

Appendix

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APPENDIX

A

Existing Conditions

This appendix describes the factors having significant impacts on planning, growth, and resources in the Township and provides context within the larger region. This inventory of existing conditions helps to inform the development of policies and recommendations for West Sadsbury Township. This assessment of existing conditions represents a snapshot of conditions in the Township in 2024 and may not be as representative of the Township at the end of the plan's time horizon.

Existing Conditions Inventory



West Sadsbury has a variety of existing uses, including significant industrial development along Lower Valley Road.

Existing Land Use

Overall land use in West Sadsbury has remained relatively unchanged since the 1994 Comprehensive Plan. Overall land use categorization in West Sadsbury has remained relatively unchanged since the 1994 Comprehensive Plan, although significant development has occurred since that time, notably development of a commercial nature along Route 30 and further industrial development along Lower Valley Road. Further development and redevelopment has the potential to incrementally change the density and intensity of land uses in the Township. This section provides an inventory and analysis of current land use that serves as a basis for analyzing future development patterns.

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Existing Conditions Inventory

Existing Land Use Categories

The data and figures in this section are based upon Chester County Assessment data, adjusted for land use by Chester County Planning Commission (CCPC). Including road rights-of-way, the total acreage of the Township encompasses just over 6,690 acres.

Agricultural: 3,605.52 acres - 53.89%

Residential: 1,422.67 acres - 21.26%. The Residential designation includes all housing in the Township.

Commercial: 208.62 acres - 3.11%. The Commercial designation includes the West Sadsbury Commons shopping center as well as many other individual retail sites scattered throughout the Township primarily along Route 30.

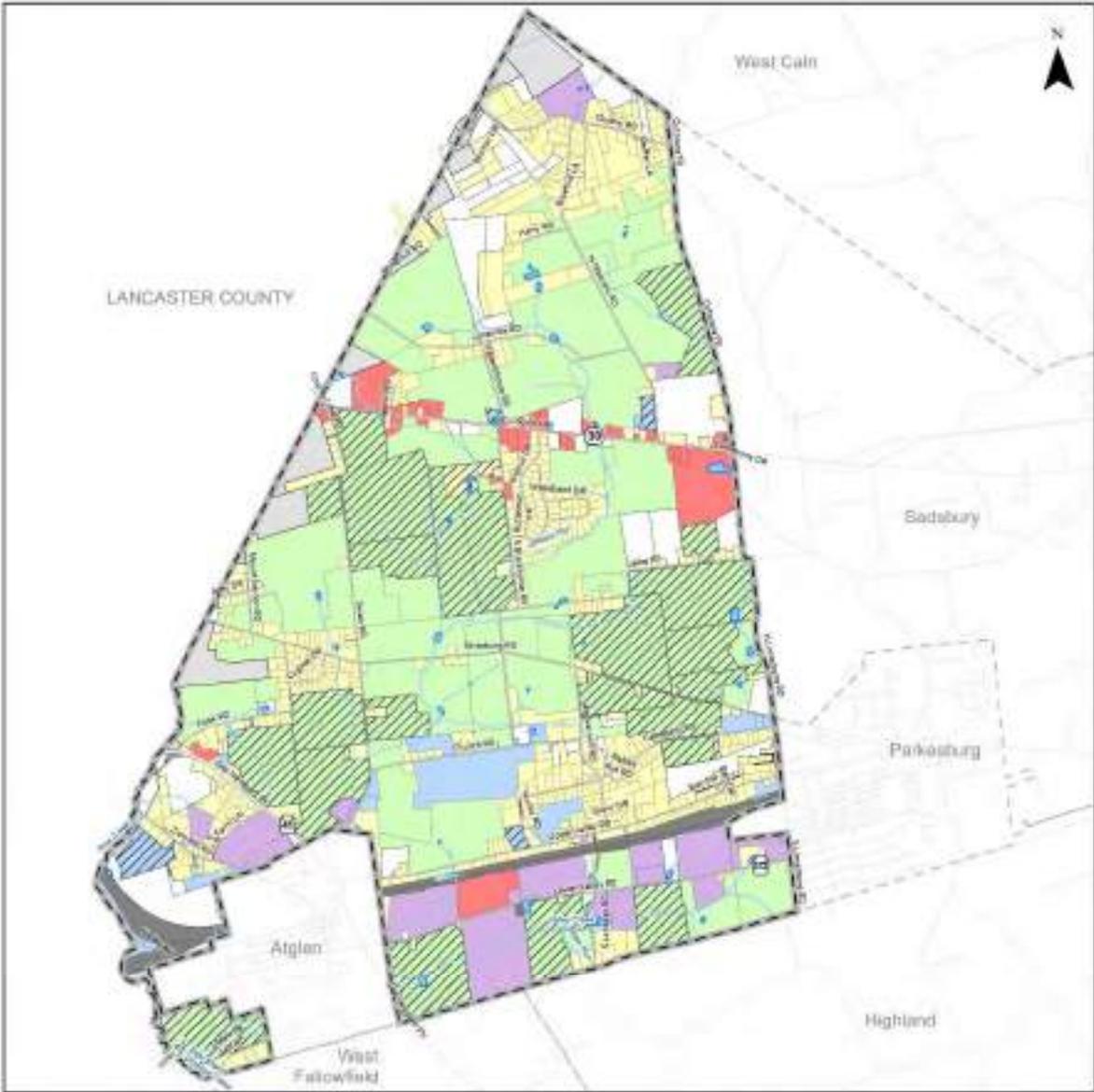
Institutional: 247.22 acres - 3.69%. The Institutional designation includes the Township building, Township owned- parks and preserves, religious properties, and cemeteries. The largest property in this designation is Atglen Borough's water facility located off of Church Road at approximately 94.7 acres.

Industrial: 419.71 acres - 6.27%

Utilities/Railroad/R.O.W.: 182.96 acres - 2.73%. This designation includes properties owned by utilities, railroads, and streets throughout the Township.

Undeveloped: 604.05 acres - 9.02%

Existing Land Use Map



Existing Land Use
West Sadsbury Township, PA
Comprehensive Plan

0 0.25 0.5 1 Miles

Data Source: Base data from Chester County Geographic Information Services, 1822; Parcel based land use from Chester County Bureau of Land Records 2003 & Chester County Planning Commission Field Survey.
Prepared By: Chester County Planning Commission, 5/31/2023

Estimated tax parcels	Protected open space features (1,361.20 acres)
Roads	Commercial (208.62 acres)
Water bodies	Institutional (247.22 acres)
Streams	Industrial (419.71 acres)
Township boundary	Utility/Railroad (182.96 acres)
Adjacent municipal boundaries	Agricultural (3605.52 acres)
	Residential (1422.67 acres)
	Vacant land (604.05 acres)
	Not assessed in Chester County

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Zoning

West Sadsbury's zoning ordinance provides guidance and requirements for the development of land within the Township. Large portions of the Township are encompassed within lower density zones (AG - Agriculture and RLD – Low Density Residential). The Township features medium density residential zoned areas (RMD – Medium Density Residential) located in multiple portions of the Township. The largest commercially zoned areas are generally located along Route 30 with denser commercial development located along the eastern portion of the Township adjacent to Sadsbury Township and smaller scaled commercial development (CS – Community Service) along the western and centrally located portions of Route 30. A commercial office district (O-C) is primarily located in the eastern portion of the Township, and adjacent to the higher density commercial district along Route 30. Industrial areas are located in the southern portion of the Township along Lower Valley Road and adjacent to Atglen Borough, and West Fallowfield and Highland Townships. The Township has a rural zoning district (R – Rural) along the northern portion of the Township and in the far southwestern portion of the Township surrounding Atglen Borough. In 2021, the Township's zoning ordinance includes the following districts:

AG – Agricultural District: The AG District is designed to accommodate agriculture and single-family detached dwellings located on non-prime agricultural soils. The minimum lot size for this district is 1 acre with specific regulations for residential development established to protect agricultural lands including: restricting residential development on prime agricultural soils, establishing a maximum residential lot size of 65,000 square feet, and establishing a maximum number of lots which can be subdivided in a period of 1-3 years depending on the total area of the parent tract.

CS – Community Service District: The CS District is designed to accommodate a variety of commercial uses including professional office, day care centers, schools, churches, and other commercial uses of a community scale. The minimum lot size for this district is 2 acres.

GC – General Commercial District: The GC District is designed to accommodate the widest variety of commercial uses including retail sales, financial institutions, medical facilities, shopping centers, and other large scale commercial uses. The minimum lot size for this district is 2 acres.

I – Industrial District: The I District is designed to accommodate a variety of industrial uses. The minimum lot size for this district is 4 acres.

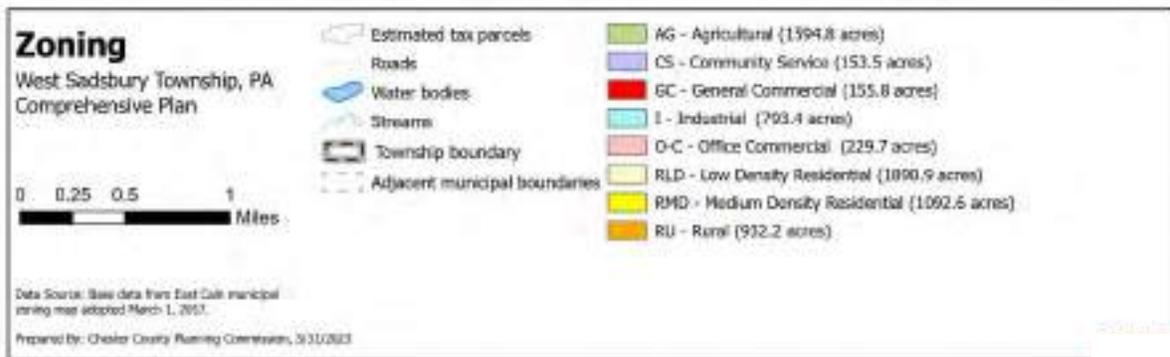
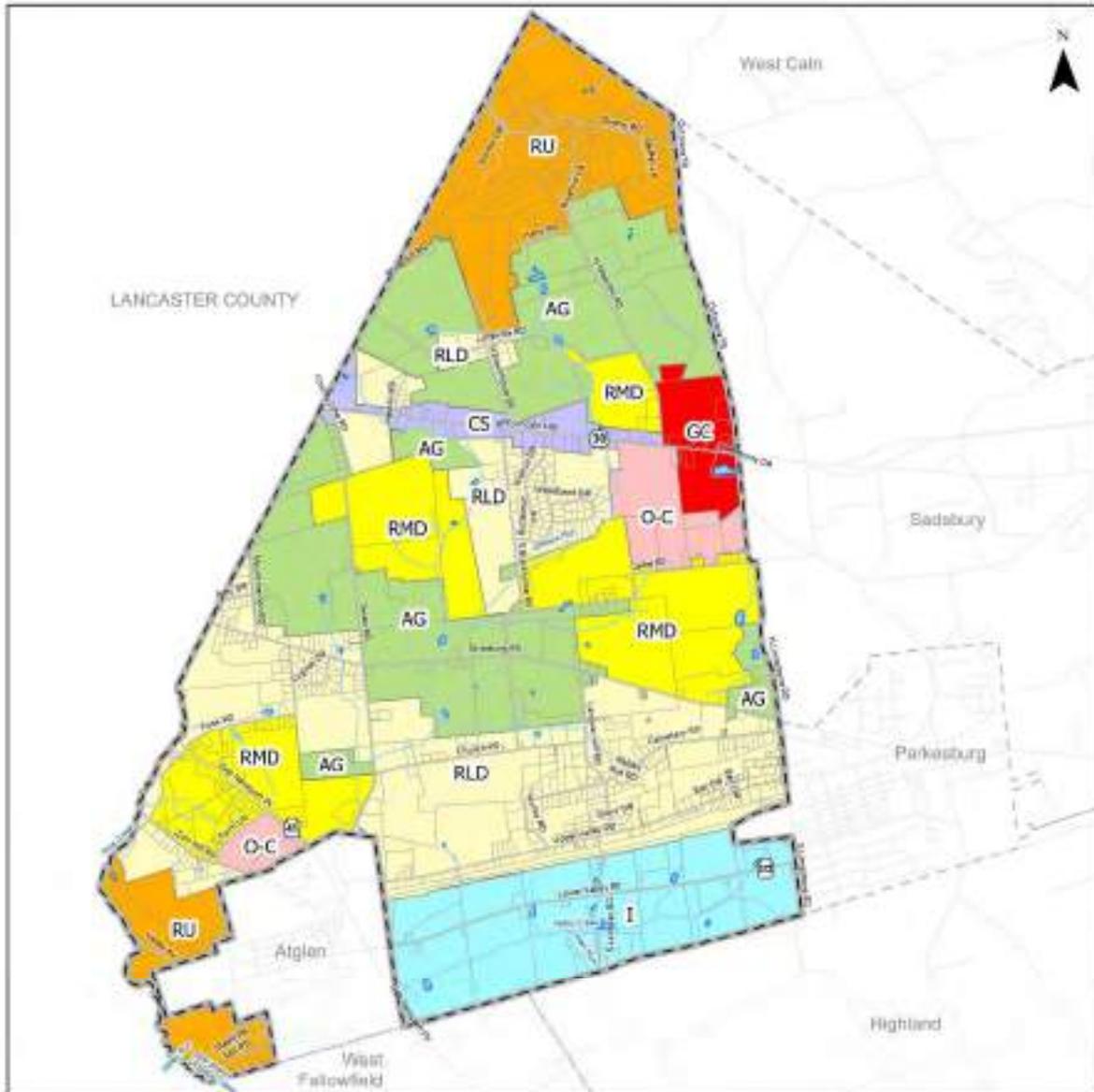
RLD – Low Density Residential District: The RLD District is designed to accommodate lower density residential development. The minimum lot size for this district ranges between 10,000 and 40,000 square feet for Conservation Lots, Rural Lots, and Country Properties, as regulated by the zoning ordinance, with Estate Lots requiring a minimum lot size of 5 acres. A site capacity determination is provided to calculate the maximum permitted residential density in this zoning district.

RMD – Medium Density Residential District: The RMD District is designed to accommodate medium density residential development including single family dwellings, duplexes, multiplexes, townhouses, garden apartments, mobile homes, and limited institutional uses. The minimum lot sizes for this district, based on connections to public sewer, range from 8,000 square feet to 1 acre for single-family dwellings; and from 4,700 through 8,000 square feet for two-family dwellings. Townhouses require public water and sewer and a minimum lot size of 2,400 square feet, while garden apartments require public water and sewer and a minimum lot size of 1 acre.

RU – Rural District: The RU District is designed to protect natural resources and agricultural soils and to accommodate single family detached dwellings and agriculture. The minimum lot size for this district ranges between 12,000 and 40,000 square feet for Conservation Lots, Rural Lots, and Country Properties, as regulated by the zoning ordinance, with Estate Lots requiring a minimum lot size of 5 acres. A site capacity determination is provided to calculate the maximum permitted residential density in this zoning district with significant protections provided for natural resource constraints.

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Existing Zoning Map



Circulation



Many of the Township owned roads in West Sadsbury are rural in nature.

Roadway Network

West Sadsbury contains 28.60 miles of roads. PennDOT owns and maintains 5.86 miles of the network (Route 30, Strasburg Road, Gap Newport Pike, and Lower Valley Road), and the Township owns and maintains 22.74 miles. Route 30, Strasburg Road, Lower Valley Road, Upper Valley Road, Leike Road, Swan Road, and Gap Newport Pike provides for the main access to the Township from adjoining municipalities.

In terms of vehicular accidents, according to PennDOT Crash Information Tool, since 2012 there have been 413 total crashed in the Township. Of these incidents, five resulted in a fatality and 193 with personal injury. The most dangerous intersection in the Township was the Route 30/Octorara Trail intersection at the eastern portion of the Township with multiple documented incidents.

Functional Classification

Functional classification describes a roadway's purpose, and as one moves downward through the hierarchy of roadway classifications, the expected traffic volumes and speeds decrease and the level of access from adjacent properties to the roadway increases. Expressways are limited access highways intended to move large volumes of traffic at relatively high rates of speed over substantial distance. Arterials have some similarities to expressways in that they move large volumes of traffic and, though they

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Existing Conditions Inventory

do allow property access, mobility is more important. Collectors are smaller roads that balance property access with mobility. Local roads are intended to provide direct access to properties and be used for short trips to destinations or to enter the higher order roadways for longer trips.

Existing Classification	Road name	State Route Number	Segment
Principal Arterial	Lincoln Highway	0030	Sadsbury Township (Chester County) boundary to Sadsbury Township (Lancaster County) and Salisbury Township (Lancaster County) boundaries
Principal Arterial	Gap Newport Pike	0041	Atglen Borough boundary to Sadsbury Township (Lancaster County) boundary
Minor Arterial	Octorara Trail	0010	West Caln Township boundary to Sadsbury Township (Chester County) boundary
Minor Arterial	Valley Avenue	0372	Atglen Borough boundary to Christiana Borough boundary
Major Collector	Strasburg Road	3068	Parkesburg Borough and Sadsbury Township (Chester County) boundaries to Sadsbury Township (Lancaster County) boundary
Major Collector	Upper Valley Road	N/A	Parkesburg Borough boundary to Christiana Borough boundary
Major Collector	Lower Valley Road	0372	Parkesburg Borough boundary to Atglen Borough boundary

Public Transit

At present, the Township is served by the Coatesville Link which has a stop in West Sadsbury Commons shopping center and connects riders to Parkesburg Borough and the City of Coatesville. The route offers connecting services to SEPTA bus route 135 which provides service from Coatesville to Downingtown, Exton, and West Chester with connections to the SCCOOT bus service through the Oxford and Kennett regions, SEPTA bus routes 92, 104, 204, and Amtrak/SEPTA's Exton, Downingtown, and Thorndale train stations. Additionally, Chesco Connect bus service (previously known as Rover) provides on demand transit services for qualifying residents of the Township to destinations throughout Chester County and the surrounding region. Regional Rail options in the area include the Amtrak station in Parkesburg and the future Amtrak/SEPTA Coatesville Station (expected to be completed by the mid-2020s), which can be accessed through the Coatesville Link.

Pedestrian and Bicycle Network

The sidewalk network in West Sadsbury is very limited. The rural nature of the majority of the Township makes traditional sidewalks a lower priority in many locations, although the location of future sidewalks or multipurpose pedestrian pathways may be appropriate as the Township experiences future development and redevelopment.

Although there are no multipurpose regional trails traversing the Township, as of 2023, planning for the Chester Valley Trail (CVT) West alignment has been identified and construction of the regional trail facility is expected to be completed between the years 2025 and 2030. The CVT is a multi-use trail that is planned to extend from its terminus near Exton west through multiple municipalities including Parkesburg, West Sadsbury, and Atglen, and connect to Lancaster County via the Enola Low Grade Trail.

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Transportation Funding

Municipal Liquid Fuels Program: Funding for local transportation facility maintenance and improvements primarily comes from PennDOT’s Municipal Liquid Fuels Program. These funds support construction, reconstruction, maintenance and repair of public roads or streets. The amount of a municipality's allocation is based on its population and miles of roads on their approved Liquid Fuels Inventory. To be eligible for the allocation, a road must have minimums of 33 feet of total right-of-way, 16 feet of cartway, and a length of 250 feet. If the road is a dead end, it must have a cul-de-sac at the end with a minimum 40-foot radius. To continue to receive Liquid Fuels funds, a road must be maintained in such a condition that it can be driven safely at 15 mph. In 2023, the 18.37 miles of eligible roadway in West Sadsbury resulted in a Liquid Fuels award of \$103,033.90.

TII/TIP (Transportation Improvements Inventory/Program): Identification of desired transportation improvements is an on-going process as priorities change and improvements are achieved. Funding sources change over time, and communities must respond accordingly to move their projects forward. The path from a transportation need to a funded and completed project is typically a long process. The first step should always be identifying the community’s transportation needs.

In Chester County, a primary method of identifying transportation needs is the Chester County Planning Commission’s Transportation Improvements Inventory (TII), a single inventory of identified transportation improvements submitted by all municipalities. The TII encourages municipalities to plan for and prioritize their transportation needs and is the first step for a project to become listed on the DVRPC’s Transportation Improvements Program (TIP).

As of 2023, there were 8 projects within West Sadsbury listed on the TII:

TII #	Project	Project Type
MCF 2	Route 30 and Airport Road interchange improvement	Reconstruction
MCF 4	Route 30/Route 10 Trail to Business 30 interchange	Reconstruction
MCN 4	Route 10 safety improvements and shoulder widening from Honey Brook Township to Sadsbury Township	Safety improvements
PTC 1	SEPTA Paoli/Thorndale line extension through Coatesville, Parkesburg, and Atglen	Extend to Coatesville, Parkesburg, and Atglen
BP 5	Chester Valley Trail West multi-use trail extension	Multi-use trail
BP 39	Octoraro Trail multi-use trail extension from Atglen to Wolf’s Hollow Park	Multi-use trail
RW 40	Route 30 widening from County Line Road to Route 10	Widen to 5 lane cross section
INT 73	Route 30/Swan Road/County Line Road realignment	Safety improvements

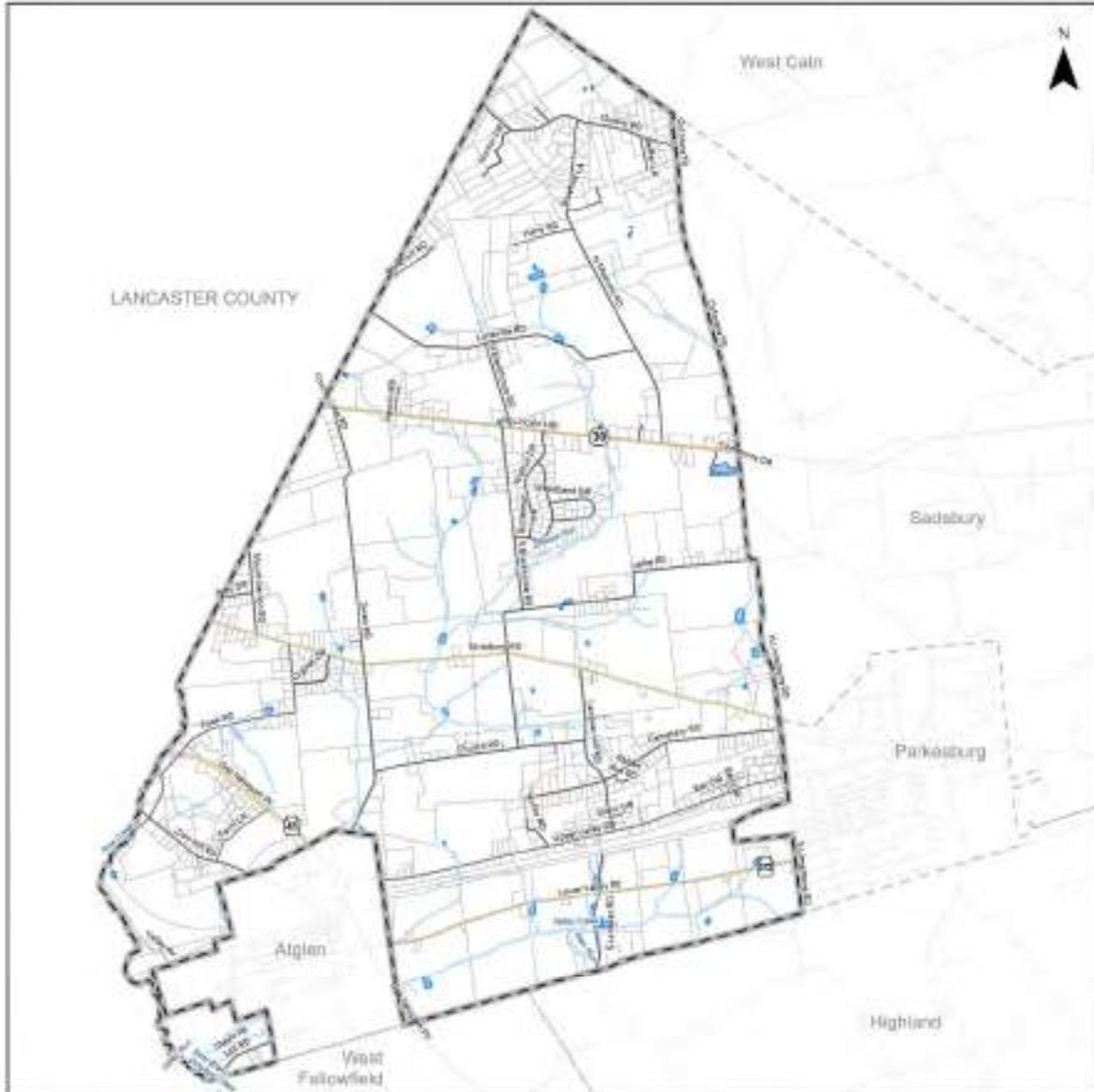
The TIP is the regionally agreed upon list of priority transportation projects, as required by federal law. The TIP must list all projects that intend to use federal funds, along with all non-federally funded projects that are regionally significant. In addition to highway and public transit projects, they include bicycle, pedestrian, freight related, and innovative air quality initiatives. The TIP is approved by the Pennsylvania legislature and Federal Highway Administration every other year.

