



LANCASTER COUNTY
PLANNING

Pequea Valley Region

Draft Comprehensive Plan Public Meeting

September 18, 2025

Draft Plan

Salisbury Township



Agenda

Welcome

Schedule

Your Plan

Next Steps



Welcome

Lancaster County Planning



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Schedule

<i>Month</i>	<i>Outreach</i>	<i>Meetings</i>	<i>Purpose</i>	<i>Date</i>
Aug./ September	August Advertisement sent by municipalities	Joint public meeting	Present draft plan	Today!
November/ December	Complete final draft; publish plan on website, #2 advertisement, Share plan with MPC required participants, start 45-day clock			
Winter 2026	Adopt plan by resolution	Joint public meeting	Present final draft plan	



Comprehensive Plan for the Pequea Valley Region

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Acknowledgments

Comprehensive Plan Committee

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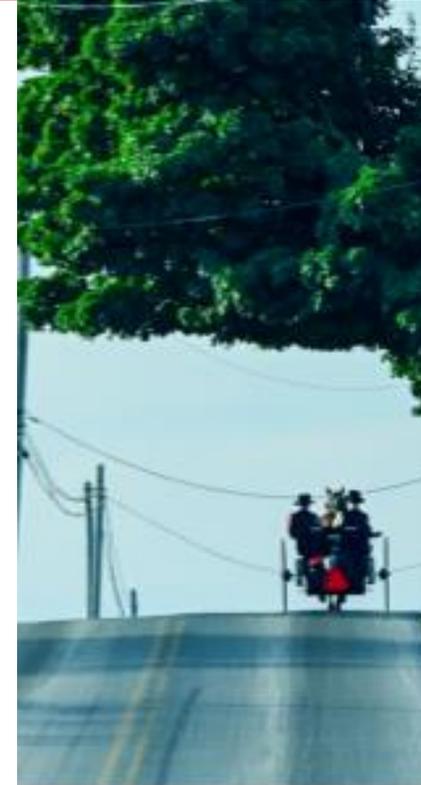
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Pequea Valley School District

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Our Vision

*The Pequea Valley Region:
A roadmap to bring our shared vision to life –
where small town charm meets a strong, connected
community.*

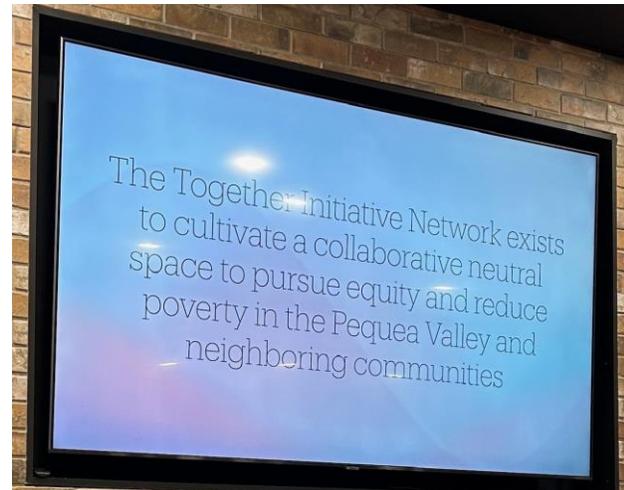
- Agriculture, stands as the area's leading industry
- Much of the region's agritourism is generated by Plain Sect residents
- Intercourse Village is the hub of the region
- Route 30 runs through all three townships, connecting to the rest of the County



Our Journey

Outreach and Surveys

- Public surveys
 - August–September 2024
 - November 2025
- The Factory Ministries 30th Anniversary
 - November 2024 – Municipal leaders and LCPD staff attended
- Together Initiative Network (TIN) group
 - Met with a group of nonprofits, churches, school district, businesses, medical groups, and local township leaders



Regional Concerns

Regional Concerns

- Agricultural and natural areas
- Improve water quality and streams
- Efficient, flexible, and safe transportation network
 - Regional outdoor recreation and parks
- Housing supply and affordability
- Infill and redevelopment



The Big Ideas



Creating Great Places

Great places are places where we're proud to live, work, learn, play, and visit. They're safe and attractive environments that improve our quality of life – and ensure the success and sustainability of our economy. When we create great places, we make it easier to achieve many of our other goals.

What We Need to Do Differently

- Make our downtowns more vibrant, safe, and attractive
- Design communities that put people first
- Create a mix of uses in our communities and corridors
- Provide a greater supply and diversity of housing types to own and rent
- Find new and innovative ways to reduce congestion



Connecting People, Place, & Opportunity

We need to work harder to connect people with each other and the places around them – students with schools, workers with jobs, and jobs with housing. Simply put, it should be easier for residents and visitors to get around. By maximizing connections, we make everything more efficient, and create more opportunities for interaction.

