressed.
 - c. Sugarloaf mountain and it's immediate environs need to be preserved but the entire area being considered within the plan is too big and disjointed to be effective. After hearing so many different issues being addressed that are not cohesive, what are we really trying to accomplish?

Finally, there is something different about the conversation and discussion since the area around the intersection of 270 and Route 80 got a name and life of it's own. This is no longer an intersection, it is a defined area and NOT what it really is, a nursery, a dispensary a veterinarian and many individual families, aka voters. Now it is the 270 interchange and what may become. Have you dismissed the people that make this area alive? Since it has a name and identity it now becomes a viable entity to exploit.

I can just as easily say, planning commission, change zoning west of 270 to disallow any commercial enterprise and close the nursery, close the dispensary and close the vet . The impact on three entities is far less than the impact on hundreds of voters. Why not? Seems unreasonable, right?

I ask you to vote to remand all parts of the Sugarloaf Plan back to the Planning Commission for a less ambitious and more sensible approach to conservation and land development on the west side of 270.

Regards,
William Ellsworth

Sent from [Mail](#) for Windows

From: [margaret](#)
To: [Council Members](#)
Subject: Support the Sugarloaf plan and overlay
Date: Saturday, October 15, 2022 8:45:26 PM

[EXTERNAL EMAIL]

Dear Council Members,

It is my very sincere hope to see a future where the rural area around Sugarloaf is preserved for generations to come. People visit this area to receive the benefits of rejuvenation in a natural environment. If such an opportunity does not exist, everyone suffers.

Help save the natural world.

Thank you,

Margaret Kelley

Sent from my iPad

From: [Brandt, Kimberly G.](#)
To: [Specht, Jennifer](#)
Subject: FW: proposed sugarloaf overreach
Date: Monday, October 17, 2022 2:37:42 PM
Attachments: [New voicemail for County Council via Public Input.msg](#)
[Call Regarding Sugarloaf.msg](#)
[An email to County Council via Public Input.msg](#)
[image002.png](#)

From: Cherney, Ragen <RCherney@FrederickCountyMD.gov>
Sent: Monday, October 17, 2022 12:55 PM
To: Brandt, Kimberly G. <KGBrandt@FrederickCountyMD.gov>; Mitchell, Kathy (Legal) <KMitchell2@FrederickCountyMD.gov>
Subject: FW: proposed sugarloaf overreach

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



From: Angie <strubedooasg@aol.com>
Sent: Monday, October 17, 2022 11:17 AM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>
Subject: proposed sugarloaf overreach

[EXTERNAL EMAIL]

Again, I would like to ask who has the backs of the property owners affected by this devaluation? Does Frederick County have the funds to purchase the properties being affected by this plan that does not take their property rights into any consideration whatsoever? If this is such a priority, there must be a plan to compensate those property owners who have owned these properties, paying taxes and caring for the land for many, many years. In some cases, property has been held as future security and now you are attempting to take that security away - just because you want to. Government overreach is NOT a good legacy to go out on. We can only hope that there will be people elected that will represent things like property rights in this County.

Angie Geouge
Adamstown, MD

From: [Luna, Nancy](#)
To: [Council Members](#)
Cc: [County Council Staff](#)
Subject: New voicemail for County Council via Public Input
Date: Monday, October 17, 2022 11:08:12 AM

From: +13018208588

Message Transcription: My name is Ann St, and my phone number is (301) 820-8588 my testimony. My name is Ann St. And I fully support the rural heritage overlay zone of the Sugarloaf Treasured Landscape Management Plan. Sugarloaf Mountain has played an important part of my life since I first moved here in 1967. The mountain brings people from all parts of Virginia, Maryland, and DC to horseback ride, Hike Forest Bay Bird Watch, and or 10 parties and weddings at the beautiful Stronghold Mansion. When I first moved here, our community, which encompasses both Frederick County and Montgomery County, had a dance at Stronghold to help raise funds for Sugarloaf. Soon, the stronghold board realized they could rent out the fabulous facilities for weddings and other parties. So many people now visit Sugarloaf, including wonderful bus loads school children. I am sure there are added costs from where and care for stronghold. Perhaps Frederick County can possibly help with these expenses in the form of grants if they are needed for maintenance of safe trails and roads. The benefits to Frederick County and all visitors to the mountain are priceless. Thank you for your time and attention.

