

THE EFFECTIVE DATE OF THIS ORDINANCE IS OCTOBER 31, 2022

ORDINANCE NO. 22-07-007

**ORDINANCE OF
THE COUNTY COUNCIL OF
FREDERICK COUNTY, MD**

**RE: Comprehensive Zoning for the Sugarloaf Treasured Landscape Management Plan of
Frederick County**

PREAMBLE

WHEREAS, in conjunction with the Frederick County Planning Commission's development of the Sugarloaf Treasured Landscape Management Plan (Plan), it also engaged in a comprehensive review of the zoning and land use designations of the properties within the Sugarloaf Planning Area; and

WHEREAS, Planning Department Staff and County residents requested changes to the zoning and land use designations of numerous properties within the Sugarloaf Planning Area; and

WHEREAS, the Frederick County Planning Commission also recommended certain zoning and land use designation changes when it certified the Sugarloaf Treasured Landscape Management Plan on July 13, 2022; and

WHEREAS, after providing the required public notice, the County Council conducted public hearings on September 27 and October 11, 2022, on the proposed Plan; and

WHEREAS, after providing the required public notice, the County Council also conducted a public hearing on September 27, 2022, concerning the proposed land use and rezoning designation changes for various properties within the Plan area; and

WHEREAS, the County Council considered all of the recommendations of the Frederick County Planning Commission, the Planning Staff, public comments received as part of the public hearings of the Planning Commission and the County Council, written correspondence submitted concerning the Plan and the zoning and land use designation from adjoining planning jurisdictions,

municipalities, affected State and local agencies and interested persons, the County Council conducted its review in sessions open to the public; and

WHEREAS, after the various public hearings, and consideration of all comments and correspondence received on this matter, the County Council approved changes to the Planning Commission's recommended Sugarloaf Treasured Landscape Management Plan and to the recommended land use and zoning designations; and

WHEREAS, the County Council has determined that the zoning and land use designation changes set forth in attached Exhibit A are consistent with the Plan and are designed to promote health and general welfare, the conservation of natural resources, the prevention of environmental pollution, and avoid undue concentration of population and further the overall goals of the Plan.

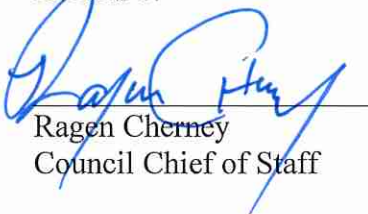
NOW, THEREFORE, BE IT ENACTED AND ORDAINED BY THE COUNTY COUNCIL OF FREDERICK COUNTY, MARYLAND that the zoning and land use designation of those properties listed in Exhibit A, which is attached hereto and incorporated herein by reference, shall hereinafter be as designated in the columns identified as "New Land Use Designation" and "New Zoning".

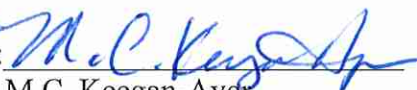
AND BE IT FURTHER ENACTED AND ORDAINED that this Ordinance shall take effect on October 31st, 2022.

The undersigned hereby certifies that this Ordinance was approved and adopted on the 31st day of October, 2022.

ATTEST:

FREDERICK COUNTY COUNCIL


Ragen Cherney
Council Chief of Staff

By: 
M.C. Keegan-Ayer
President

The motion to adopt the zoning and land use designations outlined in Exhibit A was approved by a vote of 7-0.