What We Need to Do Differently

- Make our downtowns into regional hubs
- Create more places to hike, bike, play, and enjoy nature
- Make it easier for residents and visitors to get around without a car
- Connect housing, jobs, schools, transportation, and other destinations
- Intentionally cultivate, retain, and expand industry
- Maintain, attract, and retain a skilled workforce that earns a competitive wage
- Facilitate business partnerships



Taking Care of What We Have

Our world-class farmland, urban places, and natural areas provide a strong foundation for our quality of life, and distinguish this place from any other. Stewardship of our heritage should be a priority, not just because we like the view, but because it makes the county more attractive to investment – particularly from visitors and prospective employers.

What We Need to Do Differently

- Preserve large, contiguous areas of agricultural and natural land
- Preserve the farmer as well as the farm
- Improve water quality and work together on stormwater management
- Use existing buildings and maintain public infrastructure
- Promote entrepreneurship and help local businesses grow



Growing Responsibly

We need to consider where development happens, when it happens, and what form it takes. By 2040, the data tells us we can expect about 100,000 new people to live here. To accommodate them, we need to improve the pattern of growth and ensure that we develop in a more compact, efficient, and fiscally responsible way.

What We Need to Do Differently

- Grow where we're already growing
- Prioritize redevelopment and infill in Urban Growth Areas
- Manage the use of large tracts of vacant land in Urban Growth Areas
- Limit large-lot suburban development in rural areas
- Build more compactly and efficiently

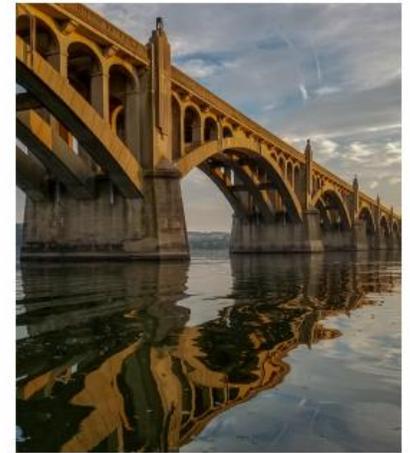


Thinking Beyond Boundaries

We need to think and act differently. We need to see places as they are, rather than dividing them up in traditional ways. Many of the issues we face aren't limited to municipal and school district boundaries. We need to approach challenges more collaboratively, cultivate leadership, and take our partnerships to the next level.

What We Need to Do Differently

- Integrate place-based thinking into all future planning initiatives
- Break down the traditional silos that limit our effectiveness
- Make planning and regulation more efficient, consistent, and regional
- Keep ourselves accountable for the goals we've set



The Big Ideas

Priority Policies based on municipal, and resident input

<i>Policy</i>	<i>Big Idea</i>
Prioritize redevelopment and Infill in Urban Growth Areas.	Growing Responsibly
Preserve large contiguous areas of agricultural and natural land.	Taking Care of What We Have
Use existing buildings and maintain public infrastructure.	Taking Care of What We Have
Create more places to hike, bike, play and enjoy nature.	Connecting People, Place and Opportunity
Grow where were already growing.	Growing Responsibly
Make our downtowns more vibrant, safe and attractive.	Creating Great Places
Preserve the farmer as well as the farm.	Taking Care of What We Have
Make it easier for residents to get around without a car.	Connecting People, Place and Opportunity
Provide a greater supply and diversity of housing types to own and rent.	Creating Great Places
Maintain, attract and retain a skilled workforce that earns a competitive wage.	Connecting People, Place and Opportunity
Connect housing, jobs, school, transportation, and other destinations.	Connecting People, Place and Opportunity
Promote entrepreneurship and help local businesses grow.	Taking Care of What We Have
Improve water quality and work together on stormwater management.	Taking Care of What We Have
Break down the traditional silos that limit our effectiveness.	Thinking Beyond Boundaries
Create a mix of uses in our communities and corridors.	Creating Great Places
Make our downtowns into regional hubs.	Connecting People Place and Opportunity
Intentionally cultivate retain and expand industry.	Connecting People, Place and Opportunity

The Big Ideas



What We Heard

Here, we summarized the comments we heard from local leaders and residents and grouped them into a few short statements with some explanations below.



What the Data Tells Us

County planning staff gathered this data from a variety of sources including the U.S. Census, ESRI's ArcGIS Business Analyst, the Lancaster County Geographic Information System (GIS), countywide plans including [places2040](#) (2018) and the [Lancaster Active Transportation Plan](#) (2019), and analysis undertaken for other initiatives.



What We Need to Do Differently

These are the policies associated with each big idea. They don't tell us exactly how to accomplish our goals, but set a direction for us to follow. During the *places2040* planning process, Lancaster County residents said these things will help us create the future we all want to see. Participants in the Manheim Central region comprehensive planning process agreed that many of these policies apply to this part of the county as well.



How We'll Measure Our Progress

Under this heading, we've presented a series of indicators that might be used to determine our effectiveness in implementing the big ideas and policies in this plan. Rather than listing everything that would be helpful to know, we tried to be realistic about the data that's available to measure our success.

