



## Cumberland County Review Report

Cumberland County Planning Department  
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<i>Name of Amendment:</i>				
Clouser Property-Rezoning NC and R-1 to AG. Riding Schools by Conditional Use.				
<i>Municipality:</i>	<i>Date Received:</i>	<i>Date Reviewed:</i>	<i>Reviewed By:</i>	<i>Checked By:</i>
North Middleton Township	4/7/2021	5/20/2021	SH, EG, KS	Planning Commission
<i>Type of Amendment:</i>			<i>Recommendation:</i>	
Zoning Map and Text Amendment			Approval With Comments	
<i>Explanation of Amendment:</i>				
Clouser Property – Rezoning from Neighborhood Commercial (NC) and Low/Medium Density Residential (R-1) to Agricultural (AG). Use of Riding Schools and Stables to be changed from Special Exception to Conditional Use.				
<i>Consistent with Municipal Comprehensive Plan:</i>		<i>Consistent with County Comprehensive Plan:</i>		
Project is Generally Consistent		Project is Generally Consistent		
<i>Comments and Recommendations:</i>				
<ol style="list-style-type: none"> <li>1. The property is located in the Residential Character area on the 2017 Cumberland County Future Land Use Map. The description of this character area indicates that economic development should be limited to small scale businesses that serve the local community (Grow Page 33).</li> <li>2. The 2017 Cumberland County Comprehensive Plan indicates that the county should promote and support the agriculture industry. In addition, the Comprehensive Plan notes that the Cumberland Valley Visitors Bureau (CVVB) has identified the county's agricultural heritage as a tourism driver (Conserve Page 12).</li> <li>3. The Goals and Objectives listed in the North Middleton Township 2008 Comprehensive Plan encourage the preservation of the rural and agricultural character of areas that have not experienced growth. One of the Actions to accomplish this Objective is to consider making provisions in the ordinances that assist farmers to sustain agricultural businesses without compromising the integrity of the farm (Page 2-9).</li> <li>4. North Middleton Township is currently in the process of updating the 2008 Comprehensive Plan. If the proposed rezoning is approved, it is recommended that the new Future Land Use Map reflect these changes.</li> <li>5. The parcel is currently split zoned by the R-1 District and the NC District. It appears that the NC Designation may be considered spot zoning as it consists of less than a parcel of contiguous area and it does not appear to meet the character of the lot. The proposed re-zoning to AG appears to suit the character of the site. In addition, the parcels located east of the site are also in the AG Zone.</li> <li>6. The Township should consider the process in permitting use by Special Exception or Conditional Use when determining whether to allow Riding School/Stables as a Conditional Use. Special Exception guidelines allow for the consideration of traffic and other potential</li> </ol>				

operational impacts in the determination by the Zoning Hearing Board.

Other rural/semi-rural municipalities in the county vary in permitting Riding Stables by Special Exception, Conditional Use, or permitted by right. Those that have less restrictive requirements typically include other similar uses under the same provisions. The Township should determine whether Riding Schools are more similar in use to Commercial Kennels, which are permitted by Special Exception or Private or Public Schools, which are permitted by Conditional Use, to maintain consistency in the ordinance.

*"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."*