



## COMPREHENSIVE PLAN



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## Chapter 1

# Introduction

## WHAT IS A COMPREHENSIVE PLAN?

A comprehensive plan outlines policy for short and long range municipal planning. It provides planning policy direction through recommendations related to land use, natural, historic, and open space resources, vehicular and pedestrian circulation, community facilities and services, energy conservation, and regional planning. Existing conditions and regional context are considered, a guiding vision for the future is defined, goals to implement the vision are identified, and strategies aimed at achieving the vision and goals are recommended.

A comprehensive plan is not an ordinance; rather it provides critical policy support for municipal zoning and subdivision and land development ordinances and other municipal regulatory documents, as well as non-regulatory actions. This 2022 Comprehensive Plan updates and replaces the 2006/2009 Comprehensive Plan and provides a 10 to 15 year vision for the Township. It should be used to guide the Township planning work program and reviewed periodically and amended as needed to address changing circumstances.

## LOCAL & REGIONAL SETTING

### *Comprehensive Planning in the Township...*

The most recent Township Comprehensive Plan was adopted in 2006, with a trail study amendment to the Plan adopted in 2009. The 2006/2009 Plan formed the basis of Township planning policy and Plan recommendations served to assist the Board of Supervisors (BoS), Planning Commission, and other Township entities in planning-related efforts in Franklin Township. The Township's Planning Commission (FTPC) was reestablished in 2004, a few years before the last Plan, and is a primary Township entity to assist the BoS with planning and development items.

### *Comprehensive Planning in the County...*

Planning policy at the county level is established in Landscapes3, Chester County's Comprehensive Plan update, adopted by Chester County Commissioners in November 2018. Franklin Township endorsed Landscapes3 in February 2019. Landscapes3 continues the County's policy for balancing growth and preservation while embracing the unique characteristics that make Chester County a cherished place to live, work, and play. It builds on the planning foundation created by the original Landscapes plan over 20 years ago. Landscapes3 provides a future vision and related policies for historic and natural resources protection, land preservation, economics, housing, transportation and circulation, and facilities and services infrastructure. Landscapes3's is guided by the Landscapes Map that depicts growth and rural resource protection areas as described in Chapter 8 as they pertain to Franklin Township.

## *Township Planning Context...*

Franklin Township is located in southern Chester County, along the Pennsylvania state line border with Maryland. Cecil County, in Maryland, is immediately to the south and Northern New Castle County, Delaware to the southeast. The Township has a greater regional relationship with nearby southern Chester County communities and northern Maryland and Delaware than with West Chester and Philadelphia.

Franklin remains largely rural and open in character with focused areas of development mostly in the vicinity of PA 896 extending to New London Township. A small area of development is in northern Franklin extending to London Grove Township. Most adjacent areas of London Britain, Elk, New London, London Grove, and New Garden Townships in Chester County and Cecil County, Maryland are rural.

The region had increased growth from 1970 to 2000, as did Chester County overall. Since 2000, growth has slowed and population forecasts by DVRPC predict that growth will remain slow. Even with past increases in population, Franklin's largely rural open character has endured as witnessed in the extent of agricultural land and low intensity development. The transportation system has remained as mostly localized roadways that complement a rural community and relatively small population.

While no major transportation arteries fall within Franklin, the Township is in proximity to US 1, US 95 and PA 41. PA 896 is a transportation corridor in the region that bisects the Township, connecting north to US 1, a key artery connecting southern Chester County, and south to Newark, Delaware, a destination for work, shopping, and recreation. PA 896 connects further northwest into Lancaster County. PA 841 is also a significant route, extending from the Maryland border, through Franklin, north to West Grove, US 1, and points further north. Appleton Rd is a key local route extending from Kemblesville, at PA 896, south well into Maryland.

Franklin benefits from many parks and preserves, including Crossan Park, White Clay Crescent Preserve, Franklin Preserve, Goodwin Preserve, and Banffshire Preserve, as well as other open spaces and trails. Franklin contains part of the Big Elk section of the White Clay Creek Preserve, a large recreation area, which abuts Fair Hill Natural Resource Area. Franklin is close to both White Clay Creek Preserve and State Park. Township residents also have access to Big Elk Creek, White Clay Creek, and nearby trails such as Mill Race Trail and Springlawn Trail. The Township developed trail policy and mapping in the 2009 amendment to the last (2006) Comprehensive Plan, with a goal to have trail links connecting parks and open areas within and adjacent to the Township.

## *Need for a Comprehensive Plan Update...*

Since the last Comprehensive Plan, changes in existing conditions, population and demographic, land use, regional growth, and the 2008 global economic recession have contributed to the need to revisit Comprehensive Plan policies and recommendations. Chester County also adopted updated policy in Landscapes3. As well, the MPC requires municipalities to review their Comprehensive Plans every 10 years. All of these factors led the Township to take a look at planning policy, while still remaining cognizant of past policy. With this update, the Township Comprehensive Plan:

- Considers changes that have taken place since the prior plan, including within Franklin and its regional context;
- Identifies current planning priorities to address from community input;
- Updates community vision and goals to address the vision and planning priorities;
- Provides recommendations and actions to address goals;
- Addresses MPC comprehensive planning for municipalities; and
- Aligns with Chester County's Comprehensive Plan, *Landscapes3*, policy.

A primary goal for Franklin is to maintain the overall rural open character of the Township. By periodically looking at issues Franklin may be facing and using plan policy to guide in addressing issues and implementing solutions, Franklin can work towards meeting its overall goal. Places like Kemblesville Village can be maintained and enhanced, growth focused, and changes or improvements can complement Township character.

Franklin's lasting rural character includes agriculture as a key element that warrants consideration for its continued future. A balance of growth in/near the Kemblesville area and possibly along parts of PA 896 and in a manner that is compatible with rural character, while outlying areas retain a lower intensity rural and agricultural landscape meets Township goals. Franklin contains natural and historic resources that are also key points in forming Township character. As a certain level of change is expected in any community, including changes to the built environment and infrastructure, using policies in this Plan can serve as a useful ready guide for Franklin's future. Such policies have been garnered through community engagement, participation, and input.

## PA MUNICIPALITY PLANNING CODE (MPC) REQUIREMENTS FOR A COMPREHENSIVE PLAN

### *Comprehensive Planning in Pennsylvania..*

Municipalities are enabled to prepare a Comprehensive Plan by the Pennsylvania Municipalities Planning Code (MPC), Act 247 of 1968, as amended, which outlines required plan topical area elements, provides for plan adoption, requires plans are reviewed for their continued relevancy at least every 10 years, and indicates plans should be generally consistent with the county comprehensive plan. Zoning ordinances, subdivision and land development ordinances, and capital improvement programs are also to be generally consistent with comprehensive plans. This Comprehensive meets the MPC, as follows:

#### **MPC requirement: Statement of Objectives**

- ADDRESSED IN: Chapter 2, Vision, Goals, Recommendations, Actions, and Chapters 3 to 8, Priority Subjects

#### **MPC requirement: Plan for Land Use**

- ADDRESSED IN: Chapter 3, Agriculture Retention, Chapter 7, Kemblesville Village Enhancements, and Chapter 8, Future Land Use

#### **MPC requirement: Plan to Meet Housing Needs**

- ADDRESSED IN: Chapter 7, Kemblesville Village Enhancements, and Chapter 8, Future Land Use

**MPC requirement: Plan for the Movement of People and Goods**

- ADDRESSED IN: Chapter 5, Trails & Other Pedestrian Circulation Connections, and Chapter 6, Roads & Other Community Infrastructure

**MPC requirement: Plan for Community Facilities and Utilities**

- ADDRESSED IN: Chapter 6, Roads & Other Community Infrastructure

**MPC requirement: Plan for the Reliable Supply of Water**

- ADDRESSED IN: Chapter 4 - Resource Protection as Green Infrastructure, and Chapter 6, Roads & Other Community Infrastructure

**MPC requirement: Plan for the Protection of Natural and Historic Resources**

- ADDRESSED IN: Chapter 4 - Resource Protection as Green Infrastructure, and Chapter 7, Kemblesville Village Enhancements

**MPC option: Plan for Energy Conservation**

- ADDRESSED IN: Chapter 4 - Resource Protection as Green Infrastructure, and Chapter 6, Roads & Other Community Infrastructure

**MPC requirement: Statement of Plan Element Interrelationships**

- ADDRESSED IN: Chapter 1, Introduction

**MPC requirement: Statement of Compatibility with Adjacent Municipal and County Comprehensive Plans**

- ADDRESSED IN: Chapter 8, Future Land Use

**MPC requirement: Short- and Long-Range Implementation Strategies**

- ADDRESSED IN: Chapter 2, Vision, Goals, Recommendations, Actions

## PLANNING PROCESS & COMMUNITY OUTREACH/PARTICIPATION

### *What was the Plan update process...*

The Township Board of Supervisors authorized the plan update and formed a Comprehensive Plan Task Force (CPTF) made up of Township residents to guide the Plan update. Throughout the process, the Township sought community input using a variety of forms of community engagement, as follows. Meetings and workshops were advertised and open to the public.

- **Regular CPTF public meetings** dedicated to discussing the plan update were held online beginning in June 2020.
- **Community survey** was conducted online in late August to early October 2020 to gather community input on existing conditions, desired changes or improvements, and future priorities for Township planning focus.
- **Community Workshop** was held online in September 2020 to garner community input on planning priorities, goals, and Future Vision for Township.
- **Subject area interviews** were done online in November to December 2020 to yield more detailed input generally centered around priority planning topic areas.
- **Community Meeting** was held online in January 2021 to present and receive feedback on priority subjects, goals, and Future Vision for Township.

- **Plan draft was provided** in January 2022 under MPC requirements on the Township website, in the Township Building, and to contiguous municipalities, Chester County Planning Commission, and Avon-Grove School District for review and comment.
- **Township Planning Commission public review meetings** were held in **March, April, two meetings in May, and June 2022** under MPC requirements and to seek community comments. **At the June 2022 meeting, the Planning Commission recommended the draft Plan to go to the Board of Supervisors for review.**
- **Board of Supervisors public review meetings** were held in **June and XXXX 2022** under MPC requirements and to discuss adopting the Comprehensive Plan update.
- **Board of Supervisors public hearing** was held in **XX 2022** under MPC requirements to adopt the Comprehensive Plan update.

Successful plan implementation is best achieved through a cooperative Township-resident-business and public-private-nonprofit approach. An aim is for the plan update process to yield groundwork for continued collaborations and participation in Comprehensive Plan implementation over the next 10-15 years.

## HOW TO USE THIS COMPREHENSIVE PLAN

### *How this plan is organized...*

This Comprehensive Plan is organized around priority subjects that were identified through community input as the most important planning topics in the Township to consider over the course of the Plan. The Plan is designed as a strategic guide to focus on implementation of goals and future vision. The Plan includes the following sections:

- **Chapter 1 - Introduction** provides an overview of Township, County, and Pennsylvania planning and the process for updating this Plan including community engagement.
- **Chapter 2 – Vision, Goals, Recommendations, Actions** comprises the Implementation Plan of the Comprehensive Plan identifying the future vision for the Township, planning goals to implement that vision, and goal implementation through recommendations and actions prioritized in an Implementation matrix.
- **Chapters 3 through 8 - Priority Subjects** address MPC topical areas in a manner that centers around key planning topics (priority subjects) in the Township as identified via community engagement. There is a goal for each priority subject and recommendations and actions to implement that goal, along with actions steps and related information for implementation.
- **Appendices** provide additional information of community input, Township history, demographic tables, and a glossary of acronyms that may be used in the Plan.

Plan sections work together to form a policy plan centered on the community future vision for Franklin Township. The Plan balances preservation with change and some growth. Infrastructure (roads, walkways, trails, recreation, sewer and water, facilities, and utilities), housing, agriculture, commercial, institutional, and industrial uses, and community services are coordinated with natural and historic resource protection and open space and agricultural land preservation. Energy conservation is tied into plan sections. Priority subjects provide focus on the most important topics in the Township within the context of municipal comprehensive planning policy.



# Vision, Goals, Recommendations, Actions

Community future vision, along with community goals to realize that vision, together form Township planning policies and serve to guide future growth, preservation, and other community planning subjects. Proposed strategies through recommendations and actions offer methods to implement planning policies. Policies and strategies are organized by and speak to priority subjects. Together, policies and strategies provide the framework to implement and achieve the future vision for the Township, and to direct Franklin Township planning discussions and decisions.

## FUTURE VISION STATEMENT

### *What guides overall Township planning...*

A future vision statement captures a community's guiding planning principles and inspires community goals. The Plan vision to guide the Township into its future is to:

*Retain and enhance quality of life, rural community identity, and sense of place taking into account balancing of preservation and growth and the ability of the land, resources, and facilities to accommodate and sustain uses and population, resiliency of the ecosystem and climate change, and natural, agricultural, and historic resources protection to promote health, safety, and welfare in our community.*

## PRIORITY SUBJECTS & GOALS

### *Plan focal points based on community input...*

This Comprehensive Plan addresses planning elements required by the MPC, presented in the form of priority subjects. Priority subjects were identified and examined during the plan update process and through community engagement. Priority subjects and their associated community goals, in no order of importance, are as follows:

#### **Chapter 3 - AGRICULTURE RETENTION GOAL**

Retain agricultural heritage and character intrinsic to the Township by supporting the vitality and economic feasibility of agriculture as an industry and destination, along with preservation of agricultural lands and soils, and any future utilization of land that both compliments and reinforces agriculture.

#### **Chapter 4 - RESOURCE PROTECTION AS GREEN INFRASTRUCTURE GOAL**

Protect resources and sensitive areas integral to rural character and sustainability by promoting utilization and restoration of natural resources as inherent infrastructure, preservation of open space and agricultural lands, protection of scenic resources and landscapes, retention and reuse of older and historic buildings and the energy and materials already embodied in them, and development that respects resources.

**Chester 5 - TRAIL & OTHER PEDESTRIAN CIRCULATION CONNECTIONS GOAL**

Retain and expand multi-use trail and pedestrian path infrastructure that connects parks, preserves, neighborhoods, and other destinations within Franklin and the larger region, and to foster Kemblesville as a recreation destination.

**Chapter 6 - ROADS & OTHER COMMUNITY INFRASTRUCTURE GOAL**

Retain rural roads and other community infrastructure and enhance, as needed, in a manner that reflects and supports continued rural, agricultural, and open character and natural constraints.

**Chapter 7 - KEMBLESVILLE VILLAGE ENHANCEMENTS GOAL**

Retain Kemblesville's historic village character and traditional role as Franklin's community and commercial center including a mixing of uses, while enhancing walkability, promoting economic vitality as an agritourism and recreation gateway, and considering strategies for compatible innovative types of land uses.

**Chapter 8 - FUTURE LAND USE GOAL**

Balance preservation and growth and the ability of the land to accommodate and sustain uses and population, in concert with resources and agricultural protection and community facilities planning to foster continuance of Franklin's rural identity.

**RECOMMENDATIONS & ACTIONS****IMPLEMENTATION MATRIX***How vision and goals may be achieved...*

An implementation plan, as required by the MPC, provides a guide to carry out planning policies and to address plan elements and priority subjects. It presents strategies in a table below organized by plan element and priority subject ('what'), and indicating importance and timeframe ('when'), key parties responsible and partners ('by whom'), and primary approaches ('how to') for implementation. Priority subjects and recommended strategies are described ('why') in plan element chapters that follow.

**IMPLEMENTATION MATRIX EXPLAINED**

The table lists a summary of recommended strategies in a quick reference form, and outlines, by table row or column, 'what', 'how', 'when', and 'by whom' planning efforts should be implemented, as well as 'how to' execute such efforts. A description of the rows and columns is:

- **WHAT row** lists plan priority subject and chapter cross-reference.
- **HOW column** lists recommendations and implementation actions and numeric cross references to more information in the relevant chapter.
- **HOW TO column** lists the key method in acting on an action.
- **BY WHOM column** lists entities with primary responsibility to undertake an action as well as possible partner entities to be involved. Possible main entities are listed below, including their abbreviated names in the table. It is not intended to be an exhaustive list and there may be other parties, e.g. subject item consultants, who would be identified and involved when an action item is getting underway. The table assumes the

Board of Supervisors would be involved in every plan recommendation and action and so they are not listed separately under each action.

- PC- Township Planning Commission
- HC- Township Historic Commission
- HARB- Township Historic & Architecture Review Board
- PADOT- PennDOT
- AG- Agricultural Industry
- BUS- Non-Agricultural Businesses
- ADC- Chester County Agricultural Development Council
- CC- Chester County
- MGR- Township Manager
- PRO- Township Parks, Recreation, Open Space Board
- ENG- Township Engineer
- SOL- Township Solicitor
- HOA- Homeowners Associations
- LT- Land Trusts
- CCPP- Chester County Parks & Preservation Dept.
- TBD- To Be Determined

**WHEN column** lists the recommended importance of an action and its starting timeframe, considering such factors as level of urgency, available funding and staff, and other Township responsibilities. Actions involve both discrete efforts and efforts that are one step in a larger program. Importance and timeframe of an action are inherently linked and thus integrated into one column that is categorized and described as follows:

- **A (Act On)** strategies are of the highest priority for implementation and are for the Township to act on in the near-term. Ideally, ‘A’ tier strategies would be initiated within 2 years of Plan adoption; however, may take longer than the 2 year timeframe to complete depending on the level of effort, staffing, and/or cost involved.
- **C (Consider Acting On)** strategies are of medium priority for implementation and are for the Township to consider undertaking. Ideally, ‘C’ tier strategies would be initiated within 3 to 5 years of Plan adoption or after ‘A’ tier actions have been accomplished or are well underway.
- **E (Explore)** strategies are of lower priority for implementation and are intended to be further studied and initiated dependent upon the outcomes of further study. ‘E’ tier strategies would be explored and initiated as time and funding permit or as changing conditions necessitate.
- **O (Ongoing)** strategies require a perpetual effort and often involve monitoring or continuing existing programs or projects in which the Township is already involved. A strategy may have both an ‘O’ and another priority ranking, meaning that after completion the strategy will then become ongoing.

COMPREHENSIVE PLAN IMPLEMENTATION MATRIX				
HOW	HOW TO	BY WHOM		WHEN
		PRIMARY	PARTNER	
<b>WHAT - AGRICULTURAL RETENTION – Chapter 3</b>				
<b>3-1. Support Agriculture as an Industry</b> - Consider strategies to support agriculture to continue to be a viable primary industry and an enhanced or expanded industry in the Township.				
3-1.1. Consider ordinance measures to further support agriculture.	Zoning, SLDO	PC	AG	A

3-1.2. Determine roadway changes needed for larger agricultural equipment balanced with maintaining the Township's rural roadway character (see Chapter 6).	Roadway improvements	MGR	ENG/AG	O
3-1.3. Coordinate with Chester County Agricultural Development Council (ADC) on ways to keep agriculture economically viable and interconnected in the Township and region.	Coordination/agricultural economy	MGR	ADC/AG	O
3-1.4. Coordinate with the agriculture industry in the Township to develop a cooperative and coordinated agritourism effort with Kemblesville Village (see Chapter 7) as a community center and gateway/first stop in Franklin for agritourism.	Coordination/agritourism	MGR TBD	AG	A
3-1.5. Consider having an annual or biannual <b>charrette forum</b> with the agricultural industry in the Township to foster communication on industry current industry practices and concerns.	<b>Charrette Forum</b>	MGR TBD	AG	E
<b>3-2. Support Agricultural land preservation - Continue to support and work cooperatively on farmland preservation efforts by landowners, public entities, and non-profit organizations.</b>				
3-2.1. Continue to coordinate with property owners, land trusts, and Chester County Parks and Preservation Department (CCPP) on agricultural land preservation projects.	Coordination/agricultural land preservation	PRO	LT/CCPP	O
3-2.2. Include in the duties of the Township Park, Recreation and Open Space (PRO) Board to monitor, advise, coordinate, and serve as a liaison and first point of contact on potential agricultural land, in addition to open space, preservation opportunities.	PRO Duties	MGR		A
3-2.3. Consider how to leverage funding sources for agricultural land preservation.	Coordination/funding	PRO		O
3-2.4. Hold a farming forum for input as to what efforts would help additional agricultural land to be preserved.	Forum	PRO	MGR	E
3-2.5. Explore efforts to expand and encourage other landowners to enter their lands into the existing Township Agricultural Security Area (ASA)/District program.	Coordination/ASA program	PRO	AG	O
<b>3-3. Promote prime agricultural soil protection - Promote protection of important prime agricultural soils and resources.</b>				
3-3.1. Consider zoning and SLDO resource protection measures to protect prime agricultural soils and resources, understanding that the same excellent quality soils that provides robust agriculture also provides sewer/wastewater perking capability/development.	Zoning, SLDO	PC		A
3-3.2. Partner with Chester County Conservation District (CCCD) as a primary affiliate, as well as coordinate with land trusts, on education information and programs about activities that impact soils and water quality and on Best Management Practices (BMP).	Coordination/Information on soil health BMPs	PRO	CCCD/LT	E
3-3.3. Encourage farmers to have up to date information about nutrient management and nutrient management plans to maintain the health of soil and water resources.	Coordination/nutrient mgt	PRO	AG	O
3-3.4. Consider whether areas of Township preserves, parks, and open space can be farmed with seasonal and rotating crops by local farmers.	Coordination/Farming Twp land	PRO	AG	E

3-3.5. Encourage organic farming and other business practices that are geared to maintain prime agricultural soils.	Coordination/ Organic farming	PRO	AG	E
<b>3-4. Development Pattern</b> - Direct development in a way and location, including road design, that is appropriate to the continuation of agriculture as the main industry in Franklin Township.				
3-4.1. Provide zoning that supports minimizing potential conflicts between agricultural and other types of land uses.	Zoning	PC	AG	E
3-4.2. Provide SLDO measures for development design in a manner that “feeds” and is compatible with the agricultural industrial base.	SLDO	PC	AG	E

COMPREHENSIVE PLAN IMPLEMENTATION MATRIX				
HOW	HOW TO	BY WHOM		WHEN
		PRIMARY	PARTNER	
<b>WHAT - RESOURCE PROTECTION AS GREEN “INFRASTRUCTURE” – Chapter 4</b>				
<b>4-1 Protect surface and ground water resources</b> - Protect and restore surface and groundwater quality and quantity in White Clay Creek, Big Elk Creek, and Christina River Watersheds.				
4-1.1.. Examine Township Code Chapter 26 (Water) and resource protection zoning standards as to whether they continue to sufficiently protect surface water and groundwater.	Twp Code	PC		A
4-1.2.. Encourage private land stewardship actions designed to minimize negative impacts on surface water.	Coordination/ impacts on water	PRO	LT	A/O
4-1.3.. Consider restoration demonstration projects on Township properties.	Demonstration projects	PRO	LT	C
<b>4.2 Protect other natural resources</b> – In addition to water resources work to protect other significant natural resources and sensitive areas as environmental infrastructure through appropriate land use regulations, design techniques, public and private partnership, and preservation and outreach initiatives.				
4-2.1. Provide website links to informational materials for landowners on how to restore and maintain natural resources on their properties.	Website	MGR	PRO	A/O
4-2.2. Promote public-private partnerships on the importance of personal responsibility/stewardship on individual properties.	Coordination/ stewardship	PRO	HOA	C
4-2.3. Examine resource protection zoning and SLDO standards to ensure they protect natural resources overall.	Zoning	PC		A
<b>4-3. Open space preservation</b> - Continue to support and work cooperatively with other entities to permanently protect priority open space resources.				
4-3.1. Include in the duties of the Township Park, Recreation and Open Space (PRO) Board to monitor, advise, coordinate, and serve as a liaison and first point of contact on potential open space preservation opportunities.	PRO Duties	MGR		A/O

4-3.2. Continue to coordinate with property owners, land conservancies, and Chester County Department of Parks and Preservation, as well as neighboring municipalities to promote and facilitate open space preservation projects.	Coordination/ Open space projects	PRO	LT/CCPP	A/O
4-3.3. Consider how to leverage funding for additional open space preservation.	Coordination/ Open space funding	PRO	LT	O
4-3.4. Develop prioritization for remaining available tracts that could be preserved.	Study	PRO	LT	A
4-3.5. Address land stewardship and maintenance in open space projects.	Open space projects	PC	PRO	O
<b>4-4. Historic and Scenic resources - Retain and protect historic and scenic resources and landscapes from degradation or loss to preserve the traditional rural context of Township heritage and character.</b>				
4-4.1. Consider ways that heritage interpretation can be incorporated into themes of agritourism and recreational destination, and utilize events, programming, and online or print information to highlight Township history, historic resources, and landscapes.	Coordination/ heritage interpretation	HC	HARB	A/O
4-4.2. Promote the Historical Commission as a resource and liaison to assist property owners in preserving and rehabilitating their historic structures.	Historical Commission role	MGR		O
4-4.3. Apply to become a Certified Local Government (CLG), which makes available PA historic resources-related funding opportunities.	CLG program	MGR	HC/HARB	C
4-4.4. Maintain an updated Township Historic Resources Atlas and consider undertaking the next level of resource identification via a historic resources survey.	Survey	HC	HARB	E/O
4-4.5. Protect scenic resources from intrusions.	Zoning	PC	HC/HARB	E/O

COMPREHENSIVE PLAN IMPLEMENTATION MATRIX				
HOW	HOW TO	BY WHOM		WHEN
		PRIMARY	PARTNER	
<b>WHAT - TRAIL &amp; OTHER PEDESTRIAN CIRCULATION CONNECTIONS – Chapter 5</b>				
<b>5-1 Promote Pedestrian connections - Retain and expand multi-use trail and pedestrian path infrastructure to connect parks, preserves, and other destinations, and to foster Kemblesville as a recreation (and agritourism in Chapter 2) destination.</b>				
5-1.1. Update the 2009 trail feasibility study to create a current master plan for a multi-use trail (non-motorized e.g., hiking, walking, equestrian use, cycling) and pedestrian walkway network that links destinations.	Study	PRO	PC	A
5-1.2. <b>Consider</b> Develop an Official Map to identify the locations of desired future multi-use trail and pedestrian walkway.	Official Map	PC	PRO	<b>CE</b>

5-1.3. Work to obtain easements to implement the multi-use trail and pedestrian walkway network during open space and agricultural lands preservation, as well as part of any land development application.	Coordination/trails and pedestrian walkways	PRO	PC	O
5-1.4. Coordinate with neighboring municipalities to link pedestrian circulation networks to create better access, including multi-modal access, to regional amenities and destinations.	Coordination/link pedestrian network	PRO/PC	MGR	A/O
5-1.5. Develop outreach materials to highlight opportunities for walking, hiking, and biking, and amenities.	Outreach materials	PRO	MGR	C/O
<b>5-2. Support Township Parks &amp; Preserves - Continue to maintain and enhance Township Parks and Preserves including as pedestrian and bicycling destinations.</b>				
5-2.1. Add wayfinding signage to parks and preserves, and informational signage within parks and preserves.	Signage	PRO	MGR	CO
5-2.2. Consider opportunities for nature education interpretation and experiences and encourage involvement and interest.	Education outreach	PRO		E
5-2.3. Promote volunteer opportunities that focus on maintaining parks and preserves.	Volunteer efforts	MGR PRO	MGR PRO	A/O
5-2.4. Work with a local land conservancy on community sustainability demonstration projects.	Demonstration projects	PRO	MGR	E
<b>5-3. Engage in regional coordination - Participate in regional pedestrian and bicycle planning and projects that intertwine with the larger region.</b>				
5-3.1. Work with neighboring municipalities to complete a more interconnected regional trail and pedestrian network.	Coordination/pedestrian network	PRO/PC	MGR	A
5-3.2. Provide identified transportation projects to Chester County Planning Commission for inclusion on the Transportation Improvement Inventory (TII).	CC TII	MGR	PC	O

COMPREHENSIVE PLAN IMPLEMENTATION MATRIX				
HOW	HOW TO	BY WHOM		WHEN
		PRIMARY	PARTNER	
<b>WHAT - ROADS &amp; OTHER COMMUNITY INFRASTRUCTURE – Chapter 6</b>				
<b>6-1. Community facilities in a rural landscape:</b> Consider appropriate and adequate community services and facilities within the practical and fiscal limits of the Township as a rural community, its rural character, and the natural constraints of the land.				
6-1.1. Review the Township Act 537 Sewage Facilities Plan to ensure it continues to meet the Township rural vision, as well as takes into account new technologies including greening.	Sewage Facilities Plan	PC	ENG	O
6-1.2. Review any water service areas in the Township to ensure they continue to meet the Township rural vision, groundwater and surface water quality and quantity, as well as takes into account new technologies including greening.	Official Water Service Area Map	PC	PRO ENG	O
6-1.3. When updates are needed to Township facilities, consider	Township facilities	PRO MGR	PC	O

methods as to how energy efficiency and alternative energy can be included.	updates			
6-1.4. In understanding the Township as a rural community would not self-fund to provide services and facilities, continue to work within the larger region including with neighboring communities and organizations to provide quality facilities and services that the Township utilizes.	Coordination/Regional services and facilities	PRO/MGR	PC	O
<b>6-2. Green Sustainable infrastructure &amp; energy</b> - Consider and promote use of green infrastructure types including renewable energy, stormwater management/erosion control & soil mgt, roads, sewer, groundwater & surface water, recreation, and development design.				
6-2.1. Continually reassess how to support and encourage use of alternative energy sources including evolving technology and innovations.	Signage Ordinances	PRO/PC	MGR	O
6-2.2. Explore/Encourage the use of greening roads, stormwater infrastructure, development design, adaptive reuse of historic buildings, and other infrastructure types.	Education outreach	PRO/TBD	ENG/PC/HC	O
6-2.3. Provide outreach about types of green infrastructure.	Outreach	MGR	PRO/ENG/PC/HC	O
6-2.4. Aim for Franklin to become known as a green energy destination in the County.	Coordination/green destination	PRO/TBD	MGR	OE
<b>6-3. Vehicular circulation</b> - Plan for a safe and efficient transportation network for the movement of people and goods and that reflects the rural community character including access by agricultural equipment. Participate in regional transportation planning and projects that relate to the transportation network in Franklin Township. (See Actions 3-1.2 and 3-4.2)				
6-3.1. Determine ways to make calm traffic on PA 896 and Appleton Road less desirable as a truck route.	Coordination/truck traffic	PRO/PC/MGR	MGR/PADOT	A/O
6-3.2. Coordinate roadway improvements with integrated strategies that enable farm equipment to travel within the Township, especially along main road corridors.	Roadway improvements	MGR	PC	A
6-3.3. Coordinate with PennDOT and Chester County regarding maintenance of state and county owned roadways and bridges to ensure that maintenance and repair are addressed in a manner consistent with Franklin's rural character.	Coordination/rural roadway character	MGR	PADOT/CC	O
6-3.4. Provide identified transportation projects to Chester County Planning Commission for inclusion on the Transportation Improvement Inventory (TII).	CC TII	MGR	ENG/PC	O
6-3.5. Continue to discourage speeding and neighborhood cut-through traffic, e.g., work with State Police, speed limit signs, stop signs, flashing lights, etc.	Coordination/Speeding and cut through traffic	MGR		O
<b>6-4. On-road bicycling</b> - Consider how to improve bicycle connectivity infrastructure and to foster Kemblesville as a recreation destination.				
6-4.1. Identify road improvements that facilitate current on-road bicycling coupled with implementing other Chapter goals, including roadside stormwater management.	Study	PC	MGR	O
6-4.2. Consider how to address funding to implement on-road	Funding	MGR	PC	E



cycling circulation.				
COMPREHENSIVE PLAN IMPLEMENTATION MATRIX				
HOW	HOW TO	BY WHOM		WHEN
		PRIMARY	PARTNER	
<b>WHAT - KEMBLESVILLE VILLAGE ENHANCEMENTS – Chapter 7</b>				
<b>7-1. Branding and marketing</b> - Promote Kemblesville village by rebranding the village as a walkable agritourism and trail, open space, and recreation destination gateway and community center.				
7-1.1. Complete a village master plan with a focus on branding and building onto the historic village character and historic resources. Employ existing tools of the Township Historic Resources Atlas and Local Historic District as a foundation.	Village master plan	PC	HC/HARB	C
7-1.2. Participate in a regional Mason-Dixon/Arc Corner Heritage Interpretation and Connectivity Master Plan.	Heritage Interpretation and Connectivity Plan	MGRHC/ HARB /PRO	HC/HARB /PC/PRO MGR	A
7-1.3. Hold a community <b>charrette-forum</b> for branding ideas centering around two themes – agritourism destination for agriculture in the Township & recreation destination for Township and nearby trails, cycling, parks, and preserves.	<b>Charrette Forum</b>	MGR/TBD	HC/HARB /PC/PRO	CE
7-1.4. Participate in Chester County Villages and Town Tours Program for a village walking tour, and consider other like programs such as an annual interior historic building tour.	Chester County Villages and Town Tours Program	HC/HARB	MGR	E
7-1.5. Work with local farmers to create a Kemblesville village Farmers Market that provides produce and other goods directly to local residents.	Coordination/ Farmers Market	MGR	AG	EC/O
7-1.6. Establish wayfinding signage for Kemblesville village, which can promote village history, branding, and direct and attract visitors.	Wayfinding signage	MGR	BUS	E
<b>7-2. Historic Resources</b> – Encourage maintenance and continued integrity of village historic resources and character.				
7-2.1. Develop graphic design guidelines for Kemblesville as a local historic district.	Design guidelines	HARB	HC/PC	C
7-2.2. Prepare a National Register Listing nomination for Kemblesville Historic District. Currently, there is a National Register Eligible Historic District.	National Register Listing nomination	HARB	HC	E
7-2.3. Continue to keep the village as a Local Historic District to preserve individual historic resources and overall historic village character, and consider other options for historic resources protection and their adaptive reuse.	Coordination/ Local Historic District	HARB	MGR	O
<b>7-3. Walkability &amp; Traffic Calming</b> – Support efforts to lower speed limits and calm traffic on PA 896 for walkability in Kemblesville.				
7-3.1. Employ traffic calming techniques within the village to slow	Traffic calming	ENG	MGR/	E

traffic in a manner compatible with a walkable village.			PADOT	
7-3.2. Address parking to promote more visitation to the village and its businesses.	Parking	MGR	ENG	E
7-3.3. Consider ways of making PA 896 less desirable as a trucking route in order to preserve the historic village and promote it as a local destination	Coordination	MGR	PADOT	A/O
7-3.3. Identify and implement improvements to provide facilities for walking and biking at priority locations, and consider how to have a pedestrian walkway network within the village.	Pedestrian walkways	ENG/PC	MGR	E
<b>7-4. Land Use - Consider zoning changes that would allow for additional types of land use options for Kemblesville as a viable village and Township community center. Consider areas near Kemblesville as primary areas for any planned growth in the Township.</b>				
7-4.1. Examine how to change the V Village District to promote compatible scales village-oriented uses and adaptive reuse of historic resources.	Zoning	PC	HARB/HC	C
7-4.2. Examine V Village District boundaries in Kemblesville and determine whether boundaries should include all of the National Register Eligible Historic District, Act 167 Local Historic District, and other possible areas.	Zoning	PC	HARB/HC	C
7-4.3. Continue to have commercial and industrial zoning centered around Kemblesville Village, which helps to provide a base of people to use business and other amenities in the Village.	Zoning	PC		C
7-4.4. Determine if higher density housing opportunities existing within and near Kemblesville Village, both to provide for future population growth in a growth managed manner and to provide a readily available and nearby population base for village businesses and other amenities.	Zoning	PC		C