The Big Ideas

What We Heard

- The region's tradition of multigenerational families is threatened by high housing costs
- Resident families find it difficult to afford to live in the region
- The Plain sect population is seeking 1 to 2 acre lots, due to family size
- Freight traffic along Route 30 presents challenges with heavy truck usage and is integral for goods movement
- Residents list the PV school district as a deciding factor for moving to the area
- Some teachers are moving away from the region due to lack of housing options and affordability
- Paradise is making updates to its official map and expanding its VGA by adding Ag. parcels in the northwest and southeast
- Redevelopment potential for South Hermitage, south of White Horse

The Big Ideas

What We Heard

- Residents want more “Third Places” – places where people gather outside work & home
- Improve safety on PA 772, the mix of freight and buggy traffic highlights the need for wider shoulders
- Add an easement through nearby vacant lot (owned by Fire Co.) and Gap Diner for fire use due to challenges with current location
- Urban Outfitters is one of the biggest employers in the region
- Tourism plays a vital role in supporting the economy in the region
- Farming on its own isn't financially feasible therefore exploring on-farm businesses is often necessary for farmers to remain on their land
- Regulations needs to be balanced between helping the farmer and preserving the land

The Big Ideas

What the Data Tells Us

- The region's population increased from 19,588 to 22,864 residents from 2000 to 2023
- Leacock Township has 415 acres of vacant land zoned commercial/Industrial
- Paradise has 275 acres of vacant land zoned commercial/Industrial
- Salisbury Township has 404 acres of vacant land zoned commercial/Industrial
- The region has some of the larger concentrations of young families with children
- A low vacancy rate in the region is contributing to the issue of housing affordability
- There is a cluster of freight activity in the region

The Big Ideas

What We Need to Do Differently

- Update agricultural regulations to meet new challenges
- Facilitate compact, mixed-use development in growth areas
- Prioritize redevelopment and infill development
- Prioritize freight network safety improvements
- Improve water quality and stormwater management
- Develop safer and more accessible transportation network

The Big Ideas

How We'll Measure Our Progress

- Increase % of semi-detached, townhouse, or multi-family housing types
- Reduce % of housing cost (30%+ income on housing)
- Reduce % of new dwelling units built outside of growth areas
- Increase % of growth area land within ½ mile of park or trail
- Increase # of third places in boroughs and Village Growth Areas
- Reduce # of fatalities due to crashes
- Reduce % of impaired streams



Future Land Use & Transportation Map (FLUTM)

- FLUTM region map includes updated:
 - Character sectors
 - Growth boundaries
 - Highlights locally important features

