



Pocopson Township Comprehensive Plan Update Task Force Meeting #2 AGENDA

Monday, June 1, 2026

5:30PM to 7:00PM

Pocopson Township Building

01. Welcome and Call to Order

Neil Vaughn, Task Force Chair

02. Meeting Overview

Beth Burns, Brandywine Conservancy

03. Follow-up on Recreation: Accomplishments and Recommendations

Beth Burns

04. Introduction to Natural Resources: Discussion of Township Accomplishments & Draft Recommendations

Liv Falcone, Brandywine Conservancy

05. Introduction to Historic and Scenic Resources: Discussion of Township Accomplishments & Draft Recommendations

Beth Burns

Things to consider:

- 1. In this section, what are top priorities? Is it select open space priorities, trails, bikeways, education, river access/recreation?*
- 2. Are there certain areas of the township where future projects should be focused?*
- 3. What 2-3 things would you like see accomplished in the next ten years relating to this topic?*

06. Final Comments and Questions

07. Public Comment

Next Task Force Meeting – Guiding Growth, Monday, August 2, 2026, 5:30-7:00PM

Natural Resources

2014 Comp Plan Recommendations

2026 Update

Number	Recommendation	Timeframe	Township Responsibility	Accomplished	Keep?	Questions/Notes for TF
4.1	Direct growth to the most appropriate areas, as identified in the Future Land Use Plan and supported by the Zoning Ordinance, Subdivision and Land Development Ordinance, and natural and historic resource mapping.	Ongoing	BOS, PC	Accomplished	Yes	
4.2	Educate residents, businesses, and local institutions regarding methods to protect, preserve, and enhance water resources, land resources, and biotic resources in the Township through existing public outreach methods and new options as possible.	Ongoing	BOS, PC, Staff, Stream Team	Accomplished	Yes	
4.3	Partner with other municipalities, agencies, and organizations to protect and enhance natural resources through voluntary methods.	Short-term	BOS, Stream Team	Accomplished	?	Is developing volunteer efforts at the Township level of interest?
4.4	Consider the creation of an Environmental Advisory Committee.	Short-term	BOS, PC	No	?	Is an EAC of interest?
4.5	Investigate options to improve public access to Brandywine Creek for recreation purposes while ensuring such access does not impact natural features.	Short-term	BOS, PC, Staff	No	No	A Recreation-related recommendation
4.6	Support and where possible pursue efforts to address the prioritized needs presented in the Brandywine Creek Watershed Action Plan (2002) and Watersheds (2002).	Short-term	BOS, PC, Stream Team	Accomplished	?	Should this goal have more specifics?

4.7	Monitor TMDL requirements within the Brandywine Creek/Christina River watershed to ensure compliance, and coordinate with other organizations to identify opportunities to improve water quality and wildlife habitat within the watershed.	Ongoing	BOS, PC, Staff	Accomplished	?	Recommendation for MS4 credits, do we specifically want to recommend a TDML Plan?
4.8	Review floodplain regulations to ensure that all feasible and prudent measures are being carried out to reduce flood risk.	Short-term	BOS, PC	No	Yes	
4.9	Review regulatory controls regarding wetlands to ensure that wetland delineations are being required when necessary.	Short-term	BOS, PC	No	Yes	
4.10	Consider implementing net-out provisions to protect agricultural soils, and continue supporting agricultural uses through support of agricultural easements, encouragement of Secondary/Accessory Agricultural Businesses, encouraging enrollment in Agricultural Security Areas and the Clean and Green programs (Act 43 and Act 319), and encouragement of the activities of land preservation organizations.	Short-term and Ongoing	BOS, PC	Accomplished	Yes	
4.11	Review the 2006 woodlands, exceptional natural areas, and rare species sites mapping and classification.	Short-term and Ongoing	BOS, PC, Staff	No	Yes	
4.12	Promote sustainable plant communities and the restoration of areas dominated by invasive plant species.	Ongoing	BOS, PC, Staff	Accomplished	Yes	
4.13	Promote beneficial wildlife and consider methods to address the control of habituated wildlife.	Short-term and Ongoing	BOS, PC, Staff	No	Yes	

4.14	Continue to encourage the protection and linkage of significant undeveloped areas to preserve biotic resources.	Short-term and Ongoing	BOS, PC	Accomplished	Yes	
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Total	8
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NATURAL RESOURCE GOALS & RECOMMENDATIONS

pocopson comprehensive plan update 2026

Goal 1: Safeguard, rehabilitate, and responsibly manage the community’s remaining natural resources, acknowledging their vital contributions to ecological function, community identity, and long-term climate resilience.

General Code and Enforcement

- 1.1 Ensure the regulatory functions of the Township continue to focus development away from remaining critical natural and agricultural resources.
- 1.2 Encourage agricultural preservation, agribusiness and enrollment of Agricultural Security Areas (ASAs) through Chester County’s Act 319 and Act 43 Programs.
- 1.3 Consider the establishment of an Environmental Advisory Council (EAC) to assist with the implementation of sustainability-related recommendations.
- 1.4 Continue to meet, if not exceed, the minimum applicable standards of the federal Municipal Separate Storm Sewer System (MS4) program.
- 1.5 Share clear, accessible educational materials in the Township newsletter, municipal office or forum to help residents and neighboring municipalities learn about conservation easements, agricultural preservation, land stewardship, and Green Stormwater Infrastructure (GSI), etc.
- 1.6 Work with agency and non-profit partners to encourage and promote “catch the rain” and other small-scale Best Management Practices (BMP’s) to minimize stormwater and runoff and enhance native habitat.
- 1.7 Partner with other municipalities, agencies, organizations, and volunteers (i.e., Eagle Scouts or students) to protect and enhance natural resources through voluntary methods.