[Audio File](#)

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

From: [Boroughs, Abigail](#)
To: [Council Members](#)
Cc: [County Council Staff](#)
Subject: Call Regarding Sugarloaf
Date: Monday, October 17, 2022 11:03:50 AM
Attachments: [image001.png](#)

Good morning, Council Members.

I received a phone call from a Gary Pritchett regarding the Sugarloaf Area Plan. Mr. Pritchett would like to strongly encourage the council to “vote against Stronghold”. If any of you would like to speak to him personally, he can be reached at 301-471-9556.

Thank you and have a nice day.

Abby Boroughs
[Administrative Assistant](#)
Frederick County Council
Winchester Hall
12 East Church Street
Frederick, Maryland 21701
301.600.1049



From: [Luna, Nancy](#)
To: [Council Members](#)
Cc: [County Council Staff](#)
Subject: An email to County Council via Public Input
Date: Monday, October 17, 2022 10:28:17 AM

From: sugarloafrt@gmail.com
To: C00052@publicinput.com
Subject: Sugarloaf Plan

Dear Council Members,

I would respectfully ask that you revisit and give careful consideration to the comments provided by The MD DNR Forest Service to the Frederick County Planning Commission regarding the Sugarloaf Plan. Their letter is dated 10/4/21.

<https://www.frederickcountymd.gov/DocumentCenter/View/334034>

Russell Thompson
7902 Comus Rd
Dickerson, MD 20842

From: [Brandt, Kimberly G.](#)
To: [Specht, Jennifer](#)
Subject: FW: Sugarloaf
Date: Monday, October 17, 2022 2:59:42 PM
Attachments: [Time to Vote on the Sugarloaf Plan.msg](#)
[New voicemail for County Council from Public Input.msg](#)
[New voicemail for County Council from Public Input.msg](#)

From: Maureen Heavner <moheavner@comcast.net>
Sent: Monday, October 17, 2022 2:30 PM
To: McKay, Steve <SMcKay@FrederickCountyMD.gov>; Blue, Michael <MBBlue@FrederickCountyMD.gov>; Donald, Jerry <JDonald@FrederickCountyMD.gov>; Fitzwater, Jessica <JFitzwater@FrederickCountyMD.gov>; Keegan-Ayer, MC <MCKeegan-Ayer@FrederickCountyMD.gov>; Hagen, Kai <KHagen@FrederickCountyMD.gov>; Dacey, Phil <PDacey@FrederickCountyMD.gov>; Council Members <CouncilMembers@FrederickCountyMD.gov>
Subject: Sugarloaf

[EXTERNAL EMAIL]

Council Members,

I would like to thank you for the careful consideration and the hard work that has taken place in reviewing and determining the Sugarloaf Plan.

I am a resident in that area that is directly impacted by the Plan and your decision. I implore you to vote in favor of the Sugarloaf Plan as currently amended. Please keep the current Overlay language the same!

Respectfully,

Maureen Heavner
8603 Burnt Hickory Cir
Frederick, MD 21704

From: [Susan Trainor](#)
To: [Council Members](#)
Subject: Time to Vote on the Sugarloaf Plan
Date: Monday, October 17, 2022 2:29:40 PM

[EXTERNAL EMAIL]

After two-and-a-half years, we finally have reached the decision-point on the Sugarloaf Treasured Landscape Management Plan. I write this in hopes that the all the work by staff, by the community, by the Planning Commission and by the County Council have resulted in a Plan document that truly is a preservation plan and that earns a majority of your votes. In my view, the best preservation document:

- maintains the I-270 boundary from the Montgomery County line to the Monocacy River;
- does not include the page 54 language inviting reopening of the Plan; and
- retains the Overlay language and boundaries in the Plan recommended by the Planning Commission.

Thank you for your careful consideration of all the points of view. Thank you for your consideration of the environmental sensitivities in the Plan's boundary area. Thank you for considering the protection of treasured historical sites that the Plan affords. Thank you for considering that rural, green space is a vital component of smart land use planning and of healthy community growth. Thank you.

Frederick County is growing because it's a great place to live, to work, and to visit. I believe that the Sugarloaf Treasured Landscape Management Plan, along with the Overlay, will help us keep it that way.

Thank you.

