ORDINANCE No. 2022-B

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF CONEWAGO TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA, AMENDING THE OFFICIAL ZONING MAP OF THE TOWNSHIP BY REZONING CERTAIN PARCELS IDENTIFIED IN EXHIBIT "A" FROM "R-1 – SUBURBAND RESIDENTIAL" TO "I – INDUSTRIAL"

WHEREAS, Conewago Township (the "Township") previously enacted its official Zoning Ordinance and corresponding Zoning Map, which have been amended from time to time; and

WHEREAS, the Township's Board of Supervisors (the "Board") is empowered to amend its Zoning Ordinance and official Zoning Map pursuant to the authority granted by the Pennsylvania Municipalities Planning Code, Article VI, 53 P.S. § 10609 and the specifications of the Conewago Township Code of Ordinances; and

WHEREAS, the proposed zoning map amendments align with current Conewago Township Comprehensive Plan objectives and strategies, which expressly includes to "[a]llow for the growth and expansion of industrial and commercial development to provide additional employment opportunities and tax base"; and

WHEREAS, large areas of industrial use already exist in the northwest area of the Township as well as along Kindig Lane, which partially borders the contiguous collection of parcels currently proposed to be rezoned; and

WHEREAS, all required notices to planning departments and property owners have been properly effectuated and a public hearing pursuant to public notice concerning this rezoning has been held prior to Board's vote upon enactment of this Ordinance; and

WHEREAS, upon consideration of all materials presented, the Board desires to rezone certain Adams County Tax Parcels within the Township that are more particularly identified herein (the "Rezoned Properties"); and

WHEREAS, the Board of Supervisors of Conewago Township has determined that the zoning map change for the Rezoned Properties is in the interest of the health, safety, and welfare of the Township.

NOW THEREFORE, BE IT ORDAINED by the Board of Supervisors of Conewago Township, Adams County, Pennsylvania, as follows:

SECTION 1. Amendments. The Conewago Township Zoning Map, as established and incorporated by reference within Section 155-10 of the Conewago Township Zoning Ordinance, is hereby amended as follows:

A. The zoning designation for the Rezoned Properties shall be changed from a "R-1 – Suburban Residential" designation to an "I – Industrial" designation.

B. The Rezoned Properties include:

1. Parcel ID 08K13-0020---000 (known as Jacobs Road)
2. Parcel ID 08K13-0062---000 (known as 539 Oxford Avenue)
3. Parcel ID 08K13-0061---000 (known as 301 Oxford Avenue)
4. Parcel ID 08K13-0060---000 (known as 444 Oxford Avenue)
5. Parcel ID 08K14-0003B--00 (known as Oxford Avenue)

C. This zoning map change shall become effective when duly entered upon the Conewago Township Zoning Map (See Exhibit "A," Proposed Zoning Districts).

SECTION 2. Repealer. All provisions of previous ordinances or zoning maps of Conewago Township, or parts thereof, which are contrary or inconsistent to this Ordinance, are expressly repealed.

SECTION 4. Savings Clause. In all other respects, the provisions of the Zoning Ordinance of Conewago Township shall remain as previously enacted and ordained.

SECTION 5. Severability. The provisions of this Ordinance are declared to be severable, and if any section, subsection, sentence, clause or part thereof is, for any reason, held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of any remaining sections, subsections, sentences, clauses or part of this Ordinance.

SECTION 6. Effective Date. This Ordinance shall take effect immediately upon its being entered on the Official Zoning Map.

DULY ENACTED AND ORDAINED this 19th day of September, 2022, by the Board of Supervisors of Conewago Township, Adams County, Pennsylvania.

ATTEST:

Tamara Bittle, Secretary

CONEWAGO TOWNSHIP

By: Charlotte Shaffer, Chair

(SEAL)

