



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 Light Industrial to Village Center				
<i>Municipality:</i>	<i>Date Received:</i>	<i>Date Reviewed:</i>	<i>Reviewed By:</i>	<i>Checked By:</i>
Middlesex Township	4/4/2022	5/19/2022	SH, EG, KS	Planning Commission
<i>Type of Amendment:</i>			<i>Recommendation:</i>	
Zoning Map Amendment			Approval With Comments	
<i>Explanation of Amendment:</i>				
Middlesex Township has requested a rezoning of parcel numbers 21-08-0575-003D and 21-08-0575-003E from the Light Industrial (LI) zone to the Village Center (VC) zone. The parcels are located at the intersection of Harmony Hall Drive and Claremont Road.				
<i>Consistent with Municipal Comprehensive Plan:</i>		<i>Consistent with County Comprehensive Plan:</i>		
Project is not Consistent with current plan		Project is not Consistent		
<i>Comments and Recommendations:</i>				
<p>The township has submitted a concurrent amendment to modify the Middlesex Township Comprehensive Plan-Future Land Use Map. The amendment to the comprehensive plan (if approved) would be consistent with this rezoning.</p> <ol style="list-style-type: none"> 1. The Middlesex Township Zoning Ordinance was originally written in 1989. The ordinance has seen hundreds of pages of text and map amendments and the Township has seen significant changes in growth and infrastructure in that 30-year timeframe. The Township should consider adoption of a completely new zoning ordinance with holistic changes that address the future growth of the township in addition to other contemporary planning issues not envisioned over 30 years ago. 2. The Middlesex Township Comprehensive Plan recommends new industrial uses be located adjacent to similar uses while preserving adequate buffers between industrial and residential areas (page AS-3). The existing zoning map accomplishes this recommendation. The proposed zoning map amendment will permit adjoining incompatible land uses and is not consistent with the land use policy in the comprehensive plan. 3. The Cumberland County Comprehensive Plan, Future Land Use Map has designated most of the subject parcels' land area in the industrial character area. The proposed rezoning to village center is not consistent with the future land use map. 4. The Cumberland County Comprehensive Plan recommends encouraging a variety of housing types in areas that include adequate public facilities. This recommendation maximizes the use of infrastructure while minimizing land consumption rates. The plan also recommends locating residential uses adjacent to compatible land uses that will not interfere with safety or quality of life of the community (Grow page 9-10). The subject property has access to public sewer and water. 5. The Cumberland County Comprehensive Plan promotes screening and buffering to mitigate the effects of conflicting land uses (Grow page 25). The waterway, natural riparian 				

vegetation and the floodplain currently provide natural screening and buffering between conflicting land uses in the VC district and the LI district. The township should consider maintaining the current zoning map and take advantage of the natural screen provided by the Letort Spring Run vegetative buffer.

6. If approved, the township should review the area around the Harmony Hall Road / Claremont Road intersection and determine if there are opportunities to rezone other parcels to VC.
7. The area to be rezoned is located on a corner lot. Screening and buffering requirements do not typically apply when land uses are separated by a public street. In addition, the property located southwest of the proposed rezoning is an existing industrial use with sparse screening. It appears that screening and buffering may not be required for any of the land uses in proximity to the site.
8. The township should consider whether the proposed rezoning could be considered spot zoning. The parcel is surrounded by the LI district and the Conservation/Open Space zoning district and is not contiguous to any land in the Village Center district.
9. The township should consider potential incompatible land uses. The proposed rezoning will create an area zoned VC that will be almost surrounded by parcels zoned LI. The LI district excludes all types of residential development. The VC district permits several types of residential land uses. This may create adjoining incompatible land uses. Many of the uses allowed in the LI district may impact the uses permitted in the VC district (see table below).
10. The subject parcels appear to be within the Agricultural Security Area recorded for Middlesex Township. If rezoning occurs, it appears the properties will no longer be used for agricultural purposes. The township should consider removal of the parcels from the ASA record during the ASA review process pursuant to Act 43 of 1981.
11. If approved, the township should consider the following during the subdivision / land development process:
 - a. Multi-modal opportunities and connections to the Harrisburg Pike for residents of the development.
 - b. Protection of the greenway corridor / riparian buffer associated with the Letort Spring Run.
 - c. Buffering and screening of the subject parcel to enhance land use compatibility.

"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."

Middlesex Township Zoning District Comparison	
Village Center (VC) District	Light industrial (LI) district
Permitted uses	Permitted uses
Single family detached dwellings	Agricultural, food and kindred products
Single family semi-detached dwellings	Furniture and fixtures
Two family dwellings	Printing, publishing
Retail sales of good, prepared foods and/or services no drive-in facilities	Pharmaceutical, medicinal, drugs and biological products

Middlesex Township Zoning District Comparison

Village Center (VC) District	Light industrial (LI) district
Personal services no drive-in facilities	Textile mill and apparel
Professional and administrative offices	Professional, scientific and controlling instruments, photograph and optical goods
Public and semi-public buildings and uses	Canvas products made of purchased canvas
Essential municipal and utility	Fabricated metal products and metal working
Motorcycle, motor-driven cycle and bicycle sales	Woodworking, cabinets and handicraft products
	Electronics and small parts assembly
Accessory uses	National fraternal or benevolent organization
Uses and structures customarily associated with permitted uses	Self storage units for public rental
Garden house, tool house, playhouse or pool	Laundries, laundry services and cleaning
Private garage	Municipal and public utility buildings, structures
Household pets or domestic animals no commercial breeding	Medical marijuana grower/processor
Storage accessory to a permitted use no off street parking	
Signs	Accessory uses
	Uses and structures customarily associated with permitted uses
Special exception uses	Signs
Uses of the same character (Zoning Hearing Board)	
Place of worship	Special exception uses
Cemeteries	Uses of the same general character (Zoning Hearing Board)
Schools, colleges	Dwellings accessory to the principal use for caretakers or watchmen
Philanthropic and religious institutions, hospitals nursing homes	Billboards
Membership clubs and camps, outdoor recreation	
Commercial camps and resorts	Prohibited uses
Conversion of single family dwelling into 2 or more apartments	Residences
Multiple dwelling structure (apartment, row or townhouse)	Uses that do not meet performance standards
Hotel, motel	Uses permitted in IG district and not in the LI district

Middlesex Township Zoning District Comparison

Village Center (VC) District	Light industrial (LI) district
Lodging and boarding house	
Business conversion	
Vehicle service	
Commercial recreation and entertainment	
Day care center	
Bed and breakfast	
Recreational vehicle sales and service	