Woodlands and Riparian Buffer Protection

- 1.8 Conduct an update to the Woodland Classification Assessment.
- 1.9 Identify opportunities to restore missing riparian buffers, reconnect fragmented woodlands through reforestation, and enhance habitat or user experience with tree plantings on municipal lands, including providing residents with education materials through the Township website and newsletter.
- 1.10 Amend the Township Zoning Ordinance to allow a fee-in-lieu tree bank when required plantings cannot be met. Funds collected would support additional tree planting on municipal property or other sites that enhance community benefits and natural resources.

Wildlife and Natural Resource Protection and Management

- 1.11 Implement identification and protection measures for Pennsylvania Natural Diversity Index (PNDI) sites.
- 1.12 Explore adopting an ordinance for greater biodiversity during planting to help safeguard long-term tree health amid climate change, pests, and subsequent diseases.

Floodplain Management

- 1.14 Review zoning regulations to ensure a wetland delineation is required, when necessary.
- 1.15 Maintain floodplains in their natural state, through limited disturbance and buffer plantings.

- 1.16 Consider participation in the FEMA Community Rating System program to reduce local flood insurance premium costs and encourage residential participation in the National Flood Insurance Program.

Goal 2: Expand the Township's natural resource network to strengthen habitat connectivity, preserve community character, improve climate resiliency, and support passive recreation.

- 2.1 Adopt an Official Map and Ordinance that reflects natural resource protection through conservation or agricultural easements.
- 2.2 Consider adopting an Open Space, Recreation, and Environmental Resources Plan.
- 2.3 Explore opportunities to expand the network of open space with the addition of pocket parks, community gardens, or green infrastructure in existing developments, development applications, and redevelopment/infill scenarios.
- 2.4 Investigate options to improve public access to the Brandywine Creek for recreation purposes while ensuring such access does not impact natural features.
- 2.5 Evaluate opportunities for increased public access to the Brandywine Creek for recreational use for residents and the local community.

Goal 3: Advance the quality and resilience of Pocopson's natural and built environments through the strategic implementation of Green Stormwater Infrastructure (GSI) and promoting the adoption and expansion of native habitat plantings among homeowners, Homeowner Associations (HOAs), and institutional property owners.

- 3.1 Conduct a township-wide GSI assessment for potential opportunities on municipal, institutional, and HOA lands.
- 3.2 Consider pilot GSI projects, including retrofits of existing stormwater facilities, on prominent municipal properties or within broader township improvements. Leverage these visible installations to inform residents about GSI practices suitable for private properties, such as rain gardens, bioswales, and permeable paving.
- 3.3 Develop an ongoing training program for appropriate municipal staff on maintenance practices for both grey and green stormwater infrastructure.
- 3.4 Limit to the fullest extent possible the addition of impervious surfaces (including through parking requirements in the Zoning Ordinance) and seek opportunities to replace existing impervious surfaces with green infrastructure to better manage the impacts of stormwater.
- 3.5 Consider the adoption of a future lawn to meadow ordinance that allows residents to install alternatives to lawn turf.
- 3.6 Support and where possible pursue efforts to address the prioritized needs presented in the Watersheds 2045 Plan.
- 3.7 Monitor and support TMDL requirements within the Brandywine Creek/Christina River watershed to ensure compliance with MS4, while coordinating with local organizations to identify opportunities to improve water quality and wildlife habitat within the watershed.

Historic & Scenic Resources

2014 Comp Plan Recommendations

2026 Update

Number	Recommendation	Timeframe	Township Responsibility	Accomplished	Keep?	Questions/Notes for TF
5.1	Facilitate coordination internally and with outside groups to highlight historic resources, as well as create and preserve scenic areas, in appropriate locations.	Ongoing	BOS, HC	Yes	Keep, Change language	
5.2	Continue participation in regional initiatives related to historic and scenic resources.	Ongoing	BOS, HC	Yes		Active with BVSB, Active with BBTF?
5.3	Investigate installing historic markers using PHMC's Historical Marker Program or developing a local marker program.	Long-term	HC	No	No	
5.4	Continue to identify and evaluate historic resources through historic resource surveys.	Long-term	HC	Yes	Keep	Currently seeking to update the inventory.
5.5	Support nominations of high priority properties for eligibility and/or listing on the National Register of Historic Places.	Periodic	HC			Does the HC actively work on nominations for the NR?
5.6	Create a historic overlay district in the zoning ordinance.	Immediate	BOS, PC, HC	No	Keep	
5.7	Create a free-standing ordinance to formally establish a Historical Commission and reflect the duties of the Commission.	Immediate	BOS, PC, HC	No	Keep	
5.8	Continue to support the Historical Committee in its role as an advisor to the Board of Supervisors and as the primary public outreach entity for historic resources.	Ongoing	BOS, HC	Yes		
5.9	Update the SLDO to help promote historic resource recognition and protection.	Short-term	BOS, PC, HC	No	Keep, change language	

5.10	Consider becoming a Certified Local Government (CLG).	Short-term	BOS, HC	No	Keep	
5.11	Work to ensure all PHMC comments on projects requiring a sewage planning module have been received prior to granting preliminary or final plan approval.	Ongoing	PC, HC, Staff			Is this actively done when necessary?
5.12	Consider opportunities to preserve and protect features and landscapes related to the Brandywine Battle.	Ongoing	BOS, PC, Staff	No		
5.13	Review and amend municipal ordinances as necessary to guide development to areas less likely to impact scenic resources.	Short-term	BOS, PC	Yes		
5.14	Coordinate with PennDOT (or Chester County as appropriate) on any proposed transportation projects early and throughout the project development process to ensure a context sensitive design.	Ongoing	BOS, PC			
5.15	Support efforts to organize volunteers to participate in PennDOT's Adopt-a-Highway Program and the Great Pennsylvania Cleanup Program.	Short-term	BOS, Staff	No	No	
5.16	Review municipal ordinances and update as necessary to recognize the negative impact of scenic intrusions and require that applicants seeking to construct a new scenic intrusion, or redevelop an existing scenic intrusion, investigate options to avoid, minimize, or mitigate its negative scenic impacts.	Short-term	BOS, PC	No	Keep	

