

**Application of Pennsylvania-American Water Company for Acquisition of
the Wastewater Assets of Valley Township
66 Pa. C.S. § 1329
Application Filing Checklist – Water/Wastewater
Docket No. A-2020-3020178**

22. Other requirements. Demonstrate compliance with the following:
- e. Provide evidence the filing is consistent with the affected municipality and county comprehensive plans if the filing proposes to expand service beyond the existing plant footprint.

RESPONSE:

- e. See enclosed **Appendix A-22-e** for request evidence that PAWC’s filing is consistent with the municipalities’ and county’s comprehensive plans and zoning for Valley Township, Caln Township, East Fallowfield Township, Sadsbury Township, West Caln Township, and Chester County Planning Commission. Responses from Upper Providence and Montgomery County will be provided upon receipt. Additionally, the current comprehensive plans can be located at the following website links:

Valley Township:

<http://www.valleytownship.org/Documents/Misc/2020%20Valley%20CP%20FINAL.pdf>

East Fallowfield Township:

<http://eastfallowfield.org/2015pdf/EFTComprehensivePlanFINAL7-27-2015.pdf>

Sadsbury Township:

See attached Appendix A-22-e.1.

West Caln Township:

<http://www.westcaln.org/files/55739990.pdf>

Chester County:

<https://chescoplanning.org/landscapes3/pdf/Landscapes3.pdf>



Scott D. Fogelsanger
Senior Manager – Business Development
852 Wesley Drive
Mechanicsburg, PA 17055
717-550-1509 Office
Scott.Fogelsanger@amwater.com
www.amwater.com

September 4, 2020

Kevin C. Kerr, Chairman
Chester County Planning Commission
601 Westtown Road, Suite 270
P.O. Box 2747
West Chester, PA 19380-0990

Re: Pennsylvania -American Water Company application to acquire the Valley Township Wastewater System, Chester County, Pennsylvania.

Dear Chairman Kerr,

Pennsylvania American Water Company (Pennsylvania American Water) will soon be submitting an application under Section 1329 of the Pennsylvania Public Utility Commission (PUC) Code, 66 Pa. C. S. §1329 for the acquisition of Valley Township’s wastewater system.

Prior to filing the application, and pursuant to our application filing requirements, we are to request evidence that the filing is consistent with your counties’ comprehensive plan, specifically our certificated service territory aligns with your Comprehensive Plan and Zoning. I have attached a map identifying the certificated service territory (bold line) for the existing wastewater area for your reference.

Specifically, the PUC requests the County provide a response (yes/no) to the following questions:

1. Are there adopted municipal comprehensive plans for the townships/boroughs involved? ____
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5. Is the proposed project consistent with these comprehensive plans and/or zoning ordinances? ____
6. If the answer is “yes” to any of the above questions, please sign below, or submit a letter, indicating that the application is consistent with the applicable comprehensive plans and zoning ordinances. If not, please provide an explanation.

Appendix A-22-e

Would you please review, complete, sign below and return to my attention?

Please feel free to contact me at 717-550-1509 or email at Scott.Fogelsanger@amwater.com if you have additional questions.

If possible, kindly return as soon as possible.

Sincerely,

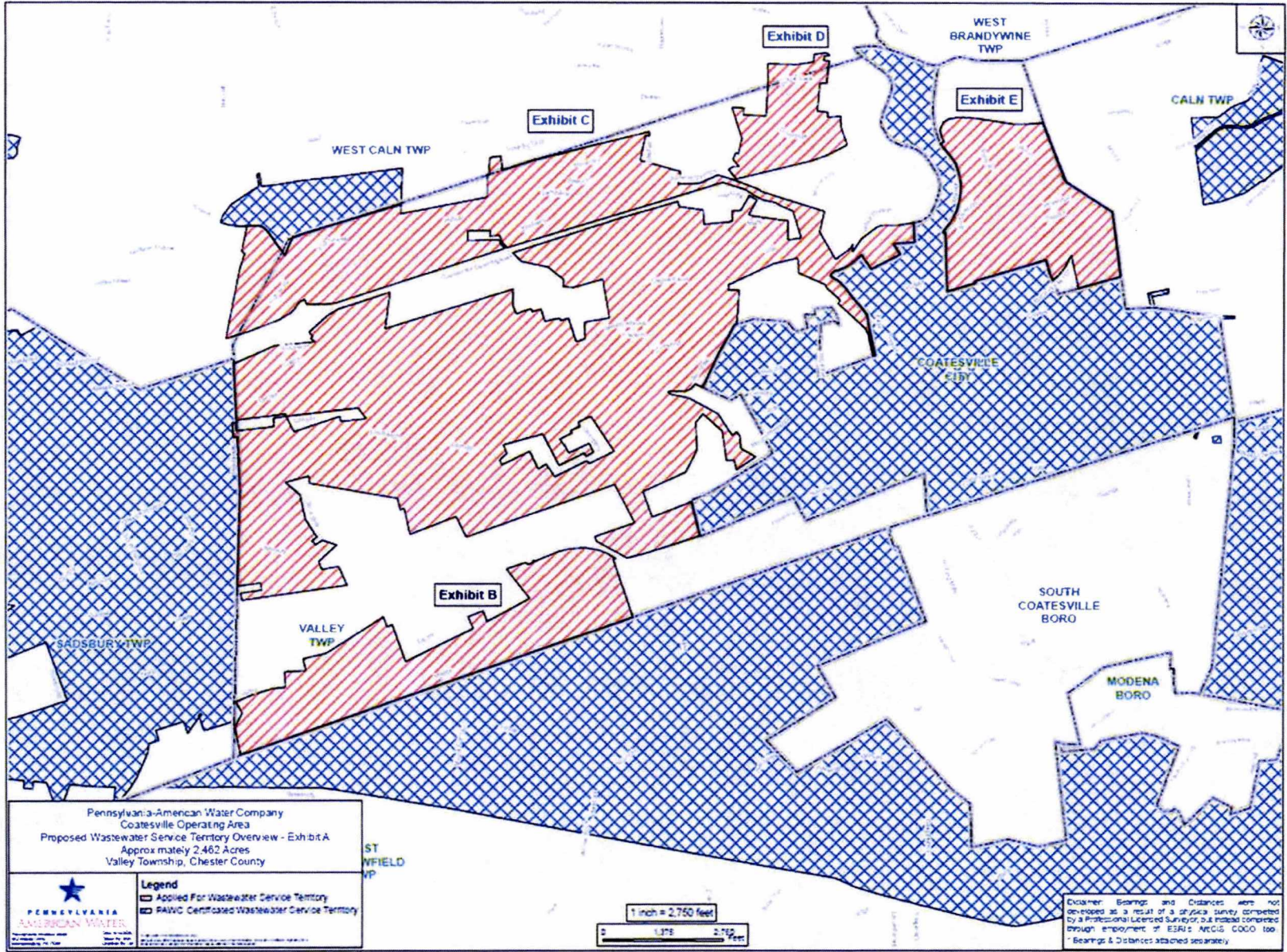

Scott Fogelsanger
Senior Manager, Business Development

Pennsylvania American Water's application is consistent with the applicable comprehensive plans and zoning ordinances.

Chester County Planning Commission Authorized Representative _____

Printed Name/Title _____ Date _____

Please send/e-mail this form to: Scott Fogelsanger at Scott.Fogelsanger@amwater.com





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Senior Manager – Business Development
852 Wesley Drive
Mechanicusburg, PA 17055
717-550-1509 Office
Scott.Fogelsanger@amwater.com
www.amwater.com

September 4, 2020

Michael Domboski, Chairman
East Fallowfield Township
2264 Strasburg Road
East Fallowfield, PA 19320

Re: Pennsylvania -American Water Company application to acquire the Valley Township Wastewater System, Chester County, Pennsylvania.

Dear Chairman Domboski,

Pennsylvania American Water Company (Pennsylvania American Water) will soon be submitting an application under Section 1329 of the Pennsylvania Public Utility Commission (PUC) Code, 66 Pa. C. S. §1329 for the acquisition of Valley Township's wastewater system.

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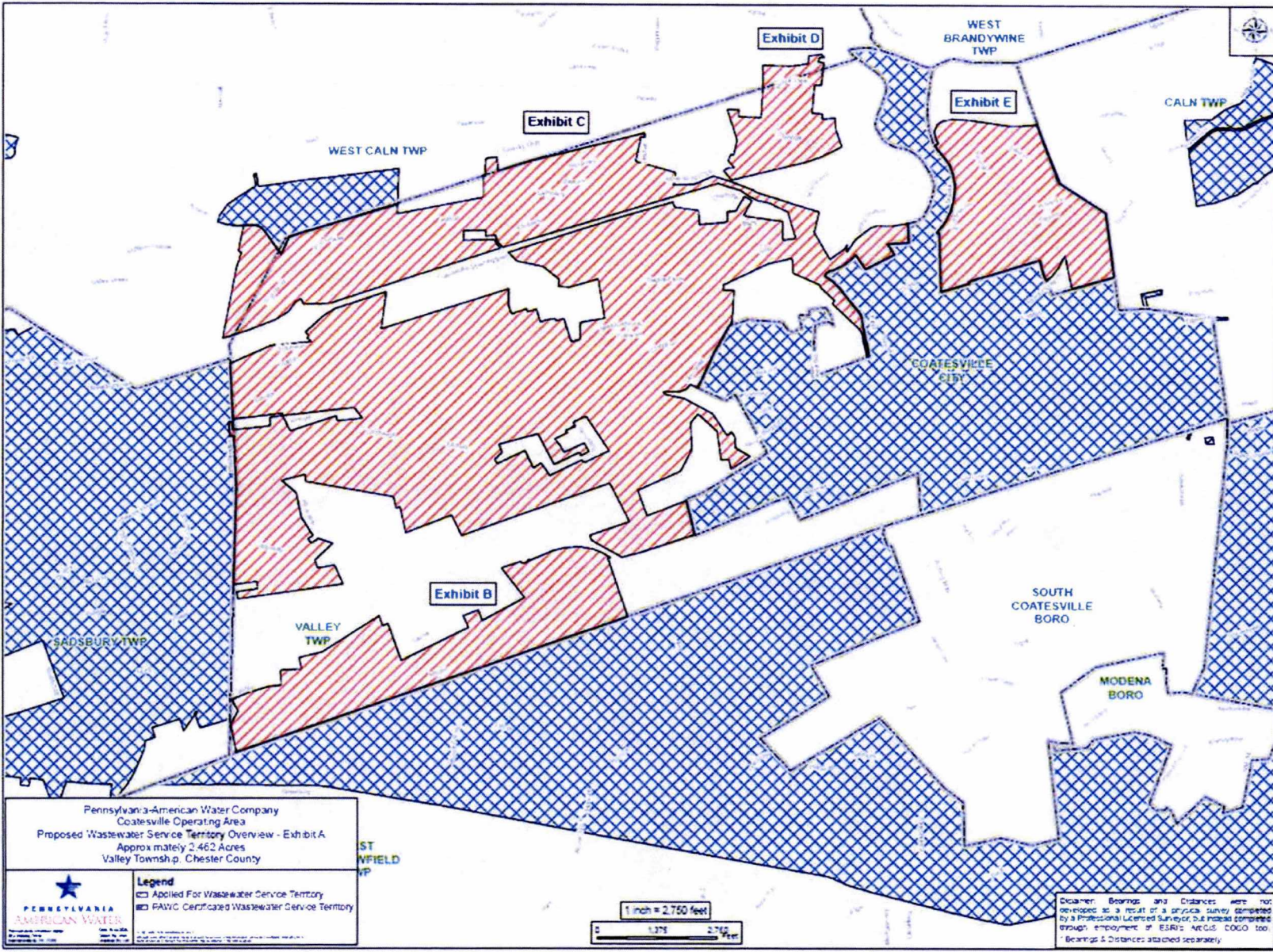
Scott Fogelsanger
Senior Manager, Business Development

Pennsylvania American Water's application is consistent with the applicable comprehensive plans and zoning ordinances.

East Fallowfield Township Authorized Representative _____

Printed Name/Title _____ Date _____

Please send/e-mail this form to: Scott Fogelsanger at Scott.Fogelsanger@amwater.com



Pennsylvania-American Water Company
 Coatesville Operating Area
 Proposed Wastewater Service Territory Overview - Exhibit A
 Approximately 2,462 Acres
 Valley Township, Chester County

Legend
 [Red Hatched] Applied For Wastewater Service Territory
 [Blue Cross-hatched] PAWC Certified Wastewater Service Territory

PENNSYLVANIA AMERICAN WATER
 1000 North 10th Street, Suite 100
 Philadelphia, PA 19107
 Phone: 215-382-1000
 Fax: 215-382-1001
 www.pawco.com

Disclaimer: Bearings and Distances were not developed as a result of a physical survey completed by a Professional Licensed Surveyor, but instead completed through employment of ESRI's ArcGIS COGO tool. Bearings & Distances attached separately.

Scott D. Fogelsanger
Senior Manager – Business Development
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Mechanicburg, PA 17055
717-550-1509 Office
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www.amwater.com



PENNSYLVANIA
AMERICAN WATER

September 4, 2020

John Lymberis, Chairman
Sadsbury Township Planning Commission
2920 Lincoln Highway
Sadsburyville, PA 19369

Re: Pennsylvania -American Water Company application to acquire the Valley Township Wastewater System, Chester County, Pennsylvania.

Dear Chairman Lymberis,

Pennsylvania American Water Company (Pennsylvania American Water) will soon be submitting an application under Section 1329 of the Pennsylvania Public Utility Commission (PUC) Code, 66 Pa. C. S. §1329 for the acquisition of Valley Township’s wastewater system.

Prior to filing the application, and pursuant to our application filing requirements, we are to request evidence that the filing is consistent with your counties’ comprehensive plan, specifically our certificated service territory aligns with your Comprehensive Plan and Zoning. I have attached a map identifying the certificated service territory (bold line) for the existing wastewater area for your reference.

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Appendix A-22-e

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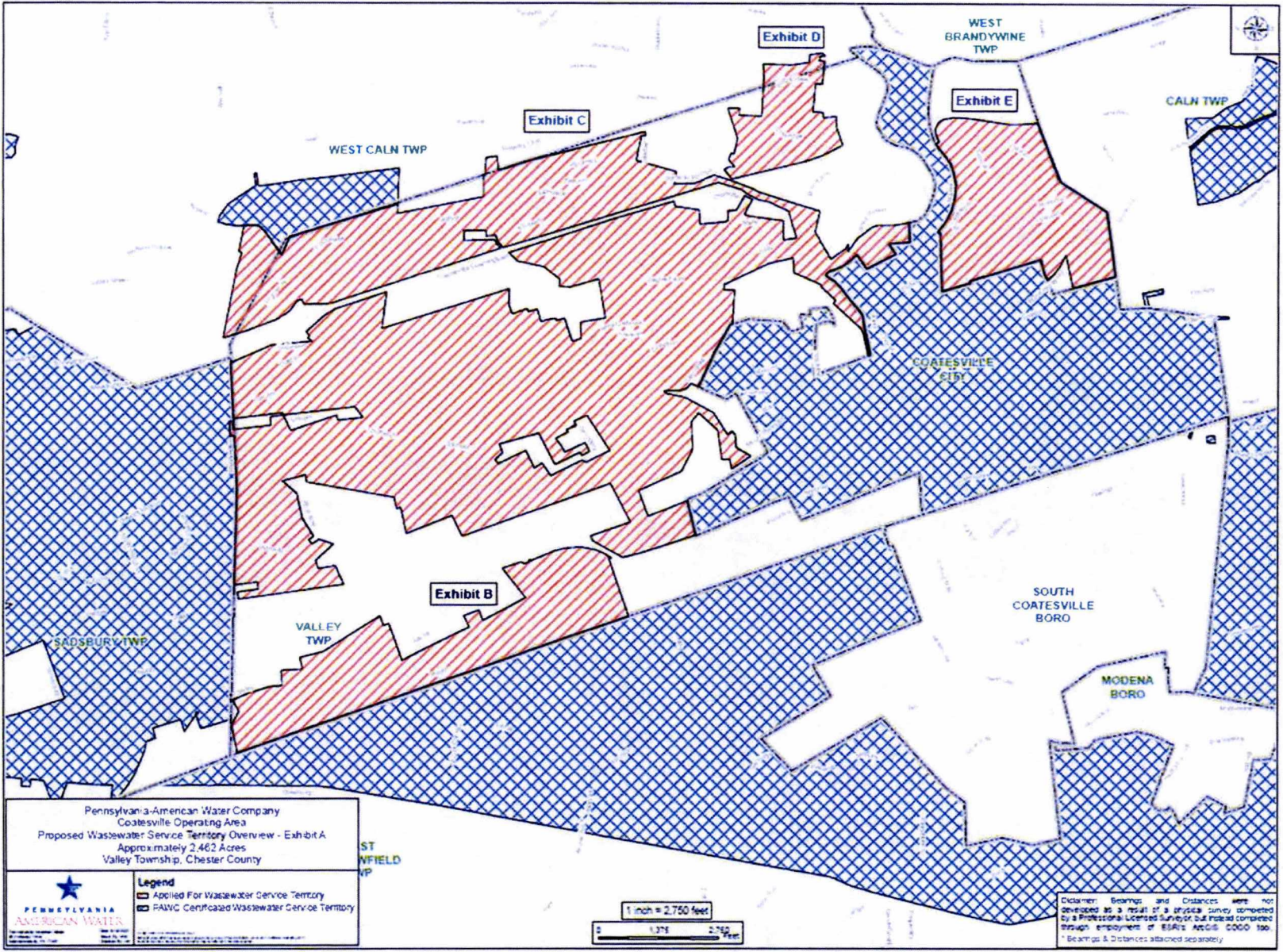

Scott Fogelsanger
Senior Manager, Business Development

Pennsylvania American Water's application is consistent with the applicable comprehensive plans and zoning ordinances.

Sadsbury Township Planning Commission Authorized Representative _____

Printed Name/Title _____ Date _____

Please send/e-mail this form to: Scott Fogelsanger at Scott.Fogelsanger@amwater.com





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Senior Manager – Business Development
852 Wesley Drive
Mechanicsburg, PA 17055
717-550-1509 Office
Scott.Fogelsanger@amwater.com
www.amwater.com

September 4, 2020

Denny Bement, Chairman
Valley Township Planning Commission
1145 West Lincoln Highway
P.O. Box 467
Coatesville, PA 19320

Re: Pennsylvania -American Water Company application to acquire the Valley Township Wastewater System, Chester County, Pennsylvania.

Dear Chairman Bement,

Pennsylvania American Water Company (Pennsylvania American Water) will soon be submitting an application under Section 1329 of the Pennsylvania Public Utility Commission (PUC) Code, 66 Pa. C. S. §1329 for the acquisition of Valley Township’s wastewater system.

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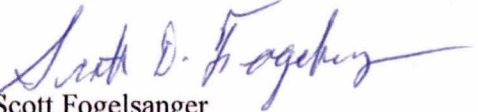
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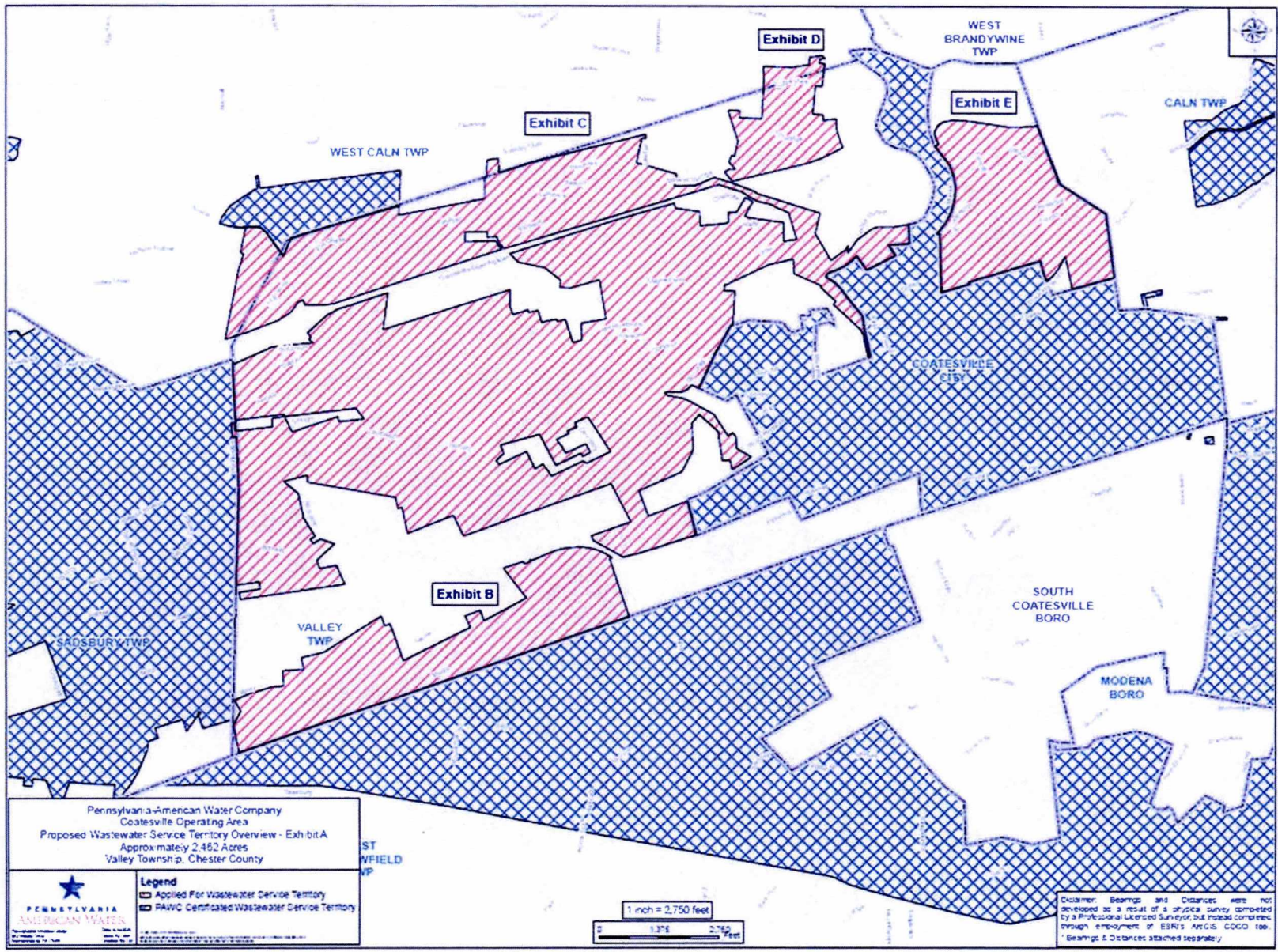

Scott Fogelsanger
Senior Manager, Business Development

Pennsylvania American Water's application is consistent with the applicable comprehensive plans and zoning ordinances.

Valley Township Planning Commission Authorized Representative 

Printed Name/Title BRUCE A. MANNING / VICE CHAIRMAN Date 9/11/20

Please send/e-mail this form to: Scott Fogelsanger at Scott.Fogelsanger@amwater.com





Scott D. Fogelsanger
Senior Manager – Business Development
852 Wesley Drive
Mechanicsburg, PA 17055
717-550-1509 Office
Scott.Fogelsanger@amwater.com
www.amwater.com

September 4, 2020

Dean L. Meyer, Chairman
West Caln Township Planning Commission
721 West Kings Highway
Wagontown, PA 19376

Re: Pennsylvania -American Water Company application to acquire the Valley Township Wastewater System, Chester County, Pennsylvania.

Dear Chairman Meyer,

Pennsylvania American Water Company (Pennsylvania American Water) will soon be submitting an application under Section 1329 of the Pennsylvania Public Utility Commission (PUC) Code, 66 Pa. C. S. §1329 for the acquisition of Valley Township’s wastewater system.

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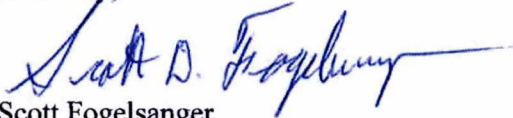
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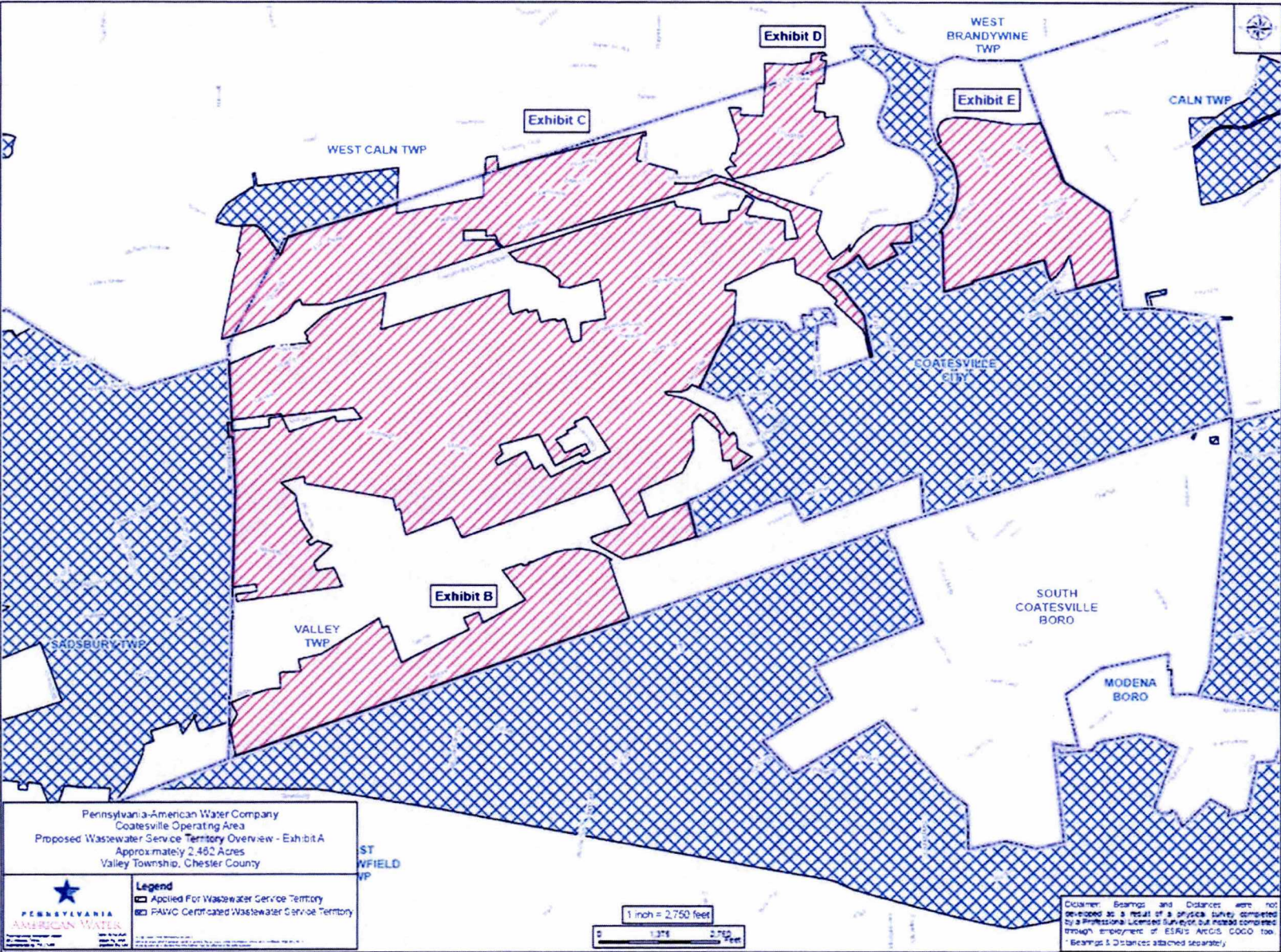
Scott Fogelsanger
Senior Manager, Business Development

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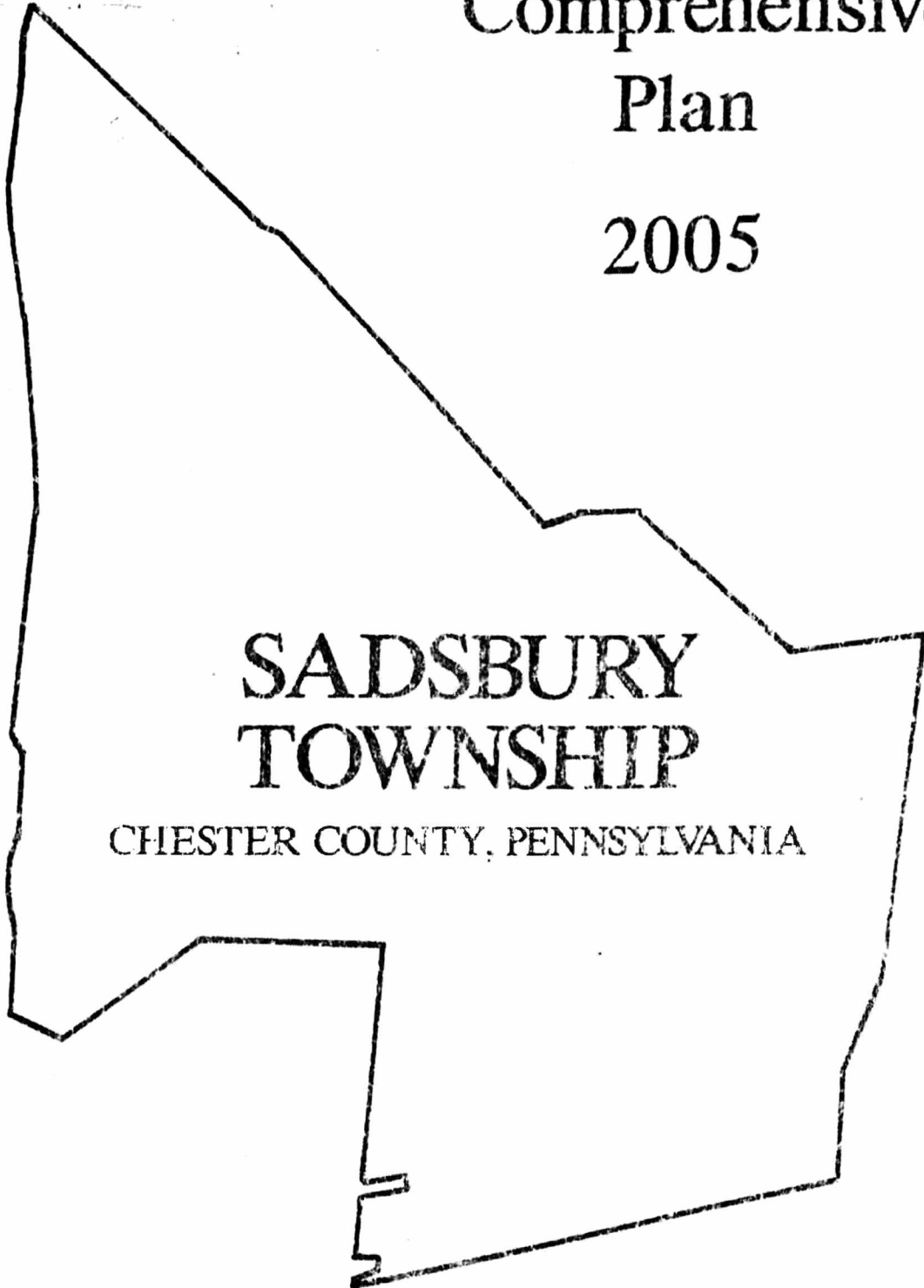
West Caln Planning Commission Authorized Representative _____

Printed Name/Title _____ Date _____

Please send/e-mail this form to: Scott Fogelsanger at Scott.Fogelsanger@amwater.com



Comprehensive Plan 2005



**SADSBUYRY
TOWNSHIP**

CHESTER COUNTY, PENNSYLVANIA

**COMPREHENSIVE PLAN
2005**

~~~~~  
**SADSBURY TOWNSHIP**

**CHESTER COUNTY  
PENNSYLVANIA**

~~~~~  
Board of Supervisors

Ralph T. Garris, Chairman
Douglas B. Doratt, Vice-Chairman
Dale L. Hensel, Supervisor

Planning Commission

Stanley Przychodzien, Chairman
Jane Heineman
Matthew Arnoldy
Jay Gregg
Dale L. Hensel
George Dalmas
Anthony Cabassa

