

TOWNSHIP OF EAST HEMPFIELD
Lancaster County, Pennsylvania

ORDINANCE NO. 2024-02

AN ORDINANCE OF THE TOWNSHIP OF EAST HEMPFIELD, LANCASTER COUNTY, PENNSYLVANIA, TO AMEND THE EAST HEMPFIELD TOWNSHIP ZONING ORDINANCE OF 2014, AS AMENDED, AND ZONING MAP TO CHANGE THE ZONING CLASSIFICATION FOR A TRACT OF LAND OWNED BY THE TOWNSHIP AT THE INTERSECTION OF CHURCH STREET AND STONY BATTERY ROAD, TAX PARCEL NO. 290-76655-0-0000, FROM THE RECREATION/OPEN SPACE ZONE (ROS) TO THE COMMUNITY BUSINESS CENTER ZONE (CBC).

WHEREAS, East Hempfield Township is the owner of a 126-acre property utilized as a golf course and commonly known as Four Seasons Golf Course which is maintained and managed by the East Hempfield Recreation Authority;

WHEREAS, the golf course property is currently zoned Recreation/Open Space Zone (ROS);

WHEREAS, the golf course property contains areas that cannot be effectively utilized for recreation purposes, but would be better suited for retail or commercial purposes which uses would create additional revenue streams for the Township;

WHEREAS, the Township wishes to rezone an approximately 6.7 acre portion of the golf course property located at the corner of Church Street and Stony Battery Road from the Recreation/Open Space Zone (ROS) to the Community Business Center Zone (CBC).

BE IT HEREBY ORDAINED AND ENACTED by the Board of Supervisors of East Hempfield Township, Lancaster County, Pennsylvania, as follows:

Section 1. The East Hempfield Township Zoning Ordinance of 2014, as amended, and Zoning Map shall be amended to rezone a portion of property located at 949 Church Street, Tax Parcel ID No. 290-76655-0-0000, as described in Exhibit A and depicted on Exhibit B, from the Recreation/Open Space Zone (ROS) to the Community Business Center Zone (CBC).

Section 2. All other sections, parts and provisions of the East Hempfield Township Zoning Ordinance shall remain in full force and effect as previously enacted and amended.

Section 3. In the event any provision, section, sentence, clause, or part of this Ordinance shall be held to be invalid, illegal, or unconstitutional by a court of competent jurisdiction, such invalidity, illegality, or unconstitutionality shall not affect or impair the remaining provisions, sections, sentences, clauses, or parts of this Ordinance, it being the intent of the Board of Supervisors that the remainder of the Ordinance shall be and shall remain in full force and effect.

Section 4. This amendment shall take effect and be enforced from and after its approval as provided by law.

DULY ORDAINED AND ENACTED this 5th day of June, 2024, by the Board of Supervisors of East Hempfield Township, Lancaster County, Pennsylvania, in lawful session duly assembled.

Attest: _____

(Assistant) Secretary

[TOWNSHIP SEAL]

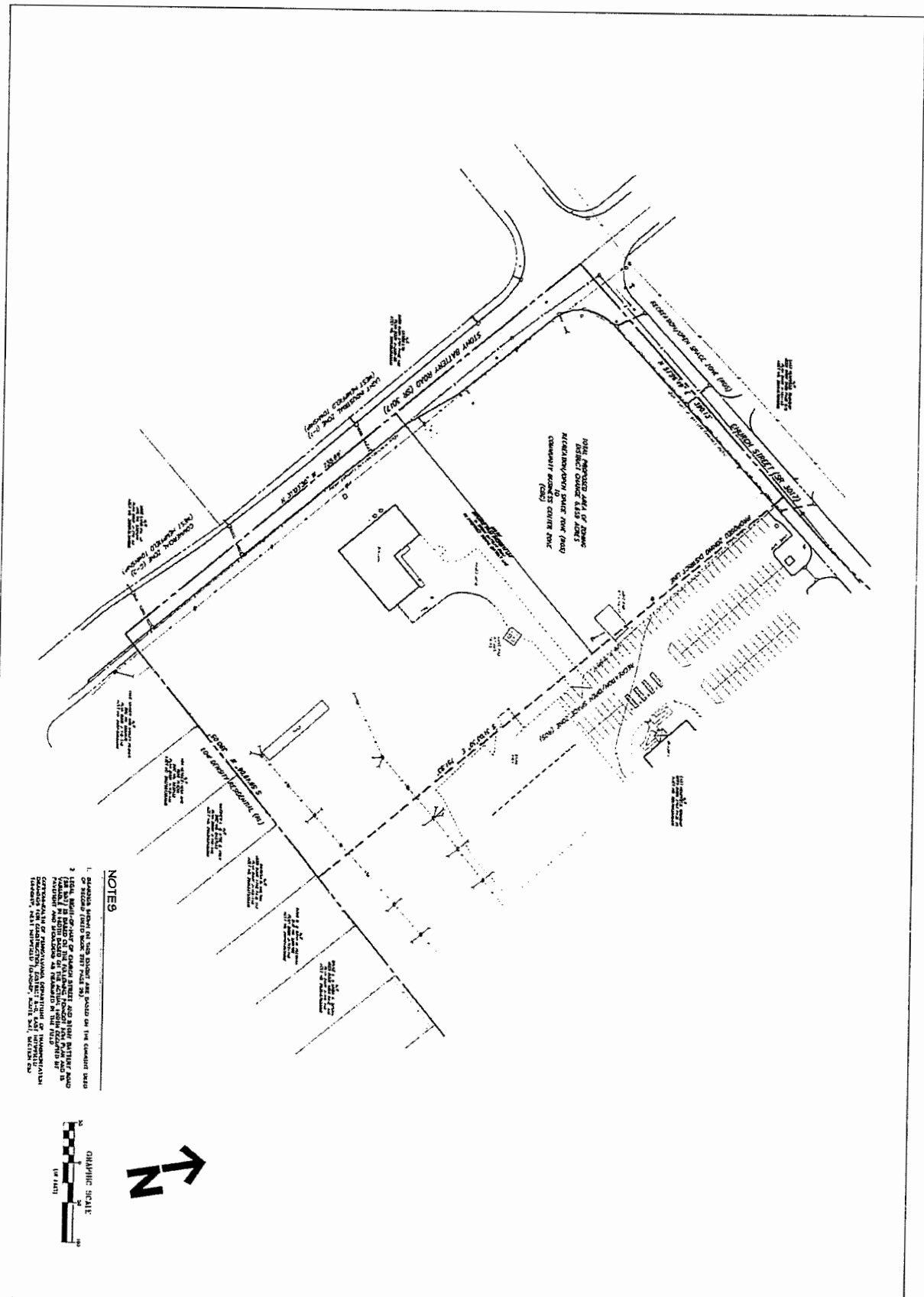
EAST HEMPFIELD TOWNSHIP
Lancaster County, Pennsylvania