5.17	Review and amend ordinance language to more fully address the negative impacts of lighting and promote the continuance of dark skies.	Short-term	BOS, PC	No	Keep, change language - put in Natural Resources	
5.18	Continue to recognize the importance of dark skies protection and educate residents through the Pocopson Township newsletter, website, and other outreach methods.	Ongoing	PC, Staff	No	Keep, change language - put in Natural Resources	
5.19	Review ordinance provisions and amend as necessary to diminish the impact of outdoor signage, and investigate the option of developing specific design guidelines.	Short-term	BOS, PC	No	Keep, change language to more general	
5.20	Review ordinance provisions to ensure they permit and encourage utility structures and transmission lines (such as cell towers, stormwater management facilities, and overhead utility lines) and to respond to scenic qualities as well as functional requirements, and conduct coordination early with outside groups regarding construction of these features.	Immediate	BOS, PC	Yes	Keep, change language to more general	
5.21	Review ordinance provisions and amend as necessary to ensure they permit and encourage design of parking facilities to respond to scenic qualities as well as functional requirements.	Short-term	BOS, PC	No	Keep, change language to more general	
			Total Accomplished		6	

HISTORIC & SCENIC RESOURCES GOALS & RECOMMENDATIONS

pocopson comprehensive plan 2026

Overall Planning Objectives

- Recognize and preserve the cohesive cultural landscape formed by the meadows, woodlands, open spaces, early settlement patterns and activities of the Battle of Brandywine. This landscape reflects the area's heritage and community identity; its protection should guide land use, preservation, and design decisions that sustain the township's economy and visual character.
- Acknowledge that historic resources encompass more than buildings – they include districts, sites, landscapes, structures, and objects. As the 50-year threshold now extends to 1975, consider and include any significant resources or themes from this period as the region implements its historic preservation strategy.
- Support the rehabilitation and adaptive reuse of historic buildings as a sustainable development strategy that conserves materials, reduces waste, and preserves community identity. When demolition of a historic building does occur, consider promoting deconstruction techniques that salvage building materials for reuse or recycling.
- Recognize that the economic benefits of preservation, including increased property values, heritage tourism, and support for local businesses, contribute to a vibrant and thriving community.
- Promote educational opportunities to inform the community about the region's heritage and the importance of preserving historic resources. Education fosters community pride, a sense of identity, and proactive stewardship.
- Recognize that historic preservation should be responsive and adaptable as communities evolve. Maintain up-to-date inventories of resources, integrate preservation into ongoing planning processes, and ensure stewardship that balances preservation with contemporary needs.

Goal 1: Preserve the historic, cultural, and scenic integrity of Pocopson Township, encourage the reuse of its historic resources, and protection of its cultural landscapes and scenic views and roadways.

- 1.1 Continue to regularly update the Township's Historic Resource Inventory to recognize and include sites of significance that meet the 50-year threshold.

Why: Maintaining an up-to-date inventory ensures the Township recognizes newly eligible historic resources before they are altered or lost. Regular updates also

improve planning decisions, strengthen preservation efforts, and support eligibility for grants and incentives.

- 1.2 Evaluate and update Township ordinances to strengthen historic and scenic resource protections. Develop and adopt a historic overlay district zoning ordinance to provide enhanced and standardized protection for historic resources listed on the Historic Resource Inventory/Historic Resources Map.

Why: Ensuring existing ordinances provide consistent protection of historic and scenic resources allows a better understanding of requirements for residents, Township officials, and developers. A historic district overlay district provides historic resource regulations and incentives that enhance resource protections by providing additional reviews and guidelines. The Municipalities Planning Code (MPC), Article IV, allows the Township to develop zoning ordinances to protect historic resources. The historic district overlay ordinance can address:

- Demolition of historic resources
- Review of alterations
- Design guidelines
- Buffering or visual protection
- Protection for archaeological sites
- Additional or conditional uses
- Assessment of impact during the land development process

- 1.3 Consider formally establishing a Historical Commission, developing an ordinance to define the Commission's role, duties, and procedures.

Why: Establishing the Historical Commission through an adopted ordinance, as outlined in the Municipalities Planning Code, clearly outlines the Commission's authority, responsibilities, membership, and review procedures. With enhanced regulatory protections for historic resources, this formality provides transparency on the process for updating historic resource inventories, recommendations to the governing body, and educational outreach.

- 1.4 Actively protect portions of the Brandywine Battlefield that have been identified through the county's planning efforts.

Why: As a significant cultural landscape that contributes to this Township's identity, heritage tourism, and regional interpretation efforts, protection helps preserve important viewsheds and landscapes associated with troop movements during the battle.

- 1.5 Investigate the Certified Local Government program to further support and fund the protection of the area's historic resources.

Why: Participation in the Certified Local Government (CLG) program, a program of the National Park Service and administered by the Pennsylvania Historical Museum Commission, can provide technical assistance, grant opportunities, and stronger coordination with state and federal preservation agencies. Participation does require the adoption and enforcement of historic resource regulations. East Bradford, East Marlborough, East Pikeland, South Coventry, and Tredyffrin Townships, and Kennett Square Borough are all CLGs in Chester County. Chadds Ford Township is another neighboring township that holds CLG status.

- 1.6 Encourage and facilitate the use of State and Federal preservation tax incentive programs in development projects.