Comprehensive Plan Task Force

Dale L. Hensel, Chairman
John H. Lymberis
Nancy Keen
Ann McGrail
Claire Audette

~~~~~  
Date of Adoption \_\_\_\_\_.

Prepared by The Grafton Association 610-925-0500  
PO Box 1106, Kennett Square, Pennsylvania 19348

This Plan was funded in part through a grant from the Vision Partnership Program sponsored by the Chester County Board of Commissioners. The Plan has been prepared in conjunction with the principles of the County's Policy Plan, *Landscapes*, as a means of achieving greater consistency between local and County planning programs.

COMPREHENSIVE PLAN  
2005

SADSBURY TOWNSHIP  
CHESTER COUNTY

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## CHAPTER 1 INTRODUCTION

This Comprehensive Plan for Sadsbury Township is an update to the Township's Comprehensive Plan of 1978. Its purpose is to provide the Township with an opportunity to examine and refine goals and objectives for its future. This Plan utilizes current growth and demographic trends affecting the Township, as well as growth management strategies and contemporary planning concepts. The Comprehensive Plan also addresses the goals and objectives of the Chester County Comprehensive Plan.

The structure of this Comprehensive Plan for Sadsbury Township has been formulated to provide growth management strategies that utilize planning policies to implement goals and objectives. Implementation tools will be related to the goals in order to manage future growth and development. Further, it is the intent of this Plan to develop those strategies within the planning policies and requirements of the Pennsylvania Municipalities Planning Code (MPC).

### Pennsylvania Municipalities Planning Code

The Pennsylvania Municipalities Planning Code (MPC) (Act of 1968, P.L. 805, Act 247) empowers municipalities in Pennsylvania to individually, or jointly, prepare plans for their future development and to implement those plans. Those municipalities choosing to plan for their future and take advantage of benefits thereof must meet the planning requirements of the MPC. Article III, Section 301 of the MPC requires that municipal comprehensive plans include the following basic elements:

- Community Development Objectives
- Plan for Land Use
- Plan for Housing
- Plan for Transportation
- Plan for Community Facilities and Utilities
- Interrelationships of Plan Components
- Implementation Strategies
- Regional Plan and Development Relationships
- Plan for Protection of Natural and Historic Resource
- Plan for the Supply of Water

All municipal plans must be submitted for review and comment to the County in which the municipality is located, as well as to the surrounding municipalities and the local school district. The MPC requires that all counties within the



Commonwealth prepare and adopt comprehensive plans and that the municipal plans be "generally consistent" therewith.

### Sadsbury Township Comprehensive Plan, 1978

The last adopted Comprehensive Plan of the Township occurred in 1978 and was prepared by Huth Engineers, Inc. This document assembled all of the elements of the existing condition, including physical features, demographics, services, transportation and utilities. A section on goals and objectives dealt with all of the aspects of Township concern. One overwhelming focus of the goals was the emphasis on maintaining a low density residential environment, while preserving open space and agriculture. Non-residential uses were to be accommodated when in keeping with residential character and to be centered around the villages. A circulation element proposed several connector roads which linked existing roadways.

From a land use perspective, the 1978 Plan augmented the existing land use pattern by proposing a large area of mixed uses in the eastern sector, south of Route 30. Much of this same area was denoted as agricultural on the Existing Land Use exhibit. One additional area of agriculture in the western sector was also proposed for rural density development. Much of the northern area of the Township was designated as Conservation, a goal that has been largely achieved. Higher density residential and non-residential uses were generally clustered around the Villages of Sadsburyville and Pomeroy. The industrial park adjacent to Valley Township was shown much as it is today, including an extension west of Old Wilmington Road, site of recently approved residential development.

The 1978 Comprehensive Plan presented goals and objectives formulated by the community as being areas of concern warranting strategies for stabilization, preservation or improvement. The topics included the following:

- Land Development
- Housing
- Commerce and Industry
- Transportation
- Community Facilities
- Environment

One of the above topics, Land Development, is worthy of additional discussion in this Introduction because it captured the notion that the Township recognized a need to not only promote the character that predominates in its land use pattern, but to also provide for a variety of housing types and the needs of its

residents. Balancing these objectives involves coordination between the Comprehensive Plan and the Township's Zoning Ordinance. Strategies and recommendations reflecting this concern are more fully developed in later chapters of this Plan.

### Sadsbury Township Open Space and Recreation Plan, 1996

The Open Space Plan was prepared by the author of this Comprehensive Plan in an effort to focus attention on the preservation of natural features and recreational lands in a time of rapid growth of residential communities. The Plan was prepared almost two decades following the 1978 Comprehensive Plan and chose to amplify the goals and objectives of the Township established at that time. Many of those goals and objectives addressed concerns relating to open space. Chapter 9 of this Comprehensive Plan will more fully examine the relationship between the two Plans, but for the purposes of this Introduction the following synopsis of the relevant goals are outlined:

- Provide for present and future population needs through innovative zoning options.
- Encourage the linkage of open space, recreational areas and neighborhoods.
- Support the protection of natural features by various conservation techniques.
- Evaluate the need for more restrictive regulations for environmentally sensitive areas and vistas.
- Promote the conservation of agricultural activities through the Agricultural Security Area Program and other programs.
- Document and prioritize the historic resources in the Township.
- Encourage the continued use and adaptive reuse of historic structures.

The Pennsylvania Municipalities Planning Code, the Township's prior Comprehensive Plan and its current Open Space Plan collectively form the basis for this updated Comprehensive Plan. As time has progressed, the issues of growth, community facilities and infrastructure evolve. This Plan provides the Township with guidance for making decisions about how to accommodate expected population and business growth. Not only are land uses projected for the future, but means for allowing the various uses to interrelate are proposed. The cultural and recreational needs of the community also continue to evolve. The preservation of open space is an important aspect of the community identity and one which this Plan advocates through conservation, access, and linkage to community activity centers. Sadsbury Township is in the process of implementing upgrades to its sewer and water

distribution systems that compliment and regulate land uses and densities. Transportation systems within the Township not only serve a local function but also provide regional accessibility. Sadsbury Township has a full hierarchy of road types and is addressing non-vehicular trails and corridors within its open space network. Each of the foregoing aspects of the planning process are integral to this Comprehensive Plan.

### Citizen Participation

As has been the case with the preparation of past plans for the Township, the participation of its citizens is essential. Sadsbury Township has involved many of its residents on boards, commissions and committees. A prime example is the Task Force assembled for assistance in preparing this Comprehensive Plan. Its members have provided input regarding various aspects of the content of this Plan and have acted as representatives of the Township's residents. There have also been numerous opportunities for the general public to observe discussions and contribute comments at regularly scheduled review meetings of the Task Force, the Township Planning Commission and the Board of Supervisors. The Township issues periodic newsletters with updates on the progress of local initiatives like the updating of the Comprehensive Plan. It is also possible to communicate with the use of the Township's web site on the Internet.

The importance of citizen involvement in the Plan preparation cannot be overstated. The purpose of a Comprehensive Plan is to arrive at recommendations and techniques to accomplish the goals of the community as a whole. While the Plan cannot promote every diverse interest or concern, it should address consensus and reflect, to as great a degree as possible, the aspirations of the Township.

## CHAPTER 2 REGIONAL SETTING AND HISTORIC PERSPECTIVE

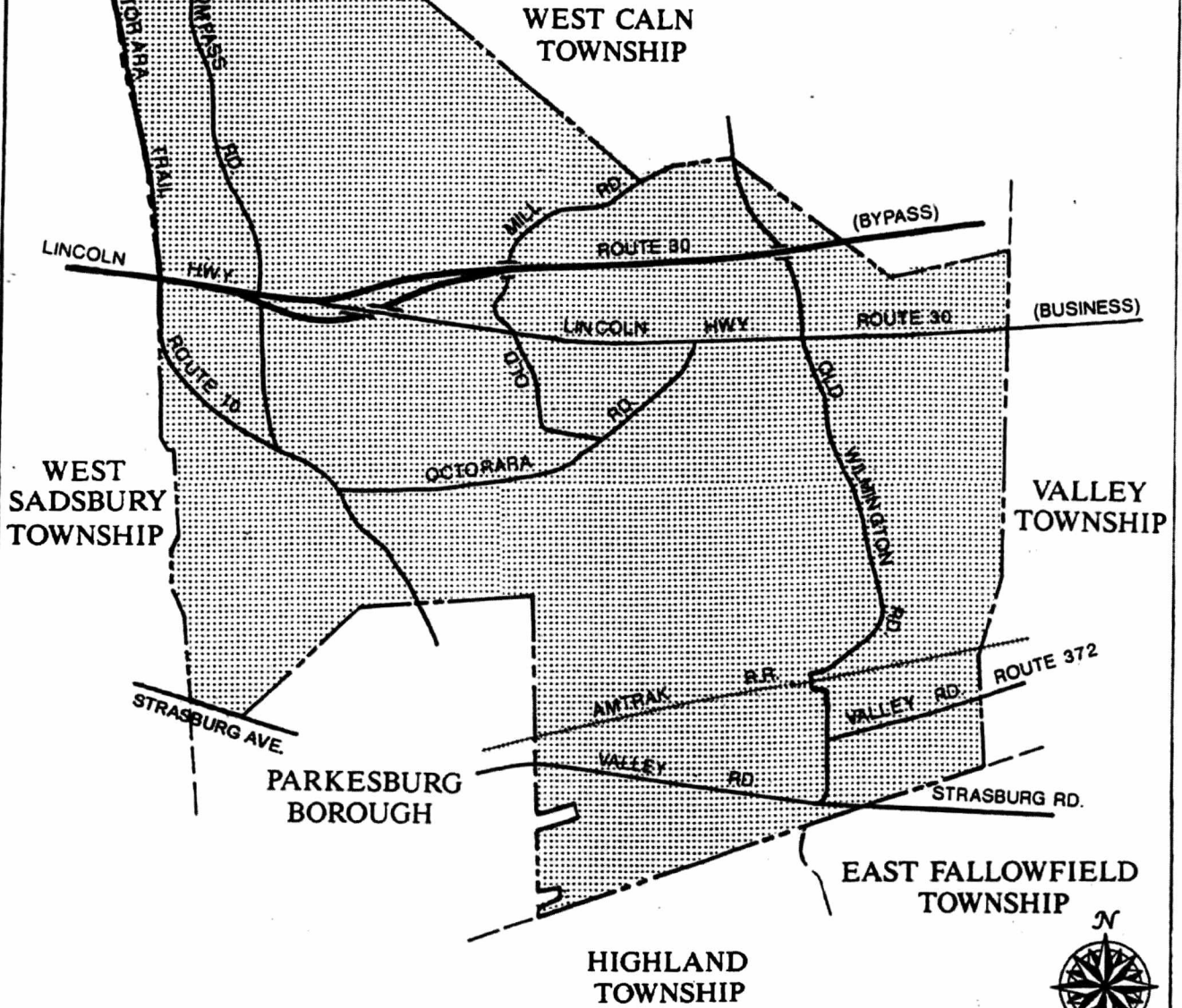
Regional Setting

Sadsbury Township is located in the west-central portion of Chester County, Pennsylvania. Regionally, it is about 39 miles west of Center City, Philadelphia, 25 miles northwest of Wilmington, Delaware and 22 miles east of Lancaster. All of these measurements are approximate and based on straight line distances. Only West Sadsbury Township separates Sadsbury Township from Lancaster County. The more immediate surroundings and bordering municipalities of the Township other than West Sadsbury Township to the west are West Caln Township to the north, Valley Township to the east, East Fallowfield to the southeast and Highland Township and Parkesburg Borough to the south. Although not bordering the Township, the City of Coatesville is only about 3½ miles east of Sadsburyville. These relationships are illustrated on **Figure 2.1**, where it can be seen that Sadsbury Township is close to both Cecil County in Maryland and New Castle County in Delaware. This mid-Atlantic, eastern seaboard location places it within reasonable accessibility to New York, Philadelphia, Baltimore, Washington, and Harrisburg.

The road network providing access to the Township varies from major arterials to local streets. The east-west oriented Route 30 (known historically as the Lincoln Highway) and its Bypass generally bisect Sadsbury Township, connecting it to Coatesville and Philadelphia to the east and Lancaster to the west. Old Wilmington Road is oriented north-south and connects Sadsburyville to the local region, including Pomeroy to the south and Route 340 to the north. State Route 10 forms part of the western border of the Township and links that area to Parkesburg and Route 41 further south. Another important road is Valley Road (Route 372) which passes through the southern sector, connecting Atglen, Parkesburg and Coatesville. On a more regional scale, the Pennsylvania Turnpike is located north of the Township with an exit at Route 10 in Berks County, north of Honey Brook in Chester County.

There is also an Amtrak railroad line that passes through the southern portion of Sadsbury Township, running east-west, connecting Philadelphia and Lancaster. There is an Amtrak station on that line in Parkesburg, providing commuting access to Philadelphia and other points. There is no SEPTA station at that location at this time, although that system may be accessed by Amtrak further east at Thorndale. The only form of public transit currently is a regional bus line known as Coatesville Link West which stops at locations along Business Route 30 and terminates in Parkesburg. The Township's primary roads and the railroad are shown on **Figure 2.2**, as well as the surrounding municipalities.

# CHESTER COUNTY



## SADBURY TOWNSHIP

CHESTER COUNTY, PENNSYLVANIA

2005 Comprehensive Plan



P.O. BOX 1106, KENNETT SQUARE, PA. 19348

PHONE: 610-925-0500 FAX: 610-925-0157

### LOCAL REGION

### FIGURE: 2.2

Within the Township, there are several concentrations of development, with the most prominent being Sadsburyville in the east central area along Business Route 30 at Old Wilmington Road. This is a historic village with many original buildings that has become the focus of Sadsbury Township, due to the presence of the Township Hall, a Township Park, volunteer fire company station and post office. The only other place of concentrated development is known as Pomeroy, also a historic village, located south of the railroad tracks. Pomeroy also has a post office and a volunteer fire company.

### Historical Perspective

Although Sadsbury Township was not officially formed until 1717, its history precedes that date. The area was originally wilderness and frequented by the Lenni-Lenape Indians of the Delaware Tribe. Artifacts have been found near the Upper Octorara Cemetery, along Buck Run Creek and near what is now Pomeroy. A large Indian camp existed at this location, then known as Buck Run Village, and was marked by a large tree which still stands on Spaulding Avenue in Pomeroy. The presence of settlers in the area was the result of the landing of William Penn at New Castle, Delaware in 1682. He had been granted lands by royal charter on the west bank of the Delaware River that extended indefinitely westward. Upon his arrival, Penn established Chester County, which, at that time, included what is now Delaware County. There was no western boundary until Lancaster County was established in 1729 and no northern boundary until Berks County was established in 1752. Delaware County was formed from lands of Chester County in 1789.

The Township's name is derived from "Sudbury", in Suffolk, England. Chester County records first note a similar form, "Sudsbury" in 1718, when there were 9 taxpayers in the Township.

Geographically, Sadsbury Township has a history comprised of a series of land area reductions. In its original form, Sadsbury Township extended eastward to Coatesville at the Brandywine Creek, including Valley Township. Parkesburg Borough was created in 1872 and Atglen in 1875. The Township was further reduced in area with the 1878 creation of West Sadsbury Township.

Early settlers of Sadsbury Township included Friends from England and Scotch-Irish Presbyterians. Early church records document Presbyterian services being held as early as 1720 and Friends meetings in 1722. The first Friends meeting house was constructed in 1725, but was located in Lancaster County, although most of the members were residents of Sadsbury Township.

roads placed Sadsbury Township on major regional routes for the transportation of goods and agricultural products.

During the middle of the 1800's an east-west railroad line was build that traversed the Township. Originally designed to pass through Sadsburyville, the alignment had to be changed due to topography, resulting in its alignment through Parkesburg, where great development occurred over the years related to the railroad presence and particularly a large maintenance yard and repair shop. At that time, many residents of Sadsbury Township were employed at the shops. Over time, the decline in the use of the railroad and relocation of the rail shops, has allowed Sadsbury Township to remain a largely agricultural community, while Parkesburg remains a small urban town. In the early 1900's, nearby Coatesville became a center for steel production, however employment opportunities for local residents were limited by the fact that the company imported Haitians to work at a low hourly rate. Until more widespread use of the automobile occurred, Sadsbury Township retained a rural character. That rural and agrarian character of the community continues to be diminished by access to employment and services outside the Township.

## CHAPTER 3 EXISTING CONDITIONS

The intent of this chapter is to address the natural features of the Township which have influenced the manner in which it has developed over its history. This would include its earliest use by Native Americans, agricultural communities of the European Colonists, milling operations on the streams and most recently the development of residential communities. Natural features which have had an influence on how the land was used include topography, geology, hydrology, soils and biotic resources. Other features such as scenic and historic resources also have contributed to the pattern of land use present currently. Most of these features change little over time, but as they do evolve it is often due to natural conditions and the effect of development.




Although development in Sadsbury Township has occurred in large measure in concert with natural features, development pressures on those features continues to increase as growth occurs. Preservation of natural features is critical for several reasons. The health of the general environment within the Township is dependent upon healthy features such as streams and drainage ways. Similarly, healthy wooded areas retain soils, thus limiting erosion. Another reason to encourage natural features preservation is the perpetuation of the character of the Township which has historically made it a desirable place to live and work. Techniques for preservation, such as regulatory tools, will be discussed in later chapters. Essential elements of such a natural features preservation program include conservation of prime agricultural soils, retention of steep slope areas, protection of groundwater sources, preservation of riparian corridors, woodlands, wetlands, and animal habitat, as well as safeguarding scenic and historic qualities of the Township.

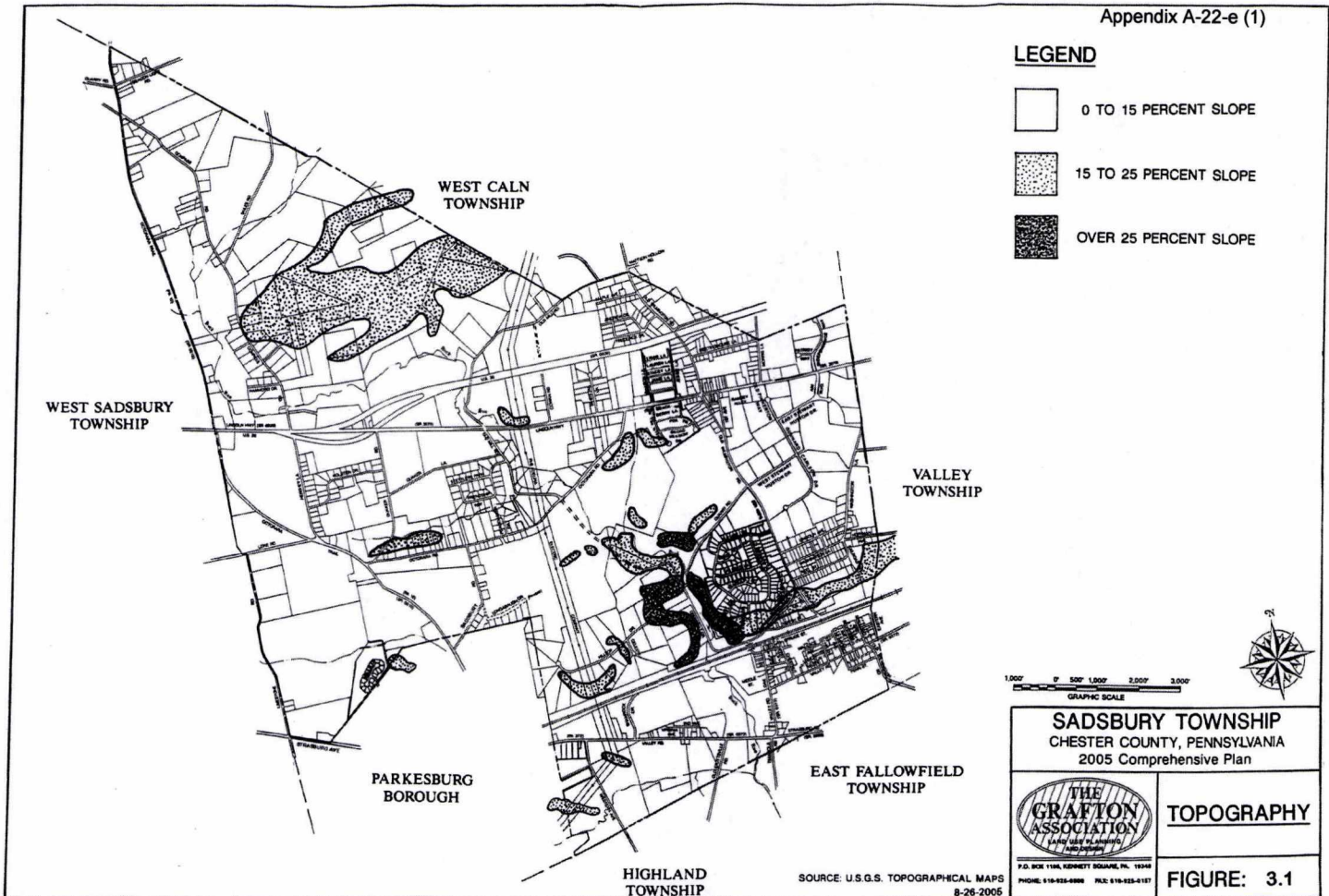
### Topography

Sadsbury Township is generally characterized by rolling terrain, interrupted by streams and drainage ways. Most of the Township falls within a range of 0% to 15% slopes. This range is not limiting to most forms of development or agriculture and provides positive drainage. The term "slope" used in this discussion refers to a measure of land incline in which the slope is given as a percentage of the vertical rise to the horizontal distance. For instance, 15% refers to a rise of 15 feet over a distance of 100 feet. Slopes over 25% are often regulated as to use and disturbance by municipalities in order to control potential erosion and stream degradation. **Figure 3.1** illustrates the distribution of slopes by ranges.



**LEGEND**

-  0 TO 15 PERCENT SLOPE
-  15 TO 25 PERCENT SLOPE
-  OVER 25 PERCENT SLOPE



**SADSBURY TOWNSHIP**  
CHESTER COUNTY, PENNSYLVANIA  
2005 Comprehensive Plan



**TOPOGRAPHY**

P.O. BOX 1104, KEMMETT SQUARE, PA. 19348  
PHONE: 610-925-4989 FAX: 610-925-4157

**FIGURE: 3.1**

HIGHLAND TOWNSHIP

SOURCE: U.S.G.S. TOPOGRAPHICAL MAPS  
8-26-2005

Slopes over 15% are found in several areas of the Township. Within the range of 15% to 25% is a large area in the northwest sector, north of Route 30. Smaller pockets of the same range occur in other scattered areas. Slopes greater than 25% occur in one single area of the south-central sector, on either side of Buck Run, north of the railroad tracks. It can be assumed that Buck Run played a role in creating this feature by carving out a course for itself over time.

Land within the Township, as noted earlier, is generally flat to gently rolling, a condition that is favorable to agriculture. The early settlement of Sadsbury Township was for farming of various crops, with the later establishment of mills along Buck Run for the grinding of grains grown on nearby farms.

Sadsbury Township has enacted a Steep Slope Overlay Zoning District, in which development limitations are described for Precautionary Slopes of between 15% and 25%, and Prohibitive Slopes greater than 25%. Even with its relatively small areas of steep slopes, this is a positive means to protect the soils and streams of the Township.

### Geology

The geologic structure of rocks under Sadsbury Township forms a basis for the quality and quantity of groundwater, as well as the structural capability of the ground to support development, such as footings for buildings and highways. The underlying rocks determine the types of soils present on the surface. The classification and mapping of geology is done by the location of formations and their generalized locations appear on **Figure 3.2**. The composition of these formations significantly affects the surface topography, in that different rock types will weather and break down into soils differently. The availability of groundwater varies with different formations as well.

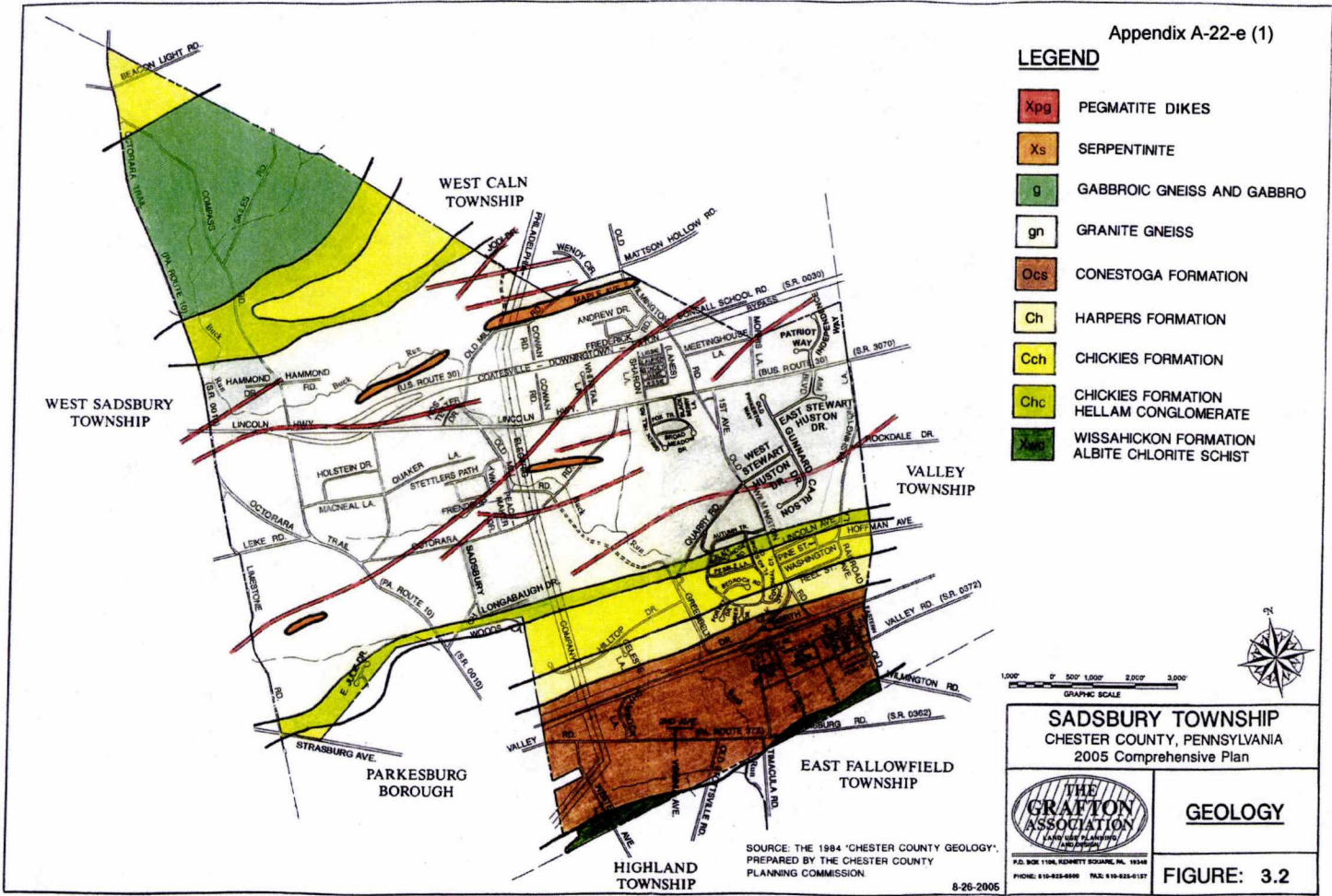
Sadsbury Township is located within the Chester Valley portion of the Piedmont Region. This area is characterized by metamorphic formations which are the oldest formations in the eastern United States. These were originally sedimentary or igneous rocks which have been recrystallized into harder and denser metamorphic rocks. Little groundwater is found in these formations, except in fissures and fractures. Metamorphic formations do, however, make good foundations, providing bedrock below the weathered areas of soil. Excavation of these formations can be useful for either dimensional stone or crushed stone.

As shown on the figure, Pegmatite dikes intersect the formations and restrict subsurface water flow, thus limiting recharge of groundwater. The Conestoga

Appendix A-22-e (1)

**LEGEND**

- Xpg PEGMATITE DIKES
- Xs SERPENTINITE
- g GABBROIC GNEISS AND GABBRO
- gn GRANITE GNEISS
- Ocs CONESTOGA FORMATION
- Ch HARPERS FORMATION
- Cch CHICKIES FORMATION
- Chc CHICKIES FORMATION HELLAM CONGLOMERATE
- WISSAHICKON FORMATION ALBITE CHLORITE SCHIST



SOURCE: THE 1984 'CHESTER COUNTY GEOLOGY'.  
 PREPARED BY THE CHESTER COUNTY  
 PLANNING COMMISSION.

**SADSBURY TOWNSHIP**  
 CHESTER COUNTY, PENNSYLVANIA  
 2005 Comprehensive Plan



**GEOLOGY**

**FIGURE: 3.2**

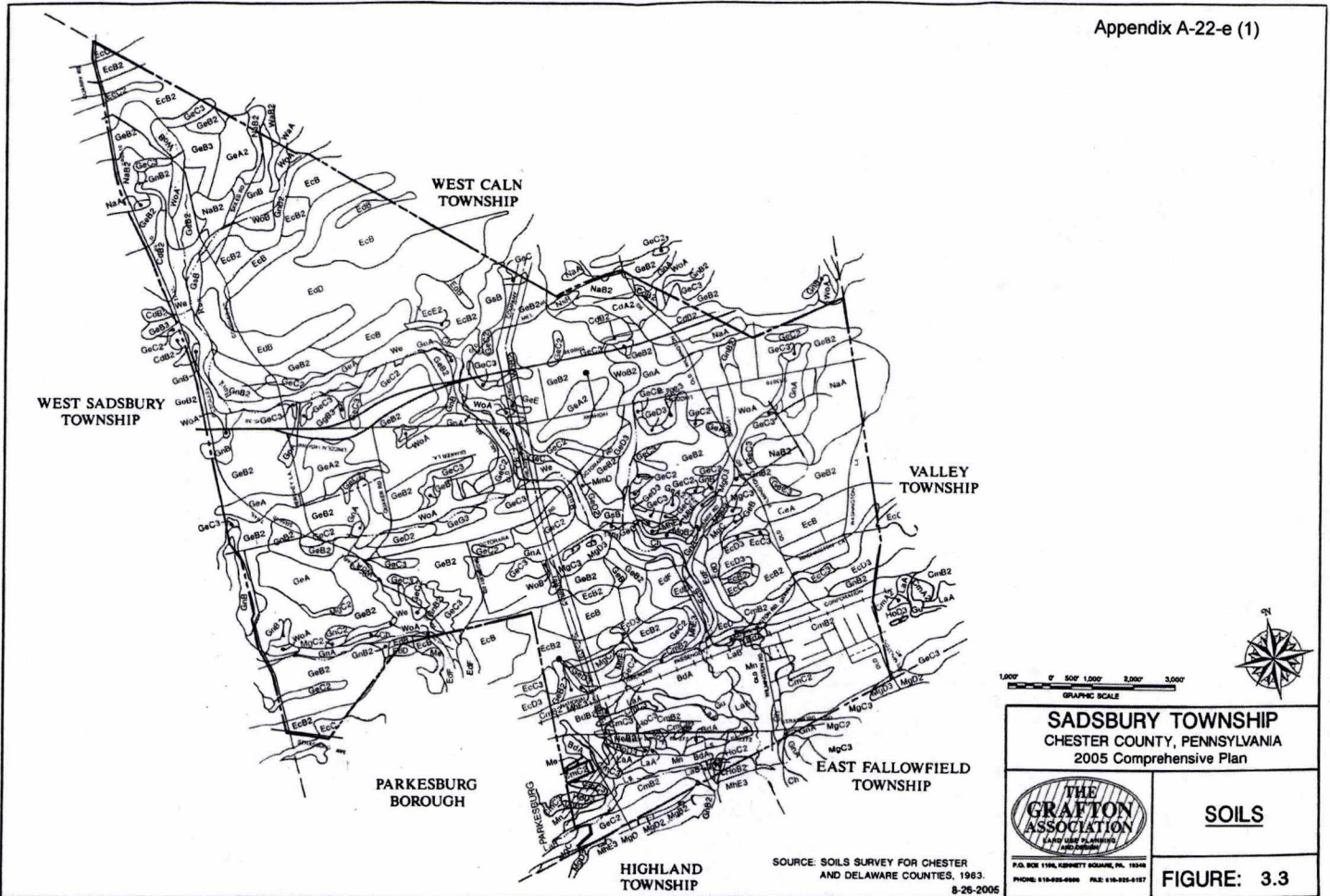
formation is limestone and is susceptible to sinkholes which make groundwater vulnerable to contamination from the surface. The Serpentine formation contains high amounts of salt and acid, along with traces of asbestos. They are not, therefore, recommended for high density development.

### Soils

The strong connection between geology and soils has already been made, although it should be noted that the relative permanence of geologic formations contrasts with the more transient nature of soils. Surface soils are affected by weather elements such as wind and rain, as well as by the actions of man. The stability of soils varies with various characteristics of its makeup and by the physical orientation of the soil. Soils on slopes can be susceptible to erosion unless protected by plant cover and plant roots. In general, however, soils do not tend to change location radically over the years, allowing for reliance on mapping done in the past.

The basis for our understanding of soil types and their locations is a document known as the "Chester and Delaware Counties' Soils Survey of 1959, Volume 19", issued in May, 1963, by the U. S. Department of Agriculture. **Figure 3.3** illustrates the distribution of the many soil associations. The accompanying **Figure 3.4** contains the detailed Soils Legend. The name of each soil is listed by its abbreviation, name, general slope conditions, where found and its erosion potential. There are obviously many more soil types than geologic formations, reflecting the differences in soils characteristics once exposed to weathering factors. Another major difference is the orientation of geologic formations generally east to west, compared to the pattern of soils which appears much more random. One clear pattern that emerges from the soils mapping is the relationship to Buck Run. The erosion of soil in the vicinity of that watercourse over many years has yielded a pattern of related soils which are aligned with the watercourse.

The Soils Survey referred to above contains much more information about various soil types than appears on the Soils Legend in this chapter. Each soil has been rated for its ability to sustain a variety of development forms, susceptibility to erosion, average depth to water table and strata descriptions. This information is extremely useful not only to potential developers, but also to planners and municipal officials charged with designating specific areas for growth, preservation and rehabilitation. Of particular interest to many are the soil characteristics associated with the establishment of on-site waste water treatment systems. Rural parts of the Township rely on the ability to locate such systems on large residential lots where there is no public system to which



1,000' 0' 500' 1,000' 2,000' 3,000'  
GRAPHIC SCALE

**SADSBURY TOWNSHIP**  
CHESTER COUNTY, PENNSYLVANIA  
2005 Comprehensive Plan



**SOILS**

P.O. BOX 1196, KERRITT SQUARE, PA. 19348  
PHONE: 610-935-6900 FAX: 610-935-6187

**FIGURE: 3.3**

SOURCE: SOILS SURVEY FOR CHESTER AND DELAWARE COUNTIES, 1963  
8-26-2006



to connect. The ability of soil types to perform adequately in the processing of waste water varies across the entire continuum. Obviously, wetland-associated soils will not function for this purpose, but many soils do provide the structural composition necessary, allowing waste water to filter through the soil and microbes to interact. There are a variety of waste water systems which have been designed for various soil conditions. Local and regional officials, through adopted codes, may permit certain systems, subject to on-site testing and inspections.

Another soil characteristic which is important to officials is the ability of a soil type to provide the necessary structural support for roads and building foundations. Although it is possible to engineer solutions to many foundation problems, it is not always cost effective to overcome the failings of a particular soil type. As growth areas are planned for the accommodation of future residents and businesses, consideration must be given to the natural capacities of local soils.

A factor that is related to both soils and geology is that of radon, a heavy radioactive stable gaseous element formed by the disintegration of radium. In early 2003, the Pennsylvania Department of Environmental Protection initiated a testing program for a study area consisting of the Townships of Highland, Sadsbury and West Sadsbury in Chester County. This was prompted by localized test results of a high enough level to cause concern. At that time, letters were mailed to all property owners in the survey area and included a coupon for a test kit. The letter informed property owners of very high radon levels in certain parts of the survey area. Of over 3000 letters sent out only 13% were returned for a \$10 test kit.

Some of the geology formations in the area have moderate to high radon potential. Rock types in the metamorphic crystalline portion of the Piedmont have naturally elevated uranium concentrations in Granitic Gneiss, Biotite Schist, and Gray Phyllite. National Uranium Resource Evaluation data for the survey area includes a 4.5 square mile area with high readings. The area includes the eastern half of Parkesburg, extends eastward to Old Stottsville Road and runs northward to about one quarter mile north of the Route 30 Bypass. The PA DEP had identified the Octorara Road and Whitetail Lane area as a target because of a 1980 study which found very significant concentrations of radon. The area is underlain by Baltimore Gneiss with a small body of pegmatite. It is thought that the pegmatite is a source of high radon readings in the area.

Survey results from the radon testing found very high levels compared to statewide readings. A US EPA guideline was exceeded by many times in some

of the results, with some being as much as twenty-five times greater than normal. Some testing of groundwater was also done and it was found that correspondingly high levels of radon occurred as well. This is significant for properties dependent upon groundwater for domestic water sources. The summary of the PA DEP report indicated that 67% of the tested homes had levels of radon higher than the US EPA guideline, compared to 39% for the State. The report of PA DEP is available in the Township office and includes much greater detail than presented here.

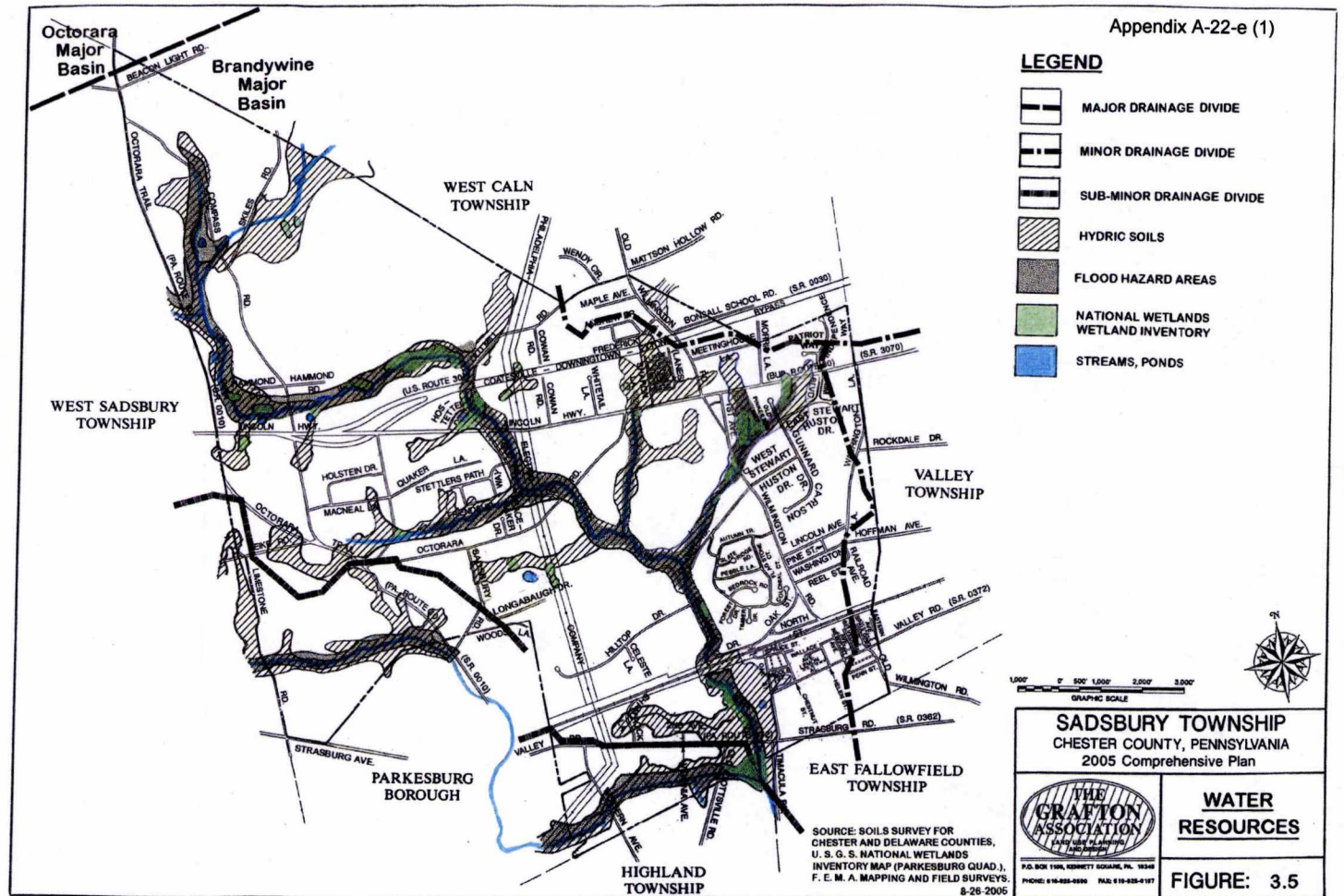
Two conclusions can be reached about the radon survey. Existing houses and business buildings where people congregate should be tested for radon level. There are mitigating measures that can be taken to limit concentrations and potential effects. Secondly, the geology of the Township should be examined for its relationship to potential for high levels of radon. Future growth areas should not be planned where potential for radon concentrations exist.

### Water Resources

Surface water patterns are often described in terms of drainage basins, areas of land within which watercourses such as rivers, streams and creeks flow. These watercourses collect drainage from smaller tributaries and continue to flow downhill. Regionally, Sadsbury Township is in the Brandywine drainage basin. On a local level and in the case of Sadsbury Township, there is one primary drainage basin, that of Buck Run and several very minor basins at the extremities of the Township. Buck Run, which drains about 90% of the Township, originates in the northwest corner of Sadsbury Township and meanders in a generally southeastward direction until it exits the Township at its southern border. Buck Run then forms the border between Highland and East Fallowfield Townships. The largest tributary of Buck Run within Sadsbury Township is Little Buck Run, which originates in West Sadsbury Township, enters Sadsbury Township briefly, flows southward through Parkesburg, then eastward to join Buck Run immediately south of its southern border. Each of these drainage basins is depicted on **Figure 3.5**, along with floodplains, wetlands and areas of hydric soils.

The Water Resources figure shows streams other than those described above. These streams are ranked in orders. A first order stream has no tributaries. A second order stream has one tributary or tributaries which are first order streams. A third order stream has two or more second order tributaries. A fourth order stream has two or more third order tributaries. All of the water courses in Sadsbury Township are either first or second order streams. First order streams are important because of vulnerability to sedimentation and pollution.





These streams are also breeding grounds and habitats, and are, therefore, due a high level of regulatory protection.

Wetlands are areas that are inundated or saturated by surface water or groundwater at a frequency and duration to support a prevalence of vegetation adapted for life in saturated soil conditions. Characteristics of wetlands are based upon water, soils and vegetation. Historically, wetlands have been considered to be of little or no value, resulting in filling and other forms of degradation for over half of the country's wetlands. The value of wetlands and reason for their protection lie in the general health of surface and subsurface water courses. Not only is habitat provided for birds, amphibians and reptiles, but wetland vegetation provides temperature control, filtration of sediment and pollutants, and erosion control.

Hydric soils, also shown on the figure, are those that are typically found in wetland and floodplain conditions. These soils provide beneficial functions for the ecosystem. They act as filters and sinks for the renovation of agricultural runoff and drainage. A slow percolation of surface water into the groundwater aquifers is also provided by hydric soils.

Many large water courses have been studied by the U.S. Army Corps of Engineers and are the subject of precise mapping of floodplains. Such is the case with Buck Run. Federal Insurance Rate Maps (FIRM) have been prepared for many areas of Chester County and Sadsbury Township is the subject of Panels 0281, 0282 and 0284. To date, Buck Run has been relatively undisturbed. While the Township's floodplain ordinance provides strong levels of protection from disturbance, vigilance to development practices needs to be retained in order to avoid areas of erosion and vegetative destruction. The floodplains are based upon estimates and not detailed engineering studies. Each development proposal near a floodplain should be required to prepare a detailed report establishing the precise limit of the floodplain. In recent years, flooding has become an important issue as the frequency of events increases. Weather cycles play a role in flooding events which are beyond control. Another cause of flooding is the increase of impervious surfaces from continued development. Surface water runoff from roof tops, parking lots and roads can collect into significant and dangerous volumes when permeable surfaces are eliminated.

### Wooded Areas

The extent of wooded land within the Township has declined over the past few centuries, with the introduction of settlers and agricultural practices from

eastern portions of the country. What had been an extensive deciduous forest cover has declined to approximately 20% of the Township area. These remaining areas are shown on **Figure 3.6**. The single largest area of woodlands is in the northern sector of the Township, north of Buck Run. Although Buck Run forms the southern boundary of the wooded area, the majority of it is comprised on large parcels which have been entered into various protective programs, such as easements and conservation programs. These programs will be discussed further in the Land Use chapter of this Plan. Other smaller areas of woodlands occur in a variety of Township areas, many associated with the Buck Run corridor. Steep slopes, floodplains and wetlands have been left undisturbed in the southern areas, allowing the woodlands to survive and prosper.

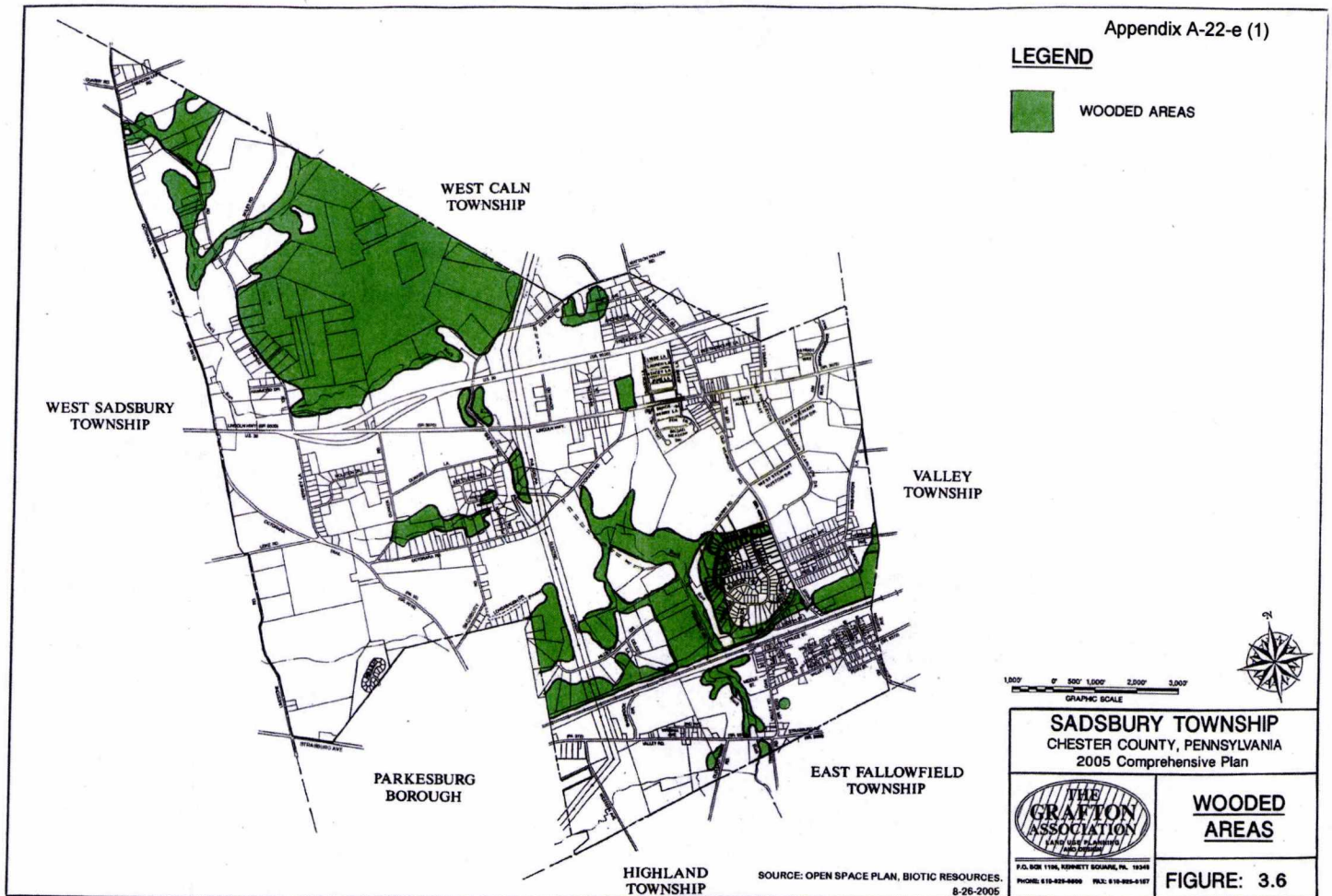
The ability of an area of trees and shrubs to survive as a forest is based to a large extent on its size, since the edges of the forest are affected by climate differently than the center. Different species of plants will establish near the edges, due to local sunlight or moisture conditions. It has been determined that about one hundred acres of forest in a round or square pattern is necessary for the interior to have ideal climatic conditions. Diversity of plant and animal life is maintained in this situation, while minimizing the intrusion of non-forest vegetation, such as vines and other shrubs competing with forest understory.

The above description of an idealized forest situation should not be interpreted to mean lesser areas of woodlands or individual trees have no value. Indeed, smaller areas of trees provide not only some habitat for birds and mammals, but also soil stabilization through root structures and dissipating the force of rainfall. The one feature that all plant material has is the production of oxygen, an essential element in our environment, in exchange for the taking in of carbon dioxide.

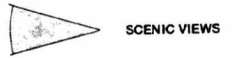
An area of particular significance within the Township is known as Compass Road Woods, located east of Compass Road and north of Buck Run. This area is also known locally as Sadsbury Woods. The 1994 Chester County Natural Areas Inventory noted the area as having a locally significant woodland and outcrop. The Woods, part of a much larger wooded area shown on the figure, is contiguous to a 160 acre property of the National Lands Trust. Compass Road Woods supports many dry wood plant species, such as foxglove, goldenrod, dwarf dandelion, alumroot, and dwarf aster. The Woods themselves are comprised of chestnut oak, black oak and red maple trees, with blueberry and maple-leaved viburnum in the shrub layer. Like many wooded areas, it is threatened by invasive plants like Japanese honeysuckle and multiflora rose.

**LEGEND**

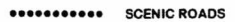
 **WOODED AREAS**



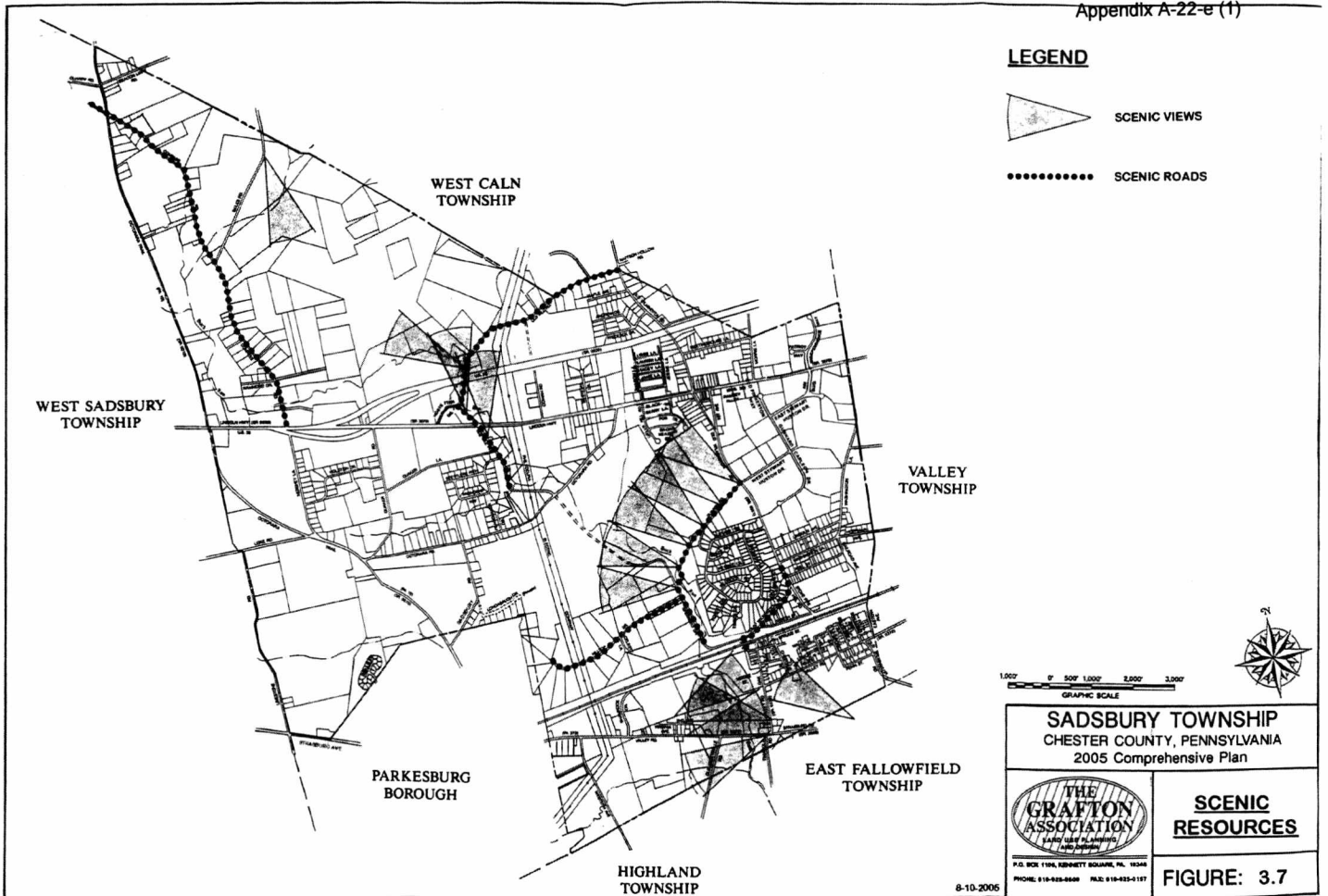
**LEGEND**



SCENIC VIEWS



SCENIC ROADS



### Scenic Resources

The concept of a scenic resource involves both the subjective positive quality of the area viewed and the ability for a viewer to arrive at a position to view it. In other words, an area of high visual quality loses some its value if there is nowhere from which to view it. By the same token, areas can lose their scenic quality through changes of land use, while still being able to be viewed from certain points. **Figure 3.7** depicts areas designated "scenic views", triangular patterns illustrating a viewing point and the angle of scenic view from that point. An example of an area changing in character is the area near Old Wilmington Road which has recently seen the development of Quarry Ridge, a residential community. The change from the sites original condition to a single family housing development has a dramatic affect on the scenic view of that area. During the preparation of this Comprehensive Plan, an area north of Quarry Ridge and south of Sadsburyville has been rezoned for the future development of a residential community in the traditional neighborhood development (TND) style. This area is currently a farm and is highly visible from Old Wilmington Road and Sadsburyville. The visual quality this area will also be changed. It remains for the viewer to determine the degree to which the scenic view has been compromised.

There are two scenic roads associated with the scenic views. One is Old Mill Road between Business Route 30 and the Route 30 Bypass. This is a short distance and is surrounded by well traveled roads. The second scenic road is Greenbelt Drive and Quarry Road. Both of these scenic roads were designated on the Township's 1996 Open Space Plan. As noted above, Quarry Ridge may have degraded the scenic qualities of the second road, although much of it remains as it was in the past.

The Township's scenic qualities are generally high, reflecting large areas of forest and agriculture. In the past much of the residential development was on large lots, contributing to the sense of rural character. Newer developments have been of a denser form, including the development of townhouse communities on Business Route 30. Much of the Township's future growth will occur in the above-noted TND on Old Wilmington Road. As Sadsbury Township reviews plans for these new communities, it needs to be mindful of the visual effects proposed and ways by which the developer can mitigate those effects.

### Historic Resources

Sadsbury Township has an abundance of historic buildings and sites still in existence. It also has the benefit of a core group of individuals who take an active interest in the preservation, documentation and conservation of those resources. During the 1970's a Historical American Building Survey (HABS) was performed by Brandywine Conservancy volunteers. The Township's Historical Society has for many years been the organization researching and assembling data about the Township's past. In 1982, Sadsbury Township celebrated its tri-centennial, 1682 to 1982. For that occasion, the Society prepared and published a booklet, "Sadsbury Township Tri-Centennial 1682 – 1982", that not only outlined events celebrating the historic landmark, but also a history of the Township and its historic buildings. That booklet is still a primary resource on the Township history. **Figure 3.8** identifies the location of the known historic resources. **Figure 3.9** accompanies the previous figure with a legend of historic sites. The sites illustrated are taken from the Tri-centennial booklet and comprise those sites the booklet committee was able to include at that time. During the summer of the event, these sites were identified with numbered signs for viewing by a "ride-by" driving tour.

In the intervening years since 1982, some of the historic sites shown on Figure 3.8 have been lost to development, damage or neglect, although no accounting of their status has been kept. The inclusion of the 1982 map is intended to portray the array of sites that existed at that time in the past. An updating of this map is obviously needed in order to implement the recommendation that follows. The remaining historic structures should become the basis for an ordinance initiative that will protect them for future generations.

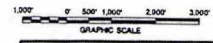
Sadsbury Township does not have a provision within the Zoning Ordinance which would protect historic structures. The identification of buildings and properties of historic value is the first step toward protection and one which the Township should initiate through its core group of interested residents. It is the recommendation of this Comprehensive Plan that an overlay zoning district be enacted which would provide standards for the identification, use and demolition of historic structures. This will be addressed in other parts of this Plan, but it should be noted that the focus of an overlay district should be the continued use and adaptive reuse of buildings that often do not meet current area and bulk regulations. Exemptions need to be created so that historic buildings can continue to function within the context of contemporary development.

Many of the Township's historic structures are clustered in Sadsburyville and Pomeroy. These two villages were and continue to be good examples of

Appendix A-22-e (1)

SADBURYVILLE INSET  
SCALE: 1" = 500'

POMEROY INSET  
SCALE: 1" = 500'



**SADBURY TOWNSHIP**  
CHESTER COUNTY, PENNSYLVANIA  
2005 Comprehensive Plan

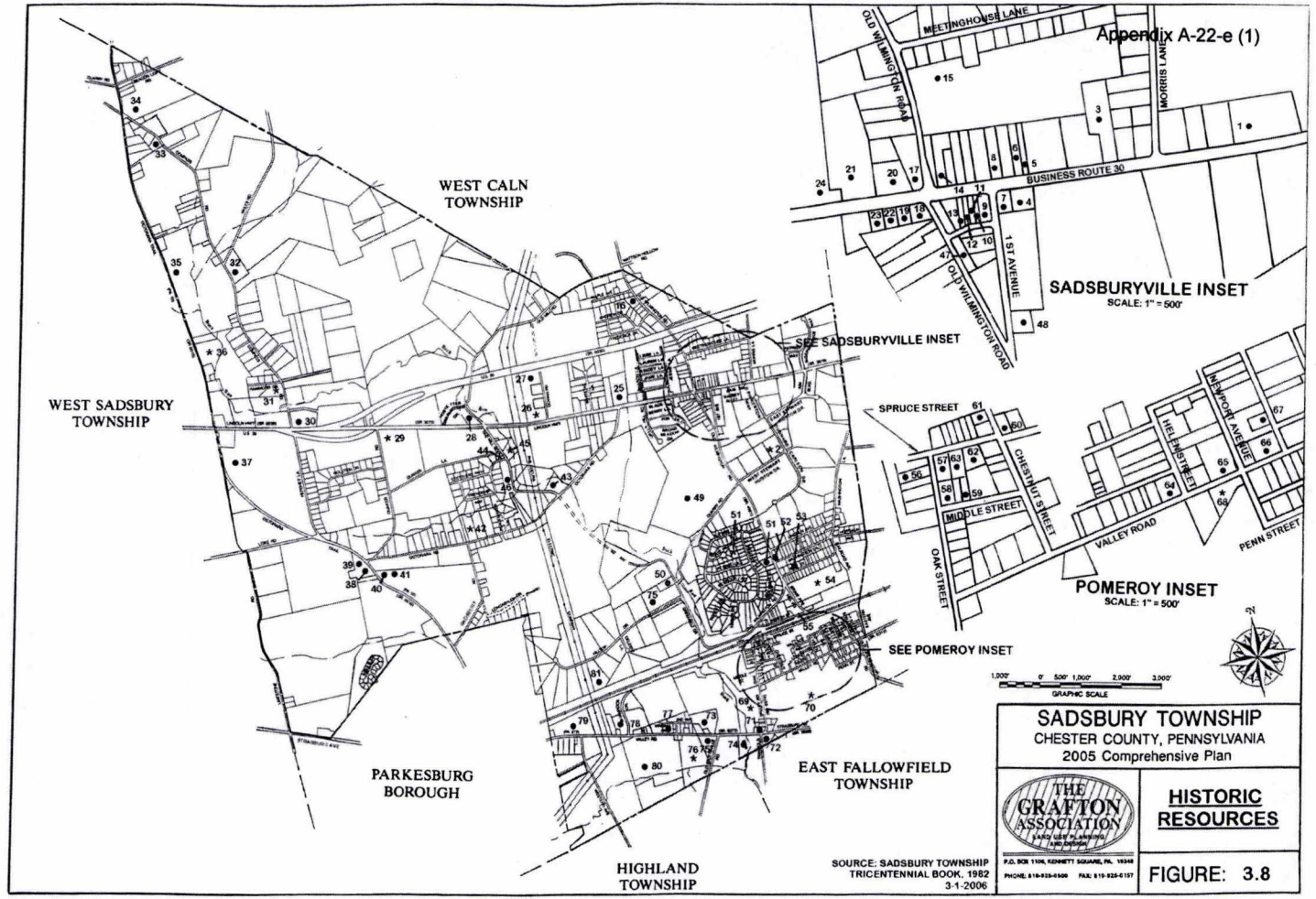
**THE GRAFTON ASSOCIATION**  
PLANNING ARCHITECTS ENGINEERS

**HISTORIC RESOURCES**

P.O. BOX 1106, KEBRETT SQUARE, PA. 19348  
PHONE: 610-333-6100 FAX: 610-333-6157

SOURCE: SADBURY TOWNSHIP  
TRICENTENNIAL BOOK, 1982  
3-1-2006

FIGURE: 3.8





Appendix A-22-e (1)