As of 2023, there were two projects within West Sadsbury listed on the 2023-2026 DVRPC TIP:

- Route 30 Coatesville/Downingtown bypass reconstruction from Route 10 to Quarry Road (in East Caln Township).
- Route 30/PA 10 to Business 30 interchange improvement

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Existing Circulation Map



Roadway Classifications
 West Sadsbury Township, PA
 Comprehensive Plan

Estimated tax parcels	Primary
Water bodies	Secondary
Streams	Street
Township boundary	
Adjacent municipal boundaries	

0 0.25 0.5 1 Miles

Data Source: Base data from Chester County Geographic Information Services, 1992.
 Prepared By: Chester County Planning Commission, 5/31/2023

Natural Resources



The Jim Landis Woodland Preserve contains over 30 acres of mature woodlands..

Water Resources

The creeks, streams, and rivers throughout Chester County have influenced development patterns and quality of life for centuries. Proper management of water resources is necessary to meet growing demands for its use, minimize flooding, and sustain and/or improve water quality.

Watersheds

The majority of West Sadsbury is located within the Chesapeake Bay Basin with a small northeastern portion of the Township located in the Delaware Bay Basin. The Township is primarily located within the Octorara Creek watershed and is considered a tributary of the Susquehanna River. A small portion of the northernmost boundary between West Sadsbury and West Caln Township is part of the Pequea Creek watershed, while the far eastern portion of the Township is part of the Brandywine Creek West Branch watershed.

Stream Designations

The Pennsylvania Department of Environmental Protection (PA DEP) has put programs into effect to protect and improve water quality, promote preservation of higher quality streams, and achieve compliance with Chapter 93 of Pennsylvania's Clean

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Streams Law and Federal water regulations. The following designations apply to streams and watersheds in the Township.

- **Special Protection Waters**

Chapter 93 of the Clean Streams Law designates Exceptional Value (EV) and High Quality (HQ) waterways. The EV designation indicates outstanding ecological or recreation value and excellent quality waters with environmental features. These designations are used to increase protection measures along designated watercourses. As of 2022, no EV designated watercourses are located in West Sadsbury.

- **Impaired Streams**

Impaired streams are sections of watercourses that do not meet the use designations in Chapter 93 for water quality standards. As of 2022, all streams in West Sadsbury Township have been designated as impaired throughout the Township.

- **Floodplains**

The Federal Emergency Management Agency defines a floodplain as an area subject to one percent or greater chance of flooding in any given year. The most extensive floodplains occur along the Officer's Run and its tributaries, Valley Creek, Pine Creek, and the area of confluence of the Octoraro Creek and Valley Creek.

Geology

West Sadsbury is part of the Piedmont Uplands physiographic province of Southeast Pennsylvania. Within the Piedmont Uplands, the Township is split into ten sub-geologies. The majority of the Township is part of the felsic to mafic gneiss geology. Notably, a band of Conestoga Formation is found throughout the width of the Township along the Township boundary. The Conestoga Formation has a high potential for groundwater pollution because it is a limestone formation.

Soils

Significant areas of soils in West Sadsbury are identified within the *Glenelg* series as defined by the USDA.

Hydric soils contain high amounts of moisture that allow anaerobic processes (those that occur in the absence of oxygen) to thrive within the soil. Hydric soils in the Township are primarily found at the headwaters of the Officer's Run.

Steep Slopes

The Township's zoning ordinance define steep slopes as those with a grade of 15 percent or greater. Steep slopes are generally located at the northern and southern boundaries of the Township, and within the vicinity of Valley Creek and north of Quarry Road.

Biotic Resources

The Township's zoning ordinance define steep slopes as those with a grade of 15 percent or greater. Steep slopes are generally located at the northern and southern boundaries of the Township, and within the vicinity of Valley Creek and north of Quarry Road.

- **Woodlands**

Woodlands refer to larger continuous or contiguous stands of trees, typically on larger parcels of land. Woodlands provide vital habitat for native vegetation and wildlife. Additionally, woodlands provide protective ground cover and stability for soils on steep slopes and contribute to improve water quality. The Township zoning ordinance specifically defines woodlands as areas, groves, or stands of mature, or largely mature trees covering an area greater than one-quarter acre; or areas, groves or stands of mature trees consisting of more than 10 trees.

West Sadsbury contains woodlands scattered throughout, and most predominately in the northern portion of the Township as well as along the municipal border with Christiana Borough (the Jim Landis Woodland Preserve) and in the southern portion of the Township along Valley Creek. The Township further has regulations restricting the amount of woodlands that may be disturbed by new development.

- **Riparian Buffers**

Riparian areas are the lands adjacent to water bodies that serve as a transition between aquatic and terrestrial environments and directly affect or are affected by that body of water. A riparian area that consists of mature vegetation, preferably including forest cover, can create an effective buffer between upland land uses and the receiving water body, reducing the impact of upland sources of pollution. Forested riparian buffers can also serve to slow stormwater runoff, improving flood control. The Township has regulations which require a 100-foot riparian buffer along all waterways.

- **Wetlands**

The National Wetlands Inventory (NWI) identifies wetland areas based on aerial photography. These areas of wetlands are located off the banks of Officer's Run and a significant area along Valley Creek.

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Natural Diversity

Natural diversity is defined as the variety of plants and animals in a given habitat, or the variety of features found in a given population of one type of plant or animal. The 2015 Chester County Natural Heritage Inventory identifies three Natural Heritage Areas (NHA) in the Township, the *Atglen Meadow NHA* which supports a species of threatened sedge plant, the *Officers Run NHA* which contains 7 plant species of concern and 2 sensitive species of concern, and the *South Blackhorse Forest NHA* which supports a population of an unnamed sensitive species of concern.

Native Vegetation

Native or indigenous refers to vegetation that is currently or previously inhabited or grew in a specified location, and which was not introduced to that location as a result of human activity. Native species are adapted to environmental conditions of an area such as climate, soils, topography, winds, precipitation, wildlife, and other living organisms.

Invasive Species

Aside from the well understood threat of development and resulting loss of habitat, invasive species also threaten natural diversity. Invasive species are predominantly from non-native species that grow or reproduce aggressively, usually because they have few if any natural predators. Although there are native invasive species, their growth rate is considerably limited as the native wildlife has adapted to become a natural control mechanism. Across much of Chester County, including West Sadsbury, woodlands and wetlands are being overrun by invasive species, both plant and insect.

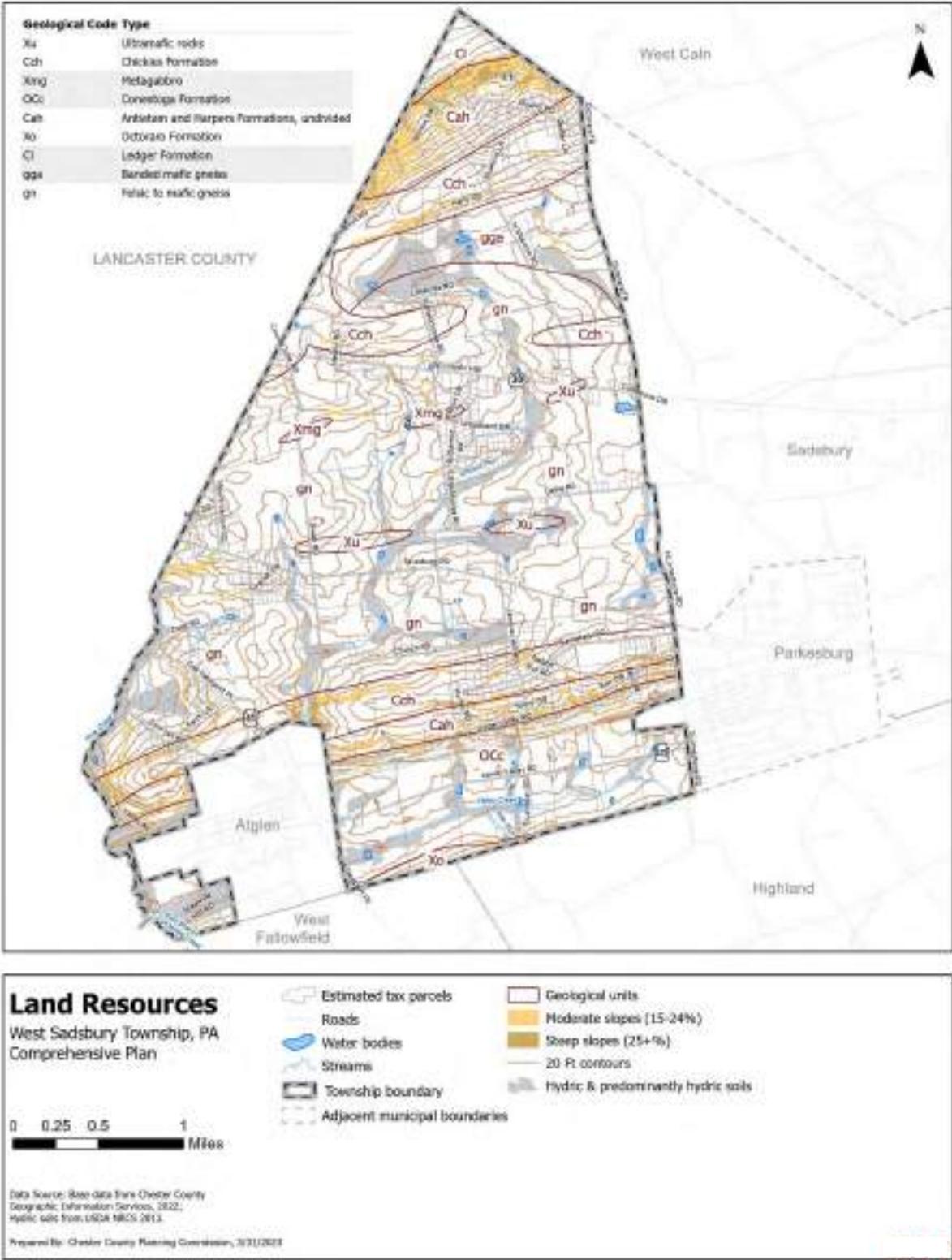
Within woodlands, riparian areas, meadows, hedgerows, and along roadways, invasive plant species such as the Norway Maple, Multiflora Rose, Autumn Olive, Oriental Bittersweet, Japanese Honeysuckle, and Japanese Knotweed are overrunning existing native species and becoming the dominant species. The Spotted Lanternfly and Emerald Ash Borer are two invasive insects that affect woodlands in the Township. Within wetlands, invasive species such as the Common Reed, Purple Loosestrife, and Reed Canary Grass can dominate the landscape, impairing the wildlife and filtration functions of wetlands.

Resource Protection Measures

The protection of natural resources is a high priority for municipalities throughout Chester County, not only for their environmental and aesthetic value, but to meet state and federal requirements for their conservation and protection. There are many acres of natural resources in the Township, providing an opportunity to conserve and protect these natural resources.

According to the assessment of current natural resource protection standards (found in Chapter 1), West Sadsbury has appropriate regulations protecting natural resources, but will need to re-evaluate them as new risks emerge and are identified.

Existing Land Resources Map



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Existing Conditions Inventory

Biotic Resources



Biotic Resources
 West Sadsbury Township, PA
 Comprehensive Plan

Estimated tax parcels	Riparian buffer (100 ft)
Roads	Woodland (1421 acres)
Water bodies	Interior woodland (>300 ft from edge)
Streams	Natural heritage inventory core habitat area
Township boundary	
Adjacent municipal boundaries	

0 0.25 0.5 1 Miles

Data Source: Base data from Chester County Geographic Information Services, 2021; woodland data from DVMRC 2015; core habitat data from CMH 2015.

Prepared By: Chester County Planning Commission, 3/31/2023

Parks, Recreation, and Open Space



West Sadsbury Park offers ball fields, pavilions, and a playground.

Public Parks and Preserves

Public parks are owned and maintained by governments to provide recreation opportunities to the general public. The governmental body may impose access limitations that are related to the health, safety, and welfare of the public, such as closing the park at dusk or requiring permits for large group activities. Parks operated by the Township include:

- *West Sadsbury Park* – This park consists of 4.2 acres and is located off Moscow Road, to either side of the Township building. West Sadsbury Park features baseball diamonds, pavilions, and a playground.
- *Jim Landis Woodland Preserve* – This woodland preserve consists of 30.4 acres and is located off Zion Hill Road. The Jim Landis Woodland Preserve features passive recreation options including hiking trails.
- *Moscow Road Open Space* – This open space property consists of 3.5 acres and is located off of Moscow Road. This property currently contains a stormwater basin, with no intention of the Township further developing this property for public use throughout the horizon of this plan.
- *Upper Valley Road Open Space* – This undeveloped, wooded open space property consists of 6.1 acres and is located off of Upper Valley Road. This property is currently undeveloped, with no intention of the Township developing this property for public use throughout the horizon of this plan.

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Publicly or Privately Owned – Limited-Public Access

Limited-Public Access recreation facilities are generally owned and maintained by schools and other institutions. They are commonly used by the public for informal recreation, but the facility owner maintains the option to limit or ban public use. These facilities also include fields that provide playing and practice areas for organized leagues. Within the Township, no properties meet this definition.

Privately Owned – Private Public Access

Private parks and recreational facilities are privately owned properties such as recreation centers, golf courses, arboretums, and internal trail/sidewalk systems. Public access is usually granted by permission of the owner and may be limited to paying members. Within the Township, no properties meet this definition.

Population-Based Recreational Park Needs: Active Recreation

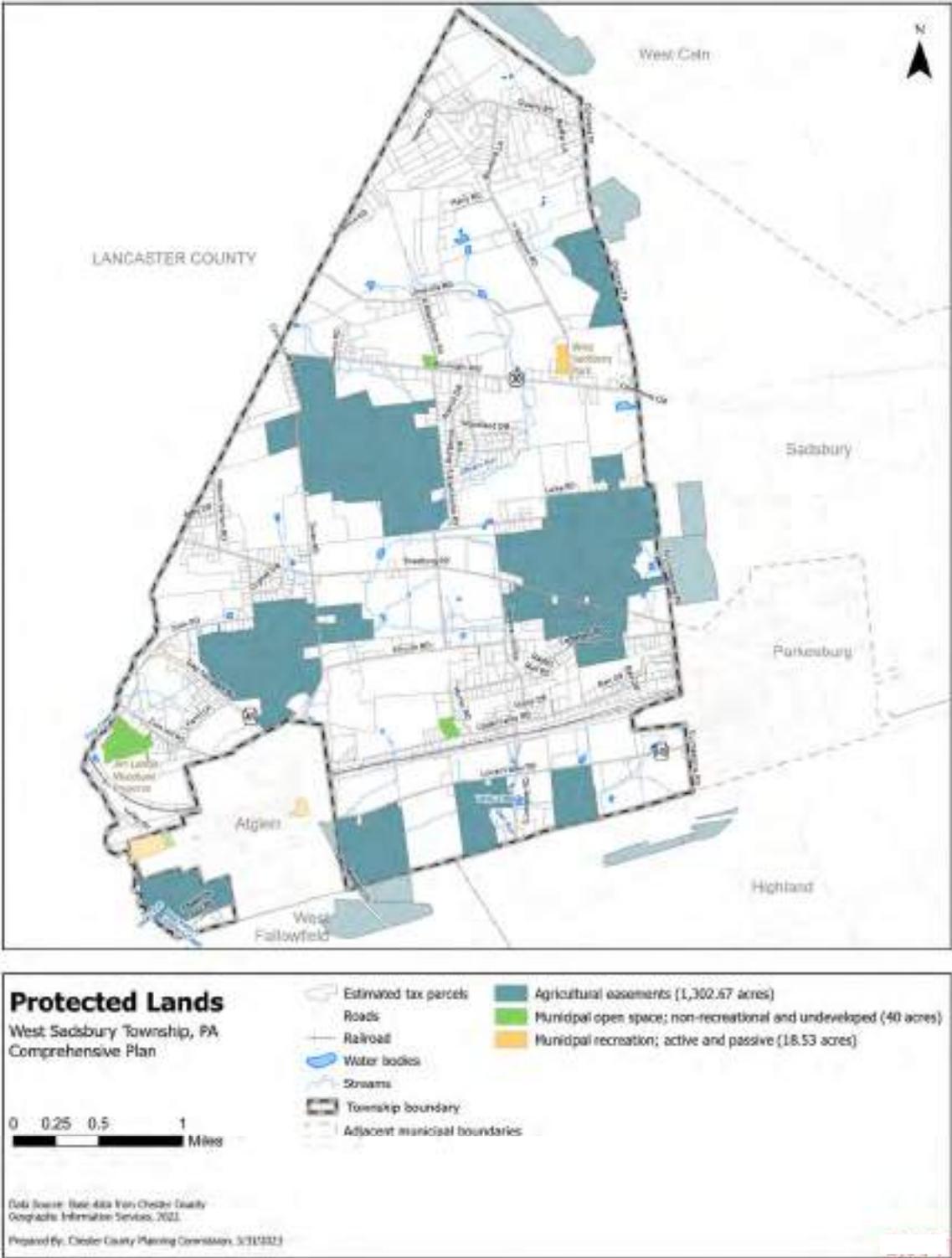
Linking Landscapes provides an updated philosophy and guidelines for the evaluation of existing facilities called the “Chester County Recreational Park Standards,” which are presented below. In 2002, Linking Landscapes applied the County standards to evaluate West Sadsbury’s projected recreation needs considering the existing parkland (9.8 acres in 2000) and the projected population for 2025. This 2002 analysis determined that the Township would need 23.0 additional acreage of park or recreation land for the 25-year horizon. Since 2002, the Township has acquired 34.4 additional acres, most of which is composed by the Jim Landis Woodland Preserve. The Township currently meets the recommended minimum acreage of parkland established in Linking Landscapes.

Open Space

For the purposes of this Plan, open space is categorized as protected or unprotected. In Linking Landscapes, protected open space is defined as: Land and water areas that have little or no development; are used for recreation or preserving cultural or natural resources, including agricultural soils; and are protected either permanently or on a long-term basis. This definition focuses on how well the land is protected from development, usually by a non-profit land trust or by a municipality or other government. If there is no formal written agreement stating that a parcel of land is protected open space, the parcel should be regarded as unprotected. Unprotected open space is any undeveloped land that is not protected from development and can include private golf courses or municipally owned land that is not designated as a park or public recreation facility.

2,006 acres of protected open space have been preserved in West Sadsbury, which is roughly 29% percent of the total land area of the Township.

Protected Lands Map



Community Facilities and Services



West Sadsbury provides a wide variety of services including the ongoing maintenance and upkeep of Township parks and roads.

Administration and Facilities

The Township building is located at 6400 North Moscow Road, and it includes offices for Township administrative staff and a meeting facility. The West Sadsbury Park and public work's garage and storage facility are also located at the Township's municipal office location. The municipal police complex is adjacent to the municipal complex. Maintenance work such as snow removal, mowing, and park maintenance is handled by the Township public works.

West Sadsbury is governed by three elected officials that form the Board of Supervisors. All members of Board of Supervisors are elected to six-year terms and are elected at-large by all Township voters.

Volunteer Groups/Citizen Participation

The support and involvement of residents is essential to effective and efficient municipal operation in Pennsylvania. Many Township residents are actively involved in community efforts. Citizen participation allows the Township to make use of local knowledge, ensures that West Sadsbury is responsive to residents, and reduces administrative costs. The following is a list of currently active (2023) Township volunteer and citizen participation groups:

- Planning Commission (7) – Updates and oversees implementation of the comprehensive plan, subdivision and land development, and zoning ordinances.
- Zoning Hearing Board (3) – Quasi-judicial board that hears appeals for relief from decisions of the Zoning Officer and/or requirements in the zoning ordinance.

Public Outreach

Public outreach is essential to inform residents about Township activities, thereby providing them an opportunity to voice opinions, volunteer, and participate in the Township's future direction. West Sadsbury regularly updates the Township website (<https://www.westsadsburytwp.org/>) and social media (Facebook page) with accurate and up-to-date information. The Township also has a newsletter which contains information on Township news, meetings, projects, and events.

Finance and Budget

Revenues collected by municipalities fund the wide variety of community services and facilities provided to residents. Municipal revenue can be generated from taxes, user and administrative fees, licenses, debt service and/or grants. Property taxes are expressed in millage (one-tenth of one cent) and are based on assessed value, generally not at total property value.

According to the 2023 Township operating budget summary, revenue categories include (but are not limited to): real estate tax, other municipal taxes (LST, EIT, etc.), licenses and permits, fines, and state funding. The total expenses budgeted in 2023 was \$1,520,373. Total anticipated funding was \$1,537,532.50.

Real estate tax is the highest revenue generator for the Township. Totaling \$598,082.50 of the roughly \$1,537,532.50 anticipated general revenue in 2023, it represented roughly 39 percent of general revenue. The earned income tax (EIT) totaled \$350,000, roughly 23 percent of 2023's general revenues.

Operating expenditures cover: services, salaries, benefits, equipment, programs, debt service, and operating costs. The largest operating expenditure in 2023 was for police service at 50 percent of the estimated expenditure (\$762,350).

Emergency Management

In addition to the traditional emergency responses supplied by police, fire, and ambulance providers, every municipality has a responsibility to its residents to prepare for a variety of emergency situations. The Township has appointed an Emergency Management Coordinator, who participates in updates to the County Hazard Mitigation Plan. The Hazard Mitigation Plan includes goals, objectives, and actions to decrease the impact of future disasters, as well as historical data on past events.