Exhibit A

Sugarloaf Treasured Landscape Management Plan - October 2022 - Parcels with Proposed Land Use Designation and/or Zoning Designation Changes

Tax Account Number	Owner Name	Premise Address	Estimated		Land Use	Acres of		Zoning	Acres of
			Total Parcel Acreage	Designation		Land Use Change	Land Use		Zoning Change
1107194056	ABRAHAM THOMAS H & BARBARA H	7520 MOUNTAIN APPROACH RD, ADAMSTOWN, MD 21710	0.9	Agricultural/Rural	Rural Residential	0.9	Agricultural	R1 Residential	0.9
1107212933	AUSTIN JOHN & KANDI	2429 PARK MILLS RD, ADAMSTOWN, MD 21710	1.1	Agricultural/Rural	Rural Residential	1.1	Agricultural	R1 Residential	1.1
1107193343	BAKER ROBERT P & SAMANTHA L	7503 MOUNTAIN APPROACH RD, ADAMSTOWN, MD 21710	0.7	Agricultural/Rural	Rural Residential	0.7	Agricultural	R1 Residential	0.7
1107200668	BILES RANDALL L & JOY SMITH-BILES	2411 PARK MILLS RD, ADAMSTOWN, MD 21710	1.5	Agricultural/Rural	Rural Residential	1.5	Agricultural	R1 Residential	1.5
1107193351	COATS LOWELL R & COATS VIRGINIA L	7513 MOUNTAIN APPROACH RD, ADAMSTOWN, MD 21710	0.7	Agricultural/Rural	Rural Residential	0.7	Agricultural	R1 Residential	0.7
1107193378	CROGAN HEWARD G & JANICE C	7507 MOUNTAIN APPROACH RD, ADAMSTOWN, MD 21710	1.1	Agricultural/Rural	Rural Residential	1.1	Agricultural	R1 Residential	1.1
1107212941	GALLOW CLARENCE JR & DEBRA G GALLO	2431 PARK MILLS RD, ADAMSTOWN, MD 21710	1.1	Agricultural/Rural	Rural Residential	1.1	Agricultural	R1 Residential	1.1
1107195931	GAYNOR VIVIAN L & FRANCIS E	7511 MOUNTAIN APPROACH RD, ADAMSTOWN, MD 21710	0.6	Agricultural/Rural	Rural Residential	0.6	Agricultural	R1 Residential	0.6
1107189443	GONZALEZ SANDRA	7506 MOUNTAIN APPROACH RD, ADAMSTOWN, MD 21710	0.6	Agricultural/Rural	Rural Residential	0.6	Agricultural	R1 Residential	0.6
1107200005	GRESS DAVID E & PATRICIA L	7524 MOUNTAIN APPROACH RD, ADAMSTOWN, MD 21710	0.9	Agricultural/Rural	Rural Residential	0.9	Agricultural	R1 Residential	0.9
1107207039	GRIZEZ AUDREY	8431 FINGERBOARD RD, FREDERICK, MD 21704	4.1	Rural Residential	Rural Residential/Rural	4.1	Agricultural	Agricultural	0.0
1107196997	HUMMEL ALFRED HARVEY LIFE ESTATE	3318 RODERICK RD, FREDERICK, MD 21704	10.8	Rural Residential	Agricultural/Rural	9.5	Agricultural	Agricultural	0.0
1107198493	IRVINE CAROL S	PARK MILLS RD	3.4	Agricultural/Rural	Rural Residential	3.4	Agricultural	R1 Residential	3.4
1107191529	IRVINE CAROL SUSAN	2531 PARK MILLS RD, ADAMSTOWN, MD 21710	1.5	Agricultural/Rural	Rural Residential	1.5	Agricultural	R1 Residential	1.5
1107196989	KEE JOO YIM & KUEK PYO LIVING TRUS	3232 RODERICK RD, FREDERICK, MD 21704	8.3	Rural Residential	Agricultural/Rural	8.3	Agricultural	Agricultural	0.0
1107193335	KING THOMAS H & BETTY J	7501 MOUNTAIN APPROACH RD, ADAMSTOWN, MD 21710	0.6	Agricultural/Rural	Rural Residential	0.6	Agricultural	R1 Residential	0.6