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ol style="list-style-type: none"> <li>1. UNITED STATES ARMS INN (1794)</li> <li>2. HOFFMAN BELLAIRE FARM</li> <li>3. LOG DWELLING (CIRCA 1745)</li> <li>4. GARRETT HOOPES PROPERTY</li> <li>5. GIRARD COLLEGE (THREE LOG HOUSES)</li> <li>6. 2 LOG STRUCTURES &amp; 1 FRAME HOUSE</li> <li>7. BALDWIN LOG DWELLING</li> <li>8. LOG &amp; FIELD STONE STRUCTURE</li> <li>9. TWIN FRAME STRUCTURES (CIRCA 1895)</li> <li>10. BRICK CHURCH - SADBURY CHAPEL (1836)</li> <li>11. J. B. KERLIN</li> <li>12. CLARK STORE &amp; POST OFFICE</li> <li>13. STONER STORE</li> <li>14. WILEY STORE</li> <li>15. METHODIST MEETING HOUSE (1830)</li> <li>16. MARITIN ANDIES HOUSE</li> <li>17. SADBURY HOTEL (1792)</li> <li>18. TOLAND HOUSE (FIRST MUSHROOM GROWER IN CHESTER COUNTY)</li> <li>19. BOWERS STORE</li> <li>20. SCHOFIELD TAVERN (UNITED STATES POST OFFICE)</li> <li>21. ELI TOLAND'S CARRIAGE SHOP</li> <li>22. LOG DWELLING</li> <li>23. BAIR HOME AND BARN</li> <li>24. LINCOLN FARMS SHOP (1886)</li> <li>25. KOHLER HOUSE</li> <li>26. COWAN FARM</li> <li>27. CHANNELL BLACKSMITH SHOP</li> <li>28. PAIST MILL (GRAIN MILL)</li> <li>29. LEVI GROSSMAN PROPERTY</li> <li>30. BLACK HORSE TAVERN (1794)</li> </ol> | <ol style="list-style-type: none"> <li>31. L. HUTTON PROPERTY</li> <li>32. ELLI PORTER &amp; "SIS" STONER HOUSE</li> <li>33. JONES HOUSE AND BARN</li> <li>34. CHESTNUT GROVE SCHOOL</li> <li>35. P. B. OTTEY HOUSE</li> <li>36. BUCK RUN FARMS</li> <li>37. REV. ALEXANDER MITCHELL HOUSE</li> <li>38. UPPER OCTORARA UNITED PRESBYTERIAN CHURCH</li> <li>39. FRANCIS VALENTINE SPRING HOUSE (1738)</li> <li>40. UPPER OCTORARA SESSION HOUSE (1738)</li> <li>41. OCTORARA SCHOOL HOUSE (1836)</li> <li>42. ALVIN GLICK FARM</li> <li>43. THOMAS W. JACKSON GRIST MILL (1700)</li> <li>44. JOESPII K. PARKE PROPERTY</li> <li>45. PEPPER HOLLOW (FROG HOLLOW)</li> <li>46. SENIOR'S FACTORY</li> <li>47. SADBURYVILLE SCHOOL HOUSE</li> <li>48. JAMES ORR HOUSE</li> <li>49. JOHN PINKERTON HOUSE</li> <li>50. BROOKS MILL SITE</li> <li>51. CLYDE McMANUS DAIRY FARM (1806)</li> <li>52. CRAMER HOME</li> <li>53. BERT REEL HOUSE</li> <li>54. STOVE PIPE HILL PROPERTY</li> <li>55. JOSEPH HOPE HOUSE</li> <li>56. WILLIAM POMERY PROPERTY</li> <li>57. POMERY'S ORIGINAL SCHOOL HOUSE</li> <li>58. SCHOOL HOUSE (1909)</li> <li>59. BLACKSMITH SHOP (1864)</li> <li>60. THE POMERY POST OFFICE (1864)</li> <li>61. KEYSTONE DEHONER (CIRCA LATE 1800's)</li> <li>62. POMERY METHODIST CHURCH (1883)</li> </ol> | <ol style="list-style-type: none"> <li>63. 1800 HOME</li> <li>64. CENTRAL BAPTIST CHURCH (1891)</li> <li>65. POMEROY MANOR APARTMENTS (LATE 1800's)</li> <li>66. THE OAK TREE</li> <li>67. SPAULDING HOUSE</li> <li>68. PHILLIPS FARM</li> <li>69. HOPE PROPERTY (CIRCA 1800)</li> <li>70. MAPLE SHADE FARM</li> <li>71. P.J.'S STORE</li> <li>72. STOTTSTVILLE HOTEL</li> <li>73. H.E. RUSSELL HOUSE (CIRCA 1747)</li> <li>74. RUSSEL'S MILL</li> <li>75. RUSSEL HOUSE (1870)</li> <li>76. RIVENDELL FARM</li> <li>77. HERSHBERGER'S BUTCHER SHOP (DEVLIN'S CROSSING)</li> <li>78. DR. WALTER ANDREW MURPHY HOUSE</li> <li>79. MURPHY TENANT HOUSE (LOG)</li> <li>80. ENOCH W. HESTON HOUSE</li> <li>81. MISSES FANNIE &amp; CARRIE BENT GIRLS SCHOOL (1857-1865)</li> </ol> |
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**SADBURY TOWNSHIP**  
 CHESTER COUNTY, PENNSYLVANIA  
 2005 Comprehensive Plan



P.O. BOX 1104, KENNETT SQUARE, PA. 19348  
 PHONE: 610-925-0500 FAX: 610-925-0157

**HISTORIC  
 RESOURCES  
 LEGEND**

**FIGURE: 3.9**

residents living in close proximity to each other, along with commercial and service uses nearby. The Township Zoning Ordinance includes a specific zoning district for Sadsburyville, SVD, Sadsburyville Village District. Specific standards have been incorporated in that district to acknowledge the unique physical conditions present. Additional attention should be addressed to Pomeroy, a smaller village in the southern sector of the Township, where there has been a concentration of houses and commercial uses for several centuries. Additionally, the Zoning Ordinance needs to be amended to establish a Historic Commission or Board to oversee the zoning provisions. Such a commission would review plans that involve historic sites or structures, assist owners in modifications consistent with the Ordinance and advise the Board of Supervisors on historic matters.





### Development Constraints

This Chapter of the Comprehensive Plan has focused on those features and elements of the Township, both natural and manmade, which make up the character of Sadsbury Township and define the limits of development, both past and present. **Figure 3.10** provides generalized locations for the natural features described earlier in this Chapter. Additionally, parks owned by the Township and ponds of significant size are shown. This figure does not show lands that are in some form of protective or conservation status. That issue will be addressed in the Land Use chapter of this Plan, although it can be noted that significant areas are in some form of protected status.


Of interest on the subject figure is the extent of water-based limitations and their relationship to development that has occurred in the past. Large areas between streams were available for development, including agriculture. Sadsbury Township continues to have lands that are available for development, as evidenced by the recent rezoning of a farm south of Sadsburyville which will be oriented to the village. This area is served by public utilities and has ready access to arterial roads. Other areas of the Township without these amenities will most likely retain their rural character.

The natural features of Sadsbury Township not only make up the visual and physical character of the Township today, but are also responsible for the manner in which growth originally occurred. The quality of soils available made agriculture feasible and productive. An extension of the agriculture was the development of grinding mills. Sadsburyville and Pomeroy exist where they do as a result of transportation factors, including both the Lincoln Highway, (Route 30) and the railroad, both of which intersect Old Wilmington Road.

**LEGEND**

-  FLOODPLAINS, WETLANDS AND HYDRIC SOILS.
-  OVER 25 PERCENT SLOPE.
-  TOWNSHIP PARKS, LANDS
-  LAKES AND PONDS



|                                                                                                   |                                |
|---------------------------------------------------------------------------------------------------|--------------------------------|
| <b>SADSBURY TOWNSHIP</b><br>CHESTER COUNTY, PENNSYLVANIA<br>2005 Comprehensive Plan               |                                |
|              | <b>DEVELOPMENT CONSTRAINTS</b> |
| <small>P.O. BOX 1146, EDWENETT SQUARE, PA 19340<br/>PHONE: 610-925-6600 FAX: 610-925-6157</small> | <b>FIGURE: 3.10</b>            |

## CHAPTER 4 COMMUNITY FACILITIES AND SERVICES

All municipal governments have an obligation to their residents to provide facilities and services and, in fact, that is a primary reason for the existence of municipalities. Generally the level of need is based upon population, with both facilities and services becoming greater and more complex as the population and number of businesses grow. The types of services can vary due to particular interests or opportunities in a given area. Some services are expected by a population as a matter of course. Examples are the provision of public parks and well maintained roads. Other facilities and services, such as public safety and libraries, may be unique to a certain area or population. Often, facilities and services will be provided beyond the municipal boundaries. Such would be the case for health facilities and regional parks.

The purpose of this Chapter is to assess the extent of community facilities and services and relate them to accepted standards and local needs. Among the facilities and services to be discussed are parks and recreation, public water and sanitary sewer systems, public education, libraries, public safety, fire protection and medical facilities. Funding for the services and development of facilities can come from a variety of sources, the most obvious of which is local taxes. In the case of Sadsbury Township, the individual income tax makes up most of the revenue available for such expenditures. The preparation of annual budgets is the process of balancing revenues with expenditures for services. Other options are available as well, including the use of grants from various organizations. More detail will be provided on the Township's financial situation in a later chapter entitled Municipal Finances.

### Parks, Recreation and Open Space Plan

One of the more important and traditional community services is the provision of public parkland. This issue usually becomes more important as density in a municipality increases and large areas of open space are developed. Beginning in the summer of 1995 with a community survey and culminating in 1996, the Township prepared and adopted a Parks, Recreation and Open Space Plan. Commonly referred to as the Open Space Plan, it was prepared by the author of this Comprehensive Plan. The purpose of that plan was to assess the community needs for all types of open space, analyze the governmental structures that can create open space and provide standards for the use of open space. The community survey reinforced the concept that most responding residents believed that the character of the Township was rural, made up of various forms of open spaces. Most were attracted to the Township

for those qualities. Therefore, the value of an Open Space Plan to this community is greater than to an area where density of development had preempted concerns for open space. The perception of open space can take many forms, from tracts of land purchased by the Township and made available for recreation to privately owned and undeveloped lands that can only be viewed from the outside. Open space can be a sense of openness or lack of development density. In Sadsbury Township there are numerous large tracts of land that are under one form or another of conservation agreement or protective mechanism.

The Township's Open Space Plan, being less than ten years old when this Comprehensive Plan is adopted, is still relevant and of value. It should be considered as a component of this Plan. It will be summarized in this Chapter where relevant. Two of the most important components of the Open Space Plan are the establishment of goals and recommendations. The Open Space and Environmental Protection Goals are summarized as follows:

#### Community Character

- Provide for present and future population needs.
- Increase citizen awareness of need for regulatory protection.
- Encourage linkage of open spaces.
- Increase communication between Township and citizens.

#### Environmental Protection

- Protect natural features through purchase and easements.
- Prioritize resources for protection.
- Evaluate need for more restrictive regulations of sensitive areas.

#### Agriculture

- Encourage participation in Agricultural Security Act Program.
- Support use of Act 319 and Act 515 programs.
- Conserve prime agricultural soils.

#### Historic Preservation

- Clarify role of Historical Society.
- Prioritize historic resources and develop protective methods.
- Continue use and reuse of historic structures.

### Recreational Facilities

- Identify needs and potential sites.
- Utilize State and County grant funds, developer contributions.
- Use mandatory dedication and fee-in-lieu regulations.
- Identify trails and paths that link open space and other areas.
- Maintain and improve existing facilities.
- Increase citizen awareness of park and recreation facilities.

### Recreation Programs

- Continue to make facilities available to organizations.
- Support greater recreational programming.

The above goals are as relevant today as they were when the Open Space Plan was written. If anything has changed it is the increased pressure to preserve open space in the face of continuing development. With limited resources available to purchase targeted lands, the Township must use all options. A recent example of a means to protect sensitive open space areas and create links to Township destinations is the creation of a Traditional Neighborhood Design overlay zoning district near Sadsburyville. The proposed development will provide significant areas of open space, some of which are encumbered by steep slopes and floodplains. Internal walkways will be coordinated with off-site facilities to encourage walking to nearby services and businesses. Density was allowed to increase beyond that of similar projects in order to create greater amounts of open space.

### Recreation Standards

The Township's Open Space Plan devotes considerable space to the discussion of recreation facility standards. It is not the purpose of this Comprehensive Plan to restate that information, but a summary of relevant information will be provided. During the preparation of the 1996 Sadsbury Township Open Space Plan, Chester County was in the process of completing its Open Space and Recreation Plan, 1996. Where available the Township's Open Space Plan reflects the proposed County standards. Those standards will be used in the summary for this Comprehensive Plan.

The Township is classified as a Rural Settlement Pattern based on the fact that as of the year 2000 Census, the population density was 416.5 people per

square mile of area. That status will undoubtedly change at some point in the future. Statistically, that will occur when the density reaches 553 persons per square mile, at which time the Township will be classified as Rural-Suburban. This classification is part of the County's Open Space Plan basis for recommended open space standards. One of the characteristics of a Rural designation is having more than 80% of the land area classified as Background open space, or areas of farmlands, stream valleys and woodlands. As growth occurs, both farmlands and woodlands will be removed from the rural character.

Parks are classified as regional, sub-regional, community, neighborhood, urban residential and urban. Within Sadsbury Township, there are no regional or sub-regional parks, however, there are several community parks which are owned and maintained by the Township. The standards for the various size parks, as established by Chester County for Rural and Suburban and Rural Suburban are given in Table 4.1, below.

Table 4.1  
Chester County Park Standards

| <u>Park Type</u>   | <u>Rural</u> | <u>Suburban and<br/>Rural Suburban</u> |
|--------------------|--------------|----------------------------------------|
| Regional Parks     | 20 ac./1000  | Applies to entire region               |
| Sub-regional Parks | 8.5 ac./1000 | Applies to entire County               |
| Community Parks    | 6.0 ac./1000 | 4.5 ac./1000                           |
| Neighborhood Parks | Not required | 3.5 ac./1000                           |
| Urban Residential  | Not required | Not required                           |
| Urban Center Parks | Not required | Not required                           |

Source: Chester County Open Space and Recreation Study, 1982

### Recreation Facilities

The Township currently owns three parcels of land that have been designated Township parks. Bert Reel Park is located on Old Wilmington Road, in the southern part of the Township, near Pomeroy. The other area is not named but is located on First Avenue, near Old Wilmington Road and the Township Building. Bert Reel Park consists of 68 acres and is developed with both active and passive recreation facilities located on both sides of the railroad tracks. This park is on land that follows Buck Run. The First Avenue park is minimally

developed with active recreation facilities. The third parcel is located immediately north of the US Route 30 bypass ramps, east of PA 10. This parcel is undeveloped and used primarily by a trail bike club known as the "Piston Poppers".

Historically, active recreation has not been a high priority in the Township. Facilities for team sports can be found in both Parkesburg and Coatesville, both of which are relatively close by. As the population grows in the future and greater density of development occurs in the Sadsburyville vicinity, attention should be given to providing facilities that are accessible by pedestrians. The proposed plans for Sadsbury Park contain significant amounts of open space suitable for a variety of recreational pursuits.

### Sanitary Sewer Service

In early 1995, Sadsbury Township adopted an updated Act 537 Sewage Facilities Plan. At that time, the extent of the public sewage system was a main that collected from properties in the villages of Sadsburyville, Pomeroy and the area known as Pomeroy Heights. This line conveyed sewage to the Parkesburg Treatment Plant to the southwest. It was known that the plant was not meeting current quality discharge standards into Little Buck Run in the southeast corner of the Borough. The proposal of the Act 537 Plan was to abandon the Parkesburg Treatment Plant and convey waste to the City of Coatesville Authority (CCA) by a force main along State Route 372. This plan has been put in place at this time, with the effect of improving the environmental problems associated with the Parkesburg Treatment Plant. The current organization managing the system is the Pennsylvania American Water Company.

Areas served by the public system today are the region along Business Route 30 in Sadsburyville and areas to the south around Pomeroy Heights and Pomeroy near Old Wilmington Road, Greenbelt Drive and Oak Street. Areas in the vicinity of Sadsburyville have seen active development recently with the development of attached townhouse housing in Sadsbury Village to the west of Sadsburyville. The recently approved Sadsbury Park will contain a mixture of small-lot single family, townhouse and manor homes, totaling 462 dwelling units. Both of these projects either have connected or will connect to the public sewer system.

At the time of this writing, the areas planned to be served by public sewer in the Act 537 Plan have been provided with facilities, with the exception of two. An area north of the US 30 bypass near Old Wilmington Road is close to being



constructed. An area west of Pomeroy and south of the Amtrak rail lines would be the last area of the Act 537 Plan to be implemented. **Figure 4.1, Sewer Service and Water Franchise Areas**, illustrates the phases of the Act 537 Plan and those areas subject to agreement for public water service.

Comments made by the Chester County Planning Commission as part of the Act 537 review included concerns by the County Health Department that there should be some emphasis placed on Township management of on-lot systems that would not be replaced by the public system. The County Health Department has prepared an "Owner's Manual for On-Lot Sewage Systems" that provides information about such systems and, most importantly, their maintenance. As part of its routine communication with Township residents, it is recommended that periodic reminders about the availability of such information be made by Township officials. The "Owner's Manual" could be copied and distributed to lot owners using such systems. It should be the intent of the Township to have whatever system is employed to be effective, reliable and environmentally sound.








It is not the intent of the Township to provide public sewer and water service to all areas, as the location of such facilities is a strong factor in land use planning and density control. The rural areas of Sadsbury Township that are designated for low density can be adequately served with on-lot systems that are cost effective and sensitive to environmental concerns.

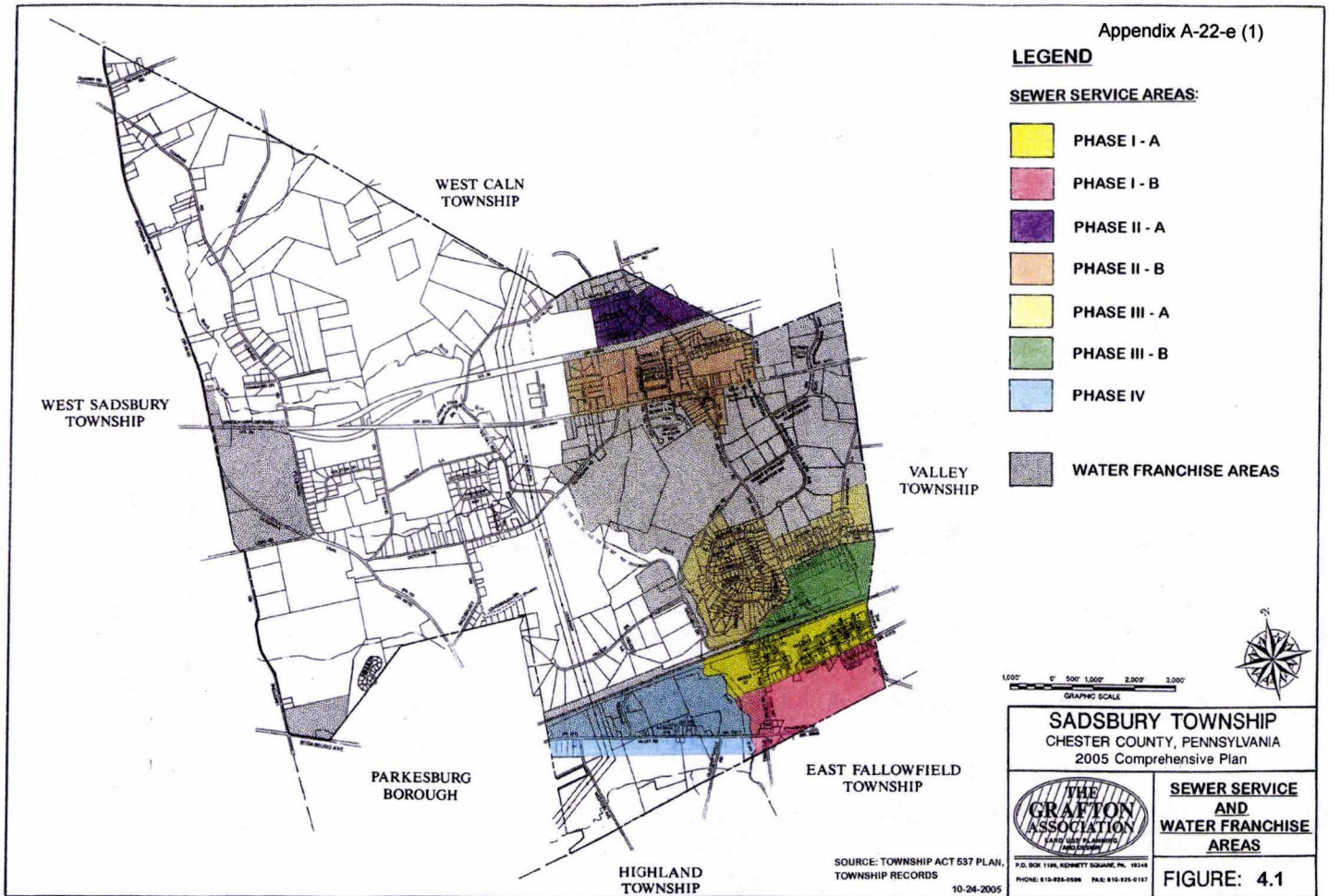
#### Water Supply Plan

The areas of the Township served by public water supply are similar to that served by the public sewer system. Public water is also provided by the Pennsylvania American Water Company. The main supply line enters the Township along the railroad right-of-way in the southern area of the Township. By adopting a plan to provide public water and sewer to the southeastern portion of the Township, officials have reinforced the land use pattern that has existed historically by focusing growth into an area either within or nearby utility service areas. Areas beyond the service areas are designated for conservation or large lot development of low density. **Figure 4.1, Sewer Service and Water Franchise Areas**, designates those areas that the Township has included in an agreement with the Water Company for the current or potential provision of public water service. The source of public water to the Township and the entire regional service area is from sources beyond its boundaries. A primary source of this water service is the Coatesville Reservoir located northwest of Coatesville. The provision of public water to any new development would require that the development either be within a water franchise area or that the

**LEGEND**

**SEWER SERVICE AREAS:**

-  PHASE I - A
-  PHASE I - B
-  PHASE II - A
-  PHASE II - B
-  PHASE III - A
-  PHASE III - B
-  PHASE IV
-  WATER FRANCHISE AREAS



franchise area be amended to include the site. Regardless, public water is subject to the control of the entity providing it and Sadsbury Township. Within the Township, approximately twice as much water is consumed from the public source than from private wells, on the basis of gallons per day and recognizing that the calculations provided by "Watersheds" are estimates from 1998.

Those areas of the Township beyond the water franchise area must rely on on-site wells. The control of subsurface aquifer water quality is a matter of importance to those relying on wells. The quantity and quality of groundwater may be affected by both local and regional activities. The migration of substances below the ground surface does not respect property lines or municipal boundaries, making containment of potential contaminants extremely important. Examples of potential contaminants to the surface water that infiltrates soil layers above aquifers are agricultural manure runoff, herbicides, pesticides, petroleum products and various other chemicals that are associated with diverse land uses. One land use that frequently comes into scrutiny for run-off issues is agriculture because of the manure from domestic farm animals and the use of chemicals on croplands. Local agents for the Soil Conservation Service coordinate with farmers regarding these issues and encourage the use of best management practices to limit use of chemicals and contain runoff.

In almost every instance of land development, some amount of impervious surface area is created, be it roofs, driveways, sidewalks, roadways, or parking lots. Stormwater runoff from these areas has the ability to convey contaminants from the surface, such as automotive grease from parking lots. Stormwater runoff also can cause erosion of soils unless managed by basins and infiltration methods. Of concern is the quantity of water being stored temporarily and the quality of the water that is to be recharged into the ground. Engineering solutions of various configurations can be applied to this situation and most municipalities require that an approved solution be put in place as part of the development. Of concern is the ability of the stormwater management system to recharge the maximum volume of the highest quality water into the aquifers. Sadsbury Township development regulations are consistent with this need and proposed development plans must demonstrate an ability to manage stormwater runoff.

The Township should continue to be aware of the need to maintain high water quality and quantity in its underlying aquifers. Land development plans need to be subject to thorough review for the most effective methods to eliminate potential contamination from surface water run-off and for compliance with the Township's development regulations. Those development regulations should be reviewed and updated continually to take advantage of any recent improvements in technology. Monitoring of well water quality will enable

authorities to intervene if contaminants are detected. Monitoring of well water quantity, or water levels, will indicate either seasonal fluctuations, excessive withdrawals, or deficient water recharge practices on the surface.

As noted elsewhere in this Comprehensive Plan, Chester County adopted a document known as "Watersheds" in 2002. "Watersheds" expands on water quality and quantity issues raised in the County's Comprehensive Plan, "Landscapes" and proposes policy for addressing the topic. A major focus of "Watersheds" is that of stormwater management. The continuing evolution of this emphasis by the County has been the creation of a "Post Construction Stormwater Management Model Ordinance". This model ordinance was drafted during 2003 and represents a course of action for all Chester County municipalities. The ordinance embraces a list of ten principles from "Watersheds" that provide guidance in the management of stormwater. Those ten principles are summarized from the document as follows:

#### Ten Principles of Comprehensive Stormwater Management

1. Minimize the volume of stormwater runoff generated.
2. Define "Pre-Development Condition" as "Meadow Condition".
3. Protect infiltration and ground water recharge.
4. Protect water quality by removing pollutants prior to discharge to streams.
5. Protect instream channels and geomorphology conditions.
6. Reduce impacts of development to flood flows.
7. Protect adjacent lands from direct stormwater discharge.
8. Ensure long-term operation and maintenance of stormwater facilities.
9. Establish forested riparian buffer networks.
10. Protect wetlands and floodplains to reduce runoff and flooding.

The Sadsbury Township Subdivision and Land Development Ordinance of 1979 (as amended) makes reference to an ordinance of 1990, Chapter 102, "Soil Erosion and Sediment Control and Stormwater Management", which provides standards for the management of stormwater on development sites. The County's Model Ordinance was drafted more recently than the Township Ordinance. It is recommended that the Township engage the Township Engineer to review both documents for opportunities to bring the Township Stormwater Ordinance into compliance with that of the County. Of particular concern is the ability to conform to NPDES, or the National Pollution Discharge Elimination System. As of the publication of "Watersheds", Sadsbury Township was not expected to be subject to NPDES Phase II regulations, although continued monitoring should occur. A document referenced in the County Model Ordinance that will be of value in updating local ordinances is the

“Pennsylvania Handbook of Best Management Practices” (1998). On a site specific basis, two sites in eastern Sadsbury Township have been identified by the County as having ground water problems. They are in the vicinity of Sadsburyville and Pomeroy. Coordination should occur between the County Water Resources Agency and the Township regarding ongoing development activity in this sector of the Township.

As noted in Chapter 3, Sadsbury Township is located in the Brandywine Creek watershed and the Buck Run sub-basin, although approximately 10% of the Township is in other peripheral sub-basins. The Brandywine Creek watershed has been given a high priority by “Watersheds” for restoring stream quality, reducing stormwater runoff and protecting stream resources. While Buck Run has not been classified as being impaired, Little Buck Run, which flows through Parkesburg and through the southern extremity of Sadsbury Township, has been classified as a Section 303(d) impaired stream. Section 303(d) refers to a section of the Clean Waters Act, developed by the EPA that requires states to identify all waters that do not meet water quality standards. Water bodies not meeting those standards are required to develop TMDL’s, or Total Maximum Daily Load calculations for the maximum amount of pollutants allowed to enter the water body. By contrast, the Pequea Creek watershed, a small portion of which is in the most northern corner of the Township, is classified as a High Quality Stream. “Watersheds” also provides protection designations for Chester County streams. Buck Run is classified as TSF-MF (trout stocking – migratory fish) using the State’s Protected Water Use system. Each of these conditions implies a need for the Township to be vigilant in enforcing stormwater runoff regulations in order to maintain acceptable levels of water quality in the watershed. A comprehensive approach to stormwater management, as recommended in the Model Ordinance, should be employed to reduce the volume of runoff and pollutants generated by development.

A requirement of the Municipalities Planning Code is a discussion of the impact on a municipality from mineral extraction. Although the extraction of minerals from the earth is not a factor in Sadsbury Township, operations to do so may severely disrupt both ground and surface waters. Mineral extraction is regulated by statutes that specify restoration and replacement of water supplies. In a similar fashion and has been noted above, commercial agriculture may impact water supply sources. Regulations and best management practices address and mitigate these concerns. In each case the use of management techniques should be employed to limit groundwater contamination, erosion of soils and impairment of streams.

### Solid Waste

The Township currently contracts with BFI for the collection and removal of solid waste materials from residences and businesses. The service is funded through taxes collected from property owners. Disposal of solid waste occurs outside the boundaries of the Township. Recycling of some forms of solid waste is a component of waste management in County municipalities, however, there are no facilities currently available for residents to voluntarily recycle material. BFI provides containers for limited recycling to meet state law. Sadsbury Township has a Recycling Committee which has been active in the past but is not currently active. It is recommended that the Committee reactivate and address the issue of voluntary recycling by locating facilities at strategic locations where residents could conveniently bring materials. This might include not only traditional materials like glass, plastic and paper, but also include organic yard waste that could be composted. The issue of recycling organic yard waste will become a larger issue in the future as greater numbers of small lots are developed with limited space to dispose of materials.

### Schools

Sadsbury Township is served by the Coatesville Area School District which is geographically centered around the City of Coatesville and South Coatesville, and also includes the townships of West Caln, West Brandywine, Caln, East Fallowfield, Valley and Sadsbury. The Township is located on the western edge of the District, adjacent to the Octorara Area School District. There are no public schools physically located within the Township and children attending public school do so outside the Township. Young children attend Rainbow Elementary School for grades K – 5. All older children attend the South Brandywine Middle School for grades 6 – 8, Coatesville Area Intermediate High School for grades 9 – 10, and the Coatesville Area High School for grades 11 – 12. South Brandywine Middle School is located in Coatesville and both of the high schools are located near Business Route 30, northeast of Coatesville. Other than conventional public schools, there is an Amish school located on Skiles Road in the northern sector of the Township.

Public schools are funded through school taxes paid by owners of residential and commercial properties. The District serves about 7550 students in 12 schools. Funding sources for the School District come from two sources. About 30% of the budget is from federal and state grants, while about 70% is achieved through taxes on residents and businesses. Local taxes for the school district are in the form of a real estate tax of \$0.5 per \$1000 assessed

value, earned income tax of 0.5% of earned income, and a real estate transfer tax of 0.5% of value sold.

### Libraries

The nearest public library available to the residents of the Township is the Parkesburg Free Library, located at 105 West Avenue, near First Avenue. Although not in Sadsbury Township, this library is located conveniently in the center of Parkesburg, adjacent to the southwest corner of Sadsbury Township. This library is part of the Chester County system and receives funding from County, State and local sources. The Parkesburg Free Library is managed by a board with representation from the surrounding townships of West Fallowfield, West Sadsbury, Londonderry, Highland, Sadsbury, and Parkesburg Borough. Daily operation of the library relies heavily on the services of volunteers.

The Parkesburg Free Library provides a variety of programs to all age sectors of the community, in addition to maintaining a large inventory of books, periodicals and other materials. Examples of programs for the community are an off-site reading program for local preschools, special interest education, a book discussion club and personal computer classes. For many years, this library has been the provider of activities and programs for children and adults in the area.

The next closest public library to Sadsbury Township residents is in Coatesville on Business Route 30. Due to the proximity of both the Parkesburg Library and the Coatesville Library and the fact that residents take advantage of both, Sadsbury Township contributes \$1500 annually to each facility to assist in their operations and programs.

### Public Safety

The Township's public safety is the responsibility of the Sadsbury Police Department, which is located at the Township Building. Staffing is made up of a full-time sergeant, a part-time chief, and nine part-time patrolmen. Vehicles available to the police staff include a 2004 Dodge Durango, a 1994 Ford, a 2000 Crown Victoria and a 2003 Dodge Intrepid. Due to staffing, the police force performs basic law enforcement operations with little time available for proactive programming within the community.

As population increases occur within the Township, the police force staffing, including administrative, will need to be reevaluated to maintain high levels of

public safety. A recent example of a new program being implemented has occurred in a new development known as Quarry Ridge on Old Wilmington Road. In this single family detached residential community, residents have started a Town Watch program to increase their safety and security.

### Fire Protection

Sadsbury Township has two volunteer fire companies that provide fire protection for the residents and businesses. These two companies operate out of stations located in Sadsburyville near the Township Building and in Pomeroy. Although these are volunteer organizations, the Township is involved with each, including contributions annually to workman's compensation funds. Each company sponsors many fund raising events during the year to support their facilities and programs. Equipment owned by the companies is insured by the Township and is carried on the inventory of equipment along with the maintenance and police vehicles. A list of the fire protection vehicles is as follows:

- 1998 Freightliner
- 1999 KME Pumper
- 1994 Chevy Suburban
- 1985 Chevy Blazer
- 1996 Ford Ambulance
- 1986 Chevy Diesel Fire Truck
- 1988 Kovath Pumper
- 1973 Jeep
- 1964 Hahn Pumper

The two fire companies not only provide fire fighting capabilities for the Township but also supplement the services of nearby companies in adjacent municipalities. The Sadsburyville company has a primary responsibility to the Township, while Pomeroy provides service to both the Township and other municipalities. Members of the fire companies are trained in basic first aid, with some members having paramedic skills. In many instances, the fire company personnel are first responders for medical emergencies that are passed through the 911 system. In such a case, a designated first responder would be paged and informed of the emergency location. The responder would immediately go to the location, supplementing the service of an ambulance which would be dispatched from the Pomeroy Company. This emergency service is usually provided by personnel from the Sadsbury Company.



### Medical Services

Residents of the Township in need of immediate and emergency first aid rely on the 911 system for access to public safety and fire company first responders. Paramedics who are members of the fire companies would arrive on the scene very quickly. Medical needs other than emergency are met by medical offices in the area during business hours. The nearest emergency room is at Brandywine Hospital in Coatesville on Reeceville Road, northeast of the city near Route 30.

### Government Organization

Sadsbury Township is classified as a Second Class Township within Chester County by virtue of its population density being lower than 300 persons per square mile. The Township is managed by three elected members of the Board of Supervisors. These Supervisors serve staggered six year terms. The Board of Supervisors is responsible for preparing an annual budget and is empowered to levy taxes from residents and businesses to cover expenditures. Greater detail on financial matters of the Township will be provided in a later chapter of this Plan entitled "Municipal Finances". In addition the Board of Supervisors considers and passes ordinances which affect the administrative and operational aspects of the Township.

The Board of Supervisors appoints commissions to act on specific tasks and report to the Board. The Planning Commission is composed of seven members who meet monthly to review and recommend land development plans, ordinance revisions and general land use issues. The Zoning Hearing Board is a three member panel responsible for hearing appeals to the Zoning Ordinance. This appointed Board has decision making power and does not make recommendations to the Board of Supervisors. The Parks and Recreation Committee currently has seventeen (17) members. This body provides advice to the Board of Supervisors on open space and recreational issues. In general, the Board of Supervisors will create a commission, board or task force whenever a need arises. An example of this is the Task Force assembled for monthly meetings with this consultant to review elements of and provide input to this Comprehensive Plan.

The members of the Board of Supervisors and the Zoning Hearing Board receive compensation for their services. Members of other committees or commissions serve voluntarily.

There is another group within the Township that provides a service. The Historical Society is a group of individuals knowledgeable on historical matters who have over the years maintained an inventory of historic buildings and sites within the Township. They serve out of personal interest and are not appointed by or responsible to the Board of Supervisors. Most of what has been assembled about the Township's history was done so by the Historical Society. Its major effort was the publication in 1982 of the "Sadsbury Township Tri-Centennial" booklet, containing maps, photographs and descriptions of the Township's numerous historic resources. One of the recommendations embraced by this Comprehensive Plan is that the Board of Supervisors consider giving greater standing to the Historical Society and provide Zoning Ordinance standards and procedures for the preservation of historic properties.

The administrative responsibilities of the Township fall to an office staff made up of a full-time secretary/treasurer, one full-time assistant secretary and one part-time employee. The operational aspects of the Township are performed by a road crew made up of two full-time employees and one part-time employee. Equipment available to the crew includes the following:

- 1989 International Dump Truck
- 1992 Dodge Pick-up Truck
- 2003 Ford Dump Truck
- Back Hoe
- 2004 John Deere Tractor

One member of the Board of Supervisors serves as the Township's Roadmaster, and supervises the road crew. The primary responsibilities of this group are the maintenance of Township roads and the clearing of snow. In addition, they cut grass and maintain facilities at Township owned lands and parks. Projects beyond the capability of the road crew are performed by private contractors. The equipment used by the road crew is maintained and housed in a garage located near the Township Building.

The Township employs a part-time Zoning Officer who is responsible for the reviewing and recommending of land development plans and the issuance of all building permits. Additional professional services are provided by a Planning Consultant, Solicitor, and Township Engineer, each of whom assists the Board of Supervisors in the processing of applications that come before them.

**Recommendations:**

Chapter 13 of this Comprehensive Plan, entitled Implementation, contains the goals and objectives established in Chapter 5 by the Task Force, as well as a recommendation on how to accomplish the objective, a statement of priority, and assignment of responsibility. For purposes of continuity within this Chapter, those recommendations are discussed as follows:

1. Initiate a Community Facilities Plan for the Township by inventorying all facilities and programs, to include age, annual operating and maintenance costs, specialized equipment, attendance figures, service areas and any other relevant information about current facilities and programs. The Community Facilities Plan should then become part of the annual Budget preparation process, when adequacy of facilities is discussed and future needs are projected. The Plan should relate to any community facility or program discussed in this Chapter and future facilities and programs.
2. Communicate to Township residents information about community facilities and programs available to them. This communication should also include businesses located in the Township. Facilities and programs should be those provided by the Township, as well as those available regionally. The means to communicate this information should be through the Township's newsletter which is issued periodically, and through the Township's internet web site. Both means should be used to assure coverage. To some extent, this is occurring by Township staff; however, it is recommended that greater emphasis be given to the need on a regular basis.
3. Consolidate information about emergency services from federal, state and regional providers for the benefit of Township residents. With the heightened awareness of public security, the Township should provide its population with current and useful information from police, fire, emergency health and disaster relief agencies. In order to coordinate this information and its dissemination, it is recommended that one individual, either a member of the Board of Supervisors or an appointed resident, be assigned to the task. The Township newsletter and internet web site should be used to inform residents and businesses of such services.