Police/Fire/Ambulance

In 2023, the West Sadsbury Township Police Department consisted of five dedicated sworn officers and several part time officers who patrol the Township from 8 AM to midnight 7 days a week, 365 days a year, including holidays. The Pennsylvania State Police provides coverage to the Township between the hours of Midnight and 8 AM.

Fire services in the Township are provided by Keystone Valley Fire Department, which was formed by the merger of three local fire companies (Pomeroy-Parkesburg-Atglen) in early 2013. In 2017, the fire company consisted of more than 50 individual

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volunteers and 20 career staff members. In 2022, the Company responded to 358 fire incidents and 1,619 calls for EMS services. While volunteers still play a critical role, fire and ambulance service is increasingly provided by career staff due to declining volunteer service. This has increased the need for funding for these emergency response services and has intensified the promotion of the role of volunteer service.

Solid Waste

West Sadsbury Township does not provide municipal trash and recycling collection services. Residents are responsible for private hauling arrangements to dispose of trash and recyclables. Household hazardous waste disposal is available through Chester County household hazardous waste disposal drop-off events.

Library

Although a library is not located within the Township, residents of the Township are served by Parkesburg Public Library, which is located at 105 West Street in Parkesburg (<https://www.parkesburglibrary.org/>). This library is part of the Chester County Library System and provides materials, services, and programs for the educational and cultural needs of West Sadsbury residents.

Education

West Sadsbury is part of the Octorara School District, which operates an elementary school, a combined middle and high school, and a Primary Learning Center which includes elementary, middle, and high school facilities. Octorara School District also operates a virtual academy cyber school and provides an array of career and technical training programs. The district encompasses municipalities in both Chester and Lancaster counties.

Healthcare

Hospital care is provided outside of the immediate vicinity of West Sadsbury. Options include Chester County Hospital and Paoli Hospital to the east and Lancaster General Hospital to the west. Although not located directly within the Township, a number of medical practices providing family health care services, specialty medicine, and dental care are located throughout the greater community.

Services for Older Adults

The Brandywine Valley Active Aging (<https://bvactiveaging.org/>) Coatesville campus offers senior residents the opportunity to participate in educational, exercise, social, nutritional, and recreational programs. The facility is located approximately 8 miles east of the Township in the City of Coatesville.

Sewage Facilities

Sewage facility planning in Pennsylvania is governed by Act 537, which requires municipalities to plan for these services. A primary purpose of the plan is to determine how sewage facilities can best be provided to meet anticipated future land use needs.

West Sadsbury is one of ten tributary municipalities served by the sewage facilities of the Pennsylvania American Water Company's Coatesville region. Pennsylvania American Water Company owns, operates, and maintains the pumping station within the Township.

Public sewer is limited in the Township and serves the developed industrial properties along northern Lower Valley Road and the West Sadsbury Commons shopping center and Wawa along Route 30 and does not extend to agricultural, rural, or residential parcels.

Water Facilities

The Pennsylvania American Water Company provides water service to the West Sadsbury Commons shopping center and along Lower Valley Road.

Stormwater Management

Stormwater management is the safe and effective collection, control, infiltration, and treatment of the stormwater that flows overland into streams. When implemented it minimizes intermittent flooding, reduces erosion and sedimentation of streams, and reduces contamination of groundwater, surface water, and drinking water sources. Stormwater management is needed because impervious surfaces and unmanaged runoff can cause negative impacts on water quality and increase flooding.

Stormwater collection systems are scattered throughout the Township, particularly within the newer commercial developments. Stormwater management is regulated by the Township's stormwater management ordinance, last adopted in September 2022. The Township's stormwater management ordinance implements methods to alleviate problems caused by water runoff and pollution of streams.

Because of the importance of stormwater management in watershed protection and planning, one of the seven major goals of the Chester County Water Resources Plan, Watersheds (2002) is to "reduce stormwater runoff and flooding." Stormwater management is addressed by three major pieces of legislation:

- *Pennsylvania Stormwater Management Act (Act 167 of 1978)*: Act 167 assigns responsibility for addressing stormwater to the municipal level, in order to control runoff and reduce soil erosion. The Countywide Act 167 Plan was adopted by Chester County and approved by the Pennsylvania Department of Environmental Protection (PA DEP) in 2022, and West Sadsbury last amended their Stormwater Management Ordinance in September 2022 to be compliant with requirements of the Countywide Act 167 Plan.

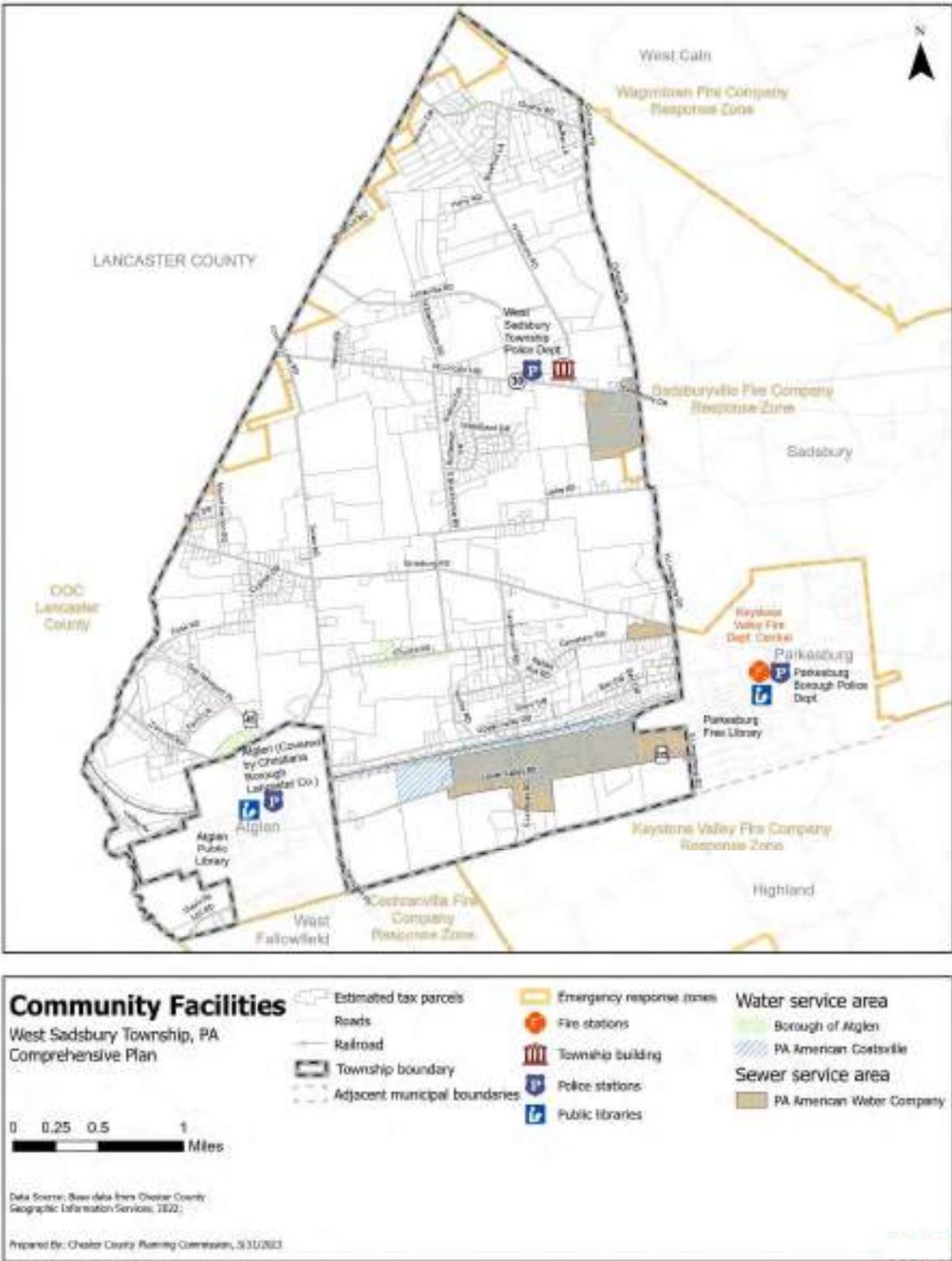
APPENDIX A
Existing Conditions Inventory

- *Pennsylvania Erosion and Sedimentation Control Act, Chapter 102*: Chapter 102 establishes the basic planning and implementation requirements to be followed for any earth disturbance. The Chester County Conservation District has local responsibility for specific Chapter 102 program activities through an agreement with the PA DEP. West Sadsbury has a variety of regulations aimed at mitigating erosion and sedimentation during land development.

National Pollutant Discharge Elimination System (NPDES) Phase II regulations, specifically MS4. West Sadsbury is considered an urbanized area by the U.S. Census, and this designation impacts stormwater because the Environmental Protection Agency (EPA), and specifically the NPDES program, designates an urbanized area as “municipal separate storm sewer system” (MS4) and requires compliance with the NPDES MS4 permit program. In Pennsylvania, the NPDES MS4 program is administered by PA DEP and the Chester County Conservation District. The permit program requires municipalities under its authority to implement several activities, as follows:

- Provide public education and outreach activities regarding stormwater;
- Provide public participation and involvement opportunities regarding stormwater management program development and implementation;
- Develop and implement a plan to detect and eliminate illicit discharges to the storm sewer system;
- Develop, implement, and enforce an erosion and sediment control program for construction activities that disturb one or more acres of land;
- Develop, implement, and enforce a program to address discharges of post-construction storm water runoff from new development and redevelopment areas; and
- Develop and implement a program with the goal of preventing or reducing pollutant runoff from municipal operations.

Existing Community Facilities and Services Map



Historic Resources



While West Sadsbury does not have a formal historic commission, there are a number of historic resources in the Township.

Historic preservation activities in West Sadsbury are not currently supported by an appointed Historical Commission. Historical Commissions are established for the purpose of identifying, documenting, and preserving historical resources and creating an awareness of Township history. A Historical Commission may also serve as an advisory resource to the various Township Boards and Commissions on matters concerning the preservation and/or restoration of historic structures.

Energy Conservation

Increased interest in energy conservation is largely the result of growing concern over sustainability, rising energy costs, and a changing climate. Energy consumption relates to all forms of energy use and generation by individuals, the business community, and the public sector. Although a smaller, predominantly agricultural community, West Sadsbury contributes a consequential amount of greenhouse gasses.

Within the Township, the commercial and industrial sector uses the most energy by far, accounting for 85 percent of the total energy usage in the Township. Residential and highway related emissions accounted for only 16 percent of West Sadsbury’s total respectively.

Energy Usage and Costs

	Energy Usage (Billion BTUs)	CO2 Released (Metric Tons)	Estimated Energy Costs (in Millions)
West Sadsbury	441	36,007	\$8,990,765
Atglen	460	32,300	\$6,498,620
West Fallowfield	319	28,824	\$7,236,051
Highland	155	14,416	\$ 3,616,340
Parkesburg	347	28,791	\$ 7,575,879
Sadsbury	522	41,906	\$10,874,362

Source: DVRPC; Energy and Emission Profiles, 2018.

Note: Data only available for Chester County municipalities



APPENDIX

B

Demographic Profile

Introduction

Understanding the demographic characteristics of West Sadsbury Township, from simple population counts to population forecasts, as well as other data such as income, age, and education, provides context for future Township actions and policies as well as what services and facilities are needed now and in the future. Data is primarily derived from the U.S. Census, both the decennial census (which provides counts every ten years) and the American Community Survey, or ACS (which collects data and provides estimates on an annual basis, averaged over five years). It should be noted at the time of adoption, the data provided is meant to provide for a general snapshot based on the 2020 Census and recent American Community Survey data.

Population

Between 1940 and 1960 West Sadsbury's population nearly doubled, but the Township remained a rural community with a total population of 1,102 by 1960. As suburbanization moved further west in Chester County, the Township saw its population grow to 1,728 residents by 1980. West Sadsbury experienced significant growth through 2000, when its population expanded to 2,444 residents.

Since 2010, population has slightly decreased at a rate of 0.3 percent, which is in contrast to the 7.1 percent population growth of the County as a whole. Surrounding municipalities have experienced similar population declines, with the exception of Parkesburg Borough and Sadsbury Township (Chester County), which saw significant residential development such as the Sadsbury Park subdivision.

It is anticipated that West Sadsbury will see growth in the future, but in a more limited manner given the limited growth areas in the Township. However, opportunities for redevelopment and infill development may include additional residential facilities that will continue to bring new residents into the Township.

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Demographic Profile

Historical Population Trends

Municipality	1940	1960	1980	2000	2010	2020	% Change 2010 - 2020
Chester County	135,626	210,608	316,660	433,501	499,132	534,413	7.1%
West Sadsbury	655	1,102	1,728	2,444	2,444	2,436	-0.30%
Atglen	588	721	669	1,217	1,406	1,313	-6.6%
Highland	827	1,029	1,244	1,125	1,272	1,259	-1.0%
Parkesburg	2,288	2,759	2,578	3,373	3,593	3,862	7.5%
Sadsbury	1,226	2,066	2,398	2,582	3,570	4,125	15.5%
West Caln	1,214	2,140	4,958	7,054	9,014	8,910	-1.2%
West Fallowfield	931	1,425	2,122	2,485	2,566	2,459	-4.2%
Christiana (Lancaster County)	1,062	1,069	1,183	1,124	1,168	1,100	-5.8%
Sadsbury (Lancaster County)	787	1,276	2,048	3,025	3,395	3,547	4.5%
Salisbury (Lancaster County)	3,579	4,509	7,126	10,012	11,062	11,531	4.07%

Sources: US Census, Decennial, 1940 to 2020.

Population Forecasts

In 2021, the Delaware Valley Regional Planning Commission (DVRPC) developed their most recent population forecasts for the Philadelphia region. They forecast 51.3 percent growth for West Sadsbury Township and 20.8 percent growth for Chester County from 2020 through 2050. The 2020-2050 forecast for West Sadsbury is higher than that of most of its neighboring municipalities and is similar to the projected growth of Sadsbury Township (Chester County). This can generally be attributed to large undeveloped portions of the Township which could potentially accommodate residential development. While these population projections account for a number of factors, they are not necessarily representative of what will or what is likely to happen in the Township in the future.

Chester County Population Forecasts

Municipality	2020	2025 Forecast	2030 Forecast	2040 Forecast	2050 Forecast	% Change 2020-2050
Chester County	534,413	563,468	586,300	620,391	645,673	20.8%
West Sadsbury	2,436	2,544	2,770	3,284	3,685	51.3%
Atglen	1,313	1,574	1,701	1,701	1,701	29.6%
Highland	1,259	1,296	1,321	1,412	1,482	17.7%
Parquesburg	3,862	4,276	4,584	4,705	4,807	24.5%
Sadsbury	4,125	4,520	4,910	5,826	6,386	54.8%
West Caln	8,910	9,165	9,469	10,178	10,773	20.9%
West Fallowfield	2,459	2,596	2,636	2,739	2,794	13.6%
Chester County	534,413	563,468	586,300	620,391	645,673	20.8%

Sources: US Census, Decennial, 2020; DVRPC 2021.

In 2012, the Lancaster County Planning Commission developed their most recent population forecasts for individual municipalities in the County. They projected 17.9 percent growth for Lancaster County from 2020 through 2040. The 2020-2040 forecast for West Sadsbury Township is higher than that of its neighboring Lancaster County municipalities.

Lancaster County Population Forecasts

Municipality	2020	2025 Forecast	2030 Forecast	2035 Forecast	2040 Forecast	% Change 2020-2040
Lancaster County	552,984	591,276	613,208	632,595	651,982	17.9%
Christiana (Lancaster County)	1,100	1,213	1,223	1,230	1,236	12.4%
Sadsbury (Lancaster County)	3,547	3,965	4,141	4,299	4,457	25.66%
Salisbury (Lancaster County)	11,531	12,817	13,353	13,825	14,297	23.99%

Sources: US Census, Decennial, 2020; LCPC 2012.

APPENDIX B
Demographic Profile

Age

The US Census Bureau’s American Community Survey (ACS) data for West Sadsbury noted a median age of 37.8 years old by 2021, with just over 28 percent of residents 19 years of age or younger. In comparison, the median age for Chester County was 40.6 years of age. The largest age cohort for the Township was ages 35-44, reflecting a population of families with school-age children. The second largest age cohort was ages 65-74 at 11.0%, which is slightly higher than the County overall at 9.8%.

Population by Age

Age Group	West Sadsbury 2006-2010 ACS	West Sadsbury 2017-2021 ACS	Chester Co. 2006-2010 ACS	Chester Co. 2017-2021 ACS
Median age (years)	36.8	37.8	38.8	40.6
Total population	2,204	2,628	490,571	531,704
Youth 19 and under	31.0%	28.2%	28.0%	25.6%
Prime working 25-54	37.5%	31.0%	41.9%	37.7%
Seniors 65 and over	12.5%	14.8%	12.5%	16.5%
Under 5 years	6.8%	6.6%	6.4%	5.4%
5 to 9 years	6.6%	6.5%	7.2%	6.0%
10 to 14 years	9.5%	7.6%	7.0%	7.1%
15 to 19 years	8.1%	7.5%	7.4%	7.1%
20 to 24 years	6.0%	10.2%	5.9%	6.1%
25 to 34 years	10.4%	9.8%	10.9%	11.4%
35 to 44 years	12.3%	11.9%	14.7%	12.6%
45 to 54 years	14.8%	9.3%	16.2%	13.7%
55 to 59 years	7.8%	7.4%	6.8%	7.4%
60 to 64 years	5.2%	8.3%	4.9%	6.7%
65 to 74 years	7.0%	11.0%	6.4%	9.8%
75 to 84 years	3.8%	2.4%	4.4%	4.7%
85 years and over	1.7%	1.4%	1.7%	2.0%

Source: US Census, ACS 2006-2010 and 2017-2021 (Table DP05).

Race, Ethnicity, and Equity

As reflected in the 2020 Census, West Sadsbury does not have a significantly diverse population relative to race and ethnicity. Likewise, Chester County has limited population diversity, though diversity in the County overall has been slowly increasing.

Population Demographics

Race/Ethnicity	West Sadsbury 2010	West Sadsbury 2020	Chester Co. 2010	Chester Co. 2020
Total Population	2,444	2,436	498,886	534,413
Asian Alone	0.4%	0.1%	3.9%	6.6%
Black/African American Alone	5.0%	3.8%	6.1%	5.5%
White Alone	91.9%	88.3%	85.5%	77.3%
Two or More Races	1.2%	5.3%	1.8%	6.7%
Some Other Race Alone	1.3%	2.5%	2.4%	3.5%
Hispanic/Latino (Any Race)	2.4%	3.7%	6.5%	8.1%
American Indian and Alaska Native Alone	0.08%	0.00%	0.17%	0.27%
Native Hawaiian and Other Pacific Islander Alone	0.00%	0.00%	0.03%	0.02%

Sources: US Census, Decennial, 2010 and 2020.

APPENDIX B
Demographic Profile

Income

The median household income for residents of West Sadsbury Township in 2021 was \$90,500, which is less than the Chester County median, but is similar to median incomes in neighboring municipalities. Between 2012 and 2021, when adjusted for inflation, the Township median income grew at a rate nearly triple than that of the County at 13.5 to 4.7 percent. These income levels in part reflect the significant growth experienced in western Chester County since 1980.

A high median income however, does not fully reflect the economic status of all residents. A limited percentage of the Township’s residents currently have incomes below the poverty level. From 2012 to 2021, West Sadsbury has seen an increase in poverty from 3.4 to 9.7 percent. When this is expanded to those residents at 200 percent of the poverty level, the Township has seen a slight decline from 17.7 to 17.5 percent.

Median Household Income

County/Municipality	2008-2012 ACS	2016-2020 ACS	% Change in Real Dollars	2012 MHI adjusted to 2021 for inflation*	% Change After Inflation
Chester County	\$86,184	\$109,601	27.17%	\$104,652	4.7%
West Sadsbury	\$69,079	\$90,500	31.0%	\$79,720	13.5%
Atglen	\$74,625	\$76,250	2.2%	\$86,121	-11.5%
Highland	\$50,903	\$94,833	86.3%	\$58,744	61.4%
Parkesburg	\$64,831	\$92,560	42.8%	\$74,818	23.7%
Sadsbury	\$73,925	\$99,605	34.7%	\$85,313	16.8%
West Caln	\$72,029	\$102,273	42.0%	\$83,125	23.0%
West Fallowfield	\$58,675	\$72,344	23.3%	\$67,714	6.8%
Christiana (Lancaster County)	\$51,964	\$69,531	33.8%	\$59,969	15.9%
Sadsbury (Lancaster County)	\$64,150	\$74,957	16.8%	\$74,032	1.2%
Salisbury (Lancaster County)	\$61,662	\$84,476	37.0%	\$71,161	18.7%

Sources: US Census, ACS 2008-2012 and 2017-2021 (Table S1901).

*Income from 2021 was adjusted for inflation to 2012 utilizing the U.S. Bureau of Labor Statistics inflation calculator (https://www.bls.gov/data/inflation_calculator.htm).

Poverty Status

Municipality	2008-2012 ACS Percent Below Poverty Level	2008-2012 ACS Population at 200 Percent of Poverty Level	2017-2021 ACS Percent Below Poverty Level	2017-2021 ACS Population at 200 Percent of Poverty Level
Chester County	6.5%	16.1%	6.9%	13.9%
West Sadsbury	3.4%	17.7%	9.7%	17.5%
Atglen	8.8%	26.5%	21.8%	33.5%
Highland	10.5%	25.0%	7.9%	15.4%
Parkesburg	6.0%	29.5%	7.2%	20.3%
Sadsbury	7.4%	24.9%	3.0%	14.4%
West Caln	7.4%	20.5%	4.3%	13.2%
West Fallowfield	19.8%	35.7%	14.3%	33.5%
Christiana (Lancaster County)	20.8%	33.8%	11.2%	23.3%
Sadsbury (Lancaster County)	7.8%	22.5%	9.7%	25.6%
Salisbury (Lancaster County)	7.8%	30.9%	4.7%	23.8%

Sources: US Census, ACS 2008-2012 and 2016-2020 (Table S1701).

APPENDIX B
Demographic Profile

Education

The educational attainment of West Sadsbury residents is lower than the County as a whole. The most significant change from 2010 to 2020 was the decrease in residents with a high school graduate equivalency from 44.1 to 38.1 percent. Similarly, there was an increase in residents with less than a 9th grade educational attainment, which increased from 5.6 to 11.0 percent. This difference in educational attainment may be partially due to the larger percentage of Amish population in West Sadsbury compared to the County as a whole.

Educational Characteristics*

Education level	West Sadsbury 2006-2010 ACS	West Sadsbury 2017-2021 ACS	Chester Co. 2006-2010 ACS	Chester Co. 2017-2021 ACS
Less than 9th grade	5.6%	11.0%	2.9%	2.4%
9th to 12th grade, no diploma	9.1%	8.3%	4.6%	2.6%
High school graduate/equivalency	44.1%	38.1%	24.2%	19.4%
Some college, no degree	13.4%	10.8%	14.6%	13.3%
Associate's degree	4.8%	10.9%	5.9%	6.0%
Bachelor's degree	16.7%	16.6%	29.5%	33.6%
Graduate or professional degree	6.3%	4.3%	18.3%	22.7%

Source: US Census ACS 2006-2010 and 2017-2021 (Table 1501).

