

An aerial photograph of a rural landscape. The image shows a mix of green fields, brown plowed fields, and dense green forests. A road runs diagonally across the upper right portion of the image. There are several small ponds or wetlands scattered throughout the landscape. The text is overlaid on the upper left portion of the image.

Crebilly Farm Conditional Use Review

John D. Snook, Senior Advisor
Brandywine Conservancy

An aerial photograph of a rural landscape, likely a farm. It shows large, irregularly shaped fields in shades of brown and green, interspersed with dense green trees. A road or path runs diagonally across the upper right portion of the image. The overall scene is a mix of open land and wooded areas.

Crebilly Farm Conditional Use Review

John D. Snook, Senior Advisor
Brandywine Conservancy

Discussion Points:

- **Consideration of Plans**
- **Conservation Design**
- **Consistency with Comp Plan**
- **Other Key Plan Issues**
- **Recommendations**
- **Constitutional Mandate**

An aerial photograph of a rural landscape. The image shows a mix of green fields, brown plowed fields, and dense green forests. A road or path runs diagonally across the upper right portion of the image. There are some small buildings or structures visible in the distance, particularly in the upper right and lower right areas. The overall scene is a typical rural or agricultural setting.

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Brandywine Conservancy

Consideration of Plans:

- Plan A
- Plan A-Alternate
- Plan B



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Conservation Design:

- Primary Conservation Areas mapped
- Secondary Conservation Areas incomplete
- Scenic Views lacking
- Process Incomplete



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Consistency with Comp Plan:

- “Connector Road”
- Sewer Improvements
- Dedication of Recreational Lands
- Public Trails System
- Scenic & Historic Preservation



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Brandywine Conservancy

Other Key Plan Issues:

- Density reflects ordinance provisions
- 60% open space, but . . .
- Battle of Brandywine significance
- Archeological Resources

An aerial photograph of a rural landscape. It shows a mix of green fields, some of which appear to be flooded or water-filled, and areas of brown earth. There are clusters of trees and some small buildings or structures scattered throughout. A road or path runs diagonally across the upper right portion of the image.

Crebilly Farm Conditional Use Review

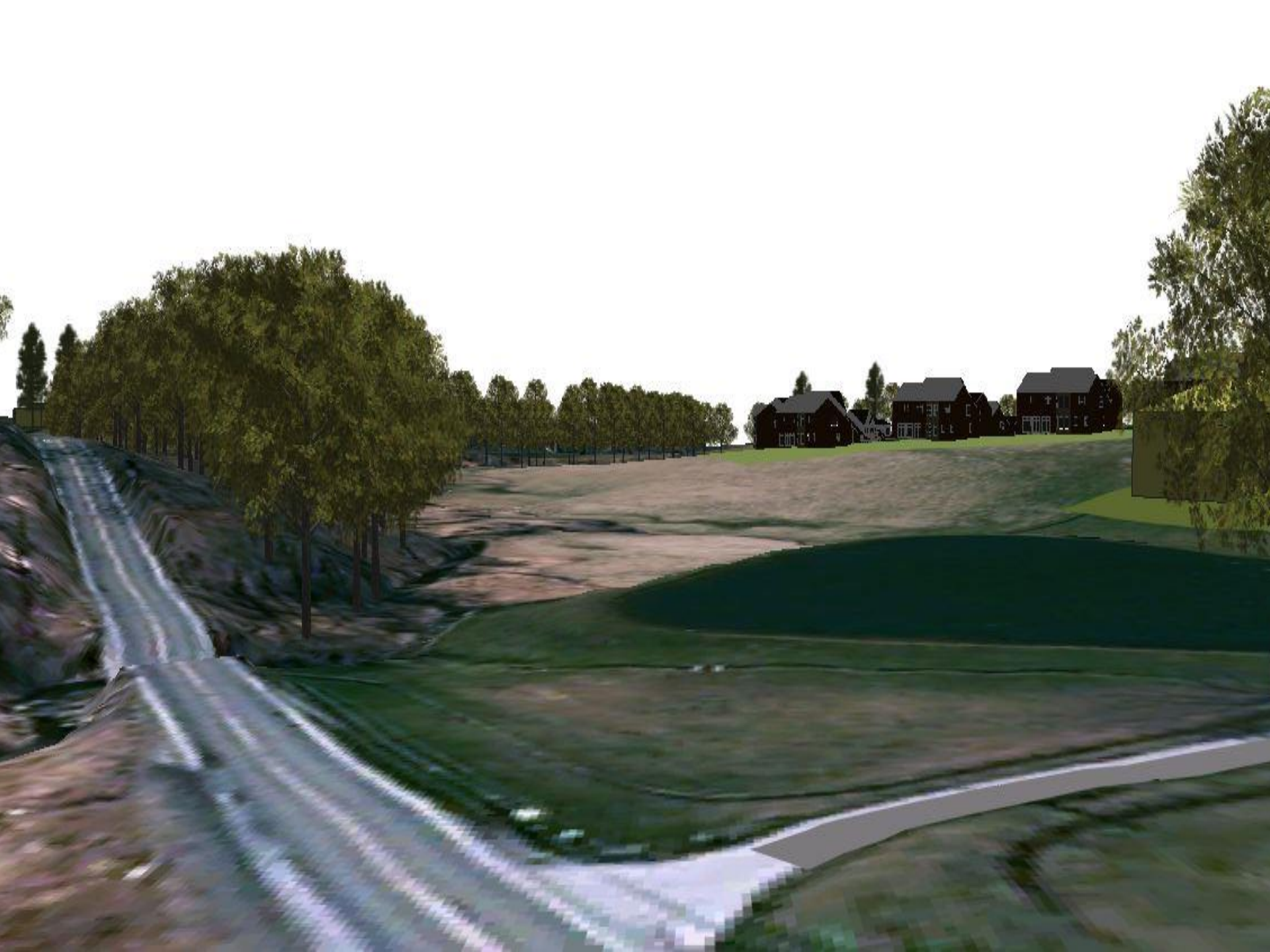
John D. Snook, Senior Advisor
Brandywine Conservancy

Recommendations:

- **Complete Conservation Design with PC**
- **Consider Plan options/potential desired public improvements**
- **Concentrate open space in resource areas**
- **Include “connector road,” parkway & trails**







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Thank You!