COMPREHENSIVE PLAN IMPLEMENTATION MATRIX				
HOW	HOW TO	BY WHOM		WHEN
		PRIMARY	PARTNER	
<b>WHAT – FUTURE LAND USE – Chapter 8</b>				
<b>8-1. Development and Redevelopment - Direct development to appropriate areas of the Township focusing on redevelopment of existing sites. Protect open space, natural resources, and agricultural lands for resource and growth management. Establish a balance between land uses, agriculture as the main industry, the transportation network, and the ability of natural systems to support development.</b>				
8-1.1. Direct growth to already developed areas. Focus any new development in specific areas and at a scale compatible with Township rural character. Direct development away from rural areas, environmentally sensitive and constrained lands, and agricultural portions of the Township. Direct growth in/around Kemblesville, and that transitions to less developed as it radiates further out into the Township.	Zoning, SLDO, Development review	PC	MGR/ENG	O

8-1.2. Focus small scale business uses and mixed-commercial/residential uses in and around Kemblesville, with a preference for local commercial, and not chain, uses.	Zoning, SLDO, Development review	PC	MGR	C
8-1.3. Focus industrial and other commercial uses further out from Kemblesville along PA 896. <b>Note: This action speaks to industrial and commercial uses in the current SU District. Ag uses in the SU district can be permitted where other ag uses are permitted in zoning.</b>	Zoning, SLDO, Development review	PC	MGR	C
8-1.4. Consider low density zoning in appropriate areas to promote hobby farms.	Zoning	PC	MGR	C
8-1.5. In rural areas, require that any land development preserves large amounts of open space and agricultural lands through zoning and SLDO measures.	Zoning, SLDO, Development review	PC	MGR	C
8-1.6. Ensure SLDO provisions use site responsiveness and capacity of the land for the proposal as the baseline for all development.	SLDO	PC		O
8-1.7. Determine if there are ways through ordinances, or other strategies, to reduce conflicts between agricultural uses and residential developments.	Zoning, SLDO, Development review	PC	AG	A/O
8-1.8. Review zoning to reduce non-conformities, as possible, in order to lessen the need for possible unnecessary variance applications.	Zoning	PC		O
8-1.9. Review land uses in zoning to ensure PA MPC requirements are addressed.	Zoning	PC	SOL	O
8-1.10. Review procedural aspects of zoning and SLDO to ensure they are current.	Zoning, SLDO	PC	SOL	O
<b>8-2. Revitalization – Support revitalization of existing buildings on already developed sites.</b>				
8-2.1. Create incentives in zoning and SLDO for redevelopment of existing sites rather than that encourage development of open lands and green fields.	Zoning, SLDO	PC	HC	E
8-2.2. Coordinate with the business community on developing a working group to focus on site redevelopment and building reuse, as an alternative to tear downs and open land development.	Coordination	MGR	BUS	E
<b>8-3. Existing Businesses – Consider existing businesses, both in-home and in-commercial buildings, and how they can be supported.</b>				
8-3.1. Review zoning as to how it permits home occupations, which may become particularly relevant as home occupations may become more prevalent and “here to stay” post pandemic.	Zoning	PC		A
8-3.2. Review zoning as it relates to signage, expansions, accessory secondary uses, and permit process, taking into account that business and economic viability is important to facilitate the needed funding and vitality for implementation of other Township and Comp Plan recommendations.	Zoning	PC		O

<b>8-4. Housing</b> – Plan for housing needs while protecting Township traditional rural, historic, natural, and scenic qualities.				
8-4.1. Provide for housing variety to the extent required by state law.	Zoning	PC	SOL	O
8-4.2. Focus additional housing through mixed-use in/near Kemblesville.	Zoning	PC	HARB	C
8-4.3. Consider focusing any other additional multi-family housing near the current apartment use (Wagner Apartment/Heritage Village).	Zoning	PC		C
8-4.4. Examine accessory dwelling unit (ADU) zoning regulations to ensure they provide for added variety of housing for aging in place and a rural housing alternative.	Zoning	PC		O
8-4.5. Consider how to incorporate tiny homes into zoning and SLDC provisions, as an alternative and more affordable housing type that is also may be more compatible with rural character than higher density house types.	Zoning, SLDC	PC		I

## IMPLEMENTATION STATUS & PROGRESS

Plan recommendations and actions should be assessed on a periodic basis in order to keep this plan current. A status check of their continued relevancy and a progress check of those accomplished to-date could be made annually and put in a summary report.

### TOWNSHIP WORK PROGRAM

The Board of Supervisors can make the status and progress check a part of the Township work program, directing employees, boards, commissions, and committees to complete the assessment for their area of specialty and prepare the summary for the Township annual reorganization meeting. Incorporating the implementation matrix as a Township work program to-do list, and its continual use and evaluation, is needed for the successful implementation of planning policy and future vision.

### SUMMARY STATUS

The implementation matrix should be used as the basis for summary reporting, with a brief assessment of initiated, completed, and proposed actions for the year as well as an indication of what, if any, adjustments might be needed to recommended actions. This information would also be useful for the next of the Comprehensive Plan update.

## Chapter 3

# Agricultural Retention

## GOAL –

### *What the aim is...*

Based on a robust community input process (see Chapter 1), agricultural retention is a priority subject for Township planning and this is the goal:

Retain agricultural heritage and character intrinsic to the Township by supporting the vitality and economic feasibility of agriculture as an industry and destination, along with preservation of agricultural lands and soils, and any future utilization of land that both compliments and reinforces agriculture.

## BACKGROUND –

### *Why this is a Priority Area & What it is...*

#### Why? - Community Input

There is strong community support for the continued preservation of Franklin Township's rural character, of which agriculture plays a critical role. Community survey findings indicate many residents choose to live in Franklin Township due to the persisting rural, quiet lifestyle (70%, **362 respondents**) and scenic nature (48%, **246 respondents**). Survey findings show that retention of rural character (62%, **319 respondents**) is one of the most important topics for the Township to focus on going forward. The survey shows that agricultural uses and their preservation are one of the top Township policy areas to maintain (43%, **195 respondents**) and promote (49%, **224 respondents**) into the future; and likewise, are one of the lowest ranking (4%, **17 respondents**) topic areas for policy limitations.

Major concerns raised by residents throughout the planning process were the dwindling amount of available lands for farming, ability of existing roads to accommodate agricultural equipment, and the viability of next generation farmers in the Township. Franklin residents expressed interest in ways to make the agriculture industry viable for years to come.

#### What? - Context

Agriculture is located throughout the County. Landscapes3 designates large portions of the County as Agricultural (24%) and Rural (35%) Landscapes. This designation captures an overall County-wide land use contextual pattern rather than locations of every agricultural use. Agriculture is a strong economy in Pennsylvania and Chester County. The County's top agricultural sectors remain in mushroom production, field crops, and dairy production, but still contains a wide range of other agricultural operations (nursery and greenhouse, equine, vegetable, fruits and tree nuts, Christmas trees, livestock, and egg and poultry). The County's fastest growing segment of agriculture is organic production with a nearly 300% increase since 2012. Chester County falls at the junction of a suburbanizing area in the Philadelphia metropolitan region and home to one of the nation's most vibrant agricultural economies. While providing a captive, close-in, large market area, this situation also creates challenges of farming in a development-influenced area where rich agricultural soils also

provide good attributes, e.g. percolation for sewer facilities, for ‘growing’ of buildings.

There is a growing trend in the larger region for vineyards and related wine production, and barley crops and related malt production, brewing, and distilling. Secondary agricultural related businesses have also been increasing in the form of agritourism of wine tasting, facility tours, and direct farm to table sales and shops. Indoor agriculture may be a growing trend in needing less land area and reusing existing buildings that once housed commercial office or flex space. Chester County is fortunate to have an Agricultural Development Council (ADC) that serves to raise awareness of the economic impact of the local farming industry and promote excellence in farming. The ADC is beginning a strategic plan for agricultural economic development in the County that will yield key information about the agricultural economy and recommendations for its strengthening, which will be helpful for rural communities, like Franklin, defined by and with an objective to retain an agricultural industrial base.

### **What? - Existing Conditions**

An enduring rural agricultural legacy is integral to Franklin Township’s character. Agriculture is a cultural resource and tradition infused in the Township, and it is the agricultural resources and industry themselves that allow that tradition to continue. Franklin Township contains around 2,600 acres of lands in agricultural uses, or roughly 32% of total land in the Township. Agricultural lands include properties where agricultural activities are in active use (e.g. crops or beef farm) or passive use (e.g. fallow fields) as well as activities that are outdoor (e.g. vineyard), indoor (e.g. mushroom production), or both (e.g. equine and equestrian). While it is technically a type of industrial use, agriculture is put into its own category due to its distinct land use patterns and needs.

Within Franklin Township, a variety of farming takes place. This includes beef, cattle breeding, vineyards, and crops (hay, corn, soybean, barley, wheat, tobacco). There is also agricultural-related business (e.g. wine making, butcher, and a food truck), on-site agritourism (e.g. wine tasting, cut flowers), herbs, hemp, greenhouse production (vegetables, flowers, shrubs), fire wood, equestrian/horseback riding/boarding, agricultural tours, and facility rental as well as secondary farm business and homesteading/sustenance farming.

Agricultural lands, in companionship with open space lands (see Chapter 4), are located in loose groupings throughout the Township (see map), with, mainly, lower density residential uses grouped in between. This proximity of farms, and open lands, and integration of residential areas contributes to resident’s appreciation for agriculture, along with open lands and scenic resources, as core elements in their community. A key to the continued success of agriculture is connectivity, and proximity, of farms and suppliers to one another which helps to support the industry as a whole. Agricultural Security Area (ASA) locations show that agricultural lands are located in loose groupings and also often about lower intensity uses and preserved open spaces. Act 43 (1981) enables municipal ASAs, which may cross municipal lines, having at least 250 acres of productive farmland and provides a level of protection from nuisance ordinances and condemnations as well is a first step toward County and State farmlands preservation programs. Agricultural Residential zoning, which permits agricultural uses and residential-oriented uses, covers the majority, roughly 75%, of Township land.

Property owners have been committed to the preservation of Franklin’s rural character and agricultural industry and way of life, and have successfully partnered with Franklin Township, local conservancies, Chester County, and Pennsylvania to preserve their farmland in perpetuity through agricultural easements. Farmland preservation was an

element of the 2003 Township open space referendum, which Township residents and property owners voted to approve to establish a land conservation program and funding. The Township’s program, directly and in partnership with other programs, has worked to protect farmland. One such partner program is Chester County Park & Preservation Department’s (CCPP) Agricultural Land Preservation Program (ALPP), which seeks to preserve viable agricultural lands to help retain and protect County agricultural economy and resources in the County.

**Franklin has shown commitment to agricultural land preservation and progress has been made to preserve farmlands.** There are 9 agricultural eased farms in Franklin on 472 acres. These easements were completed through the ALPP. Franklin provided matching funds for 5 of the easements. Farming on preserved lands is not limited to ALPP/agricultural eased lands; it is estimated that around 400 acres of total preserved lands in Franklin are not farmed in any manner. For example, Peacedale, Goodwin, and Franklin Preserves, which are preserved open space, have hay harvested annually. The 938 acre Big Elk Creek Section of the White Clay Creek Preserve in Franklin (part of the Strawbridge property) is farmed with both hay and corn. For perspective (also see Chapter 4), of the 8,412 total acres that make of Franklin Township, as of November 2019 about 2411 acres of land is preserved (including preserves, farmlands, open space, and Stonegate HOA, but not including other HOAs or Crossan Park). When adding in all HOA lands, about 2770 acres of land is preserved. Farming occurs on unpreserved and preserved lands; preserving farmlands are one part of the total equation that contributes to ensuring agriculture remains the main industry in the Township.

A large proportion of soils in Franklin are classified as prime agricultural soils, which are designated by USDA’s Natural Resource Conservation Service as well-drained, fertile soils suitable for a wide range of crops and that require less fertilizer, irrigation, and conservation measures than most soils. Farmland with prime agricultural soils is referenced by the PA Municipalities Planning Code (MPC) as an important natural resource for protection. Linking Landscapes, a Chester County planning document, indicates the County contains some of the most productive non-irrigated farmland soils in the nation.

## RECOMMENDATIONS & ACTIONS -

### *How to implement...*

**3-1. Support Agriculture as an Industry - Consider strategies to support agriculture to continue to be a viable primary industry and an enhanced or expanded industry in the Township.**

#### **WHY DO THIS? -**

Residents value farming as it relates to and sustains rural character, and as a fundamental part of Franklin Township to protect and promote into the future. Agriculture as an industry is a cultural resource and traditional way of life that is tied to the core of Franklin Township’s character. It provides an industrial tax base along with employment, requires minimal public services and infrastructure or improvements thereto, generates lower traffic than other uses (e.g. residential developments), and, in some cases (e.g. field crops) provides a lower intensity use of land and impervious surface cover and a high degree of scenic quality and ability of the land to accommodate and sustain uses. It also provides life giving food and in a locally sourced manner, readily providing the reality of the continually

growing movement of ‘food-to-table’ by bringing fresh food directly into homes, stores, and eating establishments.

Kemblesville is in a good location as a ‘landing spot’ for agritourism, as a small village in the midst of a rural community and surrounded by agriculture. Plus, the village is within proximity to vast amounts of parks and open space, some of which also contain farming and including growing equestrian presence and activities in Fair Hill State Park.

### **3-1.1. HOW? - Consider ordinance measures to further support agriculture.**

- Ensure zoning supports agriculture as a land use and within legally permitted parameters, including where/what types of agricultural uses are permitted, supplemental use regulations, possible barriers, continued agricultural operations in open space developments, and continued small farming uses. As well, review whether/how secondary agricultural businesses (e.g., horse boarding and training, farm shops, or wine tasting) are allowed, as such businesses supplement revenue of the main farming operation. Currently, zoning permits are required for agricultural uses.
- Review SLDO provisions to determine if there are unnecessarily limiting provisions and whether they can be amended within the parameters of state law. For example, requiring land development plans for small agricultural buildings (e.g. small pole barns) is problematic for farmers. Stormwater management is required.
- In zoning and SLDO, define agritourism and agritainment, examples of which include corn mazes, farm tours, wine tastings, on-the-farm days, hayrides, public horse riding stables, or ‘pick-your-own’ pumpkins.

### **3-1.2. HOW? - Determine roadway changes needed for larger agricultural equipment balanced with maintaining the Township’s rural roadway character (see Chapter 6).**

- When road changes are being contemplated, priority considerations also need to be given for changes that can be incorporated to roadways that facilitate movement of equipment for the farming community, including clearing overgrowth to expose any existing road shoulders, clearing overgrowth to allow movement of taller farm equipment, placement of road signage, and adding of road shoulders in key locations.
- To be prepared for when roadway changes are proposed, an inventory should be conducted to determine current impediments for farming equipment and recommendations on how to remedy such.
- To be prepared for when roadway changes are proposed, routes that farms use for equipment would be inventoried in consultation with the farming community, along with a prioritization of key routes and locations where road improvements would provide the most benefits for the Franklin farming community overall.

### **3-1.3 HOW? - Coordinate with Chester County Agricultural Development Council (ADC) on ways to keep agricultural economically viable and interconnected in the Township and region.**

- The ADC’s agriculture economic development strategic plan, once completed, should be reviewed for its data and recommendations, and relevant strategies for promoting farming in Franklin should be incorporated in Township policy discussions.
- Consult Chester County ADC’s agriculture economic strategic plan, once completed, for data about the County’s agricultural economic and recommendations to maintain and grow that economy.
- Review the ADC’s farming data sheets that contain information about specific sectors of agriculture, e.g. field crops and dairy, and the USDA’s Agricultural Census.



- Reach out to the ADC as an informational clearinghouse and possible partner on agricultural promotion initiatives in the region.
- Inform Franklin famers about the ADC’s well circulated Local Farm Product Guide, which is an informational resource for the public about local farms and markets.
- Consider working with the ADC to have a farm tour in Franklin. This would bring added regional and county-wide attention to the agricultural industry in Franklin.

**3-1.4. HOW? - Coordinate with the agriculture industry in the Township to develop a cooperative and coordinated agritourism effort with Kemblesville Village (see Chapter 7) as a community center and gateway/first stop in Franklin for agritourism.**

- Identify farm operations within the Township and immediately neighboring communities that currently are or would like to be open to the public. If this idea blossoms, it could then be extended to a further geographical area. Local farm information in the ADC Local Farm Products Guide would be a starting point for information on farms with facilities currently accessible to the public as well as agritourism already occurring in the area.
- Conduct a **charrette forum** with Kemblesville residents on how and where the village could avail itself as a gateway for agritourism. **The BoS may decide to create a new Committee for the purposes of carrying out this action.**
- Consider typing agricultural heritage of the region, through a possible heritage center in the village, as an element of agritourism and as a way to tap into and attract the heritage-related visitor market sector, which is significant economy in PA.
- **Promote trail and path connectivity to further enable equine activities.**
- **Consider having displays along trails and pedestrian walkways to showcase and educate the community about local agricultural products. (See Action 5-2.2)**

**3-1.5. HOW? - Consider having an annual or biannual **charrette forum** with the agricultural industry in the Township to foster communication on industry current industry practices and concerns.**

- Develop an ongoing open line of communication with the Franklin farming community, including farm operations and support businesses, via an annual or biannual **charrette forum**. The farming community best know their individual businesses and through the **charrette forum** can come together to provide constructive and collective input as to how Township planning can assist agricultural as an industry. Even for ideas that may be beyond the control of the Township, the information is still useful for the Township to understand in the overall context and for any larger scale regional initiatives related to agriculture that may emerge (e.g. State roadway studies or improvements).
- Plan this local farming **charrette forum** to also bring together farmers, as well as agricultural property owners and smaller farms (e.g. hobby farms) in order to gain insight about how Township planning could provide support in a continuing dynamic and multi-faceted and tiered agriculture Franklin.

**3-2. Support Agricultural land preservation - Continue to support and work cooperatively on farmland preservation efforts by landowners, public entities, and non-profit organizations.**

**WHY DO THIS?**

While Franklin has been successful at staving off development since the last Comprehensive Plan, areas and communities around the Township continue to grow and the overall region’s

population is continuing to increase. Permanently preserving the Township’s agricultural land is a major step in the battle for maintaining rural character that is so highly valued.

### **3-2.1. HOW? - Continue to coordinate with property owners, land trusts, and Chester County Parks and Preservation Department (CCPP) on agricultural land preservation projects.**

- Successful agricultural land preservation involves many partners; the property owner, funding to purchase development rights from the property, conservation easement legal document creation and recording with the County Recorder of Deeds, and organization to hold and the monitor the easement.
- Seek opportunities to partner with land trusts that may help support the preservation of natural resources of prime agricultural soils and the Township’s farmland.
- Continue to partner with government agencies at the County, State, and Federal level to secure additional funding for the preservation of farmland and prime agricultural soils. Chester County’s Agricultural Land Preservation Board (ALPB) oversees the County’s ALPP, which includes County and State easement components, and CCPP administers the program. Agricultural easements completed through the ALPP may involve a combination of County, State, Federal and municipal funds. As well, sometimes agricultural easement projects also additionally entail funds from non-profits (e.g., land trust, and partial acreage donations from subject landowners).
- Meet with CCPP’s Agricultural Land Preservation Program coordinator to discuss potential resources available that are applicable to the Township.

### **3-2.2. HOW? - Include in the duties of the Township Park, Recreation and Open Space (PRO) Board to monitor, advise, coordinate, and serve as a liaison and first point of contact on potential agricultural land, in addition to open space, preservation opportunities.**

- Work to provide outreach so each farm operation is aware of programs available to preserve their farmlands. Communicating is key, so that they understand the potential benefits of farmland preservation programs. Often residents are interested in programs, but may not have the time for research or know where to turn for information. The PRO Board should act as the first point of contact for the Township, so that residents interested in preserving their farms can be given information from a direct source about resources and programs available to them.
- Work to identify potential properties/owners that may be interested in participating in a land preservation project.
- Train and educate PRO Board members concerning land preservation issues and practices, and work to take the lead on land preservation planning, landowner cultivation, as well as working with the Township on identifying and assisting on possible grants/applications.

### **3-2.3. HOW? - Consider how to leverage funding sources for agricultural land preservation.**

- Partnering with other parties (e.g., CCPP, land owners, and land trusts) will allow dollars to stretch further, and in turn allow more farmlands, and prime agricultural soils, to be preserved. Certain farmland preservation projects can qualify for State or Federal funds, which means the cost to the Township is zero. The Township should work with Chester County’s Department of Parks and Preservation to identify potential projects that could qualify for these funds.
- Meet with CCPP’s Agricultural Land Preservation Program coordinator to discuss how to leverage the maximum amount of funding, including through partnerships with the County, State, or Federal government, or land trusts and other possible entities (e.g. foundations).

- Give future consideration to exploring forming a local Land Trust (e.g. Pennsbury Land Trust or The Land Trust of Southern Chester County— formerly the Kennett Land Trust). The local Land Trust could facilitate the preservation and management of small pieces of land (e.g. linking larger conserved tracts for agritourism-related connections, containing prime agricultural soils, or expanding abutting preserved farmlands) that another (larger) land conservation entity may not undertake. The Local Land Trust can also serve to partner and leverage funds for farmlands preservation under different mechanisms than can the Township. Funding as balanced with other Township priorities is always a consideration as there are only so many funds available.
- Consider using some earnings from the cell tower that is on Township property in part to leverage funding for additional open space preservation as well as agricultural land preservation.
- Residents and property owners can continue to support a land preservation program and fund for future properties that become available for agricultural land preservation. Preserving agricultural resources is also about preserving the Franklin way of life (e.g., enjoying local wineries, fresh eggs, pick you own flowers, and a local butcher).

### **3-2.4. HOW? - Hold a farming forum for input as to what efforts would help additional agricultural land to be preserved.**

- Plan a local farming forum to bring together farmers to discuss farm preservation opportunities. Land preservation can be explained to dispel possible misconceptions. Invite presenters from Chester County and land trusts to speak about their programs. Chester County ALPP can be consulted regarding the Oxford Region ‘forum’ as an example of this type of efforts.
- Franklin Township Supervisors, PRO Board, and Planning Commission should also attend this forum to learn about ways they can support preservation efforts within their Township.
- Provide information about the ASA including about enrollment. ASA often can be confounded with the PA Clean and Green tax program that provides tax abatement on active farmlands for agricultural properties that meet certain thresholds.

### **3-2.5. HOW? - Explore efforts to expand and encourage other landowners to enter their lands into the existing Township Agricultural Security Area (ASA)/District program.**

- Inform and update CCPP of properties added or removed from ASA’s in order to assist the agricultural land preservation application process for landowners applying to County and PA preservation programs. Since ASA enrollment is a key aspect of many farmland preservation programs, the PRO Board should take an active role in ensuring the list is up to date each year. Along with that, the PRO Board should act as a point contact for interested farm owners, and including to assist by explaining the ASA, process enroll, and benefits.
- By ensuring that current agricultural land in Franklin is enrolled in the ASA, Franklin properties will be more prepared for enrollment in an agricultural land preservation program, many of which have ASA enrollment as a mandatory qualifying requirement.
- Enrolling in the ASA is an entry into asserting that both the Township and landowners are focused on active agricultural industry purposes, including affirming a cluster of agricultural uses and agricultural uses supportive on one another. As well, ASA enrollment provides a level of protection against nuisance lawsuits.

### **3-3. Promote prime agricultural soil protection - Promote protection of important prime agricultural soils and resources.**

#### **WHY DO THIS?**

Prime agricultural soils are important as they produce the highest crop yields, require minimal input of energy and economic resources (less irrigation), and have better natural drainage than other soil types. Such soils are recognized at the Federal, State, County, and Local level as important natural resources for protection. Franklin is blessed with large swaths of land that contains these rich soils, and it is one of the major contributing factors to the continued success of the Township's agriculture industry.

#### **3-3.1. HOW: Consider zoning and SLDO resource protection measures to protect prime agricultural soils and resources, understanding that the same excellent quality soils that provides robust agriculture also provides sewer/wastewater perking capability/development.**

- Soil's ability to assimilate and accommodate wastewater disposal is a central element of local planning in rural area, as is the ability of the land, including soils, to accommodate differing uses. Both are a primary determinant in locating land uses. Due to compaction, permeability, and erodibility qualities, certain soils are better suited for certain management and uses as well as wastewater disposal (see Chapter 6).
- Consider in zoning whether prime agricultural soils should be included as part of a net-out provision in calculating development density, and what percentage, to exclude them from development. This consideration needs to be weighed against other natural resources for protection as well (See Chapter 4).
- Ensure SLDO provisions encourage site sensitive development design/layouts that are sensitive to continuing agricultural uses.

#### **3-3.2. HOW: Partner with Chester County Conservation District (CCCD) as a primary affiliate, as well as coordinate with land trusts, on education information and programs about activities that impact soils and water quality and on Best Management Practices (BMP).**

- CCCD works with County landowners, farm and non-farm, on soil conservation practices to maintain water quality. CCCD is a primary governmental entity on a County level that addresses agricultural practices as related to soil condition/management, run-off and erosion control, and BMPs. BMPs are guidelines that balance use of land and impacts to natural resources by promoting sustainable use of natural resources. CCCD includes an Agricultural Team to provide planning and technical assistance to agricultural producers in the County and practical, viable agricultural management.
- Explore farm or residential 'farming' demonstration projects done through a land conservation organization on appropriate Township properties.
- While CCCD is the first stop for soil and water quality planning as related to farming, Franklin can also reach out to other organizations (e.g., Stroud Water, Brandywine Red Clay Association (BRCA), and US NRCS) for topical educational information and possible programming. BRCA has a long standing 'Red Stream Blue' project to address restoring streams health (see Chapter 4).

### **3-3.3. HOW: Encourage farmers to have up to date information about nutrient management and nutrient management plans to maintain the health of soil and water resources.**

- Encourage farmers to work with CCCD to have in place and implement current Conservation Plans and/or Nutrient (Manure) Management Plans to maintain and improve soil and water quality. This can include encouraging farmers to work with their consultants to secure funding for the plans as well as implementing BMPs. Such plans should be updated periodically, often every few years, to keep up with changes in regulations and evolution, technology, and efficacy in farming and conservations practices. Also, any major changes in farm operations would trigger updates to plans
- Along with CCCD and land trusts, there are businesses dedicated to helping farmers create or update a Conservation Plan and/or Nutrient (Manure) Management Plan and maintain compliance with environmental regulations and other requirements. Such businesses can also assist and evolve farming business practices in terms of addressing environmental issues. One such company was interviewed as part of subject area interviews for this Comprehensive Plan process (See Chapter 1 and Appendix).

### **3-3.4. HOW: Consider whether areas of Township preserves, parks, and open space can be farmed with seasonal and rotating crops by local farmers.**

- Currently, limited lands in Township preserves are farmed. They use single crop farming of hay. This practice can deplete soil nutrients over time. Any crop field where nutrients are not reapplied (per a periodic soil test) will be depleted of nutrients overtime, not just hay fields, which this should be considered as well as rotating of crops as a regular practice.
- Explore turning other, appropriate, Township properties into agriculture usage, through leases and grant funding.

### **3-3.5. HOW: Encourage ~~organic~~ sustainable farming and other business practices that are geared to maintain prime agricultural soils.**

- Goals of protecting the environment and running a successful business are not mutually exclusive and increasing less so in today's marketplace where customers actively seek this type of business practices. Displaying and acting on environmental awareness is a smart business decision.
- Preserving nutrients in soils often directly correlate to longer term positive outcomes on yields for agricultural operations. Heavy use protection, riparian forest buffers, and other best management practices help protect prime agricultural soils.
- Encourage organic types of farming practices (e.g., use of cover crops, green manures, and crop rotations) to maximize biological activity and maintain long-term soil health. The reduction of synthetic pesticides and fertilizers, both for farm and non-farm properties, should be conveyed through informational materials, and in practice through requirements where feasible, to improve soil and stream health in Franklin.

## **3-4. Development Pattern - Direct development in a way and location, including road design, that is appropriate to the continuation of agriculture as the main industry in Franklin Township.**

### **WHY DO THIS? -**

Agriculture is foundational to preserving the rural character and way of life in Franklin. In needing large swaths of open lands for use in many agricultural operations, it inherently

keeps Franklin’s rural, open character intact. Survey results indicate respondents want agriculture to maintain a main industry in the community and any additional development needs to fit in within that low density, rural, open character that defines Franklin.

### **3-4.1. HOW? Provide zoning that supports minimizing potential conflicts between agricultural and other types of land uses.**

- Limit the introduction of new medium to high density housing or commercial businesses on land currently used for agriculture through zoning or land preservation.
- Explore implementing agricultural zoning. Agricultural zoning is designed to promote agricultural activities and structures while limiting non-agricultural land uses that can compete for productive farmland. Implemented appropriately, agricultural zoning can both support and promote the agricultural community that is intrinsic to the Township.
- Work with the agricultural community to determine how agricultural zoning can support their operations and further agricultural objectives.
- Considerations for agricultural zoning can include limitations of non-agricultural uses, protection of prime agricultural soils, preservation of larger lots, allowances of secondary commercial operations, standards for agritourism, consideration of farmworker housing, etc.
- Agricultural zoning standards should not unreasonably prohibit or place restrictions on agricultural activities in violation of the PA ACRE law (Act 38 of 2005).
- For areas adjacent to agricultural areas that support other uses, consider increasing setback and buffer areas of new development adjacent to agricultural operations to provide greater separation between the uses.

### **3-4.2. HOW? Provide SLDO measures for development design in a manner that “feeds” and is compatible with the agricultural industrial base.**

- Consider SLDO provisions that incorporate design standards consistent with the general appearance of agricultural areas in Franklin. These can include provision to protect critical viewsheds as well as significant features such as fences, walls, and hedgerows.
- Consider requirements as plan notes and disclosures for potential buyers on neighboring properties, that clearly define what constitutes normal agricultural activities that are protected by state law.
- Amend standards for new road construction to better support agricultural needs. This can include low speed limits and no passing areas to accommodate farm equipment and rights-of-way with larger shoulder areas for use by agricultural equipment.
- Consider development design that helps support agricultural uses (e.g. land development that preserve significant lands which remain in farming use or building a residential or mixed use development around a farm including a CSA (community supported agriculture) that the development could support).

## **Relationship to Township Vision**

Retaining agricultural industry and maintaining prime agricultural soils protects the Township agricultural heritage and rural community character and sense of place that resident’s value overall, and some residents also rely on for a livelihood. Recognizing, and then working to keep, agriculture as a primary industry and land use in Franklin Township also addresses the vision’s aim to balance Franklin Township’s rural and farming way of life with impacts of development. This includes acknowledging the inherent inability of all lands, locations, sites, and infrastructure to accommodate and sustain all types of uses and development.