By: _____

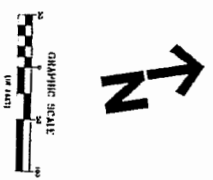
(Vice) Chairman

EXHIBIT A TO ORDINANCE NO. 2024-02

Legal Description of Property to be Rezoned



- NOTES**
1. SHOWN SUBJECT TO THE ZONING AND CODES ON THE CURRENT DATE OF REVIEW (PLEASE REFER TO THE ZONING AND CODES).
 2. THE USE OF ANY OF THE ZONING AND CODES AND ANY OTHER REGULATIONS APPLICABLE TO THE SUBJECT PROPERTY IS THE RESPONSIBILITY OF THE APPLICANT. THE APPLICANT IS ADVISED THAT THE ZONING AND CODES MAY BE SUBJECT TO CHANGE WITHOUT NOTICE AND WITHOUT NOTICE TO THE APPLICANT.



SHEET NO. 1 OF 1	ZONING EXHIBIT FOUR SEASONS EAST HEMPFIELD TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA	EAST HEMPFIELD TOWNSHIP PO BOX 222 1700 HESSLEY ROAD LANCASTER, PA 17633-0122 PHONE: 717 850-7100	DATE:	DRAWN BY:	
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EXHIBIT B TO ORDINANCE NO. 2024-02

Description of Property to be Rezoned

Description for
Area to be Zoned – Community Business Center (CBC)
Account No. 2907665500000
Portion of Deed Book 2767-25
East Hempfield Township, Lancaster County, PA

February 8, 2023
Project No. 22-100.35

ALL THAT CERTAIN piece, parcel or tract of land situated on the northeasterly side of Stony Battery Road, (SR 3017), located in East Hempfield Township, Lancaster County, Pennsylvania, as shown on a Rezoning Exhibit for Four Seasons, prepared by David Miller/Associates, Incorporated, Drawing No. 22-100.35, dated 2/8/23, attached hereto, said tract being more fully bounded and described as follows:

BEGINNING at a point in the intersection of Stony Battery Road and Church Street (SR 3017), thence extending along the centerline of said Church Street North $57^{\circ} 26' 49''$ East 390.13 feet to a point; thence leaving the road bed of Church Street and extending through lands now or formerly of East Hempfield Township South $31^{\circ} 03' 30''$ East 751.83 feet to a point in line of lands now or formerly of Robb D. and Dana M. Flexman; thence extending along said Flexman lands and continuing along lands now or formerly of Theresa R. Holton, Matthew L. and Attie G. Frey, Ada Mendez-Vega and Rene Rivera, and Cole Snyder and Ashley Pilcher South $59^{\circ} 49' 06''$ West 390.05 feet to a point in the roadbed of Stony Battery Road; thence extending along said Stony Battery Road North $31^{\circ} 03' 30''$ West 735.69 feet to the point of BEGINNING.

CONTAINING: 6.659 Acres

I, Cindy A. Schweitzer, Secretary of the Board of Supervisors of East Hempfield Township, Lancaster County, Pennsylvania, hereby certify that the foregoing is a true and correct copy of an ordinance duly adopted at a legally constituted meeting of the Board of Supervisors of East Hempfield Township held on June 5, 2024, at which meeting a quorum was present and voted in favor thereof.



Cindy A. Schweitzer, Secretary