Sue Trainor
Fingerboard Road
Frederick

From: [Luna, Nancy](#)
To: [Council Members](#)
Cc: [County Council Staff](#)
Subject: New voicemail for County Council from Public Input
Date: Monday, October 17, 2022 2:02:01 PM

From: +13015258057

Message Transcription: Hi, my name is Henderson and my small farm is filled with the South County in Montgomery County. I think of Trails nonprofit founded in 1974, help protect treasured landscapes of the area around Sugar, Oak Mountain and Upper Montgomery County. We have researched and documented 15 dirt trails that are online for all two. Hopefully enhance the pleasure of exploring this agent. A hard copy of circling historic landscapes was brand at the very first half years planning board. First launch the study. Both master Regional Trails County Council will fully support heritage overlay Zone of Landscape Management plan. Thank you for your hard work.

[Audio File](#)

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

From: [Luna, Nancy](#)
To: [Council Members](#)
Cc: [County Council Staff](#)
Subject: New voicemail for County Council from Public Input
Date: Monday, October 17, 2022 1:45:33 PM

From: +13019721098

Message Transcription: Hi, this is Anne Cinque. I live a couple of miles from Sugarloaf Mountain and I'm calling to say that I very strongly support the Sugarloaf Treasured Management plan. I feel very strongly about this. I have lived in this area for over 50 years and I have watched that mountain be enjoyed by many, many different people from around the, well, the whole Virginia, Frederick County, Montgomery County. People have done all kinds of things, including I have certainly hiked the trails, ridden horseback, brought my kids to the Ford on top of the mountain. People just get so much pleasure from that, that area and that land. It's so beautiful and we're so lucky to have it. I hope that you will listen to the many people who have supported the Heritage Overlay Zone, and I hope you will vote in that way. If I can be of any help. My name is Anne Cinque. I will look forward to hearing about your vote. Okay, thank you. Bye.

[Audio File](#)

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

From: [Di Krop](#)
To: [Council Members](#)
Subject: Sugarloaf Plan
Date: Monday, October 17, 2022 11:17:02 PM

[EXTERNAL EMAIL]

Thank you for your hours of work on the Sugarloaf Plan. Please vote in favor of the Sugarloaf Plan as currently amended, specifically that the current language about the Overlay remain in the Plan.

Thank you for listening to the residents who are impacted by your decisions. We are registered voters and are paying attention to how you represent us.

Thank you again for the time you have spent on this important decision.

**God's Blessings,
Di**

Diana Krop
Admin Asst to the Pastor
First Baptist Church of Green Valley
Isaiah 40:31

From: [Anne Garrett](#)
To: [Council Members](#)
Subject: I support the Sugarloaf Plan and the Overlay
Date: Monday, October 17, 2022 9:44:57 PM

[EXTERNAL EMAIL]

Dear County Council members,

I know you have participated in many long meetings/hearings/workshops to get to this point in the Sugarloaf Plan process. I appreciate your hard work and dedication. I also applaud the efforts of the Planning Commission and the availability of Tim Goodfellow and Kimberly Brandt to answer questions at many of those meetings.

I strongly support the Sugarloaf Plan and the Overlay and I hope you will vote in support of both.

Unlike many of the people who spoke during public comment periods, I did not grow up in the Sugarloaf area. I moved to Frederick County 36 years ago and eventually bought a house near Fort Detrick. I used to ride my bike from my house on many fine weekend mornings and, within 10 minutes in almost any direction, I would be out in the countryside. As more and more of Frederick County was developed, I eventually gave up this joyful pastime.

Whether you are a person who loves the country or someone who loves city life and is all gung-ho for development, I hope you will think about how deeply people care about the beautiful rural area covered by the Sugarloaf Plan. Time in the country, whether someone lives there or is simply visiting, is a true balm for the eye and the spirit. Please preserve this area for us and the next generations.

As you know, the Sugarloaf Plan and the Overlay do not affect the current operations of Stronghold, Inc. At an early meeting, their representative assured the Council that they wouldn't close the mountain; at a later meeting, they threatened to close the mountain. Please don't be swayed by such threats. The Plan and the Overlay will help ensure that the vital beauty, wildlife, and natural resources of the Sugarloaf area are protected.

Finally, I ask that you keep in mind who your constituents are. Tom Natelli is not a Frederick County resident or voter. I recognize that at least one Council member is beholden to him. Please don't be led down a path dictated by people for whom money, power, or career development is their main priority. I hope that the rest of the Council will have the foresight and courage to support the voters in Frederick County by voting for the Sugarloaf Plan and the Overlay. I count on my leaders to prepare wisely for the future and actually lead, and that takes courage. I hope you will demonstrate such courage on Tuesday evening.

