



Hellam Township Board of Supervisors Subdivision and Land Development

4A

Application Number: SL-2024-01 Applicant(s): Rob and Renee Evans Property Owner(s): Rob and Renee Evans Property Location: 7152 & 7160 Roundtop Ln	PC Meeting: March 14, 2024 Tax Map Parcel: ML-29A & ML-29B Lot Size: Total 76.8 Acres Zoning: RA
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Project Narrative:

1. The applicant is requesting approval of a subdivision plan, attached hereto as **Exhibit A**.
2. In addition, waivers are being requested for the following:

- §430 - 17.A.1 - Plan Scale
- §430 - 17.C.(1)(a){3} Wetland Information
- §430 - 17.C.(1).(a).[4] – Stream and watercourse classification
- §430 - 17.C.(1).(b){5} – Identify all on-lot water facilities with 100' of property
- §430 - 17.C.(1).(a).[6] – Location of Unique Geological Features
- §430 - 17.C.(1).(a).[8] – Delineation of Woodlands
- §430 - 17.C.(1).(a).[9] - Natural Habitat
- §430 - 17.C.(1).(b).[4&5] - Manmade Features (Sanitary)
- §430 - 17.E- Accompanying Reports
- §430 – 47.A – Sewage Planning
- §430 – 47.E – Subsurface Septic System Information

Attached Exhibits:

- A. Land Development Application, SL-2024-01.
- B. Waiver Requests.
- C. Engineer's review letter from Chad Peters at CS Davidson dated March 4, 2024.
- D. York County Planning Commission's review letter dated February 23, 2024
- E. Planning Commission Meeting Minutes Dated March 14, 2024

Property Characteristics:

The subject property consists of nine parcels totaling 351.637 acres.

1. Adjacent properties:

	Use	Zoning
North	Residential & Rural Ag	RA
South	Residential & Rural Ag	RA
East	Residential & Rural Ag	RA
West	Residential & Rural Ag	RA

Project Background:

1. The purpose of this subdivision is to transfer 11.319 acres between the existing lots in compliance with an existing Conservation Easement on the property at 7160 Roundtop Ln. The

resultant tract of land being 27.10 acres at 7152 Roundtop Ln and will remain with Rob and Renee Evans. The resultant lands being 49.719 acres at 7160 Roundtop Ln which is under agreement to be sold to the Lancaster Conservancy and become part of an undeveloped, preserved land known as the "Hellam Hills Nature Preserve".

2. Sean Kenny, Farm and Natural Lands Trust has been consulted and he reviewed the plans and has no concerns.
3. The subdivision plan was reviewed by Hellam Township Staff and York County Planning Commission. The Engineer's review letter is attached hereto as **Exhibit B**. York County Planning Commission's review letter is attached hereto as **Exhibit C**.

This briefing represents the views and comments of the Hellam Township staff only and should not be construed as a final approval or denial of this application. The Planning Commission Members may have additional questions and/or comments with regard to this proposal. The applicant and/or his/her representative should be prepared to address comments or concerns raised by the Planning Commission Members.

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