

From: [Ingrid Rosencrantz](#)
To: [Planning Commission](#)
Cc: [Sue Trainor](#)
Subject: Comments for the Sugarloaf Treasured Landscape Plan Overlay Public Hearing
Date: Thursday, July 20, 2023 10:49:37 AM

[EXTERNAL EMAIL]

Thank you for all your work on the Sugarloaf Treasured Landscape Management Plan. It's been a lot of work over a long period of time and we appreciate your efforts and respect. In a way, you all are the hero's of this work as you changed the initial boundary of the Plan from the ill-conceived (to say the least) Route 80 and Thurston Road back to the long-held and well understood line of I-270. In recommending the Sugarloaf Plan to the Council, you helped save the County from an embarrassing (again, to say the least) and costly mistake. We appreciate your in-depth knowledge of the area and recognition of the value of preservation and environmental benefit in general, and more specifically the need for preservation of this unique, beautiful, and valuable part of the County. Thank you. We trust that you will continue to see the need to protect the most vulnerable area of the Plan - which we have learned was designated for possible data center development – and recommend the overlay of this area to the County Council. As you all well know, the area between Sugarloaf Mountain and the Monocacy National Battlefield is quite vulnerable to development and it must be protected. We think it's most appropriate to apply the Overlay over the entire Plan area but understand you may continue to exclude from the Overlay the three commercially-zoned properties directly next to the I-270 corridor (though we would like to see them included). Please do not allow the chimeric vision of data center money to sway your preservation purpose and allow for the initiation of data center sprawl. Again, thank you!

Ingrid Rosencrantz and Susan Trainor

Sent from my iPhone

From: [Tina Thieme Brown](#)
To: [Planning Commission](#)
Cc: [Gaines, Kimberly](#)
Subject: Sugarloaf Citizens Association Supports the Rural Heritage Overlay Zoning District.
Date: Thursday, July 20, 2023 5:45:08 PM

[EXTERNAL EMAIL]

Frederick County Planning Commission
Sugarloaf Area Plan: Rural Heritage Overlay Zoning District

Sugarloaf Citizens Association Testimony
July 20,2023

Thank you for your work on the Rural Heritage Overlay Zone. We appreciate the opportunity to testify this evening.

We endorse the state's recommendation to protect – and I quote – **“one of the most significant natural areas in the County and State.”**

This is a once-in-a-lifetime opportunity for this body.

Over the past 3 years the Sugarloaf Area Plan has been debated, revised and considered—and now reconsidered—by the public. Throughout that time, the county's residents have spoken in public hearings, signed petitions, called in, and written letters to the Planning Commission and the County Council.

And it has been clear, persistent and consistent: the majority of residents strongly support natural resource protection and conservation—as outlined in the current Rural Heritage Overlay Zone.

As this plan was developed by your staff, modified and made its way through county and state authorities, there has been growing agreement and community understanding that the Sugarloaf Mountain area, “contains high quality natural resources and unique features that support a vast, diverse, and healthy environment.”

People who live in this area today and future generations now depend on your leadership to protect this area.

Events in recent weeks have yet again shown us all that the planet faces unprecedented threats. Climate change demands new thinking and action. Extreme weather events are all too real, and we don't know what's coming for the mid-Atlantic area.

But we do know that protecting existing natural habitat, forests, water resources and biodiversity is the right response.

The Overlay Zone's development restrictions are necessary to address: building design codes, limitations on steep slope development that protect nearby streams, and impervious surface limits that are designed to protect current and future generations in Frederick County from the effects of climate change, that would result from poorly planned dense development.

Just as important—as everyone in this room knows— families have come to enjoy the Sugarloaf Mountain area just the way it is. It is a counterpoint to and refuge from the intense development in most of the rest of the county.

We agree with the Maryland's Department of Planning's recent closing statement to you. It recommends that more attention be given to "limiting impervious surfaces, preventing soil erosion, and maintaining groundwater infiltration."

Sugarloaf Citizens Association has testified to the necessity of such zoning code regulations on multiple occasions, including during the Global Mission Church application process.....when we faced an application that would have created an impervious surface equal in scope to the Nashville Convention Center.

Please vote to support the Rural Heritage Zoning District, as written, encompassing 19,718 acres and with the boundaries approved by the County Council in October 2022.

Thank you again for the opportunity to testify today and for all your work on this critical issue.

