

**GREENE TOWNSHIP
FRANKLIN COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2024-3

AN ORDINANCE OF GREENE TOWNSHIP, FRANKLIN COUNTY, PENNSYLVANIA, AMENDING THE GREENE TOWNSHIP ZONING MAP, AS ADOPTED AND MADE A PART OF THE ZONING ORDINANCE IN ARTICLE II, SECTION 105-3 OF THE CODE OF GREENE TOWNSHIP, BY REDESIGNATING VARIOUS FRANKLIN COUNTY TAX PARCELS FROM THE MEDIUM DENSITY RESIDENTIAL (R-2) ZONING DISTRICT TO THE LOW DENSITY RESIDENTIAL (R-1) ZONING DISTRICT.

WHEREAS, the Board of Supervisors of Greene Township, as a governing body, is empowered to amend its Zoning Map pursuant to the provisions of the Pennsylvania Municipalities Planning Code, 53 P.S. § 401; and

WHEREAS, the Board of Supervisors of Greene Township desires to amend the Greene Township Zoning Map by rezoning various Franklin County Tax Parcels located within four separate areas of Greene Township by removing said parcels from the Medium Density Residential (R-2) Zoning District and designating said parcels as part of the Low Density Residential (R-1) Zoning District; and

WHEREAS, the first area is described as the entirety of five parcels lying east of Rowe Run Road and north of Pennsylvania Route 997 comprising approximately 167 acres ("Area 1"), which parcels are identified as Franklin County Tax Parcel Nos. 09-0C03.-008.-000000; 09-0C04N.-005B.-000000; 09-0C04.-141.-000000; 09-0C04.-018B.-000000; and 09-0C04.-018A.-000000; and

WHEREAS, the second area is described as the entirety of three parcels lying north of Wagner Road and west of U.S. Route 11 comprising approximately 104 acres ("Area 2"), which parcels are identified as Franklin County Tax Parcel Nos. 09-0C04.-043A.-000000; 09-0C04.-012.-000000; and 09-0C04.-142.-000000; and

WHEREAS, the third area is described as the entirety of forty-six (46) parcels lying east of U.S. Route 11, north of Pennsylvania Route 997, west of Interstate 81, and south of Pine Stump Road comprising approximately 770 acres ("Area 3"), which parcels are identified as Franklin County Tax Parcel Nos. 09-0C04.-044.-000000; 09-0C04.-043.-000000; 09-0C04.-039.-000000; 09-0C08.-055.-000000; 09-0C08.-055A.-000000; 09-0C08.-056.-000000; 09-0C08.-056C.-000000; 09-0C08.-058B.-000000; 09-0C08.-058A.-000000; 09-0C08.-123.-000000; 09-0C08.-058.-000000; 09-0C08.-186.-000000; 09-0C08.-114.-000000; 09-0C08.-029.-000000; 09-0C08.-171.-000000; 09-0C08.-170.-000000; 09-0C08.-175.-000000; 09-0C08.-178.-000000; 09-0C08.-181.-000000; 09-0C08.-182.-000000; 09-0C08.-120.-000000; 09-0C08.-183.-000000; 09-0C08.-172.-000000; 09-0C08.-169.-000000; 09-0C08.-167.-000000; 09-0C08.-168.-000000; 09-0C08.-176.-000000; 09-0C08.-165.-000000; 09-0C08.-117.-000000; 09-0C08.-163.-000000; 09-0C08.-

043.-000000; 09-0C08.-041.-000000; 09-0C08.-047.-000000; 09-0C08.-089.-000000; 09-0C08.-088.-000000; 09-0C08.-049B.-000000; 09-0C08.-049C.-000000; 09-0C09.-011.-000000; 09-0C09.-010.-000000; 09-0C09.-009A.-000000; 09-0C09.-009.-000000; 09-0C09.-008.-000000; 09-0C08.-051.-000000; 09-0C08.-050.-000000; 09-0C08.-131.-000000; and 09-0C13.-008B.-000000; and

WHEREAS, the fourth area is described as all or a portion of six parcels lying east/south of Scotland Road, north of the Franklin Square Development, and west of CSX Railway comprising approximately 231 acres ("Area 4"), which parcels are identified as Franklin County Tax Parcel Nos. 09-0C12.-061.-000000; 09-0C12.-061A.-000000; 09-0C13.-046.-000000; 09-0C13.-047.-000000; 09-0C13.-048.-000000; and 09-0C13.-047A.-000000; and

WHEREAS, the Board of Supervisors of Greene Township has determined that such Zoning Map amendment is in the interest of the health, safety and welfare of Greene Township.

BE IT HEREBY ENACTED AND ORDAINED by the Board of Supervisors of Greene Township, Franklin County, Pennsylvania, as follows:

Section 1. Recitals. The above recitals are incorporated herein.

Section 2. Area 1. The Greene Township Zoning Map, as established and incorporated into the Greene Township Zoning Ordinance in Article II, Section 105-3 of the Code of Greene Township, is hereby amended by removing the entirety of Franklin County Tax Parcel Nos. 09-0C03.-008.-000000; 09-0C04N.-005B.-000000; 09-0C04.-141.-000000; 09-0C04.-018B.-000000; and 09-0C04.-018A.-000000 from the Medium Density Residential (R-2) Zoning District and designating said parcels as part of the Low Density Residential (R-1) Zoning District.

