



THE COUNTY OF CHESTER



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March 14, 2025

Liudmila Carter, Manager
 Westtown Township
 1039 Wilmington Pike
 West Chester, PA 19382

Re: Final Subdivision - Crebilly Preserve
 # Westtown Township – SD-02-25-18422

Dear Ms. Carter:

A Final Subdivision Plan entitled "Crebilly Preserve", prepared by Pennoni Associates Inc., and dated January 24, 2025, was received by this office on February 14, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

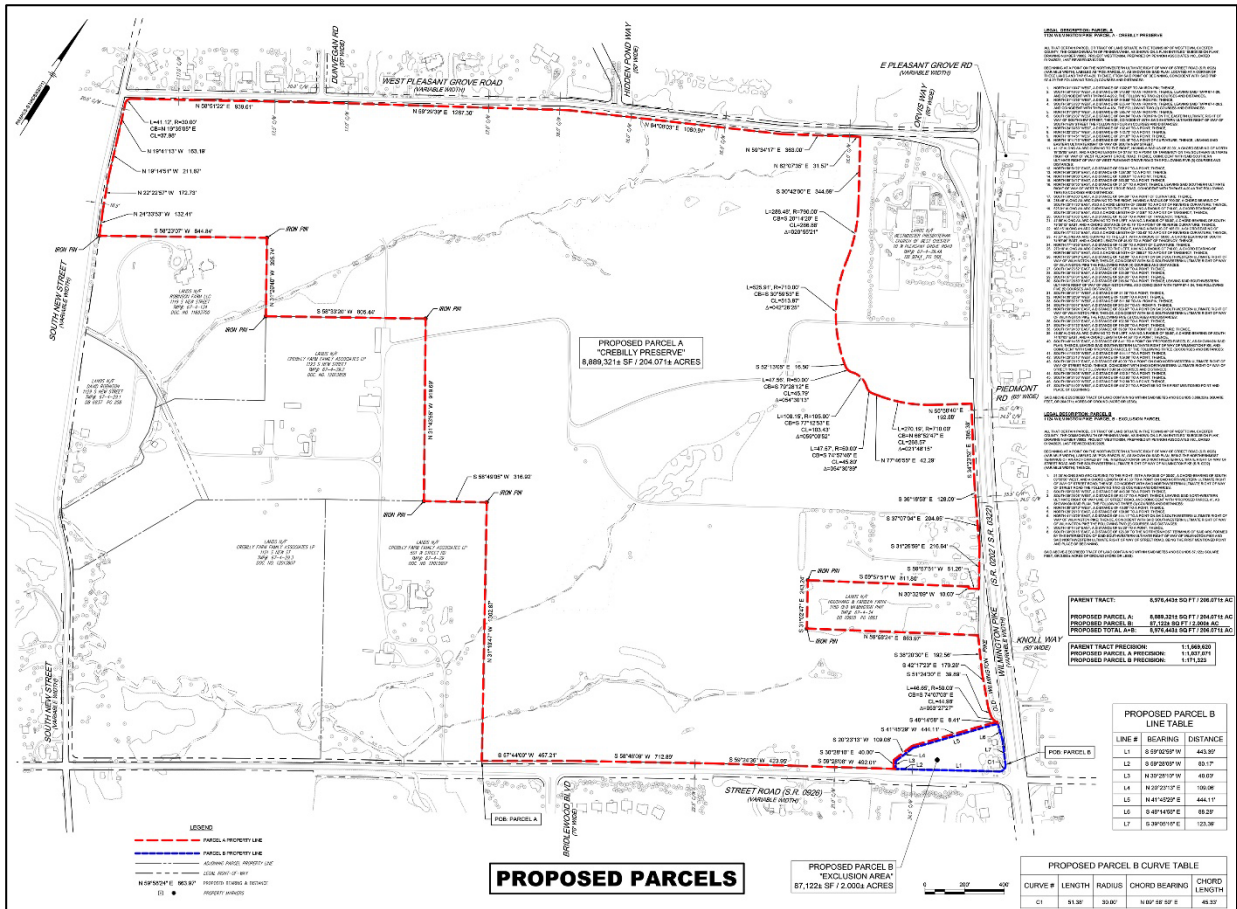
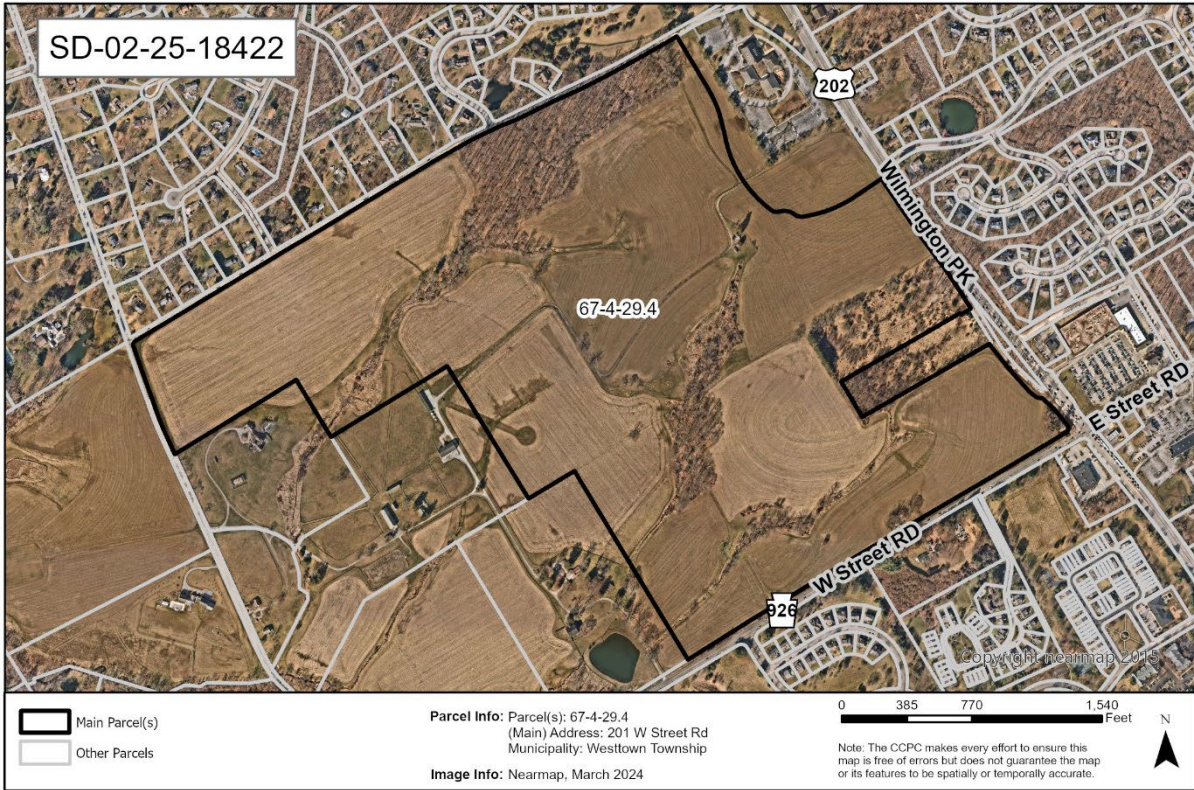
PROJECT SUMMARY:

Location:	West side of Route 202, between West Street Road (Route 926) and West Pleasant Grove Road
Site Acreage:	206.07
Lots/Units:	1 existing lot; 2 proposed lots
Non-Res. Square Footage:	0
Proposed Land Use:	Institutional, Single Family Residential
Municipal Land Use Plan Designation:	Open Space
UPI#:	67-4-29.4

PROPOSAL:

The applicant proposes the creation of 2 lots. No development activity is proposed as part of the current plan submission. The project site is located in the A/C Agricultural/Cluster Residential zoning district. It is our understanding that, while Parcel A was purchased with land conservation funds, Parcel B (2.0 acres) was not purchased with land conservation funds.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, and all Township issues should be resolved before action is taken on this subdivision plan.



Site Plan Detail, Sheet 2: Final Subdivision - Crebilly Preserve

BACKGROUND:

1. The Chester County Planning Commission previously reviewed a subdivision proposal that created the existing parcel. That review, CCPC# SD-07-22-17267, dated August 5, 2022, which addressed the consolidation of 9 existing lots into 4 lots, was approved by the Township on September 19, 2022. This proposal involves the further subdivision of Lot 1 of the previously approved plan.

COUNTY POLICY:

LANDSCAPES:

2. The project site is located within the **Suburban Landscape, Rural Landscape and Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan (we note that Parcel B, situated on the northwest corner of the Route 202/Route 926 intersection, is located within the **Suburban Landscape**). The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. The proposed subdivision is consistent with the objectives of the **Suburban Landscape** and **Rural Landscape** designations.

PRIMARY ISSUES:

3. Parcel B (2.0 acres) is the site of the Westtown Inn, aka Darlington Inn. The Township's Comprehensive Plan (pages 6-8 and 6-9) indicates that the Westtown Inn, a serpentine stone building erected in 1823, is identified by the Pennsylvania Historical and Museum Commission (PHMC) as eligible for the National Register. Additionally, the Westtown Inn is recognized for its architecture as an important example of Chester County Colonia-era style and the regional use of serpentine stone. Furthermore, while the Westtown Inn was constructed after the Battle of Brandywine, the Westtown Inn provides a visual representation of the era and if it were to have a public use, it could remain part of the proposed Heritage Interpretive Network in the area.

The Township should continue their on-going efforts for the preservation and adaptive reuse of this historic resource. If Parcel B will be sold, then the Township should consider putting safeguards into place (for instance, an historic preservation easement) to protect the Westtown Inn from demolition or remuddling. "Appreciate" Objective A of [Landscapes3](#), the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Additional information on the adaptive reuse of historic buildings is provided in the County Planning Commission's [Adaptive Reuse Planning eTool](#). This eTool, which provides resource links and examples of adaptive reuse projects, is available online at: <https://chescoplanning.org/MuniCorner/eTools/02-AdaptiveReuse.cfm>.

4. We suggest that the Township consider providing an easement on Lot 1 in order to provide direct vehicular access to Parcel B from Old Wilmington Pike. Old Wilmington Pike should be preserved as the access to the Westtown Inn and for battle-era interpretation via a walking path on Crebilly Preserve.

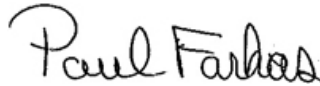
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ADMINISTRATIVE ISSUES:

5. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the municipality.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Westtown Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas
Senior Review Planner

cc: Pennoni Associates, Inc.