## CHAPTER 5 GOALS AND OBJECTIVES

The purpose of this chapter of the Comprehensive Plan is to establish statements of intent regarding the future of Sadsbury Township. These intentions are expressed as goals and objectives and reflect the wishes of the residents and officials of the Township. The statements of intent are consolidated in this chapter in order to provide guidance in the decision making and policy setting process of land use planning and facilities and program development. The order of presentation of the goals and objectives should not be seen as a prioritization or emphasis.

Within the context of this Comprehensive Plan, a goal is a generalized topic that encompasses an area of concern to the Township. Objectives are measurable methods and procedures to accomplish a goal.

Goals and objectives are designed to satisfy the future growth needs of the community. The goals need to address the complete range of issues facing Sadsbury Township. They are derived from the analysis of existing conditions and growth prospects and identification of growth management issues which are outlined in Chapter 7, Land Use Plan. The list of goals and objectives that follow are categorized according to the major planning concerns and issues that were identified in previous Township planning documents, as well as through more recent expression by the Comprehensive Plan Task Force and Township officials.

The comprehensive planning process is dynamic and is reflective of the continuing changes in community needs. As those needs change, adjustments should be made to the goals and objectives, at a minimum during interim or complete updates to this Plan. Implementation of objectives is addressed in Chapter 13, Implementation, where recommendations are developed with priorities and establishment of responsibility.

**Goal: Community Character – Identify, preserve and enhance positive and beneficial attributes of the Township community.**

- |             |                                                                                                                          |
|-------------|--------------------------------------------------------------------------------------------------------------------------|
| Objective 1 | Identify and evaluate both positive and negative community characteristics and seek means to perpetuate or correct them. |
| Objective 2 | Encourage growth management that sustains and expands positive community characteristics.                                |

- Objective 3            Strengthen the family orientation of the community by promoting cultural activities.
- Objective 4            Establish standards and policies that will protect and preserve historical elements of the Township.

**Goal: Natural Resources – Inventory, protect environmentally sensitive resources.**

- Objective 1            Inventory and delineate natural resources on accessible data bases, with the intent of using the data to support programs to expand the public knowledge of local natural resources.
- Objective 2            Review and modify development standards which relate to protection or enhancement of steep slopes, floodplains, wetlands, agricultural soils, water courses and riparian areas, geologic features, woodlands, unique plant and animal communities.

**Goal: Community Facilities and Services – Provide for Township's recreational, cultural, safety and health needs.**

- Objective 1            Inventory current community facilities and services for function, effectiveness, location, cost, accessibility and parking.
- Objective 2            Inform Township residents of cultural programs and services available, both locally and regionally.
- Objective 3            Coordinate with state and regional emergency services providers, including police, fire, emergency health and disaster relief.

**Goal: Open Space Preservation** – Identify and preserve open space of all kinds through various techniques to preserve farm lands, parks, conservation areas, utility easements, environmentally constrained lands, etc.

- Objective 1            Maintain inventory of lands in Township under various forms of conservation and protection.
- Objective 2            Identify areas, such as scenic corridors and viewsheds, in need of future protection as part of the rural character of the Township.
- Objective 3            Develop a plan to link open space areas and community facilities with non-vehicular corridors.

**Goal: Agricultural Preservation** – Encourage agricultural preservation as a viable and beneficial land use component.

- Objective 1            Maintain an inventory of all agricultural uses, including croplands, pasture land, nurseries, woodlands and specialty agricultural uses.
- Objective 2            Explore agricultural preservation programs that may benefit local farmers without loss of future values and without investment of Township funds.
- Objective 3            Develop methods to integrate and buffer agricultural uses in a developing community of non-agricultural uses.
- Objective 4            Research and promote programs to assist small and niche-market farming operations.

**Goal: Transportation** – Provide efficient and maintained network of transportation elements; roads, trails, pedestrian paths, public transportation.

- Objective 1            Maintain an inventory of roadways, public transit routes, trails and other transportation corridors with pertinent right-of-way, speed limit, intended use, material and location information.

- Objective 2            Coordinate local road design and capacity with adjacent municipalities.
- Objective 3            Identify locations on roadways where traffic calming techniques would be beneficial and coordinate with traffic agencies about installation.
- Objective 4            Coordinate with State, County and regional officials on transportation related issues, including enhancement of public transit.
- Objective 5            Manage future growth so as to maximize use of current road capacity and avoid creation of additional roads except in cases of failing traffic conditions.
- Objective 6            Develop pedestrian and bicycle routes throughout the Township to lessen dependency on motorized vehicles.

**Goal: Land Use – Manage future growth within context of historical patterns and strategies, making efficient use of infrastructure.**

- Objective 1            Recognize external factors which affect Township land use and planning, such as regional shopping centers, the Chester County Airport, Route 30 and the railroad line.
- Objective 2            Maintain a mapped inventory of current land uses of the Township.
- Objective 3            Evaluate Township ordinances and modify as necessary to provide adequate open space and locate future growth to areas of adequate infrastructure.
- Objective 4            Inventory and monitor non-conforming uses and structures and develop programs to bring such uses into conformity with Township regulations.
- Objective 5            Develop zoning and development regulations which incorporate non-traditional land development, such as village and cluster development, which encourage open space, connectivity and protection of natural resources.

Objective 6            Attract the development of commercial, industrial and institutional uses which provide direct benefit to Township residents and businesses.

**Goal: Housing and Non-Residential Buildings – Ensure safe and adequate structures for residents and businesses.**

Objective 1            Evaluate land use ordinances to ensure opportunities for a variety of housing types and values, complying with accepted standards and fair share housing principles.

Objective 2            Review procedures to routinely monitor building conditions to ensure compliance with building codes.

Objective 3            Enable the compatibility of contiguous future land uses having adequate infrastructure and suitable community facilities.

**Goal: Historic Preservation – Recognize value of Township's past heritage, protect and enhance remaining structures.**

Objective 1            Maintain and expand upon an inventory of historic buildings and structures prepared by the Brandywine Conservancy.

Objective 2            Encourage owners of historic structures to apply for recognition of historic status from local, State and national registries.

Objective 3            Develop procedures within Township regulations which facilitate preservation and/or adaptive reuse of historic buildings.

**Goal: Finances – Balance community needs and expenditures with ability to generate revenues.**

Objective 1            Prepare an annual Budget and a Capital Improvement Program to fund facilities, maintenance and programs. Maintain reserve funds for maintenance and expansion of community facilities and public works projects.



- Objective 2 Encourage fiscally responsible land development through diversity to strengthen the tax base and varied employment opportunities.
- Objective 3 Investigate the adoption of a "fee in lieu of" option and other methods related to the acquisition of open space. Explore the use of matching grants and impact fees for the development of programs or facilities.

**Goal: Planning and Coordination – Coordinate Township growth management strategies with adjacent and regional municipalities.**

- Objective 1 Monitor development trends regionally for impact on and compatibility with the Township.
- Objective 2 Implement plans which provide adequate and appropriate locations for future growth using sound land use planning principles. Monitor legal decisions and new regulatory controls which may be applicable to growth management in the Township

**Summary**

It is the intention of the Goals and Objectives chapter of this Comprehensive Plan to focus on issues that are significant to the Township and to develop measurable methods to address those issues. During the planning period following the adoption of this Plan important issues may change and new issues may arise. As change occurs the goals and objectives should be reevaluated and modified to meet the circumstances. The issues are more fully elaborated upon in other chapters of the Plan, where they are applied to existing conditions and plans of action are proposed.

One of the purposes of outlining goals and objectives is to provide residents and officials of the Township with guidelines to assist in the decision making process affecting budgets, zoning decisions, variances and growth management in general. It is the purpose of this chapter to provide decision makers with a summary of issues which have been found to be significant to the community and which are important to the future of the Township.

## CHAPTER 6 POPULATION AND HOUSING

The use of demographic information is an essential tool in the planning process. Elements of this information are used to assess the historical trends, current conditions and future projections. Most of the data used in this process has been assembled by the United States Bureau of the Census from information collected at the beginning of each decade. The data is made available to state and local municipalities in a form that allows for comparison of information within a category over a period of time and with other municipalities. It is the analysis of this information that is at the center of a comprehensive plan, for it forms the basis for planning for the future in terms of accommodating population, housing and business growth.

Sadsbury Township, like most municipalities, is subject to a continuous stream of applications for development, for residential, commercial, industrial and institutional development. How the Township reacts to each application has a major impact on the future appearance and character of the community. Having the ability to know how past development has occurred will allow for the Township to make informed decisions about land use, facilities development and service programs affecting all residents. One of the attributes of demographic information collecting is its use to forecast growth. The Delaware Valley Regional Planning Agency (DVRPC) is a regional, multi-county planning agency which includes Chester County. DVRPC produces a population projection forecast for local municipalities using the historical trends. In cooperation with the counties, the forecast addresses future growth for several decades at the township and borough level. Projections are only indications of continuation of past trends and usually do not account for a large development that may alter the land use pattern significantly.

It is the intent of this Comprehensive Plan to provide policy and development guidelines to the Township's planning process. The analysis of past demographic trends will establish the basis for providing for the needs of residents and businesses in the future. Therefore, this Chapter will focus on the population and housing statistics of the past in order to understand trends and to project for the future.

### Methodology

The most recent source of demographic information comes from the year 2000 US Census Bureau data. Chester County has assembled the data and presents it as a County Profile. This Chapter will utilize that data, not only for

Sadsbury Township, but also for surrounding municipalities and the County, to compare the patterns of growth over time. Chester County has prepared a "Profile of General Demographic Characteristics: 2000" for each municipality, from which the following categories of information are available for Sadsbury Township:

**General Demographic Characteristics**

- Sex and age
- Race
- Relationships
- Households by type
- Housing occupancy
- Housing tenure

**Profile of Selected Social Characteristics**

- School enrollment
- Educational attainment
- Marital status
- Grandparents as caregivers
- Disability status
- Residence in 1995
- Nativity and place of birth
- Region of birth of foreign born
- Language spoken at home
- Ancestry

**Profile of Selected Economic Characteristics**

- Employment status
- Commuting to work
- Occupation
- Industry
- Class of worker
- Income in 1999
- Poverty status in 1999

**Profile of Selected Housing Characteristics**

- Units in structure
- Year structure built
- Rooms
- Year householder moved into unit
- Vehicles available
- House heating fuel

- Occupants per room
- Value
- Mortgage status and selected monthly owner costs
- Monthly owner costs as a percentage of income
- Gross rent
- Gross rent as a percentage of income

### Regional Population Growth

For comparison purposes, it is relatively easy to view comparable data for Sadsbury Township and those municipalities that it borders, for all are within Chester County. **Table 6.1, Regional Population Comparison** presents a summary of population totals for the region and for Chester County over the period 1970 to 2000. The four decade totals from the US Census Bureau allow for a comparison of enough recent decades to observe trends and changes. Those changes and percentages of change have been shown for the overall period and for the last decade, 1990 to 2000.

Sadsbury Township has grown in population progressively over the 30 year period, with a 22.8% rate from 1970 to 2000 and a 2.9% growth from 1990 to 2000. These rates of growth are clearly the lowest among the surrounding municipalities, with the notable exception of Highland Township which has lost population consistently over the period. Discounting Highland Township, the range of population growth is between 13.1% and 27.7%, including Chester County at 15.2%. The Sadsbury Township rate of 2.9% during the past decade is indicative of a stable balance of birth and death rates and only modest new development.

Another category of information in Table 6.1 is that of population density. Of interest is the diversity found in the regional municipalities. It is to be expected that Parkesburg Borough would be significantly denser than the surrounding municipalities since it is considered an urban center by the County and is extensively developed. The remaining Townships differ considerably among themselves and with Chester County as a whole. The range is from 65.3 persons per square mile in Highland Township to 857.1 in Valley Township. Although not contiguous, these two townships are geographically close. A major factor, that may partially explain a thirteen-fold density difference, is the presence of Route 30 in Valley Township and development influences from the adjacent Coatesville. Numerically, Sadsbury Township is the middle of the extremes with a density of 413.3 persons per square mile.

Table 6.1  
Sadsbury Township and Surrounding Municipalities  
Regional Population Comparison

| Municipality          | 1970           | 1980           | 1990           | 2000           | Change<br>1970-2000 | % Change<br>1960-2000 | Change<br>1990-2000 | % Change<br>1990-2000 | Population<br>Density* |
|-----------------------|----------------|----------------|----------------|----------------|---------------------|-----------------------|---------------------|-----------------------|------------------------|
| <b>Sadsbury Twp.</b>  | <b>2103</b>    | <b>2398</b>    | <b>2510</b>    | <b>2582</b>    | <b>479</b>          | <b>22.8%</b>          | <b>72</b>           | <b>2.9%</b>           | <b>413.3</b>           |
| East Fallowfield Twp. | 3487           | 3962           | 4433           | 5157           | 1670                | 47.9%                 | 724                 | 16.3%                 | 328.9                  |
| Highland Twp.         | 1248           | 1244           | 1199           | 1125           | -123                | -9.9%                 | -74                 | -6.2%                 | 65.3                   |
| Parkesburg Borough    | 2701           | 2578           | 2981           | 3373           | 672                 | 24.9%                 | 392                 | 13.1%                 | 2706.8                 |
| Valley Twp.           | 3791           | 3598           | 4007           | 5116           | 1325                | 35.0%                 | 1109                | 27.7%                 | 857.1                  |
| West Caln Twp.        | 3152           | 4958           | 6143           | 7054           | 3902                | 123.8%                | 911                 | 14.8%                 | 324.3                  |
| West Sadsbury Twp.    | 1189           | 1728           | 2160           | 2444           | 1255                | 105.6%                | 284                 | 13.1%                 | 229.1                  |
| <b>Chester County</b> | <b>278,311</b> | <b>316,660</b> | <b>376,396</b> | <b>433,501</b> | <b>155,190</b>      | <b>55.8%</b>          | <b>57,105</b>       | <b>15.2%</b>          | <b>573.4</b>           |

Source: US Census Bureau

\* Persons per Square Mile

### Age and Gender Distribution

The population of Sadsbury Township is distributed in a normal fashion across age continuum, as shown on **Table 6.2**. The value to the Township of this information is the numbers of individuals in various age ranges as they relate to the need to provide services. The most obvious is the number of youth, not only for school planning purposes for the School District, but also for the Township in terms of recreational programs and facilities. Additionally, the Township has a significant population of elderly made up of 286 individuals over the age of 64. This is an age group that has interests and needs usually different than those of younger ages. These numbers are not unusual and reflect a municipality that retains the residency of the various age groups.

The gender distribution of the Township is available statistically only by totals. Of the total population of 2582, there are 1256 males (48.6%) and 1326 females (51.4%). These figures are approximately the same as the County's distribution of 49.1% male and 50.9% female.

### Racial Distribution

Sadsbury Township's population is made up of a diverse range of ethnicities, as are most parts of the County. **Table 6.3** depicts the four largest categories; White, Hispanic or Latino, African-American, and Asian. Those who classify themselves in the US Census as other than those four are listed here as Other. There is also an opportunity to reflect more than one race. The table clearly shows that the majority of the population of the Township is White, as are the surrounding municipalities. It is interesting to note that all of the surrounding municipalities and Sadsbury have a higher percentage of Whites than the Chester County figure. Historically, the trend is toward greater diversity and the Township should expect to see greater numbers of the smaller racial components in the future.

### School Enrollment and Attainment

Although Sadsbury Township does not specifically provide schools for its residents, it is important to quantify those children within the Township who are within levels of school. The School District monitors these figures and population projections to forecast demand on school facilities in the future. The

Table 6.2  
Sadsbury Township  
Age Distribution

|                                 | Age Ranges (years) |        |          |          |          |          |          |          |          |          |          |          |      |
|---------------------------------|--------------------|--------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|------|
|                                 | <5                 | 5 to 9 | 10 to 14 | 15 to 19 | 20 to 24 | 25 to 34 | 35 to 44 | 45 to 54 | 55 to 59 | 60 to 64 | 65 to 74 | 75 to 84 | >85  |
| Sadsbury Township<br>Total 2582 | 175                | 216    | 189      | 174      | 123      | 319      | 460      | 386      | 146      | 93       | 167      | 119      | 15   |
| Percentage                      | 6.8%               | 8.4%   | 7.3%     | 6.7%     | 4.8%     | 12.4%    | 17.8%    | 14.9%    | 5.7%     | 3.6%     | 6.6%     | 4.6%     | 0.6% |
| Median Age 37.0                 |                    |        |          |          |          |          |          |          |          |          |          |          |      |

Source: US Census Bureau

Table 6.3  
Sadsbury Township and Surrounding Municipalities  
Racial Distribution

| Municipality          | Total<br>Population | White          |              | Hispanic or Latino |             | African American |             | Asian       |             | Other       |             | Two or More Races |             |
|-----------------------|---------------------|----------------|--------------|--------------------|-------------|------------------|-------------|-------------|-------------|-------------|-------------|-------------------|-------------|
|                       |                     | Number         | Percent      | Number             | Percent     | Number           | Percent     | Number      | Percent     | Number      | Percent     | Number            | Percent     |
| <b>Sadsbury Twp.</b>  | <b>2582</b>         | <b>2407</b>    | <b>93.2%</b> | <b>21</b>          | <b>0.8%</b> | <b>110</b>       | <b>4.3%</b> | <b>16</b>   | <b>0.6%</b> | <b>10</b>   | <b>0.4%</b> | <b>18</b>         | <b>0.7%</b> |
| East Fallowfield Twp. | 5157                | 4515           | 87.6%        | 87                 | 1.7%        | 470              | 9.1%        | 22          | 0.4%        | 9           | 0.2%        | 54                | 1.0%        |
| Highland Twp.         | 1125                | 1034           | 91.9%        | 23                 | 2.0%        | 54               | 4.8%        | 5           | 0.4%        | 3           | 0.3%        | 6                 | 0.5%        |
| Parkesburg Borough    | 3373                | 2988           | 88.6%        | 127                | 3.8%        | 227              | 6.7%        | 5           | 0.1%        | 9           | 0.3%        | 17                | 0.5%        |
| Valley Twp.           | 5116                | 3554           | 69.5%        | 183                | 3.6%        | 1268             | 24.8%       | 14          | 0.3%        | 21          | 0.4%        | 76                | 1.5%        |
| West Cain Twp.        | 7054                | 6702           | 95.0%        | 69                 | 1.0%        | 185              | 2.6%        | 24          | 0.3%        | 22          | 0.3%        | 52                | 0.7%        |
| West Sadsbury Twp.    | 2444                | 2274           | 93.0%        | 19                 | 0.8%        | 124              | 5.1%        | 7           | 0.3%        | 5           | 0.2%        | 15                | 0.6%        |
| <b>Chester County</b> | <b>433,501</b>      | <b>377,925</b> | <b>87.2%</b> | <b>16,126</b>      | <b>3.7%</b> | <b>26,395</b>    | <b>6.1%</b> | <b>8400</b> | <b>1.9%</b> | <b>1035</b> | <b>0.2%</b> | <b>3620</b>       | <b>0.8%</b> |

Source: US Census Bureau



following table shows the distribution of school age children based on the last census:

Table 6.4  
Sadsbury Township  
School Enrollment

| <u>School Level</u>                               | <u>Number</u> | <u>Percentage</u> |
|---------------------------------------------------|---------------|-------------------|
| Nursery, Preschool                                | 59            | 9.7%              |
| Kindergarten                                      | 38            | 6.2%              |
| Elementary (1-8)                                  | 320           | 52.5%             |
| High (9-12)                                       | 135           | 22.2%             |
| College                                           | 57            | 9.4%              |
| Population 3 years and<br>over enrolled in school | 609           | 100%              |

Source: US Census Bureau

#### Household Income Levels

One of the many categories of information gathered by the Census is Household Income. This data gives the Township the ability to further define its character in general and to assess taxes on a realistic basis. The following table provides the various levels of income, numbers within each range and percentages:

Table 6.5  
Sadsbury Township  
Household Income Levels

| <u>Income Level</u>    | <u>Number</u> | <u>Percentage</u> |
|------------------------|---------------|-------------------|
| < \$10,000             | 41            | 4.3%              |
| \$10,000 to \$14,999   | 55            | 5.8%              |
| \$15,000 to \$24,999   | 66            | 6.9%              |
| \$25,000 to \$34,999   | 121           | 12.7%             |
| \$35,000 to \$49,999   | 177           | 18.6%             |
| \$50,000 to \$74,999   | 262           | 27.5%             |
| \$75,000 to \$99,999   | 125           | 13.1%             |
| \$100,000 to \$149,999 | 76            | 8.0%              |
| \$150,000 to \$199,999 | 22            | 2.3%              |
| >\$200,000             | 9             | 0.9%              |

Median household income = \$51,288

Source: US Census Bureau

### Population Projections

The subject of population projections is subjective in nature and often controversial, but is quite possibly the most important of the demographic analysis tools available. The value of projections are many, including the ability to forecast and fund needed infrastructure improvements to keep pace with expected population growth. Projections are formulated upon past trends, current circumstances, and forecasted growth rates. The circumstances that may influence population projections are zoning district patterns and standards, undeveloped land availability and the condition of infrastructure components such as sewers and roads. **Table 6.6** illustrates the range of population projections for the region surrounding the Township.

In the Sadsbury Township case, and for all municipalities in Chester County, population data are assembled by DVRPC and prepared on a municipality basis. This is done for the multi-county region surrounding Philadelphia in coordination with the counties. Individual counties may alter the figures based upon local information, when some factor is believed to have an effect beyond what has been projected. Municipalities may appeal a projection to Chester County and have it reconsidered. In such cases, gains or losses in projections must be balanced within the total County figure.

**Table 6.6**  
**Sadsbury Township and Surrounding Municipalities**  
**Population Projections**

| Municipality          | Census         | Projections    |                |                |
|-----------------------|----------------|----------------|----------------|----------------|
|                       | 2000           | 2010           | 2020           | 2030           |
| <b>Sadsbury Twp.</b>  | 2582           | 2700           | 2820           | 2990           |
| East Fallowfield Twp. | 5157           | 5840           | 6440           | 7150           |
| Highland Twp.         | 1125           | 1210           | 1260           | 1310           |
| Parkesburg Borough    | 3373           | 3720           | 4070           | 4380           |
| Valley Twp.           | 5116           | 5740           | 6430           | 7230           |
| West Caln Twp.        | 7054           | 8150           | 8730           | 9550           |
| West Sadsbury Twp.    | 2444           | 2650           | 2970           | 3280           |
| <b>Chester County</b> | <b>433,501</b> | <b>483,500</b> | <b>528,000</b> | <b>571,800</b> |

Source: US Census and Chester County Planning Commission

Population projections have a varying degree of accuracy and should be used for generalized planning purposes. A ten year period between census data collection is a long time to have to rely on a projection. Interim projections have been issued in the past and should be evaluated during the planning period of this Comprehensive Plan. Conditions can change much more rapidly than can be addressed specifically by this Plan. For that reason, projections should be seen as generalizations of population trends.

An example of the changing conditions affecting projections within Sadsbury Township is the potential for a large residential development to be built on land west of Old Wilmington Road, south of Business Route 30. Considerable time and effort has occurred on this project by the applicant and the Township at the time of this writing. If the project were to be constructed, it would occur over a number of years, but probably within the planning period of this Comprehensive Plan. The project has the potential to add far more population to the Township than envisioned by the 2030 projection, notwithstanding other growth elsewhere in the Township. Should the project be approved, it is recommended that the Township request an adjustment to the projections from Chester County.

### Housing Composition

The relationship between population and housing for any municipality is straight forward. There are a variety of housing types existing in the Township currently. The Zoning Ordinance provides for these various building types within the residential zoning districts. They range from single family detached dwellings on various sized lots to multi-family housing, including townhouses and apartments. The composition of those occupying a dwelling varies as well, from the traditional family of parents and children to single individuals of all ages.

The Zoning Ordinance of Sadsbury Township prescribes conditions for the development of various parcels of land. A municipality is required by law to provide opportunities for a variety of housing types, presumably spanning the economic spectrum. The Zoning Ordinance designates each parcel in the Township with a zoning classification, including residential, commercial and industrial uses. Within the residential area, there are three (3) residential zoning districts and two (2) additional districts which also permit residences. Those two (2) districts are SVD, Sadsburyville District and TND, a Conditional Use overlay district, both of which provide for multiple forms of housing. **Table 6.7, Residential Zoning District Standards**, outlines the various zoning districts which permit housing, along with the area and bulk standards pertaining to each district.

There were 1025 housing units reported as being in Sadsbury Township at the 2000 Census, which is compared with the two earlier decades in the following **Table 6.8**.

Table 6.8  
Township Housing Units

| <u>1980</u> | <u>1990</u> | <u>2000</u> |
|-------------|-------------|-------------|
| 881         | 915         | 1025        |

The table above illustrates an increase of 144 housing units during the 20 year period, or a growth rate of 16.3%. Correspondingly, Chester County housing totals increased by 53,590 dwelling units, or 48.6%. The Township's rate of increased housing units is far lower than that of the County, reflecting its generally rural character during the period.

The year 2000 Census reported that there were 946 households in Sadsbury Township. The following **Table 6.9** illustrates the breakdown of household types and yields a figure of persons per household. It is this figure that will be used to project the need for housing units into the future. The distinction between a household and a family is one of composition. A family is generally defined by the Census Bureau as a householder and one or more persons living in the same household who are related to the householder by birth, marriage or adoption. A household includes all the persons who occupy a housing unit. A housing unit is a house, an apartment, a mobile home, a group or rooms, or a single room that is occupied by (or, if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements. The difference between the total population (2582) and the number of persons in households represents persons who are not living in situations meeting the definition of a household. These are persons who are not living in separate living quarters. Or in other terms, are sharing facilities, most likely dining.

Table 6.7  
 Sadsbury Township  
 Residential Zoning Districts Standards

| Zoning District                | District Title                       | Description                                                                       | Minimum Lot Size                                   | Lot Width *              | Front Yard | Side Yard  | Rear Yard  | Maximum Bldg. Coverage   | Maximum Lot Coverage     | Max. Ht.                 |
|--------------------------------|--------------------------------------|-----------------------------------------------------------------------------------|----------------------------------------------------|--------------------------|------------|------------|------------|--------------------------|--------------------------|--------------------------|
| R-R                            | Rural Residential                    | Single Family Detached                                                            | 43,560 sf.<br>60,000 sf. max.                      | 150' BSL                 |            | 50'        | 50'        | 10%                      | 20%                      | 35'                      |
| R-1                            | Low Density Residential              | Single Family Detached                                                            | 43,560 sf. no S/W<br>30,000 sf. S/W                | 75' / 125'<br>50' / 100' | 50'<br>50' | 25'<br>20' | 50'<br>50' | 10%                      | 15%                      | 35'                      |
| R-2                            | Med. Density Residential             | SF Detached<br>Single Fam. Att. (CU)<br>SF Semi-Det. (CU)<br>Two Family Det. (CU) | 20,000 sf. S/W<br>2800 sf.<br>2800 sf.<br>2800 sf. | 50' / 85'                | 40'        | 25' aggr.  | 25'        | 20%<br>35%<br>35%<br>35% | 25%<br>45%<br>45%<br>45% | 35'<br>35'<br>35'<br>35' |
| SVD                            | Sadsburyville Village                | SF Detached<br>Two Fam. Det.<br>SF Semi-Det.<br>SF Attached<br>Two Fam. Att.      | 15,000 sf.                                         | 50'                      | 20'        | 10'        | 25'        | 30%                      | 60% Res.<br>80% Non-Res  | 35'                      |
| TND<br>(Overlay-<br>Cond. Use) | Traditional Neighborhood Development | SF Detached<br>SF Attached<br>Multi-Family                                        | 6000 sf.<br>2000 sf.                               | 50' (BSL)                | 16'<br>10' | 6'         | 10'<br>10' |                          | 80%<br>80%<br>80%        | 35'<br>35'<br>35'        |

\* Lot Width at Street / Lot Width at Setback

Source: Sadsbury Township Zoning Ordinance, 2001, as amended August 17, 2004 for TND Overlay District

Table 6.9  
Township Households, 2000

|                         |      |
|-------------------------|------|
| Total Households        | 946  |
| Total Family Households | 720  |
| Married Couples         | 589  |
| Female Householder      | 81   |
| Non-Family Households   | 226  |
| Persons Per Household   | 2.72 |
| Persons Per Family      | 3.13 |

### Housing Occupancy

The ownership status of a household, or owner versus renter, is depicted in the following **Table 6.10**, Housing Occupancy and Tenure, 2000, where Sadsbury Township is compared to the surrounding municipalities. It can be seen from this table that all of the municipalities in the vicinity have a high percentage of occupied dwelling units, although it is normal to have some unoccupied units at any given time. Residents moving from either owner occupied or renter occupied units will create a small amount of vacancy. Sadsbury Township has a slightly lower occupancy rate than the County.

### Housing Tenure

The type of occupancy, in this case, owner or renter, refers to tenure and Sadsbury Township falls in the mid-range of surrounding municipalities. The figure is 82% of the housing units being owner occupied. For comparison, the Chester County figure is 76.3%.

### Housing Projections

The average household size, as determined by the 2000 Census, was 2.72 persons per household. The figure has declined from 2.89 in 1980 and 2.82 in 1990, and most likely will continue to do so. The decline reflects many social and economic trends, such as fewer children per family, costs of raising and educating children and greater numbers of single individuals living alone. **Table 6.11** develops the factors involved in projecting the numbers of new dwelling units that will be needed in the Township to accommodate the projected population. For purposes of this projection, the average household

Table 6.10  
 Sadsbury Township and Surrounding Municipalities  
 Housing Occupancy and Tenure, 2000

| Municipality              | 2000 Housing Units | Occupied Housing Units | Percent Occupied Units | Owner Occupied Units | Percent Owner Occupied | Renter Occupied Units | Percent Renter Occupied | Average Household Size * |
|---------------------------|--------------------|------------------------|------------------------|----------------------|------------------------|-----------------------|-------------------------|--------------------------|
| <b>Sadsbury Township</b>  | <b>1025</b>        | <b>946</b>             | <b>92.3%</b>           | <b>776</b>           | <b>82.0%</b>           | <b>170</b>            | <b>18.0%</b>            | <b>2.72</b>              |
| East Fallowfield Township | 1860               | 1801                   | 96.8%                  | 1624                 | 90.2%                  | 177                   | 9.8%                    | 2.82                     |
| Highland Township         | 459                | 433                    | 94.3%                  | 345                  | 79.7%                  | 88                    | 20.3%                   | 2.60                     |
| Parkeburg Borough         | 1321               | 1243                   | 94.1%                  | 839                  | 67.5%                  | 404                   | 32.5%                   | 2.70                     |
| Valley Township           | 1974               | 1874                   | 94.6%                  | 1567                 | 83.6%                  | 307                   | 16.4%                   | 2.66                     |
| West Cain Township        | 2458               | 2406                   | 97.9%                  | 2229                 | 92.6%                  | 177                   | 7.4%                    | 2.92                     |
| West Sadsbury Township    | 818                | 802                    | 98.0%                  | 661                  | 82.4%                  | 141                   | 17.6%                   | 3.04                     |
| <b>Chester County</b>     | <b>163,773</b>     | <b>157,905</b>         | <b>96.4%</b>           | <b>120,428</b>       | <b>76.3%</b>           | <b>37,477</b>         | <b>23.7%</b>            | <b>2.65</b>              |

Source: U.S. Census Bureau

\* Occupied Dwelling Units



size of 2.72 is kept steady at 2.70 for the ease of comparing results and uncertainty about future statistics.

Table 6.11  
Housing Projections, 2000 – 2030

|                        | <u>Census</u><br><u>2000</u> | <u>Projections</u><br><u>2010</u> | <u>2020</u> | <u>2030</u> |
|------------------------|------------------------------|-----------------------------------|-------------|-------------|
| Population             | 2582                         | 2700                              | 2820        | 2990        |
| Average Household Size | 2.72                         | 2.70                              | 2.70        | 2.70        |
| Housing Needs          | 949                          | 992                               | 1037        | 1099        |
| Deficit                |                              | 43                                | 45          | 62          |
| Total Additional Units |                              | 43                                | 88          | 150         |

Some discussion of the above table is warranted. The population projections prepared by DVRPC and the Chester County Planning Commission form the basis for this housing projection. Those population figures represent a determination made after the 2000 Census but before recent land use decisions being made in the Township. For instance, the approved number of housing units in Sadsbury Park, a recently approved Conditional Use plan, is over 450, a figure which more than eclipses by a factor of three (3) the projected units needed based on population projections. Secondly, there has been some modest housing growth in the Township since the year 2000 Census. Those figures will be developed in a table to follow.