* Percentage of population 25 years and over

Employment

Employment data provides an overview of occupation, or type of work, in addition to industry - the types of businesses in which residents are employed. A high percentage of West Sadsbury residents have occupations under the category of sales and office occupations, as well as management, business, science and arts, which are also well represented. Between 2010 and 2020, there was just a 0.1 percent decline for residents working in sales and office occupations and a just over 6 percent increase in residents working in natural resources, construction, and maintenance occupations.

Employment of Residents by Occupation*

Industry Characteristics	West Sadsbury 2006- 2010 ACS	West Sadsbury 2017- 2021 ACS	Chester Co. 2006- 2010 ACS	Chester Co. 2017-2021 ACS
Management, business, science, and arts occupations	30.3%	25.1%	47.3%	55.4%
Service occupations	12.4%	8.3%	12.5%	11.4%
Sales and office occupations	26.6%	26.5%	24.9%	19.5%
Natural resources, construction, and maintenance occupations	17.3%	23.6%	7.7%	5.9%
Production, transportation, and material moving occupations	13.4%	16.5%	7.6%	7.8%

Sources: US Census, ACS 2006-2010 and 2017-2021 (Table S2401).

*Percentage of population 16 years of age and over

APPENDIX B
Demographic Profile

Employment of Residents by Industry*

Industry Characteristics	West Sadsbury 2006-2010 ACS	West Sadsbury 2017-2021 ACS	Chester Co. 2006-2010 ACS	Chester Co. 2017-2021 ACS
Agriculture, forestry, fishing and hunting, and mining	2.80%	2.20%	1.9%	1.3%
Construction	11.00%	19.50%	5.7%	5.2%
Manufacturing	16.20%	16.40%	12.6%	10.8%
Wholesale trade	3.10%	3.20%	3.4%	3.4%
Retail trade	19.70%	9.40%	11.0%	9.1%
Transportation and warehousing, and utilities	4.50%	5.50%	3.8%	4.7%
Information	2.50%	0.80%	2.2%	2.2%
Finance and insurance, and real estate and rental and leasing	4.70%	1.80%	10.0%	11.5%
Professional, scientific, and management, and administrative and waste management services	3.80%	7.10%	14.9%	17.5%
Educational services, and health care and social assistance	16.70%	21.10%	21.3%	21.5%
Arts, entertainment, and recreation, and accommodation and food services	5.30%	2.90%	6.7%	6.6%
Other services, except public administration	5.20%	5.70%	4.3%	3.8%
Public administration	4.50%	4.30%	2.1%	2.4%

Sources: US Census, ACS 2006-2010 and 2017-2021 (Table DP03).

*Percentage of population 16 years of age and over

The prime working age population in the U.S. is defined as ages 25-54. Working age population is a consideration with respect to local business and the tax base as those residents employed pay earned income tax directly back to the Township. In 2021, the prime working age population of West Sadsbury was just 31.0 percent of the population, compared to Chester County's overall percentage at 37.7 percent.

Prime Working Age Population

	West Sadsbury 2006-2010 ACS	West Sadsbury 2017-2021 ACS	Chester Co. 2006-2010 ACS	Chester Co. 2017-2021 ACS
Total Population	2,204	2,628	490,571	531,704
Prime working age (25-54)	37.5%	31.0%	41.9%	37.7%

Sources: US Census, ACS 2006-2010 and 2017-2021 (Table DP05).

Housing

The vast majority of housing stock in West Sadsbury is made up of single-family detached housing units. In recent years, 88.1 percent of all housing in West Sadsbury are single family detached dwellings and 2.2 percent are multi-family units (buildings with three or more housing units), while the remaining 3.2 percent of housing units are buildings with two-dwellings (twins and duplexes), or single family attached dwellings. Single family detached housing is also the main housing unit type in Chester County overall; however, Chester County has a lower proportion than West Sadsbury, which reflects increases in multi-family building development in the County in recent years.

Housing Units

Housing Unit Characteristics	West Sadsbury 2006-2010 ACS	West Sadsbury 2017-2021 ACS	Chester Co. 2006-2010 ACS	Chester Co. 2017-2021 ACS
Total housing units	794	812	189,259	206,663
Occupied housing units	88.4%	96.8%	95.7%	96.8%
Vacant housing units	11.6%	3.2%	4.3%	3.2%
1-unit, detached	82.1%	88.1%	61.7%	60.60%
1-unit, attached	1.3%	1.1%	17.1%	18.70%
2 units	4.2%	2.1%	1.9%	1.80%
3 or 4 units	4.3%	2.2%	3.1%	2.70%
5 to 9 units	0.0%	0.0%	3.9%	3.40%
10 to 19 units	0.0%	0.0%	4.2%	3.20%
20 or more units	0.0%	0.0%	5.3%	7.30%
Mobile home	8.2%	6.5%	2.7%	2.30%

Sources: US Census, ACS 2006-2010 and 2017-2021 (Table DP04).

APPENDIX B
Demographic Profile

Much of West Sadsbury’s housing stock dates from 1970-2010, which reflects the periods of higher population growth in the Township. Around 7.4 percent of current housing units were built from 2000-2010, even though population growth was lower in that decade; this reflects the time it takes for the housing development market to respond to growth.

Year Structure Built

Year Built	West Sadsbury 2017-2021 ACS	Chester Co. 2017-2021 ACS
Built 2010 or later	4.3%	9.6%
Built 2000 to 2009	7.4%	14.6%
Built 1990 to 1999	19.1%	14.1%
Built 1980 to 1989	23.0%	15.9%
Built 1970 to 1979	17.9%	14.1%
Built 1960 to 1969	8.7%	8.5%
Built 1950 to 1959	8.4%	7.3%
Built 1940 to 1949	3.3%	2.9%
Built 1939 or earlier	7.9%	13.1%

Sources: US Census, ACS 2017-2021 (Table DP04).

In terms of housing sales, the Township’s median sales price has consistently been less than that as the County as a whole. The trend of increasing housing values is illustrated in Census data which depicts a \$15,400 overall increase in housing values from 2010-2020, with the greatest increase being in the \$500,000 to \$999,999 range.

Median Sales Price

Year	West Sadsbury Number of Sales	Percentage of Total Chester Co. Sales	West Sadsbury Median Sales Price	West Sadsbury Median Sales Price (Inflation Adjusted)	Chester Co. Median Sales Price
1990	14	0.27%	\$114,900	\$235,917	\$149,000
1995	16	0.28%	\$118,700	\$206,585	\$155,000
2000	22	0.24%	\$130,950	\$202,928	\$188,000
2005	32	0.34%	\$210,000	\$288,056	\$295,000
2010	11	0.21%	\$155,000	\$187,114	\$295,000
2015	19	0.28%	\$240,000	\$268,626	\$310,000
2020	21	0.28%	\$265,000	\$268,709	\$355,000
2021	19	0.21%	\$290,000		\$420,000

Source: CCPC Residential Housing Reports 1990-2021.

* Inflation calculated to January 2021 via the U.S. Bureau of Labor Statistics inflation calculator

(https://www.bls.gov/data/inflation_calculator.htm).

Housing Value (Owner-occupied Units)

Value	West Sadsbury 2006-2010 ACS	West Sadsbury 2017-2021 ACS	Chester Co. 2006-2010 ACS	Chester Co. 2017-2021 ACS
Median (dollars)	\$ 241,900	\$ 257,300	\$ 334,300	\$ 420,300
Owner-occupied units	600	650	139,743	152,009
Less than \$50,000	1.3%	5.5%	2.4%	3.2%
\$50,000 to \$99,999	4.0%	1.5%	1.9%	2.1%
\$100,000 to \$149,999	13.5%	13.4%	4.3%	1.6%
\$150,000 to \$199,999	14.0%	10.8%	8.5%	3.5%
\$200,000 to \$299,999	39.8%	38.5%	25.2%	14.0%
\$300,000 to \$499,999	22.3%	22.9%	36.9%	40.4%
\$500,000 to \$999,999	1.8%	6.0%	17.9%	30.9%
\$1,000,000 or more	3.2%	1.4%	2.9%	4.3%

Sources: US Census, ACS 2006-2010 and 2017-2021 (Table DP04).

Specific to renters, since 2010 ACS data depicts an increase in average monthly rent from \$802 to \$1,098. This generally aligns with rent trends throughout the County as a whole, although rents in West Sadsbury are still notably lower than the County average.

Renter Characteristics

Renting Characteristics	West Sadsbury 2006-2010 ACS	West Sadsbury 2017-2021 ACS	Chester Co. 2006-2010 ACS	Chester Co. 2017-2021 ACS
Median (dollars)	\$ 802	\$ 1,098	\$ 1,077	\$ 1,536
Units with no rent paid	13	16	1,929	2,699
Occupied units paying rent	89	120	39,464	49,339
Less than \$500	20.2%	0.0%	7.2%	3.1%
\$500 to \$999	62.9%	36.7%	35.6%	14.2%
\$1,000 to \$1,499	16.9%	43.3%	38.0%	30.5%
\$1,500 to \$1,999	0.0%	5.8%	19.1%	31.5%
\$2,000 to \$2,499	0.0%	6.7%	0.0%	12.1%
\$2,500 to \$2,999	0.0%	7.5%	0.0%	4.4%
\$3,000 or more	0.0%	0.0%	0.0%	4.3%

Sources: US Census, ACS 2011-2015 and 2017-2021 (Table DP04).



APPENDIX



Zoning and Land Use in the State, County, and Adjoining Municipalities

Zoning and Land Use in the State, County, and Adjoining Municipalities

Introduction

This appendix provides an overview of zoning and land use policies enacted for the areas of municipalities adjacent to the Township. It further provides an overview of enabling legislation from the Pennsylvania Municipalities Planning Code (MPC) and recent planning and zoning efforts in West Sadsbury. This appendix represents a snapshot of adjacent municipalities in 2024 and may not be as representative of them at the end of the plan's time horizon.

The review of existing long-range plans in adjacent communities can provide important information to consider as a part of a community's comprehensive planning process. The goals, objectives, and projects identified in neighboring municipalities' plans outline information about a community's future land use decisions, transportation considerations, and recreational opportunities that can be impactful along shared borders. The review of adjacent municipal plans can also identify opportunities to improve planning consistency between communities.

Comprehensive Planning in Pennsylvania

This comprehensive plan was completed in compliance with the MPC, Act 247 of 1968, as reenacted and amended. The MPC enables municipal land use controls in Pennsylvania and provides the framework for developing and implementing comprehensive plans and local land use regulations, such as a zoning ordinance. The MPC calls on municipalities to review comprehensive plans every ten years.

While the 2024 West Sadsbury Township Comprehensive Plan is organized as an implementable plan around priority issues, it includes all the components required by the MPC as follows:

- 1) Statement of Objectives

Addressed: Introduction

- 2) Plan for Land Use

Addressed: Chapter 7: Future Land Use

Chapter 6: Economic Development

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- 3) Plan to Meet Housing Needs
Addressed: Chapter 7: Future Land Use
- 4) Plan for the Movement of People and Goods
Addressed: Chapter 4: Connectivity
- 5) Plan for Community Facilities and Utilities
Addressed: Chapter 5: Township Services and Facilities
- 6) Statement of Plan Component Interrelationship
Addressed: Introduction
- 7) Short and Long-Range Implementation Strategies
Addressed: Chapter 8: Recommendations & Priorities and each topical chapter
- 8) Statement of Compatibility with Neighboring Municipalities and County Comprehensive Plan
Addressed: Appendix C
- 9) Plan for the Protection of Natural and Historic Resources
Addressed: Chapter 2: Resource Conservation
Chapter 3: Open Space and Recreation
- 10) Plan for the Reliable Supply of Water
Addressed: Chapter 2: Resource Conservation
- 11) Plan for Energy Conservation
Addressed: Chapter 2: Resource Conservation

Recent Planning and Zoning Efforts in West Sadsbury

West Sadsbury's previous comprehensive plan was adopted in 1994. In the time since its adoption, the Township proceeded with numerous actions to support implementation of the plan. Some of these actions included:

- The Township was an active participant in the 2004 *Octorara Region Comprehensive Plan* which includes the municipalities of West Sadsbury, Highland, West Fallowfield, Londonderry, Atglen, and Parkesburg. This multi-municipal plan was developed to manage growth collaboratively, while maintaining the rural character of the region and protecting sensitive environmental resources.
- The Township was an active participant in the 2016 *Route 30 Multi-Modal Transportation Study* which includes the municipalities of West Sadsbury, West Caln, Valley, Sadsbury, Caln, and Coatesville. This multi-municipal study was developed to improve and expand the region's transportation system.
- The Township was an active participant in Chester County Planning Commission's 2018 *Chester Valley West Strategic Feasibility Study/Master Plan* which continues the planning work from the Chester Valley Trail (CVT) Extension to Downingtown study and recommends the primary routing for the remainder of the CVT westward through Chester County. Once complete, this trail will connect Downingtown, Coatesville, Parkesburg, Atglen and points in between with the multi-use Enola Low Grade rail trail currently being developed in Lancaster County.
- The Township completed a comprehensive zoning update in 2018 to further the implementation of the 1994 comprehensive plan.

Comprehensive Planning in Chester County

At the time of writing (2024) planning policy at the County level is established by *Landscapes3*, which was adopted by Chester County in November 2018. The vision in *Landscapes3* is guided by the Landscapes Map, which depicts growth and rural resource areas.

West Sadsbury reflects a number of landscapes in the County including Agricultural, Rural, Suburban, Suburban Center, and Urban Center.

The Agricultural Landscape is present in the central portions of the Township, to the north and south of Route 30, outside of the more developed suburban landscape of the highway. The vision for the Agricultural Landscape is large concentrations of active and diverse farm operations along with related support services with very limited development occurring at very low densities to preserve prime agricultural soils and farm operations.

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The Rural Landscape is present in the far northern portion of the Township. The vision for the Rural Landscape is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs.

The Suburban Landscape is present in existing commercial and residential portions of the Township, notably along Route 30, along the western municipal border with Christiana Borough, and along Upper Valley Road and Lower Valley Road from Atglen to Parkesburg. The vision for the Suburban Landscape is predominantly residential communities with locally oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing types and affordability.

The Suburban Center Landscape is present at the intersection of Route 30 and Route 10, encompassing the West Sadsbury Commons shopping center and other commercial development at that intersection. The vision for the Suburban Center Landscape is regional economic, population, and transportation centers that will accommodate substantial future growth of medium to high intensity with a mix of uses, including commercial, residential, and industrial.

The Urban Center Landscape is primarily present at the border of the Township with Parkesburg Borough along Upper Valley Road and north to Strasburg Road. A small portion of Urban Center Landscape exists along the border with Atglen Borough. The vision for the Urban Center Landscape is historic downtowns and established neighborhoods that serve as civic, economic, and population centers with a traditional town character. Urban Centers will accommodate substantial future growth at a medium to high intensity with a mix of uses, including commercial, institutional, and cultural destinations.

Compatibility with *Landscapes3* – Chester County Comprehensive Plan

The West Sadsbury Township Comprehensive Plan is consistent with the goals and recommendations of *Landscapes3* by promoting the preservation of agricultural and rural landscapes, advancing context sensitive development, promoting redevelopment and commercial development in appropriate areas, and maintaining the existing landscape throughout the Township.

Zoning and Land Use in Adjoining Municipalities

West Sadsbury Township is surrounded by nine municipalities in two separate counties. Atglen, Highland, Parkesburg, Sadsbury, West Caln, and West Fallowfield Township are West Sadsbury's northern, eastern, and southern neighbors in Chester County. Christiana Borough

and Sadsbury and Salisbury Townships are the neighboring municipalities to the west in Lancaster County. Detail on planning policy in these adjoining municipalities is listed below.

A. Atglen Borough – Chester County

Atglen’s land use policy generally complements West Sadsbury’s existing zoning and future land use. The area that is somewhat inconsistent is the Township’s southeastern industrial boundary which borders Atglen’s conservation residential future land use. However, Gap Newport Pike serves as a buffer to further industrial development within West Sadsbury at the boundary of this area.

a. CR, Residential

This district accommodates low density residential development which preserves sensitive natural features. This designation adjoins Atglen’s eastern border with West Sadsbury.

The CR designation primarily abuts West Sadsbury’s **I, Industrial** district, and a small portion of the **RLD, Low Density Residential** district. While residential and industrial districts are typically not compatible, the bordering districts in Atglen contain significant natural features including Officer’s Run. The riparian area and floodplain of Officer’s Run presents a natural buffer between potential land uses in Atglen and West Sadsbury.

b. R-1, Residential

This district accommodates low density residential development. This designation adjoins the Township along Valley Ave and the western portion of the Borough in the vicinity of the Octoraro Creek. The designation is also present toward the far southern boundary of Atglen and the Township.

The R-1 designation predominately abuts the **RU, Rural and RLD, Low Density Residential** districts, with a small area abutting the **I, Industrial** district at the southwestern municipal border. Although the adjoining industrial zoning in West Sadsbury does not complement the R-1 in Atglen, it encompasses Gap Newport Pike, which presents a buffer between these districts.

c. R-1a, Residential

This district accommodates clustered residential development, which preserves natural features and resources. This designation adjoins the Township’s northern border with the Borough.

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The R-1a designation abuts West Sadsbury's **O-C, Office Commercial** district, with a small area abutting the **RLD, Low Density Residential** district. The O-C zoned property abutting this district is currently developed with a manufacturing building. Any future development within this vicinity should provide adequate buffering and screening between the O-C property and any future residential development in the Borough.

d. R-3, Residential

This district accommodates higher density residential development, which mimics traditional neighborhood development. This designation adjoins a small portion of the boundary with the Borough along Valley Road.

The R-3 designation abuts West Sadsbury's **RU, Rural** district, encompassing two parcels which total less than three acres. These zoning districts are compatible by encouraging the preservation of existing development patterns and densities.

e. TND, Mixed Use

This district accommodates a variety and mix of uses, which mimics traditional neighborhood development and provides features such as walkability and connections to transit. This designation adjoins a small portion of the boundary with the Borough from the railroad right-of-way to the northern municipal boundary with West Sadsbury.

The TND designation abuts West Sadsbury's **RU, Rural** district, encompassing one parcel in West Sadsbury. Along the district boundary there are natural resources including a wooded forest stand and a stream. The existing natural resource protection standards in West Sadsbury's ordinance would encourage the preservation of these natural features, creating a buffer between differing land uses.

f. C, Commercial

This district accommodates a variety of commercial and industrial uses. This designation adjoins a small portion of the boundary with the Borough along Valley Ave.

The C designation abuts West Sadsbury's **RU, Rural** district, encompassing one parcel in West Sadsbury. This parcel is undeveloped and wooded. Any future development of this parcel will require significant buffering with the existing adjacent land uses.

1. **Adjoining Future Land Use - 2018 Comprehensive Plan**

- a. **Conservation Residential** – Most areas along the eastern boundary of Atglen Borough to West Sadsbury Township and along Officer’s Run toward the southwestern municipal boundary.

Conservation Residential future land use policy states: The Borough should continue to enforce its natural resource protection requirements to limit development in this area to protect sensitive features and main and reduce stormwater impacts. Conservation residential areas are intended to provide for the lowest density single-family residential units in the Borough and protection of natural features.

- b. **Cluster Residential/Agricultural** – Areas along the south and southwestern municipal boundary, and at the northern boundary, west of Gap Newport Pike.

Cluster Residential/Agricultural future land use policy for Atglen states: If developed, new development should utilize a cluster/open space design intended to provide for low density single family residential units using creative design and open space that foster the protection of sensitive natural resources and provide for the preservation of natural resources and open space. Preservation of remaining woodlands, steep slopes, ridgelines, and create open spaces for residents to enjoy should be key elements of any future development. New development should connect to the existing developed portion of the Borough through sidewalks and streetscape design.

- c. **Mixed Use** – Limited areas north of the railroad right-of-way, on the western municipal border with West Sadsbury.

Mixed Use future land use policy states: Along the northern side of Lower Valley Road, the Borough would like to see redevelopment providing a mix of uses (commercial, institutional, and/or residential) that creates a “gateway” into the Borough from Route 41. Sidewalk connections, crosswalks, pedestrian amenities, improved access to the park, and a gateway (sign, landscaping) should all be included in future development.

- d. **Commercial/Industrial** – Limited area on the northern portion of the western boundary with West Sadsbury.

Commercial/Industrial future land use policy states: These two relatively small areas of the Borough represent long standing and stable businesses within the

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Borough. No change is anticipated within this category aside from promoting the continuation of businesses that contribute to the Borough's tax base and employment opportunities. However, where possible, properties in this area should be encouraged to make aesthetic improvements, incorporate green infrastructure, improve landscaping, and similar enhancements.

- e. **Park** – Limited area on the far northwestern portion of the western panhandle with West Sadsbury.

Park future land use policy states: The Borough plans on creating a hierarchy of parks from smaller pocket parks, the larger Borough Church Street Park with more amenities, and the Borough's potential future park on Valley Avenue containing ballfields, open space, walking trails, and trailheads for the Enola Low Grade and Chester Valley Trail. Plans are underway to bring the Enola Low Grade into the Borough from the Lancaster County border and continue along the rail line utilizing the SEPTA property to connect to the Chester Valley Trail to the east.

B. Highland Township

Highland's land use policy generally complements West Sadsbury's future land use but is inconsistent with West Sadsbury's zoning. The inconsistent areas of zoning are where the **I, Industrial** zoning in West Sadsbury along Lower Valley Road adjoins the RC, Rural Conservation and RV-2, Rural Village zoning in Highland. The future land use of both Township is compatible, as West Sadsbury has designated areas south of Valley Creek as agricultural while Highland designates the area as rural conservation and rural village.

1. Adjoining zoning

a. RC, Rural Conservation

This district is designed to provide limited density where scenic landscapes, farmland, and open space are predominant in order to encourage agricultural uses while allowing low density residential development.

The RC designation abuts West Sadsbury's **I, Industrial** district along the municipal boundary. While conservation and industrial districts are typically not compatible, the existing land uses in West Sadsbury along the municipal boundary consist primarily of agriculture. Future review of this district or

development of properties along this boundary should consider incorporating buffering to ensure compatibility of uses between the Townships.

b. RV-2, Rural Village District – Cochranville and Parkesburg Extension

This district is designed as an extension of the village-scale development from the Village of Cochranville and the Borough of Parkesburg. This is also a receiving area for Highland’s Transfer of Development Rights Option.

The RV-2 designation encompasses a single split zoned property with zoning designations in Highland and West Sadsbury, with the majority of the parcel’s zoning being located in West Sadsbury’s **I, Industrial** district. The village district, which primarily allows for housing, and the industrial district, which primarily allows for industrial uses are generally inconsistent. Any future development in this area should ensure that adequate buffering provisions protect adjacent residential uses while allowing for the underlying intended uses in this district.

2. Adjoining Future Land Use – 2022 Comprehensive Plan

- a. **Rural Conservation** – Most of West Sadsbury’s southern boundary line with Highland Township.
- b. **Rural Conservation** future land use states: These areas typically include poorly suited land for most agricultural uses yet suitable for residential dwellings. Or these areas allow for in-fill, such as in the case of Gum Tree Village. When combined, lands designated Rural Conservation or Rural Village easily accommodate the modest residential growth projections relied upon for this Plan. A variety of dwelling types can be built, and residential densities (number of dwelling units per acre) achieved on lands so designated, although in some cases, subject to public or community water and sewer availability.
- c. **Rural Village** – Along Valley View Road in Highland, east of the Rural Conservation future land use designation.
- d. **Rural Village** future land use states: These areas typically include poorly suited land for most agricultural uses yet suitable for residential dwellings. Or these areas allow for in-fill, such as in the case of Gum Tree Village. When combined, lands designated Rural Conservation or Rural Village easily accommodate the modest residential growth projections relied upon for this Plan. A variety of dwelling types can be built, and residential densities (number of dwelling units

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per acre) achieved on lands so designated, although in some cases, subject to public or community water and sewer availability.