## LEARN MORE...

Chester County Agricultural Development Council

<https://chescofarming.org/>

Chester County Agricultural Land Preservation Program

<https://www.chesco.org/4522/Agriculture>

Chester County Planning Commission’s Agricultural planning

<https://chescoplanning.org/Agriculture/Agriculture.cfm>

Chester County Conservation District

<https://www.chesco.org/2398/Agriculture>

Chester County Agricultural Services Brochure

<https://www.chescofarming.org/PDF/AgServicesBrochure.pdf>

Agricultural Partners

<https://chescoplanning.org/Agriculture/Partners.cfm>

Land Preservation (aka Open Space) municipal referendums

<https://www.dvrpc.org/openspace/local>

Agricultural Land Evaluation and Site Assessment (LESA) Ranking System

[https://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/?cid=nrcs143\\_008438](https://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/?cid=nrcs143_008438)

## Chapter 4

# Resource Protection as Green “Infrastructure”

## GOAL –

### *What the aim is...*

Based on a robust community input process (see Chapter 1), Resource Protection as green “infrastructure” is a priority subject for Franklin Township planning and this is the goal:

Protect resources and sensitive areas integral to rural character and sustainability by promoting utilization and restoration of natural resources as inherent infrastructure, preservation of open space and agricultural lands, protection of scenic resources and landscapes, retention and reuse of older and historic buildings and the energy and materials already embodied in them, and development that respects resources.

## BACKGROUND –

### *Why this is a Priority Area & What it is...*

#### **Why? - Community Input**

There is strong community support for the continued preservation of Franklin’s rural character, of which resource protection and open space preservation play a critical role. Community survey findings indicate that existing rural, quiet lifestyle (70%, 362 respondents), scenic nature (48%, 246 respondents), as well as proximity to preserves, trails, and natural areas (34%, 176 respondents) were among the top reason residents choose to live in Franklin Township. Respondents voiced that out of the various topics the Township could focus on, resource conservation is important, including protecting natural resources (49%, 252 respondents), preserving open space (66%, 336 respondents), conserving scenic resources (59%, 303 respondents), and protecting historic resources (32%, 164 respondents). The survey also shows that of the types of resources that should be protected, groundwater (70%, 344 respondents), stream/ponds/wetlands (67%, 328 respondents), wildlife habitat/biodiversity (62%, 305 respondents), open space corridors/connections (56%, 273 respondents), and dark skies (33%, 162 respondents) are the top five most important to focus on. As well, nature preserves/open space (77%, 356 respondents) are among the top land uses that residents want to promote.

During the planning process, there was input about protecting natural resources from invasive species and overuse of herbicides and pesticides, as well as a desire to ensure agricultural uses employ nutrient management or conservation plans to protect the long-term health of Franklin Township’s watershed and water resources, which most properties in Franklin rely on for their water supply. Additionally, input noted that trees play a vital role in the sequestration of carbon, and more trees would further help.



## What? – Context

Natural, historic, and scenic resources and open space is located throughout the County. Landscapes3 designates areas of significant natural resources and historic resources that overlay and intersect with agricultural, rural, suburban, and urban landscapes and villages throughout the County. This designation captures an overall County-wide resources areas contextual pattern rather than locations of every specific resource itself. Heritage tourism is an economic driver in Pennsylvania and Chester County, of which preserved historic resources and their relationship to/within their natural and built setting is key. Together, natural and historic resources combined with their landscape setting, which in Franklin Township is grounded in open space, agricultural lands, and Kemblesville Village, create scenic resources. Watercourses - creeks, streams, and rivers - throughout Chester County have influenced settlement patterns, industry, and quality of life for centuries and so water resources protection is grounded in history as well.

Franklin Township is well placed within close proximity to vast natural resources preserved via large-scale open lands in parks (e.g. Fair Hill in Maryland and White Clay Creek State Park in Delaware), preserves (e.g. White Clay Creek Preserve in London Britain) and open spaces (e.g. Strawbridge property in Elk).

Neighboring communities contain many preserved historic resources in rural and open space contextual settings as well as in developed areas and villages.

## What? – Franklin Existing Conditions

Franklin Township's landscape has been shaped by generations of cultivation, development, and a focus on preservation and protection. The existing landscape might look different than it did when settlers first arrived, but much of the natural beauty, historic buildings, open lands, and scenic areas remain.

**Biotic Resources & Water Resources:** From native plants and wildlife to ground water and soils, Franklin Township has strived to set policies that protect and preserve such resources. Franklin Township is home to a variety of natural resources. Lands are situated on mostly Wissahickon schist geology, a moderately hard weathered rock known for its relative ease of excavation potential and good possible soil percolation and groundwater recharge potential. The Township lies in both the Big Elk Creek watershed of the Chesapeake Bay basin, and White Clay Creek and Christina River watersheds of Christina River section of Delaware Bay basin. A portion of the national White Clay Creek Wild & Scenic River designation lies within the northern portion of Franklin. Franklin Township also contains many core natural species habitat areas along with areas of wetlands, and about three-quarters of Township land area is considered to be supporting landscapes to these habitat areas, as inventoried in the Chester County Natural Heritage Inventory.

PADEP designates water quality standards to safeguard watercourses under Chapter 93 of PA's Clean Streams Law. Watercourses are designated for water quality and adequacy for uses (drinking water, recreation, fish consumption, and aquatic life). In Franklin Township, watercourses in White Clay Creek and Christina watersheds are largely Exception Value and watercourses in Big Elk Creek watershed are High Quality Waters. Impaired Streams are sections of watercourses that do not meet designated water quality standards. A majority of watercourses in southern Chester County are designated as impaired, and most of Franklin's watercourses also fall into that designation. Areas of moderately steep and steep slopes fall along the banks of watercourses, while floodplains, along with vegetated lands, run alongside, abutting and buffering watercourses. Moderate and steep slopes that are

adjacent to watercourse are important to consider in terms of erosion control concerns in order to try to minimize stormwater run-off and resulting sediment into watercourse that can compromise water quality health. Hydric soils, which are poorly drained wet soils typically indicative of and/or found within floodplains and wetlands, largely follow along watercourses in Franklin, as do clusters of woodlands.

**Open Space & Parklands:** The community has supported open space preservation since 2002<sup>3</sup> when a referendum was passed to create a dedicated open space protection fund by establishing a 0.50 mil real estate tax and taking out a \$3.5M loan. The fund's primary purpose was land acquisition to limit the amount of available land for residential development. A major component of the Township's funding came from a \$3.5M loan. The payoff date for this loan is July 2040. The annual cost of the loan service is \$167K/year which exceeds the dedicated tax receipts. This has directly resulted in and leveraged monies for open space land preservation in Franklin Township. In addition to private lands preserved as open space (580 acres) and HOA lands (except for Stonegate HOA) preserved as open space during land developments (359 acres), the Township has preserved significant permanent open space in the form of Township preserves (200 acres) - Banffshire Preserve, Franklin Preserve, White Clay Crescent Preserve, Goodwin Preserve. (Note figures in this paragraph do not include agricultural land preservation, which is discussed in Chapter 3)

Other large open space areas have been preserved in Franklin Township - Big Elk Creek Section of White Clay Creek Preserve/part of the Strawbridge property (938 acres) and Peacedale Preserve (220 acres).

Of the 8,412 total acres that make of Franklin Township, as of November 2019 about 2411 acres of land is preserved (including preserves, farmlands (See Chapter 3), open space, and Stonegate HOA, but not including other HOAs or Crossan Park). When adding in all HOA lands, about 2770 acres of land is preserved. Franklin also has a Township park, Crossan Park (125 acres), which is not yet preserved land. Franklin Township holds a special place in being part of one of the largest continuous areas of protected lands in the Mid Atlantic.

**Historic Resources:** Franklin Township's rural character is withstanding continues thanks in part due to the retention of historic structures throughout the Township. Together, land resources and building resources make up the physical visual cultural landscape that gives a community its identity, sense of distinct place, and character. Historic houses, barns, and other agriculture related buildings are scattered throughout the Township. A closer concentration of historic buildings make up and define historic Kemblesville village, which contains a National Register of Historic Places Eligible District and a local historic district.

Franklin Township has both a Historical Commission, which addresses overall Township-wide historic resources education and protection, and a Historic Architectural Review Board (HARB), which address historic resources protection within the local historic district in Kemblesville. In the last year, the Historical Commission completed a Historic Resource Atlas under Chester County Planning Commission's Chester County Historic Resources Atlas project. The County Atlas project is designed to identify historic resources (buildings, structures, sites, and objects) that are 50 years and older as a starting point and follows National Register of Historic Places criteria as a guideline. The Township completed a Township Atlas in 2020, which is largely based on the prior 2004 Township Historic Resource Survey. The Township Atlas includes all properties 50 years and older as of 2004. Changes made for the Atlas primarily reflect historic resources that have been demolished

since the 2004 Survey. The Township Atlas serves as a baseline inventory of historic resources, aiming to locate, identify, map, and generally categorize all such resources in the Township. It can be used to prioritize preservation efforts and assist the Township with historic resource reviews and assistance.

## RECOMMENDATIONS & ACTIONS -

### *How to implement...*

#### **4-1. Protect surface and ground water resources - Protect and restore surface and groundwater quality and quantity in White Clay Creek, Big Elk Creek, and Christina River Watersheds.**

##### **WHY DO THIS?**

Most properties in the Township rely on on-lot water wells for their water supply; so surface and groundwater resources protection at its core is a matter of sustainably and continued quality of life in Franklin Township. Water resources quality and quantity protection and proper water resources management are necessary to address use demands and protection from degradation.

##### **4-1.1. HOW? - Examine Township Code Chapter 26 (Water) and resource protection zoning standards as to whether they continue to sufficiently protect surface water and groundwater.**

- Periodically review Township Code Chapter 26 (Water) to ensure standards for groundwater supply protection, water wells, and water quantity and quality are up-to-date and maximize protection.
- Review zoning standards to determine whether a groundwater protection overlay should be included.
- Continue to require a 100' riparian buffer in zoning to help filter entry of detrimental substances into surface waters through vegetative planting, reduced stream bank erosion and stormwater run-off, and limited uses in riparian areas.

##### **4-1.2. HOW? - Encourage private land stewardship actions designed to minimize negative impacts on surface water.**

- Provide information on the Township website for property owners to encourage private land stewardship actions designed to minimize negative impacts on surface water. Specifically, include information on best practices to promote groundwater recharge on properties, steep slope plantings/maintenance to deter erosion, and the importance of riparian buffer restoration on existing properties.
- Consider ways to maintain and improve surface water quality by reducing the entry of detrimental substances, including nutrients, sediment, organic matter, pesticides, and other harmful substances that reach watercourses, wetlands, and surface and subsurface water bodies.
- Consider partnering with a conservation non-profit organization and developing a voluntary restoration program through the Township Parks, Recreation, and Open Space Board for riparian buffer restoration and using scientifically supported methods.
- Promote voluntary landowner restoration of riparian buffers, planting hillsides, and other erosion and run-off prone areas.

#### **4-1.3. HOW? – Consider restoration demonstration projects on Township properties.**

- Investigate the feasibility of targeted stream restoration, riparian buffer, or wetland projects on Township properties. These types of projects promote biodiversity through the restoration of natural habitat and can also provide enhanced stormwater management. Partnerships with conservation organizations and grant funding through PADEP could be pursued once locations are identified.

**4-2. Protect other natural resources – In addition to water resources work to protect other significant natural resources and sensitive areas as environmental infrastructure through appropriate land use regulations, design techniques, public and private partnership, and preservation and outreach initiatives.**

#### **WHY DO THIS? -**

Residents value natural resources as an important element of Franklin Township to protect. Natural resources provide many sustainability benefits (e.g., stabilizing soils, reducing stormwater run-off, providing wildlife habitat, and improving the overall quality of life). Managed natural resources can be employed and function in their inherent capacity as green infrastructure. Unlike manmade infrastructure, natural resources can provide relatively self-sustaining green “infrastructure” when protected from encroachments (e.g., invasive species, harmful development practices). They can be used as the primary form of infrastructure and supplemented with “traditional” manmade built facilities. For example, in terms of long-term sustainability, built infrastructure cannot compare with a tree, whose roots reduce erosion and leaves provide oxygen, improve air quality, and give shade for aquatic life and humans. A healthy and well-functioning natural resources system can help save on construction and long-term maintenance costs of manmade facilities, while supporting and maintaining a healthy ecosystem, addressing sustainability and climate change, and promoting the Township’s continued intrinsic rural and natural character.

#### **4-2.1. HOW? - Provide website links to informational materials for landowners on how to restore and maintain natural resources on their properties.**

- Educating Township property owners and residents about good regular stewardship practices can assist with continued health of natural resources and ecosystems as well as stormwater management going forward. The PRO Board works on materials and programs to guide residents on restoration of natural features, maintaining natural features, and functions of manmade elements in that context.
- Information can be provided on stream banks, buffers, water quality, groundwater, woodlands, trees, lawns, pockets meadows, wetlands, and other natural resources, including available assistance for them through other entities and programs (e.g. resources conservation organizations).
- This material includes how natural resources are a type of green infrastructure and how in this capacity natural resources can be preferably used instead of, or at least in concert with manmade facilities. Manmade facilities could also be designed using greening methods.
- Information should address the ongoing required, and often expensive, maintenance costs of equivalent manmade infrastructure to remain functional as well as that being manmade is not as sustainable of an option in the long term.
- Work with other groups (e.g., conservancies, CCPC, Penn State Extension) to link to, collect, or create informational materials.

#### **4-2.2. HOW? – Promote public-private partnerships on the importance of personal responsibility and stewardship on individual properties.**

- Best management practices for lawn maintenance, pesticide and herbicide use/application, maintenance of riparian areas, the difference between creating functioning meadows (vs just not mowing lawn area), stormwater management, and personal composting are topics areas to bring this effort.
- Incorporate more organic and sustainable land management methods on Township properties to reduce the application of weed killers, insecticides, and fungicides as part of property maintenance, which could in turn foster greater biodiversity.
- HOA rules often can prohibit good land stewardship practices. To that end, best management practices for natural resources and land management techniques should be incorporated into HOA document for any new development. The PRO Board can work with existing HOAs to identify areas of HOA documents that are contrary to land stewardship practices and to determine what changes can be made.
- Consider holding community events and/or education sessions (e.g. land stewardship in relation to natural resources functions) that focus on steps the community can take to better promote sustainability and environmental stewardship.

#### **4-2.3. HOW? - Examine resource protection zoning and SLDO standards to ensure they protect natural resources overall.**

- Continue to promote zoning and SLDO that place a high priority on preserving natural resources in the Township, including looking at ways regulations could promote natural resources as green infrastructure and to be utilized, and enhanced as needed, as a replacement to manmade infrastructure.
- Continue to periodically review natural resource zoning standards to ensure that they meet contemporary best practices (e.g. science and methods to help maintain healthy natural resources and ecosystems are continually evolving) and respond to environmental issues in the Township. Include references for invasive species vs native species based on a tiered Penn State extension approach and referencing their updated species lists (rather than adopt specific lists into ordinances).
- Continue to periodically review SLDO standards to ensure they provide site responsive development that retains sensitive and directs development away from sensitive natural resource areas and take into account each site's natural capacity to support new uses and changes.
- Resource protection standards in zoning and SLDO ordinances currently address protection for woodlands, steep slopes, wetlands, riparian buffers, and floodplains. These standards are triggered by a zoning permit application or development proposal. Under these ordinances, natural resources are well protected; however for floodplains consideration could be given to reducing the permissible rise in base flood elevation to 0' (current regulations allow a rise of 1') and prohibiting all new construction/substantial improvement within the floodplain area.
- In continuing policies that protect and limit development near/on sites with significant natural resources, Franklin can preserve features that define rural character and the natural functions that such resources systems provide to the community (e.g. floodplain and vegetated buffers along watercourse providing a means for water overflow areas during flood events and natural screening via vegetation from pollutants entering watercourses).

### 4-3. Open space preservation - Continue to support and work cooperatively with other entities to permanently protect priority open space resources.

#### WHY DO THIS?

Preservation and protection of open space lands continues to remain a top priority for Franklin residents. The continued financial support shown by Township residents allowed for land preservation of many properties. ~~The community has continued to support Franklin's~~ Franklin Township is leveraging as much money from other external sources for land conservation as possible ~~ability to leverage funding via partnering with other entities (e.g., Chester County, Natural Lands, and Brandywine Conservancy)~~ with continued support from the community.

#### 4-3.1. HOW? - Include in the duties of the Township Park, Recreation and Open Space (PRO) Board to monitor, advise, coordinate, and serve as a liaison and first point of contact on potential open space preservation opportunities.

- Act as a liaison between the Township and residents on issues pertaining to open space preservation, including assisting with resident inquiries, directing residents to appropriate entities that can help them to achieve their preservation goals, and keeping an eye out for possible land conservation opportunities and resources.
- Understand and then help weigh various preservation opportunities to ensure that Franklin is leveraging as much money for land conservation as possible. Also, they can help focus to be on trying to preserve the most venerable-vulnerable or sensitive environmental landscapes as well as lands that provide linkages with other protected lands to form a larger interconnected network.
- Work to collaborate and communicate with local land trusts and Chester County about potential preservation opportunities.

#### 4-3.2. HOW? - Continue to coordinate with property owners, land conservancies, and Chester County Department of Parks and Preservation, as well as neighboring municipalities to promote and facilitate open space preservation projects.

- Strive to continue to promote their successful open space preservation initiative as a model for other communities.
- As landowners reach out about potential preservation opportunities, Franklin through the PRO Board can work to seek partnerships from land conservancies, Chester County, and State or Federal programs.
- ~~Consider the creation of a Franklin Township Land Trust, which would be responsible for managing and utilizing any future potential open space funds for land conservation, including open space and agriculture.~~
- Host a community event that educates the Township residents about land preservation programs available to them, and provide an opportunity to create an open dialogue about land conservation needs, possibilities, and ongoing efforts in and around the Township.

#### 4-3.3. HOW? - Consider how to leverage funding for additional open space preservation.

- Leveraging funding for open space land preservation shares some similarities with that for agricultural land preservation (Chapter 3), and also can be funded through a collaborative approach as the Township has done in the past. Projects can be funded in part or fully by other organizations (e.g. land conservancies, Chester County); however with these partnerships there are program requirements to adhere to.

- When coordinating on land conservation projects, the concept of public access (e.g. a trail or other means) should be a consideration. While not all properties are suitable for such access, it should at least be a topic of discussion when community funds are used.
- Survey results indicate that there is clear support for open space preservation and so the Township can work to ensure that they have funding available or partnerships already established when an important preservation opportunity arises.
- By partnering private and public institutions, Franklin will be able to conserve more land, native vegetation, and wildlife as part of open space preservation, which contribute to the Township its rural charm (e.g. the preserved open space Township preserves also provide natural wildlife habitat, woodlands, groundwater recharge, and give residents opportunities to connect with nature.
- ~~Consider using some earnings from the cell tower that is on Township property could be used in part to leverage funding for additional open space preservation as well as agricultural land preservation.~~

#### **4-3.4. HOW? - Develop prioritization for remaining available tracts that could be preserved.**

- The PRO Board can analyze all remaining unpreserved tracts of land in terms of natural resources, vulnerability to development, impact on the watershed, and other key prioritization items. Other communities in Chester County have completed this type of analysis and they can be consulted as a reference. The PRO Board can also elicit the assistance of Chester County's Department of Parks and Preservation or land conservancies to determine what categories should be considered when analyzing Franklin parcels. While used for agricultural land preservation, the LESA Ranking System used by Federal, State, and County level programs, can be looked at as a beginning of types of items that should be taken into consideration.
- The PRO Board can use this evaluation to create a tiered list of priorities that, once agreed with by the Board of Supervisors, can ~~should~~ be the focus of future preservation efforts.
- Consider using the Official Map (see Chapter 5 for more information about Official Maps) as a tool to designate possible priority lands for future preservation.

#### **4-3.5. HOW? - Address land stewardship and maintenance in open space projects.**

- Changes to PA open space protection funding law in the past few years now permit up to 25% of funds to go toward land maintenance and stewardship. This is important as just because land is preserved does not mean it will remain in healthy condition without some level of property maintenance, which often is needed after conservation to return lands to a healthy state from which they can function in their natural state. Like buildings, lands can need assistance (e.g. removing invasive species, replanting buffers along streams, replanting on steep slopes to mitigate soil erosion) after degradation to again function in a positive manner and as natural green infrastructure. This may be particularly the case for lands near developed areas or that have involved human use prior to conservation.

### **4-4. Historic and Scenic resources - Retain and protect historic and scenic resources and landscapes from degradation or loss to preserve the traditional rural context of Township heritage and character.**

#### **WHY DO THIS? -**

Franklin Township contains many historic resource as shown in the recently completed Township Historic Resources Atlas. Many of Franklin's historic structures reflect the Township's beginnings, and continuation, as a farming community. Historic resources are

not only an integral part of Township rural character, setting, and sense of place, but their reuse is sustainable building in continuing to use the energy already embodied in their construction and materials. Their construction is often not reproducible today due to cost and absence of like materials (e.g. old growth wood, fieldstone, period brick). Historic preservation is the original green development type through reuse, and in some cases reinvention, of existing buildings and structures.

A focal point of historic significance in the Township is the Kemblesville village. The establishment of Kemblesville as a National Register Eligible Historic District and a local historic district speaks to its importance and to the efforts of the Township and community in recognizing that importance and commitment to preserving this heritage by protecting historic resources.

**4-4.1. HOW? - Consider ways that heritage interpretation can be incorporated into themes of agritourism and recreational destination, and utilize events, programing, and online or print information to highlight Township history, historic resources, and landscapes.**

- Continue the Township’s good outreach through the Historical Commission about historic resources and history, including print (as appropriate and needed) and with a focus on online information. A driving tour, and, after future pedestrian linkage efforts are completed (Chapter 5), a walking tour should be considered that link key sites centered on the focus of heritage interpretation. History and historic resources articles should continue to be in the Township newsletter.
- Continue partnering on programs and consider expanded partnering to include events centered on Township history and historic resources and landscapes, (e.g. Chester County Town Tours and Village Walks program that takes place each summer and invites individuals to tour and learn about historic landscapes, sites, buildings, and villages across Chester County).
- Consider ways that heritage interpretation can be incorporated into themes of agritourism and recreational destination. Other areas of the County are starting to seriously rethink heritage tourism as an economic development tool to help preserve their landscapes and buildings that make up their character while taking into take that such resource need to remain viable and vital which costs monies. Heritage interpretation can take the form historic markers, plaques and panels in key areas and that link together and highlight important historic landscapes (e.g. the agricultural transition as found in current agricultural businesses), natural settings (e.g. in Township preserves and which preserved natural resources forms a base element of the Township character), recreational destinations (e.g. trails (Chapter 5) between preserves, parks, agricultural businesses that are open to the public, Fair Hill, property Kemblesville, and other key sites).
- Consider a recognition program (e.g. an event, plaque) for property owners who preserve their historic resources. Such buildings could possibly be part of a heritage interpretive effort as part of a viewing corridor.
- Consider historic resource ruins and their stabilization as both interesting visual and educational remnants of history (e.g., in Fair Hill NMRA there daffodils planted to mark the site of ruins).
- Consider archeological resources and their acknowledgement and investigation. As archeological resources are underground, they are often forgotten in terms of resource protection. However, even with ground disturbance over the years, traces of such resources usually remain and can provide unknown historical information that above ground historic resources do not yield.



#### **4-4.2. HOW? - Promote the Historical Commission as a resource and liaison to assist property owners in preserving and rehabilitating their historic structures.**

- Be available to provide information to property owners about grant or technical assistance opportunities, (e.g., National Register nomination process, National Register bulletins on property preservation).
- Reach out to property owners to recognize and provide information about, and possibly discuss preserving, historic buildings, barns, and other structures.
- Attend training to stay updated on current programs and resources.
- Ensure the Historic Commission continues to have volunteers that are active participants in their role with the Township.
- Continue to be a member of Chester County Historic Preservation Network (CCHPN), which is a non-profit made up of municipalities and other entities with a mission of providing education about and preserving the County's historic landscapes and buildings. CCHPN includes technical assistance representatives for each area of the County and can provide valuable training and peer-to-peer assistance on local historic resources education, outreach, and local planning.

#### **4-4.3. HOW? - Apply to become a Certified Local Government (CLG), which makes available PA historic resources-related funding opportunities.**

- The CLG program is a state administered program that assists municipalities with local historic preservation activities through funding incentives and technical assistance (e.g., historic resources inventories, studies, tours).
- To receive certification, local governments agree to have a well-rounded local historic preservation program by establishing a Historical Commission; enacting historic resource protection standards; maintaining a system inventorying historic resources; and facilitating public participation in the local preservation, including participation in the National Register of Historic Places nomination process.
- The Township meets the criteria to apply to become a CLG, except for having Township-wide historic resources protection standards in place. Many other communities in Chester County have such standards in place in order to address protection of historic resources throughout their community. Such standards are not one-size-fits-all and can take various forms that is tailored to a community. Standards could entail one of more of promoting adaptive reuse in zoning (e.g. via added uses and other incentives for historic resources preservation and reuse), reviewing proposed demolitions, and/or reviewing building alterations.

#### **4-4.4. HOW? - Maintain an updated Township Historic Resources Atlas and consider undertaking the next level of resource identification via updating the 2004 historic resources survey.**

- History is not static and as time goes on and built environment changes (e.g. building are demolished or renovated to extent they no longer have historic integrity) additional buildings become older and possibly historic. As part of their regular duties, the Historical Commission should keep a running tally of needed changes or updated to Historic Resources Atlas information (e.g. buildings that become available for inclusion as historic resources due to age, newly understood historic or architectural significance, or other factors) and then contact CCPC for changes to Atlas mapping.
- Consider the next step in surveying of a Township-wide architectural survey of historic resources. This survey type would provide a similar level of information as that of the Kemblesville local historic district. As part of this, the 2004 survey (found in the 2006

Comprehensive Plan) that identified the architectural style of 133 houses, 52 barns, and a variety of domestic and agricultural outbuildings, should be reviewed as a starting point in addition and as a supplement to the recent Atlas. This survey type would be completed by a professional architectural historic consultant and is an eligible project under the County's Vision Partnership planning grant program (VPP).

#### 4-4.5. HOW? – Protect scenic resources from intrusions.

- Existing scenic resources can be protected through natural and historic resources protection, open space land preservation, and agricultural land preservation. Unfortunately, it is often the case that until such resources are lost, degraded, or ruined due to impacts that they are visually seen and missed.
- Identify scenic resources through a scenic resources and intrusions analysis. This analysis would entail conducting an inventory and related mapping of scenic resources (e.g. views and vistas, heritage trees, rural roadways, stream corridors, landscape and historic resources settings, historic resource ruins), and then developing strategies and prioritization to address mitigation from possible adverse visual impacts. Kennett Township has such an analysis in place for a while and could be used as a reference.
- Next, work to protect scenic resources via implementing strategies in the analysis. This would include considering identified scenic resources in zoning and building permit reviews and land development proposal. Cell towers are often one such well-known scenic that can be mitigated through careful siting and disguising via stealth design.
- Conduct outreach to encourage property owners and the Township, as a property owner, to voluntarily protect such resources from visual intrusion impacts.

### Relationship to Township Vision

Protecting Franklin Township's natural resources, preserving open space, and retaining historic resources not only maintains Township rural character and scenic quality, but provides an inherent viable avenue for green infrastructure. Recognizing, and then working to preserve resources in Franklin Township also addresses poignant points of the vision's aim to balance growth with preservation and the ability of the land to sustain uses and Franklin Township's future. The Township's continued public-private partnerships on resources protection and open space preservation will mean that future generations will be able to experience and enjoy what current and previous generations value about Franklin Township.

## LEARN MORE...

Chester County Historic Preservation Network

<http://www.cchpn.org/>

Chester County Planning Commission's historic resources planning

<https://www.chescoplanning.org/HisResources/Historic.cfm>

Chester County Planning Commission's National Register of Historic Places mapping

<https://chescoplanning.org/Resources/Mapping/NationalRegister/>

PA Historical & Museum Commission CLG program

<https://www.phmc.pa.gov/Preservation/CLG-Program/Pages/default.aspx>

PA Historical & Museum Commission PA Share

<https://www.phmc.pa.gov/PA-SHARE/Pages/default.aspx>

Oxford Region Scenic Resource Inventory and Plan

<https://www.chesco.org/DocumentCenter/View/6884/Chapter14>

Chester County Planning Commission’s natural resources planning

<https://chescoplanning.org/Environmental/Protection.cfm>

Chester County Planning Commission’s Linking Landscapes

<https://www.chesco.org/DocumentCenter/View/18659/Linking-landscapes?bidId=>

Chester County Water Resources Authority

<https://www.chesco.org/158/Water-Resources-Authority>

Chester County’s Watersheds Plan

<https://www.chesco.org/1997/Watershed-Plan>

Chester County Climate Action Plan

<https://chescoplanning.org/Environmental/ClimateAction.cfm>

Chester Dept. of Parks and Preservation, Open Space Land Preservation

<https://www.chesco.org/4521/Open-Lands>

DVRPC Greenspace Network

<https://www.dvrpc.org/openspace/Network/>

## Chapter 5

# Trail & Other Pedestrian Circulation Connections

## GOAL –

### *What the aim is...*

Based on a robust community input process (see Chapter 1), trail and other pedestrian circulation connections is a priority subject for Township planning and this is the goal:

Retain and expand multi-use trail and pedestrian path infrastructure that connects parks, preserves, neighborhoods, and other destinations within Franklin Township and the larger region, and to foster Kemblesville as a recreation destination.

Retain and expand multi-use trail and pedestrian path infrastructure to connect residents to local pedestrian paths. Focus should also be made to connect the infrastructure to current and future, parks, preserves, churches, schools, wineries, restaurants, and other destinations. Care should be made to foster Kemblesville as a recreation destination.

## BACKGROUND –

### *Why this is a Priority Area & What it is...*

#### Why? - Community Input

Franklin Township has supported and preserved properties that can be used for public access, recreation, and enjoyment. The community has voiced their support for increased access to these amenities through public trails and linkages to other sites, specifically Kemblesville village and publicly accessible agriculture. Along with that, the community voiced their support for connecting to the larger trail systems that cross the County and region. Community survey findings show that recreation and trail opportunities (45%, 232 respondents) are one of the important items for the Township to focus on and promoting a parks/recreation/trail network (71%, 332 respondents) is a top focus for Township policy. In addition, some respondents (37%, 171 respondents) feel that improving walkability in Kemblesville is important to address. Respondents also find that existing parks/recreation and trails meet their intended purposes, however that existing pedestrian walkways do not meet current needs.

Survey results indicate that when participating in recreational activities outside their own properties/homes, respondents mainly go to local parks, trails, and preserves in Franklin Township (66%, 281 respondents), followed by local parks, trails, and preserves outside of Franklin Township (59%, 251 respondents) and White Clay Creek Preserve in London Britain Township. A number of respondents go to White Clay Creek State Park in Delaware (50%, 210 respondents) and Fair Hill Natural Resources Management Area (NRMA) in Maryland (47%, 199 respondents). Respondents also walk/jog/cycle along local roads (35%, 147 respondents).

During the planning process, there was notable input about the lack of multi-use trails for biking, hiking, or equestrian uses as well as pedestrian connections between existing

preserves/trails and other places in/near the Township. There was also discussion about whether residential areas could have access to paths that link to preserves and other parts of the Township.

## What? - Context

Chester County is working to create a trail network that connects natural resources, parks, and various urban, suburban, and rural landscapes. These include Schuylkill River Trail, Chester Valley Trail, Struble Trail, and very recently Southern Circuit Trail, among other trail initiatives. This interconnectivity can provide regional residents a place to exercise, explore, discover, and view Chester County by foot and by bike, without having to drive. Beyond Chester County, there has been a growing trend in the larger region for increased access to multi-use trails for recreation, including visiting places and day trips. If established, this network could result in a multi-faceted intersectionality between various forms of recreation (e.g. exercise, visiting places and tourism, economic vitality, heritage interpretation, reuse of historic buildings) in/near the trail network.

As southern Chester County begins to investigate implementing the Southern Chester County Circuit Trail concept that would feed into increasing the overall trail network within the County, it is important that Franklin Township works to determine its place in that larger network. There are trails in nearby municipalities (e.g. London Britain, New Garden, Elk) and areas (e.g. Fair Hill NRMA in Maryland, White Clay Creek State Park in Delaware) as well as regional trails (e.g. Mason-Dixon Trail), which surround Franklin Township, and place it in a good location for access to area trails for its residents and for consideration of connections within the larger area.

