


**MEMORANDUM**

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**To:** Lancaster County Planning Commission

**From:** Renee E. Addleman  
Senior Planner 

**Date:** December 11, 2023

**Re:** CPO #: **46-154A, Zoning Map Amendment**  
**Mount Joy Township**  
LCPC Meeting of December 11, 2023

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*Notice: This document is the staff draft of a review scheduled for discussion and action by the Lancaster County Planning Commission. It does not necessarily represent the final recommendation of the Lancaster County Planning Commission.*

**SITE INFORMATION**

**Owner:** Elizabethtown Mount Joy Associates L.P.  
**Applicant:** Elizabethtown Mount Joy Associates L.P.  
**Parcel ID #:** 4610048600000 / 4618217600000  
**Address:** West Main Street, Mount Joy PA 17552  
**Location:** Northeast quadrant of West Main Street (Route 230) and Cloverleaf Road intersection

The Lancaster County Planning Department (LCPD) staff has reviewed the above-referenced draft **zoning map amendment** and recommends **approval**. This plan is **generally consistent** with the “Big Idea” policy goals promoted by LCPC, as described below in the ‘Commentary’ section.

**PROPOSAL**

Elizabethtown Mount Joy Associates L.P. and Penmark Management Company, Inc. (collectively “Petitioner”) propose amending the township zoning map by rezoning approximately 22 acres of land located at the Route 230 and Cloverleaf Road intersection’s northeast quadrant from C-1 Limited Commercial District to C-2 General Commercial.

**BACKGROUND**

The Petitioner is the owner of two parcels, 4610048600000 and 4618217600000 (“Property”),

that are within the Elizabethtown Urban Growth Area (UGA) and serviced by public sewer and water. The proposed development includes several retail spaces and a Wawa convenience store with a gas fueling station, which is not currently permitted in the C-1 zone, but is allowed by Special Exception in the C-2 zone. The Petitioner's previous variance request to allow for the desired use was denied by the Mount Joy Township Zoning Hearing board based on the difficult legal standard for granting a variance, and this denial prompted the proposed rezoning.

The Property is the only site zoned C-1 along the Route 230 corridor. Properties on the opposite sides of Route 230 and Cloverleaf Road are located within the C-2 zoning district. The site directly north of the Property is zoned for Mixed Use, while the properties directly to the east are within the Agricultural District. All surrounding properties are within the Elizabethtown UGA.

In December 2022, LCPC reviewed a proposed rezoning and zoning ordinance amendment that included these same two parcels. That request included rezoning three adjacent parcels from Agriculture to C-2 zone, along with zoning ordinance amendment changes of the C-2 zone to allow certain uses 'by right' as opposed to by Special Exception. LCPC approved the request, but Mount Joy Township denied the rezoning and amendment changes. At present, this scaled back request pertains to the rezoning of only two parcels from C-1 to C-2.

## COMMENTARY

The Comprehensive Plan update relates to these specific *places2040*'s big ideas, policies, and catalytic tools:

### **Creating Great Places**

Create a mix of uses in our communities and corridors. The area of rezoning is along Route 230, which *places2040* identifies as a priority corridor on its Future Land Use & Transportation Map. *Places2040* encourages mixed use development along such priority corridors within Urban Growth Areas, but the proposed rezoning only allows for commercial uses.

### **Growing Responsibly**

Grow where we're already growing. The rezoning area is located within the Elizabethtown Urban Growth Area. In addition, the *places2040* Implementation Workshop analyses identify the parcels (22 acres) as most suitable for non-residential development. This is because the parcels are 10+ acres, are near an interchange, and have access to public water, public sewer, and major roads.

### **Catalytic Tools**

Simplify Zoning. Rezoning to C-2 from C-1 will allow for development of the property without the need for a variance. A Special Exception will, however, be needed to implement the current plan.

## CONSISTENCY WITH COMPREHENSIVE PLANS

*places2040 - Lancaster County Comprehensive Plan (2018)*

The rezoning is generally consistent with *places2040*.

***Regional Strategic Plan (2010)***

The rezoning is generally consistent with the Regional Strategic Plan.

**RECOMMENDATION**

Staff recommends approval of the rezoning but suggest rezoning to Mixed-Use instead of C-2. The Mixed-Use Zone provides for additional uses by right, particularly residential, and by special exception, further allowing for a greater mix of uses along the priority corridor.

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JDH/REA/fkg/mr