Sincerely,

Anne Garrett
610 Biggs Avenue
Frederick, MD 21702

From: [Mary Carlsson](#)
To: [Council Members](#)
Subject: The Sugarloaf plan
Date: Monday, October 17, 2022 8:40:22 PM

[EXTERNAL EMAIL]

I ask again for your vote in favor of the Sugarloaf Plan as currently amended and that the as language as written in this plan be unchanged.

Thank you for all your hard work.

Mary Carlsson

From: [TERRY OLAND](#)
To: [Council Members](#)
Subject: Sugarloaf plan
Date: Monday, October 17, 2022 8:32:56 PM

[EXTERNAL EMAIL]

Your most important vote is upon you! Do what is right for your Frederick residents and not a Mont. Co. developer! Do you want to be remembered for the Council member that preserved this Fred.Co. Jewel OR the Council Member that sold out and let more development in???? PLEASE do what's right and protect the Sugarloaf area and HOLD the 270 LINE!!!!

The voters are watching! Please support us!!

Terry Oland
2409 Thurston Road

From: lesliemcmullen@aol.com
To: [Hagen, Kai](#); [Council Members](#); [Planning Commission](#); [Gardner, Jan](#)
Subject: Re: SugarLoaf Mt. Plan: Needs substantial further revisions
Date: Monday, October 17, 2022 8:24:12 PM

[EXTERNAL EMAIL]

Hello, Kai....

I appreciate your reply below to my comments, and also thank you and fellow council members for your time and effort on behalf of Frederick County.

As to your specific question, it seems you misread or misunderstood my comments. I stated the Sugarloaf Plan itself is "**unjust and unreasonable**" in it's efforts to impose even more restrictions on private property owners regarding the use and care of their own land.

There are already numerous regulations currently in place, requiring various environmental procedures and restricting property uses. My question to you, Mr. Hagen, is why the continued attempts by government entities to add more?

I agree fully with the suggested reforms sent to you by the Monocacy Citizens Group. Have you had a chance to review those?

With so many people opposed to additional (and some view as onerous) regulatory actions imposed by Frederick County on its citizens, perhaps it makes the most sense at this point to send the plan back to the Planning Commission for further discussion and revisions that would be more acceptable.

In an effort of compromise, and in reaching a plan more palatable to many, perhaps a re-wording of various policies throughout the plan might (at a minimum) include a provision for voluntary compliance by the land owners affected. That would be a good start in the right direction.

Thank you again for your time, and for consideration of my comments.

Sincerely,

Leslie

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

From: Hagen, Kai <KHagen@FrederickCountyMD.gov>
To: Council Members <CouncilMembers@FrederickCountyMD.gov>; Planning Commission <PlanningCommission@FrederickCountyMD.gov>; Gardner, Jan <JGardner@FrederickCountyMD.gov>; lesliemcmullen@aol.com <lesliemcmullen@aol.com>
Sent: Tue, Oct 11, 2022 1:11 pm
Subject: Re: SugarLoaf Mt. Plan: Please send it back to the Planning Commission for suggested changes

Hello, Leslie.

Thank you for your emails.

If you don't mind, may I ask if you think that current zoning in Frederick County is "**unjust and unreasonable.**"

kai

From: lesliemcmullen@aol.com <lesliemcmullen@aol.com>

Sent: Monday, October 10, 2022 6:45 PM

To: Council Members <CouncilMembers@FrederickCountyMD.gov>; Planning Commission <PlanningCommission@FrederickCountyMD.gov>; Gardner, Jan <JGardner@FrederickCountyMD.gov>

Subject: SugarLoaf Mt. Plan: Please send it back to the Planning Commission for suggested changes

[EXTERNAL EMAIL]

Dear Council Members,

I wrote earlier today to the County Council expressing my concerns with the Sugarloaf Mountain Plan, as it currently stands prior to a final vote. I am alarmed that it's guidelines trample on the property rights of land owners.

After talking further with others this afternoon about the Sugarloaf Mountain Plan, I fully agree with all of the Monocacy Citizens Group's suggested reforms sent to the Council on 9/12/22 and ask that these reforms be adopted.

I would suggest that the County Council remand the plan and send it back to the Planning Commission for further review and revisions.