APPROVED this 19th day of September, 2022

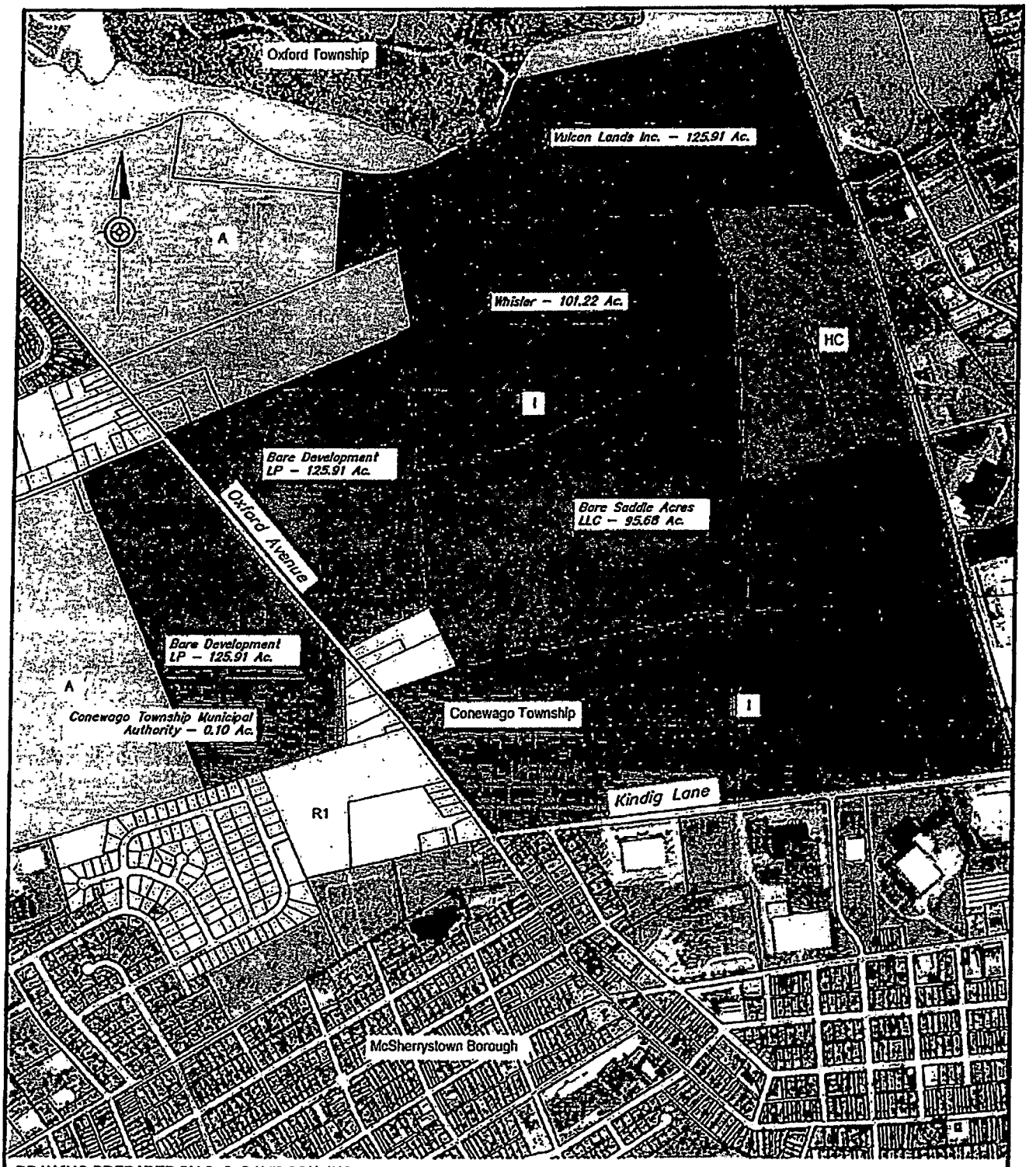
CERTIFICATION/ATTESTATION

I, Tamara Bittle, Conewago Township Secretary, hereby certify and attest that the foregoing ordinance was advertised in the Gettysburg Times on August 31 & September 8, 2022, a newspaper of general circulation in the Township, and was duly enacted and approved as set forth at a regular public meeting of the Board of Supervisors, following a duly advertised public hearing, both held on September 19, 2022.

By: Tamara Bittle
Tamara Bittle, Secretary

EXHIBIT "A"

Proposed Zoning District



DRAWING PREPARED BY C. S. DAVIDSON, INC.

