

From: [Scott Rockafellow](#)
To: [Planning Commission](#); [Council Members](#); [County Executive](#)
Subject: Sugarloaf Rural Heritage Overlay District
Date: Tuesday, May 2, 2023 10:04:57 AM

May 2, 2023

Frederick County Planning Commission

Sugarloaf Treasured Landscape Plan
Rural Heritage Overlay Zone

Attention Planning Commission Members,

I support adoption of the 'Sugarloaf Rural Heritage Overlay District' to the County Zoning Code, with its provisions governing uses, activities and design standards. Our community has watched as the 'Overlay' provisions have been amended to accommodate development interests and Stronghold Management of Sugarloaf Mountain. We ask you to pass the current Overlay zone language and apply it to the 2022 County-Council-Approved Sugarloaf Treasured Landscape Area Plan's 19,710 acre boundary.

Our neighbors are concerned because the map outlining these almost 20,000 acres at the I270 boundary, has been under attack since this plan returned to the Planning Commission in January. Please support the boundary that was approved by the County Council late October, 2022.

The Forest Protection language in the Overlay, addressing timber harvest and steep slope development prohibitions near streams, are critical for protection of our forested landscape that generations have enjoyed for outdoor recreation. The Sugarloaf Mountain landscape supports diverse wildlife as noted in the July 2022 draft document. Families near and far gather to walk, hike, bike, and take their binoculars out for amateur birding over the generations.

Maryland has Identified Ecologically Significant areas, ESA's throughout the state. Over 60% of the Sugarloaf Planning Area has biodiversity significance and conservation value. Bio networks are recognized nationally as significant wildlife corridors that many organizations are working to protect. We read about this in the Sugarloaf Area Plan, in Chapter 7 on pages 109, 110. Many of these Bio networks are found near stream valleys and rivers. In this area plan they are zoned RC and would be protected with the Rural Heritage Overlay zone development restrictions.

Please protect this ecologically diverse, agricultural, rural landscape by adoption of the current Rural Heritage Overlay Zone provisions with the boundary at I270.

Thank you for your hard work and your vote for this regionally treasured area plan.

Scott Rockafellow
Sugarloaf Citizens Association Board Member
18015 Moore Road
Dickerson, MD 20842

From: [Tina Thieme Brown](#)
To: [Planning Commission](#)
Subject: Sugarloaf Area Plan: Rural Heritage Overlay Zone- Please vote to implement the Overlay.
Date: Wednesday, May 3, 2023 4:16:37 PM

May 3, 2023

Frederick County Planning Commission

Sugarloaf Treasured Landscape Plan
Rural Heritage Overlay Zone

Attention Planning Commission Members,

I support adoption of the ‘Sugarloaf Rural Heritage Overlay District’ to the County Zoning Code, with its provisions governing uses, activities and design standards. Our community has watched as the ‘Overlay’ provisions have been amended to accommodate development interests and Stronghold Management of Sugarloaf Mountain. We ask you to pass the current Overlay zone language and apply it to the 2022 County-Council-Approved Sugarloaf Treasured Landscape Area Plan’s 19,710 acre boundary.

Our neighbors are concerned because the boundary outlining these almost 20,000 acres at the I270 boundary, has been questioned by development interests, since the plan returned to the Planning Commission in January. Please support the boundary that was approved by the County Council late October, 2022.

The Forest Protection language in the Overlay, addressing timber harvest and steep slope development prohibitions near streams, are critical for protection of our forested landscape that generations have enjoyed for outdoor recreation. The Sugarloaf Mountain landscape supports diverse wildlife as noted in the July 2022 draft document. Families near and far gather to walk, hike, bike, and take their binoculars out for amateur birding over the generations in this woodland forest.

Maryland has Identified Ecologically Significant areas, ESA’s throughout the state. Over 60% of the Sugarloaf Planning Area has biodiversity significance and conservation value. These Bio networks are recognized nationally as significant wildlife corridors that many organizations are working to protect. We read about this in the Sugarloaf Area Plan, in Chapter 7 on pages 109, 110. Many of these Bio networks are found near stream valleys and rivers. In this area plan they are zoned RC and would be protected if the Rural Heritage Overlay zone development restrictions are voted into the zoning code.

Please protect this ecologically diverse, agricultural, rural landscape by adoption of the current Rural Heritage Overlay Zone provisions with the boundary at I270.

Thank you for your hard work and your vote for this regionally treasured area plan.