In addition, it should incorporate the allowance for any suggested reforms to be voluntary in nature by those property owners impacted by the plan. Only then should the plan be resubmitted to the Council for further consideration and a vote.

Thank you so much, I do hope you take into consideration these suggestions.

Sincerely,

Leslie McMullen

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

From: lesliemcmullen@aol.com

To: councilmembers@frederickcountymd.gov <councilmembers@frederickcountymd.gov>; planningcommission@frederickcountymd.gov <planningcommission@frederickcountymd.gov>; jgardner@frederickcountymd.gov <jgardner@frederickcountymd.gov>

Sent: Sun, Oct 9, 2022 7:34 pm

Subject: SugarLoaf Mt. Plan: Vote NO, vote against re-zoning and more gov't intrusion on property rights

Council Members.....

Based on what I have learned about the Sugarloaf Mountain Management Plan, I am concerned that the program is a clear violation of individual property rights.

While I understand the desire to prevent more rural areas from becoming overly commercialized (changed forever by unbridled growth into sprawling suburbs), the SugarLoaf Mountain Plan's effort is a step in the wrong direction.

The Sugarloaf Mt. Plan is an example of the government imposing unnecessary re-zoning efforts that impede on property owner's use of their own land. It is **unjust and unreasonable**, as there are already numerous regulations in place, requiring various environmental procedures and restricting property

uses.

I don't understand the justification and continued effort by Frederick County to add yet more and more onerous regulations.

Therefore, as a concerned citizen, I am ***against this SugarLoaf Mountain Plan*** re-zoning initiative.

If reforms do proceed against the wishes of many, I would strongly advise you to follow the recommendations of the Monocacy Citizens Group, along with comments made by the land owners most affected by this government.

At a minimum, participation in this re-zoning and Sugarloaf Mt. Plan should be on a **voluntary basis** by any affected landowners.

Lastly, I would think that Frederick County officials have better things to do than continually devise ways in some form or another to extend the reach of government power at the expense of individual property rights. For example, two suggestions - focusing more on fighting crime and the improving the safety of their citizens? Perhaps improving roads and mitigating traffic issues?

Thank you very much.

Leslie McMullen

From: [Micek, Christina](#)
To: [Council Members](#); [McKay, Steve](#); [Blue, Michael](#); [Donald, Jerry](#); [Fitzwater, Jessica](#); [Keegan-Ayer, MC](#); [Hagen, Kai](#); [Dacey, Phil](#)
Cc: [Christina Micek](#)
Subject: Please keep the current language about the overlay in the Sugarloaf plan- from Trail Riders of Today
Date: Monday, October 17, 2022 7:40:05 PM
Attachments: [Sugarloaf Plan and Overlay Trail Riders of Today.docx](#)

[EXTERNAL EMAIL]

October 17, 2022

Dear Honorable Council Members,

Trail Riders of Today (TROT) would like to express our sincere thanks for your hard work over the last few months on the Sugarloaf Plan. This is an important time in the county, as land use becomes a hot topic around the state, country, and world. Since we can't send another representative to the meeting scheduled for tomorrow, October 18th, we hope you will accept this letter to encourage you to vote in favor of the Sugarloaf Plan as currently amended.

As you are holding a hearing on the Overlay District, Bill 22.25 tomorrow, we would like to specifically request that the current language about the overlay remain in the plan. We need to be able to rely on our council members to uphold the Overlay preservation zoning. We understand that Stronghold (Sugarloaf Mountain) opposes this legislation as they want to be cut out of the plan and the overlay, but we believe their concerns are misplaced. As you know, neither the plan or the overlay change current land uses. Of course, as is typical in any land use conservation or preservation push in land management, we are also seeing opposition from developers, builders, and realtors. Their interests do not align with the community interest of preservation, but in being able to do more business on the west side of 1-270.

We feel it would be outside of the interests of the community to do otherwise. Remember, Frederick County planners have long used 1-270 as a boundary between developed areas to the east and undeveloped areas to the west.

- We need to preserve the beautiful views of Sugarloaf
- Sugarloaf is at the headwaters of part of the protected area
- It is covered by fields and woods with no commercially-zoned property
- It comprises agriculturally zoned property
- It abuts the Monocacy battlefield, an area of historic and cultural significance
- It abuts Hopehill, an historic village with cultural significance

The lasting cost to communities of permanently losing open space – unique and irreplaceable areas that cannot be replicated – is steep. Livable Frederick's "Making Our Environment Vision A Reality" includes "Category: Land: Goal: ...The natural environment and its habitat provision and ecosystem services are critical to our quality of life, and so they should be the primary consideration in all land planning and governmental decision-making processes."