#### Subdivision Activity

The following **Table 6.12** represents the volume of subdivision activity in the years intervening since the 2000 Census. This development activity is based upon building permit records kept by the Township.

**Table 6.12**  
**Subdivision Activity**

| <u>Year</u>  | <u>Building Permits Issued</u> |
|--------------|--------------------------------|
| 1998         | 9                              |
| 1999         | 8                              |
| 2000         | 38                             |
| 2001         | 40                             |
| 2002         | 73                             |
| 2003         | 84                             |
| 2004         | 62                             |
| <b>Total</b> | <b>314</b>                     |

Source: Township records.

The total of 314 permits issued for residences in the Township since the Census also more than accommodates the projected housing needs of the Township. What is evident is that the projections are not compatible with what is happening from a land development perspective within the Township.

### Summary

Sadsbury Township has experienced moderate amounts of both population and housing growth in the recent decades. During much of that time, the Township could have been considered rural, with a low density rate, mostly single family residences on large lots. More recently, more dense forms of housing have been proposed and initiated along Route 30 Business and on Old Wilmington Road.

Population projections have been advanced by the regional planning agency, DVRPC, which reflected a pattern of growth over past decades, but is not in harmony with the current situation. As noted above, the recent approval of Sadsbury Park development on Old Wilmington Road south of Route 30 Business will more than meet the housing needs for the Township for decades into the future. To a lesser extend, the ongoing issuance of permits for new residences in the early part of this decade only adds to the discrepancy between projections and reality.

Sadsbury Township has made land use decisions which will guide its foreseeable future, primarily with Sadsbury Park. Efforts should be undertaken

to ensure that the balance of the Township retains its rural character, including the preservation of large tracts of open space and agricultural lands. Sadsbury Park, by virtue of its mixture of residential building types and density will, along with the existing village of Sadsburyville, serve as the focus of the Township for services and a pedestrian oriented community.

## CHAPTER 7 LAND USE PLAN

The purpose of this chapter of the Comprehensive Plan is to examine the issues facing the Township regarding land use. The several centuries of settlement in Sadsbury Township have evolved into a pattern of existing land uses which reflect change from primarily agrarian uses to a mixture of uses with an increasing emphasis on residential. In the process of analyzing land use issues, the chapter will address the existing land use pattern, discuss factors that have affected that pattern, identify factors which may affect land uses and propose means to project a sustainable land use pattern.

This Comprehensive Plan addresses many aspects of Township activity. One of its major points of focus is the need to provide policies and a plan for managing growth. Previous chapters have provided a framework for the land use component by addressing the Township's history, natural conditions, community facilities and current and projected demographics. Collectively, these topics make up what the Township has become and will form the basis for its future.

### Planning Requirements

The Pennsylvania Municipalities Planning Code (MPC) requires that a comprehensive plan provide a plan for land use. Section 301.2 of the MPC states that a plan for land use may include provisions for the amount, intensity, character and timing of land uses, as well as techniques for the preservation of prime agricultural lands, floodplains and other special hazard areas and similar uses. The MPC also requires that the municipal comprehensive plan be consistent with the County Comprehensive Plan.

### "Landscapes", Chester County Comprehensive Plan

In 1996 the Chester County Commissioners adopted "Landscapes, Managing Change in Chester County, 1996-2020", the Comprehensive Plan Policy Element. Leading up to the preparation of "Landscapes" was the realization that much of Chester County was under development pressure to the point that, in the previous twenty-five years, more development had occurred than in the previous three hundred years. The form of that development was what has been called "sprawl", or the spreading of low density and automobile dependent residential developments, shopping centers, corporate office parks and industrial centers. Sprawl development is considered generally wasteful of land

resources and short sighted from a planning perspective. This form of development also detracts from the rural character of many areas of Chester County. In order to address this issue, Chester County has chosen a course of action through "Landscapes" to curtail sprawl development and at the same time preserve open space. As noted in "Landscapes", the benefits of avoiding sprawl development are as follows:

- Conserve historic and natural resources
- Protect open areas (woodlands and farms)
- Revitalize communities
- Reduce congestion on roadways
- Save tax dollars and utility costs
- Retain and attract businesses and jobs

The Chester County Comprehensive Plan proposed the creation of "Livable Landscapes" as an alternative to suburban sprawl, a strategy that is fundamental to the Plan's growth management concepts. There are four types of Landscapes identified in the Plan (Urban, Suburban, Natural and Rural), as well as two types of centers, Rural Center and Suburban Center. These two Center designations are overlay designations which supplement the underlying Landscape. The Urban and Suburban Landscapes are delineated as being the most suited to accommodate new growth and development because of existing infrastructure. The Rural and Natural Landscapes require protection measures due to their value as open space, environmental, scenic and agricultural resources. The concept of "Livable Landscapes" also includes a recognition and delineation of concentration of development, such as centers, villages and developed corridors. Both centers and villages may exist in rural and suburban landscapes, serving shopping and community needs, and can serve as the focus for future growth. Developed corridors, of more recent vintage, are identified generally as areas requiring special land use controls in order to improve their function and aesthetics.

Chester County has delineated the distribution of landscape types and growth boundaries from a global perspective. Recognizing that each municipality may view its own particular planning needs from a perspective much closer to its own set of conditions, the Vision Partnership Program has been established to allow municipalities the option to modify, if demonstrated appropriate, the delineation of the landscape types and the growth boundaries. **Figure 7.1** illustrates that portion of the "Livable Landscapes" map pertaining to Sadsbury Township. The "Livable Landscapes" map is amended periodically by the Chester County Planning Commission and the source for this portion of it was amended in 2003. Municipalities that wish to correct or change a designation may apply to the CCPC for an amendment.

Sadsbury Township contains all of the mapped designations of the legend for "Livable Landscapes", with the exception of the Urban Landscape. The northern portion of the Township north of the Route 30 bypass is mostly Rural, with a partial overlay of the Natural Landscape. The area around Route 30 and Route 10 has been designated a Rural Center. The southern part of the Township, south of Route 30, is Rural west of Buck Run and Suburban east of Buck Run. The area known as Sadsburyville is mapped as a Suburban center. The only Village mapped by the County in the Township is Pomeroy in the southeast corner.

During the preparation of this Comprehensive Plan, there has been discussion about the fact that "Landscapes" does not designate Sadsburyville as a Village in its classification system. The only village designation in the Township is Pomeroy. The reasoning behind this "Landscapes" position is that the use of the term Village refers to an area that is to be protected and preserved for its historical value, without alteration or expansion. In the case of Sadsburyville, infill is occurring within the community and proposed developments on its periphery are designed to extend the community. While this distinction is understood, Sadsburyville has some attributes of a village, such as mixed uses and a compact form, albeit one in transition. The Zoning Ordinance of Sadsbury Township recognizes Sadsburyville as a unique entity by its SVD (Sadsburyville Village District) zoning district which contains specific design standards. Sadsburyville is designated as a Suburban Center within "Landscapes", which is consistent with the Future Land Use Plan designation of Village to be discussed later in this Chapter.

### "Linking Landscapes"

The Chester County Comprehensive Plan, "Landscapes" was originally envisioned as having additional elements. One of those is "Linking Landscapes: A Plan for the Protected Open Space Network in Chester County, PA", adopted in 2002. "Linking Landscapes" is an extensive 750 page document that focuses on the protection of open space through a variety of means to ensure its status for future generations. The intent of "Linking Landscapes" is not to replace local municipal open space plans, but to develop policies and procedures that can be undertaken at the County level, sometimes in consort with other agencies, to improve the quantity and quality of open space in Chester County. Most municipalities in Chester County have adopted their own Open Space Plans, including Sadsbury Township in 1996.

One element of open space is agricultural land and of concern is the ability to

encourage its continued existence, despite development pressures. There are various forms of agricultural security areas administered by the State and by local authority, as well as agricultural easements that may be applied to farmland by its owners to facilitate continuing operation. Each of these means has the potential to allow farming to remain a viable part of the community. Chapter 9 of this Plan discusses and maps various forms of open space protection. Other forms of open space are municipally owned lands such as parks. This form of protection is virtually permanent. Open space corridors of natural features, utility rights-of-way and easements are often used as regional and local trails. There are also methods for individual property owners to protect the open space aspects of their land through easements of various types. In Sadsbury Township, the Buck Run corridor and the PECO right-of-way have high potential for both local and region trail networks.

"Linking Landscapes" reinforces the need to not only protect and preserve open spaces, but also to connect them into networks. County and State parks within Chester County can and should be linked together to form an integrated network of open space. Such a system has great recreational value and may potentially serve as non-vehicular routes to a variety of destinations. Most of the methods of protecting open space require the expenditure of funds. The sources for funding can be from federal sources such as Transportation Enhancement Act funds, State grants and grants that may come from the local municipality. Organizations like the Natural Lands Trust have been very involved in open space preservation and are a large owner of land in the northern part of the Township.

### "Watersheds"

Another element of the Chester County Comprehensive Plan adopted in 2002 is entitled "Watersheds". This document and its relevancy to watershed management and stormwater controls are discussed in Chapter 4, within the Water Supply Plan. It is significant to understand that "Watersheds" focuses on the 21 watersheds that are either totally or partially within the County. The magnitude of the system is made clear by the fact that within the County there are 1300 miles of streams, rivers, creeks and tributaries. It is the conservation of these water bodies and their relationship to land use practices that is the intent of "Watersheds".

The use of watersheds, or drainage basins created by topography, is not unique, but it poses the best way to understand and manage the physical properties of water. It also is the most advantageous way to address controls of land use that have the potential to affect both surface waters and groundwater

aquifers. Sadsbury Township is located within the Brandywine Creek watershed, meaning that all activities occurring in the Township may have an impact downstream. That impact may involve water quality issues such as toxic contaminants or water quantity issues such as flooding and erosion of valuable soils.

### Existing Land Use

The evaluation of current land use patterns within the Township is the first step in developing a Future Land Use Plan. **Figure 7.2** provides a graphic depiction of land uses within the Township at the time of writing this Comprehensive Plan. One of the first impressions created by this exhibit is the extent of woodlands and agricultural uses, primarily in the western portion of the Township and to a lesser extent along the eastern and southern boundaries. Historically, residential development on small lots began in both Sadsburyville and Pomeroy, and has over time expanded around both locations. Old Wilmington Road is common to both villages. Large lot residential development, often including portions of the lot in woods, has occurred elsewhere in such locations as on Hilltop Drive and Octorara Road

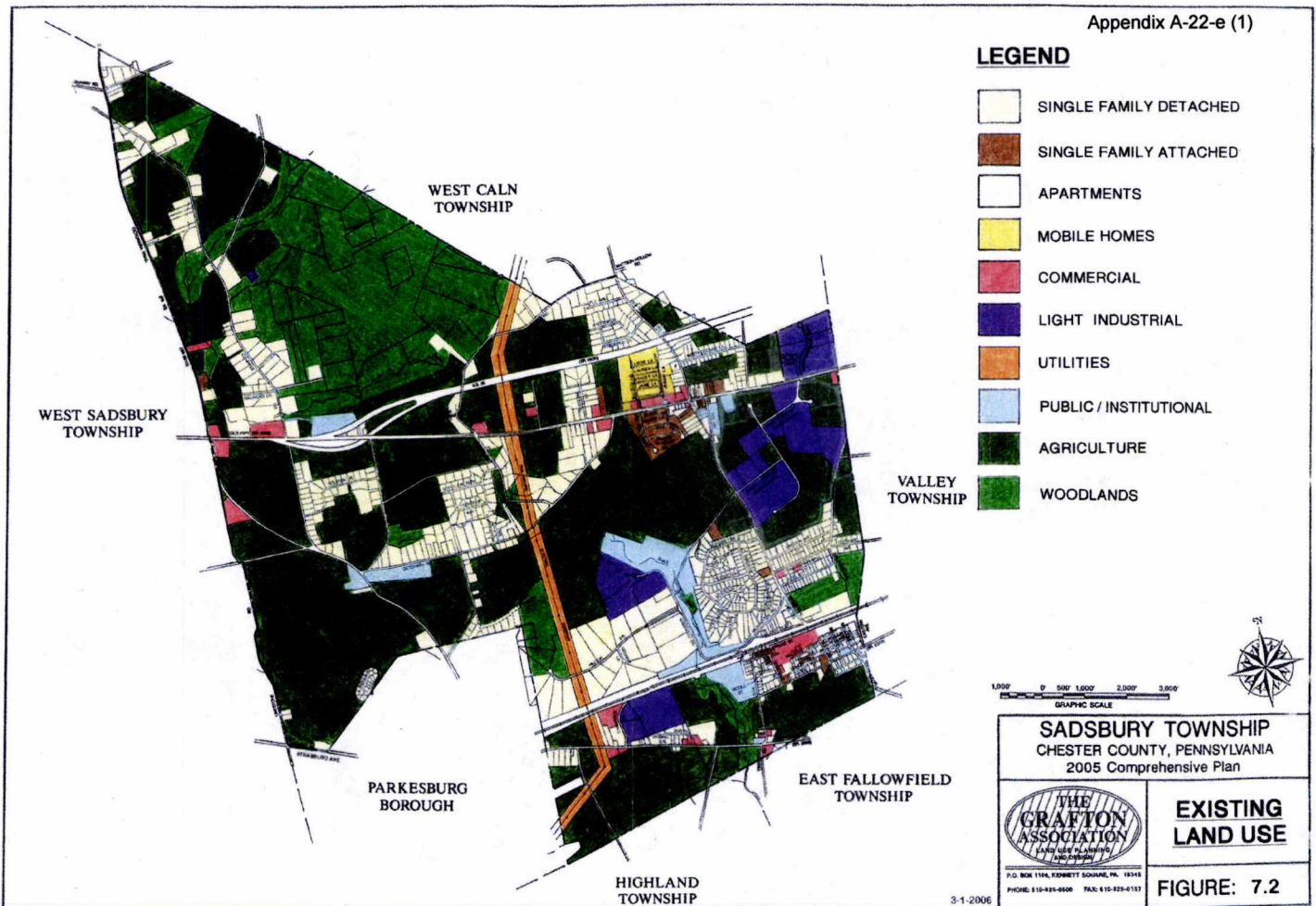
Non-residential land uses in the Township are scattered throughout the Township, with pockets of commercial uses in the two villages and along Route 30 in the western sector. The Airport Industrial Mall is an area created for light industrial uses on the south side of Route 30, adjacent to Valley Township. To date only three of the lots created have been developed, although continuing development is occurring on other parcels within the industrial park. One of previously developed parcels contains a very large warehouse and distribution center, located adjacent to Old Wilmington Road. Another office/industrial area currently under construction is the Morris Farm, north of Route 30 and east of Sadsburyville. Several parcels are close to development completion at this writing. Until recently, there was a large area of industrial zoning on either side of Old Wilmington Road, although development of the area has been limited to that described above. In 2004, an overlay district for a TND on the industrial lands west of Old Wilmington Road and R-2 zoned lands was approved for the purpose of development of a Traditional Neighborhood Development project utilizing an overlay district.

Significant residential projects are either currently underway or will be developed in the coming years which will have an impact on the appearance and population of the Township. At this time, the project, known as Sadsbury Park, has received Conditional Use approval and is in the plan review phase. This project has the potential to add 252 single-family detached houses, 140



**LEGEND**

-  SINGLE FAMILY DETACHED
-  SINGLE FAMILY ATTACHED
-  APARTMENTS
-  MOBILE HOMES
-  COMMERCIAL
-  LIGHT INDUSTRIAL
-  UTILITIES
-  PUBLIC / INSTITUTIONAL
-  AGRICULTURE
-  WOODLANDS



townhouses and 69 multi-family dwelling units, as well as a community recreation center. Sadsbury Park development, which may occur over the next decade, and the recently built 147 townhouse project of Sadsbury Village on Route 30, together will have a major impact on the appearance of central Sadsbury Township and will add about 600 new dwellings, of which about 350 will be attached units. Another recent residential development has been Quarry Ridge, a single-family detached community of 156 dwellings on the west side of Old Wilmington Road, north of Pomeroy and west of Pomeroy Heights.

There are several residential development plans currently in the review process or recently under construction which will add to the housing base of the Township. Octorara Glen is a 44 unit single family detached development west of Sadsburyville and south of Route 30. In the review stage is a proposal to be known as Lafayette Square on the north side of Route 30. This residential plan is to contain 125 multi-family dwelling units in buildings designed to be architecturally compatible with the surrounding community in Sadsburyville.

Other than road corridors, there are several linear forms of land use in the Township, one being a Philadelphia Electric Company transmission line right-of-way which bisects the Township by its north-south orientation. Another is the Amtrak Railroad rail lines which cross the Township in an east-west direction at Pomeroy. A third linear corridor is formed less rigidly by Buck Run, a stream which originates in the northwest corner of the Township and flows generally southeastward, exiting into Highland Township near Old Stottsville Road. A fourth linear corridor is the underground Transco-Williams pipeline and its right-of-way which bisects the Township east-west.

### Zoning

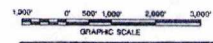
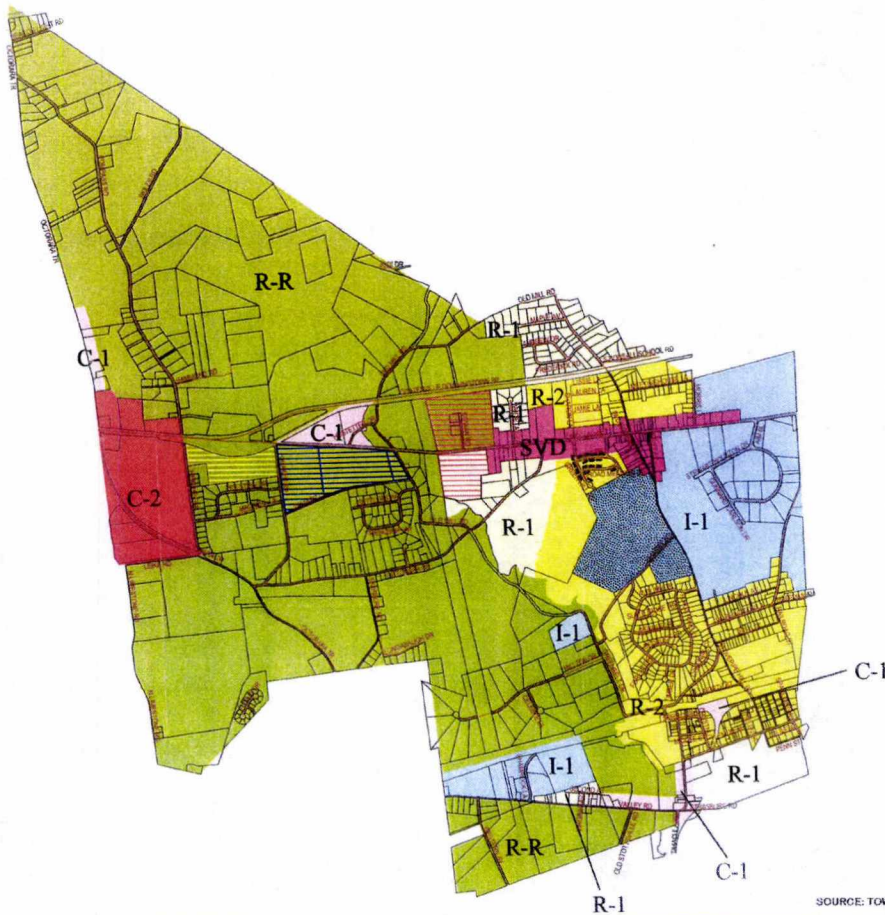
The Zoning Map for Sadsbury Township reflects the rural past of the area. With the exception of the eastern sector east of Buck Run and the PECO right-of-way, the zoning is almost exclusively R-R, Rural Residential. That pattern is interrupted by the presence of C-2, General Commercial, zoning on the east side of Route 10, north and south of Route 30. There is also a strip of C-1, Limited Commercial, zoning north of the C-2 and another area of C-1 between Route 30 bypass and Route 30 west of Buck Run. The remaining portion of the Township in the eastern sector is made of R-1 and R-2 Residential districts, SVD, Sadsburyville Village District, and I-1, Light Industrial. There are small areas of C-1 zoning in the vicinity of Pomeroy. **Figure 7.3** illustrates the zoning pattern in the Township.

The SVD zoning district warrants discussion, since it has been formulated to reflect the mixture of land uses found in the Sadsburyville community along



Sadsbury Zoning Districts

- C-1 - Limited Commercial
- C-2 - General Commercial
- I-1 - Light Industrial
- R-1 - Residential
- R-2 - Residential
- R-R - Rural Residential
- SVD - Sadsburyville Village
- Road Centerlines
- Parcel Boundaries
- Development Overlay District 1
- Development Overlay District 2
- Development Overlay District 3
- TND Overlay



|                                                                                                                                                                     |                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <p><b>SADSBURY TOWNSHIP</b><br/>CHESTER COUNTY, PENNSYLVANIA<br/>2005 Comprehensive Plan</p>                                                                        |                      |
| <p><b>THE GRAFTON ASSOCIATION</b><br/>INCORPORATED 1890</p> <p><small>P.O. BOX 1366, KENNETH SQUARE, PA 15748<br/>PHONE: 814-925-8899 FAX: 814-925-9117</small></p> | <p><b>ZONING</b></p> |
| <p><b>FIGURE: 7.3</b></p>                                                                                                                                           |                      |

SOURCE: TOWNSHIP RECORDS  
3-1-2006

Route 30 near Old Wilmington Road. The SVD zoning district permits limited commercial uses, public services and both attached and detached residential. Unique to the district are design standards within the Zoning Ordinance which regulate the appearance of facades, lighting, paving, as well as village-type dimensional standards. The above noted development plans for Sadsbury Village and Sadsbury Park are each contiguous to the SVD district, although not contained within it. Through the use of pedestrian accessways and open space, there will be connectivity to Sadsburyville and, to some extent, each could be seen as an expansion of the village.

With the approval of the Conditional Use application for Sadsbury Park, the Township made a zoning decision to make Old Wilmington Road the division line between industrially zoned land on the east side and residential uses on the west side. Prior zoning designations had zoned the farm which is to become Sadsbury Park as industrial. The development of Sadsbury Park will affirm the value of Sadsburyville and the need to develop sensitively near it. The existence of the Airport Industrial Mall on the east side of Old Wilmington Road is essentially a result of development patterns in Valley Township and the Carlson Airport.

### Land Use Plan

The intent of the Land Use Plan is to provide guidance for Township decision makers regarding future growth within the context of existing development. The use of the term "future growth" does not infer that the Township is intent on total build-out. To the contrary, Sadsbury Township is concerned that its rural heritage be retained to the extent possible and that new growth occur in a managed form. To date, the Township has been successful in limiting its loss of open, undeveloped lands through the use of easements and the involvement of the Natural Lands Trust. Recent development and that proposed in the near future have been located south of Route 30 and in the vicinity of Sadsburyville and Old Wilmington Road.

The quantity of future residential growth should be measured against population growth projections. There is a discussion of population projections in Chapter 6 of this Comprehensive Plan where it is noted that the year 2030 projected population is expected to be 2990. That figure is 408 greater than the year 2000 population Census total of 2582. Using the Census figure of 2.72 persons per household, the number of additional housing units needed by 2030 equates to 150. It is clear that a combination of housing units constructed since when the year 2000 Census was taken and those anticipated from known projects










such as Sadsbury Park will more than accommodate the need. As noted earlier in this Chapter, about 600 new dwelling units are anticipated from Sadsbury Park and Sadsbury Village. Those 600 units translate to 1632 persons, using the established figure of 2.72 persons per household. Of concern is the difference between the projected 408 persons and the 1632 persons anticipated beyond the 2000 Census, or 1224 persons.

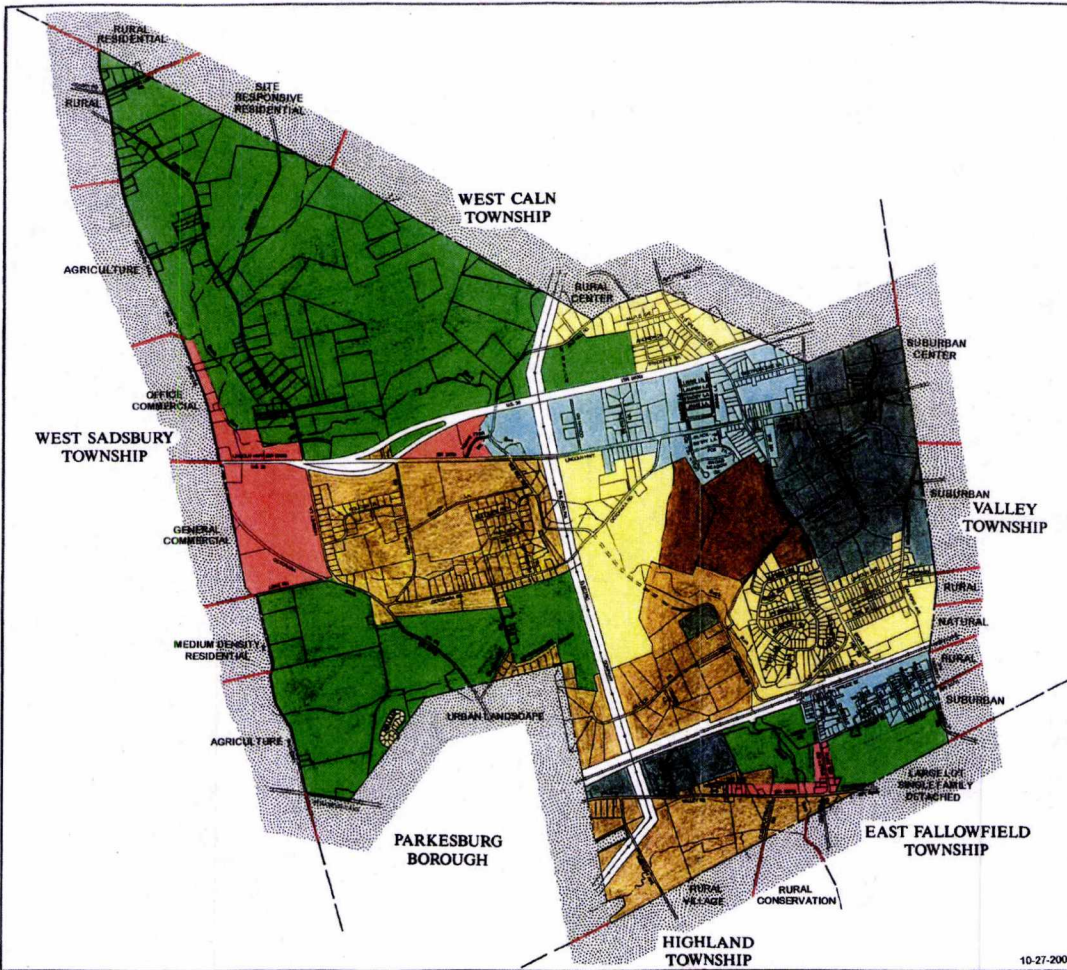
The significance of the above paragraph is that the County and the Delaware Valley Regional Planning Commission who prepare the population forecasts have distributed anticipated growth throughout the surrounding municipalities. In the case of Sadsbury Township, the projection is unrealistic, based not only on the known projects, but also any future development plans in the twenty-five year period before 2030. This discrepancy could either be accepted as a regional error or the Township could appeal to the County for a review and correction of the projection. The effect of a correction is that the County control projection would then have to be redistributed over the region, affecting numerous other municipalities. Regardless of the decision of the Township regarding the projection, land use decisions have been made that will far exceed the projection.

The residential growth expected in the central part of the Township due to Sadsbury Park is to occur in a TND form that will be oriented to the Village of Sadsburyville on Route 30. This decision to concentrate growth in one area has the effect of assisting in the preservation of open spaces and agriculture in the rest of the Township. The economics that drive growth will be focused on the central area with its interconnections to Sadsburyville. It is anticipated that the existing buildings in Sadsburyville, along with the infill of new commercial and service facilities similar to existing uses, will provide for the needs of residents living nearby. The Township had the foresight to develop design standards for Sadsburyville that strengthen the village concept. As development and redevelopment occur in this area, it is expected that a strong link will be made between the Village and the nearby residential areas.

The future growth plan for Sadsbury Township, as shown on **Figure 7.4** is highly related to the decisions of the recent past. This figure projects generalized areas of development by type. Descriptions of those areas are addressed in a section which follows. The TND of Sadsbury Park will provide for the vast majority of new development during the planning period of this Comprehensive Plan. The TND is expected to stimulate village-oriented development along Route 30 in the form of commercial services. A feature of this scheme is the anticipated need for improvements to the Route 30 corridor through the Village. Currently, this corridor is a through route for trucks and cars, with some adjacent buildings. There are no sidewalks, safe pedestrian

**LEGEND**

-  SUBURBAN RESIDENTIAL
-  LOW DENSITY RESIDENTIAL
-  TRADITIONAL NEIGHBORHOOD DEVELOPMENT
-  VILLAGE
-  AGRICULTURE / CONSERVATION
-  COMMERCIAL
-  INDUSTRIAL / OFFICE
-  ADJACENT MUNICIPALITY FUTURE LAND USE
-  ADJACENT MUNICIPALITY FUTURE LAND USE BOUNDARY



**SADSBURY TOWNSHIP**  
 CHESTER COUNTY, PENNSYLVANIA  
 2005 Comprehensive Plan



**FUTURE LAND USE PLAN**

P.O. BOX 1194, BERRYETT SQUARE, PA. 19348  
 PHONE: 610-663-8886 FAX: 610-663-9157

**FIGURE: 7.4**

10-27-2005

crossings, street trees or street furniture. In Chapter 10, Transportation, there is a discussion of a transportation enhancement plan scheduled for the future that will address these concerns and those of traffic calming. Traffic calming will be necessary as greater numbers of pedestrians frequent the Village and its services. As is noted in Chapter 10, efforts should be made to advance the timing and funding for the project, with the goal being to have the improvements made simultaneously with the residential growth.

Another area of future growth will also be in the Route 30 corridor where the Township recently rezoned several areas for commercial development and for residential overlay districts. Taken with the plans for Sadsbury Park and Sadsburyville, it becomes clear that the Township continues to recognize Route 30, the Lincoln Highway, as the dominant land use determinant. This has historically been true and remains so currently.

#### Future Land Use Plan Components

**Agriculture / Conservation:** There are two (2) large areas of the Township which are designated for these purposes on Figure 7.4. The northwestern portion of Sadsbury Township has a history of large lot preservation, very low density development and the employment of various conservation techniques. It is zoned Rural Residential (R-R). The largest parcel in that area is owned by the Natural Lands Trust. There are also many large parcels that participate in the Agricultural Security program. Within this area of Agriculture / Conservation are numerous large lot residential uses, particularly those along Compass Road. The size of these lots, many of which are between four (4) and six (6) acres each, is such that the effect of open space is maintained and is consistent with the farmland and preserved woodlands. A second area of Agriculture / Conservation is located adjacent to Octorara Trail (Route 10) and the Township boundaries with West Sadsbury Township and Parkesburg Borough on one side and PECO right-of-way on the east. This area is also zoned R-R and contains many large parcels that participate in conservation programs like the Agricultural Security program. This Comprehensive Plan proposes that these areas in the western portion of the Township should remain in their current situation of preservation both as farmland and woodlands. For those parcels in these two areas that are not under some form of conservation protection (as shown on Figure 9.1), it is recommended that the Township encourage participation in those programs available. In order to further this effort, owners of parcels within the Agriculture/Conservation area could be invited to a public informational meeting or seminar held by Township officials and representatives of the various agencies and organizations that sponsor or implement conservation measures. The current R-R zoning of these areas is appropriate



for both their conservation and limited development, although the Township may wish to consider whether the current 60,000 sq. ft. (1.37 ac.) minimum lot size is large enough to maintain the conservation goal of this category. A recommended minimum lot size should be 5 acres.

**Low Density Residential:** These areas, as shown on Figure 7.4, are primarily existing residential communities within the Township that also include large undeveloped lots. These lots are primarily dependent on on-site sewer and water systems. The lot sizes are in the range of one (1) to two (2) acres, with some lots exceeding that size. The general density expected is 0.5 to one dwelling unit per acre. The potential for infill development, or growth of a similar style and density, is present in each area and it is intended that future expansion should be done so as to be consistent with the surrounding area. Density, infrastructure and access to roads should all be evaluated to ensure compatibility. For those areas near Route 30 Business, efforts should be made to provide pedestrian links to Sadsburyville. These areas are outside the public sewer and water service areas. Conventional lot development would be necessary as infill development, except in those areas which may be adjacent to public services. In those cases, an argument could be made for cluster development using public services, as long as the gross density of the development was consistent with the Low Density Residential proposal.

**Suburban Residential:** There are several areas of this type in the Township and they are proximate to both Sadsburyville and Pomeroy. These areas have been developed with smaller lots than the Low Density Residential noted above and are either served by public sewer and water systems or are planned to be served in the future. Lots in this category are generally less than one acre and the density of about one to three dwelling unit per acre is appropriate for the periphery of Sadsburyville. Suburban Residential areas may require public investment in systems like sewers, water, sidewalks and lighting to maintain their value to the community.

**Commercial:** There is only one major area shown on the figure for commercial uses and that is at the west-central portion of the Township, adjacent to Route 10. This area is immediately east of West Sadsbury Commons, a large regional shopping center containing two anchor stores (Walmart and Home Depot) and numerous other businesses and services, including several fast-food pad sites. This area was recently rezoned to commercial (C-2) and it is intended to provide for the Township's commercial needs, along with the nearby land between the Route 30 Bypass and Route 30 Business. At the time of this writing, neither area has been developed, with the exception of one business at the corner of Routes 10 and 30.

**Office/Industrial:** This area on either side of Route 30 Business and between Old Wilmington Road and the Valley Township boundary is zoned I-1, Light Industrial. Numerous parcels have been recorded, although only several have been developed. Access to those uses, known as the Airport Industrial Park, is from Route 30 Business. Industrially zoned parcels, such as the parcel recently developed with a very large distribution warehouse, have the potential to have strong visual impact on nearby residential development. Methods such as building height limitations and strong landscape buffering need to be implemented in those areas. Immediately east of the business park is the Chester County Airport (Carlson Airport) in Valley Township. Although the industrial zoning pattern extends to the west side of Old Wilmington Road, this Comprehensive Plan proposes that the division line be Old Wilmington Road. The rationale for that will be made clear in the discussion of Traditional Neighborhood Development, which follows.

**Traditional Neighborhood Development (TND):** Sadsbury Township has recently approved a Conditional Use for a TND on the west side of Old Wilmington Road and south of Sadsburyville. Currently known as Sadsbury Park, it is in the plan review process and would contain approximately 461 dwelling units of various types, with a gross density of about 3.5 dwelling units per acre. A TND is a residential development that is architecturally design controlled, contains mixed housing, with a pedestrian orientation and significant open space. In this case, Sadsbury Park will be linked to Sadsburyville by sidewalks and trails. The underlying zoning remains R-2 and I-1 with TND development permitted as an overlay district. The approval process of Sadsbury Park has occurred during the preparation of this Plan and is consistent with the belief that Old Wilmington Road is a logical division of land uses in this particular area. The project will be served by public sewer and water and is part of the water franchise area.

**Village:** A discussion of the Township's two villages, Sadsburyville and Pomeroy, occurred earlier in this Chapter and related to the designation of both on the Living Landscapes map of the Chester County Comprehensive Plan. Both certainly have the attributes of villages in the form of mixed uses, medium to high density development, and historic connotations. The Future Land Use Plan recognizes these two villages as the early development pattern in the Township. Sadsburyville offers opportunities to become the focus of future peripheral growth. Sadsbury Park is a prime example of a development plan that will take advantage of current and future facilities. The same potential exists in Pomeroy, although on a much more limited scale. Historically, villages were the centers of social and economic activity in otherwise rural areas. Their value to current development patterns is that they can provide nearby services,

employment and retail outlets in a pedestrian oriented framework, lessening auto dependence and providing densities that assist in the preservation of open space. In Sadsbury Township, the link between the villages of Sadsburyville and Pomeroy and their respective surrounding development needs to be constantly reinforced.

A factor of historic village preservation is that time will take a toll on buildings unless periodic maintenance is provided. There are areas in or near both Sadsburyville and Pomeroy that could benefit by improved building condition and aesthetics and installation of amenities such as sidewalks, street trees, street furniture and signage. With emphasis placed on TND forms of development and their relationships to the villages, programs to update and improve conditions should be undertaken.

#### Consistency with "Landscapes"

The Pennsylvania Municipalities Planning Code requires that there be compatibility between the municipal comprehensive plan and that of the County. Figure 7.1 illustrates the "Landscapes" designations and can be compared to Figure 7.4, Future Land Use Plan, in order to demonstrate compatibility. "Landscapes" has two components which have been adopted more recently. "Linking Landscapes" and "Watersheds" were both adopted by Chester County in 2002.

"Landscapes" portrays a variety of uses, from Rural to Suburban Center in the Township. These designations conform to the land uses projected in the Future Land Use Map. The area north of Route 30 is projected to remain in Agriculture/Conservation, with the exception of an area of commercial zoning on Route 10. The commercial area extends south of Route 30 and is reflected in the location of the Rural Center mapping. This is consistent with the mapping of "Landscapes" for this part of the Township.

Elsewhere south of Route 30 and surrounding Parkesburg Borough is Rural with a partial overlay of Natural Landscape. This area is consistent with the Agriculture/Conservation, Low Density Residential and Suburban Residential of the Future Land Use Plan. In this area, the PECO right-of-way has been used as a division due to its physical and visual prominence in this part of the Township. The "Landscapes" mapping of the division is Buck Run. It is not the intent to provide public sewer and water to this area, as it not shown as a service area on either the Act 537 Plan or the water franchise area. A potential exception is the area south of Route 30 zoned Rural Residential (RR) and subject to Development Overlay 2 on the Zoning Map. In order to qualify for the

use of development provisions for residential and limited office use, public sewer and water would have to be available and a maximum gross density of 1.5 dwelling units per acre would apply.

The area south of the railroad tracks near Pomeroy is split between Rural and Suburban by Buck Run on the "Landscapes" map, reflecting the difference between Low Density Residential and Village. The area near Sadsburyville and to its south is depicted on "Landscapes" as Suburban, with a partial overlay of Suburban Center, reflecting the mixed use corridor on Route 30. The Future Land Use Map projects this area as Village, Industrial/Office and Traditional Neighborhood Development. This is a growth area and is reasonably consistent with "Landscapes".

The following densities are envisioned for the projected residential land uses depicted on the Future Land Use Map, Figure 7.4.

|                                      |                     |
|--------------------------------------|---------------------|
| Low Density Residential              | 0.5-1 d.u. per acre |
| Suburban Residential                 | 1-3 d.u. per acre   |
| Traditional Neighborhood Development | 3.5-5 d.u. per acre |

#### Consistency between Municipalities

In addition to consistency with the County's Comprehensive Plan, the MPC requires that there be reasonable consistency between adjacent municipalities. In the case of Sadsbury Township, there are six municipalities that share its boundary. From the northernmost corner of the Township and proceeding clockwise, the bordering municipalities are as follows:

- West Caln Township
- Valley Township
- East Fallowfield Township
- Highland Township
- Parkesburg Borough
- West Sadsbury Township

The comparison of these six municipalities and their respective future land use designations with those of Sadsbury Township is based upon the most recently adopted comprehensive plan for each compared to the same for Sadsbury. For the convenience of referring to the municipalities, the terms "township" and "borough" have been omitted from this section. The West Caln border with Sadsbury is extensive and encompasses the northern boundary. Sadsbury's designation of Agricultural/Conservation and Suburban residential relates to

West Caln's Rural Residential, Site Responsive Residential and Rural Center. Each municipality contains single family, large lot residential development, as well as agricultural uses. The Rural Center designation in West Caln is also compatible with Sadsbury's Suburban Residential near Sadsburyville.

The eastern border of Sadsbury is adjacent to Valley. The Industrial/Office of Sadsbury is adjacent to Suburban Center and Suburban within Valley, a relationship which would seem incompatible on the basis of titles. However, the Suburban Center and Suburban designations in Valley contain the Carlson Airport and its ancillary facilities. The southern boundary is characterized by Suburban, Village and Agriculture/Conservation in Sadsbury, generally the area around Pomeroy Heights and Pomeroy. Across the boundary in Valley is Rural, Natural, Rural and Suburban. These uses are compatible with each other and the land uses and road patterns cross the boundary.

Sadsbury's southern boundary is contiguous to the northern boundaries of East Fallowfield and Highland, and the eastern and northern boundary of Parkesburg. East Fallowfield is designated as Large Lot Single Family Detached adjacent to Sadsbury's Agriculture/Conservation, an area that is preserved due to the purchase of development rights. In Highland, Rural Conservation and Rural are adjacent to Sadsbury's Low Density Residential, a relationship that is compatible by use and density. The remainder of the southwestern boundary of Sadsbury is adjacent to Parkesburg, which is classified as an Urban Landscape. All of the adjacent land uses existing or proposed by zoning in Parkesburg are residential. Adjacent in Sadsbury is also Low Density Residential and Agriculture/Industrial, with a very small border with an area of Industrial/Office.

The remaining border on Sadsbury's western boundary is that of West Sadsbury. From south to north, West Sadsbury is classified as Agriculture and Medium Density Residential adjacent to Sadsbury's Agriculture/Conservation. Near Route 30, West Sadsbury is General Commercial and Office Commercial, both adjacent to Commercial in Sadsbury. Further north, Agriculture and Rural in West Sadsbury are opposite Agriculture/Conservation in Sadsbury. This entire border with West Sadsbury is highly compatible with regard to land use.

### Octorara Regional Plan

During 2004, both Parkesburg Borough and West Sadsbury Township adopted the Octorara Regional Comprehensive Plan. Although Sadsbury Township is not part of this region, which is characterized by municipalities served by the Octorara School District, it is adjacent to the two noted above. The basis for the

Octorara Plan is the development of a strategy to protect farms and productive farmland. The Plan advocates guiding growth to the most appropriate areas which will generate economic development and still retain the rural character of this part of western Chester County. These goals are not inconsistent with strategies of Sadsbury Township.