Why: Preservation incentives can make rehabilitation projects more financially feasible, encouraging investment in historic properties while retaining community character. The Federal Historic Tax Credit provides a 20% income tax credit on the qualified rehabilitation expenses for income-producing properties. Pennsylvania's Historic Preservation Tax Credit provides an up to 25% tax credit to qualified taxpayers for qualified rehabilitation expenses for income-producing properties.

- 1.7 Consider promoting deconstruction as a preferred alternative to demolition for historic resources. Document resources if preservation is not feasible.

Why: Construction and demolition (C&D) waste is one of the largest contributors to landfills, accounting for millions of tons of discarded materials each year. Traditional demolition methods waste reusable resources, release hazardous toxins into the environment, and erase historic character from communities. Deconstruction is the careful dismantling of buildings to recover materials for reuse, recycling, or resale rather than sending them to the landfill. This promotes the preservation of community heritage through reuse and environmental sustainability.

- 1.8 Align historic preservation efforts with county, state, and regional initiatives to ensure consistency and maximize impact.

Why: Coordinated preservation efforts improve consistency, strengthen partnerships, and maximize funding and technical assistance opportunities.

- 1.9 Review and update zoning and land use regulations to support historic resource protection measures from flooding and other environmental hazards while preserving their historic integrity.

Why: Historic resources are increasingly vulnerable to flooding, severe storms, and climate-related impacts. Proactive protection helps preserve historic integrity while reducing long-term damage and loss. The Township's Floodplain Ordinance follows FEMA guidance and should be reviewed as necessary if that guidance changes.

- 1.10 Protect scenic resources, identified as scenic roadways, public viewsheds, and vistas through land use regulations, adoption of scenic and rural road protection standards, and requirements for mapping of scenic resources on all submitted development plans. Define and consistently use the terms, scenic landscapes, scenic vistas and scenic roadways in planning documents, ordinances and other Township materials.

Why: Scenic roads, viewsheds, and vistas contribute significantly to rural character, tourism, and quality of life. Protecting these resources helps maintain the Township's visual identity and sense of place.

- 1.11 Continue to ensure municipal ordinances recognize the negative impact of scenic intrusions and require that applicants seeking to construct a new scenic intrusion, or redevelop an existing scenic intrusion, investigate options to avoid, minimize, or mitigate the negative scenic impacts of these intrusions.

Why: Scenic intrusions such as visually incompatible structures or utilities can diminish rural character and scenic quality. Requiring mitigation helps minimize negative visual impacts.

- 1.12 Require within ordinances that any proposed subdivision or land development involving a scenic intrusion avoid, minimize, or mitigate negative scenic impacts.

Why: Development can significantly alter scenic landscapes if not carefully designed. Requiring scenic impact mitigation promotes thoughtful site planning and preservation of community character.

Goal 2: Broaden educational and outreach efforts about Pennsbury's historic and scenic resources to build community awareness and support for their long-term protection.

- 2.1 Partner with local schools, libraries, and historical organizations to integrate local history and preservation topics into community events and education.

Why: Public education and community partnerships increase awareness of local history and build long-term support for preservation efforts.

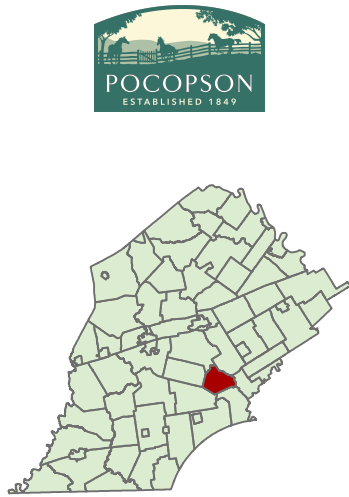
- 2.2 Consider opportunities to incorporate interpretive materials at township-owned sites, such as wayside exhibits that explain the area's history.

Why: Interpretive materials help residents and visitors better understand the Township's history, cultural landscapes, and significant historic resources. Education and understanding leads to proactive stewardship of Township resources.

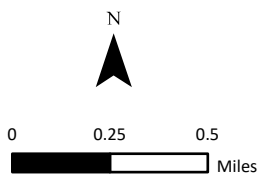
- 2.3 Continue to participate in the Brandywine Battlefield Task Force and Brandywine Valley Scenic Byway. Identify methods for interpreting the Battle of Brandywine story within Pocopson Township that is consistent with interpretive efforts in other portions of the battlefield without being duplicative.

Why: Regional partnerships strengthen interpretation, tourism, and preservation of shared historic and scenic resources while ensuring consistent storytelling across jurisdictions.

Figure xx: Land Resources



- Township boundary-5,328 acres
- Roads
- Water resources
- Tax parcels
- Adjacent municipalities
- Prime agricultural soils
- Hydric soils
- 25' contour lines
- Geologic units
- Fault lines
- Moderate slopes (15-25%)
- Steep slopes(25% and greater)