We sincerely appreciate you listening to our concerns, and hope you will vote that the current language about the overlay remain in the plan.

In Kind Regards,

Trail Riders of Today

*Written by Christina Micek- Board Member of TROT-



TRAIL RIDERS OF TODAY

October 17, 2022

Dear Honorable Council Members,

Trail Riders of Today (TROT) would like to express our sincere thanks for your hard work over the last few months on the Sugarloaf Plan. This is an important time in the county, as land use becomes a hot topic around the state, country, and world. Since we can't send another representative to the meeting scheduled for tomorrow, October 18th, we hope you will accept this letter to encourage you to vote in favor of the Sugarloaf Plan as currently amended.

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We sincerely appreciate you listening to our concerns, and hope you will vote that the current language about the overlay remain in the plan.

In Kind Regards,

Trail Riders of Today

*Written by Christina Micek- Board Member of TROT-

From: [Steven Trickey](#)
To: [Council Members](#)
Subject: Sugarloaf Plan
Date: Monday, October 17, 2022 7:01:52 PM

[EXTERNAL EMAIL]

As a hiker who regularly hikes and loves Sugarloaf, I wish to thank you for all your work with the Council. I ask you to vote in favour of the Sugarloaf Plan. Specifically, I request that the wording about the overlay remains in the plan.

I appreciate you taking my views into account.

with thanks

Steve Trickey

--

Dr. Steven Trickey,

From: peterblood3213@comcast.net
To: [Council Members](#)
Subject: Approve Sugarloaf Plan
Date: Monday, October 17, 2022 6:50:53 PM

[EXTERNAL EMAIL]

Dear Council member,

I urge you to approve the Sugarloaf Plan AND support the Overlay District (Bill 22.25) zoning change designed to implement the vision of the Sugarloaf Plan. The county has spent 2½ years analyzing, gathering stakeholder input, and revising the Plan, but the Plan is worthless without the overlay to enforce it. The Plan and Overlay will protect the entire Sugarloaf area. Without approval of the Plan and Overlay, the whole 2½ year effort becomes a giant waste time. Don't let that happen. Lastly, do not worry about Stronghold. The Overlay does not prevent them from carrying out their current activities, but it is important to bring Stronghold into the 21st century. They have done and will do good work but should not make decisions that impact the county in a vacuum. The Plan AND Overlay are smart land-use and the best thing for the Frederick County.

Peter Blood
Urbana, MD

From: [Eric Hartlaub](#)
To: [Council Members](#); [Fitzwater, Jessica](#)
Subject: Sugarloaf Plan
Date: Monday, October 17, 2022 5:47:01 PM

[EXTERNAL EMAIL]

Since 1996, I have owned and resided at the property located at 1649 Thurston Road in Frederick County, MD, which is in the heart of the Sugarloaf Area. I appreciate the rural nature of the surroundings and support the Sugarloaf Plan.

Thanks for your hard work thus far and, please vote in favor of the Sugarloaf Plan as currently amended.

Please do not cave in to the demands and threats of the developers and Stronghold, Inc. Stronghold, Inc. could close tomorrow regardless of the Plan. Stronghold, Inc. is holding the County and the Plan hostage and their bad faith negotiating at the last minute should not be tolerated. Stronghold, Inc. was involved in the process to begin with and was never able to reasonably articulate exactly what they wanted. They do not deserve the County's compromise.

If we can't protect Sugarloaf area, then what can we protect?!

Caving in to Stronghold, Inc. will create a precedent and bad example for all the future regional plans that need to be developed.

Thanks again for your support as currently amended. Please do the right thing and don't cave at the last minute.

Eric Hartlaub

From: [margaret](#)
To: [Council Members](#)
Subject: Please support preservation
Date: Monday, October 17, 2022 5:27:35 PM

[EXTERNAL EMAIL]

Dear Council Members,

I support the amended document to insure preservation of the rural character of Sugarloaf Mountain and the surrounding area. It is important to preserve the land for future generations. Land once lost to development is historically lost forever.

