

CHAPTER 12
COMPATIBILITY STATEMENT

This Comprehensive Plan is compatible with the Chester County Comprehensive Plan, Landscapes, especially for the following reasons:

- the Kemblesville Village Area as shown in the Future Land Use Plan, is compatible with the “Rural Center” designation for the Kemblesville Area as shown in the plan titled “Livable Landscapes for Chester County – 2020”;
- the Natural Resource Protection Areas as shown in the Future Land Use Plan, is compatible with the “Natural Resources” designation in the County’s 2020 Plan; and
- the Rural Resource Area as shown in the Future Land Use Plan, is compatible with the County’s designation for the “Rural” landscape.

In addition, as it relates to London Britain, New Garden, London Grove, New London, and Elk Townships, this Comprehensive Plan is compatible with the adjoining municipalities due to:

- low intensity land use proposed by the Township, along borders with our neighboring municipalities of the same general character; and
- natural resource protection proposed by the Township, along stream corridors adjoining our neighboring municipalities.

There are, however, three important issues that need to be clarified relative to regional compatibility.

1. Although Franklin Township is host to a portion of Rt. 896, the Township does not assume that strip commercial development is inevitable over the next 10 or 20 or 30 or more years. Instead, the Township sees Kemblesville as a village, a hub, and a mixed-use core wherein development is contained, not extruded, along a portion of the directional route highway.
2. Although public water pipes run near and through the Township, this does not mean that intensive development is inevitable along these conduits. Instead, the Township sees a managed growth pattern as expressed in the Future Land Use Plan.
3. Although the Township sits at the edge of the County and the State, this does not mean that it should be the “dumping ground” for development that oozes from other places in the County. It also does not mean that it should be considered as the new frontier for growth for people who want to flee from Delaware or Maryland. Instead, the Township sees itself as one holistic place in Beautiful Southern Chester County in which a balanced pattern of development is envisioned as shown in the Future Land Use Plan.

And we really mean it.