2022 ZONING CHANGES

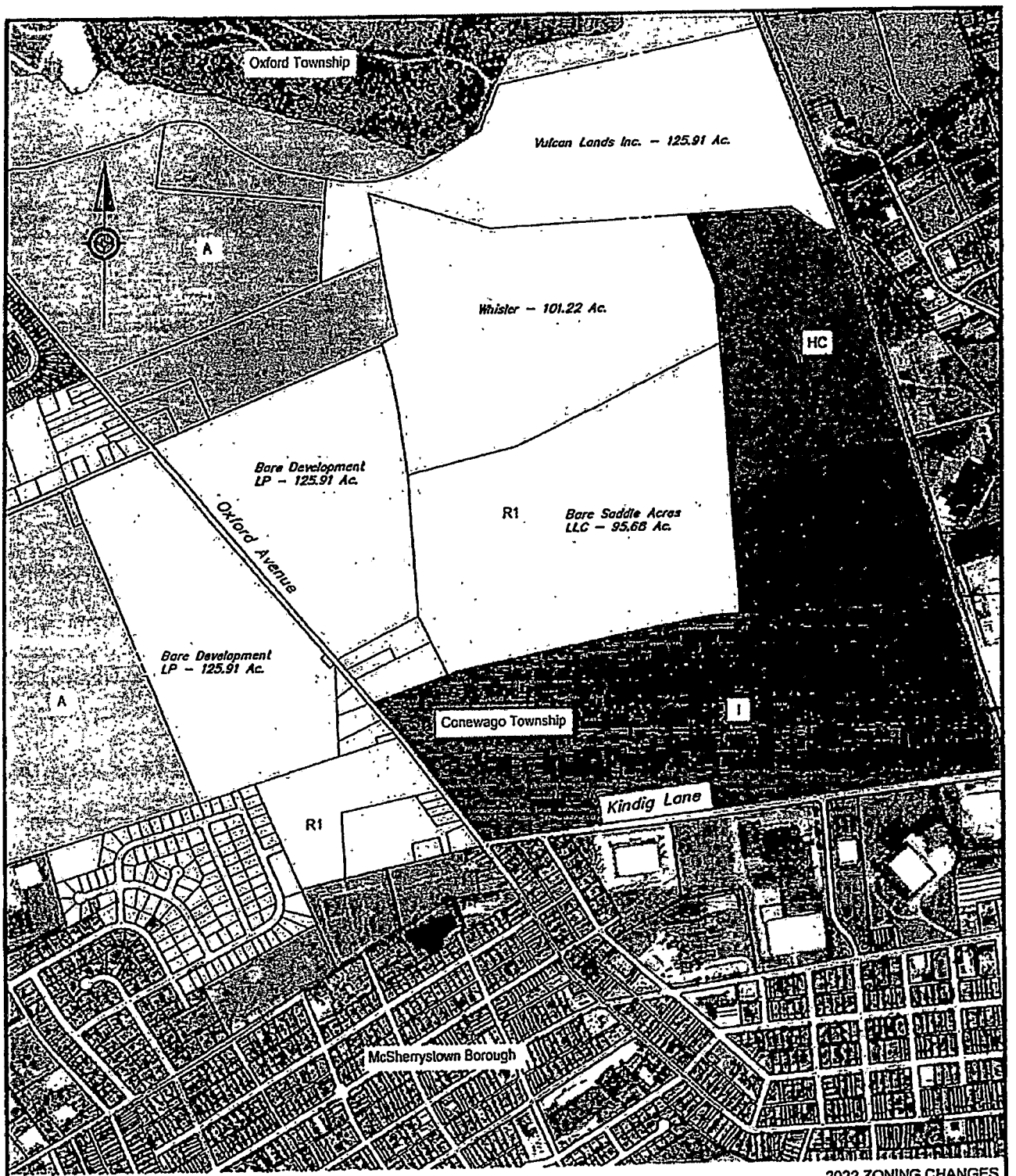
DATE: 7/26/2022

CONEWAGO TOWNSHIP

PROPOSED ZONING DISTRICTS

CONEWAGO TOWNSHIP

ADAMS COUNTY . PENNSYLVANIA



DRAWING PREPARED BY C. S. DAVIDSON, INC.

2022 ZONING CHANGES

DATE: 7/26/2022

CONEWAGO TOWNSHIP

EXISTING ZONING DISTRICTS

CONEWAGO TOWNSHIP

ADAMS COUNTY . PENNSYLVANIA