



## Cumberland County Review Report

Cumberland County Planning Department  
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<i>Name of Amendment:</i>				
Rezoning from Village Residential (VR) to Agriculture (AG)				
<i>Municipality:</i>	<i>Date Received:</i>	<i>Date Reviewed:</i>	<i>Reviewed By:</i>	<i>Checked By:</i>
Hopewell Township	4/26/2021	5/20/2021	SH, KS	Planning Commission
<i>Type of Amendment:</i>			<i>Recommendation:</i>	
Zoning Map Amendment			Approval With Comments	
<i>Explanation of Amendment:</i>				
Property owner wishes to rezone the parcel from Village Residential (VR) to Agriculture (AG) so the property can be used for animal grazing.				
<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 proposed re-zoning is generally consistent with the Cumberland County Comprehensive Plan. The general character of the area is agricultural. In addition, the property is enrolled in an Agricultural Security Area and the Clean and Green Program.</li> <li>2. The property is located in the Agriculture Preservation and the Community Residential Future Land Use Classification areas on the 1990 Hopewell Township Future Land Use Map. The plan describes future residential growth as challenging due to the lack of available infrastructure in Hopewell Township (Page 51). The character of the subject property is agriculture and the owner is proposing to continue that use. The proposed rezoning is generally consistent with the Comprehensive Plan.</li> <li>3. Single parcels of land with multiple zoning designations can prove challenging from a use and enforcement standpoint. With the deed consolidation completed, the proposed rezoning establishes one parcel under single ownership in a single zoning district which will simplify use of the property.</li> <li>4. The Municipalities Planning Code requires municipal Comprehensive Plans to be reviewed at least every 10 years (301.c). The township should consider an updated Comprehensive Plan to guide growth and development.</li> </ol>				
<p><i>"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."</i></p>				