

**WHITEMARSH TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, TO ADD THE RECREATIONAL OVERLAY DISTRICT TO A PORTION OF WHITEMARSH TOWNSHIP TAX PARCEL 65-00-08023-00-3

WHEREAS, Sunnybrook Golf Club (“Sunnybrook”) is the owner of the parcel within Whitemarsh Township (“Township”) known as Militia Hill Road being Parcel No. 65-00-08023-00-3 in Plymouth Meeting, PA 19462 (“Property”).

WHEREAS, per the Township’s official zoning map (“Zoning Map”), the Property is zoned AA-Residential (“Underlying Zoning”) and partially zoned Recreational Overlay District (“Overlay”);

WHEREAS, the Township Board of Supervisors (“Board”), by letter dated July 27, 2021 received a request from Sunnybrook to amend the Zoning Map by adding the Overlay to that portion of the Property as shown on Exhibit “A” and described in Exhibit “B”, thereby leaving the Underlying Zoning designation in place and additionally adding the Overlay designation;

WHEREAS, Section 236 of Chapter 116, Zoning, of the Code of the Township of Whitemarsh (“Code”) provides that the Board may amend, supplement, change, modify or repeal Zoning, including the Zoning Map (“Zoning Map”);

WHEREAS, the Board finds that amending the Zoning Map to add the Overlay to the Property is consistent with the Whitemarsh Township Selective Comprehensive Plan Update, adopted November 12, 2020, and is in the best interests of the residents of Whitemarsh Township.

NOW, THEREFORE, IT IS HEREBY ORDAINED AND ENACTED, by the Board of Supervisors of Whitemarsh Township, as follows:

Section 1. The Official Zoning Map of Whitemarsh Township is hereby amended by adding the Recreational Overlay District to the two (2) portions of Tax Parcel No. 65-00-08023-00-3 as depicted on Exhibit A, as such zoning district is defined and regulated by the Code. The Property’s underlying AA-Residential designation shall remain in place.

Section 2. The re-zoning of a portion of the above stated parcel shall not affect any other property located in the AA-Residential Underlying Zoning or Recreational Overlay designation.

Section 3. The Township Engineer is hereby authorized and directed to amend the Official Zoning Map of Whitemarsh Township to carry out the intent and purpose of this Ordinance Amendment.

Section 4. All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed.

Section 5. The provisions of this Ordinance are declared to be severable. If any provision of this Ordinance is declared by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Ordinance or on the provisions of the Code of Ordinances of Whitemarsh Township.

Section 6. This Ordinance shall become effective in accordance with the provisions of the Whitemarsh Township Charter.

ENACTED and **ORDAINED** this ____ day of _____, 2021.

ATTEST:

WHITEMARSH TOWNSHIP
BOARD OF SUPERVISORS

, Secretary

BY: _____
Name:
Title: Chair

EXHIBIT "A"

EXHIBIT “B”

Legal Descriptions

Area To Be Conveyed from Lot B To Lot A (100,648 Sq. Ft.) & Rezoned

All that certain tract of land, situate in the Township of Whitemarsh, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to an Exhibit Parcel 65-00-08023-00-3 Plan, prepared for Sunnybrook Golf Club, prepared by SITE Engineering Concepts, LLC, dated September 29, 2021, no revisions, as follows to wit:

Beginning at a point along the line dividing lands of Lot A & Lot B, said point being measured 198.25 feet, having a bearing of North 27 degrees 46 minutes 45 seconds West, from a point on the title line in the bed of Langdon Lane, said point being the First Mentioned Point and Place of Beginning;

Thence from the First Mentioned Point and Place of Beginning, along the proposed dividing line between Lot A & Lot B, the following two (2) courses and distances:
(1) South 85 degrees 07 minutes 06 seconds West, a distance of 461.66 feet to a point;
(2) North 00 degrees 00 minutes 00 seconds West, a distance of 263.15 feet to a point;

Thence continuing, North 88 degrees 10 minutes 15 seconds East, a distance of 336.57 feet to a point;

Thence continuing, South 27 degrees 46 minutes 45 seconds East, a distance of 265.17 feet to the First Mentioned Point and Place of Beginning.

Containing 100,648 Sq. Ft, more or less

Area To Be Conveyed from Lot B To Lot A (18,617 Sq. Ft.) & Rezoned

All that certain tract of land, situate in the Township of Whitemarsh, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to an Exhibit Parcel 65-00-08023-00-3 Plan, prepared for Sunnybrook Golf Club, prepared by SITE Engineering Concepts, LLC, dated September 29, 2021, no revisions, as follows to wit:

Beginning at a point on the title line in the bed of Langdon Lane, said point being the First Mentioned Point and Place of Beginning;

Thence from the First Mentioned Point and Place of Beginning, along the title line in the bed of Langdon Lane, North 88 degrees 26 minutes 45 seconds West, a distance of 117.99 feet to a point;

Thence leaving the title line in the bed of Langdon Lane, North 26 degrees 52 minutes 35 seconds East, a distance of 349.11 feet to a point;

Thence along the proposed dividing line between Lot A & Lot B, South 07 degrees 13 minutes 23 seconds West, a distance of 317.12 feet to the First Mentioned Point and Place of Beginning.

Containing 18,617 Sq. Ft, more or less