### Comprehensive Plan Implementation

Chapter 13, Plan Implementation, contains statements of goals and objectives for each of the many facets of this Comprehensive Plan. Of particular interest to this Chapter on Land Use are those recommendations, assignments of priority and responsibility. For the purpose of continuity within this Chapter, the Land Use recommendations will be expanded upon as follows:

1. Coordinate with local municipalities on land use planning programs and facilities, especially those of a regional scale. This should be an ongoing activity of the Township officials. It is recommended that an individual be assigned to monitor regional transportation issues, which should include land use changes.
2. Maintain a mapped and current inventory of existing land uses. Such mapping should be compatible with the mapping of other Township elements such as natural features, community facilities, roads, etc. This is also an ongoing activity that could be maintained or supervised by the Planning Commission.
3. Evaluate Township ordinances regarding open space and provision of infrastructure. Both the Zoning Ordinance and the Subdivision and Land Development Ordinance should be examined for effectiveness in creating development-related open space and for flexibility regarding location and improvements. "Fee in lieu of" options should be available for open space planning. Zoning district standards and infrastructure standards should be reviewed for consistency with this Plan.
4. Monitor non-conforming uses and structures. The use of buildings and the dimensional standards of those buildings should be part of an inventory process directed at bringing those buildings and uses into conformity with the Township's codes, rather than allowing them to become more non-conforming. Historic structures frequently fall into this category. Provisions should be evaluated that allow for the adaptive reuse of historic buildings and that do not penalize a property for its lack

of compliance.

5. Encourage the use of non-traditional forms of development that employ cluster and open space techniques. Recognizing the need to preserve the rural character of the Township, yet allowing for growth, revise development ordinances to take advantage of village-oriented patterns and densities.
6. Attract commercial, office, industrial and institutional uses to the Township which will provide a direct benefit to the residents of Sadsbury. Coordination should occur with the real estate and development community to foster growth that provides employment opportunities, services, historic preservation, taxes and educational opportunities to residents and businesses in the Sadsbury community.

#### Growth Management Strategies

It is the intent of this Land Use Plan to focus development as has been described above and to resist efforts to expand that growth into other areas of the Township. The existence of public sewer and water, as implemented in concurrence with the Act 537 Plan and water franchise agreements, reinforces this concept. There will undoubtedly be some growth occurring beyond the Sadsburyville area, but that should be limited in size. In order to limit the subdivision of large tracts of land into residential subdivisions, the Township will need to continue to coordinate with land owners about ways to maintain the large tracts and still allow favorable returns for the land owner. More has been addressed to this subject in Chapter 9, Natural Resources and Open Space Plans.

The strategy needed to manage growth in Sadsbury Township will be two-fold. One will require the continuation of the emphasis on Sadsburyville for residential and commercial growth. It is in this area that public sewer and public water has been provided as a public investment. The second will be on maintaining the abundance of large open space areas with the Township and resisting efforts to fragment that pattern. Techniques to accomplish this may include property tax programs, zoning ordinance amendments, easements to environmental organizations and purchase of open space.

### Summary

Over its history, Sadsbury Township has progressed from a primarily agrarian community to one of both agrarian and residential basis. Many residents today choose to live in Sadsbury Township but commute to employment centers beyond the boundaries. The desirability of the Township for residents has much to do with the rural character that has survived and is today still a part of the community. Large commercial and employment centers have been developed outside, but nearby, the Township. Many of the employment and retail needs of residents are met by these centers.

The growth anticipated in Sadsbury Township in the foreseeable future will occur in the Sadsburyville area. The success of that growth will be measured in how well the residential areas are integrated into the Village. Not only are physical linkages needed, but also physical improvements to Sadsburyville to allow it to serve as the pedestrian-oriented center of services. Those improvements include village enhancements to physically improve the quality and appearance of the Village and traffic calming techniques to address the interaction of pedestrians and vehicles.

The following points summarize the means by which Sadsbury Township and this Comprehensive Plan intent to accommodate growth and preserve the rural character during the planning period:

- Development of plans currently in construction or plan review, such as Sadsbury Park. This one development more than meets the population projections for the Township. Plans include pedestrian links to Sadsburyville, natural features preservation and connections of open space.
- Redevelopment and aesthetic improvement of targeted areas, primarily near the villages of Sadsburyville and Pomeroy, to improve building stock for residences and businesses.
- Infill development of similar style and density within areas that are already served by adequate public infrastructure.



## CHAPTER 8 HOUSING PLAN

The purpose of this Chapter is to focus on the issues related to the housing needs of Sadsbury Township, both in the current time frame and the future. The development of this Chapter will rely on data presented in Chapter 6, Population and Housing, and Chapter 7, Land Use Plan. Chapter 6 develops the analysis of housing needs for the future and Chapter 7 proposes the geographic distribution of future land uses. This Housing Plan is essentially a further refinement of the Land Use Plan, with emphasis on housing. The basis for the data used in the Housing Plan is the 2000 Census data assembled by the U.S. Census Bureau. Population projections and, therefore, housing projections are based on past trends and accepted mathematical models.

### Housing Needs

The population of Sadsbury Township in 2000 was 2582 individuals. The total population is projected to increase to 2990 in 2030, or an increase of 408 individuals. This is an increase of 15.8%. The projections have been prepared by the Chester County Planning Commission. These projections are not binding on the municipality. A case was made in Chapter 7, Land Use Plan, that the projection for Sadsbury Township would appear to be lower than reality would indicate. With the exception of Highland Township at 16.4% growth during the 30 year projection, all of the municipalities around Sadsbury Township are between about 30% and 41%.

Table 6.11, Housing Projections 2000 – 2030, provides the derivation of projected housing units based on population projections. That table indicates that by the year 2030 an additional 150 dwelling units will be needed to accommodate additional population. If averaged over the period, the need would be an additional 50 dwelling units each ten years. These figures are based upon the assumption that the year 2000 figure of 2.72 as the average household size does not change significantly. For projection purposes, 2.70 was used as the future average household size, although the trend has been continually downward over recent decades. The decline in average household size is generally attributable to greater numbers of single-member households and declining numbers of children per household. As used in this Comprehensive Plan, the term “average household size” is the average number of inhabitants in an occupied dwelling, unit, or the number of people in households divided by the number of households. Vacant dwellings are not included, nor are persons living in group quarters, such as college dormitories or nursing homes.

The pattern of existing land uses illustrated on Figure 7.2 indicates large tracts of land either in agricultural uses or in woodland. Further, comparing Figure 7.2 with the Zoning Map on Figure 7.3 indicates that many of the large undeveloped tracts are zoned for residential use. However, the Township has a well established practice of implementing open space preservation programs. A prime example of this is the great extent of lands held by the National Lands Trust in the northwestern sector of the Township. Chapter 7, Land Use Plan, proposes that the focus of future development in Sadsbury Township be in the eastern portion and near the villages of Sadsburyville and Pomeroy. Much has been written in previous chapters about the Traditional Neighborhood Development (TND) of Sadsbury Park, south of Sadsburyville, which is a mixed use residential project of a proposed 460 dwelling units. This would equate to 1245 individuals when completed.

#### Dwelling Unit Types and Densities

The Zoning Ordinance of Sadsbury Township provides for a variety of residential zoning districts. Within these districts, various housing types and densities are permitted. These include single-family detached, two-family detached (duplex), single-family semi-detached (twin), single-family attached (townhouse), multifamily dwellings (apartment) and mobile homes. Table 8.1 outlines the various residential zoning districts, their permitted uses and approximate densities.

Table 8.1

| <u>Residential Zoning Districts</u> |                                    | Min.        | Max.           |
|-------------------------------------|------------------------------------|-------------|----------------|
| <u>Zoning District</u>              | <u>Dwelling Unit Types</u>         | <u>Lot</u>  | <u>Density</u> |
| R-R, Rural Residential              | Single-family detached             | 43,560 s.f. | n/a            |
| R-1, Residential                    | Single-family detached             | 43,560 s.f. | n/a            |
| R-2*, Residential                   | Single-family detached (S&W)       | 20,000 s.f. | n/a            |
|                                     | Single-family detached (no S&W)    | 43,560 s.f. | n/a            |
| SVD, Sadsburyville Village          | Single-family detached             | 15,000 s.f. | n/a            |
|                                     | Two-family detached (duplex)       | 25,000 s.f. | n/a            |
|                                     | Single-family semi-detached (twin) | 15,000 s.f. | n/a            |
|                                     | Single-family attached (townhouse) | 15,000 s.f. | n/a            |
|                                     | Two-family attached                | 25,000 s.f. | n/a            |
| Development Overlay 1 (R-R)         | Single-family detached (Cond. Use) | 20,000 s.f. | Sec. 403.C     |
| Development Overlay 2 (R-R)         | Single-family detached (Cond. Use) | 87,120 s.f. | Sec. 403.C     |
| Development Overlay 3 (R-1)         | Single-family detached             | 20,000 s.f. | 1/ac.          |

Source: Sadsbury Township Zoning Ordinance, November 2001, as amended.

Note: The R-2 District also permits townhouses and twin units by Condition Use.

The above noted residential options are permitted in the respective zoning districts, except as noted for Overlay 1 and Overlay 2. In addition, the Zoning Ordinance provides for Mobile Home Parks and Multi-family dwellings, both subject to the approval of a Conditional Use application by the Board of Supervisors and only in the R-2 Residential District. It should also be noted that dwelling units on less than an acre of land require the use of public sewer and public water systems. Collectively, these residential options span the range of dwellings from large lot single-family detached to apartments.

### Housing Plan

The Future Land Use Plan, Figure 7.4, illustrates the generalized areas for future growth, within the context of current development patterns. The most significant area for the accommodation of future growth is that of the Traditional Neighborhood Development (TND) south of Sadsburyville. This project is in the plan review stage at the time of this writing and is to be known as Sadsbury Park. Plans project a total of 460 of dwelling units. At the rate of 2.70 persons

per dwelling unit, as developed in Chapter 6, Population and Housing, 1245 individuals would be living in Sadsbury Park upon completion. It is anticipated that completion would occur well within the planning period of this Comprehensive Plan. As noted earlier in this Chapter, the projection for increased population during the same period is 408 individuals. It is, therefore, reasonable to conclude that the anticipated population increase of Sadsbury Township will be able to be met statistically by the development of Sadsbury Park.

The conclusion that Sadsbury Park will meet the future growth needs of the Township is not just predicated on numbers. Plans for the TND include the development of a variety of housing types, thus offering future buyers options between single-family detached houses, townhouses and apartments. It is anticipated that this location and variety of housing options will make up the majority of growth. However, not all of the future residents will want to live in Sadsbury Park. Other areas of the Township are zoned for residential uses and contain large parcels that could be developed if there is demand. These areas are shown on the Future Land Use Plan, Figure 7.4, as Suburban Residential and Low Density Residential. Within these two designations, there are opportunities for infill development similar to the surrounding pattern in building style and density. These areas are anticipated to fill a minor portion of the future housing need.

Statistically, the Township has already issued enough building permits since the 2000 Census to accommodate the County-projected population increase for the year 2030. Approximately 300 permits have been issued since 2000 and through 2004, accommodating about 810 individuals, or about twice the population projection for 2030.

The growth being experienced by Sadsbury Township and that which is forecasted for the future is consistent with a growth pattern in all of central Chester County. This unprecedented growth can be attributed to many factors. The positive state of the economy in general allows families to be mobile and seek newer and/or larger houses. Improved roads and mass transit facilities extends the commuting range of employees further from the employment centers. Traditional employment centers are themselves able to locate further from urban centers due to greater reliance on electronic communication. The result is development pressure on previously low density residential areas. This trend can be seen in and around Sadsbury Township, with the development of major shopping centers and places of employment.

Fair Share Housing

The Pennsylvania Municipalities Planning Code (MPC) Section 301(a)(2.1) requires that a municipal comprehensive plan include a "plan to meet the housing needs of present residents and of those individuals and families anticipated to reside in the municipality, which may include conservation of presently sound housing, rehabilitation of housing in declining neighborhoods and the accommodation of expected new housing in different dwelling types and at appropriate densities for households of all income levels." This Comprehensive Plan proposes a variety of housing types based on current zoning of lands and the opportunity in some districts to create multiple housing types. As previously addressed, there is a planned development in the Township which will offer a variety of housing types, with an overall medium density. Other opportunities for housing development will be subject to review, further expanding choices for future residents.

The intent of fair share housing, as a concept, is the provision and distribution of housing types, both geographically and economically. The issue of geographic distribution has been discussed already, but the issue of economic variety is more difficult to address. The economics of land development and retention of value of existing houses are based on many variables. The demand for a variety of housing values, coupled with zoning and regulations that encourage variety, will in most cases, result in a range of values. The following table identifies two current land development plans that are being processed by the Township that will provide attached and multi-family housing units.

Table 8.2Proposed Attached Housing

| <u>Project Name</u> | <u>Area</u> | <u>Unit Types</u>  | <u>Unit Count</u> | <u>Zoning</u> |
|---------------------|-------------|--------------------|-------------------|---------------|
| Sadsbury Park       | 134 ac.     | Single-family det. | 256               | R-2, I (TND)  |
|                     |             | Townhouse          | 154               |               |
|                     |             | Condominium        | 50                |               |
| Lafayette Square    | 12.5 ac.    | Condominium        | 125               | SVD           |

From the above table it is seen that 329 attached and multi-family dwelling units are proposed for development in the foreseeable future. Both of these projects

are in the Sadsburyville area and will strengthen the historic village concept and use pattern. Opportunities for additional attached and multi-family housing could occur in the form of development proposals on parcels in both the Sadsburyville area (SVD and R-2) and Pomeroy (R-2). The zoning in these two areas either permits by right or by Conditional Use the establishment of attached or multi-family housing. In both cases, there are parcels that could be subdivided for such opportunities that would yield approximately five to ten units per acre. These locations can be considered as infill, as they occur within existing communities, but would be at a higher density. Transitional buffering and other techniques would need to be employed to accommodate the proposals. The following table identifies parcels that are undeveloped and may become available in the future:

Table 8.3

Potential Attached Housing

| <u>Location</u> | <u>Area</u> | <u>Density</u> | <u>Unit Count</u> | <u>Zoning</u> |
|-----------------|-------------|----------------|-------------------|---------------|
| Sadsburyville   | 4.1 ac.     | 6-8 du/ac.     | 24-32 du.         | R-2           |
| Sadsburyville   | 4.8 ac.     | 8-10 du/ac.    | 38-48du.          | SVD           |
| Pomeroy         | 12.8 ac.    | 6-8 du/ac.     | 76-102 du.        | R-2           |
| Pomeroy         | 11.0 ac.    | 6-8 du/ac.     | 66-88 du.         | R-2           |

Given the assumption that new housing opportunities for attached and multi-family housing will continue to exist in the Township, probably on relatively small parcels, it can be concluded that Sadsbury Township will provide future and current residents with a range of locations and values for housing of this type. Lower density housing, single family detached and cluster developments will occur in various portions of the Township, most likely determined by the availability of public sewer and water. Other opportunities will be the result of infill development in existing communities.

Summary

Sadsbury Township has made land use decisions in recent years that will have long term impacts on the pattern of development. The largest and most impactful of these was the approval of a Condition Use application for Sadsbury Park. Not only will the development of this mixed residential community meet the statistical needs of housing into the future, it offers an opportunity to relate the community to nearby Sadsburyville. The location is such that public sewer

and public water services will be available. Sadsbury Park will have several entrances from adjacent roads and will emphasize pedestrian sidewalks and trails linking it to the Village.

The use of land conservation and protection techniques has placed large areas of the Township into stable open space situations. Development pressures on these areas has been lessened or eliminated, focusing growth into areas which have adequate infrastructure to accommodate current land use patterns and future growth.

## CHAPTER 9 NATURAL RESOURCES AND OPEN SPACE PLANS

### Natural Resources Plan

Sadsbury Township in Chester County has been identified as having a strong rural character based upon its agrarian heritage, even though some areas within the Township are becoming more suburban in nature. The presence of abundant natural resources has, in large part, influenced the rural character. It is the intent of this Natural Resources Plan to establish the importance of the Township's natural resources and to recommend means to perpetuate and preserve them. An inventory of natural resources with descriptions and mapping has been provided in Chapter 3, Existing Conditions, of this Comprehensive Plan. This Natural Resources Plan will expand upon the inventory by proposing conservation and preservation techniques.

It is a requirement of the Pennsylvania Municipalities Planning Code (MPC) Section 301 that Comprehensive Plans address the preservation of natural resources. It is not the intent of this Plan to supersede various acts of the State legislature which pertain to elements of this Plan, but to propose methods to preserve quantities and qualities of resources.

A variety of techniques will be discussed in the Natural Resources Plan, reflecting on the nature of the resource, enacted protection standards, its degree of threat, the consequences of not protecting it, and its geographical context. The natural resources comprising Chapter 3 which will be evaluated here are as follows:

- Topography
- Geology
- Soils
- Water Resources
- Wooded Areas

### Topography

Like most areas of Chester County, Sadsbury Township has a variety of topographic features and ranges of topography from relatively flat, to gently rolling and isolated areas of steep slopes. Topography is a description of the relative elevations of the land and it is mapped by contour lines on a topographic map. All points on a given contour line will have the same elevation relative to a fixed point, usually sea level. The degree to which a



given area is sloped on a topographic map is determined by the spacing of contour lines. Slope is an incline in land form and is mathematically expressed as the relationship between horizontal and vertical distance. Slope is referred to in terms of a percentage and is calculated by dividing the vertical rise over a distance by that horizontal distance, both distances expressed in the same units. Therefore, a slope of 10% occurs when a horizontal distance of 100 feet rises by 10 feet, or any other similar proportional relationship.

The Zoning Ordinance of Sadsbury Township (November 2001, as amended) regulates disturbance to areas of steep slopes in Section 1104, Steep Slope Overlay District. The intent of the overlay district is to further regulate disturbance to defined areas beyond base zoning district regulations. Two areas of steep slopes are defined, each with specific disturbance limitations. Precautionary Slopes are defined as being between 15% and 25% in slope and Prohibited Slopes are over 25% in slope. The language in Section 1104 describes how to calculate the slope from prescribed information, as well as provides for permitted uses, uses by Special Exception and prohibited uses. In general, both slope types permit minimally intrusive uses like wildlife sanctuaries, woodland preserves and regulated tree farming. Residences may be adjacent to, but not encroach on, a Precautionary Slope and must be twenty-five (25) feet from a Prohibited Slope. The intent of the Steep Slope Overlay District is to limit erosion of soils, control stormwater flooding, maintain stream quality, and retain indigenous vegetation and habitat.

Sadsbury Township has implemented a strong steep slope ordinance. Only minor changes or improvements might be suggested, and they are as follows:

- Expand the Steep Slope application procedures with specific guidelines as to techniques that may be employed to develop without intrusion in the Steep Slope area. This section of the ordinance is already rigid and any changes should be minor. For example, review the minimum threshold square footage for intrusion into a man-made slope.
- Improve upon standards for replacing vegetative cover following disturbance. This should include plant species and timing of replacement, so as to stabilize soils and preclude erosion. Such standards could be in the Steep Slope Overlay District or created for broader application in the development standards and referenced in this section.

## Geology

The structure of an area's geology is highly related to the subject of groundwater. There are several issues related to geology that are important to land use planning. One is the ability of the subsurface geology to serve as a conduit for groundwater and to ultimately provide for groundwater storage. The second aspect is the ability of geologic structures to mechanically support the development of building foundations, roads, bridges and utilities. Groundwater recharge can be a major concern for a community such as Sadsbury Township which is partially dependent on wells for domestic water in some areas. The description of the Township's geology in Chapter 3, including the mapping found on Figure 3.2 provides a basis for understanding where the particular formations are located. Sands and gravels, and in some locations limestone formations, have large groundwater storage capacity. Knowing where these formations are located can affect the ability to develop an area with either residences or farm uses that are dependent on irrigation. Areas that have the ability to recharge groundwater into their aquifers also have the added characteristic of being conduits for contamination. Toxic or undesirable liquids and waste matter may enter the aquifers along with clean groundwater if measures are not implemented to preclude this.

As notes above, geology is also relevant to the structural capacity of soils to support the development of land. The relationship between soils and geology is very close, with soils being the surface layer of geologic strata. More will be discussed about soils in a later section of this chapter. The following are recommendations for actions to be taken to further preserve groundwater quantity and quality within the geologic regions:

- Encourage the development of cluster type housing developments which have the potential to provide significant areas of open space. Growth areas and resultant impervious cover should not be over geology that has high groundwater recharge capability.
- Promote programs of the Soil Conservation Service that address agricultural techniques that manage the use of fertilizers, pesticides and animal waste that can infiltrate into the groundwater. These practices can be adapted to both agricultural uses and residential developments.
- Similar to the above recommendation, regulate the commercial and industrial use and storage of chemicals and petroleum products, particularly above geologic areas of high groundwater storage potential.

- Extraction of earth products in any scale should be done with a high degree of regulation. Typically, quarry operations occur in areas of the geology most susceptible to contamination from water-borne substances.
- Review and update the Township's stormwater management regulations with regard to maintenance responsibilities, design efficiency and contribution to groundwater recharge.
- The Township should cooperate and coordinate with County, State and Federal agencies when programs are available to monitor the condition of groundwater aquifers. Periodic well testing on a Township-wide basis will establish a base line of water quality and aquifer levels.


### Soils

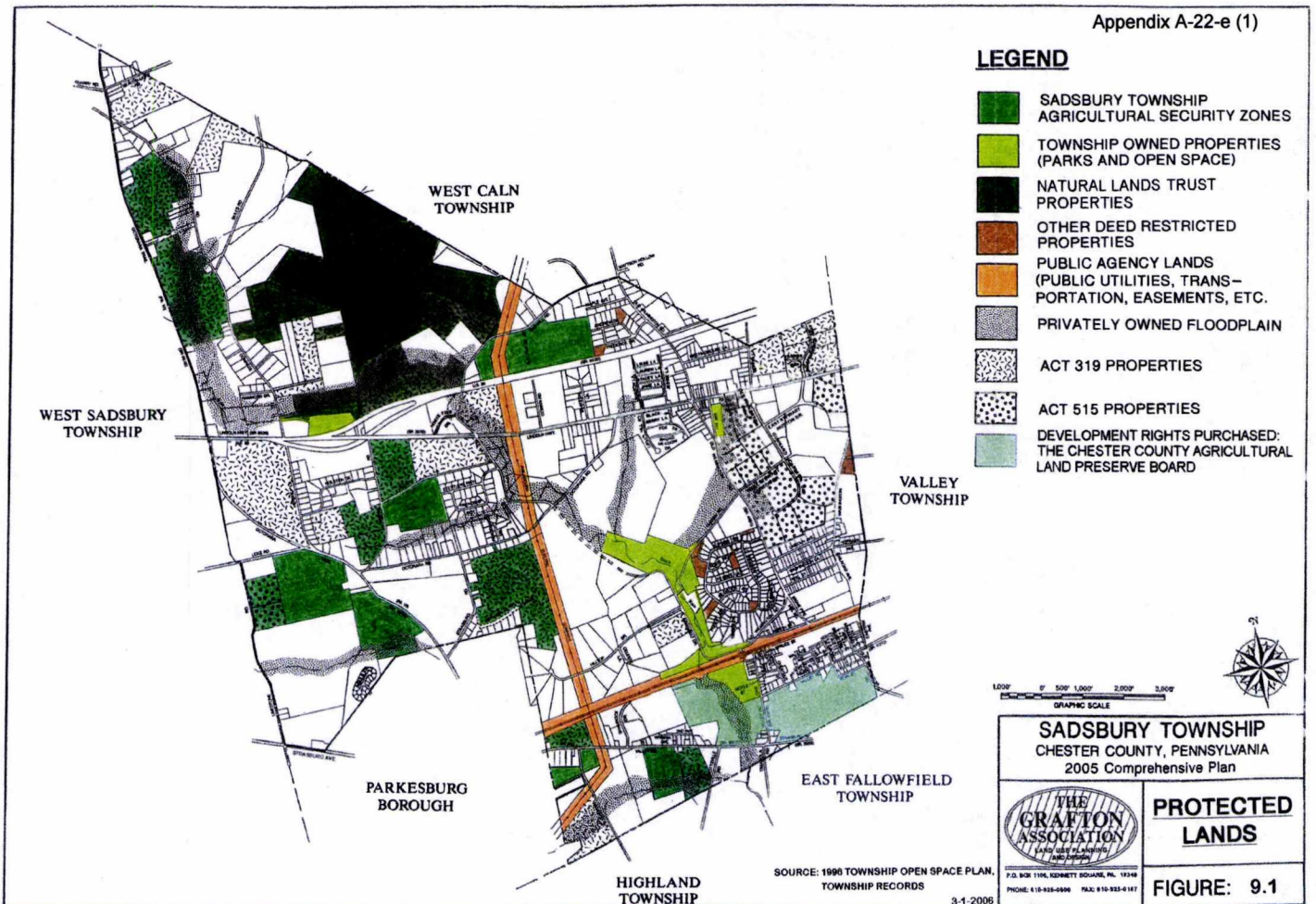
A detailed discussion of soils, their properties and mapping occurs in Chapter 3 of the Comprehensive Plan. Of significance for a Natural Resources Plan is the preservation of prime agricultural soils for agricultural purposes. The Township has extensive areas of land protected by participation in the Sadsbury Township Agricultural Security Zone program, as shown on **Figure 9.1**. This program has been successful in retaining farms in the Township which might have otherwise been converted to other uses, such as residential development. Development pressures on farmland can be enough to make it difficult for farmers to continue farming and pay taxes on land that has increasing value. In Sadsbury Township the program of preservation has been beneficial, as can be seen on the Existing Land Use exhibit, Figure 7.2, in the Land Use Plan chapter of this Comprehensive Plan.

Despite the positive results of the Township's continuing efforts to preserve farmland on productive soils, the following recommendations are made to continue that progress:

- The Township may wish to consider an amendment to the Zoning Ordinance that regulates the types of land uses that would be permitted on lands containing specified soil types which have high agricultural value.
- Coordinate with the Soil Conservation Service to institute programs encouraging Best Management Practices (BMP) to be utilized on farms. A BMP plan should be prepared for each farm, including the use of plowing techniques designed to minimize the erosion of soils, manure storage and encourage crop rotation.

**LEGEND**

-  SADSBURY TOWNSHIP AGRICULTURAL SECURITY ZONES
-  TOWNSHIP OWNED PROPERTIES (PARKS AND OPEN SPACE)
-  NATURAL LANDS TRUST PROPERTIES
-  OTHER DEED RESTRICTED PROPERTIES
-  PUBLIC AGENCY LANDS (PUBLIC UTILITIES, TRANSPORTATION, EASEMENTS, ETC.)
-  PRIVATELY OWNED FLOODPLAIN
-  ACT 319 PROPERTIES
-  ACT 515 PROPERTIES
-  DEVELOPMENT RIGHTS PURCHASED: THE CHESTER COUNTY AGRICULTURAL LAND PRESERVE BOARD



- Subdivision and Land Development Ordinance provisions should be reviewed and strengthened to require the stabilization of slopes with vegetation. This is also a recommendation in the Topography section of the Chapter, but is placed here to add emphasis to the need to retain soils from being eroded by surface runoff from all lands of the Township, not just agricultural.
- Consider Zoning Ordinance modifications that would allow a development density bonus for preserving and not developing on prime agricultural soils.

### Water Resources

The subject of water resources, or hydrology, encompasses the surface waters that flow through the Township, in addition to the watersheds (drainage basins), floodplains and wetlands associated with them. As has been described and mapped on Figure 3.5 in Chapter 3, the primary water course in the Township is Buck Run, the drainage basin of which drains about 90% of the Township. This fact makes the relationship of drainage to streams primarily internal to Sadsbury Township. It is important to consider Buck Run and its floodplain and wetlands as one integrated riparian system. The protection of this system is important for several reasons. A stream with adjacent vegetation will be stable and less prone to erosion. It will also be cooler in temperature, enhancing fish and wildlife habitat. The regulation of floodplains and the land uses permitted is significant because of the relationship of floodplains to flood storage capacity. Disturbance or development of floodplains diminishes that capacity by either decreasing the area of the floodplain or by impeding the flow of flood waters. Freshwater wetlands found near Buck Run and its many small tributaries are important for their ability to provide habitat for many small animals and to aid in the storage of flood waters.

Sadsbury Township has adopted two provisions of its Zoning Ordinance which provide substantial protection to floodplains and riparian systems. Section 1103 is a Floodplain Overlay District which contains strict standards for development and prohibition of development within the defined floodplain. Section 1105 is a Resource Conservation Overlay District which provides protective standards for floodplains, riparian buffers, wetland margins and woodlands. These two sections offer a high degree of protection to both the quantity and quality of surface waters in Sadsbury Township.

Notwithstanding the current regulatory tools in place, the need to monitor and continually regulate riparian systems is the subject of the following recommendations:

- Review the current floodplain ordinance for suitability of permitted land uses and their potential impact on stream quality. Some permitted uses, such as golf courses, can contribute to stormwater runoff and chemical contamination of streams.
- Coordinate with adjacent municipalities, both upstream and downstream of Buck Run, for appropriate and consistent regulations regarding water quality and flooding issues on a watershed basis.
- Ensure that development regulations in the Subdivision and Land Development Ordinance are adequate to retain and recharge stormwater runoff on the site of all development.
- Review Subdivision and Land Development provisions for consistency with Federal and State regulations regarding the preservation of wetlands.

### Wooded Areas

The presence of biotic resources, from microscopic plant organisms to the largest hardwood tree contributes to the visual image of Sadsbury Township as a place of rural character. Plants also are key to the environmental health of the natural community. They can be found individually or in large woodlots. Plants provide habitat for many species of animals, both in the form of food supply and shelter. A natural feature as narrow as a hedgerow can be part of a biotic network that creates opportunities for wildlife to move from one area to another with a degree of protection from predators. As noted elsewhere, wooded areas also contribute to the stability of soils and impede erosion.

The Sadsbury Township Zoning Ordinance regulates woodlands, and individual trees in particular. Section 1105, Resource Conservation Overlay District, provides a prohibition of clear cutting of woodlands, except for agricultural purposes, without the filing of a woodlands management plan approved by the Zoning Officer. The section also addresses the protection of trees in construction sites. This section of the Zoning Ordinance provides very beneficial standards that protect woodlands and limit their disturbance. In addition, the Municipalities Planning Code provides standards for woodland protection and tree harvesting.

The following is a list of recommendations to improve the retention and enhancement of biotic resources:

- The Township should encourage owners of large tracts of land to participate in various woodland protection techniques. Many owners have done so through easements or cooperation with the Natural Lands Trust.
- Land development standards should be reviewed regarding removal of trees and the potential for requiring replacement in a quantity equal to or greater than those removed.
- When trees and shrubs are specified for new development they should be native to the County and not known to be invasive type plants. Lists are available from the County for such plant species. The use of native plants generally requires less maintenance. Further, native plants are acclimated to soil and climate conditions found in the area.

#### Summary of Natural Resources Plan

As has been noted throughout this Plan, Sadsbury Township has enacted many regulatory controls affecting its natural resources. The Township is to be commended for its position on this issue. The Township has retained a rural character made up of many of the resources discussed. Despite several centuries of development pressures, there are still many high quality natural resources remaining. The purpose of the Plan has been to suggest means to augment an already positive approach to natural features preservation.

It can be assumed that development pressures will continue in the Township, as greater numbers of individuals and businesses seek locations to reside and expand. As this trend continues, and probably increases in the Township, it is imperative that the balance between development and natural resources preservation be continually before decision makers. Threats to these resources can have permanent and lasting effects. It is well recognized in Chester County and elsewhere that suburban sprawl is a major threat to quality of life issues generally and natural resources specifically. The noted measures the Township has adopted have had the effect of partially protecting many resources. As pressures for development increase, the Township will need to adjust its regulatory measures accordingly. The Resource Conservation Overlay District should be reviewed periodically for applicability to the circumstances before the Township.

This Comprehensive Plan has addressed future land use issues in Chapter 7. Recent decisions regarding land development should satisfy future growth projections in defined geographic areas. Regardless of such proactive steps, there will continue to be pressure to develop other areas. Some of these areas may or may not have adequate infrastructure to accommodate the development. Regulations currently in place or those yet to be adopted will be relied upon to steer growth in the direction intended by the Comprehensive Plan. The one area designated to absorb most of the future residential growth is central to the Township near Old Wilmington Road and south Sadsburyville. This location is appropriate for future growth for infrastructure and development precedent reasons. However, it is proximate to Buck Run and its associated riparian systems. Caution needs to be exercised in the approval of plans and enforcement of development standards as the project proceeds.

#### Open Space Plan

A "Parks, Recreation and Open Space Plan" was prepared for Sadsbury Township in 1996 by the author of this Comprehensive Plan. The Plan is more commonly referred to as the Open Space Plan and was subsequently adopted by the Township. It is not the intent of the Section of the Comprehensive Plan to replace or restate the Open Space Plan, but to summarize its contents and relate them to this Plan with more recent information as available. The Open Space Plan contained a thorough review of history, socio-economic condition, inventories of resources, historic sites, scenic areas and goals of the community. An analysis of recreational standards and opportunities was also provided. At the time of preparation of the Open Space Plan, the Route 30 Exton Bypass was being completed and the subject of resultant land development was being discussed. A major problem of that time was the unresolved issue of sanitary sewers. A necessary component of growth management, the location and timing of sewer systems was still undecided. At this writing, a sewer plan is in place, with much of the system either completed or scheduled. This is important because until growth can be channeled to defined areas served by adequate transportation, public sewer and public water systems, the preservation of open space is problematic. Without controls, sprawl will eventually occupy areas that should be preserved as open space for agriculture, passive recreation and active recreation.

The 1996 Open Space Plan was prepared less than a decade before this Comprehensive Plan. Although some conditions have changed and there has



### Groundwater Aquifer

- **Zoning Ordinance Amendments.** This recommendation dealt with the need for protection of well heads, or the area surrounding a well that contributes to the recharge of groundwater for the well. This came at a time when the majority of the Township was served by on-lot sewers and wells and the concern was for the need to preclude contamination from nearby septic systems. This subject also included the need to regulate the use of fertilizers, pesticides and salt storage. Also of concern was the pumping of wells and the effect loss of groundwater would have on another. Regulations addressing this were seen as being needed in the Zoning Ordinance and the Subdivision and Land Development Ordinance. To date the matter has not been addressed beyond the regulations that the State and County apply to separation of wells and on-site sewage systems. The development of the public sewer system in the eastern part of the Township has taken some of the pressure off of this issue; however, it still needs to be addressed and should be considered a recommendation of this Comprehensive Plan.

### Woodlands






- **Zoning Ordinance Amendments.** The recommendation called for the establishment of a Resource Conservation Overlay District to restrict removal of trees. As noted earlier, this has been accomplished with Article XI. Further, it was recommended that amendments to the Subdivision and Land Development Ordinance be made to address the specific procedures for a development applicant to inventory trees of a certain size and quality. The replacement of trees should also be subject to a formula. With the exception of the replacement of trees by some factor, the protection of woodlands and specific trees has been well addressed in Article XI of the Zoning Ordinance.
- **Subdivision and Land Development Ordinance Amendments.** This recommendation focuses on standards that apply to development applications and the need to require adequate information on a plan submission regarding trees and their protection.
- **Other Regulations and Activities.** This recommendation dealt with the need to encourage groundwater recharge throughout the Township. The creation of the Resource Conservation Overlay District does much to protect resources, but has the indirect effect of enhancing groundwater

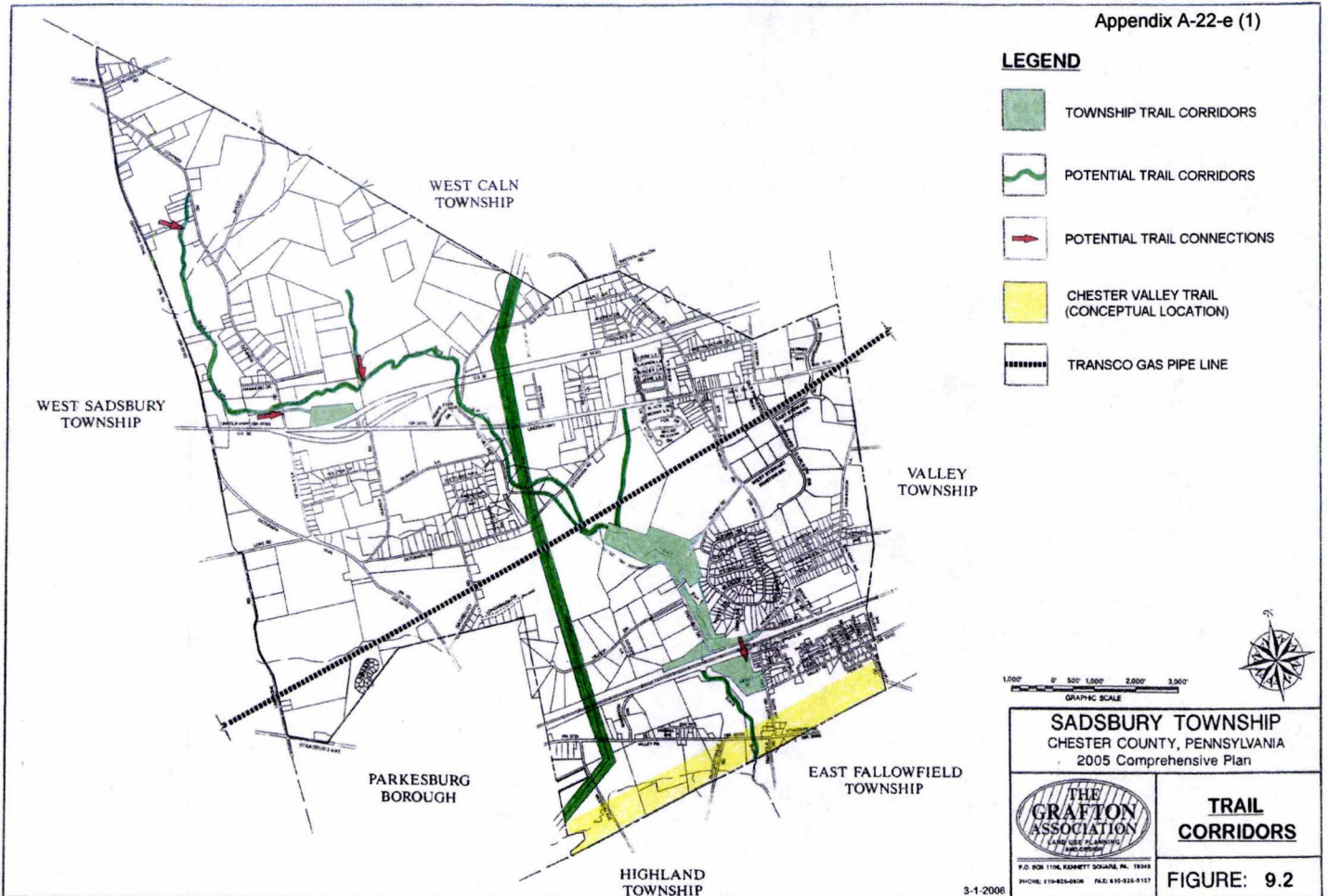