C. **Parkesburg Borough**

Parkesburg’s land use policy generally complements West Sadsbury’s existing zoning and future land use along its shared boundary. The area that is somewhat inconsistent is the Township’s residential boundary with the Borough which borders Parkesburg’s industrial future land use. However, the railroad right-of-way serves as a buffer to existing residential development within West Sadsbury at the boundary of this area.

1. **Adjoining zoning**

a. **I, Industrial**

This district accommodates a variety of industrial uses. This designation adjoins the western pan handle portion of Parkesburg with West Sadsbury.

The I designation consists of one parcel and abuts West Sadsbury’s **I, Industrial** district, and **RLD, Low Density Residential** district. While residential and industrial districts are typically not compatible, the undevelopable railroad right of way serves as a buffer between existing residential uses in West Sadsbury and the existing A. Duie Pyle trucking facility in Parkesburg.

2. **Adjoining Future Land Use - 2020 Comprehensive Plan**

- a. **Industrial** – The far western panhandle of Parkesburg Borough, bordered by West Sadsbury consisting of the A. Duie Pyle trucking facility.

Industrial future land use policy states: The Borough should meet with the operators of this facility on a regular basis to discuss impacts on the community including ongoing issues with truck traffic through the Borough and any change that may have an effect on their continuing their operations in the Borough.

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D. Sadsbury Township

Sadsbury Township's land use policy generally complements West Sadsbury's existing zoning and future land use along its shared boundary. Notably, the West Sadsbury/Sadsbury municipal boundary follows similar proposed land uses along existing residential and commercial areas.

1. Adjoining zoning

a. RR, Rural Residential

This district accommodates a variety of agricultural and low density residential uses. This designation adjoins the eastern boundary of West Sadsbury and Sadsbury Townships south of Leike Road and along the adjacent municipal boundary in the vicinity of Hammond Drive in Sadsbury, north of the WGD, Western Gateway district.

The RR designation abuts West Sadsbury's **AG, Agricultural** district, **RU, Rural** district and **RMD, Medium Density Residential** district. These districts are compatible with one another as they provide opportunities for agriculture, rural uses, and lower to moderate density residential uses.

b. WGD, Western Gateway

The purpose of this district is to provide transitional uses from the western portion of the Township into the Village of Sadsburyville. This district is located to the north of US Route 30 in Sadsbury and consists of approximately five parcels.

The WGD designation abuts West Sadsbury's GC, General Commercial district. These districts are compatible as they allow for a variety of commercial uses and professional services.

c. C-2, General Commercial

This district accommodates a variety of commercial uses. This designation adjoins the central portion of Sadsbury with West Sadsbury in the vicinity of the Route 10 and Route 30 intersection.

The C-2 designation abuts West Sadsbury's **GC, General Commercial** district in the vicinity of West Sadsbury Commons shopping center and the West

Sadsbury Wawa. These districts and existing land uses are compatible, as they allow for larger scale commercial development.

2. Adjoining Future Land Use – 2013 Comprehensive Plan

- a. **Agriculture/Conservation** – Most of the shared border between West Sadsbury and Sadsbury Townships, with exception of the Commercial future land use. The portion of land between Leike Road to north of Route 30, has been designated as Commercial.

Agriculture/Conservation future land use policy states: 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 areas that are not under some form of conservation protection, it is recommended that the Township encourage participation in those programs available.

- b. **Commercial** – Between Leike Road to north of Route 30 in Sadsbury Township. This is adjacent to the West Sadsbury Commons shopping center and other commercial uses in West Sadsbury along Route 10 and Route 30.

Commercial future land use policy states: 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 rezoned to Commercial 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.

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E. West Caln Township

West Caln’s land use policy complements West Sadsbury’s existing zoning and future land use along its small shared municipal boundary. Both Townships prioritize preserving rural and agricultural landscapes along the shared boundary.

1. Adjoining zoning

a. AP, Agricultural Preservation

This district accommodates agricultural uses and residential uses at a very low density when in accordance with standards developed to protect high quality soils. This designation adjoins the northern portion of West Sadsbury.

The AP designation abuts West Sadsbury’s **RU, Rural** district. These districts are compatible by prioritizing the preservation of high-quality soils and other natural resources while allowing for residential development at very low densities.

2. Adjoining Future Land Use – 2020 Comprehensive Plan

- a. Agricultural Preservation**– The entirety of the shared border between West Sadsbury and West Caln Townships which is in the vicinity of Quarry Road to Route 10 and northward.

Agricultural Preservation future land use policy does not contain specific recommendations within the Comprehensive Plan, although a number of broad recommendations are provided to preserve agriculture in the Township including utilizing agricultural zoning and placing conservation easements on undeveloped properties.

F. West Fallowfield Township

There is a very small municipal boundary between West Fallowfield and West Sadsbury. The land use policy for this small boundary is complimentary as West Fallowfield designates this area for agricultural preservation, and West Sadsbury designates the future land use of this area as rural.

1. Adjoining zoning

a. AG, Agriculture

This district accommodates agricultural uses and residential uses at a very low density when in accordance with standards developed to protect high quality soils and to limit the overall number of units developed over a period of time. This designation adjoins the southern portion of West Sadsbury east of Atglen.

The AG designation abuts West Sadsbury's **I, Industrial** district. These districts are not generally compatible, although West Sadsbury contains strong natural resource protection standards in their zoning ordinance, which may offer additional protections for the landscape in this vicinity. Future efforts should be made to ensure that agricultural and industrial land uses do not conflict with one another and remain viable in the area.

2. Adjoining Future Land Use – 1993 Comprehensive Plan

- b. **Agricultural Preserve**– The entirety of the shared border between West Sadsbury and West Fallowfield Townships, which is in the vicinity of Lower Valley Road to Gap Newport Pike and in a southern direction to the municipal border.

Agricultural Preserve future land use policy states: This area has been proposed in recognition of the fact that prime agricultural soil is a natural resource which should be protected from development pressure for non-agricultural uses. The Township recognizes the fact that farmers need to sell off residential lots from time to time to off-set expenses of agricultural production. A number of recommendations are provided, such as ensuring that land use regulations do not restrict farming operations, maintaining a gross maximum density for residential dwelling units, allowing for flexible design such as lot clustering, promoting agricultural accessory uses, and pursuing a vegetative management program.

G. Christiana Borough – Lancaster County

This land use policy and zoning along the municipal boundary is generally complimentary between residential uses. While Christiana Borough designates areas along the boundary along East Slokom Avenue and along the railroad right-of-way as commercial, West Sadsbury designates this area as rural development, partially to account for the Jim Landis Woodland Preserve. The Pine Creek separating the Township and the Borough is a physical buffer guiding future land use.

1. Adjoining zoning

a. HDR, High Density Residential District

This district accommodates high density residential development. This designation adjoins portions of West Sadsbury in the vicinity of Gap Newport Pike and East Slokam Avenue in the Borough.

The HDR designation abuts West Sadsbury's **RLD, Low Density Residential** district. These districts may be compatible with proper buffering between higher density residential development in the Borough and lower density residential development in West Sadsbury.

b. MDR, Medium Density Residential District

This district accommodates medium density residential development. This designation adjoins portions of West Sadsbury south of the HDR district and south of Gap Newport Pike to East Slokom Avenue.

The MDR designation abuts West Sadsbury's **RLD, Low Density Residential** district. These districts may be compatible with proper buffering between moderate density residential development in the Borough and lower density residential development in West Sadsbury.

c. LB, Light Business District

This district accommodates neighborhood scaled businesses and commercial uses. This designation adjoins portions of West Sadsbury south of Slokom Avenue toward the railroad right-of-way.

The LB designation abuts West Sadsbury's **RLD, Low Density Residential** district and **RU, Rural** district. While these districts are generally incompatible, the Jim Landis Woodland Preserve serves as a buffer between the commercial uses in Christiana Borough with the rural and agricultural uses in West Sadsbury.

2. **Adjoining Future Land Use – 2022 Southern Lancaster County Comprehensive Plan (Regional Plan)**

- a. **Suburban** – This future land use consists of the shared boundary between West Sadsbury and Christiana, roughly north of Zook Road to the northern municipal boundary of Christiana.

Suburban future land use policy accounts for: Automobile oriented low to moderate density, land uses and residential types typically separated from one another, primarily single-family detached residential dwelling units on larger lots, with commercial uses in strip centers, big-box stores, and shopping malls, a transportation network with minimal connections and limited pedestrian and bicycle infrastructure.

- b. **Special District** – This future land use consists of the shared boundary in the southeastern vicinity of Christina, adjacent to the railroad right-of-way.

Special District future land use policy accounts for: Scale, land pattern, and building forms differing significantly from other character zones, typically containing a single large-scale commercial, industrial, or institutional use, often in a campus-like setting, and the transportation network typically has minimum connections with limited pedestrian and bicycle infrastructure.

H. Sadsbury Township – Lancaster County

West Sadsbury shares its western municipal boundary with Sadsbury Township, Lancaster County, south of Route 30. The land use policy and zoning along the municipal boundary is generally complimentary between agricultural and low density residential uses with neighborhood scale commercial uses along Route 30.

1. Adjoining zoning

a. HB, Heavy Business District

This district consists of a property with frontage along the southern portion of Route 30. This designation adjoins the northern portion of the Route 30 municipal boundary with West Sadsbury in the vicinity of Swan Road.

The HB designation abuts West Sadsbury's **CS, Community Service** districts, which is generally compatible commercial zoning district

b. A, Agricultural District

This district accommodates agricultural development and very low density residential development. This designation adjoins the majority of West Sadsbury's western municipal boundary with Sadsbury Township.

The A designation abuts West Sadsbury's **AG, Agricultural and RLD, Residential Low Density** districts. These districts are compatible through their emphasis on the preservation of undeveloped open space, maintaining and encouraging agricultural uses, and prioritizing very low density development.

2. Adjoining Future Land Use – 2004 Octoraro Region Joint Strategic Comprehensive Plan

a. Light Business – Along the southern portion of Route 30.

Light Business future land use policy assumes similar to low intensity businesses in the rural resource area consisting of offices, commercial, and light industrial activity to serve the local community.

b. Agricultural – Along the majority of the shared municipal boundary, south of Route 30 and continuing to the Sadsbury Lane vicinity.

Agricultural future land use policy continues the preservation of agriculture and assumes minimal residential development activity.

c. Conservation – Along Pine Creek.

Conservation future land use policy recognizes existing zoned conservation areas and floodplains, while assuming minimal, if any, development.

d. Low Density Residential – Along Sadsbury Lane south of Pine Creek and from Gap Newport Pike to the Christiana Borough boundary.

Low Density Residential future land use policy assumes the lowest density residential areas in the growth area.

e. Medium Density Residential – Between Sadsbury Lane and Gap Newport Pike.

Medium Density Residential future land use policy assumes single family development at a density higher than low density.

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I. Salisbury Township – Lancaster County

West Sadsbury shares its western municipal boundary with Salisbury Township, Lancaster County, north of Route 30. The land use policy and zoning for this boundary is generally complimentary. While Salisbury places more of an emphasis on rural residential and agricultural landscapes north of Route 30, West Sadsbury contains numerous targeted recommendations for the region, with neighborhood commercial designations along Route 30, which transitions to agricultural and rural landscapes when northward along the shared boundary.

1. Adjoining zoning

a. RR, Rural Residential District

This district accommodates low density residential development consisting of single family detached dwellings. This designation adjoins portions of West Sadsbury in the vicinity of County Line Road northward to Line Quarry Road in Salisbury Township.

The RR designation abuts West Sadsbury's transitional zoning districts, which represent the CS, Community Service, RLD, Low Density Residential, AG, Agricultural, and RU, Rural districts. As these are transitional districts in West Sadsbury, the land uses are generally compatible, as the majority of the boundary abuts West Sadsbury's Agricultural and Rural districts.

b. A, Agricultural District

This district accommodates agricultural development and very low density residential development. This designation adjoins the far northern portions of West Sadsbury, leading to the northern municipal boundary.

The A designation abuts West Sadsbury's RU, Rural district. These districts are compatible through their emphasis on the preservation of undeveloped open space, maintaining and encouraging agricultural uses, and prioritizing very low density development.

2. Adjoining Future Land Use – 2014 Pequea Valley Strategic Plan

a. Residential (<2 Units Per Acre) – From Route 30, north toward the terminus of Windmill Road in West Sadsbury.

Residential (<2 Units Per Acre) future land use policy does not contain specific recommendations within the Strategic Plan, although a number of

broad recommendations are provided for the region. These recommendations establish a growth boundary with a number of associated strategies to limit new development outside of the growth boundary. This land use is located outside of the growth boundary and contains a number of recommendations such as limiting water and wastewater extension to this area, continuing farmland preservation, protecting large areas of forest and woodlands, and protecting riparian corridors.

- b. Agricultural** - From the terminus of Windmill Road in West Sadsbury to the northern municipal boundary in West Sadsbury.

Agricultural future land use policy does not contain specific recommendations within the Strategic Plan, although a number of broad recommendations are provided for the region. These recommendations prioritize the preservation of agriculture through the establishment a growth boundary. The agricultural land use is located outside of the growth boundary and contains a number of recommendations such as enhancing farm-based businesses, maximizing the protection of farming and farmland, continuing farmland preservation, and protecting natural resources.



APPENDIX

D

Community Participation

Community Participation

Introduction

An essential part of the development of a comprehensive plan is community participation in the overall process. As part of the West Sadsbury update, public input was solicited and subsequently included as an element of the proposed recommendations and implementation strategies presented in each topical chapter. This appendix outlines the various methods utilized through the process to engage in the overall community.

Planning Commission/Task Force

Development of this plan was led by a task force consisting of the Planning Commission, (which includes a representative of the Board of Supervisors). The task force analyzed and evaluated pertinent information affecting land use, connectivity, economic development, natural resources, open space, parks and recreation, historic preservation, and community facilities in the Township. Recommendations were developed by the task force to meet the challenges and opportunities identified through the planning process, and then shared with the public for review and endorsement.

Stakeholder Interviews

Early in the planning process, numerous individuals within the community were identified by the Township to meet with independently for a stakeholder interview. Persons interviewed represented a wide array of interests and areas of expertise.

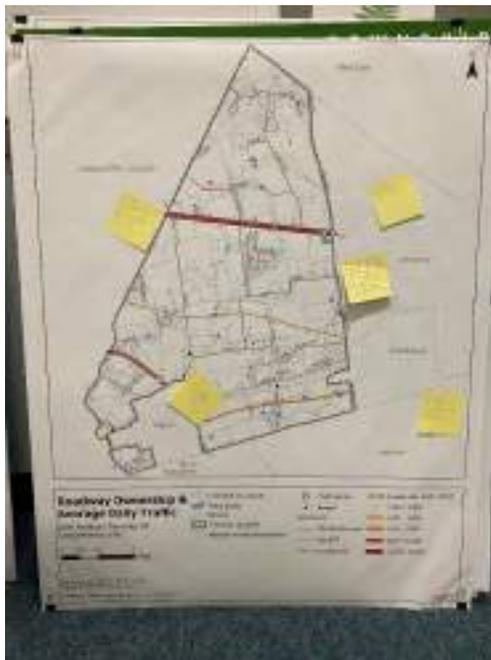
The interview format included the seven questions below but would expand based on each interviewee's expertise in a discussion of strengths and opportunities facing the Township.

1. How long have you lived and/or been professionally involved in West Sadsbury Township?
2. What is your principal area of interest regarding West Sadsbury? *Resident, business owner, administrator, etc.*
3. What aspects of life or work in West Sadsbury Township do you feel positive about?
4. What aspects of life or work in West Sadsbury Township do you feel negative about?
5. What from your perspective are Township strengths?
6. What would you like to change or improve?
7. Do you have any other suggestions for the Comp Plan Task Force to consider?

APPENDIX D
Community Participation

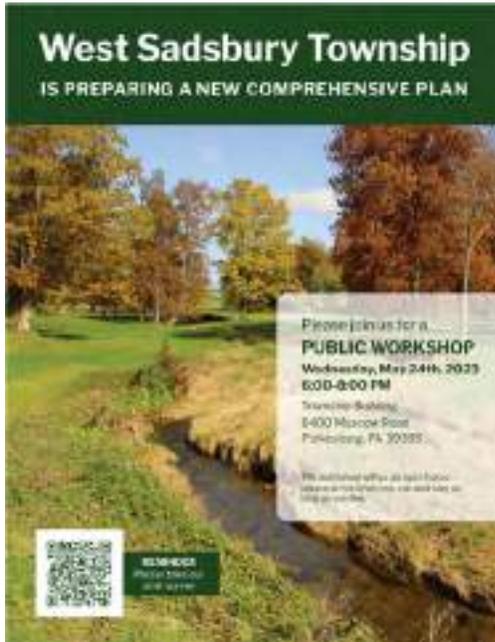
Public Workshop

On May 24, 2023, a public workshop was held at the Township Building to introduce the project and solicit direct feedback from the community on strengths and opportunities facing the Township. Those at the workshop participated in a pair of visioning exercises to allow for direct input into the process. Although relatively lightly attended, those in attendance provided valuable feedback that helped in further refining draft goals and recommendations.



Public Meeting

On December 5, 2023, a public open house was held at the Township Building to introduce the draft plan recommendations to solicit direct feedback from the community on them. Although relatively lightly attended, those in attendance provided valuable feedback that helped in further refining draft recommendations.



MPC Adoption Process

TBD

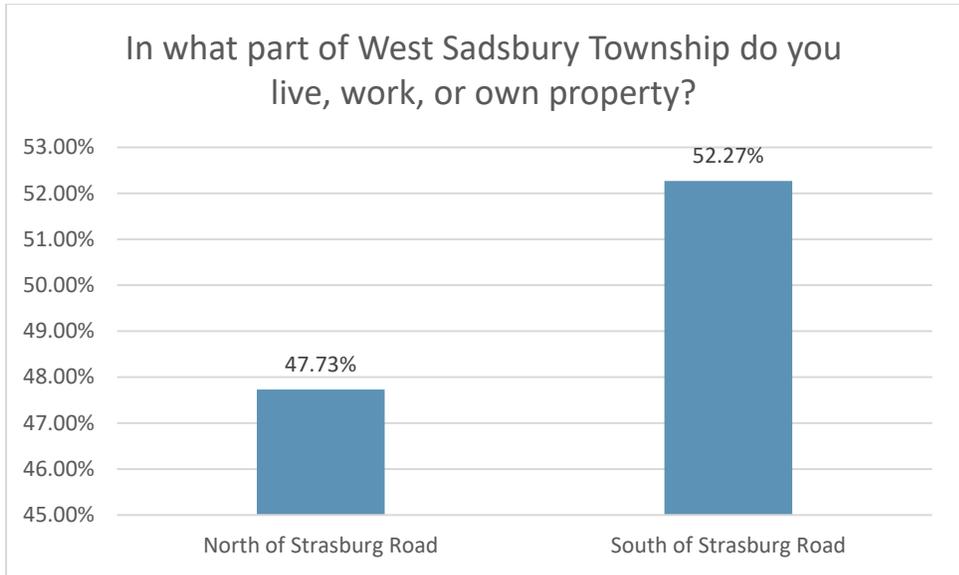
Public Survey Results

The public survey was conducted by paper copies available at the Township Building and SurveyMonkey. The survey included a variety of questions regarding resident satisfaction with features in the community. For each question, survey participants were able to leave specific comments and feedback.

The survey was open for a period of approximately three months and was promoted on the Township website, at the public workshop, and through a local newspaper. Residents were encouraged to share the survey with others in the community. A total of 48 survey results and 172 individual comments were received. While not meant to be scientific or reflective of the entire community, the responses and comments received from this survey were a component in informing the overall goals, objectives, and recommendations of this plan along with other relevant information. The results of this survey, as well as summaries of common feedback are provided below.

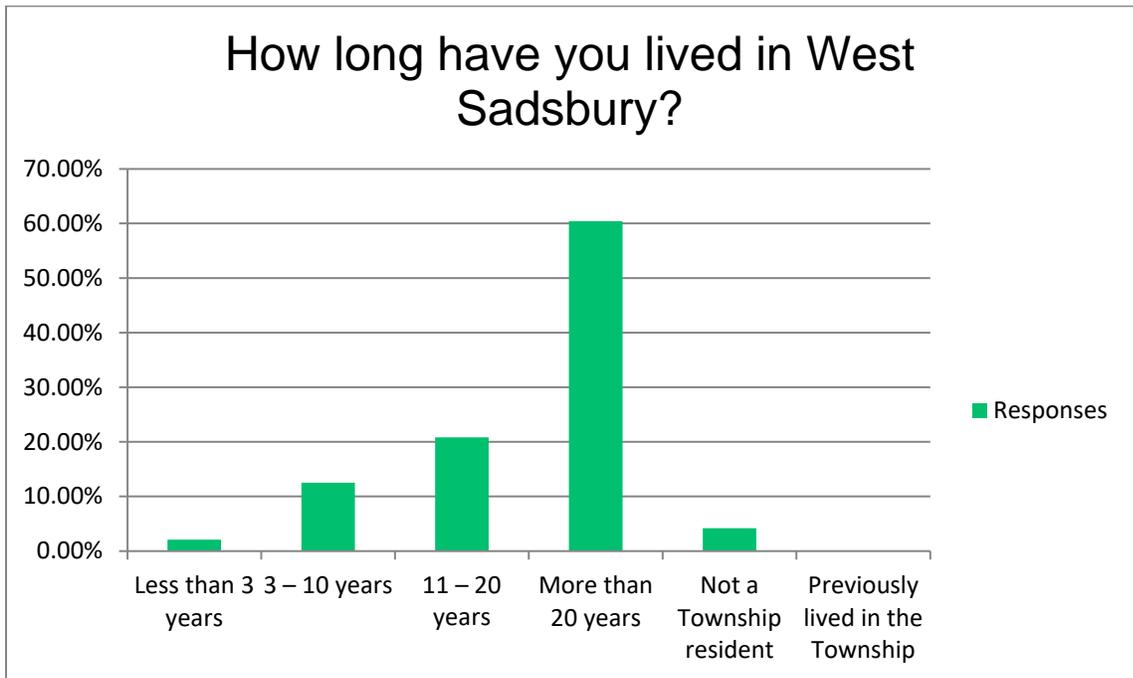
APPENDIX D
Community Participation

Geographic Representation

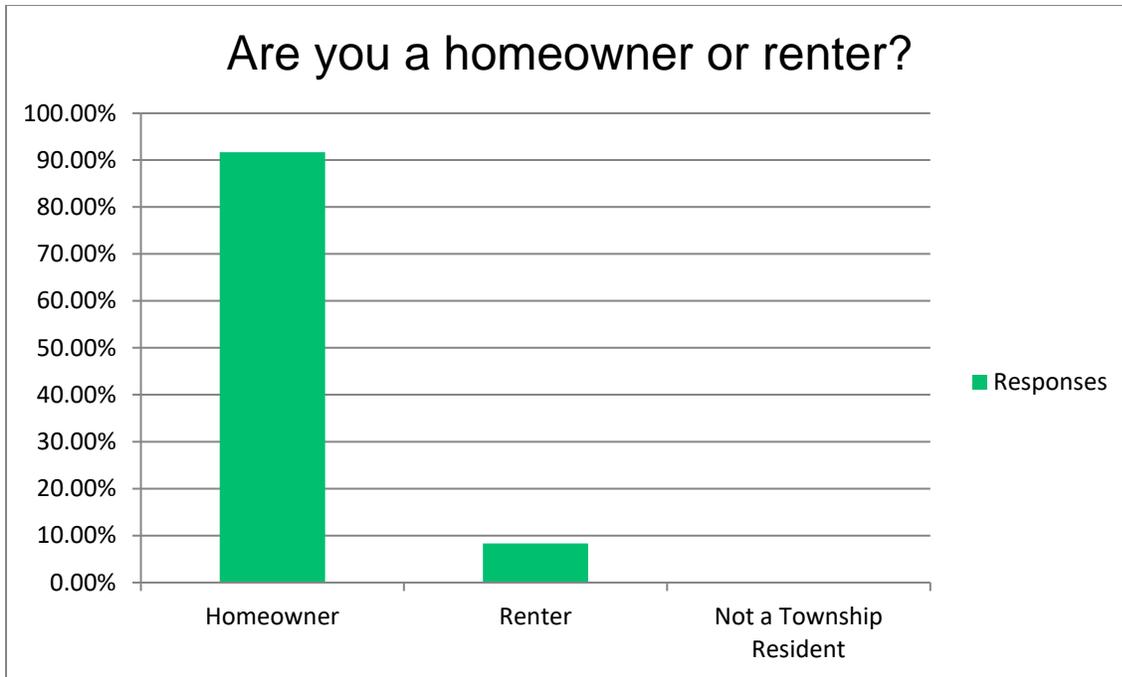


Respondents of the survey represented all geographic areas within the Township.