## What? - Existing Conditions

Franklin Township has its own history and characteristics that make it a valuable asset within the County and region. The Township has a village, active agricultural uses, a Township park, and four Township preserves, and two other preserves. Currently, people need to drive to get to these places. A few of these places have internal trails (e.g., Crossan Park, Banffshire Preserve, Peacedale Preserve, and Geoheagan Trail/Fox Chase Farm, as discussed in bullet points below). Once people arrive by vehicle, they are then able to explore these places by foot or bicycle. However, these trails are not yet connected to one another. As well, residents currently walk on residential neighborhood roads for recreation and perhaps to access some of the park and preserve trails.

- **Elwood L. Crossan Park** provides active recreation in the Township and boasts a variety of amenities that are available to the public, including all-purpose fields, baseball and softball field, tennis courts, and playground equipment which makes it a popular destination for families in the community. The park is intersected by paved and unpaved trails that loop throughout, allowing visitors various parts of the park.
- **Banffshire Preserve** contains a complex system of loops that can be accessed from two different parking lots. The loops allow visitors to explore different parts of the Preserve. Banffshire does not host any active recreation opportunities (e.g. sports fields or playgrounds). Instead, visitors are greeted by natural landscapes of trees, streams, and other vegetation.
- **Peacedale Preserve** is accessible from two roadways and the trail network stretches throughout the property. Visitors are able to explore forest, farmland, and sections of the Big Elk Creek that cuts through the eastern section of the Preserve. Peacedale's adjacency to the more recently preserved Strawbridge property provides the possibility of future trail interconnections stretching to/connecting with Fair Hill NRMA, where

there is an extensive trail network in place.

- **Fox Chase Farm** has a perimeter trail - Geohegan Trail - along the entirety of the property, allowing visitors to also view the primary agricultural use as well. This experience is special for the community, because it highlights a key and integral element of Franklin Township's rural character and is a vital aspect of Township identity and history.

## RECOMMENDATIONS & ACTIONS -

### *How to implement...*

**5-1. Promote Pedestrian connections** - Retain and expand multi-use trail and pedestrian path infrastructure to connect parks, preserves, and other destinations, and to foster Kemblesville as a recreation (and agritourism in Chapter 2) destination.

#### **WHY DO THIS? -**

Trails are growing ever more popular and are seen as an essential component of community infrastructure. Additionally, even in rural areas, more and more people are interested in living in walkable communities with access to shops, restaurants, schools, and places of employment. There are opportunities to enhance walkability to destinations around the Township using the village of Kemblesville as a hub. Linking Township parks, preserves, and other destinations (e.g. agricultural business with public access and Kemblesville) via trails and pedestrian connections (e.g. paths, footpaths, walkways) will further enhance and allow residents and visitors to use and enjoy the amenities and rural character of Franklin without having to drive.

Bordering Franklin Township to the south, Fair Hill NRMA is currently a mecca for cycling and pedestrian trails and is now also positioning itself as a national center for equine activity and New Garden Township holds active polo fields in the region. This presents significant opportunity for Franklin Township to leverage its many horse farms, agriculture industry, and rural character to attract residents and agricultural enterprises to the Township. Ample nature preserves and a connected network of equestrian trails are components of the infrastructure that will help the Township capitalize on this trend.

**5-1.1. HOW? - Update the 2009 trail feasibility study to create a current master plan for a multi-use trail (non-motorized e.g. hiking, walking, equestrian use, cycling) and pedestrian walkway network that links destinations.**

- Use the map of proposed trails in this Chapter as a starting point for commissioning a Trails Master Plan that identifies specific alignments, right-of-way needs, design standards, priority projects, and wayfinding signage. The recommended network and amenities should meet the needs of current and future residents and should connect to and capitalize on regional recreation and open space initiatives as well as connections between neighborhoods.
- After completing a Trails Master Plan, adopt trail design standards in SLDO that are consistent with the Plan.
- **Remain aware of marginal motorized vehicle types (e.g. ebikes, scooters, motorized skateboards) and whether they are compatible for use on multi-use trails. As part of this, monitor neighboring trail requirements as to how this is addressed.**

### **5-1.2. HOW? - ~~Develop~~ Consider an Official Map to identify the locations of desired future multi-use trail and pedestrian walkway.**

- To be prepared if land development or roadway or other improvements are proposed, an Official Map is a good tool to have adopted and in place. Official Maps are enabled under the MPC and give the Township the right of first refusal for acquisition of land to be occupied by the multi-use trail or pedestrian walkway, or other features (e.g. roads, parks, or preserves).
- Upon completing a Trails Master Plan, the highest priority trails should be added to the Official Map.

### **5-1.3. HOW? - Work to obtain easements to implement the multi-use trail and pedestrian walkway network during open space and agricultural lands preservation, as well as part of any land development application.**

- PA's Act 43, the Agricultural Security Law, prohibits trails on lands with agricultural conservation easements. The Township should reach out to landowners with properties greater than 10 acres in size that are part of the Township's desired trail network to obtain trail easements. If agricultural lands are to be preserved via agricultural easement, exception areas (for possible future trails can be designated as part of the easement in advance of the property being preserved).
- ~~Amend zoning and SLDO to require~~ Promote pedestrian walkways in all developed areas in the Township. Walkways or paths include sidewalks as well as other types of pedestrian access types, which allows greater flexibility to provide pedestrians connections in different locations/situations. Current zoning and SLDO require sidewalks at the discretion of the Board of Supervisors (with the exception of their requirement on both sides of streets within TNDs).
- To take a more targeted approach, consider completing an Official Map and showing pedestrian walkways on such Map and/or consider completing a detailed Pedestrian Network Map (that could be adopted as an amendment to the Comprehensive Plan).
- Amend the SLDO to include a requirement that new land developments preserve any trails that pass through the site, and/or the requirement to connect to existing trails on adjacent properties.
- Related maps and diagrams in this plan are conceptual meaning alignments are not set, e.g. trails shown along roads would likely be next to a road within the right-of-way.

### **5-1.4. HOW? - Develop outreach materials to highlight opportunities for walking, hiking, and biking, and amenities.**

- Develop a trail, walkway, and destination map that highlights opportunities for walking, hiking, and biking, as well as the destinations that can be accessed along identified routes. Consider providing such information to local realtors, schools, and community organizations to distribute. This map should be available both digitally (mobile-friendly including a QR code) and in paper form.
- Offer guided walks and hikes, by the PRO Board, of Township preserves and trails to bring education and more awareness and appreciation for the existence and extent of these amenities.

## **5-2. Support Township Parks & Preserves - Continue to maintain and enhance Township Parks and Preserves including as pedestrian and bicycling destinations.**

### **WHY DO THIS?**

Franklin has proactively preserved several natural areas that have been improved and opened to the public. These preserves can serve as the nodes along a greenway corridor, allowing residents to traverse the Township on foot, horseback, or bicycle. Trails that allow for all these uses will be a unique and attractive feature within the Township and will enhance residents' quality of life, promote healthy lifestyles, and will serve as a valuable recreation amenity for all ages.

### **5-2.1. HOW? - Add wayfinding signage to parks and preserves, and informational signage within parks and preserves.**

- Add wayfinding signage is a relatively easy step to increase awareness of the trails that already exist within the parks and preserves in Franklin Township.
- Develop a comprehensive wayfinding design package. It may be advantageous to pursue this jointly with other neighboring municipalities to have cohesive wayfinding signage on trails and preserves that cross municipal boundaries. Signage types should include park/preserve/trail names, mileage counters, emergency locators, directional signage. Consider including a standard design for historic/cultural/natural interpretive signage.
- Feature an informational kiosk at each park and preserve entrance with an up-to-date trail map, trail brochures, information about programs, emergency information, and other information deemed necessary or desirable by the township. Such information can be maintained by the Trails Committee or Township staff that maintains the preserves.

### **5-2.2. HOW? - Consider opportunities for nature education interpretation and experiences and encourage involvement and interest.**

- Leverage programming offered by the Land Conservancy for Southern Chester County and State agencies in conjunction with White Clay Creek Preserve, White Clay Creek State Park, and Fair Hill NRMA. Promote this programming on the Township's website and through the Township newsletter.
- Provide opportunities for independent nature exploration, including safe access to water. Identify opportunities to provide formal and informal water access for fishing, and nature exploration. Identify locations where ADA-access can be provided and pursue funding to install facilities.
- Consider including displays along trails and pedestrian walkways to showcase and educate the community about local agricultural products and biodiversity (See Action 3-1.4).

### **5-2.3. HOW? - Promote volunteer opportunities that focus on maintaining parks and preserves.**

- Promote existing stewardship training opportunities to Township residents such as Natural Lands' Force of Nature program and Chester County's Master Watershed Stewards program. Maintain a list of stewardship projects on parks and preserves that these volunteers could lead or participate.
- Continue to develop relationships with local hiking and mountain bike clubs who regularly volunteer to maintain the trails they use.



- Partner with community service organizations to host volunteer days for Earth Day, Arbor Day, Love Your Park Day (currently in Philadelphia but under consideration for adoption by the State), and Martin Luther King, Jr. Day of Service.

#### **5-2.4. HOW? - Work with a local land conservancy on community sustainability demonstration projects.**

- Investigate local land conservancies that would be open to undertaking community demonstration projects, e.g., home composting, vegetable gardens, rain gardens, etc. in one or more Township preserves or at the Township building.
- Continue to assist in the promotion of the Catch the Rain program through the White Clay Creek National Wild and Scenic program and the Brandywine Conservancy, which offers free consultation and rebates to home and business owners for the installation of cisterns, rain barrels, and rain gardens.
- Identify areas of Township preserves, parks, and open space that can be farmed with seasonal and rotating crops by local farmers (Chapter 3).

### **5-3. Engage in regional coordination - Participate in regional pedestrian and bicycle planning and projects that intertwine with the larger region.**

#### **WHY DO THIS?**

Cyclists and hikers generally are not concerned with municipal boundaries when out for a ride or hike, so municipalities should think regionally when planning their bicycle and pedestrian networks. Additionally, there are major regional destinations like Fair Hill NRMA and White Clay Creek Preserve that could be easily accessed by walking or biking. Additionally, a regional trail network would allow users of these regional natural areas to access Kemblesville and the amenities in Franklin, as well.

#### **5-3.1. HOW: Work with neighboring municipalities to complete a more interconnected regional trail and pedestrian network.**

- Coordinate with neighboring municipalities to link pedestrian circulation networks in order to create better access, including multi-modal access, to regional amenities and destinations, including those within Franklin Township.
- **Form an official Trails and Pathways Committee to The PRO Board will** provide neighboring municipalities with a point of contact with which to discuss coordinated initiatives.
- Partner with London Britain, Elk, and New Garden in a joint study that is beginning to connect White Clay Creek Preserve, Strawbridge property, and White Clay Creek State Park with Fair Hill NRMA and New Garden Polo grounds through open space connections, bicycle and pedestrian paths, and cultural (including historic) resources heritage interpretation. This initiative is centered on the Mason-Dixon Line and PA/DE Arc as unique cultural resources to this region that are also nationally valued and recognized. It is intended to be undertaken as part of the newly forming multi-municipal Mason-Dixon Partnership. This collaborative effort strives to include the National Park Service, PA DCNR, and Friends of White Clay Creek Preserve and to find trail connections and land conservation opportunities within an overall theme of multi-modal connective and cultural heritage themes.
- Coordinate and integrate an interconnected regional network effort with agritourism and heritage tourism including educational heritage interpretation of local history and key historic sites (Chapter 7) and with Kemblesville as a destination and 'heritage center' within the larger region.

- Work with neighboring municipalities to complete wayfinding and local amenities informational signage.

### **5-3.2. HOW: Provide identified transportation projects to Chester County Planning Commission for inclusion on the Transportation Improvement Inventory (TII).**

- Chester County solicits desired transportation improvement projects from municipalities every two years for inclusion in the TII. The TII forms the “wish list” of desired projects in the County, and some of these projects are selected for inclusion in the federally funded regional Transportation Improvement Program, or TIP.
- Multi-use trails (for bicyclists and pedestrians) identified by the Township as priorities for development should be added to the TII.
- Roadway improvements can impact safety for bicyclists and pedestrians who also use those roadways. Roadway projects should take a “Complete Streets” approach to improvements and should make accommodations for all modes of transportation to the extent possible (Chapter 6).

### **Relationship to Township Vision**

Developing an interconnected trail and pedestrian system connects people with places (e.g., natural areas, historic sites, recreation areas, residential areas, agriculture) in Franklin Township without using a motor vehicle. It helps provide an avenue for physical activity and recreation for residents, and a way for children and people without passenger vehicles to move within the Township. It also helps to address resiliency of the ecosystem and climate change through lowering emissions from use of personal vehicles to travel to trail, preserve, village, and other destinations. It also facilitates an aspect of quality of life. avenue for increased physical activity, recreation, and quality of life.

## **LEARN MORE...**

Official Map on Conservation tools website

<https://conservationtools.org/guides/60-official-map>

Chester County Planning Commission’s open space planning

<https://chescoplanning.org/OpenSpace/OpenSpace.cfm>

Chester County Planning Commission’s - Transportation Improvement Inventory (TII)

<https://www.chescoplanning.org/transportation/tii.cfm>

Chester County Planning Commission’s trail planning

<https://www.chescoplanning.org/transportation/TrailPlanning.cfm>

Chester County Trails Finder

<https://chesco.maps.arcgis.com/apps/webappviewer/index.html?id=23332f7f24b44937af337a155d5ea13b>

The Land Conservancy for Southern Chester County (TLC)

<https://www.tlcforscc.org/>

Natural Land’s Forces of Nature Program

<https://natlands.org/support/volunteer/be-a-force-of-nature/>

Penn State Extension’s Master Watershed Steward Program

<https://extension.psu.edu/programs/watershed-stewards>

White Clay Creek National Wild & Scenic River Catch the Rain Program

<http://whiteclay.org/catchtherain>

Chester County Vision Partnership program – planning funds

<https://chescoplanning.org/MuniCorner/vpp.cfm>

DVRPC Transportation Community Development Initiative - planning funds

<https://www.dvrpc.org/tcdi/>

Chester County Preservation Partnership Program - land/easement acquisition & construction funds

<https://www.chesco.org/4647/Preservation-Partnership-Program>

PA Greenways, Trails, and Recreation program - planning and construction funds

<https://dced.pa.gov/programs/greenways-trails-and-recreation-program-grtp/>

PA DCNR Community Conservation Partnerships program - planning and construction funds

<https://www.dcnr.pa.gov/Communities/Grants/pages/default.aspx>

DVRPC Transportation Alternatives Set-Aside Program (TA) – construction funds

<https://www.dvrpc.org/tap>

PennDOT Multi-Modal Transportation Fund – construction funds

<https://www.penndot.gov/ProjectAndPrograms/MultimodalProgram/pages/default.aspx>

PA DCED Multi-Modal Transportation Fund – construction funds

<https://dced.pa.gov/programs/multimodal-transportation-fund/>

# Roads & other Community Infrastructure

## GOAL –

### *What the aim is...*

Based on a robust community input process (see Chapter 1), roads and other community infrastructure is a priority subject for Township planning and this is the goal:

Retain rural character of roads and other community infrastructure and enhance, as needed, in a manner that reflects and supports continued rural, agricultural, and open character and natural constraints.

## BACKGROUND –

### *Why this is a Priority Area & What it is...*

#### **Why? - Community Input**

Community members rely on roadways for vehicular travel and on-road bicycling, stormwater management to control erosion and flooding and promote groundwater recharge, sewage disposal and water supply, regional emergency services and library service, and other community facilities and services.

Community survey findings indicate a topic for Township focus is traffic and road improvements (54%, **278 respondents**). A majority of respondents felt that overall Township roads (61%, **277 respondents**) are maintained, particularly with regard to snow removal (81%, **365 respondents**), while a lesser number felt roadsides (54%, **246 respondents**) are maintained. Some respondents felt maintenance of PA roads meets needs of Township residents (50%, **230 respondents**), while some felt it did not (41%, **184 respondents**). More respondents than not (41%, **184 respondents**) find that on-road bicycling opportunities are needed. The community survey also asked respondents to provide input about specific types of road improvements needed. Survey results indicate that maintenance of Township roads should continue to be addressed. Survey results also indicate that on State roads the following should be addressed: gateways and traffic calming along PA 896, shoulder widening to improve safety for on-road cycling and driving, and traffic calming along PA 84. Respondents indicate a desire for gateways/traffic calming/improved appearance along roadways in general.

Survey findings indicate PA 896/Appleton Road and PA 896/PA 841 are priority intersections where transportation improvements are needed, followed distantly by PA 896/Parsons Road and PA 896/Good Hope Road. A PennDOT plan for improvements along PA 896 is underway and the PA 896/Appleton Road intersection is a plan item to address. Roads most frequently traveled are PA 896 and PA 841 followed by Appleton Road, Flint Hill Road, and S. Guernsey Road.

Respondents feel that groundwater (well water quality and quantity) is an important natural resources item to protect via regulation and other means (70%, **344 respondents**).

Survey results also indicate emergency services - police (67%, 303 respondents), fire (80%, 361 respondents), ambulance (77%, 348 respondents) - meet needs of residents as does electric line/equipment maintenance and tree trimming (60%, 273 respondents) and mobile phone service/facilities (52%, 238 respondents). A majority of respondents find that the Township Building (67%, 303 respondents), Administration (58%, 264 respondents), Codes Enforcement (51%, 231 respondents), and recycling drop-off (59%, 268 respondents) meet resident needs. In terms of volunteer opportunities to assist with Township duties and activities, respondents are interested in trail/park/open space/preserve cleanup/maintenance (66%, 221 respondents), stream/natural area cleanup/invasive species removal (47%, 159 respondents), road cleanup (39%, 133 respondents), neighborhood watch (30%, 101 respondents), historic preservation (24%, 83 respondents), and Township commission/activity (24%, 82 respondents).

During the planning process, there was input about continuing to monitor, and address as needed, sewage/septic disposal, including reviewing the Township Act 537 Sewage Facilities Plan. Along with that, residents and business owners alike voiced their concerns about possible stormwater management issues, particularly along roadsides and how increases in development could exacerbate this issue. There was also input on how to address roadsides to better accommodate movement of farm equipment as farming is a key industry in Franklin Township, as well to provide enhancements for horse drawn buggies and on-road bicycling.

## What? - Context

Franklin Township is near major road arteries of US 1, PA 41, and MD 273. PA 896, which bisects the Township northwest-to southeast, is the primary transportation corridor within Franklin Township, followed by PA 841, which runs in generally a perpendicular direction. The junction of both roads is the approximate middle of the Township. PA 896 runs southeast from Lancaster County, through Chester County crossing US 1 and ending in Newark, Delaware. PA 841 runs north from Cecil County (MD 213) to West Grove where it crosses US 1 and continues north ending at PA 82. The region is robust with local roads that are rural in character (narrow, winding, low traffic volumes). Rural roads in the region highly contribute to overall regional scenic qualities.

Within Chester County, municipalities generally use their capital fund in an incremental scheduled manner to assist municipal and other municipal facilities (e.g. Township Building) projects. Municipalities may partner with other agencies and/or on a regional level or with outside funding (e.g. grant, loan, bond) to complete such projects. Rural communities throughout the County, due to such rural character and often limited finances, often contribute to regional services (e.g. library, fire, police) rather than have their own facilities.

With climate change, increased flooding and erosion, and need for groundwater infiltration to recharge well water supply, sustainable stormwater management is a topic throughout the County. Stormwater management refers to the safe and effective collection, control, infiltration, and treatment of stormwater, including rainwater, that flows over land and that strives to minimize intermittent flooding, erosion and sedimentation. Additionally, sustainable stormwater management allows rainwater to recharge groundwater, which is critical for the Township's drinking water resources. Chester County has an Act 167 Stormwater Management Plan and model ordinance, which was recently updated, that municipalities can use to facilitate local stormwater management.

## What? - Existing Conditions

**Roads** - Public roadways in Franklin Township are owned and maintained by either PennDOT or the Township. The Township contains 54.86 miles of public roads. Of that, PennDOT owns and maintains 16.89 miles, and the Township owns and maintains 37.97 miles. Indicative of Franklin Township's rural character, only two roads in the Township – PA 896 and PA 841 – are designated as having a higher level roadway functional classification, meaning level of use and roadway size/capacity. No roads have traffic volumes exceeding 10,000 daily trips, also indicative of the continuing rural nature of Franklin Township. However, with access to nearby US 1, the Township has major roadway access to the greater region, while largely containing rural local roads within the Township. Rural roads contribute to Township scenic qualities. The roadway network in Franklin Township is rural in character, with narrow and curved alignments that often follow the natural topography, and cartways and traffic volumes that are low relative to other areas of Chester County. In addition to being used for vehicular movements, rural roads are also used for farm equipment, horse/buggies, pedestrian movement, and on-road cycling. This means that various types of road uses need to be taken into account in roadway planning.

**Stormwater Management & Water Supply** - The Township's current stormwater ordinance was developed to be consistent with Chester County's previous Stormwater Management Plan and related model ordinance. CCWRA recently updated the County-wide model ordinance. The goal of the stormwater ordinance is to protect public health, safety, general welfare, property, groundwater recharge, and surface water quality. This is largely accomplished at the time of new construction, by implementing on-site drainage and stormwater management practices required by the ordinance and administered through the assistance of the Township's consulting engineer. There are a few residential developments served by public water, however most Franklin Township residents rely on individual on-lot water supply through wells. These systems are sourced from local surface or groundwater. This underlines the importance of stormwater management measures, which both clean surface water and retain water to allow for groundwater recharge.

**Sewage Disposal** - The majority of the Township is served by On-Lot Disposal Systems (OLDS). The Pennsylvania Sewage Facilities Act (Act 537) addresses sewage disposal to try to correct and prevent future sewage disposal issues. The Act requires planning for sewage facilities, permitting of individual and community OLDS, and uniform standards for designing OLDS. There Lexington Point serves as an example of a recently constructed community sewage system in the Township.

**Public Schools** - Franklin Township is a part of the Avon Grove School District, which has over 5,000 students in several schools located throughout the district. Avon Grove Charter School is a public school in the School District, and its Early Learning Center is the only school within Franklin Township.

**Library** - Avon Grove Library in West Grove serves Franklin Township residents. The library was established in 1874 when West Grove was a village located in London Grove Township. The Library is part of the Chester County Library system, and offers work spaces, meeting rooms, homework/research help, and a variety of education programs for residents.

**Emergency Services** – Like other rural municipalities with small population sizes, Franklin Township does not have its own police, fire, or emergency services. The Township is served by PA State Police based out of the Avondale barracks, which has personnel dedicated to patrolling the Township and neighboring areas. The Township is served by West Grove and

Avondale Fire Companies. West Grove Fire Company has a large service area and maintains three facilities, with the main station in West Grove Borough and substations New London and London Britain Townships. It is the primary responder for the majority of Franklin Township. Avondale Fire Company, located off PA 41, is smaller than West Grove Fire. For ambulance service, the Township is serviced by West Grove Fire Company's EMS ambulance division. Due to the closure of two local hospitals, the cost to maintain adequate emergency services in the Township has risen dramatically and is expected to increase even further in the future. Ensuring the availability of emergency services for residents, such as Medic 94, is a key priority.

## RECOMMENDATIONS & ACTIONS -

### *How to implement...*

**6-1. Community facilities in a rural landscape:** Consider appropriate and adequate community services and facilities within the practical and fiscal limits of the Township as a rural community, its rural character, and the natural constraints of the land.

#### **WHY DO THIS? -**

Franklin Township wants to maintain and support its rural character and landscapes that have been its defining feature since its founding. Community facilities and services infrastructure types and design play a role in Franklin Township's character. While adequate community facilities and services are important, it is equally important to implement changes and upgrades that fit with rural context and is obtainable within fiscal and practical limitations of Franklin Township. An updated Sewage Facilities Plan, ground and surface water quality, services (e.g., fire, police, EMS), and Township facilities are areas to be considered in this Comprehensive Plan. Franklin Township residents wish for their Township to remain a rural place and have voiced input on where future development should be directed (Chapter 7); facilities and services are to be responsive to this and meeting the needs of existing land uses. Along with that, natural, historic, and agricultural areas (Chapters 3 and 4) are to be considered when upgrades, updates, and changes are being planning for community services and facilities.

**6-1.1. HOW? - Review the Township Act 537 Sewage Facilities Plan to ensure it continues to meet the Township rural vision, as well as takes into account new technologies including greening.**

- Update the Township's Act 537 Plan to continue the prioritization of on-lot sewage disposal. Continuing to use on-lot sewage disposal helps maintain the watershed water balance of groundwater, support lower density rural land use patterns, and is compatible with maintaining Township rural character. As of the last (Jan 2002) Act 537 Plan, there are two larger systems: one at the Early Learning Center that was hoping to expand the system to almost 3,000gpd and one at Heritage Village Apartments.
- When updating the Act 537 Plan, explore the possibility of new technologies for sewage disposal. Such technologies can be challenging to include in a Sewage Facilities Plan as they can be viewed as experimental by the State and may not be approved.
- Explore the use of gray water systems to increase the life of on-lot systems, use less water and recycle bath/sink/washer water to irrigate lawns and gardens and to flush

toilets. These systems work by redirecting water from sinks and showers to a system that can be reused for non-potable uses.

- Continue to utilize and enhance the Township's On-lot Sewage Management Ordinance (Ordinance 2011-02). The regular maintenance and pumping of on-lot disposal systems will provide an accurate accounting of the state of the on-lot systems in the Township and help the Township to make educated and proactive decisions regarding community or even public sewer systems that may be needed in the future.

### **6-1.2. HOW? - Review any water service areas in the Township to ensure they continue to meet the Township rural vision, groundwater and surface water quality and quantity, as well as takes into account new technologies including greening.**

- Continue to use on-lot water supplies/wells as a priority method of water supply, wherever possible and maintain limited use of public water supply that is compatible with Franklin's rural character.
- Educate residents about living in a High Quality Watershed, the Big Elk Creek, which encompasses roughly the southern third of the Township, and the interconnections between the way residents live and function/impacts to groundwater they use. Provide online and paper mailers with information (e.g. from Chester County Water Resources Authority (CCWRA), PA DEP, and Chester County Conservation District), as well as local watershed groups (e.g. Brandywine Red Clay Association, Brandywine Conservancy) as to what actions residents can do to help maintain or improve water quality. Create a demonstration project on Township property (e.g. a stormwater basin retrofit) to show residents what they can do on a smaller scale to make a difference with water quality in their community. CCWRA is updating the County-wide Water Resource Plan, Watersheds. PA DEP is working on an updated Best Management Practices (BMP) manual. The Township can look to these resources, once completed.
- Periodically review Township Code Chapter 26 (Water) to ensure standards for groundwater supply protection, water wells, and water quantity and quality are up-to-date and maximize protection.
- Review zoning standards for groundwater protection and an overlay.
- Continue to require a 100' riparian buffer in zoning to help increase groundwater recharge and filter entry of detrimental substances into surface waters through vegetative planting, reduced stream bank erosion and stormwater run-off, and limited uses in riparian areas.

### **6-1.3. HOW? - When updates are needed to Township facilities, consider methods as to how energy efficiency and alternative energy can be included.**

- Employ Township facilities to Consider the use of renewable energy sources at Franklin Township facilities for long term cost savings and to serve as demonstration sites to show what is possible for alternative energy and energy efficiency. Conduct an energy audit of Township facilities as a first step to determine where efficiencies and inefficiencies are occurring.
- Explore implementing green infrastructure on Township properties. This can also serve as an example of promoting these types of systems within Franklin overall.



**6-1.4. HOW? - In understanding the Township as a rural community would not self-fund to provide services and facilities, continue to work within the larger region including with neighboring communities and organizations to provide quality facilities and services that the Township utilizes.**

- Continue coordination with Pennsylvania State Police that serve the Township out of the Avondale barracks to retain the partnership that currently benefits Franklin Township residents and provides a level of service that is compatible with a rural lower density community.
- Continue to participate in regional fire and ambulance services, which are provided by West Grove and Avondale Volunteer Fire Companies and promote volunteer opportunities with these services. The fire companies maintain facilities in the vicinity of PA 896 and State Street north of the Township and Flint Hill Road and PA 896 south of the Township.
- Consider added involvement with the Avon Grove School District as related to future decision making about Avon Grove Charter School’s Early Learning Center (former Kemblesville Elementary School) and its relation to Kemblesville, the only school located in Franklin, and a community organization and resource.
- Continue to support and promote the regional Avon Grove Library, located in West Grove, in an equitable manner with neighboring municipalities, which serves as the Township’s community library resource.

**6-2. Green Sustainable infrastructure & energy - Consider and promote use of green infrastructure types including renewable energy, stormwater management/ erosion control & soil mgt, roads, sewer, groundwater & surface water, recreation, and development design.**

**WHY DO THIS?**

Use of naturally based green systems as infrastructure is compatible with and complements Franklin’s rural character. It can also restore and enhance natural features, reduce demand for polluting and nonrenewable resources, support the ecosystem, and address climate resilience through reduced hardscaped heat trapping infrastructure, as well as provide mid to long term economic saving via use of largely self-renewing systems. During existing infrastructure enhancement and new infrastructure construction, use of greening should be part of the discussion of priority methods to employ.

**6-2.1. HOW? Continually reassess how to support and encourage use of alternative energy sources including evolving technology and innovations.**

- Explore/Examine the creation of a Sustainability Advisory Committee in order to undertake this duty in the Township. Investigate other communities in the County/Region that have created such a Committee in terms of duties and process.
- Examine other municipalities that are already supporting alternative energy use, including successes and challenges.
- Examine whether zoning promotes use of alternative energy sources and update, where needed, to promote alternative energy. Look to other municipal zoning as examples and particularly municipalities having rural character.
- Consider the federal Dept. of Energy Zero Energy Ready Homes program as an example to determine if there are ways to promote use of methods for green building in new and redevelopment projects.
- Petition the State to permit minimum Building Code Standards to be changed to require energy efficient construction.

### 6-2.2. HOW? Explore the use of greening roads, stormwater infrastructure, development design, adaptive reuse of historic buildings, and other infrastructure types.

- Explore via the Sustainability Advisory Committee different types of green infrastructure.
- Prioritize which green infrastructure types are most feasible and practical for use in Franklin Township as a rural community. This should include benefit, challenges, cost/funding, and rural context to determine types compatible in the Township.
- Explore nearby municipalities, particularly those with a rural and/or agricultural character, that have used similar methods and outcomes/lessons learned.
- Coordinate with County agencies (e.g. CCCD, CCWRA) and State agencies (e.g. PennDOT, PA DEP) to understand needed requirements.
- Examine whether regulations are conducive to promoting green infrastructure types, particularly those of a higher priority in Franklin.
- Explore ways to minimize oversalting of roads in icing events including considering other products to dissolve ice (See Action 6-3.3).

### 6-2.3. HOW? Provide outreach about types of green infrastructure.

- Provide web links to educational/how-to guides for community members explaining the benefits of green infrastructure use (e.g. climate resiliency, environmental protection, historic resource preservation, energy savings, financial benefits, stormwater and runoff management, flooding management).
- For example, often not considered as part of green infrastructure is reuse of buildings; however, reuse of buildings is one of the original forms of green infrastructure (e.g. continued and adaptive reuse of historic buildings throughout history). Convey that continued use and adaptive reuse of historic resources is an original long held method of green built infrastructure, which prevents additional waste into landfills and continues to use already embodied material and construction energy that went into existing buildings.
- Look to form partnerships with businesses, agencies, or other members of the community to create model projects throughout the Township or in areas that are used by members of the community.
- Encourage property owners, and incentivize where possible, to install sustainable green infrastructure (e.g. stormwater BMPs, roof mounted solar panels, geothermal systems).

### 6-2.4. HOW? Encourage the development of solar farms.

- Coordinate with PECO and an energy generating company(s) to determine if there is potential for a solar facility to power portions of the Township, The Township is currently working on an ordinance to regulate commercial solar farms.
- Consider charging stations at Township facilities to support the use of electric vehicles.

## 6-3. Vehicular circulation - Plan for a safe and efficient transportation network for the movement of people and goods and that reflects the rural community character including access by agricultural equipment. Participate in regional transportation planning and projects that relate to the transportation network in Franklin Township. (See Actions 3-1.2 and 3-4.2)

### WHY DO THIS?

Franklin Township wants to maintain and support its rural character, and roadway types and design play a role in that character. A safe and efficient transportation network is important, though must also be balanced with changes and upgrades that fit with rural

context (e.g. maintaining rural road character and volumes) and within fiscal and practical limitations of Franklin. Additionally, agriculture is a key industry in Franklin Township, and the ability of farmers to move their equipment throughout the Township is a key consideration in order to retain the agricultural industry (Chapter 3) that is also a key features of Franklin’s rural character and lifestyle. The Township needs to balance planning for a roadway system that meets community needs, while maintaining rural character.