recharge. The preservation of open space and the limitations on disturbance to critical environmental features results in increased area for recharge and beneficial conditions for that recharge.

### Trail Network

- **Zoning Ordinance Amendments.** A recommendation was made to reference Subdivision and Land Development Ordinance standards for the creation of a Township Trail system. The 1978 Comprehensive Plan included mapping of a proposed trail system which would be intended for pedestrians and bicyclists. Much of the proposed trail system would run along Buck Run and its tributaries. The fact that Buck Run is a spine running from north to south through the Township would make such a system central to the residents and would connect many areas of the Township. Currently, the Township has acquired parkland along Buck Run in the south-central area and is planning on extensions of the area that will provide trail connections between Sadsburyville and Pomeroy.
- **Subdivision and Land Development Amendments.** The Open Space Plan recommended that various factors relating to the location, use and construction should be formulated. These standards, which need to be addressed, would only relate to land development applications. As a matter of policy, the Township has been aggressive in recent years assembling parcels that will eventually form a network. The most difficult part of this planning is the acquisition of land to locate a trail. Development standards are necessary, since invariably the system is made up of components acquired during various times and from various sources. Consistency among segments is important and this can be accomplished with standards, specifically those related to construction, maintenance, linkage to other networks and use of public rights-of-way.
- Since the preparation of the 1996 Open Space Plan, the Township has been active in developing the Buck Run Trail, both through Bert Reel Park on Buck Run and its eventual continuation onto other rights-of-way such as that of PECO through the central part of the Township. **Figure 9.2** illustrates the location of these corridors and other potential locations for pedestrian and bicycle trails. This trail, when expanded beyond the current parkland portion, has the potential to provide a central spine for non-vehicular travel through the Township. Additionally, it could potentially link to regional trail systems, such as the Chester Valley Trail and a utility corridor.

**LEGEND**

-  TOWNSHIP TRAIL CORRIDORS
-  POTENTIAL TRAIL CORRIDORS
-  POTENTIAL TRAIL CONNECTIONS
-  CHESTER VALLEY TRAIL (CONCEPTUAL LOCATION)
-  TRANSCO GAS PIPE LINE



- Chester County, through the adoption of "Linking Landscapes" in 2002, has placed emphasis on the development of regional and local trails. Part of the concept is a network of trails that would traverse each County municipality. These trails could be owned and developed through a combination of public agencies including local municipalities, resulting in a "web" of interconnected corridors for non-vehicular use. Within this concept, some proposals have received a Regional Priority designation. One of these that relates to Sadsbury Township is that of the Chester Valley Trail Corridor. This corridor has been shown conceptually in "Linking Landscapes" as being generally oriented east-west and passing through or near the southern area of the Township. Of additional interest is the potential for the Chester Valley Trail to connect to a proposed County park in West Fallowfield Township near the Octoraro Creek.

### Historic Resources

- Assignment of Responsibilities to the Historical Committee. During the preparation of the 1996 Open Space Plan, a survey of resources was referenced by the Historical Society as having been recently completed. It was recommended that the survey be used to rank the resources in terms of priority needed for protection. Ranking would take into account threats, management needs and existing protection. Secondly, sites suitable for the National Register of Historic Places should have applications prepared and submitted in order to acquire as much protection as possible. All sites should be at least photographically documented and retained on file with the Township and the County. This is an intensive effort and one which would rely on volunteer efforts. It remains a valuable recommendation.

### Summary of Open Space Plan

The 1996 Open Space Plan called for amendments to the Zoning Ordinance that would do two things. One was the recognition that public sewers would become a reality, creating the opportunity for higher density development. That has occurred and the Zoning Ordinance has been amended recently to allow for the establishment of Traditional Neighborhood Design development. This would not have been possible without the construction of public sewer facilities. A second amendment was the creation of an Resource Conservation Overlay District, which provides protective standards for many environmentally sensitive features. The connection between the two amendments is of interest, since the

ability to achieve higher densities in some appropriate areas encourages the protection of sensitive areas that may have otherwise been compromised.

Another general recommendation was that the Township improve its ability to communicate with residents. One suggestion was use of a periodic newsletter and another was a display of graphic materials from the Open Space Plan in the Township Building. The Township has acted on both recommendations to the benefit of residents, by use of a website available to the public and the enlargement and display of Open Space Plan maps within the meeting room of the Township Building.

The preservation of open space is a topic which means different things to different people, but the lack of open space in a community is viewed negatively by most. Sadsbury Township has been successful in retaining much of its rural character and open space by a variety of techniques, not all of which involved acquisition. The use of open space easements and agricultural security programs has kept many large parcels in either woodlands or farmland. The Natural Lands Trust owns significant acreage north of Route 30, an area that has seen only very limited low density development.

Newly enacted regulations for Traditional Neighborhood Design development like the proposed Sadsbury Park will be required to set aside large areas of open space. That open space will not only be available for public use, but will preserve sensitive natural features as well. In the case of Sadsbury Park, its open space will fill both roles, since it is contiguous to Buck Run in the central part of the Township.

Future efforts related to open space should be public access to those areas through trails and parks, as well as development of both active and passive recreation areas. To date the active recreation needs of the Township have been met at Bert Reel Park on Old Wilmington Road near the railroad line. Being located between Parkesburg and Coatesville creates many other active recreation opportunities, although travel to those communities is required. Passive recreation is an area that should be stressed in the future as it relates to the Buck Run trail system. Such a trail has the potential not only to provide walking and biking opportunities, but can be a link between many Township locations.

## CHAPTER 10 TRANSPORTATION PLAN

Sadsbury Township has a transportation network based primarily on motorized vehicles and its historical development pattern. The roads that form the basis of the network vary in category from major arterials to local secondary roads. As opposed to other municipalities in the region, there are no major institutions, commercial or employment centers within the Township to serve as destinations for traffic. However, the Township does contain the villages of Sadsburyville and Pomeroy, which are small scale concentrations of residential and commercial activity. By virtue of its location relative to nearby destinations, much of the traffic in the Township passes through on major and minor arterials.

The subject of transportation is broader than the most obvious component of automobiles and trucks and ranges from pedestrian trails to public transit. In the case of Sadsbury Township there is even a nearby airport which offers other options. This chapter of the Comprehensive Plan will analyze the framework of the current transportation network and address alternatives such as trails, transit opportunities, regional connections and future plans.

### Regional Transportation Pattern

The regional highway most closely identified with the Township is U.S. Route 30, which passes through in an east-west orientation. This highway is also known as the Lincoln Highway and is one of the oldest regional roads in the United States, carrying traffic from Philadelphia west to Lancaster, Harrisburg, York, Gettysburg, Pittsburgh and beyond. In Sadsbury Township, Route 30 played a role in the growth of the Village of Sadsburyville. Traffic on Route 30 eventually exceeded the limits of the road and during the 1960's a Bypass was built to the north, extending from just west of Sadsburyville, around Coatesville and connecting again east of Downingtown, near Exton. This Bypass has removed much of the regional traffic from Business Route 30, as the original alignment is now known.

There are two other significant roads in Sadsbury Township which play a local role of connecting nearby townships and boroughs. PA Route 10, also known as the Octorara Trail, is generally a north-south oriented road which forms part of the Township's western boundary and passes through central Parkesburg. Route 10 also provides convenient access to Route 41 which originates in Wilmington, Delaware. The other significant road in the Township is State Route 372 which passes through the southern part of the Township in an east-

west orientation, passing through Pomeroy, and generally connecting Parkesburg to the west and Valley Township to the east.

There are lesser classifications also in the Township. The most significant of them is the road known as Old Wilmington Road which passes through Sadsburyville in a north-south orientation, connecting West Caln Township to the north and East Fallowfield and Highland Townships to the south.

Collectively, all of the roads discussed above form the road infrastructure network that allows for the movement of automobiles, trucks and other vehicles within and through the Township. Within that network, a lesser classification of local roads are primarily of short distance and lower capacity. The majority of road miles within the Township are made up of local roads, as they serve the many residential, farm and business properties.

Access to the Interstate highway system from Sadsbury Township is not immediate and involves travel through other municipalities and sometimes states. The Pennsylvania Turnpike (I-76) may be accessed from Route 10 by driving north into Berks County. I-95, the primary north-south route along the east coast of the United States, may be accessed in the Wilmington, Delaware area by driving south on Route 41. Another element of the regional transportation plan is the presence of the G.O. Carlson Airport (Chester County Airport), located just east of the Township on Business Route 30 in Valley Township. General and corporate aviation, as well as air charter services, are available.

Another form of regional transportation is the Amtrak Railroad which passes through the southern parts of the Township in an east-west orientation. Although there are no stops in Sadsbury Township, there is a station in adjacent Parkesburg, where a railroad station building and parking are available on Culvert Street. Parkesburg is easily accessible from Route 10 (Octorara Trail) from the north or from the east on Route 372 (Valley Road). Although the station is not a SEPTA stop, access to the SEPTA system is available by using Amtrak's Keystone Service eastbound. Commuters from the region use the connection for travel to the Philadelphia area, and on to Trenton and New York. Keystone Service also connects Parkesburg with Lancaster and Harrisburg to the west.

### Functional Classification System

The Chester County Planning Commission has prepared and maintains a classification system for roads within the County. This system is not unlike that

of PennDOT, but for the purposes of this Comprehensive Plan the County version is used due its local relevancy. The following table identifies the various classifications and roads within the Township:

Table 10.1

Road Functional Classification System

| <u>Classification</u> | <u>Road</u>                            |
|-----------------------|----------------------------------------|
| Expressway            | US 30 (Coatesville-Downingtown Bypass) |
| Major Arterial        | US 30 Business (Lincoln Highway)       |
| Minor Arterial        | PA 10 (Octorara Trail)                 |
| Major Collector       | PA 372 (Valley Road)                   |
| Major Collector       | Strasburg Road                         |
| Minor Collector       | Old Stottsville Road                   |
| Minor Collector       | Old Wilmington Road                    |
| Minor Collector       | Oak Street                             |
| Local Distributor     | Octorara Road                          |
| Local Road            | All Other Township Roads               |

Source: Chester County Planning Commission

The classification of roads is based upon the roadway design and the volumes of traffic it carries. The roads in the list above descend in order from highways that could be as large as the Pennsylvania Turnpike to narrow, rural roads with minimal cartway width and no shoulders. **Figure 10.1** graphically illustrates the classification of roads in the Township on the road base map. There are two basic factors involved in functional classifications; mobility and access. Mobility refers to the ability of a road segment to accommodate and move vehicles. Access refers to the ease of entering or exiting the road to or from adjacent properties or roads. Functional classification systems can be useful in land development ordinances such as zoning and subdivision where criteria for development may be based on the classification of the frontage road. The system is also useful in establishing priorities for capital improvement and maintenance projects.

Existing Conditions

The road network in Sadsbury Township has evolved over many years and is reflective of changes from an agrarian community to that of a residential

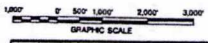
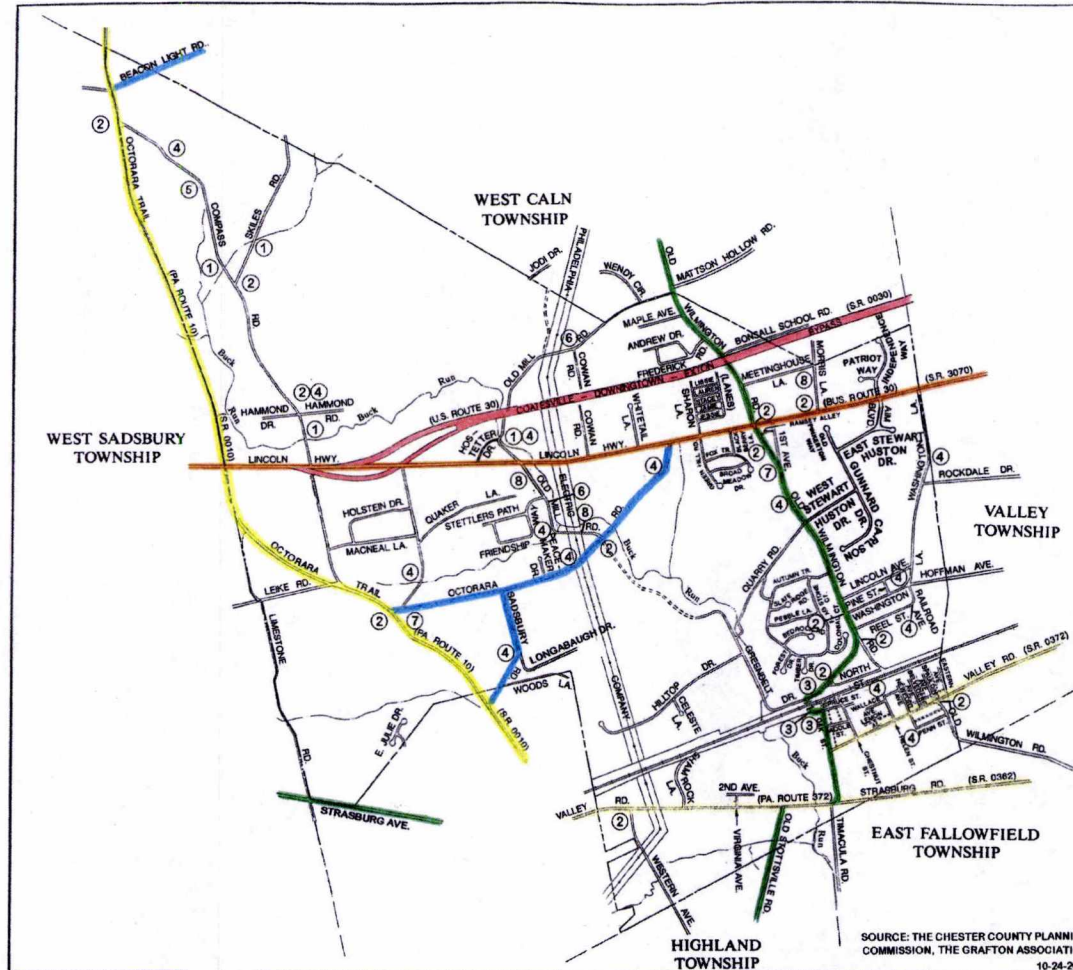


**LEGEND**


- EXPRESSWAY
- MAJOR ARTERIAL
- MINOR ARTERIAL
- MAJOR COLLECTOR
- MINOR COLLECTOR
- LOCAL DISTRIBUTOR
- LOCAL

**ROAD CONDITIONS**

- ① NARROW BRIDGE
- ② DANGEROUS INTERSECTION (POOR VISIBILITY)
- ③ BAD CURVE (POOR GEOMETRICS)
- ④ BAD CURVE (ADVISORY SIGNS NEEDED)
- ⑤ BAD CURVE (LOWER SPEED LIMIT NEEDED)
- ⑥ BAD CURVE (VISUAL OBSTRUCTION)
- ⑦ BETTER SIGNING NEEDED
- ⑧ POOR ALIGNMENT



**SADSBURY TOWNSHIP**  
 CHESTER COUNTY, PENNSYLVANIA  
 2005 Comprehensive Plan



**THE GRAFTON ASSOCIATION**  
Local and Statewide Transportation Planning

P.O. BOX 1104, KEBNETT SQUARE, PA. 19349  
 PHONE: 610-835-8888 FAX: 610-835-0157

**TRANSPORTATION**

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**FIGURE: 10.1**

SOURCE: THE CHESTER COUNTY PLANNING COMMISSION, THE GRAFTON ASSOCIATION  
 10-24-2005

community. Narrow roads that at one time connected farms to the major roads are now linking housing developments to major commuting routes. The road network in the Township is made up of 17.03 miles of Township owned and maintained roads and 14.07 miles of State owned and maintained roads. The volume of traffic historically associated with the roads was suitable for the slower speeds and lower numbers. While most of the arterial and collector roads have remained unchanged over the years, with the notable exception of the Route 30 Bypass, the use of those roads has changed. The condition of the roads is physically good, with periodic maintenance occurring. The alignment of some of the roads, particularly at intersections, is cause for concern. Generically, the single most common problem is sight distance limitations at intersections caused by angular horizontal alignments and steep hills. These situations occur both on the rural, less traveled roads, and at some intersections on Business Route 30. Each location will require a thorough evaluation and construction improvements in order to mitigate what can be dangerous situations. No single design improvement will solve the condition problems, as each location has its own flaws. In one circumstance, First Avenue near the Township Municipal Building would be improved by making traffic one-way southbound. Figure 10.1 also illustrates the location of condition problems and other issues which affect the safety and maintenance of local roads.

A frequently cited deficiency in the regional road network is access to and from the Route 30 Bypass within the Township. Currently, the only connection between the Business Route and the Bypass is the split on Route 30 immediately east of Route 10. This point is not a full intersection and only allows eastbound Route 30 traffic to enter the Bypass and a similar exit for westbound traffic. This location is further compounded by limiting access onto Compass Road. The nearest exit on the eastbound Bypass is Route 82 at Coatesville. Between Sadsburyville and Coatesville are employment and retail centers, as well as the Carlson Airport, all of which would benefit from improved access to the Route 30 Bypass. What is recommended is that regional transportation planning agencies investigate the potential for a full interchange for the Airport Road crossing, which currently only provides for an eastbound access and westbound exit. Additional turning movements should also be studied and traffic volumes monitored for the Route 10 intersection, which is similar to the Airport Road crossing in that only half of the possible traffic movements are accommodated.

At the time of this writing, there is a DVRPC Transportation Improvement Program (TIP) project to reconstruct all ramps on US 30 Bypass between PA 10 and the Exton Bypass. This large project is in the early stages of planning. Funding for the project is anticipated to become available during the planning

period of this Comprehensive Plan. It is recommended that the Township pursue with DVRPC and Valley Township the segregation of the Airport Road interchange, which might have the effect of advancing it time-wise before the other interchanges.

Sadsburyville on Business Route 30 has been a center of community activity in the Township historically. Today, it has the appearance of a small village with services such as a post office, municipal offices, a historic tavern, houses and businesses. A recently approved residential community of 461 dwellings will be built just south of the village in coming years. Each of these uses has the potential to generate pedestrians. Traffic on Route 30 through the village is heavy at times during the day and conflicts with pedestrian safety. Discussions about traffic calming techniques in Sadsburyville have been initiated. See the Public Transit section of this Chapter for a description of this project.

Traffic volume is a measurement of vehicular use of a given road segment and is one means of gauging the adequacy of roads relative to their design capacity. The conventional unit of measurement for traffic counting purposes is "Average Annual Daily Traffic", or AADT. This term refers to a number which has been statistically adjusted to reflect an average day during the year, discounting variables such as days of the week, holidays, weather events or construction. The following table provides a list of segments that have been measured recently, with adjustments made to the numbers to reflect an estimate for the year 2002.

Table 10.2

Estimated Traffic Counts, 2002

| <u>Road Name</u> | <u>From</u>    | <u>To</u>           | <u>AADT</u> |
|------------------|----------------|---------------------|-------------|
| PA 10            | US 30          | Sadsbury Road       | 11,197      |
| US 30 Bypass     | US 30 Business | Airport Road        | 18,168      |
| US 30            | Route 10       | US 30 Bypass        | 24,895      |
| US 30 Business   | US 30 Bypass   | Old Mill Road       | 6,279       |
| US 30 Business   | Old Mill Road  | Old Wilmington Road | 6,179       |
| US 30 Business   | Old Wilmington | Airport Road        | 9,156       |
| PA 372           | PA 10          | Strasburg Road      | 5,585       |
| Strasburg Road   | PA 10          | PA 372              | 4,559       |

Source: Chester County Planning Commission

The AADT counts found in the above table were prepared by the Chester County Planning Commission from their own statistics and those of the Delaware Valley Regional Planning Commission and PennDOT. The estimates have been extrapolated from counts taken prior to 2002 and projected forward, considering population growth, employment changes and land development activity. PennDOT estimates that there is an annual increase in traffic volume of 1.6% on any given road segment. Two road segments not located in Sadsbury Township but in Valley Township are notable since they relate to the issue of accessibility to and from the US 30 Bypass. The segment of the US 30 Bypass between Airport Road and Route 82 carries 23,929 vehicles daily and Airport Road between the Bypass and US 30 Business carries 7,795 vehicles daily.

### Non-Vehicular Transportation

The subject of this section traditionally would involve pedestrian walking trails and possible equestrian facilities, if relevant. For purposes of this Plan, bicycling will be included due to the similarity of facilities, although most cyclists consider a bicycle a vehicle and, in fact, they are regulated as such. Therefore, the facilities of concern are those for pedestrians, equestrians and cyclists both within existing road rights-of-way and off-road. For a starting point in the discussion, it is worth noting that Chester County has prepared a "Recommended Bikeway Network Functional Classification." This classification is in the form of a map that classifies roads by degree of suitability for bicycle use. It also includes features and facilities which would be of interest to bicyclists, such as links to other forms of transportation, employment and retail centers, recreation areas and schools.

Within Sadsbury Township there are several roads on the "Bicycle Network." Old Wilmington Road and Quarry Road are noted as suitable for Intermediate Recreation use, although Quarry Road is listed as being steep in places. Route 372 in the southern Township is described as a Commuter / Connector route between Parkesburg and Coatesville and points beyond. The Parkesburg train station is very close to this route and offers commuting opportunities. US 30 Business is also a designated route but is recommended for advanced cyclists. There are employment and retail centers located along this road and a bike shop near Airport Road.

Regional commuting by bicycle is only one aspect of the use of bike or pedestrian routes. Locally, there are opportunities for shorter trips within the Township to connect residential areas, employment destinations, services and institutions. Paramount in encouraging the use of bicycles or walking within existing road rights-of-way is safety. Roads, for the most part, in the Township

were not designed for non-vehicular use. Narrow cartways and lack of shoulders and sidewalks are not characteristics which are associated with bicycle and pedestrian facilities. This is not to say that modifications cannot be made to improve conditions. Specific standards for the joint use of roads by vehicles, bicycles and pedestrians can be employed to create a multiple use facility that is safe for all uses.

Off road facilities offer other opportunities for pedestrians and bicyclists to move from one area to another. The problem associated with these facilities is their location. Public lands in the form of linear parks and public utility rights-of-way make ideal off-road trails if they can be linked to points of origin and destination. Currently, the only Township-wide corridor of this type is the utility easement of PECO Energy, which runs north-south through the center of the Township. Other potential opportunities that would require the acquisition of some form of easement is the stream corridor of Buck Run. This water body flows from the northwest corner of the Township, through the center area and exits to the south. Near the center of the Township, it crosses the PECO Energy right-of-way, offering potential for interconnected routes. The Township is currently in the process of considering proposing an off-road trail along portions of Buck Run that will connect the southern sector of the Township with the central area near Sadsburyville.

Other off-road opportunities for non-vehicular routes will need to be sought from acquisitions of land corridors, dedication of lands from development projects, and easements granted by land owners. Actually, all of these means and others will be necessary in order to create a network of trails throughout the Township. This is generally not an easy task to accomplish due to the number of variables involved. However, it would be beneficial to the Township to have a network of off-road facilities connecting residential areas to village centers and other destinations. In order to achieve this in the long term, the Township will need to be aware of opportunities when they arise to obtain portions of a potential network.

### Public Transit

Similar to non-vehicular transportation, public transit offers the ability to lower dependence on automobiles. Public transit takes several forms, including trains, buses and smaller vehicles such as mini-buses. Each either uses the established road network or rail lines and is dependent on riders getting to a common point to board the vehicles. Sadsbury Township has access to both train and bus transportation routes.

Train service was discussed earlier as part of the regional transportation system. Amtrak lines are present in the southern part of the Township and the nearest station is in Parkesburg, adjacent to the southwest corner of Sadsbury Township. The Parkesburg station has recently been refurbished and offers convenient free parking for commuters. It should be noted that the Amtrak station in Parkesburg is not a SEPTA station. For access to the SEPTA system a rider would need to board at Parkesburg, travel east to Downingtown, exit the Amtrak train and transfer to a SEPTA train. Thorndale is currently the western terminus of the SEPTA R-5 line, however, the Amtrak train does not stop at Thorndale. Discussions have occurred with SEPTA, transportation planners and municipal officials regarding the extension of SEPTA service further westward, potentially to Parkesburg or Atglen. The issue is the ability to turn trains around for the return trip and adequate ridership. Considerable infrastructure improvements would be needed for this to happen. Currently, however, train service is available and reasonably convenient to Township residents. Discussions have occurred within Parkesburg during the preparation of its Comprehensive Plan and Revitalization Plan regarding the relocation of the Amtrak station. Although this effort does not necessarily relate to SEPTA interests, a future location should be more efficient and provide greater services to riders. Such a station relocation may indirectly benefit residents of Sadsbury Township.

Chester County relies heavily on the R-5 SEPTA line, which has proven to be SEPTA's most successful regional commuter rail line in terms of ridership. By running on Amtrak's Philadelphia to Harrisburg rail lines, many transit options and destinations are attainable. Within Chester County, the R-5 is the single most important mass transit service. A second mass transit option available to Township residents is that of the bus line known as the Coatesville Link. This is a local bus route operated by the Transportation Management Association of Chester County (TMACC) which is funded from Federal Transit Administration and PennDOT grants. The primary function of the bus line is the movement of riders to and from employment centers. It was initiated in March, 2003 and is subject to annual reviews and renewal of grants. As the name implies, the route centers around Coatesville and focuses on the Route 30 corridor. Nearby, it makes stops at the Highlands Corporate Center and Airport Plaza Shopping Center, both in Valley Township, the West Sadsbury Commons Shopping Center at Route 10 and in downtown Parkesburg. Riders using the Coatesville Link bus can connect to Krapf's Coaches A bus in Coatesville.

The Coatesville Link has two designated stop locations on Route 30 Business in the Township; one at the Sadsburyville Post Office, and the other at Old Mill Road. Additional Township stops are dependant on both safe bus pull-offs and added pedestrian amenities. The Village of Sadsburyville on Route 30

Business at Old Wilmington Road offers the potential for a significant concentration of residences and some businesses. A recent development of about 147 townhouses in Sadsbury Village on the south side of Route 30 Business and the recently approved traditional neighborhood design of Sadsbury Park comprising 461 mixed residences near the Village may provide a concentration of potential riders for the bus line. Related to this issue is a proposed Transportation Improvement Program (TIP) entitled "Sadsburyville Village Enhancement Plan." This plan has been selected for inclusion in the 2005 TIP of the County, although no moneys have been allocated to it for the first four years of the twelve year TIP. It is significant to note, however, that the developers of the proposed Sadsbury Park were instrumental in initiating discussions about streetscape improvements to the Village in the form of pedestrian safety features, sidewalks, crosswalks, street trees and traffic calming devices. Given that the Coatesville Link bus uses the Route 30 Business road through the Village, the proposed improvements can only improve the conditions for the Village becoming a significant stop on the bus route. It is recommended that efforts be made by developers and officials to improve the priority of Sadsburyville enhancements, both from a pedestrian and commuter point of view.

Another aspect of public transit is the combining of automobile usage with that of mass transit vehicles. Traditionally, this takes the form of a park and ride facility where a driver could leave a car, board a bus or train, and commute to a destination. These facilities also function for meeting places for car-pooling. Unfortunately, there are no publicly-owned lots nearby. In addition, the use of privately-owned, shared-use lots has not been successful in Chester County due in part to issues of liability. These facilities are often owned by private entities, such as shopping centers and churches which have excess parking available during the hours when commuting would occur. This sharing of a parking lot maximizes the use of the lot, while lowering public investment in a PennDOT-owned lot. Ways to encourage the use of park and ride lots in Chester County and Sadsbury Township in particular need to be sought. A potential option is for municipalities to negotiate the development of park and ride lots as part of future land development reviews. An example of a nearby success with park and ride lots is in Delaware, specifically facilities in New Castle County. The Delaware Area Regional Transit (DART) relies heavily on agreements with private parking lot owners, including churches, but also has some park and ride facilities which it has built and owns, primarily at route hubs.

Reducing dependence on the use of motorized vehicles on the road network can take many forms beyond using mass transit options. Indirect methods such as telecommuting, flex time employment, and other strategies can reduce the number of vehicles or spread them during the day beyond peak usage hours.

These are techniques that the Township can affect indirectly and should be part of discussions with future employment developers. This concept can also apply to the transportation of goods from plants and warehouses that use not only the road network but also the railroads. The shipment of hazardous substances on either network should be a concern to all officials, including those of Sadsbury Township.

Transit connections can also involve non-motorized vehicles and pedestrians using off-road trails. Although this is not currently available in Sadsbury Township, it is an aspect of land planning that should occur when the Township is expanding its open space system and reviewing land development plans. Off-road trails should not merely be considered recreational, but may also connect to other forms of transportation. Although it is impractical to develop a complete network throughout the Township in a short amount of time, as funds and/or lands become available, consideration of a trail network should be made.

### Transportation Plan

Many of the roads within the Township have not seen major changes over their history, with the major exception of the construction of the Route 30 Bypass. The balance of the road network consists of pavements and alignments that have remained unchanged for many years. Most of these roads appear to function adequately except for many intersections that have safety related problems. The one road in the Township, Old Wilmington Road, should be evaluated for its ability to continue to perform acceptably as a Minor Collector Road. That portion of the road between the railroad tracks and Route 30 Business is the site of recent and planned land development which will have an impact upon the road. The Sadsbury Park TND plan for 461 dwellings will make local improvements to the road, but the condition of the entire length should be evaluated.

- Recommendation: A study of the Old Wilmington Road should be undertaken to determine if it will remain a Minor Collector and what improvements should be made, if any.

Many intersections were described earlier in this Chapter and illustrated on Figure 10.1 which have been found by the Township to be deficient in configuration for the volumes and speeds of vehicles using those roads. The most common problem is poor sight distance to allow safe turning movements. Solutions may range from signage to complete reconstruction involving realignment.



As noted in this Chapter, off-road trails for pedestrians and bicyclists do not currently exist in the Township. Few of the roads can safely be used either. As the Township continues to grow, there will be increased pressure for alternative means of transportation. Sidewalks and paved shoulders within road rights-of-way can offer safe means for non-vehicular transportation. The developer of Sadsbury Park is committed to improving pedestrian movement both within the development and to Sadsburyville. Off-road routes for trails can occur within utility rights-of-way and within natural open space corridors. Each of these opportunities needs to be considered in the future as growth occurs and plans are reviewed.

- Recommendation: Develop priority roads which need to be improved for non-vehicular traffic, particularly in the villages of Sadsburyville and Pomeroy. Incorporate plans with those for Sadsburyville and Sadsbury Park.
- Initiate a program to identify and acquire rights to off-road corridors suitable for non-vehicular trails.

## CHAPTER 11

## MUNICIPAL FINANCES

Management of finances for Sadsbury Township is one of the most important functions performed by the officials for the residents. In a simplified form, this financial management includes the collection of revenues from a variety of sources and the expenditure of funds for facilities and services to the Township. The management is far more complicated, of course, and involves the balancing of available financial resources with budgeted expenses. The Board of Supervisors is responsible for the management of all financial concerns, with the primary goal being to enhance the health, safety and welfare of the Township's residents.

The sources of revenues can be varied, but include the Earned Income Tax, other lesser taxes and fees, and may include the receipt of grants. The use of grants varies over time, as many find that the process of grant application and reporting can be very time consuming. Most grants are awarded for specific projects, thus limiting the flexibility of the municipality in its expenditures management. Grants are not considered a primary or even stable source of revenues but can be useful for specific and targeted goals. A necessary aspect of financial management is the ability to retain funds in reserve for unforeseen projects or emergencies. These needs seldom have the benefit of budget planning. The three major elements of fiscal management for Sadsbury Township, and for most municipalities, are revenues, expenditures and reserves.

The basis for including a chapter on municipal finances in this Comprehensive Plan is to relate financial management to the accomplishment of goals set by the community and officials of Sadsbury Township. The process of financial management is closely tied to the timing of revenues and expenditures. The act of budget preparation attempts to balance the projected or expected revenues with anticipated expenditures. Implicit in the budgeting process is scheduling of expenditures over more than one future year. A form of budgeting is the use of the Capital Improvement Program (CIP), a forecast of capital funds over a typical period of six to ten years into the future.

The purpose of this chapter is to assess the revenues and expenditures of Sadsbury Township for the past five years in order to identify income and spending patterns. The primary source of information in this chapter has been Annual Audits prepared by the Township and required by the State. The last five years of completed reports have been used for this Chapter, including 1999 through 2003. A benefit of this form of analysis is the ability to note changing levels of funding or expenses. The analysis also provides the percentage of

various items to the total in order to compare proportions and to view the emphasis placed on a particular category over time.

### Revenues

The Township is required, like all municipalities in Pennsylvania, in file an Annual Audit and Financial Report and it is these reports that are the basis for analysis of revenues generated. As is seen in **Table 11.1**, there are many sources for revenue in the Township. One of the largest sources is the Earned Income Tax on residents. This particular tax has grown in revenues generated generally over the five year period, reflecting increases in the population over the period. All of the taxes, including the real estate tax, earned income tax, real estate transfer tax, per capita tax and occupation tax, are held in the General Fund of the Township. The General Fund is the largest fund held by the Township and is generally where most revenues are reported.

Exceptions to the use of the General Fund are Special Revenues, including the State Liquid Fuels distribution. The Liquid Fuels Fund is a governmental fund that provides significant revenues to municipalities in Pennsylvania. It was authorized in 1956 by Act Number 655 (P.L. 1944). A portion of the State fuel taxes paid on gasoline is returned to the municipalities in an annual allocation determined by a 50/50 formula based on the number of miles of Township owned streets and population. The funds received from the State are required to be kept separate from other municipal funds for accounting purposes. The funds are designated to be used only for highway and transportation related projects within the annual budget. The funds are not required to be spent immediately and can be accumulated for large public works projects. Examples of projects eligible for funding by the Liquid Fuels Fund are street cleaning, snow removal, traffic signals, street lighting, sidewalks, storm sewers, highway construction and repair. The amounts reported as being received from the State are as follows:

Table 11.2  
State Liquid Fuels Fund Revenues

| <u>Year</u> | <u>Amount</u> |
|-------------|---------------|
| 1999        | \$56,465      |
| 2000        | \$55,717      |
| 2001        | \$56,325      |
| 2002        | \$57,390      |
| 2003        | \$58,277      |

Table 11.1

Sadsbury Township  
Chester County

Revenues, 1999-2003

| Year | Total       | Real Estate Tax |            | Earned Income Tax |            | Real Est. Trans. Tax |            | Per Capita Tax |            | Occupation Tax |            | Licences & Permits |            | Fines & Forfeits |            | Interest, Rents |            |
|------|-------------|-----------------|------------|-------------------|------------|----------------------|------------|----------------|------------|----------------|------------|--------------------|------------|------------------|------------|-----------------|------------|
|      |             | Amount          | % of Total | Amount            | % of Total | Amount               | % of Total | Amount         | % of Total | Amount         | % of Total | Amount             | % of Total | Amount           | % of Total | Amount          | % of Total |
| 1999 | \$1,041,413 | \$92,562        | 8.9%       | \$181,799         | 17.5%      | \$24,163             | 2.3%       | \$6,616        | 0.6%       | \$4,004        | 0.4%       | \$11,942           | 1.1%       | \$17,350         | 1.7%       | \$78,032        | 7.5%       |
| 2000 | \$1,652,221 | \$88,813        | 5.4%       | \$202,834         | 12.3%      | \$42,745             | 2.6%       | \$5,733        | 0.3%       | \$0            | 0.0%       | \$13,279           | 0.8%       | \$12,266         | 0.7%       | \$75,365        | 4.6%       |
| 2001 | \$1,652,619 | \$59,057        | 3.6%       | \$199,735         | 12.1%      | \$85,862             | 5.2%       | \$6,800        | 0.4%       | \$0            | 0.0%       | \$15,279           | 0.9%       | \$9,855          | 0.6%       | \$61,556        | 3.7%       |
| 2002 | \$1,133,482 | \$60,218        | 5.3%       | \$215,057         | 19.0%      | \$101,747            | 9.0%       | \$9,318        | 0.8%       | \$0            | 0.0%       | \$52,195           | 4.6%       | \$14,434         | 1.3%       | \$37,432        | 3.3%       |
