



**Cumberland County
Subdivision and Land Development Review Report**

Cumberland County Planning Department
310 Allen Road, Suite 101
Carlisle, PA 17013

<i>Municipality:</i>	<i>Date Received:</i>	<i>Date Reviewed:</i>	<i>Reviewed By:</i>	<i>Plan Number:</i>
West Pennsboro and Penn Townships	2/4/2022	2/23/2022	SH, SW, EG	22-013
<i>Plan Title:</i>				
Daniel R Mains				
<i>Plan Status:</i>		<i>Plan Type:</i>		
Final		Subdivision Plan		
<i>Comments and Recommendations:</i>				
<ol style="list-style-type: none"> 1. This property appears to be enrolled in the Cumberland County Clean and Green Program and may be subject to roll-back taxes and/or amendment. Contact the Cumberland County Tax Assessment Office for information. 2. The farm is subject to an agricultural conservation easement held by Cumberland County. Any subdivision of a preserved farm requires the review and approval of the Cumberland County Agricultural Land Preservation Board. Consideration by the Board is anticipated on March 9, 2022. Staff for the County farmland preservation program have reviewed the plan for conformance to the terms of the deed of easement and offer the following comments. Any questions regarding the easement provisions should be directed to Stephanie Williams, Cumberland County Planning Department, at 717-240-5383 or sjwilliams@ccpa.net <ol style="list-style-type: none"> a. The landowner must determine which of the agricultural tracts shall retain the right to build the one additional residential structure allowed under the easement. The subdivision plan should be updated to reflect that information. Additionally, the property deed for the tract which retains that right shall also indicate such. The deed(s) for the remaining agricultural tracts shall indicate that no further residential development is permitted. All property deeds should include the terms of the deed of easement verbatim. b. Act 33 of 2019 amended the ASA law to allow for an existing residential structure to be subdivided in lieu of subdivision of the one, new additional residential structure. Parcel # 46-09-0521-008, 2893 Ritner Highway, was subdivided off in 2000 with Board approval. The deed for the tract which retains the residential building right should further indicate that the 2 acre allowable residential subdivision was utilized previously and any further residential subdivision is prohibited. c. Draft deeds for the conveyance of the land should be provided to farmland preservation staff for review and approval at least one week prior to closing. d. Subdivision plan notes indicate Lot 2 is subject to 6 additional lots under West Pennsboro Township Zoning Ordinance Provision. These notes do not take into consideration the deed of agricultural conservation easement but rather reflect building potential allowed by the zoning ordinance by right. Recommend the engineer remove/revise the comment to avoid future confusion on residential building potential. 				

- e. If there are changes to the farming operation based on the subdivision and transfer of land, the landowner should update conservation plans accordingly and provide a copy to this office.
 - f. Within 30 days of the change of ownership, farmland preservation staff shall be notified of the conveyance, provided with copies of recorded deeds and full contact information for the new landowner.
3. Cumberland County strives to create the most accurate public records possible. The following electronic AutoCAD files (.dwg) are **required** by the Planning Department prior to or at the time of recording any plan. Please note that **the Planning Department will not sign the plan for recording** until this information is emailed to planningreviews@ccpa.net. Links to online file downloads are acceptable. Applicants are required to provide the following files:
- a. **Parcel boundaries**
 - b. **Lot lines**
 - c. **Building footprints**
 - d. **Road rights-of-ways**
 - e. **Edge of pavement**
 - f. **Declaration of planned communities/condominiums documents (including amendments)**