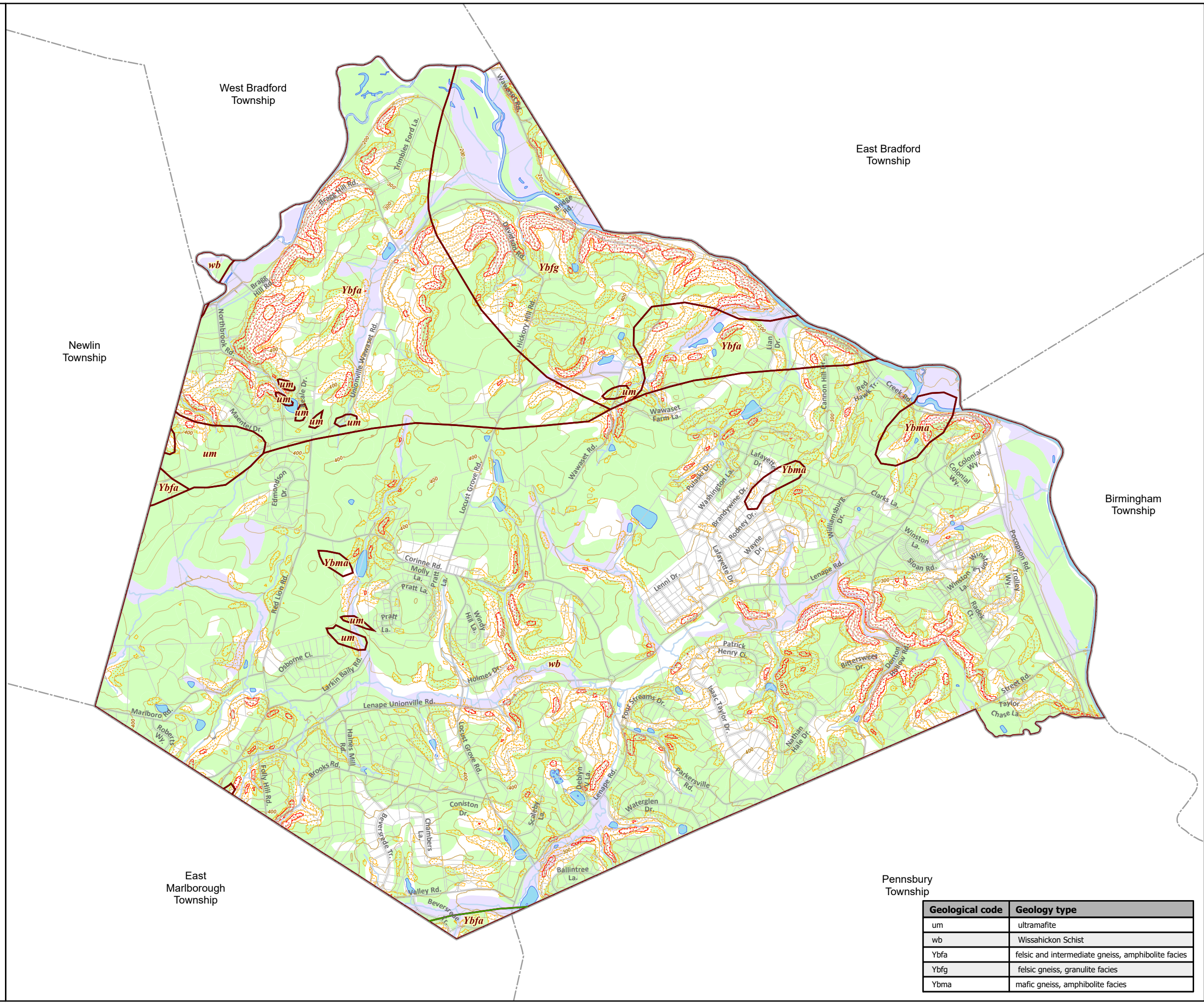


Data sources: Tax parcels, roads, streams and bodies of water from Chester County GIS Department, 01/2026. Prime agricultural soils and hydric soils from NRCS, 2013. Geologic units and faults from USGS, 2000. Slopes from Chester County GIS Department, 2000.

Disclaimer: Parcel lines depicted do not represent actual field surveys.



Map created: February 19, 2026

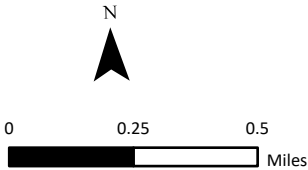


Geological code	Geology type
um	ultramafite
wb	Wissahickon Schist
Ybfa	felsic and intermediate gneiss, amphibolite facies
Ybfg	felsic gneiss, granulite facies
Ybma	mafic gneiss, amphibolite facies

Figure xx: Riparian Opportunities



- Township boundary-5,328 acres
- Roads
- Water resources
- Tax parcels
- Adjacent municipalities
- Streams
- Woodlands
- Riparian buffers
 - Gaps
 - Full buffer



Data sources: Tax parcels, roads, streams and bodies of water from Chester County GIS Department, 01/2026. Woodlands from DVRPC Land Use, 2015, and updated by Brandywine Conservancy using Nearmap imagery, 2026.
Disclaimer: Parcel lines depicted do not represent actual field surveys.