Tina Brown

Board Member
Sugarloaf Citizens Association
Linden Farm

From: [Stacy Taladay](#)
To: [Planning Commission](#)
Subject: July 20th Sugarloaf Overlay
Date: Thursday, July 20, 2023 4:40:40 PM

[EXTERNAL EMAIL]

Hello,

I am a resident within the proposed Sugarloaf Overlay area (notice mailed June 23, 2023). I am writing in support of the overlay, including the area it encompasses/location and its focus on preservation.

There seem to be two missing definitions in 1-19-11.100: Agritourism Enterprise and Agricultural Activity. Can you please specify what those include?

Thank you,

Stacy Taladay

From: [Charles MacFarland](#)
To: [Planning Commission](#)
Subject: Sugarloaf Overlay
Date: Thursday, July 20, 2023 3:57:02 PM

[EXTERNAL EMAIL]

Gentle Persons,

I wish to voice my support for the Sugarloaf Overlay as it stands. No Data Centers please.

Thank you,

Charles MacFarland

2995 Hope Mills Lane

Adamstown, MD 21710

From: [Sue Fortin](#)
To: [Planning Commission](#)
Subject: Sugarloaf overlay
Date: Thursday, July 20, 2023 6:39:20 AM

[EXTERNAL EMAIL]

I support the current proposed Sugarloaf Overlay and appreciate the Planning Commissioners' work toward preserving this treasured area with an overlay that supports the forest, waterways, and natural habitats of the area. I also appreciate keeping the boundary as previously approved.

Sent from my iPad

From: [Elizabeth Bauer](#)
To: [Planning Commission](#)
Subject: Sugarloaf Overlay
Date: Thursday, July 20, 2023 5:55:55 PM

[EXTERNAL EMAIL]

Dear Planning Commissioners,

I wish to extend my sincere thanks to the members of the Planning Commission for their commitment to seeing the Sugarloaf Overlay through and for recognizing the Sugarloaf Plan (passed by the County Council in October 2022) and the Overlay District are intended to be **preservation plans** and are not intended for development. I commend you for maintaining the "Boundary" at I-270 and for supporting forest, waterways and natural habitat protections and strengthening the Overlays timber harvesting regulations. I recognize this has been an extremely arduous process which has taken much too long and hope that your vote will result in an approved plan which will then be forwarded to the County Council for their consideration.

Sincerely,

Elizabeth Bauer
8097 Geaslin Drive
Middletown, MD 21769

From: [Johanna Springston](#)
To: [Planning Commission](#)
Subject: Sugarloaf Plan Overlay
Date: Thursday, July 20, 2023 7:06:45 AM

[EXTERNAL EMAIL]

Dear Commissioners,

Thank you for all the hard work you have put into this plan. I know it has been a long, arduous process because I have been involved since the beginning. I live at the corner of Parks Mill Rd. and Rt. 80 on a farm that has been in my family for 100 years. I am hoping that we can keep this area rural so that succeeding generations can also enjoy its beauty.

I support placing the preservation overlay on the Sugarloaf Plan area. I think it is needed in order to ward off development and protect the area's natural resources and farming community. As we all now know from documents released through a lawsuit, the County, developers, and Amazon were planning to develop two large areas on the west side of I-270 with data centers. One of those areas included my farm in the CDI floating zone.

If the County were to allow such development, it would certainly and irrevocably change the Sugarloaf area. And, such development would be impossible to contain. Data center development, just like all development, has a penchant to spread out but even more so. I hope you will continue to hold the line at I-270 which has been the historically accepted line between development and preservation.

While I support the current version of the plan, I am concerned about the three interchange properties that the overlay does not cover. Although the current businesses appear to be compatible with the area, we do not know what the future will bring.. Please be mindful that these properties are still a part of the Sugarloaf Plan with a mission of preserving the area. I would hope that any future site plan reviews would include this preservation mission as part of the approval process.

Thank you for your consideration.

Sincerely,

Johanna M. Springston
8101 Fingerboard Rd.

Speccht, Jennifer

From: Mildred Callear <mildredcallear@gmail.com>
Sent: Thursday, July 20, 2023 3:56 PM
To: Planning Commission
Cc: Town Barnesville; Mike Zuckerman; Shaina Egly
Subject: Support for Sugarloaf Plan and Rural Heritage Overlay

[EXTERNAL EMAIL]

Dear Members of the Frederick County Planning Commission:

Barnesville is a Maryland municipality located less than four miles south of the Sugarloaf Area Plan boundary. We have followed the development of the Sugarloaf Treasured Landscape Plan, and the Rural Heritage Overlay Zoning District over the last 3 years. This historic area requires the zoning regulations outlined in the 'Overlay Zone' and we want to voice our support for it. We want to stress that the overlay zone must apply to the entire 19,718 acres boundary that the county council approved in October without carve outs for developers or other landowners looking to develop the land. The west side of I-270 is especially critical to maintain as a cohesive whole for both the residents, the wildlife and the environment.

