



## Cumberland County Review Report

Cumberland County Planning Department  
 310 Allen Road, Suite 101  
 Carlisle, PA 17013  
 Telephone: (717) 240-5362

<i>Name of Amendment:</i>				
Rezoning from Agricultural (AG) to Commercial Manufacturing (CM)				
<i>Municipality:</i>	<i>Date Received:</i>	<i>Date Reviewed:</i>	<i>Reviewed By:</i>	<i>Checked By:</i>
Southampton Township	3/2/2021	3/18/2021	SH, KS	Planning Commission
<i>Type of Amendment:</i>			<i>Recommendation:</i>	
Zoning Map Amendment			Disapproval	
<i>Explanation of Amendment:</i>				
Rezoning of a property located at 101 Goodhart Road from Agricultural to Commercial Manufacturing.				
<i>Consistent with Municipal Comprehensive Plan:</i>		<i>Consistent with County Comprehensive Plan:</i>		
Project is not Consistent		Project is not Consistent		
<i>Comments and Recommendations:</i>				
<p><i>The Cumberland County Planning Commission has indicated that they would reconsider this Zoning Ordinance amendment if additional information is provided by the Applicant. The application should coordinate with PennDOT and the Township to evaluate comprehensive regional transportation needs including capacity of the Interstate 81 Interchange and traffic flow on Cramer Road and Goodhart Road. The Planning Commission also recommended a plan that shows the proposed development tied to Cramer Road and limiting the access to Goodhart Road.</i></p> <p><i>It is recommended that the Applicant obtain this relevant information and submit a new rezoning request to the Township and the Cumberland County Planning Department.</i></p> <ol style="list-style-type: none"> <li>1. The Future Land Use Map in the 2017 Cumberland County Comprehensive Plan shows the parcel in the Agriculture Prime Farmland Character Area which is intended for agricultural use and preservation (Grow Page 31). The proposed rezoning is not consistent with this Character Area.</li> <li>2. The Cumberland County Comprehensive Plan notes that the Industrial Character Areas should be located along major roadways and adjacent to highway interchanges (Grow Page 37). With adequate non-local roadway access to PA 174, the subject parcel could serve industrial uses.</li> <li>3. The Future Land Use Map in the Southampton Township Comprehensive Plan indicates that the parcel is located in the Agricultural Conservation area. The Comprehensive Plan indicates that intensive commercial/industrial development should occur where direct access to major thoroughfares and rail service is available (Page 51).</li> <li>4. The area surrounding the parcel is mainly agricultural in character. The Zoning Districts that surround the parcel include Commercial/Manufacturing to the west, I-81 and Commercial Manufacturing to the south and Agricultural Conservation to the north and east.</li> <li>5. The timing of this request is challenging. The interchange is nearing capacity and a rezoning that results in more industrial traffic will result in additional traffic that may cause safety and operational deficiencies that would require mitigation. I-81 is also under study for potential</li> </ol>				

expansion to address safety, congestion and economic development activity. The township should coordinate with PennDOT to evaluate capacity related issues with Exit 29. Further, the township should consider its role in land use and transportation planning to insure that adequate transportation facilities are available before additional land is rezoned to intense uses.

6. A Plot Plan should be provided in accordance with #13 on the Southampton Township Request for Amendment Application.

*“Section 505 (b) and 609 (g) of the Municipalities Planning Code requires that amendments to municipal ordinances be filed with the county planning agency. If this amendment is approved, please forward a final copy to the county planning office so we may update our records.”*