Future Land Use and Transportation Map

Region

Pequea Valley Region
Lancaster County, Pennsylvania

Landscape Character Sectors

Natural Spaces

- Preservation
- Conservation

Agricultural Areas

- Preservation
- Conservation

Rural Communities

- Core Areas
- Other Developed Lands

Suburban Communities

Urban Perimeters

Urban Cores

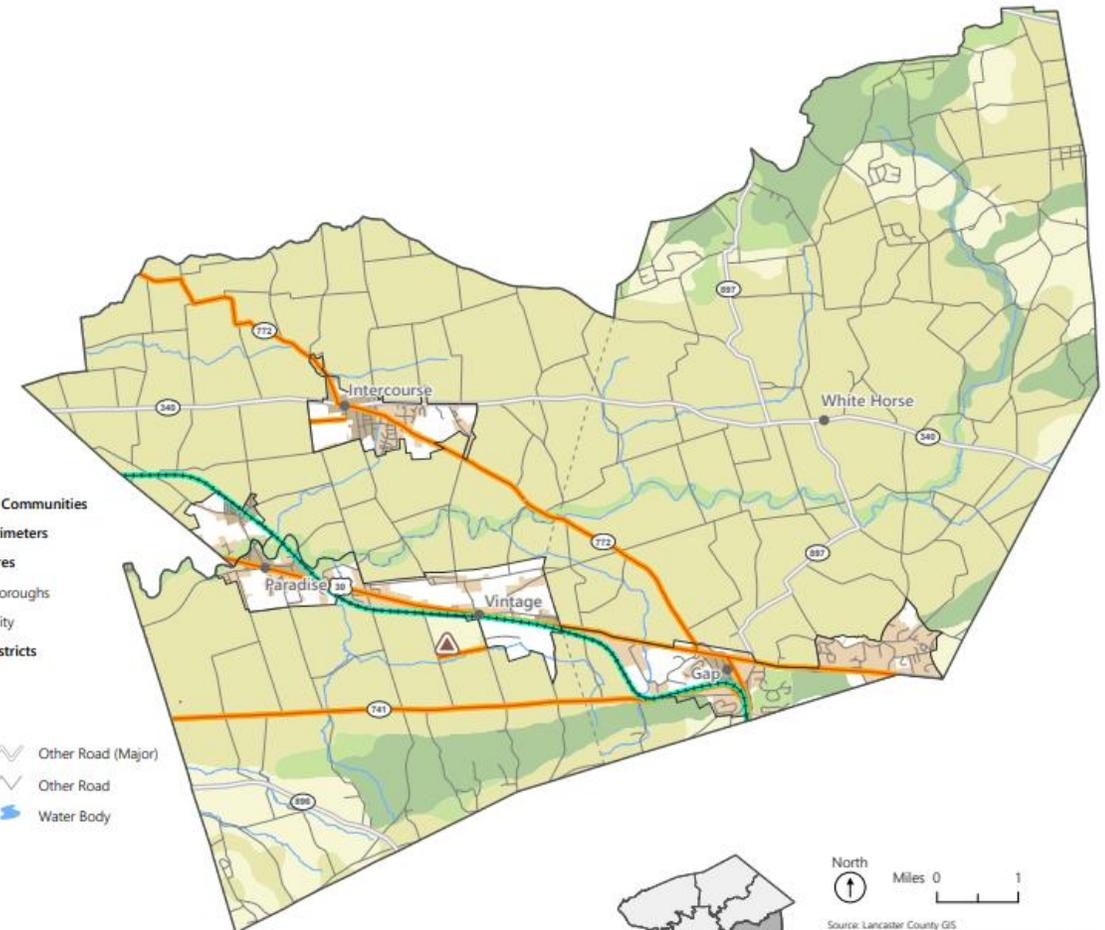
- Boroughs
- City
- Special Districts

Priority Places

- Growth Area
- Priority Road
- Amtrak Line

Other Elements

- Buildable Land
- Quarry
- Municipality
- Other Road (Major)
- Other Road
- Water Body



Source: Lancaster County GIS
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Future Land Use & Transportation Map

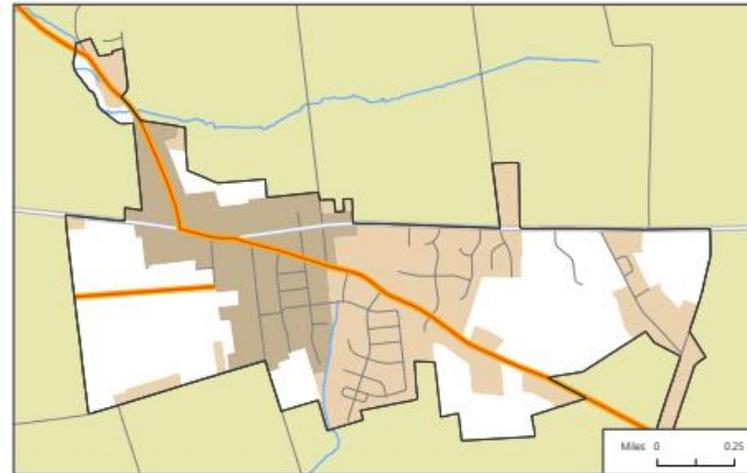
- FLUTM map showing 3 insets and updates to:
- VGA Growth Areas:
 - Intercourse
 - Paradise
 - Christiana-Gap

Future Land Use and Transportation Map

Growth Areas

Pequea Valley Region
Lancaster County, Pennsylvania

Intercourse VGA



Paradise VGA



Christiana-Gap VGA



Issue & Opportunity Maps

- A version of the future land use & transportation map
 - Shows more detail
 - Highlight places where action **should be considered** to achieve plan goals
- Sources: countywide plans, committee members, municipal partners and resident input
- 4 maps:
 - **Natural & Agriculture** – Natural areas, farmland preservation, water quality, recreation
 - **Growth Management** – Housing, jobs, industry, infill, and redevelopment
 - **Transportation** – Congestion and safety
 - **Placemaking** – Places where people gather; places that could be made safer and more attractive