Map created: May 20, 2026

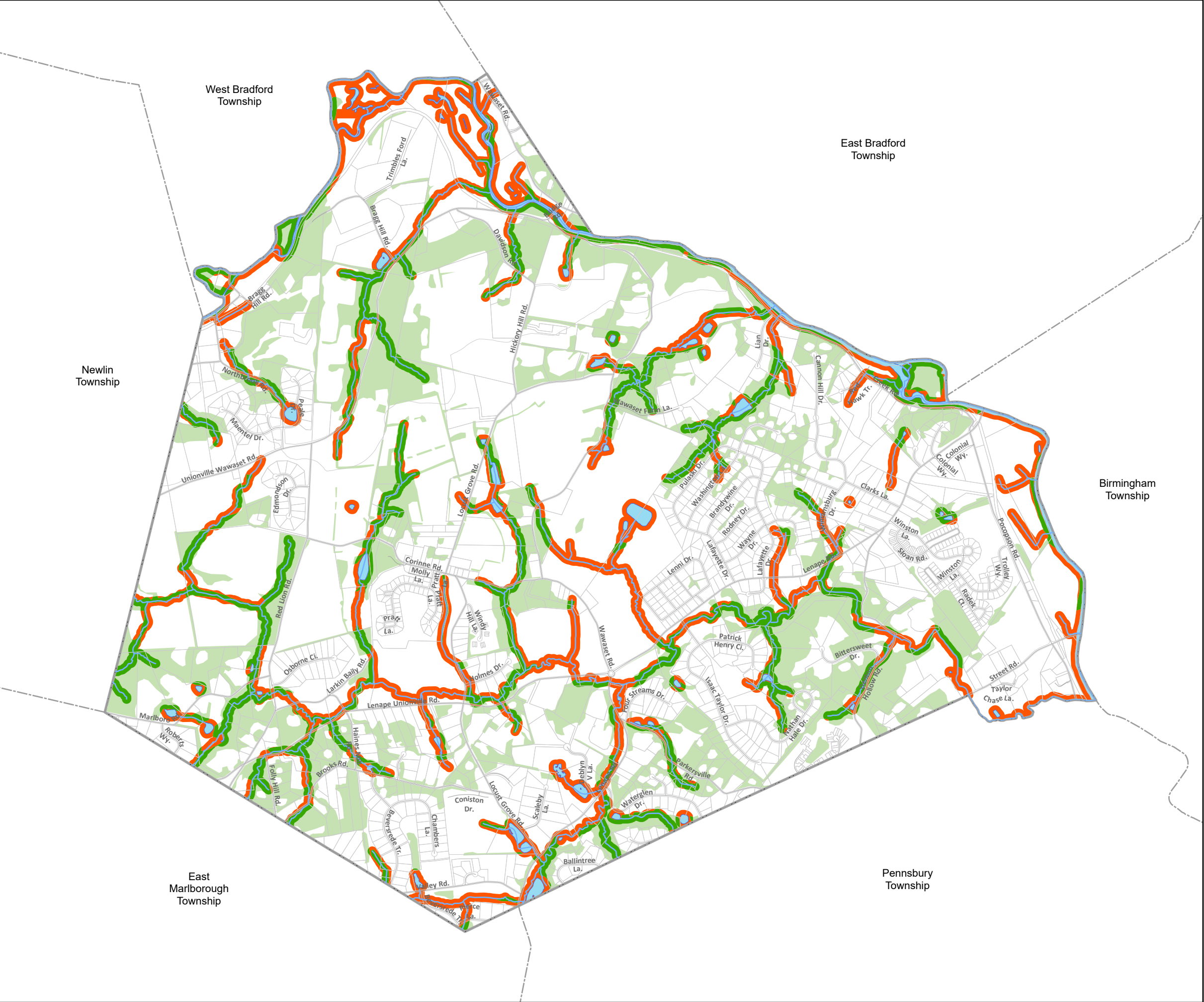
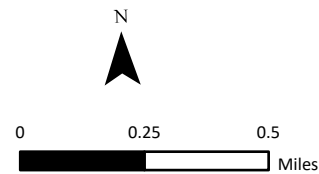


Figure xx: Biotic Resources



-
-  Township boundary-5,328 acres
 Roads
 Water resources
 Tax parcels
 Adjacent municipalities
 Streams
 Headwaters
 Riparian buffer (100 ft.)
 Woodland Interior
 Woodlands
- Slopes**
-  Moderate (15-25%)
 Steep (25% and greater)



Data sources: Tax parcels, roads, streams and bodies of water from Chester County GIS Department, 01/2026. Woodlands from DVRPC Land Use, 2015, and updated by Brandywine Conservancy using Nearthmap imagery, 2026.
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Map created: May 20, 2026

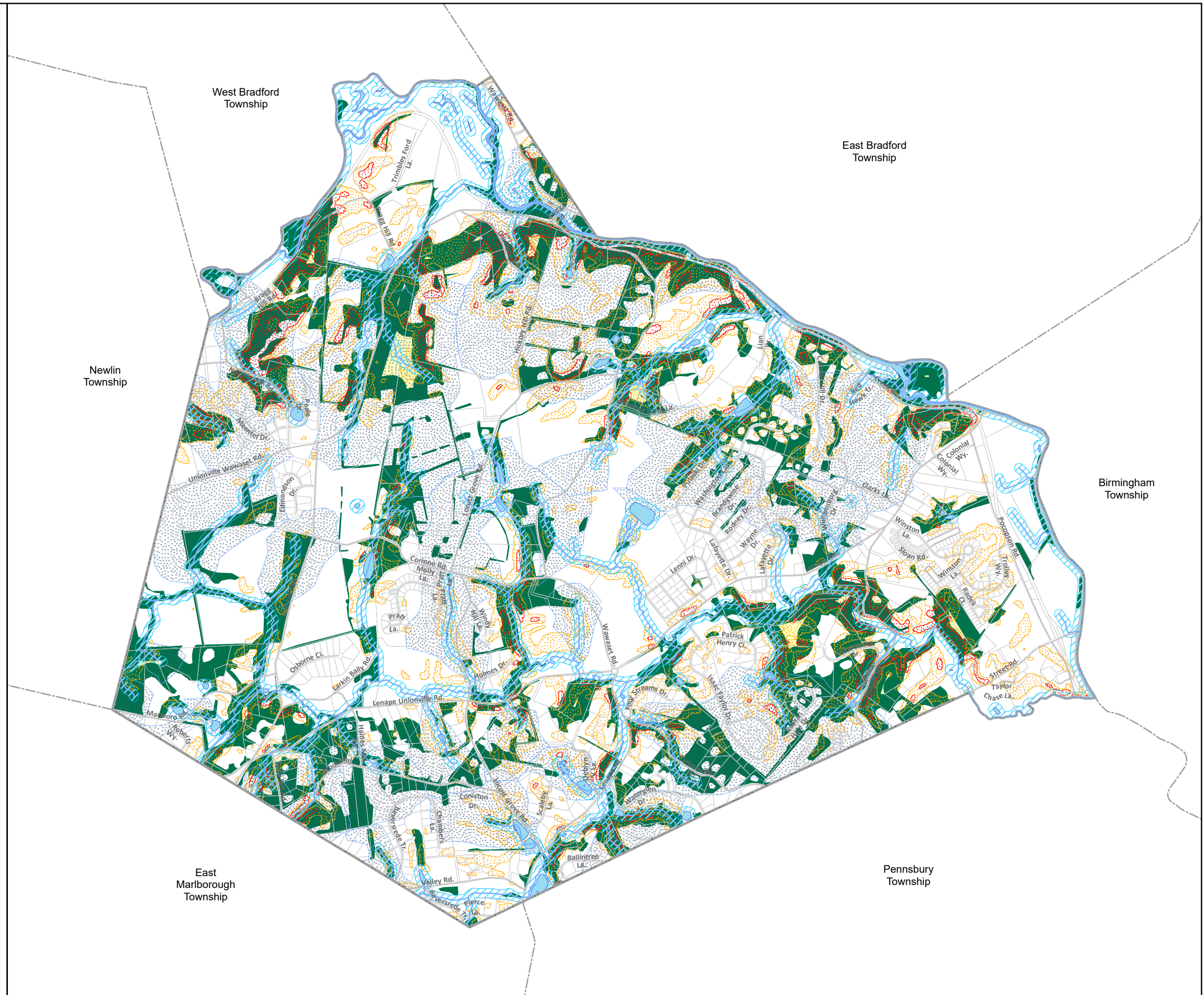
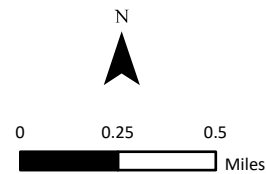