Residency



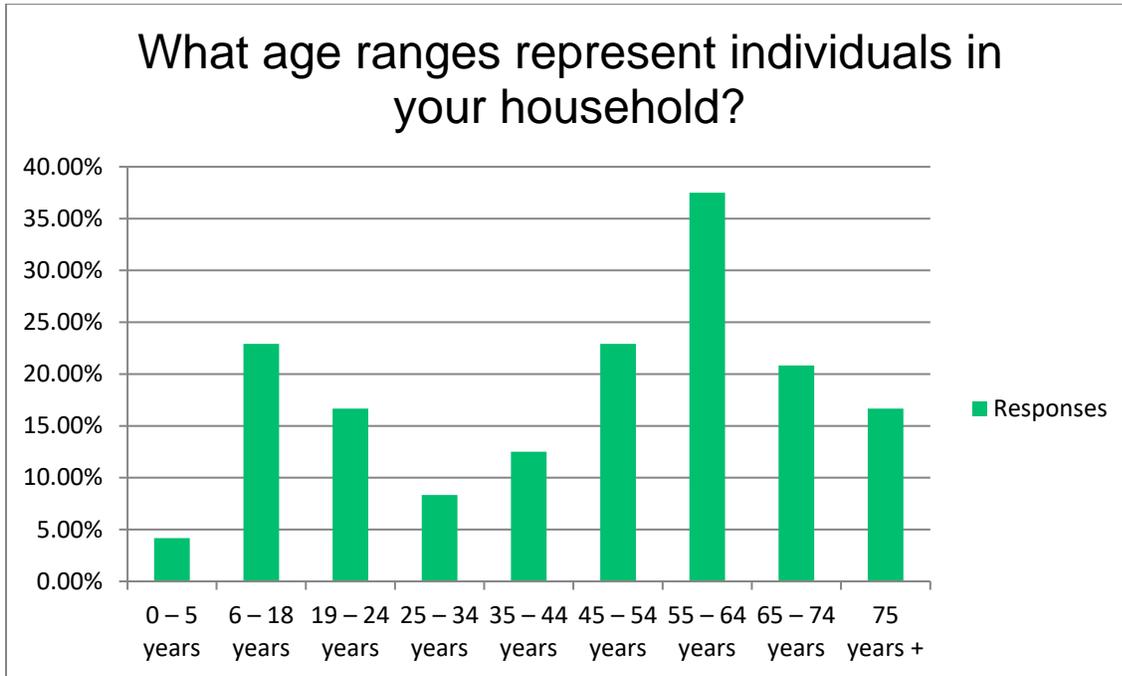
Over 60% of survey respondents lived in the Township for twenty years or more.



While renters and homeowners both responded to the survey, over 90% of respondents were homeowners.

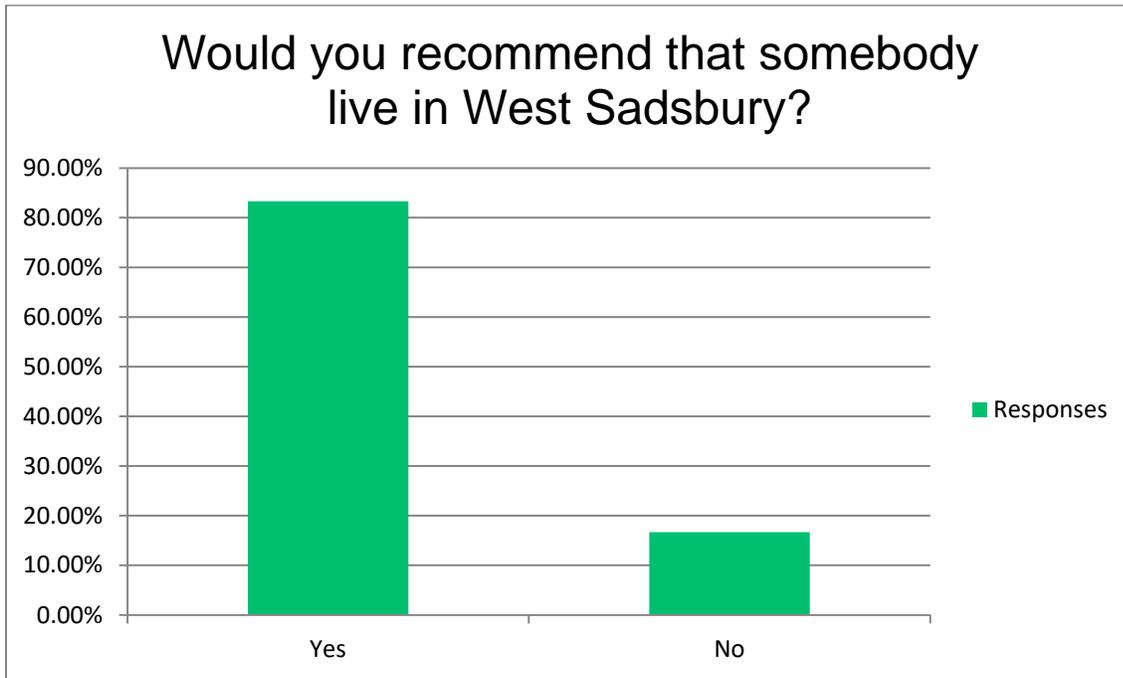
APPENDIX D
Community Participation

Age of Survey Participants



The survey response rate had high numbers of respondents from the ages of 55-64. This is generally reflective of the high percentage of long-term residents in the Township.

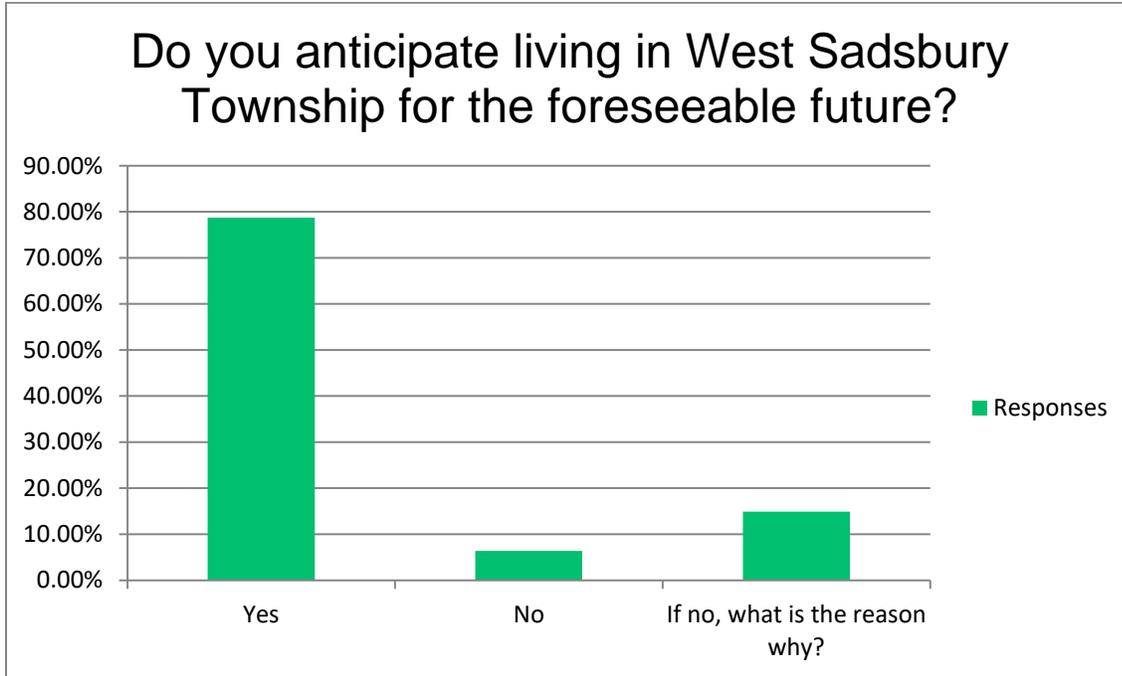
Resident Satisfaction



Overall, most residents would recommend that somebody live in the Township. Those who would not recommend living in the Township cited the following:

- High school taxes

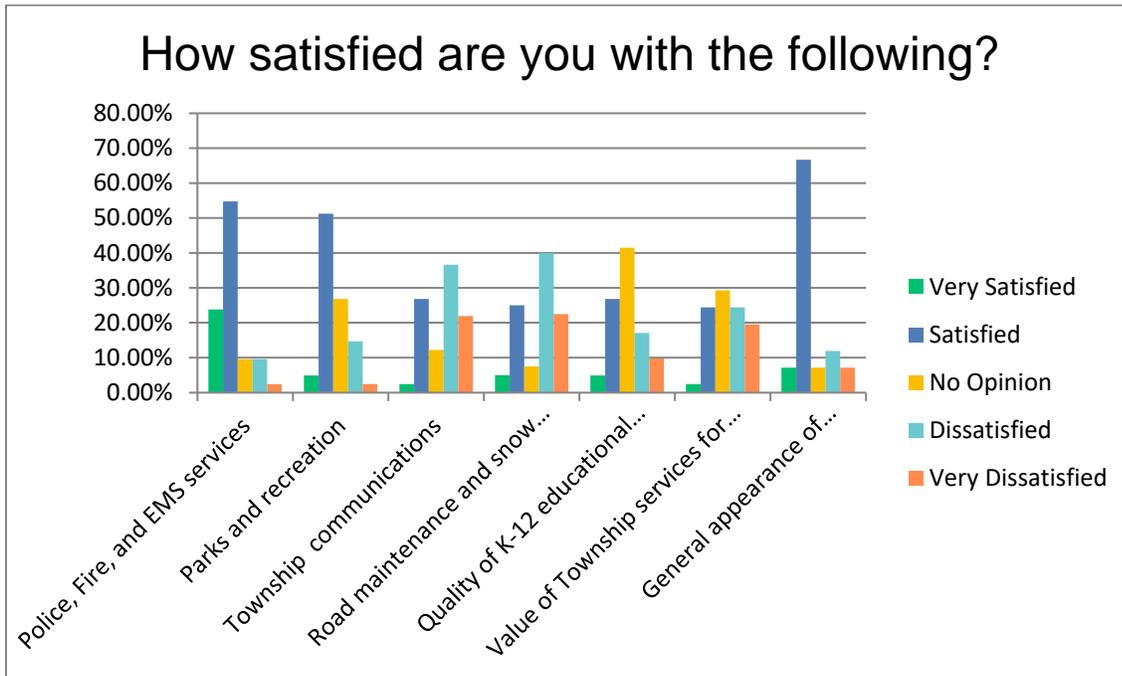
APPENDIX D
Community Participation



While most residents anticipated living in the Township for the foreseeable future, those who did not listed the following reasoning:

- Desire to downsize
- Road repair and maintenance concerns
- School taxes

Community Service Satisfaction

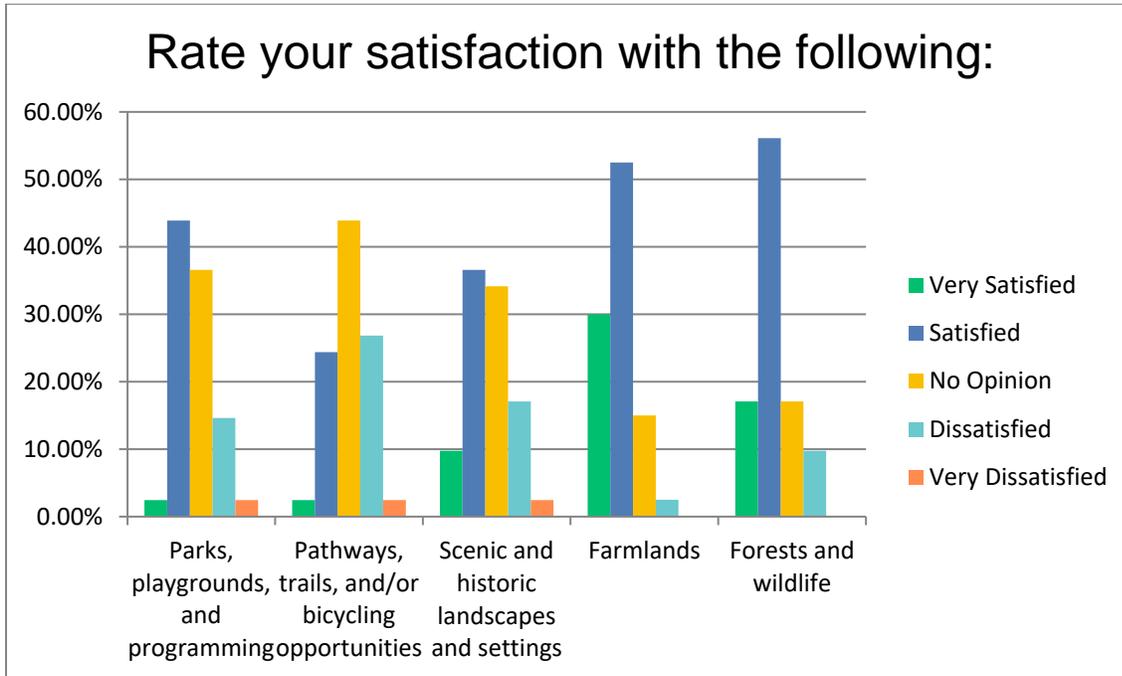


Overall, residents were satisfied with police, fire, and EMS services, parks and recreation, and the general appearance of the Township. Residents expressed dissatisfaction with road maintenance and Township communications. Frequent comments about community services included:

- Need for timelier road repair and maintenance
- Desire for more proactive Township communications

APPENDIX D
Community Participation

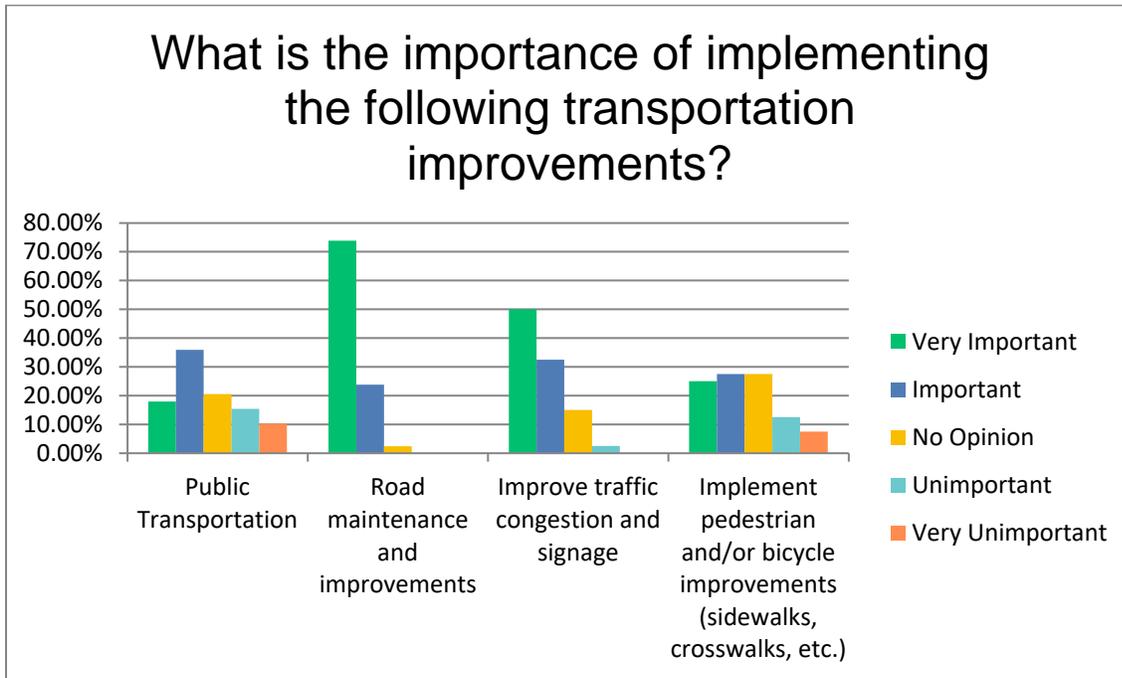
Parks and Recreation Satisfaction



Residents were generally satisfied with parks and recreation facilities within the Township. Residents were particularly satisfied with West Sadsbury’s farmlands and forests. Areas for improvement include pathways, trails, and/or bicycling opportunities. Frequent comments included:

- Connection to regional rails
- More information regarding recreational opportunities
- Prioritize farmland and forest preservation

Transportation Improvement Opportunities

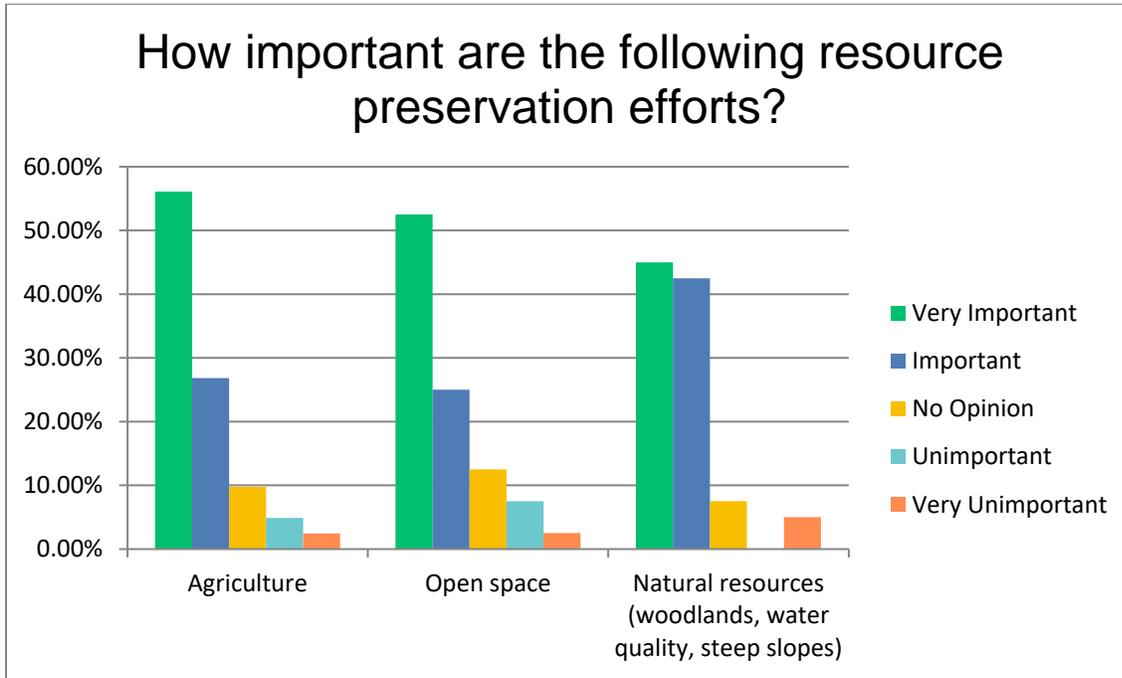


Survey results show that residents place a very high priority on road maintenance and improvements and a high priority on the reduction of traffic congestion. Residents placed less of a priority on improving public transportation and implementing pedestrian and/or bicycle improvements. Frequent comments included:

- Road repair and maintenance concerns

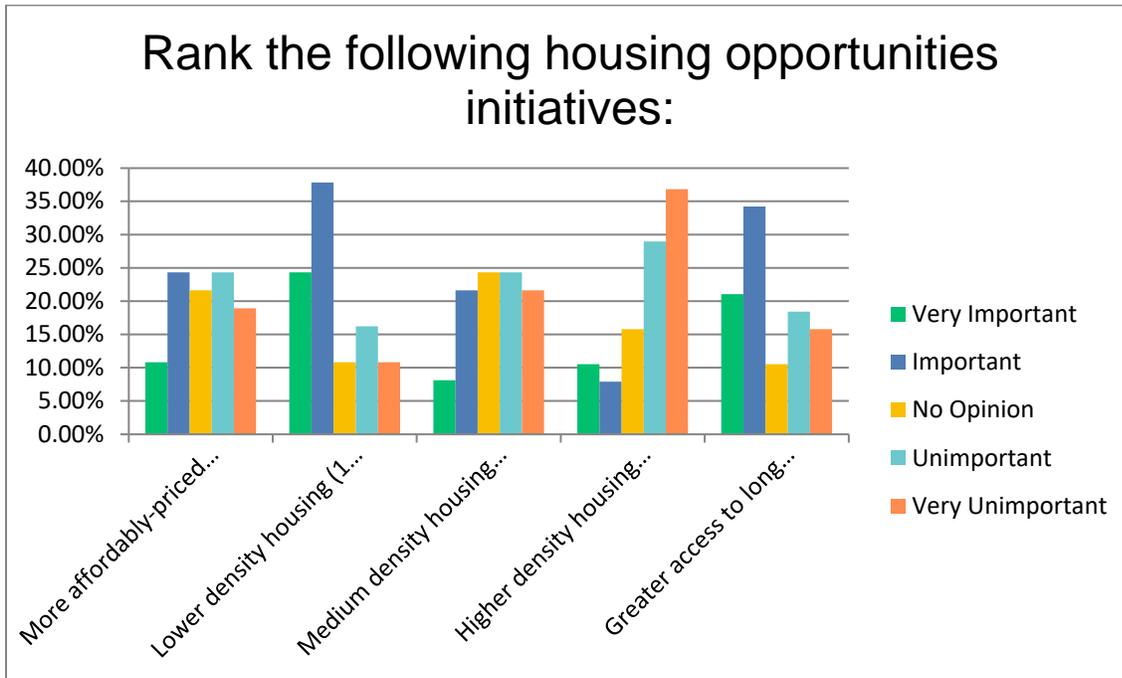
APPENDIX D
Community Participation

Resource Preservation Opportunities



Residents placed a very high emphasis on preserving agriculture and open space. A high emphasis was also placed on natural resource preservation.