Natural & Agriculture

Natural & Agriculture

Region

Pequea Valley Region
Lancaster County, Pennsylvania

Priority Places



Area

Other Elements



Municipality



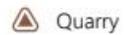
Growth Area



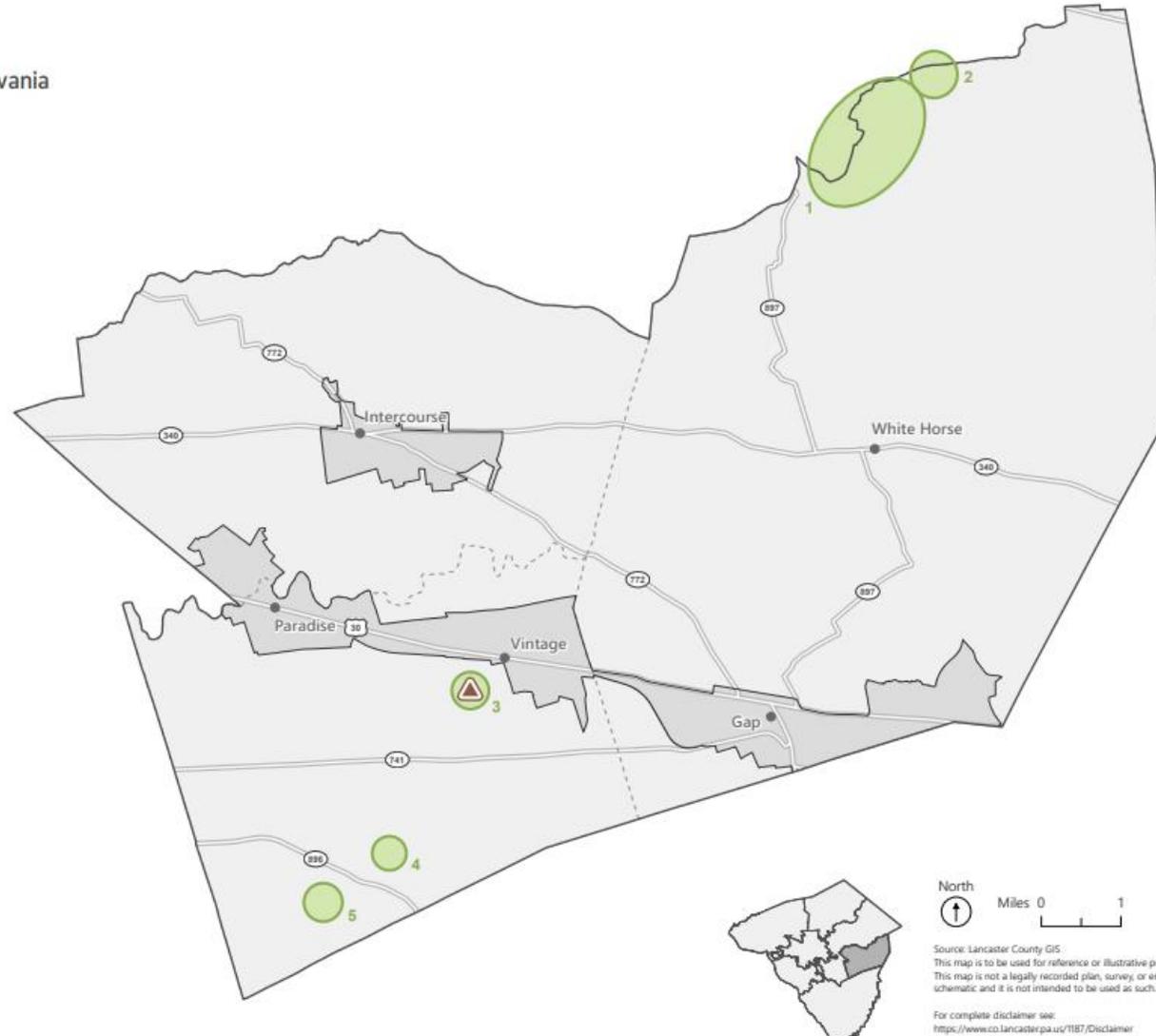
Major Road



Other Road



Quarry



North



Miles 0 1

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Natural & Agriculture

Natural & Agriculture

Region		
Type	Issue or Opportunity	Source
Area	1 Welsh Mountain Nature Preserve Prioritize conservation efforts	Local input
Area	2 Money Rocks County Park Prioritize conservation efforts	Local input
Area	3 Allan Myers Paradise Quarry Allow reasonable expansion of the quarry as the least intrusive method for natural resource extraction	Local input
Area	4 Homewood Nature Preserve Prioritize conservation efforts	Partners for Place
Area	5 Wildflower Lookout (46 Peach Lane in Ronks) Maintain scenic viewshed	Partners for Place