Section 3. Area 2. The Greene Township Zoning Map, as established and incorporated into the Greene Township Zoning Ordinance in Article II, Section 105-3 of the Code of Greene Township, is hereby amended by removing the entirety of Franklin County Tax Parcel Nos. 09-0C04.-043A.-000000; 09-0C04.-012.-000000; and 09-0C04.-042.-000000 from the Medium Density Residential (R-2) Zoning District and designating said parcels as part of the Low Density Residential (R-1) Zoning District.

Section 4. Area 3. The Greene Township Zoning Map, as established and incorporated into the Greene Township Zoning Ordinance in Article II, Section 105-3 of the Code of Greene Township, is hereby amended by removing the entirety of Franklin County Tax Parcel Nos. 09-0C04.-044.-000000; 09-0C04.-043.-000000; 09-0C04.-039.-000000; 09-0C08.-055.-000000; 09-0C08.-055A.-000000; 09-0C08.-056.-000000; 09-0C08.-056C.-000000; 09-0C08.-058B.-000000; 09-0C08.-058A.-000000; 09-0C08.-123.-000000; 09-0C08.-058.-000000; 09-0C08.-186.-000000; 09-0C08.-114.-000000; 09-0C08.-029.-000000; 09-0C08.-171.-000000; 09-0C08.-170.-000000; 09-0C08.-175.-000000; 09-0C08.-178.-000000; 09-0C08.-181.-000000; 09-0C08.-182.-000000; 09-0C08.-120.-000000; 09-0C08.-183.-000000; 09-0C08.-172.-000000; 09-0C08.-169.-000000; 09-0C08.-167.-000000; 09-0C08.-168.-000000; 09-0C08.-176.-000000; 09-0C08.-165.-000000; 09-0C08.-117.-000000; 09-0C08.-163.-000000; 09-0C08.-043.-000000; 09-0C08.-041.-000000; 09-0C08.-047.-000000; 09-0C08.-089.-000000; 09-0C08.-088.-000000, 09-0C08.-

049B.-000000; 09-0C08.-049C.-000000;;09-0C09.-011.-000000; 09-0C09.-010.-000000; 09-0C09.-009A.-000000; 09-0C09.-009.-000000; 09-0C09.-008.-000000; 09-0C08.-051.-000000; 09-0C08.-050.-000000; 09-0C08.-131.-000000; and 09-0C13.-008B.-000000 from the Medium Density Residential (R-2) Zoning District and designating said parcels as part of the Low Density Residential (R-1) Zoning District.

Section 5. Area 4. The Greene Township Zoning Map, as established and incorporated into the Greene Township Zoning Ordinance in Article II, Section 105-3 of the Code of Greene Township, is hereby amended by removing the entirety of Franklin County Tax Parcel Nos. 09-0C12.-061A.-000000; 09-0C13.-046.-000000; 09-0C13.-048.-000000; and 09-0C13.-047A.-000000 from the Medium Density Residential (R-2) Zoning District and designating said parcels as part of the Low Density Residential (R-1) Zoning District. The area to be rezoned is depicted with crosshatching on the attached Exhibit "A."

Section 6. Area 4. The Greene Township Zoning Map, as established and incorporated into the Greene Township Zoning Ordinance in Article II, Section 105-3 of the Code of Greene Township, is hereby amended by removing a portion of the two (2) parcels lying East/South of Scotland Road, North of the Franklin Square Development and West of CSX Railway from the Medium Density Residential (R-2) Zoning District and designating the respective portions of said parcels as part of the Low Density Residential (R-1) Zoning District. Affected parcels include a portion of Franklin County Tax Parcel Nos. 09-0C12.-061.-000000 and 09-0C13.-047.-000000, as more specifically shown on the Attached Exhibit "A". The proposed rezoning will not affect the portions of these parcels that are within 300 feet of Scotland Road between the Franklin Square Development and the Scotland Road/Sycamore Grove Road intersection. The area to be rezoned to R-1 from the four (4) affected parcels is approximately 231 acres.

Section 7. The Greene Township Zoning Map shall be modified to reflect the changes in zoning as set forth in Sections 2, 3, 4, 5 and 6 of this Ordinance, which amendment shall be made on the official map. The change shall not become effective until it has been duly entered upon the Greene Township Zoning Map.

Section 8. All ordinances, or parts thereof, of the Township of Greene inconsistent with the provisions of this Ordinance are hereby repealed.

Section 9. In all other respects, the ordinances of the Township of Greene shall remain as previously enacted and ordained.

Section 10. The provisions of this Ordinance are declared to be severable. If any provision of this Ordinance is declared by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Ordinance.

Section 11. This Ordinance shall take effect immediately upon its being entered on the Official Map, but in no event shall this Ordinance be effective sooner than five days after adoption.

DULY ENACTED AND ORDAINED this 27th day of August, 2024, by the Board of Supervisors of Greene Township, Franklin County, Pennsylvania, in lawful session duly assembled.