### **6-3.1. HOW? - Determine ways to ~~make~~ calm traffic on PA 896 and Appleton Road less desirable as a truck route.**

- ~~Consider way to calm traffic along PA 896, including understanding of technology (e.g. GPS traffic routing directional algorithms and how it directs and impact traffic patterns, flashing movable sign on Appleton Road seems to help calm traffic and can be moved to different areas).~~
- Work with Newark, Delaware, which has been successful in calming traffic on RT 896.
- Investigate various methods and applications of traffic calming that may discourage truck traffic. The Township should work with a licensed traffic engineer to identify the most appropriate applications and locations so that the measure or measures in concert would help to achieve this goal. Start with the PA Traffic Calming Handbook.
- Plans for PA 896 will, in part, place an all-way stop at Appleton Rd that can inadvertently also help calm traffic in Kemblesville.

### **6-3.2. HOW? - Coordinate roadway improvements with integrated strategies that enable farm equipment to travel within the Township, especially along main road corridors.**

- Public roadways are not generally designed for the width requirements of modern farm equipment. Work with the local agricultural community to identify and prioritize roadways the farm equipment would use to travel between destinations. Have a licensed traffic engineer evaluate these roads to determine impacts and potential improvements necessary to allow farm equipment travel (e.g. signage placement within the roadways is determined by the Manual of Uniform Traffic Control Devices (MUTCD), so if signage may be an obstacle, a traffic engineer would need to review and approve remedies).
- Explore cooperative agreements between farmers and other landowners to allow farm equipment to travel outside of public roadways wherever possible.
- During roadway improvement projects, consider how road shoulders could be improved to be simultaneously used by horse drawn buggies and on-road cyclists (e.g. create “soft” road shoulders that could accommodate part of this use, move signage), while balancing the continuation of rural sized roads (e.g. windy, narrower roads).
- Review the schedule of regular roadside maintenance that clears roadside vegetation overhanging or within existing road shoulders.
- Take into account the impact of curbing when road improvements are being considered, as hard curbs can cause an issue for maneuverability of farm equipment. Encourage road (and pedestrian walkway) types that do not requires hard curbing.
- Consider the creation and ongoing curation of a GIS database of Township roads. The database can include records for future road work projects, traffic accidents, flooding events, icing events, road slope, drifting hazards, traffic counts, and more useful information for transportation planning.

### **6-3.3. HOW? - Coordinate with PennDOT and Chester County on maintenance of state owned roadways and bridges and county owned bridges so that maintenance and repair are addressed in a manner consistent with Franklin's rural character.**

- Continue to coordinate with PennDOT (Chester County Maintenance) on maintenance issues related to State roads. This includes roadside maintenance that clears roadside vegetation overhanging or within existing road shoulders **and minimizing oversalting of roads or exploring other products to dissolve ice.**
- For the maintenance of Township owned roadways (for which the Township receives liquid fuels funding from PennDOT), one resource for training Township employees regarding maintenance techniques is the PennDOT Local Technical Assistance Program (LTAP), which trainings are provided for free.

### **6-3.4. HOW? - Provide identified transportation projects to Chester County Planning Commission for inclusion on the Transportation Improvement Inventory (TII).**

- The TII is a list of known transportation needs and projects in Chester County, which is updated every two years and contains projects that have been recommended to CCPC by municipalities and other stakeholders over time. Chester County asks municipalities about their desired transportation improvement projects every two years for inclusion in the TII, which, in turn, forms the list of desired projects in the County. Some TII listed projects are selected for inclusion in the federally funded regional Transportation Improvement Program (TIP).
- The TII is also used by CCPC to try to match projects to potential funding sources other than the TIP (e.g. PennDOT's Multi-modal Transportation Fund opportunities, PA Department of Community and Economic Development).

### **6-3.5. HOW? - Continue to discourage speeding and neighborhood cut-through traffic, e.g. work with State Police, speed limit signs, stop signs, flashing lights, etc.**

- Work with State police on enforcement of speeding, which may be one of the most effective methods of traffic calming.
- Work with a traffic engineer regarding proposed stop signs, speed limits, flashing lights, etc. in terms of how they can mesh with State warrants.
- There is already a ban on brake arrestors in Kemblesville, Consider if this is appropriate in other areas of the Township.
- Take into account factors of traffic calming measures when putting them in place (e.g. rumble strips cause issue for buggy traffic, but help to keep drivers alert and in the cartway. Thus, for use in Franklin, rumble strips may best be most appropriately applied to centerlines of roads.
- Take into account what "smart" vehicle technology may mean for driving habits and cars directly interacting with police/traffic rules.
- **Consider re-establishing soft shoulders on Township roads as a traffic calming measure and as a means of accommodating farm vehicles, mailbox access, buggy travel, etc.**
- **Consider narrowing certain sections of local Township roads to one lane to discourage their use as high-speed shortcuts. 'Yield to on-coming traffic' signs would be posted at ends of such road sections. Road rights-of-way would not be reduced in size and could accommodate other plan actions (e.g. farm equipment passage). Gypsy Hill Road and School House Road are examples of local roads that are used as high-speed shortcuts.**

## **6-4. On-road bicycling - Consider how to improve bicycle connectivity infrastructure and to foster Kemblesville as a recreation destination.**

### **WHY DO THIS?**

In addition to pedestrian walkways and multi-use trails (Chapter 5), another element of multi-modal (non-vehicular) circulation is on-road bicycling. Currently, Franklin Township's and surrounding municipality's rural roads are used for cycling due to their relative low traffic, scenic nature, and proximity to major regional destinations (e.g. Fair Hill NRMA and White Clay Creek Preserve). For Kemblesville to become a recreation destination for the Township and local area (Chapter 5, 7), on-road bicycling connections also need to be taken into account.

### **6-4.1. HOW: Identify road improvements that facilitate current on-road bicycling coupled with implementing other Chapter goals, including roadside stormwater management.**

- Participate in collaboration with London Britain Township, New Garden Township, and Elk Township in the newly forming multi-municipal Mason-Dixon Partnership and to undertake the Mason-Dixon Plan (Chapter 5) that will look at multi-modal connectivity in a heritage interpretation context.
- Review bicycle circulation-related recommendations for Franklin in CCPC's 2020 Active Transportation Inventory. One recommendation is for the Township to prepare a Bicycle/Pedestrian Mobility Plan that could be used to identify both on road and off-road improvements and prioritize them for development. This is more of a feasibility level planning effort and would occur after the Mason-Dixon/Arc Corner Plan project.
- Coordinate with cycling, agricultural, and Amish communities for input and possible feasible roadway improvement ideas to try to accommodate these various uses, all of which mesh with Franklin's goal of Kemblesville as a recreation and agritourism destination.
- Investigate whether a road shoulder along PA 896 and/or Appleton Road is appropriate for on-road cycling in Kemblesville.
- Among routes used for bicycling currently are Chesterville Road after leaving PA 841 and then going to Flint Hill Road to the south or West Grove Borough to the north.
- CCWRA is currently recently completed updating the County-wide model stormwater ordinance. Review The Township Act 167 ordinance to ensure consistency with the updated County-wide model ordinance. Support and implement updates to the County-wide stormwater ordinance, per PA Act 167, to reduce the impacts of runoff and flooding along roadways within the Township.
- Support the design, construction, maintenance, and improvement of stormwater management infrastructure to protect public health and safety, and to provide management of stormwater runoff (while addressing Chesapeake Bay strategies under the Watershed Implementation that is under development by CCCD along with CCWRA).
- Coordinate with PennDOT on State standards for stormwater management as related to upgrades/improvements within State road rights-of-ways.

### **6-4.2. HOW: Consider how to address funding to implement on-road cycling circulation.**

- There are no specific funding opportunities available for implementation of on-road cycling facilities. A better alternative is to develop a Bicycle/Pedestrian Mobility Plan so that these on road facilities may be installed when a roadway is resurfaced, as many on road cycling facilities are created by lane striping, pavement markings, and/or signage. If these facilities are desired to be located within a PennDOT owned roadway, such Plan would provide initial guidance that could allow for these improvements to be done at no or low cost to the Township. The Township would in turn be required to enter into

a maintenance agreement to ensure that the pavement markings and signage (not the roadway surface) would be maintained by the Township.

## Relationship to Township Vision

Balancing sustainability of the land, resources, and facilities to accommodate uses and population and resiliency of the ecosystem and climate change are key tenants of the Township Vision. Enhancing Franklin Township’s rural roads and other community infrastructure, as needed, will provide a basis of meeting this Vision, including movement of people and goods and community services and facilities. Retaining and supporting the rural, agricultural, historic, and open character of Franklin should always be a main consideration when introducing updates or changes to roadways, transportation network, and community infrastructure.

## LEARN MORE...

Chester County Water Resources Authority Water Quality

<https://www.chesco.org/4877/Water-Quality-in-Chester-County>

Chester County Water Resources Authority Water Resources Plan and updates

<https://www.chesco.org/4845/Water-Resources-Plan-and-Updates-Underwa>

Chester County Water Resources Authority Special Protection Waters/Protected Stream Uses -

<https://www.chesco.org/4184/Protected-Stream-Uses>

PA DEP Water Quality

<https://www.dep.pa.gov/Business/Water/CleanWater/WaterQuality/Pages/default.aspx>

PA DEP Surface water quality assessment

<https://www.dep.pa.gov/Business/Water/CleanWater/WaterQuality/Pages/default.aspx>

PA Chapter 93 Water Quality Standards (HQ/EV)

<http://www.pacodeandbulletin.gov/Display/pacode?file=/secure/pacode/data/025/chapter93/chap93toc.html&d=reduce>

PA DEP BMP Manual (2006)

<http://www.depgreenport.state.pa.us/elibrary/GetFolder?FolderID=4673>

Chester County Planning Commission etools for green roofs

<https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>

Chester County Planning Commission etools for green codes

<https://www.chescoplanning.org/MuniCorner/eTools/06-GreenDevCodes.cfm>

Chester County Planning Commission etool for NPDES

<https://www.chescoplanning.org/MuniCorner/Tools/npdes.cfm>

Chester County Planning Commission etool for TMDL

<https://www.chescoplanning.org/MuniCorner/Tools/tmdl.cfm>

Chester County Planning Commission etool for Stormwater Management BMPs

<https://www.chescoplanning.org/MuniCorner/Tools/BMPs.cfm>

Chester County Planning Commission etool for Stormwater Facilities Maintenance

<https://www.chescoplanning.org/MuniCorner/Tools/StormFacilities.cfm>

<https://www.chescoplanning.org/MuniCorner/Tools/StormMaintenance.cfm>

Gray water system code article

<https://www.alleghenyfront.org/alleggheny-county-eyes-code-update-for-home-gray-water-systems/>

Department of Energy Zero Energy Ready Homes program

<https://www.energy.gov/eere/buildings/zero-energy-ready-homes>

Chester County Conservation District Chesapeake Bay

<https://www.chesco.org/2062/Chesapeake-Bay-Program>

Chester County Planning Commission's - Transportation Improvement Inventory (TII)

<https://www.chescoplanning.org/transportation/tii.cfm>

Chester County Multimodal Circulation Handbook

<https://chescoplanning.org/MuniCorner/MultiModal/ch1-intro.cfm>

Chester County Planning Commission's Transportation Planning

<https://chescoplanning.org/transportation/transportation.cfm>

Pennsylvania's Traffic Calming Handbook

<http://www.dot.state.pa.us/public/PubsForms/Publications/PUB%20383.pdf>

Manual on Uniform Traffic Control Devices (MUTCD)

<https://mutcd.fhwa.dot.gov/>

DVRPC Transportation Community Development Initiative - planning funds

<https://www.dvrpc.org/tcdi/>

DVRPC Transportation Alternatives Set-Aside Program (TA) – construction funds

<https://www.dvrpc.org/tap>

PennDOT Multi-Modal Transportation Fund – construction funds

<https://www.penndot.gov/ProjectAndPrograms/MultimodalProgram/pages/default.aspx>

PA DCED Multi-Modal Transportation Fund – construction funds

<https://dced.pa.gov/programs/multimodal-transportation-fund/>

# Kemblesville Village Enhancements

## GOAL –

### *What the aim is...*

Based on a robust community input process (see Chapter 1), Kemblesville village enhancements is a priority subject for Township planning and this is the goal:

Retain Kemblesville's historic village character and traditional role as Franklin Township's community and commercial center including a mixing of uses, while enhancing walkability, promoting economic vitality as an agritourism and recreation gateway, and considering strategies for compatible innovative types of land uses.

## BACKGROUND –

### *Why this is a Priority Area & What it is...*

#### **Why? - Community Input**

Kemblesville is a village in the midst of agricultural businesses, parks and trails, historic resources, and nearby more developed commercial and residential areas in the region (e.g. northern New Castle County, West Grove Borough, and parts of New Garden Township, London Grove Township, and New London Township). Community participation in two community workshops and a community survey, as well as subject area interviews including local agricultural and other businesses, made clear that Kemblesville should retain its village character, allow for local businesses, improve walkability, and add traffic calming measures to promote and encourage the aforementioned.

Community survey findings show that rural character retention, agricultural land preservation, agricultural industry retention, scenic resources conservation, historic resources protection, and trail and recreation opportunities are important planning topics. Enhancing Kemblesville and related economic potential of current and future amenities and businesses can help assist in addressing these topics. Enhancing Kemblesville as a destination is a keystone topical area that also ties together elements of priority subject areas – agricultural use and industry retention, fostering trails and other pedestrian connections, promoting resources protection including historic resources adaptive reuse and land preservation, encouraging local scale economic vitality, and considering land uses and land use patterns that are compatible with rural character.

Survey respondents indicate a preference in locating commercial uses (shops and offices) along major roads (38%, **176 respondents**) and in/near Kemblesville (23%, **107 respondents**), using a pattern of smaller (possible mixed-used commercial/residential) buildings facing roads and with parking generally to the rear (64%, **265 respondents**); this finding meshes with the concept of promoting small scale commercial and mixed uses in/near the village. In terms of preference for Township policy related to land uses and facilities, survey findings show that eco-tourism, ag-tourism, or historic site-tourism (42%, **194 respondents**) and small scale commercial uses (56%, **260 respondents**) are important for future Township land use and facilities policy as are related agricultural uses and their



preservation (49%, 224 respondents), parks/recreation/trail network (71%, 332 respondents) and nature preserves/open space (77%, 356 respondents). Related to the latter topics and Kemblesville as a recreation gateway, respondents largely recreate at local parks/trail/preserves in Franklin (66%, 281 respondents) and outside of Franklin Township (59%, 251 respondents), Fair Hill NRMA (47%, 199 respondents), (White Clay Creek Preserve (59%) and State Park (50%)), <sup>[SJC1]</sup>as well as Big Elk section of White Clay Creek Preserve (Strawbridge property), walking/jogging/ cycling along roads, other parks in Delaware, and other nearby recreation areas.

Focusing in on Kemblesville, respondents feel that improving walkability (37%, 171 respondents), allowing for local businesses (e.g. salons, specialty food store, antique shops, bike shops, takeout food) (62%, 287 respondents), and retaining village character (70%, 326 respondents) are important to address. Some participants also felt that it is important to calm traffic (e.g., traffic lights, stop signs, speed humps, curb bump outs, on-street parking) through the village (29%, 135 respondents) as well. In looking at possible commercial uses, the survey found some of the most wanted uses are a restaurant (takeout/eat-in) or pub (78%, 354 respondents), food specialty shop (e.g., deli, coffee, bakery) (76%, 343 respondents), recreational service (e.g. bike shop, outdoor and sports equipment, fishing, golfing) (45%, 205 respondents), and personal care (e.g. nail salon, air salon, pet groomer, tailor, shoe repair, yoga studio). Other commercial uses of interest include personal services (e.g. lawyer, architect, accountant, doctor, dentist), arts/artesian uses (e.g. photographer, paint-your-own studio, potter, art gallery, glassmaking), and hardware store/plumbing/electrical supply.

Input at community workshops was that a focus should be on attracting and retaining small businesses, along with the concern that large retail or strip malls would detract from Franklin's rural character and sense of place.

In addition to retaining historic character, there was community input about the need for improving the overall branding and look of Kemblesville in order to attract new businesses and customers, and foster economic vitality. Input suggested that immediate/short term key areas to focus on include making the area around the gas station blend more with village character, adding a restaurant, and adding a food specialty shop. A recurring comment during the planning input process is that community members are looking for a community center as a destination, focused community identify/sense of place, and place to gather in Franklin Township.

## What? - Context

There are villages located throughout Chester County of differing sizes, scales, integrity, preservation, and land use focuses. However, most of these areas have a development patterns of close in building to a historically main roadway and/or crossroads. Landscapes<sup>3</sup> includes villages as part of the significant historic landscapes mapping that overlays and intersects with agricultural, rural, suburban, and urban landscapes and natural resources throughout the County. The significant historic landscapes designation captures an overall County-wide historic resources areas contextual pattern largely focused on places (villages and historic districts) rather than locations of every specific resource itself.

As also discussed in Chapter 4, Heritage tourism is an economic driver in Pennsylvania and Chester County, of which preserved historic resources and their relationship to/within their natural and built setting is key. Heritage tourism, along with outdoor recreation, are specifically part of the 2021 Federal Covid-19 pandemic relief effort, American Rescue Plan

Programs. Considering heritage tourism in a regional context, but with a focus on preserving Franklin's and nearby area's rural character, could provide an opportunity for economic benefit for Franklin Township and build upon already existing local efforts and amenities - trails, preserves, recreation, open space, agricultural land preservation, heritage interpretation, historic resources and landscapes protection, and agritourism.

Kemblesville village is well placed, sitting within proximity – vehicular and non-vehicular travel – to regional commercial uses, historic places, recreational (Chapter 4, 6), and agritourism (Chapter 3) destinations.

### **What? - Existing Conditions**

Franklin Township's rural character has been shaped by the intersection of natural resources, including agricultural soils and landscape, and the built environment. Chapter 4 indicates there are historic resource throughout the Township, while Kemblesville provides a clustering of close-in resources that make up a village setting/landscape.

Kemblesville village is a key part of Township history and character, and an asset for the Township overall as a remaining and fairly intact historic village. Due to their often-good location of historic villages along main roadways and/or at crossroads, villages are vulnerable to being demolished/built over or changed to the extent of a barely recognizable historic village core. Kemblesville contains a National Register eligible district and an Act 167 local historic district; the latter of which was established to help protect historic resources found within the village including review/assistance by a Historic Architectural Review Board (HARB). Some structures within Kemblesville have experienced neglect and provide an opportunity for rehabilitation and adaptive reuse in a context sensitive manner that is compatible with village character.

There is some mixture of uses in the village. Community input indicates that this mixture could be enhanced. A mixed-use land use pattern is typical for villages and provides economic health with uses balancing one another to ideally create a live-work environment and with amenities (e.g. shops, access to food, entertainment, community gathering, walkability) for both village and Township residents as well as visitors. For example, within and not far from the village are wineries that attract visitors from around the region, and Kemblesville could be a destination for these visitors either before or after their time spent at the winery.

Kemblesville is not walkable and there is a desire (Chapter 4 shows that trails and pedestrian connectivity is a crucial aspect of community input) along with concerns about how to create a more walkable environment in/nearby the village. Some community input expressed concern that adding commercial uses to the village could increase traffic, and decrease potential for walking, however this sentiment was balanced with the desire for traffic calming measures that could lend to a thriving village setting. A PennDOT PA 896 Improvement project is underway that includes realigning an intersection, adding a stop sign, and demarcating crosswalks.

## RECOMMENDATIONS & ACTIONS -

### *How to implement...*

**7-1. Branding and marketing - Promote Kemblesville village by rebranding the village as a walkable agritourism and trail, open space, and recreation destination gateway and community center.**

#### **WHY DO THIS?**

In a community that clearly and abundantly values its rural character and heritage, Kemblesville has potential to serve as Franklin's destination gateway linking a network of agricultural agritourism sites, preserves/parks/open spaces, and historic places, with small scale commercial uses in the village. This link can be thematically via heritage interpretation with the village as a heritage center and through physical connections of pedestrian walkways and multi-use trails (Chapter 5) and road cycling and vehicles (Chapter 6). Franklin Township has an agricultural industry that creates a range of products. Kemblesville offers an opportunity to showcase historic structures, accommodate small businesses, and connect agritourism including residents to local farm products, and recreation. With appropriate village branding, there can be the opportunity to work to attract the kinds of shops and businesses that the community would patronize and for local economic development and tax base, while preserving the unique heritage and character that makes Kemblesville and Franklin Township such a desirable place to call home.

This concept is supported through community input and as a way to provide locally oriented and appropriately scaled economic development and vitality to Franklin in a manner that is compatible with the community wanting to maintain and enhance on Franklin Township as a rural place.

**7-1.1. HOW? - Complete a village master plan with a focus on branding and building onto the historic village character and historic resources. Employ existing tools of the Township Historic Resources Atlas and Local Historic District as a foundation.**

- Kemblesville is a unique destination. It is a remaining and still intact village in southern Chester County, and it is in the midst of the largest areas of preserved lands in the Mid-Atlantic region (Chapters, 3, 4, 5). This wealth of open space, recreation, and trails is located in an area with a rich shared cultural heritage embodied in active agriculture, historic structures, villages, and landscapes.
- Effective branding should be created for Kemblesville so that residents and visitors can feel the village's sense of place.
- A Village Master Plan provides implementation specific study of village existing conditions, opportunities, and limitations related to walkability, land uses, parking, traffic calming, and crafting branding and marketing including wayfinding signage. The Village Plan concept would center on Kemblesville as a destination and gateway into Franklin for access to regional agritourism and recreation.
- The Village Plan would be done in association with a regional Mason-Dixon/Arc Corner Heritage Interpretation and Connectivity Plan, whereby the Village Plan would vet the specific for Kemblesville in the context of the larger regional Mason-Dixon/Arc Corner Plan. The creation of a Village Plan allows the Township to create a vision focused on Kemblesville and provide specific implementable actions. When exploring ways to preserve the village character and history, ways to connect Kemblesville to other destinations along its and Township borders should be taken into account.

- Capitalize on the Township Historic Resource Atlas and local historic district as already existing tools and a grounded basis upon which to build. This includes to protect and promote appropriate uses of the historic resources located within Kemblesville Village.

### **7-1.2. HOW? - Participate in a regional Mason-Dixon/Arc Corner Heritage Interpretation and Connectivity Master Plan.**

- Along with this Comprehensive Plan for Franklin Township, London Britain Township, New Garden Township, and Elk Township have Comprehensive Plans with policy supportive of an interconnected pedestrian and trail network in combination with heritage, historic resources and places, open space, and agriculture. Together, these four municipalities will participate as a region in this planning effort, which was funded in late 2021 via a Chester County VPP Planning grant.
- The regional Mason-Dixon Heritage Interpretation Connectivity Plan is intended to explore ways to connect key natural, historic, and land resources in a cohesive and meaningful way for public understanding through heritage interpretation and connected via trail and pedestrian links. Recognizing the history of successful collaboration on land preservation (open space and agriculture) and trail development, the plan would explore leveraging and building upon existing assets to serve as a unifying element for communicating and interpreting important shared history.
- The Plan will identify a holistic, but action oriented implementable, concept encompassing interpretative themes; associated historic resources, places, and districts; parks, preserves, open space, trails and trailheads; amenities (e.g. local businesses, signage, local institutions); publicly accessible agriculture; bicycling and pedestrian networks; and heritage centers, and interpretive sites. For example, Kemblesville village could be identified as one heritage center, a destination – as implementing this Comprehensive Plan – for history, recreation, and publicly accessible agriculture/agritourism, while other heritage centers may also be identified in the planning e=region during the planning process.
- This type of planning effort has successfully taken place in a portion of the Brandywine Battlefield, which while differing in historic themes and location, provides a solid plan model for accomplishing this idea.
- This plan could look to using the new Federal American Rescue Plan monies related to heritage tourism and outdoor recreation to help achieve plan actions. This funding is available through the U.S. Economic Development Administration's competitive tourism grants.

### **7-1.3. HOW? - Hold a community charrette-forum for branding ideas centering around two themes – agritourism destination for agriculture in the Township & recreation destination for Township and nearby trails, cycling, parks, and preserves.**

- As part of the Village Master Plan or as a separate effort, hold a community charrette-forum – with community members, Township officials, agriculture property owners, businesses, and possibly other stakeholders - to discuss branding and marketing ideas. There would be a focus on creating an image for Kemblesville that attracts individuals interested in area agriculture and recreation opportunities.
- Discuss, as a related topic, ideas to link Kemblesville to the larger regional recreation network and agritourism. Kemblesville's unique history and location make it a valuable addition to such effort.
- Study other villages (e.g., Marshallton village, St. Peter's village, Guthriesville village) for planning efforts and to compare zoning, marketing strategies, and customer base.

#### **7-1.4. HOW? - Participate in Chester County Villages and Town Tours Program for a village walking tour, and consider other like programs such as an annual interior historic building tour.**

- Consider participating in a village walk in Kemblesville as part of the annual Town Tours and Village Walks program, which provide a series of free summer strolls through historic neighborhoods, hamlets, villages, and sites where participants can explore Chester County's rich heritage and historic landscape. A Kemblesville walking tour would help promote the village and Township to/within the region and help Franklin Township celebrate/raise awareness of its heritage and foster community pride and investment in historic properties.
- During a Community Workshop, looking at the historic house tours in New Castle County was recommended as another avenue to consider as an example of what could be done to help raise awareness of the history and historic resources in Kemblesville. This also could help bring additional clientele to local business (e.g. pizza shop. Winery). Consider investigating and then establishing a periodic historic house tour in/around Kemblesville village, with a focus on the National Register eligible historic district and local historic district.

#### **7-1.5. HOW? - Work with local farmers to create a Kemblesville village Farmers Market that provides produce and other goods directly to local residents.**

- Form a group of agricultural and non-agricultural business owner, and community members, from within/near to Franklin Township to discuss the plausibility of creating a Farmers Market in the village.
- Study other successful farmers markets in Chester County (e.g., West Chester, East Goshen, Phoenixville) to understand how they run their operation.
- Discuss this logistics of starting a farmers market with the Chester County Agricultural Development Council and request to add such a farm market to their annual produce product guide (Chapter 3).

#### **7-1.6. HOW? - Establish wayfinding signage for Kemblesville village, which can promote village history, branding, and direct and attract visitors.**

- Create or improve existing signage to help visitors find local agricultural attractions and destinations (e.g. community input said that 1723 Winery can be difficult to locate and wayfinding signage could assist to help visitors and this agritourism business).
- Include wayfinding signs as a scope element of a Village Master Plan.
- Wayfinding signage can be a relatively easy step to increase awareness of the opportunities and amenities that already exist.

### **7-2. Historic Resources – Encourage maintenance and continued integrity of village historic resources and character.**

#### **WHY DO THIS?**

A focal point of historic significance and clustered historic resources in the Township is Kemblesville village, as recognized by a National Register Eligible Historic District and a local historic district. Retention of these historic resources is intrinsically the foundation of and critical for retention of village character. Like other types of resources (Chapter 4), historic resources require maintenance and upkeep, and importantly require continuation of built features (architectural and historic) that are part of the core integrity as to why a building is historic. Continued use and reuse of historic resources is a key element of preserving and

building upon to enhance Kemblesville village and as a community center and gateway recreation, heritage interpretation, and agritourism destination within the larger rural context that is Franklin Township.

### **7-2.1. HOW? - Develop graphic design guidelines for Kemblesville as a local historic district.**

- Currently, design guidelines are in text form in Township Code, Chapter 11 for the Kemblesville local historic district.
- It would be helpful to property owners to have graphics (example photos and drawings) added for illustrative purposes for ease of use of the standards. Such graphics to complement text are typical in other local historic districts in Chester County and in other places.
- Design guidelines serve educational, discussion, and implementation purposes. They work to retain and protect village character via ensuring building changes, property changes, new development, and redevelopment complement and contribute to the existing historic character and scale of the village.

### **7-2.2. HOW? - Prepare a National Register Listing nomination for Kemblesville Historic District. Currently, there is a National Register Eligible Historic District.**

- National Register status is a designation from PA Historic and Museum Commission, indicating that a place (structure, building, sites, object, district) is of specific history and/or architectural important to local, regional, State, and/or national history.
- National Register eligibility is an element of National Register listing and the first step in the listing process. Listing provides the same levels of protection from federal undertakings (e.g. projects that involve federal license, permits, funds, assistance), however also provides access to certain additional funds and tax incentives. Listing also provides for additional research into the history and development of the place.
- Consider, with the assistance of the HARB and Historical Commission, undertaking the next step to achieve National Register Listing for the Kemblesville historic district.

### **7-2.3. HOW? - Continue to keep the village as a Local Historic District to preserve individual historic resources and overall historic village character, and consider other options for historic resources protection and their adaptive reuse.**

- In PA, there are two enabling legislations that address regulatory protection of historic resources – Act 167 (PA Local Historic District Act) and Act 247 (PA Municipalities Planning Code). Currently, historic resources in Kemblesville that are located within the local historic district area are addressed for specific review and preservation. This is key to keeping the village intact as a historic setting.
- Continue to consider recommendations of the HARB (e.g. new buildings design and siting, existing building expansions and alterations) when making determination on permit applications and proposal within Kemblesville’s local historic district.
- Review current local historic district standards and boundary location periodically to ensure such are best serving the goal of preserving village character.
- Consider historic resources standards in zoning and SLDO that apply to the village, and/or to historic resources identified (Chapter 4) within Franklin Township overall, to provide incentives for adaptive reuse. In the case of Township-wide historic resource protection, zoning and SLDO standards can also address other items (e.g. demolition, identification of resources on plans and proposals, review of building changes, consideration of historic contextual settings and landscapes).

- Work within the region and Chester County to investigate the creation of funds that could be used for historic resources rehabilitation, adaptive reuse, heritage interpretation, and other like projects. Such localized funding could also be considered for possible use as a local match for state and federal funding in order to better leverage overall funding and for more extensive projects.

### **7-3. Walkability & Traffic Calming – Support efforts to lower speed limits and calm traffic on PA 896 for walkability in Kemblesville.**

#### **WHY DO THIS? -**

Creating walkability in Kemblesville and building on to enhance historic village character go hand-in-hand. PA 896, while a state road running from Newark, DE past US 1 and into Lancaster County, travels through many local places, which needs to be taken into consideration as these places may be destinations in and of themselves and not throughways. Traffic calming measures on PA 896 in/near the village is needed to provide a walkable village experience and for the village to also be a central point in a connected trail and pedestrian network that is linked to other amenities and sites in/near Franklin Township.

#### **7-3.1. HOW: Employ traffic calming techniques within the village to slow traffic in a manner compatible with a walkable village.**

- A Traffic Calming Study can determine if the installation of traffic calming measures can improve safety for pedestrians, cyclists, and motorists. Examples of traffic calming measures include crosswalks (with signs and/ or lighting), speed tables, speed humps, raised intersections, curbing bump outs, on-street parking, gateway treatments, and similar elements.
- Traffic lights and stop signs are methods to consider for the regulation of traffic flow that, while not their intended purpose, can also provide a level of traffic calming.
- Consider amending ordinances to require pedestrian walkways on properties when there is change in ownership, change in land use, or land development is proposed.

#### **7-3.2. HOW: Address parking to promote more visitation to the village and its businesses.**

- Evaluate parking standards in ordinances to provide more flexibility to better address existing issues by incorporating best management practices (e.g. pooled parking between uses with differing hours, joint off-site parking between uses, on-street parking allotment to meet a portion of required spaces, reduction of spaces related to village walkability, public parking lots).
- Consider undertaking a parking study for the village. Such a study is an eligible project under Chester County VPP planning grant program, while implementation (construction) funding is available through Chester County DCD and possibly other sources.

#### **7-3.3. HOW: Consider ways of making PA 896 less desirable as a trucking route in order to preserve the historic village and promote it as a local destination**

- Explore if it is possible to coordinate with PennDOT to potentially prohibit trucks of a certain size on PA 896 or limit trucks to local deliveries.
- Introduce traffic calming measures that deter truck traffic and encourage tractor trailers to utilize routes that do not run through Kemblesville.

#### **7-3.3. HOW: Identify and implement improvements to provide facilities for walking and biking at priority locations, and consider how to have a pedestrian walkway network within the village.**

- Consider a Village Master Plan (also see 7.1) whereby feasibility and implementation of pedestrian walkways and connections, signage, cycling improvements in/near Kemblesville could be studied in a planning process.
- Signage within the village should be evaluated for clarity and improvements made at key intersections as necessary and coordinated with other directional signage.
- Continue to work with Chester County and adjacent municipalities to bring the Mason-Dixon Trail to Kemblesville to link to regional bicycle routes, other trail connections, and the pedestrian network. A regional Mason-Dixon/Arc Corner Heritage Interpretation and Connectivity Plan in partnership with neighboring communities (New Garden Township, London Britain Township, Elk Township) is the opportunity to vet this concept and strategies for its implementation in a planning process.
- Coordinate with CCPC and PennDOT to assist on these connections and improvements.
- Coordinate with PennDOT to facilitate bicycle improvements in conjunction with road maintenance or improvements on state roads. In addition to bike lanes, Advisory Shoulders and Yield Roadways are two other alternatives. Likewise, consider how Township roads in/near the village can facilitate bicycle travel.

