

No. 2018- _____

ORDINANCE

An Ordinance of Luzerne County Council Amending the Luzerne County Zoning Map to Re-Zone a 2.153 acre Parcel of Property in Huntington Township from Suburban Residence District (S-1) Zone to Highway Business District (B-3) Zone

WHEREAS, on October 10, 2018, Huntington Mills DG, LLC applied for re-zoning of 2.153 acres of property owned by the Huntington Valley Volunteer Fire Company located along State Route 239 in Huntington Township from Suburban Residence District (S-1) to Highway Business District (B-3); and

WHEREAS, at a public meeting held on November 8, 2018, the Luzerne County Planning Commission reviewed the application for re-zoning and recommended approval of the re-zoning amendment to the Luzerne County Zoning Map; and

WHEREAS, having been duly advertised in accordance with all requirements of the Luzerne County Zoning Ordinance, the Luzerne County Council held a Public Hearing on the aforesaid re-zoning application and amendment to the Luzerne County Zoning Map on _____, 2018; and

WHEREAS, Luzerne County Council believes it is in the best interest to approve the re-zoning application of Huntington Mills DG, LLC.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED BY THE LUZERNE COUNTY COUNCIL:

The 2.153 acre parcel from the following property in Huntington Township, as more fully identified below, shall be re-zoned to a Highway Business District (B-3) Zone and the Luzerne County Zoning Map shall be amended to reflect the re-zoning:

<u>Parcel Identification Number</u>	<u>Location</u>	<u>Owner's Name</u>
Part of 30-K2-00A-027-000	S. R. 239	Huntington Valley Volunteer Fire Co.

Legal Description:

All that certain piece or parcel of land located in the Township of Huntington, County of Luzerne, Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point at most southeasterly corner of Lot #1, said corner being on the northerly right-of-way line of State Route 239, and common to the lands now or formerly of James D. Thomas;

Thence along said northerly right-of-way line of State Route 239 the following courses and distances:

- N 85°52'18" W a distance of 159.04';
- N 84°01'32" W a distance of 111.69';
- N 81°11'59" W a distance of 78.94';
- N 78°18'01" W a distance of 33.22';
- N 76°04'03" W a distance of 44.71';
- N 73°29'17" W a distance of 68.85';

- N 71°21'25" W a distance of 34.35';

Thence leaving said State Route 239, through the lands of the grantors, Huntington Valley Volunteer Fire Company, Lot #2 of this subdivision, the following courses and distances:

- N 21°34'12" E a distance of 191.05' to a rebar corner;
- S 69°11'51" E a distance of 235.09' to a rebar corner;
- N 19°58'28" E a distance of 201.03' through a rebar to a point at the center of Township Road 508 AKA Firehall Road;

Thence leaving said Firehall Road along said lands now or formerly of James D. Thomas, S 24°03'21" E a distance of 401.15' to the said POINT OF BEGINNING.

CONTAINING 2.153 acres (93,804 ft²) of land, more or less.

This Ordinance shall become effective fifteen (15) days after adoption.

ADOPTED at a meeting of the Luzerne County council held on _____, 2018.

LUZERNE COUNTY COUNCIL

By: _____
Tim McGinley, Chair

Attest: _____
Sharon Lawrence, Clerk of Council

By: _____
Eugene Kelleher, Vice-Chair