ATTEST:

**BOARD OF SUPERVISORS
GREENE TOWNSHIP**



Secretary



Todd E. Burns



Travis L. Brookens

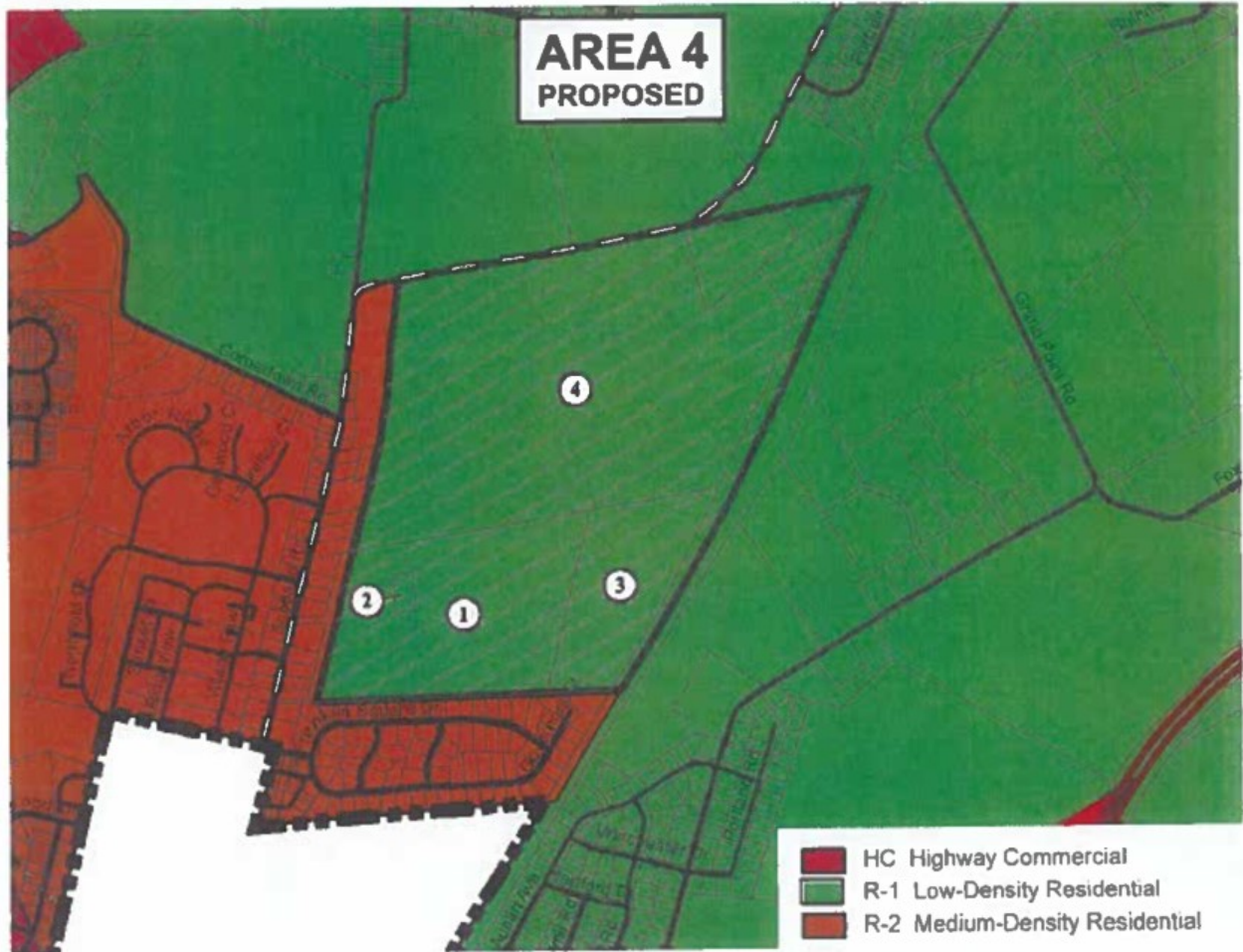


Shawn M. Corwell

APPROVED this 27th day of August, 2024

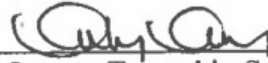
EXHIBIT A

Map depicting the portions of Parcel ID Nos. 09-0C12.-061.-000000 and 09-0C13.-047.-000000 to be rezoned to the Low Density Residential (R-1) Zoning District. The proposed rezoning will not affect the portions of these parcels that are within 300 feet of Scotland Road between the Franklin Square Development and the Scotland Road/Sycamore Grove Road intersection. The area to be rezoned to R-1 from the six (6) affected parcels is approximately 231 acres.



CERTIFICATION/ATTESTATION

I, Lindsay N. Loney, Township Secretary, hereby certify and attest that the foregoing ordinance was advertised in the *Public Opinion* on August 12 and August 19, 2024, a newspaper of general circulation in the Municipality and was duly enacted and approved as set forth at a Regular Public Meeting of the Board of Supervisors held on August 27, 2024.



Lindsay N. Loney, Township Secretary