

Resort plan gains key approval

Wallace officials OK conditional use for development

Saturday, November 7, 2009

By ERIC S. SMITH, Staff Writer

WALLACE — Township supervisors Thursday night unanimously approved the conditional use of a 606-acre property to be turned into a golf club resort and community .

The board approved the conditional use for Valhalla Brandywine, which is proposed by developer Albert M. Greenfield III.

The plan calls for 281 residences, a boutique-spa hotel, private and public guest suites, and private and public dining facilities with a private country club and golf course.

Township Solicitor Michael Crotty read the 56 conditions in front of about 25 residents in attendance.

The findings come more than a year after the conditional use hearings were first opened. While the opportunity for public comment was available both before and after the reading of the conditions, no one made comment.

The board, through its 56 conditions, met the majority of Greenfield's requests. Greenfield and his attorney now have 15 days to sign off on the conditions.

The property straddles Marshall Road between the intersections of

Creek Road to the west and Little Conestoga Road to the east and Devereux Road between the intersections of Fairview and Creek roads.

One controversial condition that the board included was the construction of a traffic round-about to be added to the development.

Further, the board approved the use of eminent domain to seize a personal property for the construction of the round-about.

The conditional use stipulates that woodlands will be preserved and that the property will comply with Leadership in Energy and Environmental Design.

The conditional use findings also mandate that the property will not be used for gambling or time-shares. From the beginning of these proceedings, Greenfield has said he has no intentions of creating a casino or time-share properties.

With the conditional use portion of the project concluded, the board can expect a legal challenge of a controversial zoning ordinance to begin. A citizens' group, Guardians of the Brandywine, initially

challenged a township zoning amendment in December 2008. But the challenge was put on hold in February until the conclusion of the conditional use hearings.

Now that the conditional use has been settled, attorney Jordan Yeager, who represents Guardians of the Brandywine, will likely reopen the challenge. Yeager was unavailable for comment immediately following Thursday's meeting.

The zoning ordinance that the group is legally challenging opened up the possibility for the Valhalla project in the first place. The ordinance amendment specifically designated a development with a golf course that includes both commercial and residential property.

The amendment was recommended to township supervisors by the Wallace Township Planning Commission, but the Chester County Planning Commission recommended that the township not amend its ordinance.

While the conditional use findings allow the project to move onto the land development stage, the legal challenge may delay the process from moving forward.

Consultants for Greenfield testified during the conditional use hearings that the Valhalla Brandywine would generate a net profit of \$750,000 each year for the next 10 years.

To contact staff writer Eric S. Smith, send an e-mail to esmith@dailylocal.com.

URL: <http://www.dailylocal.com/articles/2009/11/07/news/srv0000006768607.prt>

© 2009 dailylocal.com, a [Journal Register](#) Property