

ORDINANCE NO. 2022-01
TOWNSHIP OF WYSOX
BRADFORD COUNTY, PENNSYLVANIA

AN ORDINANCE WHICH ENACTS AND ADOPTS A NEW ZONING MAP WHICH AMENDS A PORTION OF PROPERTY WITHIN THE TOWNSHIP OF WYSOX, BEING A PORTION OF BRADFORD COUNTY TAX PARCEL #62-087.07-037, BEING REZONED FROM A R-1 RESIDENTIAL DISTRICT TO A CG COMMERCIAL GENERAL DISTRICT AND THEREBY REPEALING ANY PREVIOUS ZONING MAPS AND ENACTING THE NEW ZONING MAP FOR THE TOWNSHIP OF WYSOX

WHEREAS, a public hearing was held on April 27, 2022 regarding the proposed rezoning for a portion of Bradford County Tax Parcel #62-087.07-037, being rezoned from a R-1 Residential District to a CG Commercial General District;

WHEREAS, the public hearing regarding the proposed zoning map amendment for a portion of Bradford County Tax Parcel #62-087.07-037 was properly advertised, notices were provided and the property was posted according to the Pennsylvania Municipalities Planning Code;

WHEREAS, after said hearing the Board of Supervisors voted in favor of amending a portion of Bradford County Tax Parcel #62-087.07-037 from a R-1 Residential District to a CG Commercial General District;

WHEREAS, said amendment was approved conditioned upon a certain Deed of Dedication from Wilson Property Holdings, LLC to the Township of Wysox for a certain road being identified as Pringle Lane and with certain deed restrictions along the portion of Bradford County Tax Parcel #62-087.07-037;

WHEREAS, said restrictive covenants for the portion of Bradford County Tax Parcel #62-087.07-037 prohibited any access for vehicular traffic to and from the road to be conveyed by Deed of Dedication known as Pringle Lane to and from the portion of Bradford County Tax Parcel #62-087.07-037; and

WHEREAS, said restrictive covenants also included that Wilson Property Holdings, LLC would maintain screen plantings on the northern boundaries of the portion of Bradford County Tax Parcel #62-087.07-037 in accordance of Section 602(b) of the Wysox Township Zoning Ordinance;

NOW THEREFORE, the Board of Supervisors of the Township of Wysox, Bradford County, Pennsylvania, do hereby ENACT AND ORDAIN that:

1. The portion of Bradford County Tax Parcel #62-087.07-037 is hereby rezoned from a R-1 Residential District to a CG Commercial General District.
2. The Zoning Map for the Township of Wysox is hereby amended as set forth in the attached map being identified as Exhibit "A". Said attached map is incorporated herein and made part hereof.

3. Said Zoning Map is incorporated and made part of the Wysox Township Zoning Ordinance 2020-01 dated February 12, 2020.
4. This amendment was conditioned upon the Deed of Dedication from Wilson Property Holdings, LLC to the Township of Wysox for a certain road being identified as Pringle Lane and with the restrictive covenants contained therein.
5. The part of the Ordinances, being previous Township Zoning Map, conflicting with the provisions of this Ordinance are hereby repealed.
6. This Ordinance shall take effect immediately upon adoption and the attached map as Exhibit "A" is incorporated herein and adopted as the new Zoning Map for the Township of Wysox.
7. All remaining parts of the Wysox Township Zoning Ordinance 2020-01 dated February 12, 2020 that are not amended by this Ordinance hereby remain in effect.

DULY ENACTED AND ORDAINED this 11th day of May, 2022, by the Board of Supervisors of the Township of Wysox, Bradford County, Pennsylvania, in lawful session duly assembled.

ATTEST:

BOARD OF SUPERVISORS OF
WYSOX TOWNSHIP

Michelle Johns
Secretary

Will W. [Signature]

Kelly M. [Signature]

[Signature]









I certify that the above is a true and copy of the Wysox Township, Bradford County, Pennsylvania, Ordinance No. 2022-01, adopted by the Board of Supervisors on May 11, 2022, and advertised in the Daily Review on May 3, 2022.

Secretary



Exhibit "A"

Legend

-  Conservation
-  Agriculture / Residential
-  R-1 Residential
-  R-2 Residential
-  SRA Special Residential A
-  Limited Business / Residential
-  Commercial General
-  Manufacturing

Map Created Using Bradford County GIS Data
 Author: Rich Lasko, GIS Coordinator
 Date: May 11, 2022