| 2003 | \$4,816,506 | \$61,827        | 1.3%       | \$214,939         | 4.5%       | \$161,557            | 3.4%       | \$9,142        | 0.2%       | \$0            | 0.0%       | \$22,213           | 0.5%       | \$14,996         | 0.3%       | \$33,462        | 0.7%       |

| Year | Intergovernmental |            | Charges for Service |            | Miscellaneous Rev. |            | Other Sources |            |
|------|-------------------|------------|---------------------|------------|--------------------|------------|---------------|------------|
|      | Amount            | % of Total | Amount              | % of Total | Amount             | % of Total | Amount        | % of Total |
| 1999 | \$232,313         | 22.3%      | \$174,537           | 16.6%      | \$16,543           | 1.6%       | \$201,552     | 19.4%      |
| 2000 | \$702,709         | 42.5%      | \$343,226           | 20.8%      | \$65,795           | 4.0%       | \$95,273      | 5.8%       |
| 2001 | \$296,318         | 17.9%      | \$278,840           | 16.9%      | \$11,432           | 0.7%       | \$302,233     | 18.3%      |
| 2002 | \$82,031          | 7.2%       | \$485,545           | 42.8%      | \$6,979            | 0.6%       | \$62,701      | 5.5%       |
| 2003 | \$109,250         | 2.3%       | \$588,250           | 12.2%      | \$21,839           | 0.5%       | \$3,574,250   | 74.2%      |

Source: Sadsbury Township Annual Audit and Financial Reports, 1999 - 2003.

Other sources of revenue for Sadsbury Township include the charging of fees for services. For instance, there are fees charged for Wastewater and Sewage which, although varied over the time period, amount to significant revenues, close to \$200,000 per year for the last two reporting years. Transfers are also made from various funding sources, which can make comparison of individual funds difficult. In the year 2003, an amount of \$3.5M was included in the General Fund as revenue in a category of "Proceeds from Tax and Revenue Anticipation Notes". A figure like this skews the comparison of year to year funding and is an isolated case. When comparing the total revenues generated over the period, 2003 stands out because of this figure. Otherwise, total revenues generated by Sadsbury Township have progressively increased, generally amounting to approximately \$1.5M annually.

### Expenditures

The purpose of generating revenues is to have the resources necessary to provide facilities and services for the residents and businesses of the Township. A broad base of services are provided and paramount among them are public safety and public works projects. **Table 11.3** illustrates the distribution of expenditures within the categories of the Annual Audit and Financial Reports. Total expenditures for the years reported vary considerably, reflective of special or one-time projects. A high of \$1.8M was reached in 2000 and a low of \$900,000 occurred in 2002. Within the totals, particularly in the last several years reported, the General Government, Public Safety and Public Works Sanitation are approximately equal, averaging about 20% each.

Trends within the expenditures that can be seen are a progressive increase in Public Safety, with funds expended more than doubling over the period. This is due for the most part to increased concerns over personal safety and property protection. Public Works Sanitation has also generally increased over the period, due in large part to expanded sanitary sewer infrastructure. One of the largest components of expenditures is General Government, a wide-ranging category which has remained generally stable over the period. However, of interest is the wide range of elements within the category, which are shown as follows:

**Table 11.3**

**Sadsbury Township  
Chester County**

**Expenditures, 1999 - 2003**

| Year | Total       | General Government |            | Public Safety |            | PW Sanitation |            | PW Highways |            |
|------|-------------|--------------------|------------|---------------|------------|---------------|------------|-------------|------------|
|      |             | Amount             | % of Total | Amount        | % of Total | Amount        | % of Total | Amount      | % of Total |
| 1999 | \$1,253,288 | \$283,390          | 22.6%      | \$110,863     | 8.8%       | \$78,066      | 6.2%       | \$103,993   | 8.3%       |
| 2000 | \$1,867,163 | \$290,496          | 15.6%      | \$162,819     | 8.7%       | \$81,916      | 4.4%       | \$86,695    | 4.6%       |
| 2001 | \$1,525,184 | \$245,948          | 16.1%      | \$129,583     | 8.5%       | \$577,650     | 37.9%      | \$106,580   | 7.0%       |
| 2002 | \$901,792   | \$248,599          | 27.6%      | \$156,842     | 17.4%      | \$201,202     | 22.3%      | \$75,285    | 8.3%       |
| 2003 | \$1,134,562 | \$250,694          | 22.1%      | \$252,940     | 22.3%      | \$260,438     | 23.0%      | \$132,768   | 11.7%      |

| Year | PW Other  |            | Culture & Recreation |            | Debt Service |            | Miscellaneous |            | Other Financing |            |
|------|-----------|------------|----------------------|------------|--------------|------------|---------------|------------|-----------------|------------|
|      | Amount    | % of Total | Amount               | % of Total | Amount       | % of Total | Amount        | % of Total | Amount          | % of Total |
| 1999 | \$215,598 | 17.2%      | \$8,071              | 0.6%       | \$237,641    | 19.0%      | \$14,114      | 1.1%       | \$201,552       | 16.1%      |
| 2000 | \$959,193 | 51.4%      | \$67,397             | 3.6%       | \$105,166    | 5.6%       | \$18,208      | 1.0%       | \$95,273        | 5.1%       |
| 2001 | \$0       | 0.0%       | \$50,031             | 3.3%       | \$99,839     | 6.5%       | \$13,320      | 0.9%       | \$302,233       | 19.8%      |
| 2002 | \$0       | 0.0%       | \$47,012             | 5.2%       | \$94,204     | 10.4%      | \$15,947      | 1.8%       | \$62,701        | 7.0%       |
| 2003 | \$0       | 0.0%       | \$9,800              | 0.9%       | \$102,824    | 9.1%       | \$24,158      | 2.1%       | \$100,940       | 8.9%       |

Source: Sadsbury Township Annual Audit and Financial Reports, 1999 - 2003.

Table 11.4  
General Government Categories

- Legislative / Governing Body
- Executive / Manager
- Auditing Services / Bookkeeping Services
- Tax Collection
- Solicitor / Legal Services
- Secretary / Clerk
- Other General Government Administration
- Engineering Services
- General Government Buildings and Plant

In general, General Government contains expenses for compensation for services rendered, such as salaries for Board member, administrative staff and professional services. Sadsbury Township does not have a Manager and relies on administrative staff and professional consultants for its management. This arrangement has been satisfactory in the past but should be monitored on an annual basis as conditions within the Township become more complicated due to growth and regulatory complexity.

#### Budget Process

Like all municipalities, Sadsbury Township prepares an annual budget prior to the beginning of each fiscal year. Over time, the Board of Supervisors has experienced the need for routine expenditures and can generally anticipate the revenues that can be anticipated for the upcoming year. Past years' budgets can be used as guides for the preparation of the upcoming year, assuming that the future is a progression of the past. Increases in all categories occur. Revenues based on taxes will increase as personal incomes continue to rise and property values escalate. On the expenditure side, the costs of providing facilities and services also increase year to year due to inflation and resulting higher prices for goods and services. Budget figures continue to spiral upward with little change in the actual product.

What was described above is the condition when there are no anomalies in the process, such as unanticipated expenses for emergency repairs or the need for services. Unforeseen expenses must be met with funds that were not otherwise committed, or, in other terms, reserve funds. The ability to retain some funds over expenditures is prudent so long as the fund is not extreme.

The balance of revenues and expenditures on an annual basis can be seen in the following **Table 11.5** where the Annual Audit and Financial Reports provide a comparison:

**Table 11.5**  
**Excess / (Deficit) of Revenues over Expenditures**

| <u>Year</u> | <u>Amount</u> |
|-------------|---------------|
| 1999        | (\$211,875)   |
| 2000        | (\$214,942)   |
| 2001        | \$127,435     |
| 2002        | \$231,690     |
| 2003        | \$3,681,944   |

Some explanation of the above Table figures is in order. With the exception of the deficits found in 1999 and 2000, the Township has shown a progressively higher amount of excess revenue funds over expended funds. In 2003, an extreme excess was reported which stands in stark contrast to the pattern because of a \$3.5M entry to the Enterprise Proprietary Fund, designated as "Proceeds of Tax and Revenue Anticipation Notes". If this figure were to be removed for comparison purposes, the 2003 excess would be \$107,694, a figure well within the range established over the period.

#### Capital Improvement Program

One budgetary tool that can be very effective for a municipality is the Capital Improvement Program or CIP. Essentially, this is a budget for future years that attempts to identify anticipated expenditures. Sadsbury Township currently uses a CIP as part of its annual budget preparation process. However, only one year is used. In its ideal form, a CIP should be advanced to six years and can in some cases be for a greater number of years. The reason for six years is that the first year is the immediate next year, which will become part of the annual budget. Five additional years is a reasonable projection of anticipated needs, based on past practice and inventory of equipment and facilities. As the budget is projected further into the future, the ability to be accurate diminishes because of unknown factors. As the CIP is reviewed each year and the next year is modified into the budget, future years should be reanalyzed and revised as necessary, so that the degree of accuracy is higher in near-term years. Each year a new year will be added at the most distant end of the time period.

Examples of CIP expenditures are maintenance and repair of existing equipment and facilities. These should be items which have a long life and are



not expendable items normally found in an operating budget. Replacement of equipment due to age and deterioration should be factored into a CIP. The expansion of an existing building or its total replacement is also an item that may require advance budgeting in order to have adequate funds at the needed time. In the more advanced future years, such as year six, the amounts needed may only be approximate, but as that year becomes closer over time, the degree of accuracy should be sharpened.

It is recommended that Sadsbury Township expand upon its limited use of a CIP by projecting forward its expenditures for capital items at least five additional years for a total of six years. Essentially, the current program is only a capital budget prepared annually for capital expenditures. The CIP differs by being a program of future budgetary needs. One of the great advantages of a CIP over an annual budget is the process of distributing expenses over the period to avoid extreme expense totals in any one year. Additionally, the process requires that decision makers project their thoughts forward into the planning period and rely less on reactive budgeting.

## CHAPTER 12 PLAN INTERRELATIONSHIPS

One of the requirements of the Pennsylvania Municipalities Code (MPC) is that there be a statement of the interrelationships among the various Comprehensive Plan elements which describes the consequences to the municipality. At a minimum, the MPC requires the following factors to be estimated as to their effect on the Township:

- Environmental
- Energy Conservation
- Fiscal Management
- Economic Development
- Social

### Environmental

This Comprehensive Plan includes an analysis of the natural features of the Township in Chapter 3, Existing Conditions. Features such as topography, slopes, floodplains, wetlands, woodlands and riparian corridors are described and mapped. Additionally, the Plan proposes future land use patterns, which, to a large extent, are based upon current land use patterns and the existence of natural features. Environmental factors such as floodplains, slopes and wetlands are regulated by the Township Zoning Code and their preservation is required in the subdivision and land development process. Lands available for future development do not include these constrained areas and the intent is to minimize the impact upon them. In order to accomplish the preservation of environmentally sensitive areas and provide areas for future growth, the Township has established the following goals and objectives, as enumerated in detail in Chapter 9 of this Comprehensive Plan, Natural Resources and Open Space Plans:

- Improve soil retention by limiting erosion caused by lack of vegetative cover plants.
- Promote soil conservation programs that regulate use of fertilizers, pesticides and animal waste that can infiltrate groundwater.
- Regulate the extraction of earth products due to the geology associated with groundwater.

- Ensure that there are adequate regulations to retain stormwater runoff and allow for its recharge on site.
- Expand programs and standards for the retention of woodlands for the benefit of habitat, open space aesthetics and soils and slope preservation.
- Coordinate water quality statutes with adjacent municipalities, regarding runoff, contaminants and floodplain uses.

### Energy Conservation

There are a variety of aspects of energy conservation that may affect individuals, businesses and government in the Township. The one that is the most relevant to this Comprehensive Plan relates to transportation and the ability to conserve fossil fuels expended by motor vehicles. From a land use planning perspective, a land use plan should encourage the use of mass transit non-motorized transportation, such as walking, bicycling or even riding horses. Sadsbury Township has implemented trail components that allow for safe walking and biking to and from various areas within the Township. Additionally, a plan should address facilities for mass transit, car pooling, park and ride lots and other systems to reduce the number of single occupant vehicles on the roadways. Both of these concepts have the potential for reducing the use of vehicular fuels.

Other forms of energy conservation are usually controlled by individuals and relate to the way a building, such as a house or commercial structure, uses energy. Heating and lighting are two major factors of energy consumption, with outdoor lighting being a major electric power expenditure. Through the use of innovative building systems and technologic advancements, it is possible to reduce significantly the need for energy to operate a building or process. The Township should evaluate its housing and building codes, in reference to Act 222, the Building Energy Conservation Act of 1980, to assure that appropriate building and energy conservation standards are being utilized. This may entail allowing for non-standard building orientation on lots and the encouragement of tree buffer planting for wind protection. Adoption of the following goals and objectives, as expanded upon in Chapters 7, 9 and 10, allow the Township to encourage the reduction of energy costs:

- Continue to implement a Township-wide pedestrian and bicycle trail system connecting significant points.

- Require new development to contribute to the trail system through contribution of lands and/or funds.
- Encourage growth in areas near roads, such as Route 30, that offer opportunities for adequate service, car pooling or mass transit.
- Review and revise Township codes to insure maximum efficiency of energy consumption in buildings.
- Encourage geothermal, solar and other renewable energy resources for residential applications.
- Regulate outdoor lighting to avoid night glare and unnecessary illumination.

### Fiscal Management

Sadsbury Township relies primarily on the earned income tax to operate the services needed by residents and businesses. Services provided by the Township to its residents are the result of fiscal management, including the preparation of budgets based on available revenues from taxes, fees and grants. The continued and expanded use of a Capital Improvement Plan (CIP) to forecast expenditures, as recommended in Chapter 11, Municipal Finances, is a valuable tool in the planning process. Projected growth should be channeled in both quantity and location so as to result in the efficient use of existing facilities and infrastructure. The cost to provide services to scattered or low density development is usually more expensive than to clustered development. This Comprehensive Plan encourages the use of infill development and cluster housing where appropriate to take full and efficient advantage of such facilities as road capacity, public sewer, water systems and other community based services. The following goals and objectives have been adopted by the Township and are expressed in Chapter 7, Land Use Plan, and Chapter 11, Municipal Finances:

- Promote the development of tracts that may remain between older development as infill, assuming the availability of adequate infrastructure.
- Encourage future growth to occur in designated growth areas.

- Continue to budget funds for future needs through the use of a Capital Improvement Program and use it as a short and medium range planning tool.

### Economic Development

The term "economic development" is often associated with communities with a diverse structure of commercial, office, manufacturing and residential uses. Sadsbury Township is largely residential, where residents commute outside the municipal boundaries for employment and shopping. Significant nearby commercial and employment centers exist to the east and west of the Township, but are beyond its boundaries. Besides many housing developments, the Township also has an expanding industrial office park on its eastern boundary. The park is not a major employment center currently, but offers potential for the future as it develops. This Comprehensive Plan proposes no radical change from the current pattern of land uses, but would reinforce that pattern with infrastructure and facilities that allow it to function more effectively. The following policies, detailed in Chapter 7, Land Use Plan, will enable that to occur:

- Coordinate with surrounding municipalities and regional agencies on matters affecting the economic status of Township residents.
- Encourage the development of employment centers along major transportation corridors.
- Allow small scale and specialized local commercial centers within the Township, consistent with the historical village pattern.

### Social

Sadsbury Township recognizes that growth will occur in the future, and has taken steps in the recent past to channel that growth into a designated area. As mentioned, the Township is largely residential in character and it is anticipated that the same pattern will continue. Through consideration of natural features constraints and projected land use needs, areas are to be enumerated for growth. Housing needs will be met by providing areas suitable for both infill development and new projects. New development will continue to satisfy needs for a variety of housing types and values. As growth occurs, additional demands will be made on the community services and infrastructure which will have to be accommodated. Services, such as road maintenance and public parks are a major responsibility of the Township to its residents. In order to

accomplish the necessary emphasis on social issues, the Township has adopted the following policies, which are elaborated upon in Chapter 4, Community Facilities, Chapter 7, Land Use Plan, and Chapter 8, Housing Plan:

- Channel future growth into areas of existing development and services.
- Strengthen the villages of Sadsburyville and Pomeroy by encouraging peripheral growth based on a pedestrian scale that would encourage the interaction of residents.
- Provide information about facilities and services for residents and businesses that meet current needs, including information about services beyond the Township boundaries. Use the Township's newsletter and web site to communicate.
- Organize and sponsor community events that involve residents and businesses and emphasize the Township's character and history.

### Summary

The purpose of this Chapter has been to discuss the way various components of the Comprehensive Plan interrelate and to project how they will impact the Township. Environmental impacts of the development process have already impacted the way in which the Township has evolved and will continue to do so. Development regulations in the Zoning Ordinance and Subdivision and Land Development Ordinance require the preservation of sensitive environmental features. Energy conservation is an aspect of land development that is not usually given enough consideration. There are development policies that foster the conservation of fossil fuels used in vehicles. The most significant is the encouragement of land development plans that allow for other forms of transportation to nearby destinations. A Township-wide trail system is a major component of such a goal.

Fiscal management within the Township is affected by the tax base established by new developments, primarily housing. New services and facilities to those projects need to be budgeted through the use of a Capital Improvement Program to ensure continuous delivery of services. Economic development for Sadsbury Township often involves activities beyond its borders, necessitating an ongoing dialogue with local and regional agencies that may affect the local population. The social consequences of aspects of this Comprehensive Plan relate to the general welfare and well-being of the Township residents. The reinforcement of a quality environment and community character, as well as the

provision of services and community facilities, including parks and recreation, are the largest elements of impact attributable to the Township.

## CHAPTER 13 PLAN IMPLEMENTATION

This chapter establishes the means by which the goals and objectives that are proposed in Chapter 5 are to be implemented by the Township. The process by which this is to occur involves the expansion of each objective with a recommendation explaining how it can be achieved. In addition, each recommendation includes an individual, group or agency that is responsible for the action recommended. Each recommendation has also been assigned a priority for the action, from immediate action to long range, using five priority periods. The intent of the priority assignments is not to form a rigid constraint on implementation, but to offer timing guidelines for accomplishment. One of the priority periods is to be ongoing or continuous, inferring that an objective has no beginning period or expected completion, but will be maintained over time. The priority periods are as follows:

- Immediate As adopted by this Plan or occurring within one year.
- Short Term 2 to 3 years.
- Mid Term 3 to 5 years.
- Long Term 5 to 6 years.
- Ongoing Recurring

**Community Character – Identify, preserve and enhance positive and beneficial attributes of the Township community.**

Objective 1 Identify and evaluate both positive and negative community characteristics and seek means to perpetuate or correct them.

Recommendation: Using input from citizen meetings, formulate a process to prioritize characteristics that effect the perception of the Township. Include means to either redirect negative perceptions or expand upon positive ones.

Priority: Long Term

Responsibility: Planning Commission



**Objective 2**

Encourage growth management that sustains and expands positive community characteristics.

**Recommendation:** Relate positive community characteristics identified in Objective 1 to growth management strategies, such as using sewer system geographic limits and highway capacity improvements as a growth containment factor.

**Priority:** Short Term

**Responsibility:** Board of Supervisors, Planning Commission

**Objective 3**

Strengthen the family orientation of the community by promoting cultural activities.

**Recommendation:** Develop one or more annual events that will bring residents together for fun and entertainment, while promoting a Township characteristic such as its historic heritage or a historic complex. Another event could promote the Township trail along Buck Run.

**Priority:** Mid Term

**Responsibility:** Parks and Recreation Committee

**Objective 4**

Establish standards and policies that will protect and preserve historical elements of the Township.

**Recommendation:** Review the Township's Zoning Ordinance and Subdivision and Land Development Ordinance for regulations that sustain and perpetuate historic structures and districts. Areas that are unregulated should be the subject of proposed legislation, including mechanisms to promote adaptive reuse of historic structures.

**Priority:** Mid Term

**Responsibility:** Planning Commission, Historical Society

**Natural Resources – Inventory, protect environmentally sensitive resources.**

**Objective 1**                      Inventory and delineate natural resources on accessible data bases, with the intent of using the data to support programs to expand the public knowledge of local natural resources.

Recommendation: Using regional and local data resources, maintain a current inventory of natural resources, including soils, woodlands, rock outcroppings, waterways and specific habitat areas. Where programs exist or could be proposed, encourage Township participation in efforts to conserve or raise awareness about natural resources.

Priority: Short Term

Responsibility: Planning Commission

**Objective 2**                      Review and modify development standards which relate to protection or enhancement of Steep slopes, floodplains, wetlands, agricultural soils, water courses and riparian areas, geologic features, woodlands, unique plant and animal communities.

Recommendation: Ensure that the current level of regulatory control in the Zoning Ordinance and Subdivision and Land Development Ordinance is adequate for protection and conservation. Develop a procedure to monitor changing conditions, such as a periodic review of data from sources established in Objective 1.

Priority: Mid Term

Responsibility: Board of Supervisors, Planning Commission

**Goal: Community Facilities and Services – Provide for Township’s recreational, cultural, safety and health needs.**

**Objective 1** Inventory current community facilities and services for function, effectiveness, location, cost, accessibility and parking.

**Recommendation:** Develop an initial inventory of facts relating to all community facilities and initiate an annual update procedure. This information should be in the form of a Community Facilities Plan, which bases projected projects on the current inventory of facilities and future population growth. Elements of the Plan should be public sewers, human services, health, safety, recycling, educational development and economic development. This Plan should be used for the annual capital budget preparation.

**Priority:** Short Term

**Responsibility:** Board of Supervisors, Planning Commission

**Objective 2** Inform Township residents of cultural programs and services available, both locally and regionally.

**Recommendation:** Maintain an ongoing communication dialog with residents through the Township newsletter and website about programs and services available to them.

**Priority:** Ongoing

**Responsibility:** Board of Supervisors, Township Staff.

**Objective 3** Coordinate with state and regional emergency services providers, including police, fire, emergency health and disaster relief.

**Recommendation:** Assign an individual, either a member of the Board of Supervisors or an interested member of the community, to consolidate and coordinate information

regarding emergency services. Period notices should be placed in the newsletter and the website as necessary public information.

Priority: Ongoing

Responsibility: Board of Supervisors

**Goal: Open Space Preservation – Identify and preserve open space of all kinds through various techniques to preserve farm lands, parks, conservation areas, utility easements, environmentally constrained lands, etc.**

Objective 1

Maintain inventory of lands in Township under various forms of conservation and protection.

Recommendation: Develop and maintain a mapped data base of parcels (or portions of parcels) that are under any one or more conservation techniques, such as easements, covenants and ownership transfer. Investigate alternative conservation methods not currently being used in the Township.

Priority: Short Term

Responsibility: Planning Commission, Township Staff

Objective 2

Identify areas, such as scenic corridors and viewsheds, in need of future protection as part of the rural character of the Township.

Recommendation: Inventory scenic vistas as viewed from roads, trails, parks and other public places. Use regulatory controls to require developers to ameliorate proposed changes to those vistas by use of site plan controls, buffering and height limits for buildings.

Priority: Short Term

Responsibility: Planning Commission

Objective 3            Develop a plan to link open space areas and community facilities with non-vehicular corridors.

Recommendation: Using information gathered in the Community Facilities Plan and the land conservation mapping, continue the process of locating future open space connections between facilities, parkland and trails. Emphasis should be placed on connecting local and nearby facilities with trails for pedestrians and bicyclists.

Priority: Immediate

Responsibility: Planning Commission, Parks and Recreation Committee

**Goal: Agricultural Preservation – Encourage agricultural preservation as a viable and beneficial land use component.**

Objective 1            Maintain an inventory of all agricultural uses, including croplands, pasture land, nurseries, woodlands and specialty agricultural uses.

Recommendation: Develop and maintain a mapped data base for all agricultural features and land uses that can be used as a basis for future preservation programs.

Priority: Ongoing

Responsibility: Planning Commission

Objective 2            Explore agricultural preservation programs that may benefit local farmers.

Recommendation: Coordinate with County and regional agencies about available preservation techniques that would benefit the farmer to retain the ultimate value of the land while transferring future development off-site. The Township should act as an intermediary and prioritize

agricultural lands that are the most vulnerable to being lost and focus attention on those.

Priority: Mid Term

Responsibility: Board of Supervisors

**Objective 3**

Develop methods to integrate and buffer agricultural uses in a developing community of non-agricultural uses.

Recommendation: Recognize that the retention of agriculture is a valued community characteristic, propose methods in the SALDO that require buffer zones (or other techniques) between active farms and proposed non-agricultural uses such as new residential developments. Communicate to Township residents and businesses the features of farming that need to be integrated into the community, such as farm operation noises, odors and traffic.

Priority: Short Term

Responsibility: Planning Commission, Township Staff

**Objective 4**

Research and promote programs to assist small and niche-market farming operations.

Recommendation: The retention of Township agriculture may require an adjustment from traditional crops to specialty crops that are more suited to smaller farms in a suburban environment near an urban metropolis. The farm community should be assembled into an advisory committee under the Board of Supervisors to assess ways to meet the future needs of farming and still retain the majority of agricultural lands in the Township.

Priority: Mid Term

Responsibility: Board of Supervisors

**Goal: Transportation – Provide efficient and maintained network of transportation elements; roads, trails, pedestrian paths, public transportation.**

**Objective 1** Maintain an inventory of roadways, public transit routes, trails and other transportation corridors with pertinent right-of-way, speed limit, intended use, material and location information.

**Recommendation:** Develop a maintenance schedule for Township owned roads to be included in a Capital Improvement Program. The schedule should contain the pertinent facts about the segment of road, maintenance history and projected time-table of future maintenance. Roads that require extensive or frequent repairs should be considered for reconstruction, expansion or realignment.

**Priority:** Short Term

**Responsibility:** Planning Commission, Board of Supervisors

**Objective 2** Coordinate local road design and capacity with adjacent municipalities.

**Recommendation:** Assign a member of the Planning Commission to coordinate road and highway issues with neighboring municipalities. Where roads and bridges are being repaired or upgraded near Township boundaries, notices should be given to the adjacent municipality

**Priority:** Ongoing

**Responsibility:** Planning Commission

**Objective 3** Identify locations on roadways where traffic calming techniques would be beneficial and coordinate with traffic agencies about installation.

**Recommendation:** Using data about traffic accidents and local knowledge of traffic problems in general, consider

how traffic calming techniques may alleviate or minimize such problems. Structural devices such as curbed bulb-outs and median strips may slow through-traffic on Business Route 30 through Sadsburyville.

Priority: Mid Term

Responsibility: Planning Commission

**Objective 4**

Coordinate with state and county and regional officials on transportation related issues, including enhancement of public transit.

Recommendation: Assign a member of the Planning Commission to monitor transportation issues that may affect the Township. Attendance at meetings and reviewing project proposals and budgets would be required. Along with highway related issues should be the availability of public transit services for residents, both within the Township and at nearby locations. Monitoring future plans for the Parkesburg railroad station is an example.

Priority: Ongoing

Responsibility: Planning Commission

**Objective 5**

Manage future growth so as to maximize use of current road capacity and avoid creation of additional roads except in cases of failing traffic conditions.

Recommendation: Use the availability of road capacity much like the availability of sewer capacity as a growth management technique. High density zoning should be channeled to areas near Route 30, in order to minimize traffic intrusions into the rural sectors of the Township. Another concern is the cost to maintain additional roads and the Township's tax rate.

Priority: Long Term



**Objective 2**                      **Maintain a mapped inventory of current land uses of the Township.**

**Recommendation:** Develop a mapped data base for all current land uses and update it periodically, or as development is implemented. It should be prepared similarly to other recommended mapping so that comparisons and overlaying are possible.

**Priority:** Ongoing

**Responsibility:** Planning Commission

**Objective 3**                      **Evaluate Township ordinances and modify as necessary to provide adequate open space and locate future growth to areas of adequate infrastructure.**

**Recommendation:** Maintain an ongoing process to review provisions of the Zoning Ordinance and Subdivision and Land Development Ordinance which relate to location requirements of future growth and open space. Opportunities should be created in the Ordinances which allow flexibility of open space requirements and encourage links to existing systems. The review of Ordinances should include zoning district standards and infrastructure capacity requirements. Deficiencies should be noted and become the subject of proposed legislation and/or Zoning Map amendments.

**Priority:** Ongoing

**Responsibility:** Planning Commission, Board of Supervisors

**Objective 4**                      **Inventory and monitor non-conforming uses and structures and develop programs to bring such uses into conformity with Township regulations.**

**Recommendation:** Maintain an inventory of non-conforming uses and structures in the Township in order to

take advantage of all opportunities to bring them into compliance with Ordinances and not become more non-conforming. The status of these uses and structures should be compared to all new land use legislation with the intent being to allow such uses in a mixed-use context if it supports community goals.

Priority: Mid Term

Responsibility: Zoning Officer

**Objective 5**

Develop zoning and development regulations which incorporate non-traditional land development, such as village and cluster development, which encourage open space, connectivity and protection of natural resources.

Recommendation: Evaluate the Township Zoning Ordinance for non-traditional development options. Strengthen or create zoning districts which embrace the historic land use patterns of villages in the Township. Develop performance standards based on those of Sadsburyville for application elsewhere.

Priority: Mid Term

Responsibility: Planning Commission, Board of Supervisors

**Objective 6**

Attract the development of commercial, industrial and institutional uses which provide direct benefit to Township residents and businesses.

Recommendation: Coordinate with the real estate and development community in the region to attract growth to the Township which provides direct benefit to the Township in the form of employment, services, historic preservation, taxes and educational opportunities

Priority: Mid Term

Responsibility: Planning Commission

**Goal: Housing and Non-Residential Buildings – Ensure safe and adequate structures for residents and businesses.**

**Objective 1** Evaluate land use ordinances to ensure opportunities for a variety of housing types and values, complying with accepted standards and fair share housing principles.

**Recommendation:** Ensure that the Zoning Ordinance and Subdivision and Land Development Ordinance offers a range of housing types in various economic values, so as to comply with State mandated regulations for "Fair Share" housing. Performance standards and development regulations need to be uniform across the zoning districts.

**Priority:** Ongoing

**Responsibility:** Planning Commission, Board of Supervisors

**Objective 2** Review procedures to routinely monitor building conditions to ensure compliance with building codes.

**Recommendation:** Establish a proactive procedure to inspect the Township building stock for compliance with building code requirements. This process should be in addition to responses to complaints, in order to intercede with building owners before conditions become major issues for the Township.

**Priority:** Ongoing

**Responsibility:** Zoning Officer, Planning Commission

**Objective 3** Enable the compatibility of contiguous future land uses having adequate infrastructure and suitable community facilities.

**Recommendation:** Evaluate the Township's Zoning Map and monitor changes to it for lack of compatibility between building types to avoid differing code requirements on

adjacent uses. Ensure that infrastructure is adequate for demands of varying uses.

Priority: Ongoing

Responsibility: Planning Commission, Board of Supervisors

**Goal: Historic Preservation – Recognize value of Township’s past heritage, protect and enhance remaining structures.**

**Objective 1** Maintain and expand upon an inventory of historic buildings and structures prepared by the Brandywine Conservancy.

Recommendation: Using data assembled in the past documenting the Township’s historic structures, develop a data base that contains all relevant information about each structure, including photography. This data should be reviewed periodically, updated as necessary and be accessible to the citizens and officials of Sadsbury Township.

Priority: Ongoing

Responsibility: Historical Society

**Objective 2** Encourage owners of historic structures to apply for recognition of historic status from local, state and national registries.

Recommendation: Coordinate with the owners of historic structures, both residential and non-residential, to seek recognition for their structures by placing them on various registers. Where a district of structures exists, status for the entire area may be warranted. Appropriate information signs should be installed.

Priority: Mid Term

Responsibility: Board of Supervisors

**Objective 2**

Encourage fiscally responsible land development through diversity to strengthen the tax base and varied employment opportunities.

Recommendation: By coordinating with local and regional real estate and development interests, attract new land development which will benefit the Township both fiscally and by creating diversity of uses and services.

Priority: Mid Term

Responsibility: Planning Commission, Board of Supervisors

**Objective 3**

Investigate the adoption of a "fee in lieu of" option and other methods related to the acquisition of open space. Explore the use of matching grants and impact fees for the development of programs or facilities.

Recommendation: Adopt a Zoning Ordinance provision that would allow for the open space requirement of new development to be met by either total or partial use of a fee to substitute for the provision of open space. The result is flexibility for the Township in acquiring or improving open space where it is more appropriate. Similarly, the use of matching grants and impact fees may be useful in addressing the needs created by new development

Priority: Immediate

Responsibility: Board of Supervisors