Thank you for holding fast,
Margaret Kelley

Sent from my iPad

From: [Bill Steigelmann](#)
To: [Council Members](#)
Subject: Support for the Sugarloaf Plan and Certain Zoning Restrictions
Date: Monday, October 17, 2022 5:15:19 PM

[EXTERNAL EMAIL]

I want to again voice Support for the Plan developed through the hard work of the Planning Commission, and especially for the boundaries defined therein. I also believe that it imperative to try to accommodate Stronghold , Inc. As a not-for-profit organization that has for decades been dedicated to preserving significant acreage on and around Sugarloaf Mountain as a protected scenic natural area, this entity is worthy of a special zoning designation that allows them to continue to exist via a new source of income that allows it to continue to serve the public as it has in the past. For example, a relatively small hotel and conference center would not have a significant environmental footprint when one considers the large total acreage that is protected. Zoning should prevent the construction of any type of large commercial/industrial structures that would require enlarged roads or large water and electricity usage with concomitant disruptive infrastructure construction.

William Steigelmann
6113 Broad Run Road
Jefferson, MD 21755

From: msimpson2005@bennettscreekfarm.com
To: [Council Members](#)
Subject: Please vote for the Sugarloaf Plan tomorrow
Date: Monday, October 17, 2022 4:56:54 PM

[EXTERNAL EMAIL]

Hello,

I am fully in support of the Plan and the Overlay and wish to thank all of you for your work over the past few years to get to this point.

Please vote Yes for the plan. Do not remove the Overlay from the Plan.

The Sugarloaf Mountain area needs to be protected from development interests. The Overlay does that. Please vote for the plan with the Overlay as part of it.

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

From: [sdpearcy](#)
To: [Council Members](#)
Subject: Our Treasured Landscape
Date: Monday, October 17, 2022 4:39:38 PM

[EXTERNAL EMAIL]

Dear Councilmembers,

I'm writing to encourage you to vote in favor of the Sugarloaf Plan as it is currently amended.

Please keep the language of the Overlay to remain in the plan as it is written

I am an artist with a view of Sugarloaf Mountain from my studio. I include my most recent pastel from a nearby farm. It's called "Our Treasured Landscape". Let's hopefully keep it that way!

Sincerely,

Susan Due Percy
Sugarloaf Studio

www.susanduepearcy.com 



From: [Carol Waldmann](#)
To: [Council Members](#)
Subject: Sugarloaf Treasured Landscape---Overlay
Date: Monday, October 17, 2022 4:37:02 PM

[EXTERNAL EMAIL]

I implore you to vote for the Sugarloaf Treasured Landscape with the Overlay wording in place. I am a constituent. There is no going back once land is destroyed by development. There is a need to preserve environments, protect sight lines and preserve rural heritage. The I-80 interchange is the gateway to Frederick County and the rural beauty if of great value. Don't let the long term treasure be cashed in for short sighted gains that benefit the few (wealthy developers) over the many who all can enjoy the natural beauty.

thank you for your consideration,

Carol Waldmann

From: [Katherine Jones](#)
To: [Council Members](#)
Subject: Sugarloaf Overlay
Date: Monday, October 17, 2022 4:34:43 PM

[EXTERNAL EMAIL]

You are nearing finalization of the Sugarloaf Treasured Landscape Management Plan. I fully support the plan itself, as it has always been about preserving a very measured and small part of the land in question to preserve the environmental impact on this very "treasured" part of Frederick County. This is the work of local governments – to preserve the community resources for the community.

That cannot be done unless you preserve the current language about the Rural Heritage Overlay District in the Sugarloaf Treasured Landscape Management Plan. This Overlay is the instruction manual for how to preserve the land itself. Without this language, the Plan is merely a statement of hope that may never be realized. There is opposition to the Plan and the Overlay, and that can be hard to listen to day after day, week after week.

But there is a lot more support for the Plan and Overlay because it preserves Frederick's natural resources - the quality of the water provided for our community, the trees that purify our air, manage the temperature of the landscape, and provide for the variety of Frederick flora and fauna. This is more than esthetics, it is our very health and welfare.

Stronghold can close the mountain. Access to that mountain is not near as important as keeping it safe from development. If it is closed, the cicadas will continue to rise from the ground, the trees will remain green, the forest may actually become more inhabited by its original flora and fauna.

Be strong leaders I can follow into these tough years to come. Thank you for persevering through this first step of along and arduous process for the rest of the county.

Katherine J. Jones