Figure xx: Water Resources



-  Township boundary-5,328 acres
-  Roads
-  Water resources
-  Tax parcels
-  Adjacent municipalities
-  Wetlands
-  Watersheds
-  Hydric soils
-  PADEP Non-Attaining/Impaired streams
-  Headwaters
-  Floodway
-  100-year floodplain
-  500-year floodplain



Data sources: Tax parcels, roads, streams and bodies of water from Chester County GIS Department, 01/2026. Floodplains from FEMA, 2017. Wetlands from NWI, 2022. Hydric soils from NRCS, 2013. Headwaters derived by Brandywine Conservancy using topography and first-order stream layer.

Disclaimer: Parcel lines depicted do not represent actual field surveys.



Map created: May 15, 2026

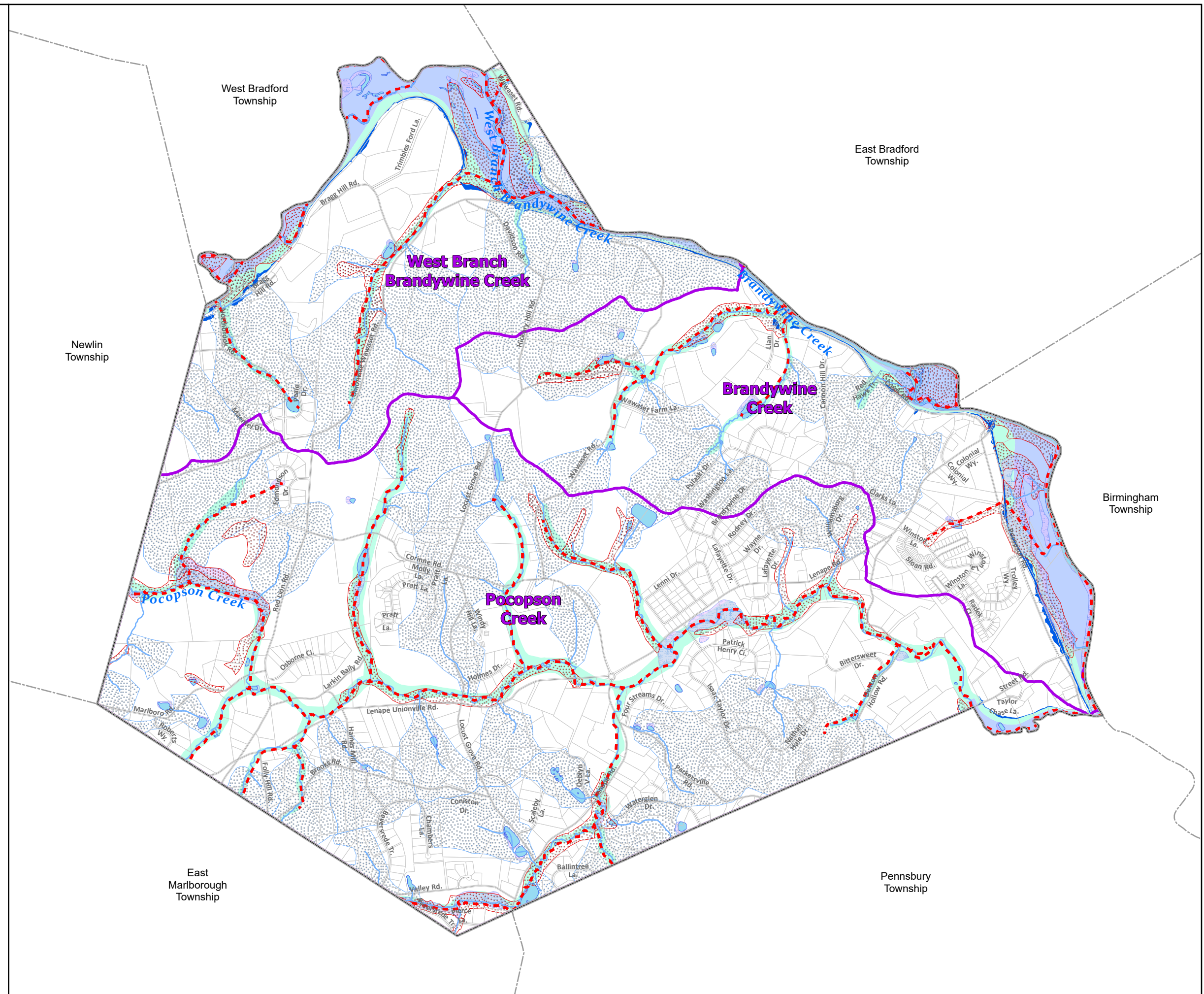


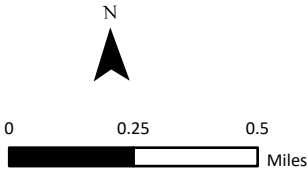
Figure xx: Historic Resources



- Township boundary-5,328 acres
- Roads
- Railroad
- Water resources
- Tax parcels
- Adjacent municipalities