Housing Opportunities

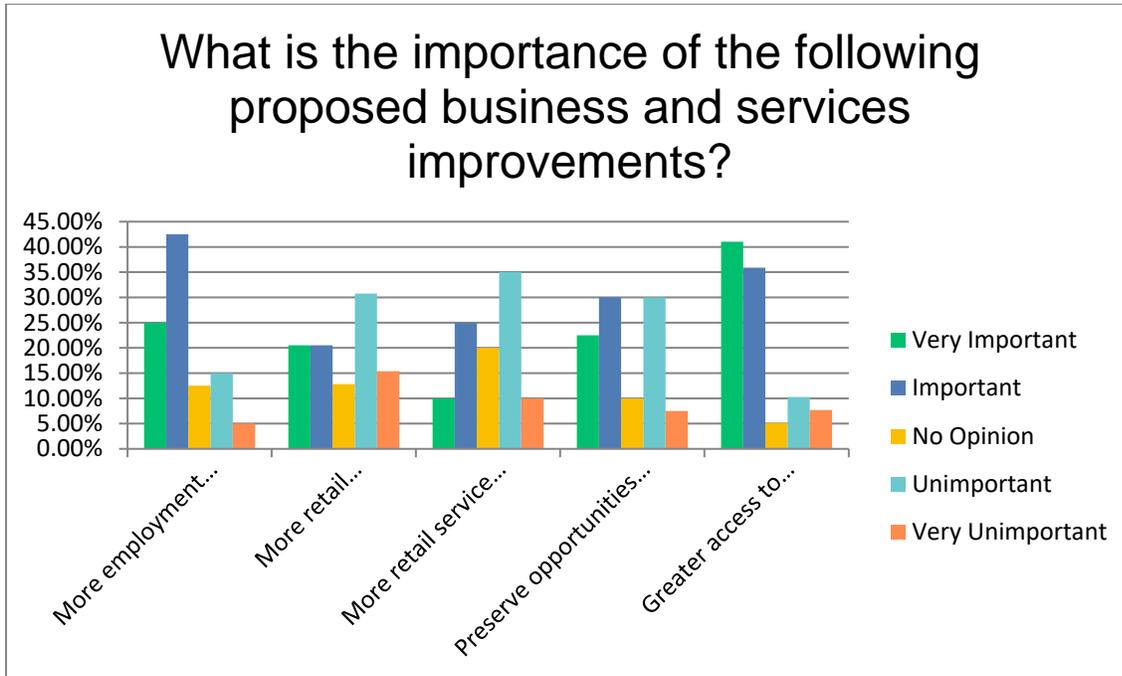


Residents value the regulation of housing density and supporting promoting aging in place. Residents had a mixed response to more affordably priced housing in the community. Reoccurring comments on housing included:

- Concerns of overdevelopment
- Concerns of higher density housing

APPENDIX D
Community Participation

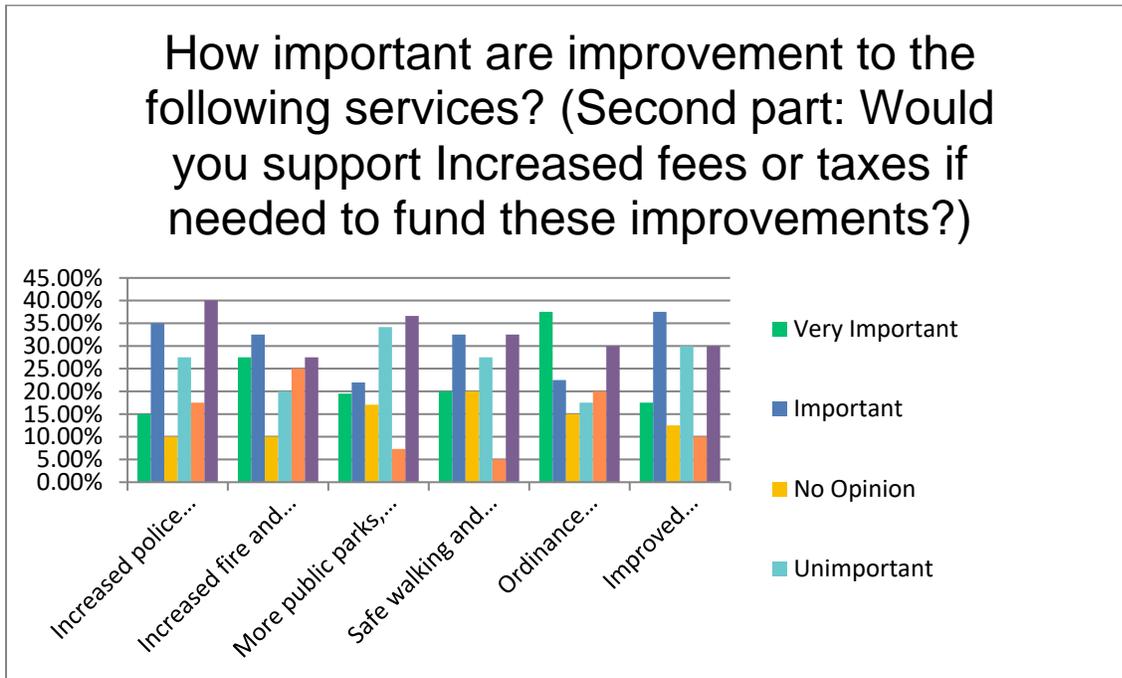
Business and Services



While residents favored more business and employment opportunities and greater access to medical services, residents generally found more retail services to be unimportant. The following were frequent comments on business and services:

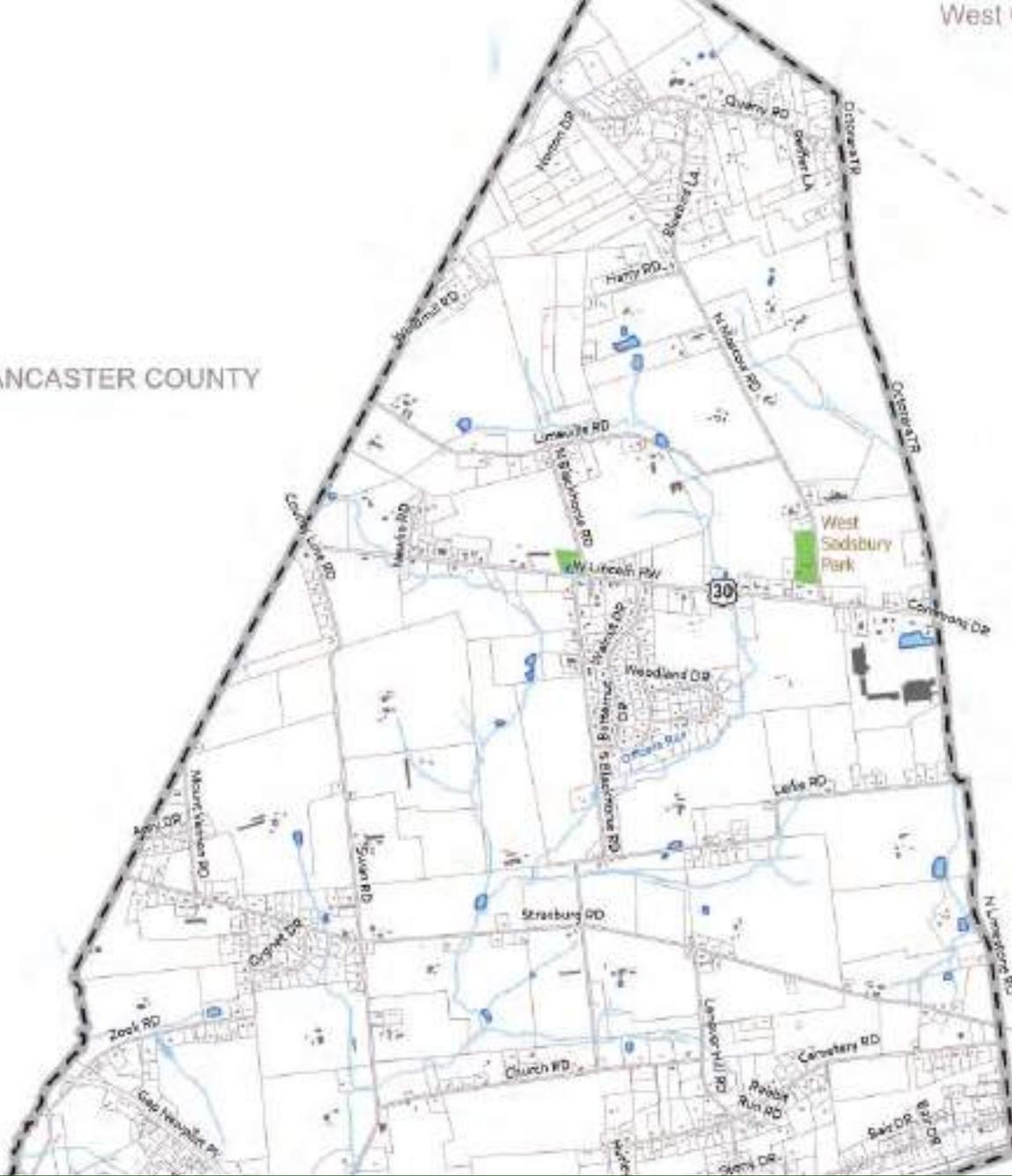
- Desire to provide opportunities for small businesses
- Concern with lack of hospital facilities

Importance of Township Services



Residents had varying opinions on the importance of individual community services. Matters of importance to residents included ordinance enforcement and follow up and increased fire and EMS protection. Residents generally did not support the potential raising of taxes or fees to fund specific community services.

LANCASTER COUNTY



APPENDIX

E

Maps



Regional Location

West Sadsbury Township, PA
Comprehensive Plan

- West Sadsbury Township boundary
- Chester County municipal boundaries
- County boundary

0 1 2 4 Miles

Data Source: Base data from Chester County Geographic Information Services, 2022.
Prepared By: Chester County Planning Commission, 3/31/2023

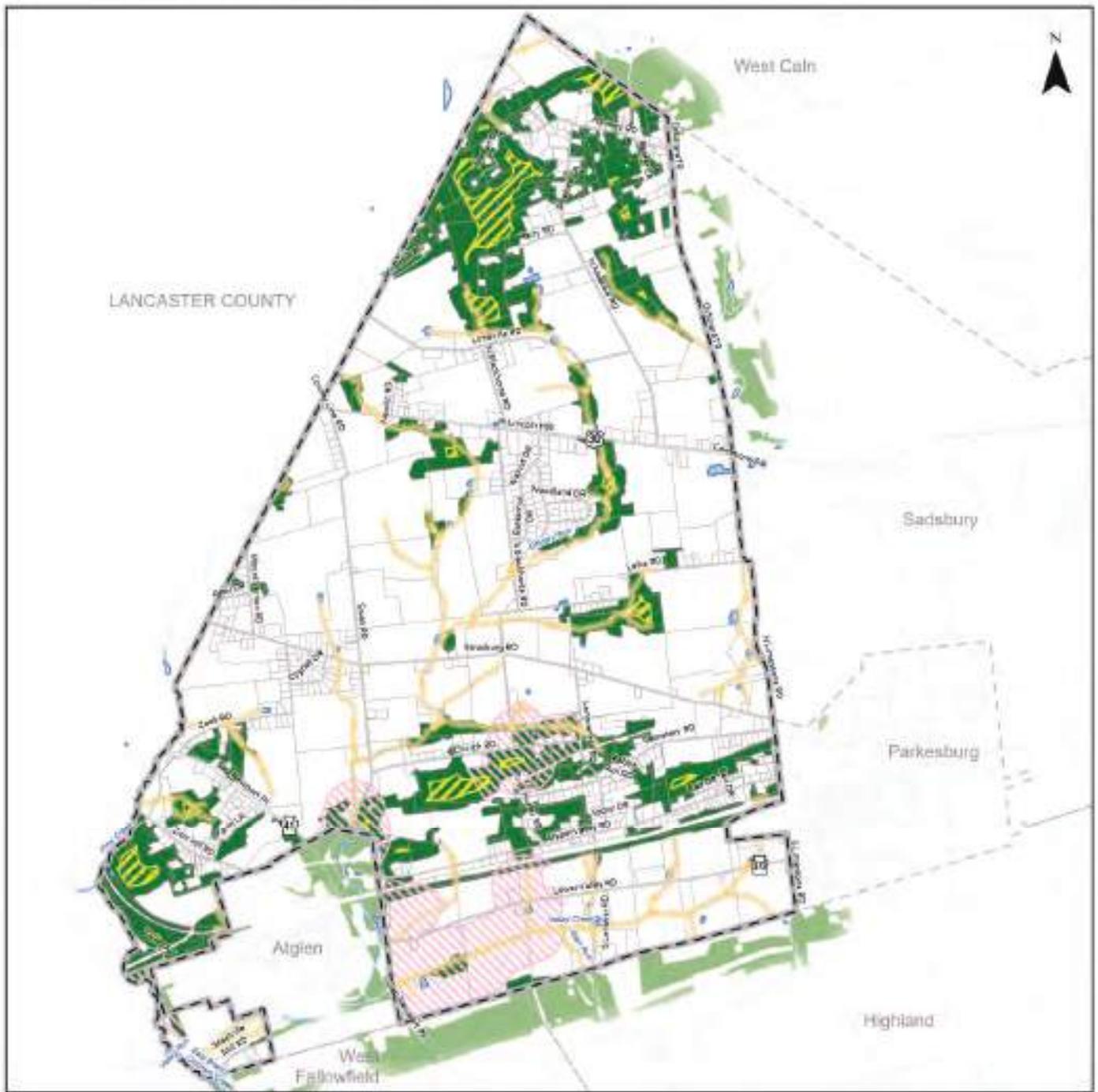


Aerial Map
 West Sadsbury Township, PA
 Comprehensive Plan

-  Estimated tax parcels
-  Roads
-  Water bodies
-  Streams
-  Township boundary
-  Adjacent municipal boundaries

0 0.25 0.5 1
 Miles

Data Source: Base data from Chester County Geographic Information Services, 2022; Nearmap Imagery from March 2022 fly over.
 Prepared By: Chester County Planning Commission, 3/31/2023



Biotic Resources

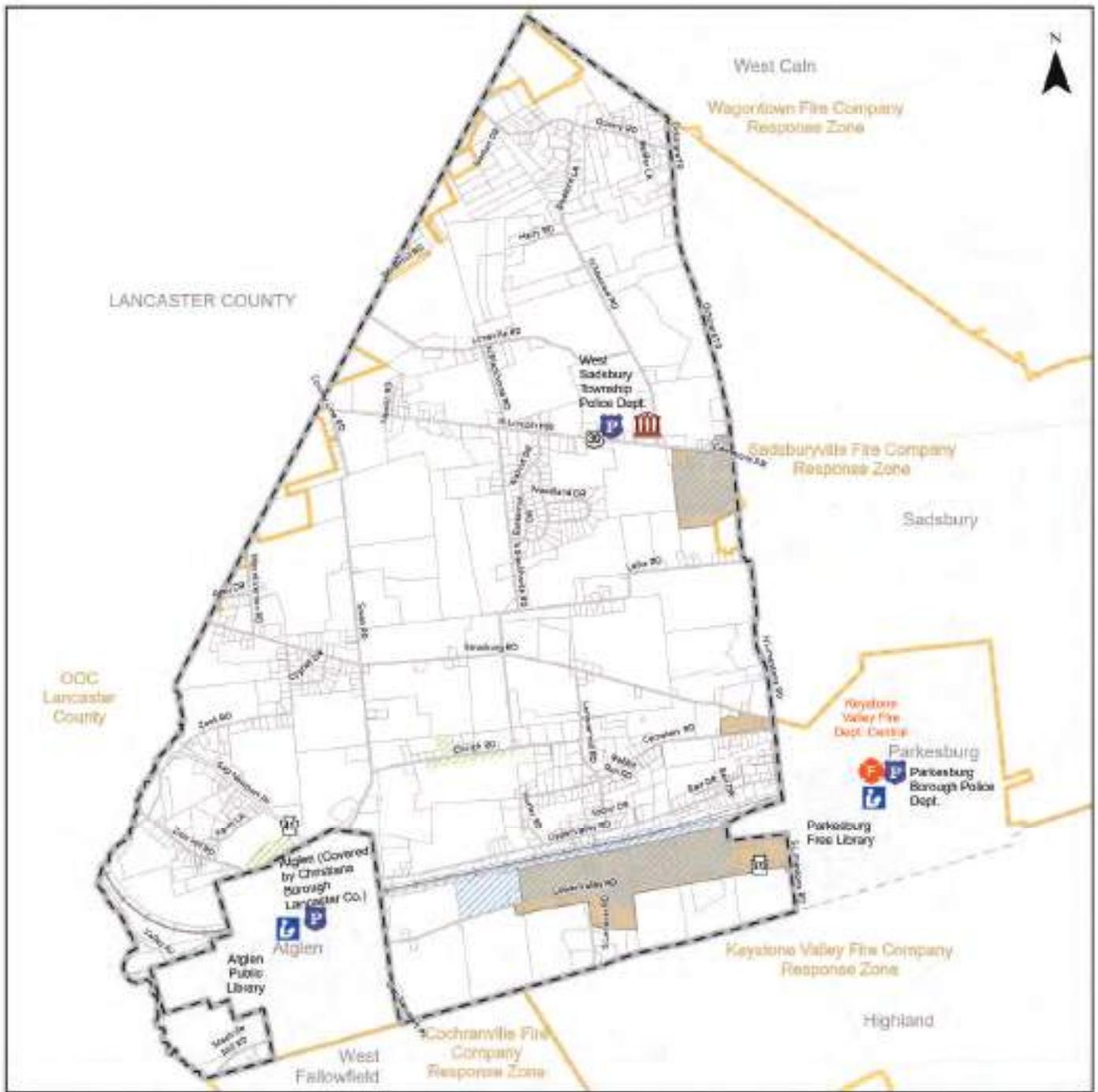
West Sadsbury Township, PA
Comprehensive Plan

-  Estimated tax parcels
-  Roads
-  Water bodies
-  Streams
-  Township boundary
-  Adjacent municipal boundaries
-  Riparian buffer (100 ft)
-  Woodland (1421 acres)
-  Interior woodland (>300 ft from edge)
-  Natural heritage inventory core habitat area

0 0.25 0.5 1
Miles

Data Source: Base data from Chester County Geographic Information Services, 2022; woodland data from OARRC 2015; core habitat data from CHH 2015.

Prepared By: Chester County Planning Commission, 3/31/2023

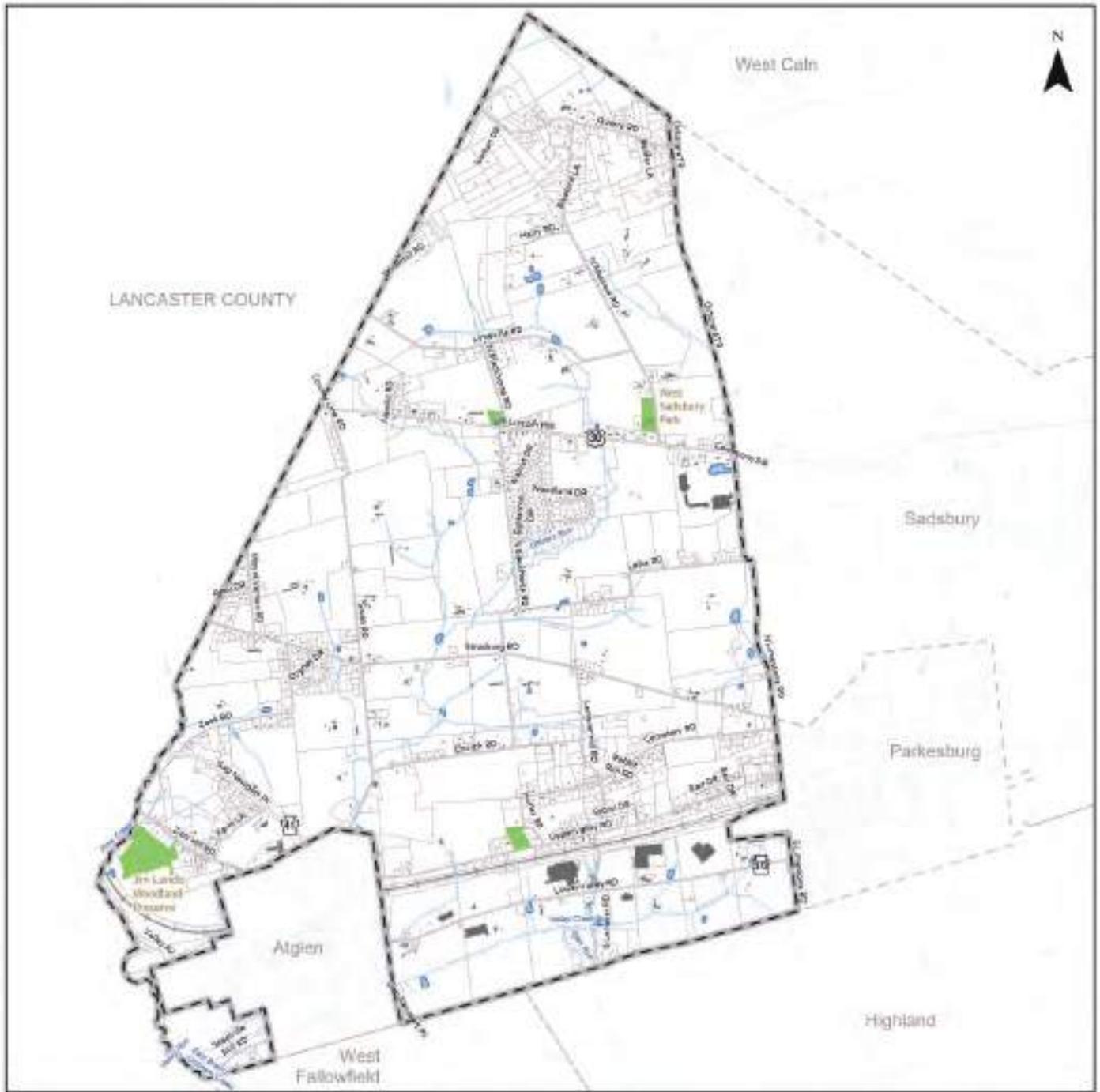


Community Facilities
West Sadsbury Township, PA
Comprehensive Plan

0 0.25 0.5 1 Miles

Data Source: Base data from Chester County Geographic Information Services, 2022.
Prepared By: Chester County Planning Commission, 3/31/2023

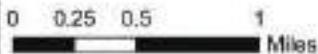
<ul style="list-style-type: none"> Estimated tax parcels Roads Railroad Township boundary Adjacent municipal boundaries 	<ul style="list-style-type: none"> Emergency response zones Fire stations Township building Police stations Public libraries 	<ul style="list-style-type: none"> Water service area Borough of Aiglen PA American Coatsville Sewer service area PA American Water Company
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Intro Map

