



PLANNING DEPARTMENT
Cumberland County

Cumberland County Review Report

Cumberland County Planning Department
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Carlisle, PA 17013
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Recommendation: Approval With Comments

<i>Name of Amendment:</i>				
Rezoning two properties from CH to IG Zone				
<i>Municipality:</i>	<i>Date Received:</i>	<i>Date Reviewed:</i>	<i>Reviewed By:</i>	<i>Checked By:</i>
Middlesex Township	5/22/2023	6/15/2023	SH, EG, KS	Planning Commission
<i>Type of Amendment:</i>				
Zoning Map Amendment				

Explanation of Amendment:

Middlesex Township submitted a zoning map amendment to rezone two properties from the Commercial Highway (CH) district to the Industrial General (IG) district.

- Tax parcel 21-07-0465-008, 100 Carolina Way, Carlisle PA
- Tax parcel 21-07-0465-095, 1700 Harrisburg Pike, Carlisle PA

The properties included in this rezoning request are occupied by warehouses. The township recently removed warehousing as a permitted use in the CH district, making the subject lots nonconforming. This rezoning will make the lots conforming as warehouses are permitted in the IG district.

<i>Consistency with County Comprehensive Plan:</i>	
AMENDMENT IS CONSISTENT	AMENDMENT IS NOT CONSISTENT
<ul style="list-style-type: none"> • Both lots are in the highway interchange character area. Development in this area includes warehousing, manufacturing, office parks and industrial parks. • The county should encourage land use compatibility (grow page 25). The existing warehouses include increased traffic, noise and light that will not impact the adjoining land uses and other uses permitted in the IG district. 	<ul style="list-style-type: none"> • n/a

Administrative Comments and Recommendations:

1. Middlesex Township is currently in the process of writing a new zoning ordinance.
 - a. The township should verify that the proposed rezoning (if adopted) will be shown on the proposed zoning map that is currently in development.
 - b. It appears that the nonconformance noted above will be resolved with the proposed new zoning ordinance. The township should determine whether the rezoning of an ordinance that will soon be obsolete is necessary.

Technical Comments and Recommendations:

2. n/a

“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.”