Historic Resources

- Atlas Class 1
- Atlas Class 2
- National Register Listed or Eligible
- National Register Listed Historic Districts
- National Register Listed or Eligible Bridge
- Atlas Historic Bridge



Data sources: Tax parcels, roads, streams and bodies of water from Chester County GIS Department, 01/2026. Historic Resources from Chester County Planning Commission, 2013. Disclaimer: Parcel lines depicted do not represent actual field surveys.

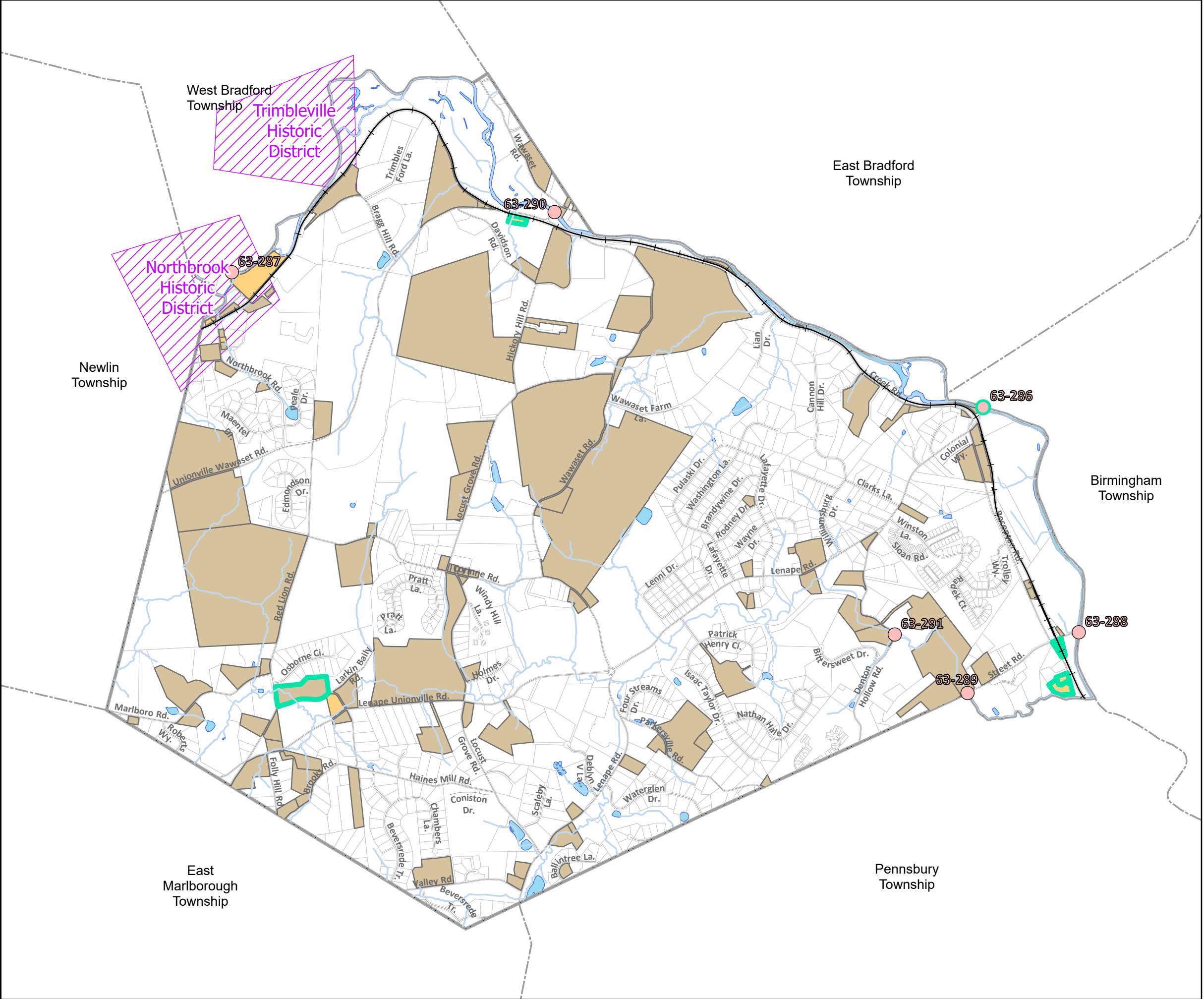
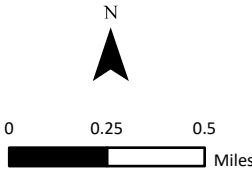


Figure xx: Scenic Resources



- Township boundary-5,328 acres
- Roads
- Water resources
- Tax parcels
- Adjacent municipalities
- Brandywine Valley Scenic Byway
- Scenic Features
- PA Scenic River Corridor
- Scenic Roads
- Scenic Corridor
- Scenic Vista



Data sources: Tax parcels, roads, streams and bodies of water from Chester County GIS Department, 01/2026. Scenic Roads, Scenic Corridors, and Scenic Vistas from 2013 Comprehensive Plan.
Disclaimer: Parcel lines depicted do not represent actual field surveys.



Map created: May 20, 2026