What the Planning Commission and State Department of Planning have recommended, in its entirety, is important and critical for the legacy and wellbeing of Frederick County and for its neighbors in Montgomery County's Agricultural Reserve, including the Town of Barnesville.

Sincerely,

Mildred Callear
Mayor
Town of Barnesville, Maryland

My comments address the commercial logging plan. What I see is something that will discourage property owners from seeking a permit. What I don't see is the onsite logging requirements that Tim Goodfellow introduced to the plan—mandates regarding weed control, logging debris and clear cutting. But the biggest issue of all is something that nobody is talking about—the absence of any onsite management of a logging project. There is no county forester, nobody that is prepared to check on property owners and loggers once they start a project.

Eric Dodson, the Environmental Inspector for Frederick County, the person that signs off on permitted logging projects, told me how things work. The county opens a logging permit and gives the property owner 12 months to complete a timber harvest. When they are finished, the county closes the permit. In other words, there is no governmental intervention on abusive logging techniques, no regulation regarding the day-to-day integrity of a timber harvest.

I live on Sugarloaf. When a neighbor logged a 10-acre tract of mature forest, he did not pay any attention to the marks on the trees, the marks showing what trees to take, marks that had been approved by the Maryland Forest Service. He took practically every tree of any value, something that exposed the whole property to intense light, the perfect invitation to rampant weeds. The reality today is a 10-acre field of Japanese Stilt Grass and brambles, the perfect desecration of this natural environment that the Sugarloaf Plan is supposed to protect. Nobody from the county or the forest service thought to challenge this inexcusable behavior. It was hear no evil, see no evil, speak no evil. That is what I call commercial logging in Frederick County.

Other counties have a program, which is say onsite regulations and the people that administer these regulations. They demonstrate a regard for the natural environment and the residents that live next to their logging projects. Frederick County is different. The reality is a government that defers to outside parties, notably the forest service, parties that administer their own guidelines, which are all about sediment control. But there is a lot more to a logging project than sediment control, issues that these outside parties and these proposed guidelines simply ignore. This is inexcusable. Absent a county program, these guidelines will do little if anything to protect the quality of this natural environment or the neighbors to a logging project.

John Gehman
1875 Mount Ephraim Road
(301) 874-0151



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive

■ Ellicott City, Maryland 21043

■ 410-313-2350

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

July 17, 2023

Frederick County Government
Ms. Kimberly Gaines, Livable Frederick Director
Livable Frederick Planning and Design Office
30 North Market Street
Frederick, MD 21701

Ms. Gaines, *Kim*



Re: Review of the Amendment to Sugarloaf Treasured Landscape Management Plan

Thank you for the opportunity to review and comment on the City of Frederick's Amendment to Sugarloaf Treasured Landscape Management Plan. Adopted in October of 2022, the Plan's proposed Amendment consists of a description of the Overlay, a map of the proposed Overlay area, and the Recommended Regulatory Framework, which includes provisions concerning development, commercial logging, prohibited uses, and exempt uses, as well as certain new use definitions.

Howard County has been asked to provide comments prior to the Planning Commission's public hearing on the proposed Plan Amendment on July 20, 2023. The Howard County's Department of Planning and Zoning (DPZ) is the County agency responsible for the implementation of *PlanHoward2030*, Howard County's general plan.

Howard County commends the environmental and preservation objectives and goals of the Sugarloaf Rural Heritage Overlay Zoning District which include the following:

- To address the scale and visual impact of land uses and development that can degrade rural qualities, excessively burden the transportation network, and overwhelm the scenic and rural nature of the Sugarloaf Planning area.
- To minimize adverse impacts of land development activities on forestlands and natural habitats.
- To regulate the amount of impervious surfaces to control the volume of stormwater runoff and stream bank erosion, maintain levels of groundwater infiltration, and retain as many of the functions provided by natural land as possible. (p.53)

Howard County has no comment on the Amendment to the Sugarloaf Treasured Landscape Management Plan and we thank you for the opportunity to review.

Sincerely,

Lynda D. Eisenberg, AICP, Director
Howard County Department of Planning and Zoning
George Howard Building
3430 Court House Drive
Ellicott City, Maryland 21043
410-313-2350

cc: Mary Kendall, Deputy Director, Howard County Department of Planning and Zoning
Kristin O'Connor, Chief, DCCP, Howard County Department of Planning and Zoning