#### **7-4. Land Use - Consider zoning changes that would allow for additional types of land use options for Kemblesville as a viable village and Township community center. Consider areas near Kemblesville as primary areas for any planned growth in the Township.**

##### **WHY DO THIS?**

Kemblesville has potential to serve as Franklin’s community center (and destination gateway linking a network of agricultural agritourism sites, preserves/parks/open spaces, and historic places – Chapter 7). With small scale commercial uses and mixed residential-commercial uses built in a manner compatible with village scale, architecture, and setting, Kemblesville can provide for commercial services and retail as well as housing. Having mixed uses in Kemblesville (e.g. ground floor commercial and second floor housing) also provides a close in population base for possible commercial uses. Additionally, institutional types of land uses (e.g. Early Learning Center and Township Building) round out a village area setting. Walkability (Chapters 5 and 7) within and around Kemblesville provides another form of connection between land uses and works in concert with close-in higher density, and a variety of land uses in a village setting.

##### **7-4.1. HOW? - Examine how to change the V Village District to promote compatible scales village-oriented uses and adaptive reuse of historic resources.**

- Consider separate and distinct zoning districts for Kemblesville and Chesterville villages. At present, both villages are in the same V Village District. As this Plan recommends Kemblesville as a recreation and agritourism destination and community center of the Township, the villages will have different roles going forward and consideration should be given creating separate village districts for each to implement the vision of each
- The existing V District can be the base for the separate village districts, and V1 and V2 District created.
- A defining characteristic of Kemblesville are the historic structures that constitute the heart of the village. Adaptive reuse can ensure long-term viability by allowing for new and additional uses for these resources to remain active and vibrant.
- Consider incentivizing adaptive reuse through zoning. Incentives could include enhanced uses and flexibility with lot and bulk standards.
- Consider the historic character and desired scale of each village to determine lot and



bulk requirements for V1 and V2 Districts.

- As the villages are the location of more dense areas and with a greater mixing of uses, consider additional uses that should also be allowed within each and that are compatible with the historic character and desired scale of the village areas.
- Consider permitting small scale commercial uses of under 2,500 sq.ft. gross leasable floor space by-right. Examples of uses for consideration could include medical offices and veterinary services.

#### **7-4.2. HOW? - Examine V Village District boundaries in Kemblesville and determine whether boundaries should include all of the National Register Eligible Historic District, Act 167 Local Historic District, and other possible areas.**

- Act 167 allows for the Township to establish and protect the historical and architectural character of defined districts through the regulation of new building, reconstruction, alteration, restoration, demolition, or razing of structures within historic districts that have been certified by the State (Chapter 7).
- Local historic district regulatory boundaries in zoning are smaller than the National Register Eligible Historic District bounds. To keep village character harmonized throughout the village area consider ordinance provisions for new construction to complement existing village character streetscape, and to comply with architectural and streetscape standards.
- Boundaries of the new Village zoning District in Kemblesville (see above action) could be expanded to encompass all eligible areas to ensure the historic core retains its rural village character.

#### **7-4.3. HOW? - Continue to have commercial and industrial zoning centered around Kemblesville Village, which helps to provide a base of people to use business and other amenities in the Village.**

- Consider adding a Village buffer zoning overlay for uses in the buffer area to serve as a transition between the Village and nonresidential uses/districts. This could create a transition area from the village center to the adjoining areas to further maintain the village character and create a transitional buffer area between historic village character and outlying open rural areas.
- Transitional areas should provide for small-scale commercial and industrial uses that are essential for a vibrant and robust commercial base that are not as compatible with the village areas.
- These buffer areas should include elements such as appropriate setbacks and screening, consideration for operations greater than 2,000 square feet, as well as allow for appropriate uses.
- Additional elements (e.g. pedestrian access at a scale appropriate to these areas) should be considered in SLDO standards.

#### **7-4.4. HOW? - Determine if higher density housing opportunities existing within and near Kemblesville Village, both to provide for future population growth in a growth managed manner and to provide a readily available and nearby population base for village businesses and other amenities.**

- As the Township is rural, opportunities for a variety of housing types including higher-density housing to meet state mandated fair share requirements are appropriate and more compatible in terms of character within and near the villages.
- Conversion of a single residence (e.g. residential conversion or adaptive reuse) into multiple units can provide for additional housing opportunities and support historic

resource protection goals simultaneously.

- Standards for construction of new housing units should be evaluated to ensure any new construction is consistent with historical development patterns of the village.
- Further consideration could also be given to allowing for more of the ‘missing middle’ typologies such as: second floor apartments (live-work), triplexes, and quadplexes as well as possible tiny homes in village areas. Standards for these housing types can be adopted to ensure they do not detract from the overall village aesthetic.

## Relationship to Township Vision

Enhancing Kemblesville as a mixed-used village that is an agritourism and recreation destination builds onto historic village character and its role as a local community center. This helps to address vitality for the village and its historic resources, commercial uses, and publicly accessible agriculture. It also provides sense of place as a center for community activity and gathering, as well as celebrates heritage and looks to provide local economic opportunities including an enhanced tax base, which in turn can assist in other key policy priorities such as resources protection and preservation.

## LEARN MORE...

Chester County Town Tours and Village Walks

<https://chescoplanning.org/HisResources/TownTours.cfm>

Chester County Technical Assistance

<https://chescoplanning.org/HisResources/TechnicalAssistance.cfm>

Chester County Agricultural Development Council

<https://chescofarming.org/>

Brandywine Battlefield Regional Heritage Interpretation and Connectivity Plan

<https://www.brandywine.org/conservancy/brandywine-battlefield-heritage-interpretation-plan>

Plum Run Master Plan

<https://eastbradford.org/wpfb-file/plum-run-master-plan-final-draft-051319-pdf/>

Brandywine Battlefield Preservation Plan – Interpretation, Education, Tourism

[https://www.chesco.org/DocumentCenter/View/15527/ch5\\_interpretation?bidId=](https://www.chesco.org/DocumentCenter/View/15527/ch5_interpretation?bidId=)

CCPC Adaptive Reuse E-tool

<https://www.chescoplanning.org/MuniCorner/eTools/02-AdaptiveReuse.cfm>

CCPC Historic and Cultural Resource Preservation Planning E-tool

<https://www.chescoplanning.org/MuniCorner/eTools/35-HistoricPlanning.cfm>

CCPC Historic Resource Protection Standards E-tool

<https://www.chescoplanning.org/MuniCorner/eTools/36-HistoricStandards.cfm>

Chester County Historic Resource Atlas Mapping

<https://chescoplanning.org/HisResources/Atlas.cfm>

Chester County Historic Preservation Network

<http://www.cchpn.org/>

Pennsylvania Historic & Archaeological Resource Exchange

<https://share.phmc.pa.gov/pashare/landing>

American Rescue Plan Program – Heritage Interpretation and Tourism

<https://content.govdelivery.com/accounts/USEDABulletins/2e95a3b>

## Chapter 8

# Future Land Use

### GOAL –

#### *What the aim is...*

Based on a robust community input process (see Chapter 1), future land use is a priority subject for Township planning and this is the goal:

Balance preservation and growth and the ability of the land to accommodate and sustain uses and population, in concert with resources and agricultural protection and community facilities planning to foster continuance of Franklin’s rural identity.

### BACKGROUND –

#### *Why this is a Priority Area & What it is...*

#### Why? - Community Input

Community survey findings show that the area becoming too developed (47%, [242 respondents](#)) is a primary reason to leave Franklin and changes to local character (26%, [132 respondents](#)) is another reason respondents would leave the Township. At 43% of response ([221 respondents](#)), management of growth/development is one of the top items respondents say the Township should focus on. Around 20% of respondents ([101 respondents](#)) indicate the commercial/shopping opportunities in/near Kemblesville is also a topic for focus. Survey respondents indicate a preference in locating commercial uses (shops and offices) along major roads (38%, [176 respondents](#)) and in/near Kemblesville (23%, [107 respondents](#)), using a pattern of smaller (possible mixed-used commercial/residential) buildings facing roads and with parking generally to the rear (64%, [265 respondents](#)); this development pattern is in line with rural character and traditional village type development scale, uses, and patterns. In terms of locations for any new industrial uses, along major roads (23%, [107 respondents](#)) and expanding current industrial district zoning (20%, [94 respondents](#)) are survey respondents preferences. A number of respondents don’t want any new commercial (30%, [141 respondents](#)) or industrial uses (51%, [237 respondents](#)) within Franklin Township.

If additional housing is built, respondents feel that various housing development patterns (41%, [188 respondents](#)) are appropriate dependent on the location and characteristics of the site, with many respondents wanting larger individual residential lots, followed by development with smaller lots and large amounts of preserved open space as part of the land development.

Survey respondents indicate preference for future policy related to land uses. Top preferences in relation to land uses (and not otherwise covered by responses already discussed in this section) are to promote (49%, [224 respondents](#)) and maintain (43%, [195 respondents](#)) agricultural uses, maintain housing that is affordable for middle class/income working Township residents (45%, [207 respondents](#)), promote housing that allows current residents to age in place (33%, [150 respondents](#)), limit housing types other than single

family on larger lots, and maintain home occupations (42%, 192 respondents), child and adult day care (53%, 245 respondents), and office uses (51%, 226 respondents). Respondents indicate a preference to maintain (39%, 182 respondents) or limit (35%, 162 respondents and 40%, 184 respondents, respectively) retirement communities and assisted living facilities. As well, promoting smaller scale commercial uses (e.g. coffee shops) overall (56%, 260 respondents) and limiting (68%, 317 respondents) large scale regional commercial uses (e.g. shopping centers) is preferred. Continuing existing neighborhood uses/character is an overarching top land use priority (59%, 269 respondents). Promoting eco-tourism, agritourism, or historic site-tourism (42%, 194 respondents), parks/recreation/trail network (71%, 332 respondents), and nature preserves/open space (77%, 356 respondents) are preferred land uses.

Input reinforces a focus should be to attract and retain small businesses, along with the idea that large retail or strip malls would detract from Franklin Township’s rural character and sense of place. Input also reinforced that there are good agricultural soils in the Township and to consider options to promote continued agricultural through a variety of agricultural types (e.g. vineyards, mushroom growing), part-time farming (e.g. residential hobby farms, micro-farm at Charter School), and secondary agricultural businesses (e.g. agritourism, winemaking). Input acknowledges that agricultural uses are not always bucolic but are still viable agricultural businesses to permit.

Overall, community input indicates that any additional growth and development should be directed to already developed parts of the Township. Respondents indicate that some additional businesses would be welcome in Kemblesville and along main roadways, meaning where infrastructure and existing development are already in place.

## What? - Context

**Chester County** – Chester’s County Comprehensive Plan, Landscapes3, is guided by the Landscapes Map that depicts growth and rural resource protection areas. The Landscapes Map designates two landscape types in Franklin Township – areas of Suburban Landscape (along part of PA 896 and in the northeastern part of the Township) with the rest of Franklin Township as Rural Landscapes. Each landscape may be appropriate for multiple land uses, with the mix and intensity varying to reflect the character of the specific landscape. Descriptions of these two County designated landscapes are as follows:

Suburban Landscapes are predominantly residential communities with locally-oriented commercial uses and community facilities. They are areas to direct future growth and as a natural extension of existing development. Suburban Landscapes accommodate growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing types and affordability. Neighborhoods are interconnected by roads, sidewalks, and paths with convenient access to parks and community facilities.

Rural Landscapes consist of open and wooded lands, with scattered villages, farms, and residential uses. They are areas with very limited future development, preserving significant areas of open space, agricultural lands, and critical natural and cultural resources. Transportation infrastructure and amenities are context sensitive to the rural character and accommodate both residential and agricultural needs.

The Landscapes Map also identifies significant historic and natural resources as landscapes overlays. Franklin contains an extensive area of Significant Natural Landscape. Kemblesville village is identified as a Significant Historic Landscape.

**Region** - Franklin borders on Elk, New London, London Grove, and New Garden Townships in Chester County and Cecil County, MD. Their land use patterns are as follows:

- **Elk Township's** adjacent future land use complements Franklin's existing land use. Their shared border is the location of parkland. Recently, almost 1,000 acres in Elk was preserved as open space, which further buffers Franklin's western border that is preserved lands.

Elk's 2012 Oxford Region Comprehensive Plan depicts Agricultural future land use designation along the entirety of Elk's border with Franklin. Franklin is consistent in its treatment of future land use considerations along the Township's border with Elk.

Elk's zoning of R-2, Agricultural Residential District along the border is designed to support the agricultural industry and provide for site specific residential development. Franklin's existing zoning of AR, Agricultural Residential along the border is the lowest intensity designation and is consistent with that in Elk as it encourages agriculture, preserving natural features, and new development at a scale compatible with rural community character.

- **New London Township's** adjacent future land use compliments Franklin's existing land use. Near to Franklin's single-family residential areas, New London's future land use designation is for residential with potential also for agricultural or open space preservation. Both townships have homeowner association owned open space along their shared border, serving to maintain and protect over 150 acres of natural resources.

New London's 2012 Comprehensive Plan depicts Residential future land use along the shared border. As well, areas between Walnut Glen and Chesterville Roads are identified as "candidates" for agricultural and open space preservation. Franklin is consistent in its treatment of future land use considerations along the Township's border with New London.

Except for one commercially zoned property on PA 896, New London's zoning of R-1, Low Density Residential, along the border is designed to support the agricultural industry and provide for site specific residential development. Franklin's zoning of AR, Agricultural Residential along the border is consistent with that in New London as it encourages agriculture, preserving natural features, and new development at a scale compatible with rural community character.

- **London Grove Township's** adjacent future land use generally compliments Franklin's existing land use. London Grove's largest future land use designation is low density residential. In Franklin, most of the adjacent land is in active agriculture. Over 100 acres of land has been protected through easements and Township open space along the shared border.

London Grove's 2011 Comprehensive Plan shows Residential-Low Density future land use along nearly the entirety of the shared border, with two parcels designated Parks, Open Space & Greenways along creeks. Franklin is consistent in its treatment of future land use considerations along the Township's border with New London.

London Grove's zoning of RR, Rural Residential District along the border is designed to promote open space development. Franklin's zoning of AR, Agricultural Residential along the border is consistent with that in London Grove as it encourages agriculture, preserving natural features, and new development at a scale compatible with rural community character.

- **New Garden Township's** adjacent future land use compliments Franklin's existing land use. The area is predominately rural residential. Small neighborhoods are separated by farm fields or natural resources. Both municipalities wish to preserve the rural character of this area.

New Garden's 2018 Comprehensive Plan shows Resource Protection future land use along nearly the entirety of the shared border. Franklin is consistent in its treatment of future land use considerations along the Township's border with New London.

New Garden's zoning of R-1, Low Density Residential District along the border is designed to provide for residential development at a density that maintains a rural, open character and open space preservation. Franklin's zoning of AR, Agricultural Residential along the border is consistent with that in New Garden as it encourages agriculture, preserving natural features, and new development at a scale compatible with rural community character.

- **London Britain Township's** adjacent future land use compliments Franklin's existing land use. Land along the PA 896 corridor from Kemblesville to nearing Sicklerville is designated as village, light industrial, or commercial. To preserve rural characteristics that are so synonymous with the region, both municipalities strive to preserve land in this area.

London Britain's 2019 Comprehensive Plan depicts a variety of future land use designations along the shared border ranging from Resource Conservation and Agricultural Preservation to site Responsive Development and Village. Franklin is consistent in its treatment of future land use considerations along the Township's border with London Britain.

London Britain's zoning along the border is mainly R/A, Residential/Agricultural District, with a small area of C-2, Commercial District off PA 896 east of Kemblesville. Franklin has a range of zoning districts along the border. SU, Special Use, and LI, Light Industrial, districts abut London Britain's C-2, which provides general consistency in being of a commercial nature, though more intense and varied in uses in Franklin. AR, Agricultural Residential, LDR, Low Density Residential, and HDR, High Density Residential, in Franklin abut London Britain's R/A and, except for HDR, which provides for a variety of housing types at higher densities than permitted elsewhere in Franklin, are generally consistent in promoting agriculture, natural resources, and new development at a scale compatible with rural community character.

- **Cecil County's** adjacent future land use compliments Franklin's existing land use. Land along the Pennsylvania and Maryland border is a county planning rural conservation area and state designated Fair Hill Rural Legacy Area, a portion of which is permanently protected as one of the largest contiguous area of protected land on the east coast of the United States, Fair Hill NRMA.

Cecil County's 2010 Comprehensive Plan depicts land use along the shared border with Franklin as predominantly forest and limited rural residential. The Future Land Use Plan for parcels in northern Cecil County along the border are designated as Rural Conservation. Franklin is consistent in its treatment of future land use considerations along the Township border with Cecil County.

Cecil County zoning along the border is dominated by their Open Space District, with a small area of Rural Residential zoning off Appleton Road. Franklin's zoning of AR, Agricultural Residential along the border is the lowest intensity designation and is consistent with that in Cecil County as it encourages agriculture, preserving natural features, and new development at a scale compatible with rural community character.

## What? - Existing Conditions

Franklin Township's rural character is visibly defined by large open spaces and preserves, agricultural lands and wineries, low density residences on larger lots, wooded stream valleys and floodplains, and dotted with historic buildings: the latter which can go unnoticed on a daily basis blending into and as such an unseen yet integral element of Franklin Township's character.

Under PA law, Act 247, The Municipalities Planning Code (MPC), in zoning each municipality is required to allow for a variety of land uses, including all types of housing. There are a variety of land uses in Franklin Township as below summarized. Overall, future land use policy is to focus redevelopment and new development in already developed areas of the Township and as infrastructure is already in place in these locations. There is a desire to keep agriculture as a primary industry and industrial land use in Franklin Township.

**Zoning Overview**—The Township's Zoning Ordinance provides for permitted land uses and associated regulations and requirements for their development. The vast majority of Franklin Township is encompassed within the two lowest density zoning districts, Agricultural Residential and Low Density Residential (AR and LDR), while other zoning districts generally are in two clusters surrounding PA 896 and PA 841 and allow for commercial, light industrial, and higher density residential. In Kemblesville, there are also Village and Traditional Neighborhood Development districts (V and TND), as well as a Local Historic District, for the purpose to reflect, preserve, and enhance traditional village character and development patterns.

**Existing Land Use** - Current land use in Franklin Township is dominated by agriculture and preserved open spaces with single-family detached residential interspersed. Commercial and institutional uses are concentrated in and around Kemblesville. Two-family residential, multi-family residential, mobile home parks, and mixed commercial/residential uses are dispersed in the northern part of the Township generally north of PA 896.

Existing land use is looked at to understand overall land use patterns and whether possible land use ordinances (e.g. zoning) may need to be reviewed as well as when considering future land use recommendations and map.

Existing land use information is based on Chester County Assessment data, adjusted for land use by Chester County Planning Commission (CCPC) with input from the Township and Comprehensive Plan Task Force. For planning purposes, existing land uses are grouped into categories (below and on the Existing Land Use Map) and intentionally broadly defined to capture a general snapshot of land use types. Specific uses listed under each category below provide both current uses in Franklin Township as well as examples of uses that could fall into the category. **Note: Existing land uses text below is updated to reflect existing land use map review at May 17 2022 PC meeting, with the exception of acres and percentages that still need to be updated.**

- **Single Family Detached Residential:** Single family houses on individual lots is the primary form of housing and are dispersed throughout the Township with the largest concentrations in the vicinity of PA 896 and PA 841 intersection and near New Garden Township's border. XX acres – XX%.
- ~~Two-family Residential: Twins (two-family semi-detached houses) and duplexes (two-family detached houses) and are found in pockets north of PA 896. 88 acres – 1.09%.~~

- **Multi-family Residential:** Housing structures with three or more dwelling units (e.g. apartments, quadraplexes, triplexes, and townhouses (single-family attached houses). (Condominiums are a form of ownership and not a housing type.) XX acres – XX%.
- **Mobile Homes:** Individual mobile home units on their own lots. XX acres – XX%.
- **Commercial:** Retail stores, professional offices including doctor’s offices, personal services, banks, restaurants, gas stations, business parks, public garages, auto dealers, and other similar establishments that cater to the general public. XX acres – XX%.
- **Mixed Use:** Commercial uses and residential uses combined into one lot (e.g. a building with a ground floors shop and upper floor apartment or a lot with a single family detached residence and a separate building with a business use.); however does not include residences having home occupations. XX acres – XX%.
- **Institutional:** Schools, places of worship, municipal buildings and uses (not including parks or preserves), hospitals and urgent care clinics, emergency services, and other like public and private uses. XX acres – XX%.
- ~~**Industrial:** Manufacturing, warehousing, production, and wholesale enterprises that largely do not involve general public access or sales. 0 acres – 0%.~~
- **Agriculture:** Agricultural activities in active (dairy farm) or passive (fallow fields) use as well as outdoor (crops) and indoor (mushroom production) use. While a form of industrial use, agriculture is put into its own category due to its distinct land use patterns and needs. XX acres – XX%.
- **Park/Recreation:** Land in active and passive recreational uses, including Township parks and private recreational lands. XX acres – XX%.
- **Nonresidential Development Open Space:** Township preserves, private preserves with and without public access, and other lands in permanently protected open space not otherwise accounted for in a land use category. XX acres – XX%.
- **Residential Development Open Space:** Homeowner’s association (HOA) land that is preserved as open space as part of residential land development. XX acres – XX%.
- **Undeveloped:** Vacant lands. XX acres – XX%.
- ~~**Utilities/Public Road Rights-of-way (R.O.W.)/Private Roads:** Road and utility rights-of-way and utility facilities as well as provide roads owned/maintained by individuals often as part of subdivision or land development process. XX acres – XX%.~~

## RECOMMENDATIONS & ACTIONS -

### *How to implement...*

**8-1. Development and Redevelopment -** Direct development to appropriate areas of the Township focusing on redevelopment of existing sites. Protect open space, natural resources, and agricultural lands for resource and growth management. Establish a balance between land uses, agriculture as the main industry, the transportation network, and the ability of natural systems to support development.

#### **WHY DO THIS?**

Franklin Township’s rural character has been shaped by the combination abundant natural resources, including prime agricultural soils, and the built environment, including historic buildings and newer construction and main roads of PA 896 and to a lesser extent PA 841 along which some development has spouted. Kemblesville provides a continuous intact historic village that is an asset for Franklin Township as an inherent focused location where



development occurred historically and can continue to be focused in the future. The MPC requires a variety of uses be allowed in all municipalities. By planning for focused types of compact and higher density as well as more intense uses in appropriate areas in the Township, remaining areas of the Township can be focused for less intensive open uses including agricultural uses that best function within proximity of other support uses and when not in conflict with residential, commercial, and other uses/needs/traffic/road types and the like. Focused development into the future provides a continuation of the rural pattern that has been in place since Franklin Township's founding with closer in development largely focused along main roads and in/around Kemblesville and the remainder of the Township as lower density open land uses. There are very few vacant parcels in Franklin Township and development focus will need to be in the form of redevelopment of existing sites and adaptive reuse of buildings, particularly historic resources.

**8-1.1. HOW? - Direct growth to already developed areas. Focus any new development in specific areas and at a scale compatible with Township rural character. Direct development away from rural areas, environmentally sensitive and constrained lands, and agricultural portions of the Township. Direct growth in/around Kemblesville, and that transitions to less developed as it radiates further out into the Township.**

- Direct future growth of higher densities toward Kemblesville village, which would allow the remainder of the Township to maintain the rural character residents desire. This will also discourage suburban type growth and development in those areas that are designated for preservation or not intended for higher density uses.
- Future land use (depicted on the Future Land Use Map) provides a future overview of the Township, including the following broad categories: **Note: The Future Land Use Map follows that of the 2006/2009 Township Comprehensive Plan.**

**Rural Resource Area** intended for agricultural uses and farmland preservation; prime agricultural soils protection; hobby farms; equestrian activities; open space preservation; on-lot water supply and sewer systems retention and maintenance, and narrow scenic rural road network retention.

**Low intensity Use Area** intended for limited low density rural development and subdivision (averaging no more than 2 acres/dwelling unit) due to limited infrastructure; preserved open space; existing single-family detached dwelling retention; on-lot and possible community water supply and sewer systems retention and maintenance; and narrow scenic rural road network retention.

**Moderate Intensity Use Area** intended for existing single-family detached, two-family, and multi-family dwelling retention; more dense (averaging no more than 1 acre/dwelling unit) and more intensive development opportunities than the Low Intensity Use Area; open space design development with natural resource conservation areas; on-lot and community water supply and sewer systems retention and maintenance; proximity to Kemblesville Village and Chesterville hamlet; and a transition between lower intensity areas and Kemblesville Village.

**Kemblesville Village Area** intended as a more compact and walkable neighborhood with more density (averaging 2 acres or more/dwelling unit depending on available infrastructure; historic village neighborhood retention and compatible expansion; historic resources preservation and adaptive reuse; mixed-use retention and compatible expansion; and municipal services center retention and expansion.

**Natural Resource Protection Area** intended as an overlay atop other future land use categories in order to protect important natural features in all areas of the Township, including composite natural features retention (stream corridors, woodlands, steep slopes, wetlands), resources as “green infrastructure” (Chapter 4); and habitat and biological diversity, scenic resources retention, and water resources management.

**8-1.2. HOW? - Focus small scale business uses and mixed-commercial/residential uses in and around Kemblesville, with a preference for local commercial, and not chain, uses.**

- Use and their scale, including lots sizes and dimensional standards should be compatible with village scale. This includes higher densities, smaller lots, shallow setbacks, and mixed use buildings. This also includes not allowing drive-through uses and other more contemporary design types (e.g. strip malls, big box stores).
- Consider traditional neighborhood development regulations within the V District or as an overlay, which provides village compatible design.
- Review design standards within the Local Historic District to ensure they reflect the historic character of the village that further discourages “corporate” architecture.

**8-1.3. HOW? - Focus industrial and other commercial uses further out from Kemblesville along PA 896.**

- Examine current SU district land uses and lot sizes and the nature of the district itself, based on the Fair Share Analysis (2019) and this Comprehensive Plan policy. Consider whether the SU District in its current form and location is still appropriate or whether uses within the District can be merged into other existing districts and the SU no longer be a separate district, another new district within these types of uses formed, and/or the SU District expanded or shrunk in size.
- The Special Use (SU) zoning district is designed to accommodate a variety of uses of an intensive nature. Such uses can be in this district or other districts. A specific SU District is not required, only types are uses contained within the district in order to meet the MPC requirement to permit all types of uses.
- Any area considered for rezoning to SU should take into consideration context with the surrounding community and access to primary transportation corridors such as PA 896.
- As an alternate to an expansion of the SU, consideration could be given to investigating the feasibility of SU uses being permitted in other districts. For example, use currently permitted in SU could instead be permitted in other districts (e.g. C, LI, etc), and dissolving the SU district.

**8-1.4. HOW? - Consider low density zoning in appropriate areas to promote hobby farms.**

- Hobby farms provide a way to maintain large rural tracts of land in a combination of residential use as the primary land use and farm-related uses as the secondary land use.
- Review zoning standards to ensure residential uses on larger rural lots allow for part-time farming uses.
- Consider if zoning should include hobby farms as a type of land use and types of regulations that would promote this use.

**8-1.5. HOW? - In rural areas, require that any land development preserves large amounts of open space and agricultural lands through zoning and SLDO measures.**

- Consider amending SLDO standards for open space and recreation requirements to also allow for active agricultural lands to be counted.
- Review Open Space Conservation Conventional Development SLDO standards to better incentivize preservation of larger, continuous areas of open space and/or agricultural lands. Incentives could include slightly increased densities and greater flexibility to design new construction in context with the identified areas for preservation. (Also see Chapter 3 for how to promote agricultural retention)

#### **8-1.6. HOW? - Ensure SLDO provisions use site responsiveness and capacity of the land for the proposal as the baseline for all development.**

- Section 22-613 of the SLDO provides for site responsive development.
- Review these regulations to ensure they take into account the capacity of the land for development.

#### **8-1.7. HOW? - Determine if there are ways through ordinances, or other strategies, to reduce conflicts between agricultural uses and residential developments.**

- Provide and promote information on the Township website and social media geared toward emphasizing what rural community living is/is not and what agriculture is/is not to help raise awareness of prospective residents as to what it means to live in an agriculturally and rurally based community.
- Coordinate with the Chester County Agricultural Development Council to hold periodic public educational events on the agricultural industry and to discuss possible solutions to conflicts that may arise between agricultural uses adjoining non-agricultural ones.

#### **8-1.8. HOW? - Review zoning to reduce non-conformities, as possible, in order to lessen the need for possible unnecessary variance applications.**

- Significant numbers of non-conformities between what is built and zoning regulations may suggest a disconnect or issues with existing zoning that are best handled through a text amendment to address them holistically.
- Consider discussing procedures to better address and reduce de minimis minor non-conformities with the Zoning Hearing Board.

#### **8-1.9. HOW? - Review land uses in zoning to ensure PA MPC requirements are addressed.**

- The Planning Commission would take the lead on regularly reviewing the zoning ordinance to ensure consistency with the MPC.
- Recommendations from the Planning Commission should be brought before the Board of Supervisors to determine if further investigation is warranted to potentially update zoning.
- Consider retaining a planning professional work with the Planning Commission in the development of any proposed amendments.

#### **8-1.10. HOW? - Review procedural aspects of zoning and SLDO to ensure they are current.**

- The Planning Commission would take the lead on the review of procedural components of zoning and SLDO ordinances.
- Continue to allow the Township Solicitor review and approve any procedural amendments to ensure they are consistent with the MPC and other applicable state and federal laws.

### **8-2. Revitalization – Support revitalization of existing buildings on already developed sites.**

**WHY DO THIS?**

Areas of Franklin Township, particularly along major road corridors (e.g. PA 896) contain existing development that have access to infrastructure and proximity of other development. Reusing through redevelopment, and enhancing as needed, existing developed areas, takes advantage of already existing infrastructure, buildings, and sites in place, lessens development pressure on less dense, open areas, and natural resources in the Township, and reduces the necessity of constructing additional infrastructure (e.g. roads, sewer, water facilities). It also supports energy conservation goals in using the already embodied energy and materials that went into constructing sites and buildings. In addition, it supports continuations of Township character defining historic buildings into new viable uses through their adaptive reuse.

**8-2.1. HOW? - Create incentives in zoning and SLDO for redevelopment of existing sites rather than that encourage development of open lands and green fields.**

- To encourage greater redevelopment of existing properties, consider providing incentives. Incentives can range from density bonuses for residential units to more dynamic lot and bulk standards that may allow for modifications such as slight increases in height or shallower setbacks.
- Consider hosting a design charette with property owners, business owners, and residents to determine what types of incentives would be most impactful to promote redevelopment while respecting the existing built environment.
- Work to ensure additions onto existing buildings are compatible to facilitate buildings continued use.
- Having robust and flexible standards to promote adaptive reuse can serve to ensure existing structures continue to evolve and are fully utilized.

**8-2.2. HOW? - Coordinate with the business community on developing a working group to focus on site redevelopment and building reuse, as an alternative to tear downs and open land development.**

- Establish an administrative policy in Franklin Township of revitalization and reuse of existing buildings as the starting point for development discussion.
- Consider requiring as part of all land development applications, a full description of buildings proposed for demolition and the stated reasons for why it is not feasible for them to be reused.
- Coordinate with the business community to determine appropriate incentives to promote adaptive reuse.

**8-3. Existing Businesses – Consider existing businesses, both in-home and in-commercial buildings, and how they can be supported.****WHY DO THIS? -**

Businesses, including commercial and industrial uses, generate tax revenue and provide jobs within the Township. Business tax revenues, including agricultural operations, yield greater net tax funds as compared to residential uses as businesses do not use as many local services (e.g. schools, ambulance). They also create a community that is more well-rounded in having jobs, retail, and personal services within proximity to residents as compared to a place that is a “bedroom” community made of primarily only residences. Business uses occur in more traditional commercial and industrial building settings, and also as home-based businesses, the latter of which may grow in use due to lifestyle changes and greater options for employment brought about with the Covid-19 pandemic.

**8-3.1. HOW: Review zoning as to how it permits home occupations, which may become particularly relevant as home occupations may become more prevalent and “here to stay” post pandemic.**

- The MPC mandates “no impact home-based businesses” (that zoning ordinances also term as “home occupations”) be permitted by-right in all residentially zoned districts. In addition to allowing for these uses, the Township has additional standards to address larger, home-based businesses.
- Zoning should be made to provide greater capacity for permitting home occupations, though types of home occupations will still need to be weighed within consideration for location, scale, and density of housing.
- Evaluate regulations for larger, home-based businesses to determine if they still are appropriate to encourage local entrepreneurial innovation and allow for residents to reasonably utilize their residence to make their living. Areas to consider for amending include limitations on total number of clients/customers visiting the residence and on the total number of deliveries allowed per day associated with the business.

**8-3.2. HOW: Review zoning as it relates to signage, expansions, accessory secondary uses, and permit process, taking into account that business and economic viability is important to facilitate the needed funding and vitality for implementation of other Township and Comp Plan recommendations.**

- Accessory secondary uses (e.g. golf course also doing weddings or other events) can create supplemental business opportunities.
- Coordinate wayfinding and other signage to maximize directional and ease of locating businesses, while taking into account rural character of the Township, contextual setting, and sign clutter.