Growth Management

Growth Management

Region

Pequea Valley Region
Lancaster County, Pennsylvania

Priority Places



Area

Other Elements



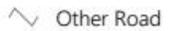
Municipality



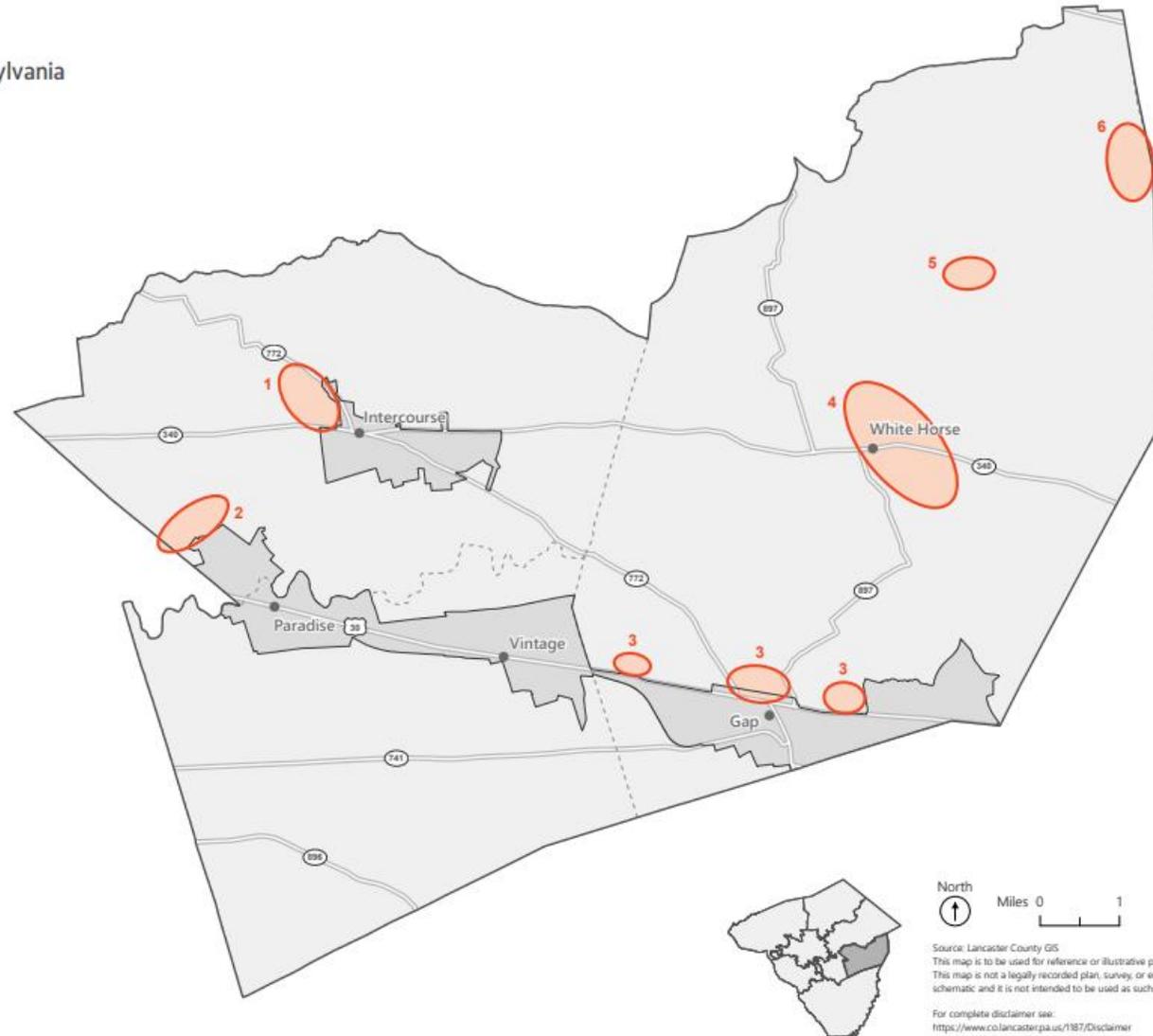
Growth Area



Major Road



Other Road



Growth Management

Growth Management

Growth Areas

Pequea Valley Region
Lancaster County, Pennsylvania

Intercourse VGA



Paradise VGA



Christiana-Gap VGA



Growth Management

Growth Management

Region			
Type		Issue or Opportunity	Source
Area	1	West of Intercourse & North of PA 340 Do not develop land that is currently zoned agricultural	Local input
Area	2	Center Street Expansion Mixed-use development in the Intercourse VGA	Local input
Area	3	Gap Area (Between PA 897 & PA 772) Potential site for higher density development	Local input
Area	4	South of White Horse Potential site for 1 to 2-acre residential lots	Local input
Area	5	South Hermitage Potential site for 1 to 2-acre residential lots	Local input
Area	6	Cambridge Potential site for 1 to 2-acre residential lots	Local input

Growth Management

Growth Areas

Intercourse VGA

Type	Issue or Opportunity	Source
Node	A Growth Area Boundaries Two parcels zoned Commercial/Industrial brought into UGA	Local input LCPD

Paradise VGA

Type	Issue or Opportunity	Source
Node	B Growth Area Boundaries Two legacy area parcels brought into UGA	Local input LCPD

