



# Hellam Township Board of Supervisors Subdivision Plan Briefing

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<b>Application Number:</b>	SL-2023-01	<b>Meeting Date:</b>	July 20, 2023
<b>Applicant(s):</b>	Kelli Nelson & Chad Smeltzer	<b>Tax Map Parcel:</b>	LK-94
<b>Property Owner(s):</b>	Kelli Nelson & Chad Smeltzer	<b>Lot Size:</b>	Total 16.334 Acres
<b>Property Location:</b>	5877 & 5889 Furnace Rd	<b>Zoning:</b>	RA, Restricted Development Overlay District

### Project Narrative:

- The applicant is requesting approval of a subdivision plan, attached hereto as **Exhibit A**. This plan proposes to create individual lots/parcels for two (2) existing dwellings on the parcel being subdivided. No development or any earth moving activity is proposed at this time.
- In addition, waivers are being requested from the following sections:
  - §430-17.A(1) – Plan Scale
  - §430-17.C(1)(a)[8] – Woodlands Delineation of living tree masses
  - §430-33.C(3)(a)[1-3] – Roadway Widening
  - §430-45 – Monument on the street right-of-way lines
  - §430-48.B – Street Trees

### Attached Exhibits:

- Subdivision Application, SL-2023-01.
- Waiver Requests.
- Engineer's latest review letter from Chad Peters at CS Davidson dated May 24, 2023.
- York County Planning Commission's review letter dated April 18, 2023.
- June 8, 2023 Planning Commission minutes

### Property Characteristics:

- The subject property is in the Rural Agricultural Zone (Restricted Development Overlay District)
- The subject property is improved with two single-family dwellings.
- No development is proposed with this plan.
- Adjacent properties:

	Use	Zoning
<b>North</b>	Rural Ag	RA
<b>South</b>	Rural Ag	RA
<b>West</b>	Rural Ag	RA
<b>East</b>	Rural Ag	RA

**Project Background:**

1. The purpose of this plan is to create individual lots/parcels for two (2) existing dwellings which are currently on one parcel.

**Planning Commission Recommendation:**

The Planning Commission recommends approval of all requested waivers and the approval of the Subdivision Plan.

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***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.***