Tina Brown
Sugarloaf Citizens Association Board Member
18201 Barnesville Road
Barnesville, MD 20838

From: [Ellen Gordon](#)
To: [Planning Commission](#)
Subject: Sugarloaf Area Plan
Date: Tuesday, May 9, 2023 5:50:13 PM

[EXTERNAL EMAIL]

Dear Planning Commission Members,

I support adoption of the 'Sugarloaf Rural Heritage Overlay District' to the County Zoning Code, with its provisions governing uses, activities and design standards. Our community has watched as the 'Overlay' provisions have been amended to accommodate development interests and Stronghold management of Sugarloaf Mountain. We ask you to pass the current Overlay zone language and apply it to the 2022 County-Council-Approved Sugarloaf Treasured Landscape Area Plan's 19,710 acre boundary.

The forest protection language in the Overlay that addresses timber harvest and steep slope development prohibitions near streams is critical for protection of the forested landscape that generations have enjoyed for outdoor recreation. The Sugarloaf Mountain landscape supports diverse wildlife as noted in the July 2022 draft document. Folks from all over walk, hike, bike and horseback ride and just plain improve their state of mind/mental health by spending time on the trails.

Please protect this ecologically diverse, rural landscape by adoption of the current Rural Heritage Overlay Zone provisions with the boundary at I-270. Holding the line at this boundary in 2022 came with tremendous support from citizens and environmental and smart growth groups. Developments interests are fighting to ignore public sentiment and history to open up hundreds of acres of farms and forests to development on the Sugarloaf side.

Thank you for your hard work and your vote for this regionally treasured area plan.

Ellen Gordon

ellen@gordonballard.com

Dickerson, MD

301-814-1975

From: [Steven Findlay](#)
To: [Planning Commission](#)
Cc: [Council Members](#); [County Executive](#)
Subject: Comments from Sugarloaf Citizens Association on Sugarloaf Plan overlay zoning
Date: Monday, May 15, 2023 12:10:58 PM
Attachments: [Letter to Fred PC-May15.docx](#)

[EXTERNAL EMAIL]

Thanks for the opportunity to comment.



May 15, 2023

To: Frederick County Planning Commission

From: Sugarloaf Citizens Association (SCA)

Re: Sugarloaf Treasured Landscape Management Plan - Overlay Zoning

SCA represents some 300 individuals and families living in northern Montgomery County and Southern Frederick County. A good number of our members live in close proximity to Sugarloaf Mountain and east of the mountain to I-270.

I write today to restate our strong support for applying the full overlay zone to the Treasured Landscape boundaries the County Council approved in late 2022, after over a year of assessment, debate and discussion. SCA strongly opposes any exemption or “carve out” areas along I-270 for high-intensity residential or commercial development.

Ample appropriately zoned land exists in Frederick County for commercial and industrial development, including data storage and transmission centers. The Livable Frederick plan provides for development in those areas, such as the South Frederick Triangle or the Urbana Growth Area.

The Sugarloaf Treasured Landscape Plan is a land conservation and protection plan not a business development plan. It was never intended to be that.

Along with a duty to guard against unwise development along the I-270 corridor and near the Monocacy National Battlefield, Frederick County government must protect Sugarloaf Mountain itself. We find unconscionable Stronghold Inc’s position and tactics over the past two years. The Stronghold board, in our view, has undermined decades of managing the mountain for the common good, as Gordon Strong had so clearly desired.

We urge you to reject Stronghold’s ultimatums and resistance to purposeful zoning changes that are clearly in the public interest.

We support a quick resolution to this long running drama. Small compromises on the details may be warranted but there can be no compromise on applying the overlay zoning as the Commission recommended in 2022 after hundreds of hours of

assessment. Moreover, the public and community most affected by the Plan and the zoning changes have spoken. The vast majority support the full overlay for the full boundary area. Thanks for all your hard and dedicated work on this issue.

Sincerely,

A handwritten signature in black ink that reads "Steven Findlay". The signature is written in a cursive style with a large, looping "S" and a trailing flourish at the end.

Steven Findlay
President, SCA

From: Bev Thoms <thoms.bev@icloud.com>

Sent: Tuesday, May 16, 2023 11:41 AM

To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>

Cc: Bev Thoms <thoms.bev@icloud.com>; Council Members
<CouncilMembers@FrederickCountyMD.gov>

Subject: Support full 'overlay zoning' of Sugarloaf Treasured Landscape Management Plan

Please vote for the full 'overlay zoning' of the Sugarloaf Treasured Landscape Management Plan in order to preserve and conserve natural habitat, forests and farms.. Our planet and our people must have open spaces for our physical (and mental!) health . Threatened by development interests focused on their own gain, disappearing open space is more precious every day. As has been promised many times over, there should not be any commercial or any other type of dense development west of I270. For the good of our society please protect this beautiful landscape. Do not allow any exemptions.

Thank you very much for your consideration in this matter.

Bev Thoms
Dickerson, MD