Transportation

Transportation

Region

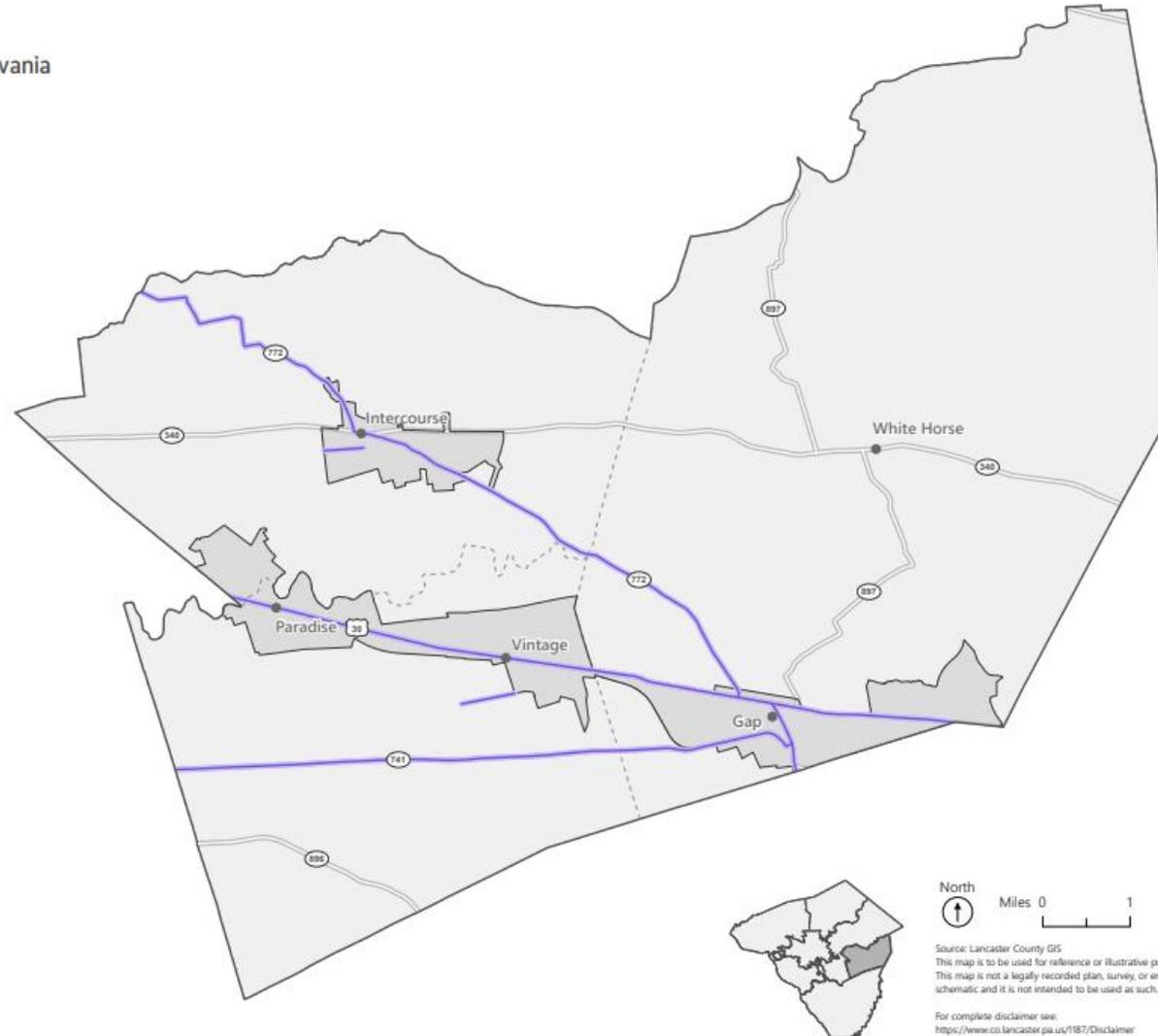
Pequea Valley Region
Lancaster County, Pennsylvania

Priority Places

- Road
- Node

Other Elements

- Municipality
- Growth Area
- Major Road
- Other Road



North
Miles 0 1

Source: Lancaster County GIS
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Transportation

Transportation

Growth Areas

Pequea Valley Region

Lancaster County, Pennsylvania

Intercourse VGA



Paradise VGA



Christiana-Gap VGA



Transportation

Transportation

Region		
Type	Issue or Opportunity	Source
Corridor	US 30 Address heavy freight traffic	Local input
Corridor	PA 41 Address heavy freight traffic	Local input
Corridor	PA 741 Address heavy freight traffic	Local input
Corridor	PA 772 Address increased truck traffic as a result of trucks avoiding weigh station on US 30	Local input
Corridor	Vintage Road & Mcilvane Road Create service road to help drivers bypass congestion	Local input
Corridor	Clearview Road & Center Street Create service road to help drivers bypass congestion	Local input

Transportation

Growth Areas

Intercourse VGA

Type	Issue or Opportunity	Source
Node	A PA 340 & Queen Road Install traffic signal	Local input

Paradise VGA

Type	Issue or Opportunity	Source
Node	B Hershey Avenue Address issues with sight distance	Local input
Node	C New Holland Road & PA 772 Install traffic signal	Local input

Christiana-Gap VGA

Type	Issue or Opportunity	Source
Node	D Gap Fire Company Current location is a safety concern for pedestrians, and it's difficult for fire engines to turn out of the station	Local input
Node	E PA 741 Bridge & Chestnut Street Mapping applications direct trucks over this bridge and into nearby residential neighborhoods, which is unsafe for pedestrians and causes roads to deteriorate faster than usual	Local input