1107597558	KOWALKE TRAVIS L	2529 PARK MILLS RD, ADAMSTOWN, MD 21710	1.2	Agricultural/Rural	Rural Residential	1.2	Agricultural	R1 Residential	1.2
1107206240	KOWALKE TRAVIS L KOWALKE ANGIE M	2533 PARK MILLS RD, ADAMSTOWN, MD 21710	1.3	Agricultural/Rural	Rural Residential	1.3	Agricultural	R1 Residential	1.3
1107212968	LUPARELLO CRAIG GEORGE LUEBEN PAMELA J	2435 PARK MILLS RD, ADAMSTOWN, MD 21710	1.2	Agricultural/Rural	Rural Residential	1.2	Agricultural	R1 Residential	1.2
1107208839	MACFARLAND CHARLES R & HARRIET P	HOPE MILLS LN	30.6	Rural Residential	Agricultural/Rural	3.9	R1 Residential	Agricultural	3.9
1107208839	MACFARLAND CHARLES R & HARRIET P	HOPE MILLS LN	30.6	Rural Residential	Natural Resource	19.6	R1 Residential	Resource Conservation	19.6
1107202113	MACHADO JUAN J & PATRICIA L ECHEGARAY	7509 MOUNTAIN APPROACH RD, ADAMSTOWN, MD 21710	0.6	Agricultural/Rural	Rural Residential	0.6	Agricultural	R1 Residential	0.6
1107196865	MEMAR CORP	RHODERICK RD	16.2	Rural Residential	Agricultural/Rural	16.2	Agricultural	Agricultural	0.0
1107201524	O'HARE THOMAS J III	7518 MOUNTAIN APPROACH RD, ADAMSTOWN, MD 21710	1.0	Agricultural/Rural	Rural Residential	1.0	Agricultural	R1 Residential	1.0
1107200862	PGC PROPERTIES LLC	8710 FINGERBOARD RD, FREDERICK, MD 21704	19.9	Agricultural/Rural/General Commercial	General Commercial	13.6	Agricultural	General Commercial	13.6
1107595609	RAMSBURG ESTATES HOMEOWNERS ASSOCIATION INC	HOA OS	9.0	Rural Residential	Natural Resource	9.0	R1 Residential	Resource Conservation	9.0
1107206356	ROGERS JOHN F JR	7508 MOUNTAIN APPROACH RD, ADAMSTOWN, MD 21710	0.6	Agricultural/Rural	Rural Residential	0.6	Agricultural	R1 Residential	0.6
1107196970	ROPER DAVID A & BRENDA A	3238 RODERICK RD, FREDERICK, MD 21704	4.5	Rural Residential	Agricultural/Rural	4.5	Agricultural	Agricultural	0.0
1107194277	SELLA DAVID G & SELLA SUZANNE W	LYNN ST	4.5	Rural Residential	Natural Resource	3.9	R1 Residential	Resource Conservation	3.9
1107199996	SELMANI LOTFI M	7522 MOUNTAIN APPROACH RD, ADAMSTOWN, MD 21710	0.8	Agricultural/Rural	Rural Residential	0.8	Agricultural	R1 Residential	0.8
1107193386	SLAMA JOHN J	7505 MOUNTAIN APPROACH RD, ADAMSTOWN, MD 21710	0.7	Agricultural/Rural	Rural Residential	0.7	Agricultural	R1 Residential	0.7
1107188528	TRIPLETT CATHI S	7502 MOUNTAIN APPROACH RD, ADAMSTOWN, MD 21710	0.7	Agricultural/Rural	Rural Residential	0.7	Agricultural	R1 Residential	0.7
1107194803	WOLF JOHN & KIMBERLY	7504 MOUNTAIN APPROACH RD, ADAMSTOWN, MD 21710	0.6	Agricultural/Rural	Rural Residential	0.6	Agricultural	R1 Residential	0.6
1107193645	ZIMINSKY KEVIN C	2425 PARK MILLS RD, ADAMSTOWN, MD 21710	0.7	Agricultural/Rural	Rural Residential	0.7	Agricultural	R1 Residential	0.7

NOTE RE: STRONGHOLD, INCORPORATED LANDS (7901 COMUS ROAD, DICKERSON, MD 20842) - Existing Land Use Designation of Public Parkland/Open Space on 2,905 acres to be changed to Natural Resource per Sugarloaf Plan Amendment 10.