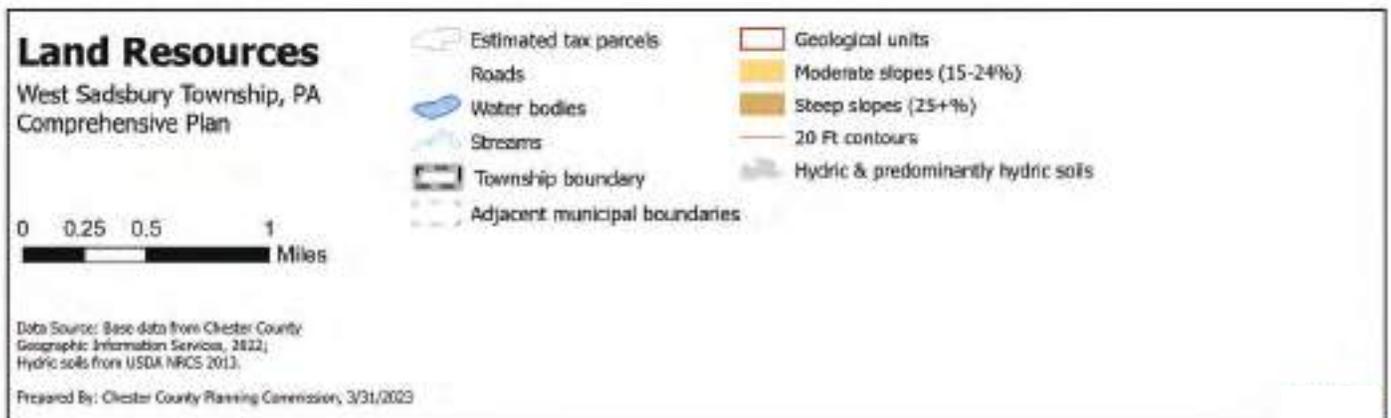
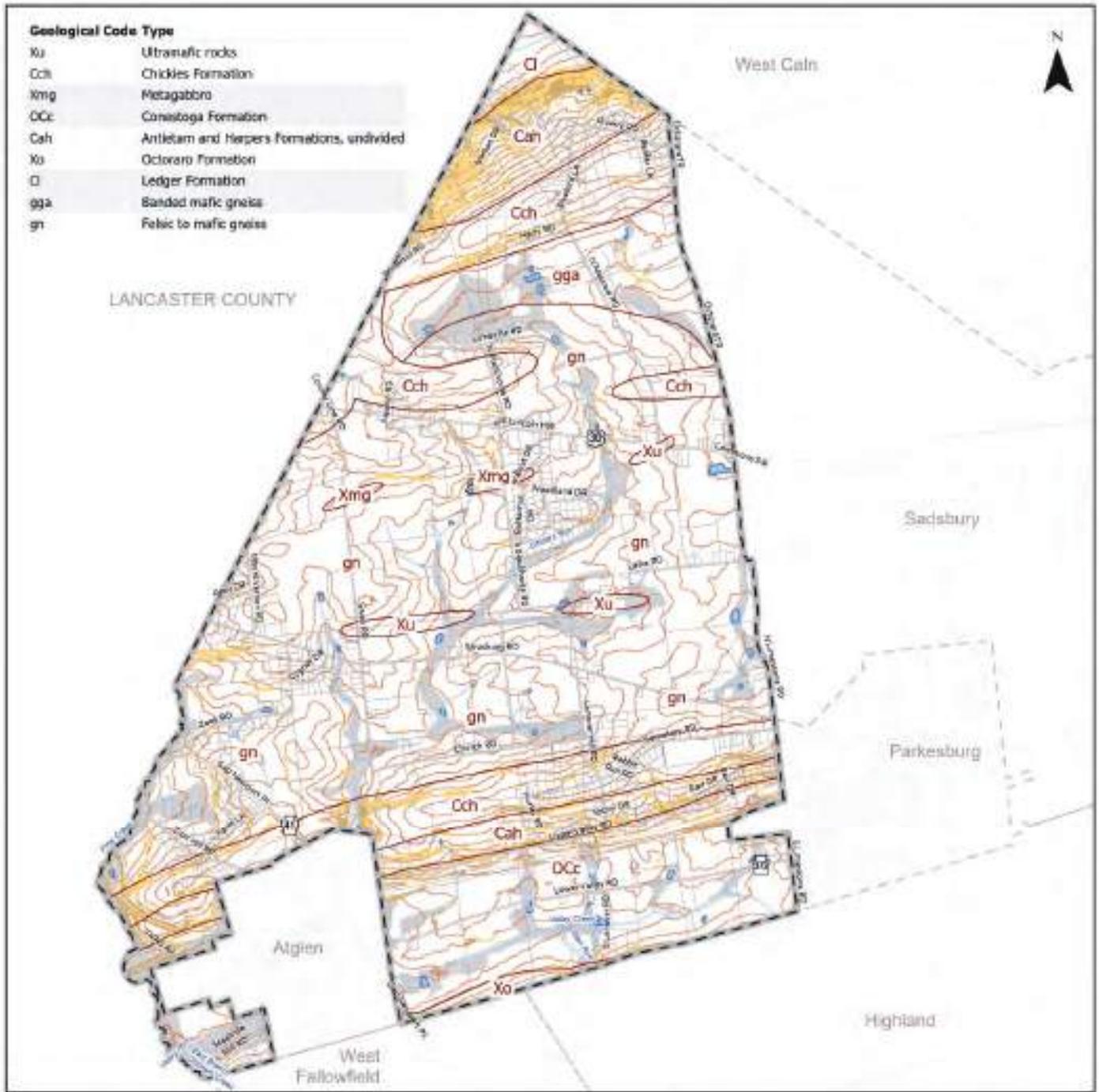
West Sadsbury Township, PA
Comprehensive Plan

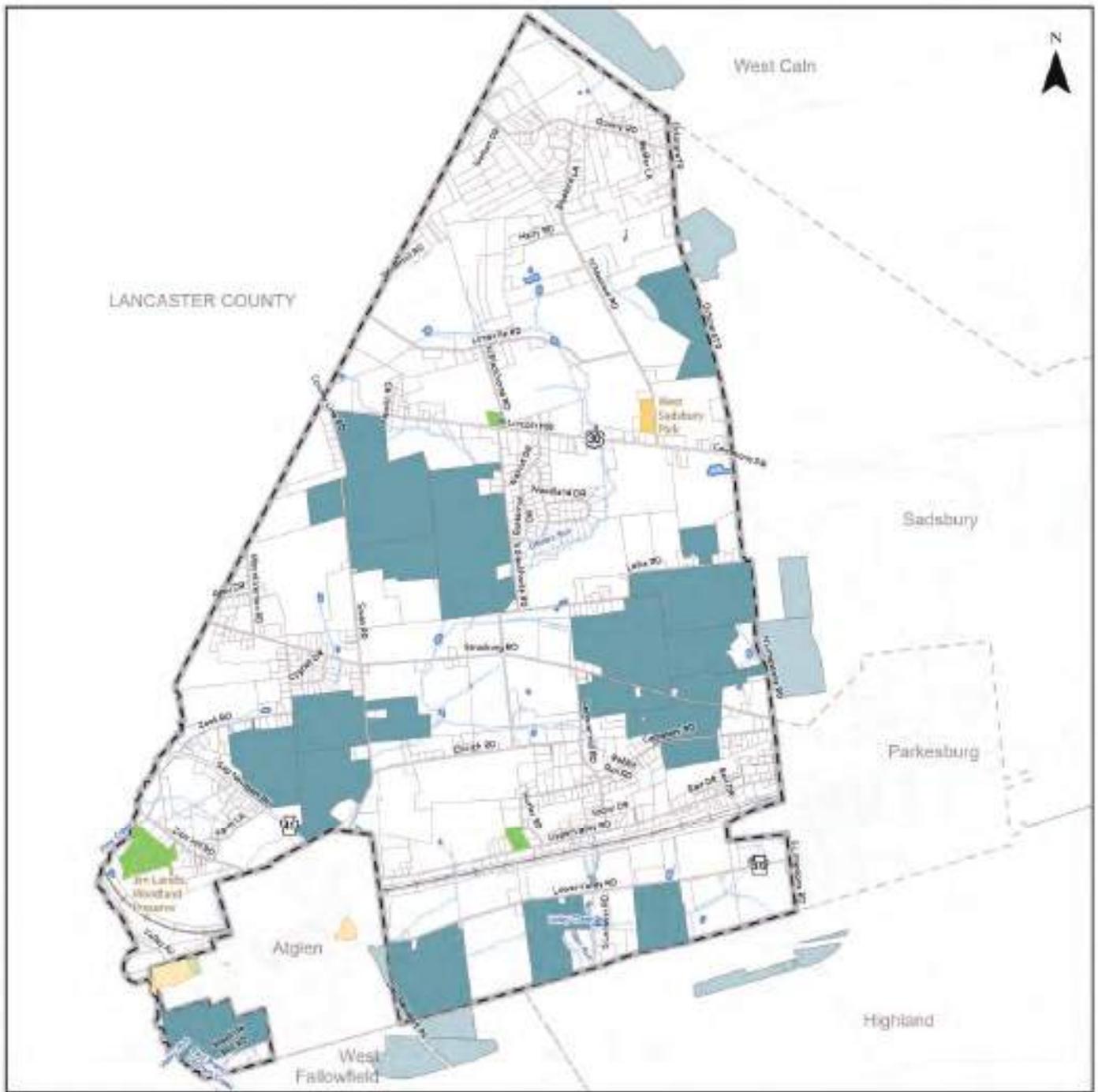
-  Estimated tax parcels
-  Roads
-  Railroad
-  Water bodies
-  Streams
-  Township boundary
-  Adjacent municipal boundaries
-  Building Footprints
-  Township Parks & Open Space



Data Source: Base data from Chester County
Geographic Information Services, 2022.

Prepared By: Chester County Planning Commission, 3/31/2023





Protected Lands

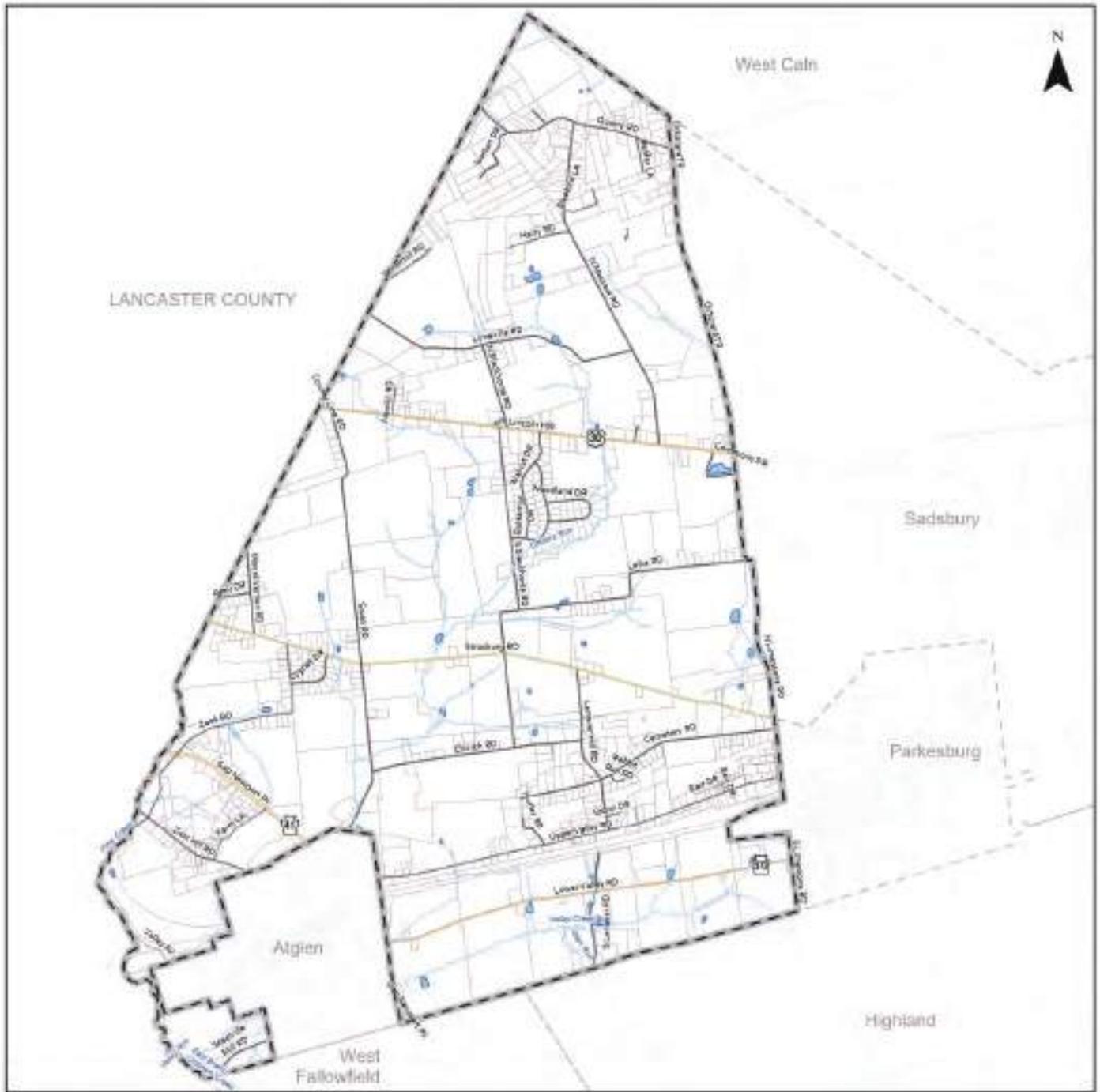
West Sadsbury Township, PA
Comprehensive Plan

- Estimated tax parcels
- Roads
- Railroad
- Water bodies
- Streams
- Township boundary
- Adjacent municipal boundaries
- Agricultural easements (1,302.67 acres)
- Municipal open space; non-recreational and undeveloped (40 acres)
- Municipal recreation; active and passive (18.53 acres)



Data Source: Base data from Chester County
Geographic Information Services, 2022.

Prepared By: Chester County Planning Commission, 3/31/2023



Roadway Classifications

West Sadsbury Township, PA
Comprehensive Plan

- Estimated tax parcels
- Water bodies
- Streams
- Township boundary
- Adjacent municipal boundaries

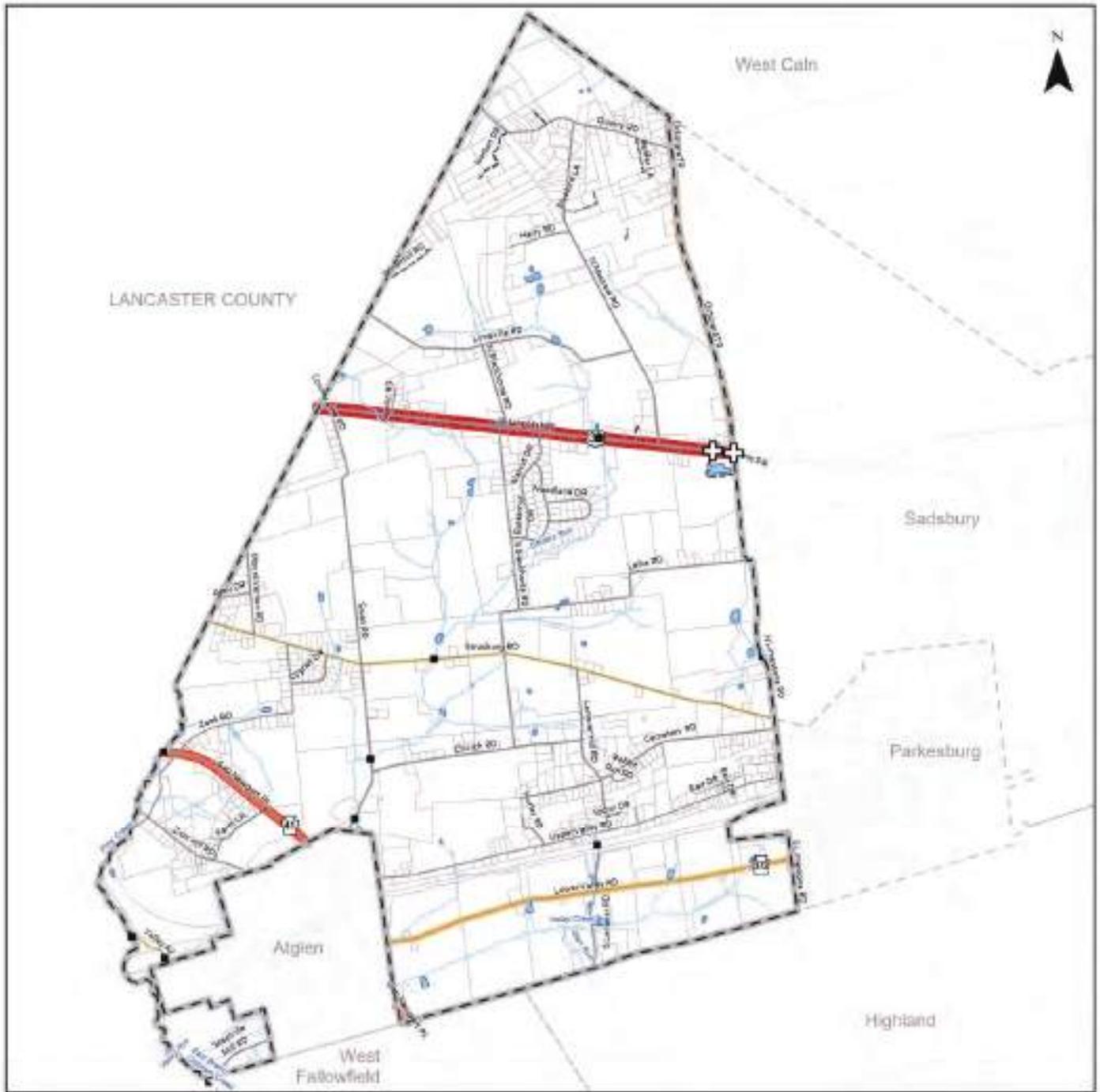
Road Class

- Primary
- Secondary
- Street



Data Source: Base data from Chester County
Geographic Information Services, 2022.

Prepared By: Chester County Planning Commission, 3/31/2023



Roadway Ownership & Average Daily Traffic

West Sadsbury Township, PA
Comprehensive Plan

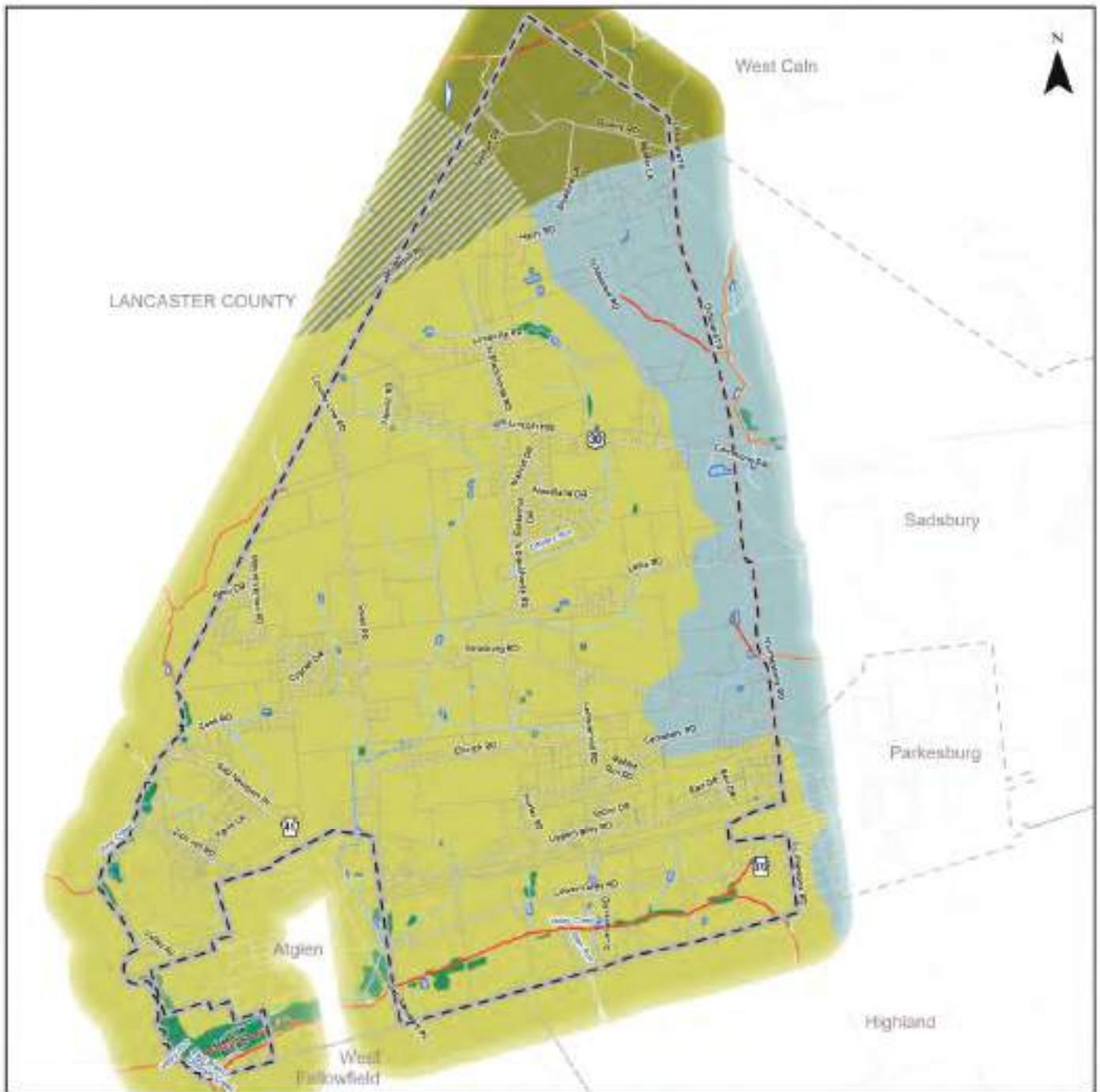
0 0.25 0.5 1
Miles

Data Source: Base data from Chester County
Geographic Information Services, 2022.

Prepared By: Chester County Planning Commission, 3/31/2023

- Estimated tax parcels
- Water bodies
- Streams
- Township boundary
- Adjacent municipal boundaries

- Traffic signals
- Bridges
- Road Owner**
 - Municipality/Local
 - PennDOT
 - Local/Private
- Annual average daily traffic (2012)**
 - 1,300 - 1,900
 - 1,901 - 4,300
 - 4,301 - 7,200
 - 7,201 - 11,000
 - 11,001 - 16,000



Water Resources
 West Sadsbury Township, PA
 Comprehensive Plan

0 0.25 0.5 1 Miles

Data Source: Base data from Chester County Geographic Information Services, 2022; Impaired streams data from PA DEP 2016; wetland data from US Fish and Wildlife 2019; floodplain data from FEMA.

Prepared By: Chester County Planning Commission, 3/31/2023

<ul style="list-style-type: none"> Estimated tax parcels Roads Water bodies Township boundary Adjacent municipal boundaries 	<ul style="list-style-type: none"> Non-Special Protection (or not mapped by PADEP) Streams Impaired streams Wetlands (135.4 acres) 100 year floodplain Brandywine Creek Watershed Octoraro Creek Watershed Pequea Creek Watershed Pequea Creek High Quality Drainage Area (designated use: high quality cold water fishes, migratory fishes)
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