**8-4. Housing – Plan for housing needs while protecting Township traditional rural, historic, natural, and scenic qualities.**

**WHY DO THIS? -**

In addition to being a requirement of the MPC, allowing for a variety of housing types helps meet different dwelling needs of various Township residents (e.g. families, single people). The vast majority of housing in Franklin Township is single-family detached dwellings on larger lots, which is in line with a rural community. However, there are apartments and townhomes. There is also opportunity for accessory dwelling units, which provides a secondary smaller residential use on a property (e.g. for elder care housing).

**8-4.1. HOW: Provide for housing variety to the extent required by state law.**

- The MPC mandates municipalities provide for a variety of housing options, such options provide housing opportunities for persons of varying incomes and household types.
- Zoning does provide for all of the housing types as required by state law.
- There appears to be adequate acreage within the current HDR zoning district to meet case law requirements for providing a fair share of multi-family uses.
- Explore additional or alternative areas to allow for multi-family housing, and in already developed areas of the Township, especially in/near Kemblesville.
- Consideration for allowing additional, limited areas for multi-family housing in the vicinity of Kemblesville at a density that respects the established scale of the village could be considered.
- **Consider adding owner-occupied triplexes as a multi-family housing option in zoning.**

**8-4.2. HOW: Focus additional housing through mixed-use in/near Kemblesville.**

- Kemblesville is the village center of the Township and, while small in size, contains a variety of uses.
- Providing for mixed-use can promote the establishment of residential units as a complementary part of commercial uses and/or structures. Such residential uses could be as part of a planned development or as a single unit(s) on the second floor of an existing commercial building.
- Allowing for additional housing through mixed-use standards can also further historic preservation efforts through appropriate adaptive reuse.

**8-4.3. HOW: Consider focusing any other additional multi-family housing near the current apartment use (Wagner Apartment/Heritage Village).**

- As the MPC requires municipalities provide housing of all types for all persons, providing multi-family housing types is required.
- There is one multi-family complex located in the Township, consider providing opportunity for additional multi-family units in its vicinity. Before any zoning changes are considered, an analysis should be undertaken to ensure any additional development can be supported by a community on-lot sewer system as public sewer is unavailable in its vicinity.

**8-4.4. HOW: Examine accessory dwelling unit (ADU) zoning regulations to ensure they provide for added variety of housing for aging in place and a rural housing alternative.**

- ADUs are regulated as additional dwelling units in zoning and permitted to be located throughout the Township.
- Consider a maximum square footage for an ADU to ensure the ADU remains accessory to the principal dwelling unit.

**~~8-4.5. HOW: Consider how to incorporate tiny homes into zoning and SLDO provisions, as an alternative and more affordable housing type that is also may be more compatible with rural character than higher density house types.~~**

- ~~➤ Established a clear definition of what constitutes a tiny home, first, as their small size can lead this house type to fall outside the purview of the Building Code.~~
- ~~➤ Consider amending zoning to allow for tiny homes to serve as accessory dwelling units, subject to appropriate criteria.~~
- ~~➤ Consider amending zoning regulations for mobile home parks to ensure they do not prohibit establishment of a “tiny home park.” Many of the established regulations for a mobile home park can serve as a foundation for regulations for a “tiny home park.”~~

**Relationship to Township Vision**

Growth and development as redevelopment and in focused areas of the Township allows those land uses to be grouped and utilize already existing infrastructure, leaving much of the remainder of the Township for low density and agricultural and open space rural resources uses. This meets the Township vision to keep open space, low density, and agriculture as primary land uses in Franklin, and in doing so balance Franklin Township’s rural way of life with development, including acknowledging the inherent inability of all lands, locations, sites, and infrastructure to accommodate and sustain all types of uses and development.

## LEARN MORE...

Act 247, The Municipalities Planning Code

<https://chescoplanning.org/MuniCorner/PlanningPa.cfm>

Local Planning Education

<https://chescoplanning.org/MuniCorner/Education.cfm>

CCPC Smart Growth E-tool

<https://www.chescoplanning.org/MuniCorner/eTools/63-SmartGrowth.cfm>

CCPC Mixed-Use E-tool

<https://www.chescoplanning.org/MuniCorner/eTools/25-MixedUse.cfm>

CCPC Accessory Dwelling Unit E-tool

<https://www.chescoplanning.org/MuniCorner/eTools/14-AccessoryUnits.cfm>

CCPC Home Based Businesses E-tool

<https://www.chescoplanning.org/MuniCorner/eTools/40-HomeBusiness.cfm>

CCPC Housing Diversity E-tool

<https://www.chescoplanning.org/MuniCorner/eTools/32-HousingDiversity.cfm>

CCPC Infill Development E-tool

<https://www.chescoplanning.org/MuniCorner/eTools/62-Infill.cfm>

## Appendix A

# Community Input Summary

Throughout the 2022 Comprehensive Plan process, the Township sought community input (see Chapter 1). This Appendix provides a summary of online Community Survey results and also highlights differences and similarities with comments and feedback garnered during Subject Area Interviews and the online Community Workshop. This Appendix also provides a summary of comments from the Community Meeting. There were 515 respondents to the online Community Survey. As of the 2020 Census, there was a Township population of 4,433. This means the online Community Survey had an 11.6% response rate.

## COMMUNITY SURVEY RESULTS SUMMARY

### Question 1: What are the reasons you chose to live in Franklin Township? (check up to 3 responses)

Top:

1. Rural, Quite Lifestyle (70.43%)
2. Scenic Beauty (47.86%)
3. Quality of Schools (41.05%)

Bottom:

1. Life time resident (8.17%)
2. Friends and Family in the area (14.20%)
3. Housing Affordability (14.79)

Other Responses:

- Ground to build home was available (9 other similar responses about housing and lot sizes)
- Really valued the 2 acre minimum building rules keeping us from overcrowding like we experienced in Delaware and Maryland.
- Agricultural Business and the ability to have horses.

### Question 2: Other than changes in employment, what are the reasons you would leave Franklin Township? (check up to 3 responses)

Top:

1. School Taxes too high (53.71%)
2. Area becoming too developed (47.27%)
3. Retirement/downsizing (46.29%)

Bottom:

1. Lack of farming opportunities (4.69%)
2. Lack of community or public water & sewer (4.88%)
3. Commuting distance/time to work (9.38%)

Other Responses:

- Expansion and smell of Mushroom Farms
- Mistrust of local government officials
- Wanting to move closer to children or other family
- Growing cost of living and aging in place

### Question 3: Which of the following are important for the Township to focus on? (check up to 10 responses)

Top:

1. Open Space Preservation (65.63%)



2. Retention of rural character (62.30%)
3. Conservation of scenic resources (59.18%)
4. Traffic and road improvements (54.30%)
5. Natural resource protection (49.22%)

Bottom:

1. Housing Needs (8.59%)
2. Pedestrian walkways (12.89%)
3. Enforcement of Codes/ordinances (15.23%)
4. On-road cycling enhancements (15.43%)
5. Sustainable growth/ability of land to accommodate uses (18.75%)

Other Responses

- Better internet service for the community
- Property taxes need addressed
  - o Allowing for or promoting additional businesses to diversify the tax base
  - o More clarity about what the taxes are being used for
- Biking should take place on trails and not on the roadways
- Community sustainability (promotion of a CSA or community flea market)

**Question 4: Which of the following natural and historic resources are most important to protect through regulations and other means? (check up to 5 responses)**

Top:

1. Groundwater (70.49%)
2. Streams ponds and wetlands (67.21%)
3. Wildlife habitat/biodiversity (62.50%)

Bottom:

1. Steep Slopes (4.30%)
2. Floodplains (14.55%)
3. Woodlands (29.10%)
4. Prime Ag Soils and Farmland (29.30%)
5. Historic Sites (29.71%)

Other Responses:

- Protection against invasive species
  - o Use of herbicides and pesticides
- Supporting preservation of open space, but without trails in the open space or connecting it to other open space.

**Question 5: What are the most important conservation subjects for the Township to focus on? For reference, approximately 8.5% of the 2020 Township budget is spent on these items (Please rank the following from 1 to 6, with 1 being the most important)**

Top: (Ranked as #1 most important)

1. Open Space Preservation (41.97%)
2. Natural Resource Preservation (19.83%)
3. Maintenance and stewardship of preserved lands and resources (17.97%)
4. Agricultural Land Preservation (14.59%)

Bottom:

1. Historic Resource Protection (3.00%)
2. Scenic Resource Protection (5.13%)

**Question 6: Where is the best location for commercial uses (shops and offices)?**

Top:

1. Major roadway corridors of PA 896 & PA 841 (37.77%)

2. No additional in the Township (30.26%)
3. Kemblesville (22.96%)

## Bottom

1. Anywhere in the Township

## Other Responses

- Where the zoning already permits
  - o Current zoning is appropriate
- Keep businesses off of the side roads
- Focus on small businesses
  - o Large retail and strip malls would be a reason to move out of Township

**Question 7: In reference to question #6, how should these commercial uses look?**

## Top:

1. In smaller individual buildings fronting on the road, with parking generally to the rear, and possibly with mixed residential and non-residential uses (64.16%)
2. In larger individual buildings or groups of buildings that are broken-up to avoid long strips of buildings and parking lots (26.88%)

## Bottom:

1. Strip mall type of development pattern in long strips of buildings and parking to the front (8.96%)

**Question 8: Where is the best location for new industrial uses (e.g. manufacturing and warehousing)?**

## Top:

1. No Additional in the Township (50.75%)
2. Major roadway corridors of PA 896 & PA 841 (22.91%)
3. Expand current industrial zoning district areas (20.13%)

## Bottom:

1. Anywhere in the Township (3.64%)

## Other Responses:

- In buildings that are already in place.
- Rt 841 is an agricultural and residential road, not for industrial uses
- As permitted by zoning

**Question 9: Given an equal number of residential lots to be built on a parcel, which development patterns would you prefer to see in the Township?**

## Top:

1. A combination of these options, depending on the location and characteristics of the site. (41.23%)
2. Houses spread fairly evenly over the entire tract on 1-acre+ lots with no protected open space. (37.06%)
3. Houses built on 1/4 to 1/2 acre lots on one part of the tract (as in many 'cluster or open space oriented designed developments,' for example) leaving a large amount of permanent open space on the remainder of the tract. (22.37%)

## Bottom:

1. Attached houses and/or houses on very small lots (including less than 1/4 acre lots, as in a traditional village pattern), with the great majority of the tract left as permanent open space and/or farmland. (13.82%)
2. No opinion/ does not matter (3.95%)

**Question 10: Please indicate your preference for future Township policy for each of the following land uses or facilities.**

## Top Promote:

1. Nature Preserves/ Open Space (76.56%)
2. Parks/recreation/trail network (71.40%)

3. Small scale commercial uses to serve the local community (56.16%)
4. Agricultural uses and their preservation (49.23%)
5. Eco-tourism, ag-tourism, or historic site-tourism (42.08%)

## Bottom Promote:

1. Mobile homes (01.08%)
2. Industrial uses (01.96%)
3. Apartment buildings/complexes with more than 10 units (02.37%)
4. Twins or duplexes (04.56%)
5. Light industrial uses (05.64%)

## Top Maintain:

1. Continue existing neighborhood uses/character (58.61%)
2. Child or adult day care (52.80%)
3. Offices uses (50.67%)
4. Housing that is affordable for middle class Township residents (44.90%)
5. Agricultural uses and their preservation (42.86%)

## Bottom Maintain:

1. Mobile Homes (06.47%)
2. Apartment buildings/complexes with more than 10 units (08.62%)
3. Twins or duplexes (12.58%)
4. Townhouses (14.00%)
5. Larger scale commercial uses to serve the larger region (e.g. shopping center) (15.52%)

## Top Limit:

1. Mobile Homes (89.22%)
2. Apartment buildings/complexes with more than 10 units (85.78%)
3. Twins or duplexes (76.57%)
4. Industrial uses (76.09%)
5. Townhouses (74.18%)

## Bottom Limit:

1. Agricultural uses and their preservation (03.74%)
2. Parks/recreation/trail network (03.87%)
3. Nature preserves/open space (04.09%)
4. Continue existing neighborhood uses/character (4.14%)

**Question 11: Is Franklin Township a good place for seniors and/or young people to live?**

Seniors: Yes (75.84%) No (24.16%)

Young People (81.98%) No (18.24%)

## Other Responses:

- Taxes (school) are too high for seniors and it is becoming impossible for seniors to live in the area
- Seniors need access to transportation, healthcare, and activities
- Not enough employment opportunities for young people

**Question 12: Which of the following are most important to address in Kemblesville?**

## Top:

1. Retain village character (70.41%)
2. Allow for local businesses (61.99%)
3. Improve walkability (36.93%)

## Bottom:

1. Allow for small scale apartments (15.55%)
2. Add traffic calming (29.16%)

## Other Responses:

- Improving the look of Kemblesville will attract new businesses

- o Redevelopment of gas station
- o Improve village character

**Question 13: If Kemblesville were to become more commercial, indicate which type of businesses you think you would patronize?**

Top:

1. Restaurant (78.15%)
2. Food Specialty Shop (75.72%)
3. Recreational Service (45.25%)

Bottom:

1. Clothing, shoe, or bridal shop (13.91%)
2. Specialty shop (jewelry, repair shop) (25.17%)
3. Hardware store (33.55%)

Other Responses:

- None, stop development, or keep it rural
- Pharmacy
- Pub or a place to gather

**Question 14: Rate the following facilities or services in meeting the current needs of Township**

Top Meets Needs:

1. Snow removal on Township roads (80.85%)
2. Fire protection (79.91%)
3. Ambulance services (77.01%)
4. Trail network (71.21%)
5. Township building (67.04%)

Top Does Not Meet Needs

1. Pedestrian walkways (44.84%)
2. Maintenance of PA roads (41.44%)
3. On-road cycling opportunities (41.35%)
4. Maintenance of Township roadsides (37.58%)
5. Mobile phone service/facilities (37.14%)

**Question 15: Outside of your home, where do you participate in recreational activities?**

Top:

1. Local Parks, trails, and preserves in Franklin (66.43%)
2. Local parks, trails, and preserves outside of Franklin Township (59.34%)
3. White Clay Creek (State) Preserve in London Britain, PA (57.21%)

Bottom:

1. School (7.33%)
2. Work (8.98%)
3. Other State Parks (PA) (28.84%)

Other Responses:

- National Parks
- Hunting and Fishing on private land
- Delaware parks and preserves
- Around 1/3 of respondents said along local roads (running, biking)

**Question 16: How important are the following types of park and recreation facilities and services?**

Top Extremely Important:

1. Multi-use trail network (60.97%)
2. Nature education (41.07%)

3. Pedestrian walkways (33.80%)
4. Fishing (33.33%)

Top Not Important:

1. Camping areas (62.56%)
2. Hunting (47.32%)
3. Dog Parks (37.21%)
4. Picnic areas (25.00%)

Other responses:

- Concern about maintenance of trails and potential illicit activities it could bring
- Dedicated biking trails would be appreciated
- Potential Community gardening space

**Question 17: Indicate your willingness to volunteer time for the following;**

Top:

1. Trail/park/open space/preserve cleanup/maintenance (65.58%)
2. Stream/natural area cleanup/ invasive plants removal (47.18%)
3. Road clean-up (39.47%)

Bottom:

1. Ambulance service (2.37%)
2. Fire protection (5.93%)

Other Responses:

- Neighborhood watch.
- Planting of native plants
- Many people are unable to volunteer due to age

**Question 18: List the priority intersections where transportation improvements are needed in the Township.**

Top (Ranked #1)

1. PA 896 and Appleton Road (51.56%)
2. PA 896 and PA 841 (29.91%)

Bottom (Ranked #8)

1. PA 841 and Peacedale Road (33.03%)
2. N. Church Hill Road and Auburn Road (24.76%)

**Question 19: Beyond the intersection improvements in Question #18, rank the additional transportation needs you believe should be addressed.**

Top (Ranked #1)

1. Maintenance of Township Roads (36.83%)
2. Gateway and traffic calming control along Route 896 (22.60%)
3. Shoulder widening to improve safety for both driving and cycling on roadways (17.20%)

(Ranked #2)

1. Shoulder widening to improve safety for both driving and cycling on roadways (23.92%)
2. Gateways and traffic calming control along Route 896 (16.95%)
3. Connect preserves and other areas together with trail network (15.57%)

Bottom (Ranked #9)

1. New park-n-carpool lots (33.82%)
2. Traffic lights (28.24%)
3. Connect preserves and other areas together with trail network (14.48%)

**Question 20: How frequently do you travel on these roads?**

Top Every day/twice or more):

1. Route 896 (36.74%)
2. Route 841 (23.78%)
3. Appleton Road (19.95%)

Top (Never):

1. Church Hill Road (14.22%)
2. Hess Mill Road (9.86%)

Other Responses:

- Strickersville Road
- Chesterville Road

**Question 21: How long have you lived in the Township?**

Top:

1. More than 20 years (39.44%)
2. More than 10 -20 years (23.20%)

Middle:

1. 1 year – 5 years (14.15%)
2. 5 years – 10 years (14.15%)

Bottom:

1. Less than 1 year (2.55%)
2. Lifelong resident (6.50%)

**Question 22: What is the approximate size of your property?**

Top:

1. 1 acre – less than 2 acres (46.51%)
2. 2 acres – less than 10 acres (33.02%)

Bottom:

1. More than 50 acres (1.16%)
2. Less than ½ acre (1.86%)

**Question 23: In what year range were you born?**

Top:

1. 1946-1964 (48.59%)
2. 1965 – 1976 (23.47%)
3. 1977 -1995 (20.89%)

Bottom:

1. 1996 – present (1.64%)
2. 1945 and before (5.40%)

**Question 24: If more people than you live at your house, what are the ages of the other people? (indicate number of persons in each age range)**

Top:

1. 45–64 years of age (32.82%)
2. 65 years and older (23.08%)
3. 5–18 years of age (21.03%)

Bottom:

1. Under 5 years of age (4.62%)
2. 19–24 years of age (2.82%)

**Question 25: What is your gender?**

Male (45.90%)

Female (44.96%)

**Question 26: In what general area do you live?**

Top:

1. Southeast of Rt 896 and Rt 841 (30.40%)
2. Northeast of Rt 896 and Rt 841 (28.27%)

Bottom:

1. Southwest of Rt 896 and Rt 841 (8.79%)
2. Kemblesville (14.96%)

Other Responses:

- Landenberg

**Question 27: Please indicate the number of persons in your household who work in the following locations (pre-COVID-19):**

Top:

1. In your own home or farm (54.01%)
2. Elsewhere in Delaware (44.96%)
3. Southern Chester County (including West Grove, Avondale, Kennett Square) (42.38%)
4. Newark, DE (39.28%)

Bottom:

1. Other (17.57%)
2. Delaware County, PA (24.29%)
3. Philadelphia (26.36%)

**Question 28: Please indicate the number of persons in your household who currently work in the following occupations:**

Top:

1. Professional services (accountant, finance, legal, business, insurance) (40.80%)
2. Retired (37.31%)

Bottom:

1. Personal services (salons, pet sitting/grooming, landscaping) (15.92%)
2. Other (15.92%)
3. Transportation/utility (16.17%)
4. Unemployed (16.17%)

**Question 29: How would you prefer to be made aware of Township information, issues, meetings, or updates? (check all that apply)**

Top:

1. Email list (69.91%)
2. Township website (51.66%)
3. Newsletter (46.68%)

Bottom:

1. YouTube/Streaming (8.06%)
2. Newspaper (digital or paper) (8.53%)

**Question 30: What do you think will be the most significant challenges and/or opportunities that Franklin Township will face in the next five to ten years?**

forcing pay loss stay keeping township current Increased traffic continue Want  
 connected property preventing services older keeping taxes new  
 Increased population high school commercial natural resources balance  
 people live challenge will challenge Maintaining rural character Conservation  
 tax base charm residents change preserve right need safety  
 Controlling small people water will Handling roads  
 Population growth open space Protecting Keeping Managing  
 taxes many growth work development  
 shopping Maintaining infrastructure township  
 housing development area land increase construction housing  
 rural traffic trying schools maintenance school taxes public  
 Preserving open space home business driving opportunity  
 environmental Managing growth Maintaining character  
 Maintaining open space land preservation limit keeping rural built  
 Overdevelopment community improvements high taxes moved population residential  
 improve time allowing Stop seniors feel Maintaining rural wildlife low decisions live  
 expand

**Question 31: Do you have any further comments that you want the Township to consider?**

open space township Board protect communication businesses etc don t beautiful seniors  
 added think consider SEE commercial buildings stay make trails rural better  
 Thank improve lived supporting residents take Stop things  
 area Franklin roads going township improvements  
 need rd Please moved taxes land houses use people  
 Lower taxes Keep schools traffic leave development continue  
 Franklin Township concerns Want lose also much WORK matter love school taxes Will  
 needs transparent Maintain

## COMMUNITY WORKSHOP SUMMARY

**Comment: PA 896 and other main roads pose issues and good points for Township residents**

Similarities to Survey and Interviews:

- Winding roads are part of rural character and need to be preserved
- Future roadwork needs to account for farming equipment
- Preserving rural character might help maintain or reduce traffic volumes
- Traffic needs to be controlled around Kemblesville to make it a viable place
- Peak hour volume and traffic is a major concern
- Biking on roads is dangerous
- Snow removal is good
- Emergency response is good

Differences from Survey and Interviews:

- Buggies and tractors on roadways are part of the rural charm
- Roads are in good condition
- Traffic calming is good but could restrict farm equipment
  - Was not a main concern expressed with survey
  - Was mentioned in farming interview



**Comment: Franklin Township has done an excellent job preserving parks and preserves for residents to enjoy and which helps maintain Franklin’s rural character**

Similarities to Survey and Interviews:

- Parks, preserves, variety, locations/proximity, and their fostering community are positive elements in the Township for residents
- Proximity to trails, especially multiuse trails, is a positive to living in the Township
- Connecting parks and preserves to one another and other places, e.g. wineries, through a comprehensive trail system would benefit the Township
- Place improved signage for Township Parks and preserves and their amenities

Differences from Survey and Interviews:

- People walk on roads. Pedestrian paths, not sidewalks, in residential areas and throughout the Township could be considered. Paths and trails could be linked.
- A Township Parks and Recreation Committee could be created and could facilitate volunteer outreach
- Important to consider riparian buffers and stream side forestation to maintain surface water, e.g. streams, ponds, quality and quantity
- Consider multi-use trails and/or equine trails. Residents moved to the Township to be able to have and ride horses and riding opportunities are disappearing

**Comment: Natural, historic, and open space resources preservation is an important part of maintaining rural character**

Similarities to Survey and Interviews:

- Preserve additional open space including be on the lookout for open space opportunities and make greater public awareness of potential future lands that could be preserved. Golf course could have been preserved if there had been a more aggressive open space program
- Open Space fosters rural character however attracts visitors from outside the Township which adds traffic that takes away from rural character but it is still less people and better than a development
- There is preserved open space with restrictions limiting types of agriculture, e.g. allowing hay and not field crops. This generates insufficient income for a modern farm tenant, and discourages locally grown food. (Similar to interview, not survey)
- There is openness to uses that encourage overall historic resources preservation in the Township
- Watershed issues could be mitigated by utilizing conservation and nutrient management plans.

Differences from Survey and Interviews:

- There are abundant trees that help with carbon sequestration and potential to plant more.
- Invasive species need to be addressed (Spotted Lantern Fly, Bamboo, Tree of Heaven, multiflora rose)
- Township is good at providing information about Township history

**Comment: Agriculture is critical as both a source of jobs and maintaining rural character**

Similarities to Survey and Interviews:

- Township is running out of good land to farm due to development and being taken up by other uses
- There is a good relationship with the Tech school (survey and interviews believe that these bonds could be strengthened)
- Capitalize on current small scale Agricultural tourism to grow it and possibly create an ‘ag trail’ to assist agriculture staying viable in the Township
- Farmers market in the village might work

Differences from Survey and Interviews:

- Township is a good place for hobby farmers (survey responses about regulations and interviews contradict this idea)
- Amish families moving into the Township is a sign that agriculture is a viable industry (this is the first mention of using the Amish as an indicator as compared to Survey and Interviews)
- Fewer families are still in agriculture, but those who are, are committed

- Concerns about involvement of the next generation in farming in Franklin
- Mushroom farming is not bucolic but would be a viable business in the Township
- Concerns about preserving farms through zoning and impact on property values

**Comment: Kemblesville Village is a ‘small gem’ and well-loved location in Franklin Township**

Similarities to Survey and Interviews:

- Use village as an agricultural destination with branding
- Village as a small ‘d’ destination would allow for commercial and other niche uses
- Volume and speed of traffic through the village is an issue
- Need to consider sewer, water, and other infrastructure in the village for it to be a place businesses would want to locate
- Take active steps to be economically and residentially viable. Do not want a gradual decay that will eventually lead to losing the village
- Proximity of DE with many shopping option and no sales tax cripples retail in the Township
  - Many residents prefer to shop in DE
- There are nice commercial areas on PA 896 just outside Franklin. This means the village should be a historic destination and not try to compete
  - Discussion items about Kemblesville: Do you put in effort to revitalize the Village and add commercial uses? Do you avoid commercial uses and focus on historic character? Do you make it an agritourism destination?
- Charter school is nearby and is a draw that could support businesses.

Differences from Survey and Interviews:

- Capture the attention of people already coming for the wineries
- A food cart/truck night could entice people to come to the village
- Village enhances overall Township character as well as the winery. Township is fortunate and in a unique position to still have an intact historic village as many other places have built over/destroyed their villages

**Comment: Community Services/Facilities**

Similarities to Survey and Interviews:

- Emergency Services are good and Franklin is not a heavy user
- Signs on telephone poles and roadsides need better enforcement. Personal signs on poles may not be allowed per an ordinance

Differences from Survey and Interviews:

- Make clear opportunities to volunteer, e.g. Adopt a roadway for cleanup
- Maybe Township could work within the larger region to address this and to give it more economy of scale. For example, London Britain is addressing similar issues.

**Comment: Land Use**

Similarities to Survey and Interviews:

- New development is not wanted. Big box stores and large retail is not wanted.
- Minimal commercial use overall is good other than in/near the village where commercial is appropriate.
- Township is located close to Newark and other DE locations where there are stores and jobs so neither are needed as a focus in the Township.
- Need to balance agriculture with natural resource protection and development

Differences from Survey and Interview:

- Create a list of current businesses are in the Township, and work on retaining and supporting them.
- Zoning considerations
  - SU zoning district should be reviewed
  - Residential agricultural zoning is good
  - Can have significant agricultural supportive zoning or and lots of commercial and office parks, but cannot have both. Need to make a choice and stay with it.

- Modernize rules to better support at home workers and businesses particularly with how Covid has changed the way people work
- Need innovative zoning around the village. Could have more townhouses in that area so people can walk into the village. Consider strategies for more housing inclusion and diversity in zoning. Note already have high density in/near village
- The Township passed an ordinance that allows people to age in place, which is good.

## SUBJECT AREA INTERVIEWS

### **Subject: Agriculture:**

#### Commonalities with Survey:

- Agrees with maintaining rural character of Franklin Township
- Wants Franklin to remain a friendly place for farmers, and stay tucked away from development
- PA 896 poses challenges with traffic and wants to look into potential improvements
- Challenges posed by building requirements for farming operations in Township
- Farmland preservation is good, but support for farmers is equally as important to maintain agriculture

#### Differences from Survey:

- Finding a long term solution to septic problems
- Nutrient Management Plans are required for farming, but the regulations are impacting larger and smaller farming operations when there should be differentiation.
- CCCD and how they interact with farmers in Franklin, along with private companies
- Farmers market may not be best idea, instead set up tour with products available at each stop
- Land prices and access to land are keeping new farmers from entering the business
  - Possibility to farm public lands
  - Supporting businesses are disappearing
  - Adding school curriculum at HS level for farming
- Pressure to develop is more an internal battle than external pressure from developers
  - No one to pass family business to
  - Farm is considered “not viable”
- Farms odors and dust don’t mesh with residential

### **Subject: Vineyard**

#### Similarities to Survey:

- Enjoys scenic aspect of Franklin Township
- Development is tough, even if it is consistent with rural character
- Focus on making it easier to have agriculture and agritourism
- Stormwater management is a concern
- More scaled commercial retail in and around Kemblesville
- Treat people fairly in terms of ordinance implementation
- Agritourism and farmers market in Kemblesville is a good idea

#### Differences from Survey

- Board of Supervisors is doing a good job
  - Township needs to make more advanced decision-making (e.g. Buffer standards)
- Do not need to preserve agricultural lands actively being used for farming (as they are already viable)
- Agriculture is not bucolic. It is industry. Can’t only have pretty farming

### **Subject: Business**

#### Similarities to Survey

- Maintaining natural beauty is integral part of growth/development of the area

- Maintain the natural integrity
- In favor of restrictions on development
- Enjoys current demographics – young professionals
- Zoning needs to be evaluated and made understandable
- Any development should be controlled and grouped into designated areas
- Franklin should be more involved with the growth of local businesses
- Liquor licenses are \$500k
  - BYOB works for restaurants
- Reuse of historic buildings
- Agrotourism is a potential for Kemblesville

Differences from Survey:

- Franklin could have a “keep it local” group to market businesses in and around Kemblesville
  - “Taste of Kemblesville” to raise awareness
- Kemblesville Village needs a master plan
  - Look at Hockessin
- Growth of schools poses a huge problem for incoming development
- Horse shows in Fair Hill will be 2nd only to Kentucky
- Challenges due to pandemic for the workforce

**Subject: Charter School**

Similarities to Survey

- Franklin has potential in Kemblesville but eyesores exist (e.g. gas station)
- Small businesses are key
- Kemblesville provides intimate neighborhood feel
- Traffic and speeding on PA 896 are issues that need to be addressed (e.g. traffic calming)
- A walkable Kemblesville would be useful
- Tree replanting is a good idea for land development
- Walking areas in general could be useful
- Breakfast or coffee place would be great for Kemblesville
- Need more space for kids to play, ball fields, or a dog park

Differences from Survey:

- Charter School provides the nostalgic connection to the past of small schools
  - People choose Charter School over larger public school due to location and agriculture in area
- Charter School has revitalized an old building
- Charter School needs additional parking
  - Doctors office and Ducklings Day Care have been helpful by sharing their parking
- Covid has impacted teacher staffing and teacher motivation for the Charter School
- How will Covid impact Franklin economically in the future
- Micro farm at Charter School
  - Coordinate with Kemblesville for agritourism
- Charter School would visit Kemblesville more if it was reinvigorated
- Charter School would consider including Township and Village history in their curriculum

**Subject: Historic Kemblesville Village**

Similarities to Survey

- Good location; enough country life yet commutable to work etc. Has rural character and older houses
- Would like to see preservation of historic buildings in Kemblesville
- Traffic in Kemblesville is an issue
  - Bad walkability
  - Rush hour traffic volume

- Appleton Road is seeing more tractor trailer volume
- Septic is an issue
- Interconnected trails and cycling
  - Want to relieve vehicle pressure on roads
- Roads and sensible development are the biggest issues for the next 5-10 years
- Over-taxation is a concern
- Balance of small business and residential in Kemblesville

Differences from Survey:

- Kemblesville needs septic upgrades
  - Something like what Unionville has
  - There will be growing pains for village to be enhanced
- New buildings need to be compatible with existing village character/architecture
- Winery brings in mix of locals and visitors
- Zoning changes should promote reuse and discourage tear downs
- Adaptive Reuse of barns – possibly for apartments?
- Unsure about how much agritourism Kemblesville would get
- Farmers market is also a possibility but not sure if it would work
- Current sign ordinance makes it impossible to advertise trails and other things
- Paths behind buildings to make Kemblesville more walkable
- Kemblesville needs to develop a bigger and better sense of community outside of “rural character”

**Subject: Non-Agricultural Industry**

Similarities to Survey:

- Want to keep as much open space as possible
- Parks are nice but need improvements for workers and residents
- PA 896 needs to be addressed
- Maintaining open space will be a challenge
- Coordinating communication with township
- There is room for additional businesses in the Township, only if done correctly

Differences from Survey:

- Franklin Township Administration has done a good job
- West Grove Library parking lot needs to be addressed
- There are local people that could be part of the industrial workforce
- Community workshops put on by local businesses
- Add wi-fi to existing township buildings

**Subject: Real Estate**

Similarities to Survey:

- Franklin’s natural setting is what attracts people to the area
- Well maintained country roads
- Want interconnected walkways and trails
- Add another restaurant or two
- Need a balance of uses
- School taxes are difficult for empty nesters/Retirees are debating staying in Township
- ]Resource protection is important
- Franklin is not a destination for apartments, townhomes, and condos
- There is no desire for other types of housing other than single family detached and current housing
  - Amenities don’t support them either
- Hobby farming is a possibility
- Kemblesville has lots of potential

- Winery does well
- Historic aspect of Kemblesville is a great starting point, but parking will be an issue still

#### Differences from Survey

- Real estate has not been heavily impacted by Covid
- Maybe a 55+ community would be possible
- Kemblesville could be a community center for Franklin
- Cider barn (in Elk) is drawing people despite being in the middle of nowhere/a very rural area
- Wayfinding signage is needed
  - People don't know what they are getting into when they go on a trail
  - Raise awareness about what is currently available and may be also possible in the future

#### **Subject: Residents**

##### Similarities to Survey

- Growth and development needs to be logical and balanced
- Franklin is desirable for its rural character, open space, lack of industry
  - There are also nearby services
- Mushroom operations would be a reason to leave
- There are concerns that large family farms will not have the next generation to continue operation
- Challenges of preserving land vs. not bringing in additional commercial and industrial vs. lowering taxes
- Water quality, historic resource protection, farm preservation all need to be important in order to protect rural character.
- Focus on maintaining existing landscape
- Jobs in Franklin are not the reason that people come to Franklin
- Kemblesville would be more attractive with restaurants and a farmers market.
- Walkability and trails are desirable.
- PA 896 should be the focus for any new development
- People want the homes that are present in Franklin, not other types of housing.