Placemaking

Placemaking

Region

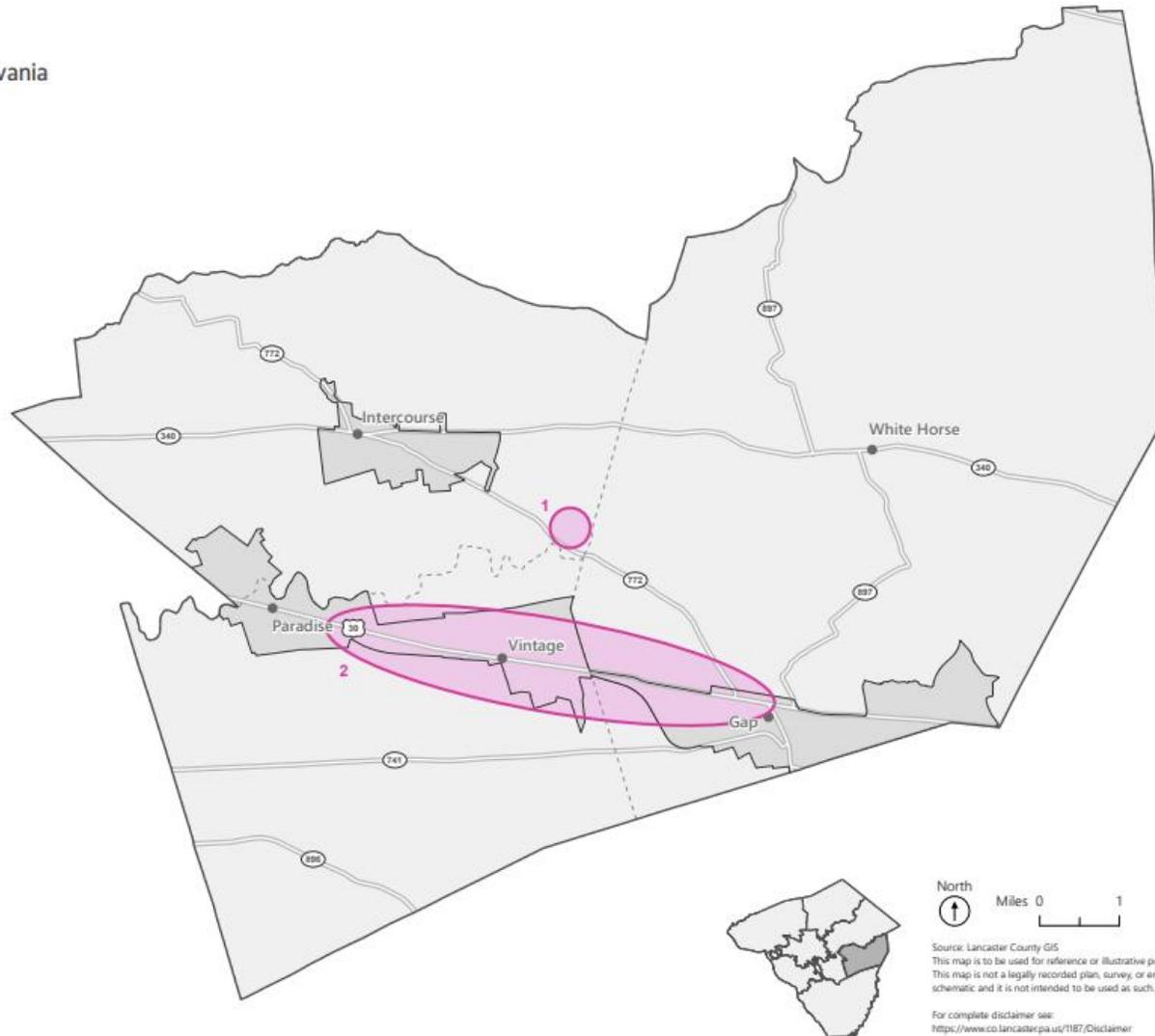
Pequea Valley Region
Lancaster County, Pennsylvania

Priority Places

- Area
- Node

Other Elements

- Municipality
- Growth Area
- Major Road
- Other Road



Placemaking

Placemaking

Growth Areas

Pequea Valley Region
Lancaster County, Pennsylvania

Intercourse VGA



Paradise VGA



Christiana-Gap VGA



Placemaking

Placemaking

Region

<i>Type</i>	<i>Issue or Opportunity</i>	<i>Source</i>
Area	1 Pequea Valley High School Maintain fitness center, trails, and athletic fields as community recreational spaces	Local input
Area	2 Paradise Township & Gap Area (Around US 30 Corridor) Create more third places for residents (especially students)	Local input

Placemaking

Growth Areas		
Intercourse VGA		
Type	Issue or Opportunity	Source
Node	A Village of Intercourse Upkeep village design standards to maintain unique character	Local input
Node	B Intercourse Library Maintain as community gathering space	Local input
Node	C Intercourse Community Park Maintain as public open space	Local input
Paradise VGA		
Type	Issue or Opportunity	Source
Node	D Paradise Community Park Maintain as public open space	Local input
Christiana-Gap VGA		
Type	Issue or Opportunity	Source
Node	E Intercourse Library (Gap Branch) Maintain as community gathering space	Local input
Node	F Salisbury Community Park Maintain as public open space	Local input

Appendix

Contains:

- Data snapshot of the region
- Transit ridership
- Summaries of public comments
- Public surveys received at outreach events

Public Survey Comments:

- *“I love how community organizations are trying to work together to provide better services regionally”*
- *“I love the spirit of the people”
and the farm filled view”*
- *“Encourage more tourism to preserve this special place”*



Source: 2023 American Community Survey 5-Year Estimates

Next Steps

<i>Month</i>	<i>Outreach</i>	<i>Meetings</i>	<i>Purpose</i>	<i>Date</i>
September	Advertisement in August	Joint public meeting	Present draft plan	Today!
November/ December	LCPD finalizes final plan; municipalities advertise, LCPD publishes draft on website, shares plan with MPC required participants, start 45-day clock			
		Joint public meeting	Present final draft plan	TBD
Winter 2026	Municipalities adopt plan			



For more information,
visit our website:



Thank you!