##### Differences from Survey

- None

## COMMUNITY MEETING

#### **Topic: Community Vision Statement**

No comments

#### **Topic: Kemblesville Village Enhancements**

Comments - How will village be walkable? How will zoning be changed? Will this be coordinated with PennDOT changes on PA 896?

- Comprehensive Plan Task Force responses: There are walkways along Charter School property, and maybe could be on Tilden Rd, PA 896/maybe behind properties, not Appleton Rd. Need to get people walking to trails and not in cars to get to trails. Need to revamp thinking in Township regular business for walking and cycling opportunities.

#### **Topic: Agricultural Retention**

No comments

#### **Topic: Trail and other Pedestrian Connections**

No comments

**Topic: Resource Protection as a Green Infrastructure Roads and Other Community Infrastructure**

No comments

**Topic: Roads and Other Community Infrastructure**

Comments – not sure should be promoting on road cycling on Franklin roads as they are narrow

- Comprehensive Plan Task Force responses: DE 52 works well for farm equipment. Telephone poles present a big problem for farm equipment as even if other vehicles move over/get out of the way telephones poles are still in the way. Clean up the roadways, e.g. overhanging foliage. Franklin can do a windshield survey of the entire Township to determine what are the biggest roadside issues. Franklin has an existing road trimming program doing elevated and low cuts – maybe this program needs to be reviewed. Maybe need to contact PennDOT regarding PA 896 roadside foliage cuts. PA 896 road improvements may be slated to expand roads outside the village, which would help farms and horse drawn buggies.

**Topic: Future Land Use**

No comments

**Open Discussion**

Comments – Fair Share analysis about multifamily housing was addressed for Franklin by CCPC in prior study. SU zoning district needs to be addressed as it is lacking. Comprehensive Plan is on-point. President Biden's executive order indicates housing needs to be provided in urban areas – how will this impact Franklin and should this be considered in this Plan?

## Appendix B

# Brief Township History

The inhabitants of Franklin Township when Penn founded his colony in 1681 were the **Lenape**. In 1699 much of Franklin was acquired by the London Company as part of the London Tract. Smaller grants comprised the west and the south, where a few originated with the Calverts of Maryland as part of New Munster. The earliest settlers were almost entirely farmers. New London Township, which Franklin was then part of, was chartered in 1723, and in 1734 Revolutionary leader Thomas McKean was born here. Improved roads in the 1700s led to the establishment of inns and stagecoach stops, including the taverns of Elizabeth Furey (1758) and George McCleave (1763). Benjamin Franklin, for whom the Township is named, acquired most of McCleave's land in 1764 in settlement of a post office debt.

By the mid-1800s, Kemblesville was a prosperous village with three mills, a hotel, and a nearby pottery works; Chesterville was a compact village with several buildings. Milling had begun in the 1700s and remained important in the 1800s. Most were grist mills, others saw or paper mills. Franklin was created from southeastern New London in 1852. One-room schoolhouses, built across the Township beginning in the 1800s, operated until 1956, when Kemblesville Elementary School (now Avon Grove Charter School's Early Learning Center) opened and the system was fully absorbed by the Avon Grove School District.

In 1933, the Township voted to remain dry when the 21st Amendment repealed Prohibition, and remained so until 2019. Modern roads brought gradually increasing traffic during the 20th cent. Saddleries and blacksmith shops closed, replaced by auto repair shops, and Kemblesville's general store (1955) and hotel (1969) disappeared as residents traveled further afield more easily, and an agricultural community gradually became a rural bedroom community. In the mid-1980s – more than 100 years after its founding – the Township established permanent offices in a converted farm machine shop. Agricultural easements in the 2000s helped preserve remaining farms and encouraged the development of new farms and wineries, and investments by the Township and other bodies created significant public parklands.

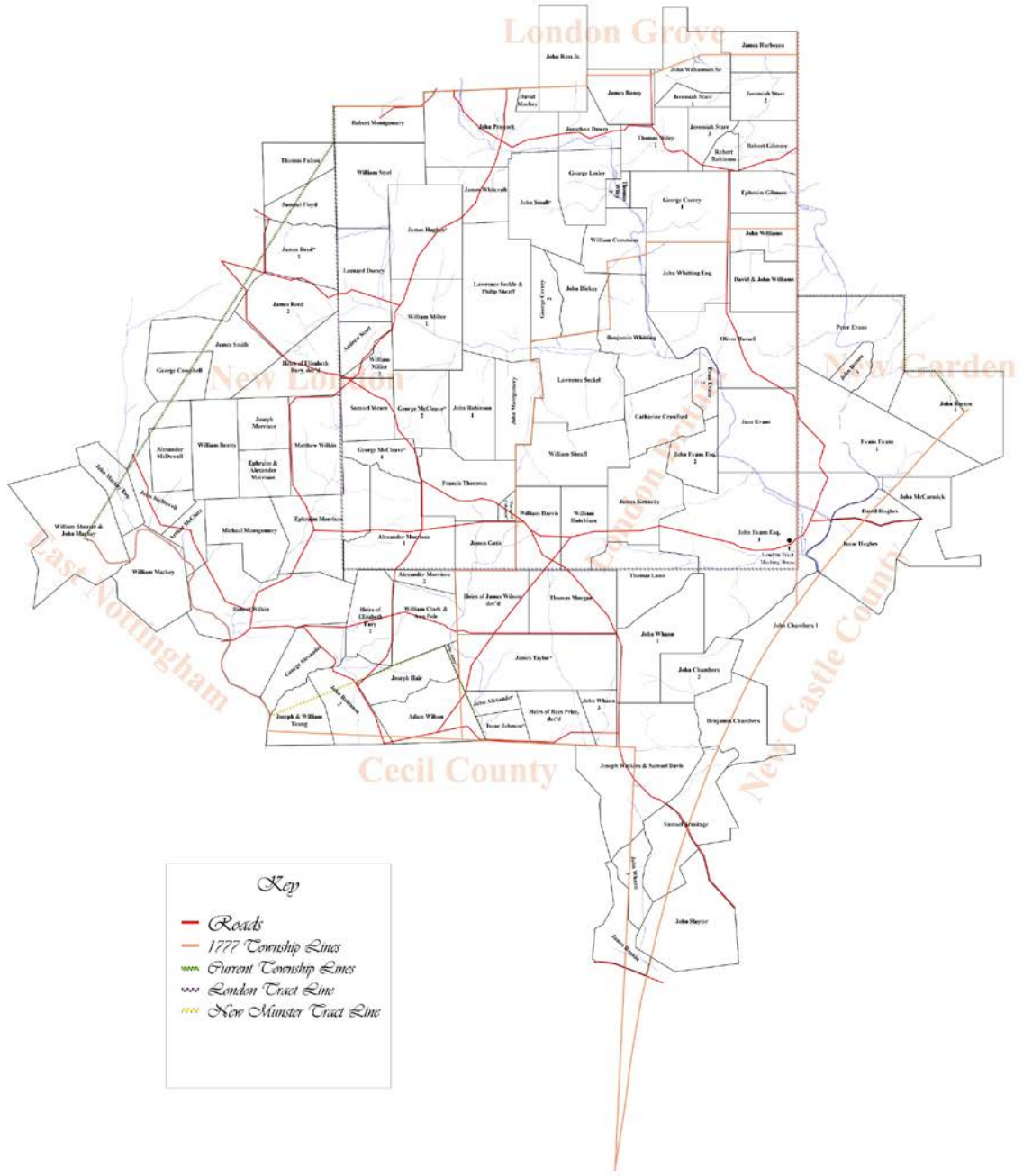


**London Britain & Part of New London Township Circa 1777, from 1777 Chester County Property Atlas, Chester County Archives, West Chester, PA.**

*London Britain & Part of New London Township\*  
Circa 1777*

*(Created by Cliff E. Parker, Chester County Archives, 2019)*

*\* Present day Franklin Township*



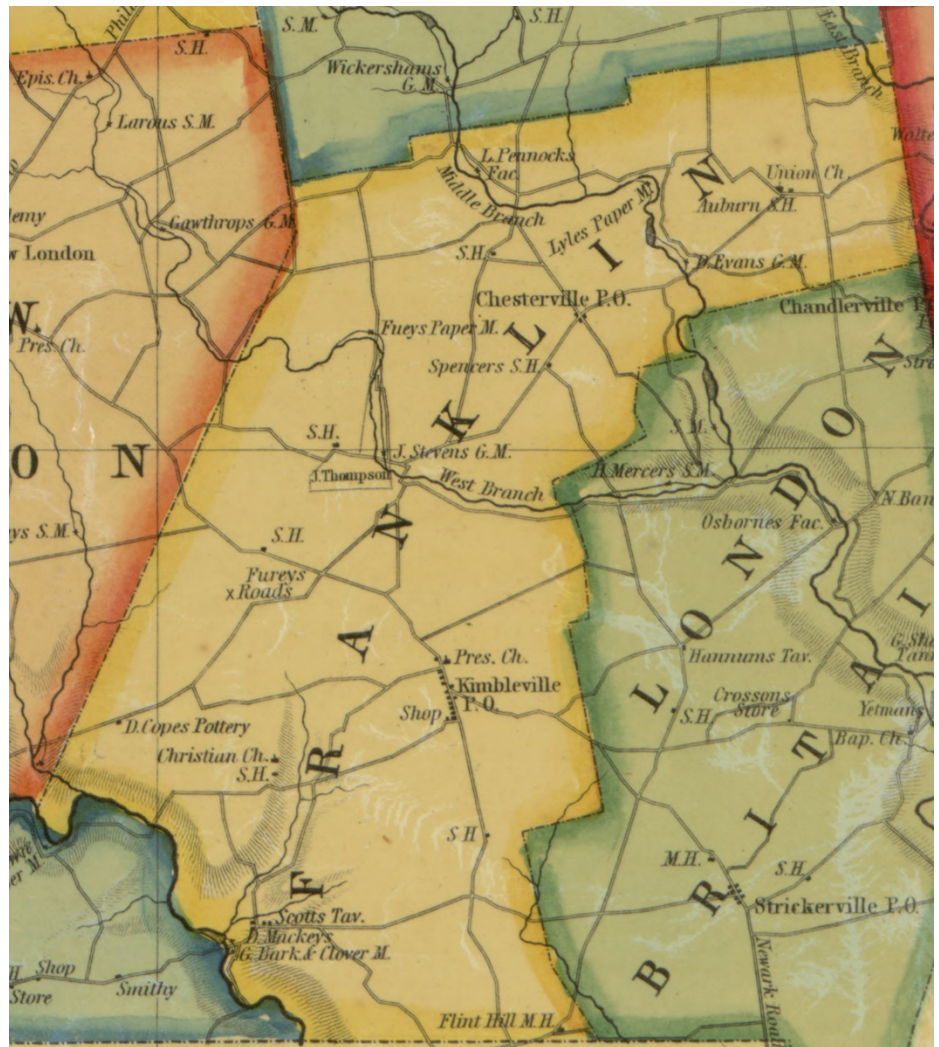
\* Indicates properties with incomplete titles. See separate Land Owner Key for details.

*Scale 100 Perches to an Inch  
(Drew's Farm Maps of Chester County  
used as a base in the creation of this map)*

Detail from map labeled Map of Chester County constructed by virtue of an act of the Legislature of Pennsylvania passed 19th of March 1816, by James Hindman, from the MELISH-WHITESIDE MAPS, 1816-1821.



Detail from map labeled Map of Chester County, Pennsylvania corrected embellished and published by T. J. Kennedy, Westchester; R. L. Barnes, Philadelphia, 1856; from original surveys by S. M. Painter & J. S. Bowen. From the Library of Congress. LOC Chicago citation Info: "Kennedy, T. J., Samuel Marshall Painter, John S Bowen, and Rufus L Barnes. Map of Chester County, Pennsylvania. Philadelphia: R.L. Barnes, 1856. Map



## Appendix C

## Demographic Tables

## BACKGROUND

Understanding Franklin Township’s current and forecasted demographic characteristics (e.g. income, age, and education) provides context for current and possible future community services and facilities. Demographic data is primarily derived from U.S. Census Bureau information, including the Decennial Census and the American Community Survey. The Decennial Census publishes actual nationwide population counts every 10 years, the most recent being in 2020. However, due to **Covid-19** pandemic related delays only a limited amount of data was released in 2021. Detailed 2020 information, scheduled to be potentially released in Spring 2022, is not available during the drafting of this Plan. The Census Bureau also publishes annual demographic estimates through its American Community Survey (ACS), with data gathered on an ongoing monthly basis. Demographic estimates are then made covering periods of 1 year and 5 years. In 2020, the **Covid-19** pandemic impacted the ACS program such that sufficient data was not gathered for counties and municipalities. As a result, 2019 ACS data is the most current. Detailed municipal-level data is only available from ACS 5-year estimates. For Comprehensive Plan demographic analysis purposes, Franklin’s region consists of London Britain, Elk, New London, London Grove, and New Garden Townships in Chester County as well as Cecil County, MD and New Castle County, DE.

## POPULATION

Franklin has maintained one of the lower populations in the region, as is evident by the Township’s continuing lower density, open, rural character. Franklin highest growth rates from the 1970s to 2000, growing by around 1000 persons per decade. Over the last 20 years, Township population has stabilized and seen little growth.

Historical Population Growth (US Decennial Census)						
	1970 Census	1980 Census	1990 Census	2000 Census	2010 Census	2020 Census
<b>Chester County</b>	278,311	316,660	376,396	433,501	498,886	534,413
<b>Franklin</b>	1,043	1,920	2,779	3,850	4,352	4,433
<b>Elk</b>	649	750	1,129	1,485	1,681	1,698
<b>New London</b>	938	1,312	2,721	4,583	5,631	5,810
<b>London Grove</b>	3,109	3,531	3,922	5,265	7,475	8,797
<b>New Garden</b>	4,153	4,790	5,430	9,083	11,984	11,363
<b>London Britain</b>	963	1,546	2,671	2,797	3,139	3,179
<b>Cecil Co, MD</b>	53,291	60,430	71,347	85,951	101,108	103,725
<b>New Castle Co, DE</b>	385,856	398,115	441,946	500,265	538,479	570,719

## POPULATION FORECASTS

In 2021, Delaware Valley Regional Planning Commission (DVRPC) published the most current available population forecasts for the Philadelphia region. This forecast was generated prior to the multi-year Covid-19 pandemic and prior to the release of the 2020 Decennial Census. The extent of the growth projected by these forecasts should be viewed with these factors in mind. Modest growth is predicted for Franklin and the region, which can reasonably be expected to result in a need for community services, facilities, and infrastructure.

DVRPC Population Forecasts (DVRPC 2021)				
	2020 Census	2030 Forecast	2040 Forecast	2050 Forecast
<b>Chester County</b>	534,413	586,300	620,391	645,673
<b>Franklin</b>	4,433	4,802	5,304	5,604
<b>Elk</b>	1,698	1,794	1,943	2,057
<b>New London</b>	5,810	6,543	7,381	8,166
<b>London Grove</b>	8,797	9,628	10,818	11,783
<b>New Garden</b>	11,363	12,832	13,779	14,534
<b>London Britain</b>	3,179	3,278	3,379	3,442

Using building permit data, Franklin Township created a table showing housing growth since 1995 based on housing permit issuance. This information supplements DVRPC regional population forecasts to provide detailed data about population growth through Township permitting data. The table indicates 136 housing permits were issued from 2007 to 2021, with some as reissuance of prior requested permits for projects never built. There has been minimal housing growth in Franklin in over a decade.

Housing Growth (Township Building Permits, 1995 – 2021)				
Year	Number of Housing Permits issued	Number of Households	Percent increase	Notes
1995	18	1114	--	This shaded data block is provided for reference and is not included in totals below. Note there is a large reduction in growth rate after 2007
1996	28	1142	2.5%	
1997	44	1186	3.9%	
1998	55	1241	4.6%	
1999	71	1312	5.7%	
2000	64	1376	4.9%	
2001	25	1401	1.8%	
2002	32	1433	2.3%	
2003	11	1444	0.8%	
2004	18	1462	1.2%	
2005	29	1491	2.0%	
2006	38	1529	2.5%	
2007	21	1550	1.4%	subprime mortgage market collapse/A major economic event that drastically reduced housing growth in Franklin
2008	14	1564	0.9%	
2009	9	1573	0.6%	
2010	5	1578	0.3%	total housing units per 2010 census
2011	7	1585	0.4%	
2012	5	1590	0.3%	
2013	4	1594	0.3%	numerous individual projects
2014	20	1614	1.3%	Wyndemere abandoned project re-started
2015	14	1628	0.9%	Wyndemere abandoned project re-started
2016	9	1637	0.6%	Keen & Forrest Gump Projects
2017	5	1642	0.3%	
2018	4	1646	0.2%	
2019	7	1653	0.4%	
2020	2	1655	0.1%	
2021	10	1665	0.6%	Wyndemere abandoned project re-started – 3 of 10 permits
<b>Total</b>	136	--	--	
<b>Average permits/year</b>	9.07	--	0.6%	

## AGE

The most current US Census 5-Year ACS, sampled from 2015 through 2019, indicates the age distribution in Franklin overall reflects the County. Franklin has a median age of 44, with around 27% of residents under the age of 20 and around 29% ages 35 to 54. In comparison, median age was 40 in the County, and the largest age groups were also under age 20 (26%) and ages 35 to 54 (27%), reflecting a population of families with school-aged children. Relative to the County, Franklin has a smaller cohort of people in their 20s. Franklin has a similar percentage of people 65+ in age (14%) to the County (16%). Planning efforts should address the needs of a full range of age groups.

Population Characteristics by Age (US Census ACS 2015-2019)				
Age Group	Franklin	percentage	Chester County	percentage
<b>Total Population</b>	4514	100%	519,560	100%
Under 5 years	203	4.5%	28,992	5.6%
5 to 9 years	189	4.2%	32,484	6.3%
10 to 14 years	441	9.8%	35,770	6.9%
15 to 19 years	404	8.9%	36,743	7.1%
20 to 24 years	217	4.8%	32,262	6.2%
25 to 34 years	344	7.6%	59,599	11.5%
35 to 44 years	511	11.3%	63,822	12.3%
45 to 54 years	791	17.5%	74,592	14.4%
55 to 59 years	429	9.5%	38,530	7.4%
60 to 64 years	356	7.9%	34,152	6.6%
65 to 74 years	528	11.7%	48,087	9.3%
75 to 84 years	89	2.0%	23,409	4.5%
85 years and over	12	0.3%	11,118	2.1%
<b>Median Age (years)</b>	44.3	N/A	40.4	N/A

## RACE & ETHNICITY

The 2020 Decennial Census employed updated terms for race and ethnicity. The 2020 data indicates Franklin has some diversity, with roughly one in ten residents identified as people of color, mostly self-described as “Hispanic or Latino” or “Asian Alone.” In recent years, the applications for grant programs have begun to require applicants to describe diversity in their communities. This data serves to documents the nature of the ethnic diversity.

Population Diversity (US Decennial Census 2020)				
Race/Ethnicity	Franklin Count	Franklin percentage	Chester County Count	Chester County percentage
White Alone	3,907	88.1%	413,103	77.3%
Black or Afr. Am. Alone	66	1.5%	29,526	5.5%
Asian Alone	88	2.0%	35,252	6.6%
Some other Race Alone	83	1.9%	534,413	3.5%
Two or More Races	278	6.3%	36,071	6.7%
Hispanic or Latino	235	5.3%	43,542	8.1%

## EDUCATION

Franklin residents have levels of education similar to the County as a whole. Around 58% of Franklin residents have a bachelors or graduate degree. Franklin has fewer high school graduate relative to the County overall, which may be due to the Township’s agricultural industry, many workers of which do not have advanced degrees.

Educational Attainment (US Census ACS 2015-2019)				
	Franklin		Chester County	
	Count	Percentage	Count	Percentage
<b>Population 25 years and over</b>	3,060	100.0%	353,309	100.0%
Less than 9th grade	13	0.4%	9,800	2.8%
9th to 12th grade, no diploma	27	0.9%	12,648	3.6%
High school graduate (includes equivalency)	502	16.4%	73,586	20.8%
Some college, no degree	539	17.6%	47,488	13.4%
Associate's degree	217	7.1%	22,574	6.4%
Bachelor's degree	894	29.2%	111,195	31.5%
Graduate or professional degree	868	28.4%	76,018	21.5%

## INCOME

Median household income for Franklin is the among the highest in the region, and exceed the County as a whole. The poverty level in Franklin is the lowest in the region, and far below that of the County overall. The data indicates Franklin is a prosperous community, however, could lack low to moderate income residents who work in fields such as service industries, which could have an impact for certain businesses.

Median Household Income (US Census ACS 2015-2019)		Persons Below Poverty Level (US Census ACS 2015-2019)	
Chester County	\$100,214	Chester County	6.4%
Franklin	\$138,750	Franklin	0.5%
Elk	\$94,750	Elk	4.4%
New London	\$126,250	New London	3.3%
London Grove	\$111,957	London Grove	5.5%
New Garden	\$116,875	New Garden	5.1%
London Britain	\$139,965	London Britain	0.9%

# EMPLOYMENT

Employment data provides an overview of occupation or type of work that residents do, in addition to industry, or type of business in which residents are employed. Compared with County employment by industry, Franklin has a notably higher percentage of “Construction,” “Manufacturing,” “Retail Trade,” and “Professional, scientific, management, administrative, and waste management services,” and a notably lower percentage of “Wholesale Trade,” “Transportation, warehousing, and utilities,” and “Other services”. Employment by Occupation data shows that Franklin generally parallels the County, except has greater employment in “Management, business, financial occupations” and “Construction and extraction occupations” and lesser employment in “Education, legal, community service, arts, media occupations”, “Healthcare practitioners and technical occupations”, and “Personal care and service occupations”. Prime working age population in the U.S. is defined as ages 25-54.

Franklin’s working age population is consistent with that of the County overall.

Employment of Residents by Industry (Census ACS 2015-2019)		
	Franklin	Chester County
<b>Civilian Employed Population 16 Years and Older</b>	2,457	273,363
Agriculture, forestry, fishing, hunting, and mining	3.2%	2.4%
Construction	8.1%	5.5%
Manufacturing	13.6%	11.2%
Wholesale trade	0.5%	3.0%
Retail trade	12.0%	9.5%
Transportation, warehousing, and utilities	0.7%	3.3%
Information	1.1%	2.1%
Finance, insurance, real estate and rental and leasing	8.8%	10.3%
Professional, scientific, management, administrative, and waste management services	19.4%	16.2%
Educational services, health care, and social assistance	22.3%	22.6%
Arts, entertainment and recreation, and accommodation and food services	7.8%	7.5%
Other services, except public administration	0.7%	4.1%
Public administration	1.9%	2.2%

Employment of Residents by Occupation (US Census ACS 2015-2019)		
	Franklin	Chester County
<b>Civilian employed population 16 years and older</b>	2,457	273,363
MBSA - Management, business, and financial occupations	31.9%	23.8%
MBSA - Computer, engineering, and science occupations	9.8%	9.9%
MBSA - Education, legal, community service, arts, media occupations	7.3%	11.9%
MBSA - Healthcare practitioners and technical occupations	4.0%	6.1%
SO - Healthcare support occupations	2.6%	2.0%
SO - Protective service occupations	0.9%	1.2%
SO - Food preparation and serving related occupations	4.8%	4.7%
SO - Building and grounds cleaning and maintenance occupations	2.6%	2.9%
SO - Personal care and service occupations	0.8%	2.9%
SSO - Sales and related occupations	8.4%	10.2%
SSO - Office and administrative support occupations	10.1%	9.8%
NRCM - Farming, fishing, and forestry occupations	1.7%	1.3%
NRCM - Construction and extraction occupations	6.1%	3.6%
NRCM - Installation, maintenance, and repair occupations	1.3%	2.2%
PTMM - Production occupations	4.7%	3.1%
PTMM - Transportation occupations	1.2%	2.3%
PTMM - Material moving occupations	1.8%	2.2%

Notes: MBSA - Management, business, science, and arts occupations; NRCM - Natural resources, construction, and maintenance occupations; PTMM - Production, transportation, and material moving occupations; SO - Service occupations; and SSO - Sales and office occupations.

Prime Working Age Population (US Census ASC 2015-2019)				
	Franklin Count	Franklin Percentage	Chester County Count	Chester County Percentage
<b>Total population</b>	4,514	100.0%	519,650	100.0%
<b>Population over age 54</b>	1,414	31.3%	155,296	29.9%
<b>Prime working age (25-54)</b>	1,646	36.5%	198,013	38.1%



## HOUSING

The vast majority of housing stock in Franklin is made up of single family detached housing units, and there are no apartments according to Census records. Single family detached housing is also the main housing unit type in the County overall; however, the County has a lower proportion than Franklin, which reflects increases in multi-family building development in the County in recent years. Franklin's lack of higher density units is reflective of its rural environment and that no major regional commuter corridors pass through the Township. A lack of higher density housing may make it more difficult for people on fixed income (e.g. retirees) and younger people raised in Franklin to stay in the Township when they first enter the job market.

Occupied Housing Units (US Census ACS 2015-2019)				
Housing Unit Type	Franklin Count	Franklin Percentage	Chester County Count	Chester County Percentage
<b>Occupied housing units</b>	1,621	100.0%	190,980	100.0%
<b>1-unit detached</b>	1,568	96.7%	118,637	62.1%
<b>1-unit attached</b>	44	2.7%	34,641	18.1%
<b>2 apartments</b>	0	0.0%	3,496	1.8%
<b>3 or 4 apartments</b>	0	0.0%	5,321	2.8%
<b>5 to 9 apartments</b>	0	0.0%	5,668	3.0%
<b>10 or more apartments</b>	0	0.0%	18,568	9.7%
<b>Mobile home or other type of housing</b>	9	0.6%	4,649	2.4%

The vast majority of Franklin's housing stock dates from 1970-2010. Since then, housing construction has dropped, which is consistent with a slowdown in population growth. Around one-fifth of housing units were built from 2000-2010, even though population growth has slowed by then; this reflects the lag time it takes for the housing development market to respond to growth.

Year Housing Structure Built (US Census ACS 2015-2019)				
Year Built	Franklin Count	Franklin Percentage	Chester County Count	Chester County Percentage
<b>Built 2014 or later</b>	45	2.8%	3,835	2.0%
<b>Built 2010 to 2013</b>	21	1.3%	4,920	2.6%
<b>Built 2000 to 2009</b>	317	19.6%	29,523	15.5%
<b>Built 1980 to 1999</b>	738	45.5%	61,625	32.3%
<b>Built 1960 to 1979</b>	370	22.8%	44,213	23.2%
<b>Built 1940 to 1959</b>	66	4.1%	21,519	11.3%
<b>Built 1939 or earlier</b>	64	3.9%	25,345	13.3%

Almost half of owner-occupied housing units in Franklin are valued from \$300,000-\$500,000. Around 4% are valued under \$200,000. In general, Franklin parallels Chester County, but with fewer homes in low and high end price ranges. Based on median housing value, Franklin's owner-occupied housing supply generally falls at a higher value, which would mean it is costlier, than in Chester County as a whole.

Housing Value of Owner-Occupied Units (US Census ACS 2015-2019)				
Value	Franklin Count	Franklin Percentage	Chester County Count	Chester County Percentage
<b>Owner Occupied Units</b>	1,522	100.0%	143,192	100.0%
<b>Less than \$50,000</b>	0	0.0%	3,202	2.2%
<b>\$50,000 to \$99,999</b>	15	1.0%	2,053	1.4%
<b>\$100,000 to \$149,999</b>	28	1.8%	4,005	2.8%
<b>\$150,000 to \$199,999</b>	15	1.0%	10,750	7.5%
<b>\$200,000 to \$299,999</b>	422	27.7%	33,849	23.6%
<b>\$300,000 to \$499,999</b>	715	47.0%	53,868	37.6%
<b>\$500,000 to \$999,999</b>	291	19.1%	30,801	21.5%
<b>\$1,000,000 or more</b>	36	2.4%	4,664	3.3%
<b>Median value</b>	\$381,000	N/A	\$357,100	N/A

Franklin has a modest number of rental units. Like the County overall, most rents range from \$1,000 to \$1,500 monthly. Median rent in Franklin is comparable to the County as a whole.

Occupied Units Paying Rent (US Census 2015-2019)				
Gross Rent	Franklin Count	Franklin Percentage	Chester County Count	Chester County Percentage
<b>Units Paying Rent</b>	79	100.0%	45,903	100.0%
<b>Less than \$500</b>	0	0.0%	2,315	5.0%
<b>\$500 to \$999</b>	10	12.7%	8,815	19.2%
<b>\$1,000 to \$1,499</b>	50	63.3%	17,790	38.8%
<b>\$1,500 to \$1,999</b>	11	13.9%	11,547	25.2%
<b>\$2,000 to \$2,499</b>	0	0.0%	3,286	7.2%
<b>\$2,500 to \$2,999</b>	0	0.0%	1,252	2.7%
<b>\$3,000 or more</b>	8	10.1%	898	2.0%
<b>Median Rent</b>	\$1,375	N/A	\$1,330	N/A

The vast majority (96%) of housing units in Franklin are owner-occupied, which is expected given the high proportion of single-family detached housing units. Likewise, the County’s overall owner occupied numbers reflects the proportion of single-family housing units to other housing unit types.

Housing Status (Census ACS 2015-2019)				
Status	Franklin Count	Franklin Percentage	Chester County Count	Chester County Percentage
<b>Occupied housing units</b>	1,621	96.0%	190,980	95.3%
<b>Vacant housing units</b>	67	4.0%	9,422	4.7%
<b>Owner-occupied units</b>	1,522	93.9%	143,192	75.0%
<b>Renter-occupied units</b>	99	6.1%	47,788	25.0%

## Appendix D

# Acronyms

2006/2009 Plan – 2006/2009 Franklin Township Comprehensive Plan  
 this Plan – 2022 Franklin Township Comprehensive Plan  
 Chester County TII or TII - Chester County Transportation Improvement Inventory  
 CCPC - Chester County Planning Commission  
 CCCD - Chester County Conservation District  
 CREP - Conservation Reserve Enhancement Program  
 DCNR or PA DCNR - Pennsylvania Department of Conservation and Natural Resources  
 DC TMA - Delaware County Transportation Management Association  
 DCIS or CC DCIS - Chester County Department of Computing and Information Services  
 DE – State of Delaware  
 DEP or PA DEP - Pennsylvania Department of Environmental Protection  
 DOE - Determination of Eligibility (for National Register of Historic Places)  
 DVRPC - Delaware Valley Regional Planning Commission  
 DVRPC TIP - Delaware Valley Regional Planning Commission Transportation Improvement Plan  
 EBS - Enhanced Bus Service (by SEPTA and DVRPC)  
 EMS - Emergency Medical Services  
 EPA or US EPA – U.S. Environmental Protection Agency  
 FT BoS - Franklin Township Board of Supervisors  
 FT CP - Franklin Township Comprehensive Plan  
 FT CPTF - Franklin Township Comprehensive Plan Task Force  
 FT PC - Franklin Township Planning Commission  
 GVF TMA - Greater Valley Forge Transportation Management Association  
 HARB – Municipal Historic Architectural Review Board  
 HOA - Homeowners Association  
 HPTC – Federal or State Historic Preservation Tax Credit  
 HUD or US HUD – U.S. Department of Housing and Urban Development  
 LEED - Leadership in Energy and Environment Design  
 LEED-ND - Leadership in Energy and Environment Design - New Development  
 MD – State of Maryland  
 MPC or PA MPC - Pennsylvania Municipalities Planning Code  
 PA – Commonwealth of Pennsylvania  
 PennDOT - Pennsylvania Department of Transportation  
 PHMC - Pennsylvania Historic Museum Commission  
 SEPTA - Southeastern Pennsylvania Transportation Authority  
 SCCOOT - Southern Chester County Organization of Transportation  
 SLDO – Municipal Subdivision and Land Development Ordinance  
 TMAAC - Transportation Management Association of Chester County  
 VPP - Chester County Vision Partnership Program