

Rock Hill Farm FAQs

1. Q. Who now owns RHF?

A. According to Chester County property records, an entity under the name Rockhill Farm Acquisitions, LLC (affiliated with developer J. Brian O’Neill) now owns Rock Hill Farm and its 246 acres in Willistown.

2. Q. How much did they pay for it?

A. Per the transfer taxes on the recorded deed, the sale price was \$25.48M

3. Q. What is being planned?

A. The submitted sketch plan calls for in excess of 20 homes to be built.

4. Q. When will the Willistown Township planning committee review the plans?

A. No formal plans have been submitted.

5. Q. I've heard that it's a "by right plan." What does that mean?

A. “By right” means what a property owner can legally construct on a property by the zoning of the property without obtaining a variance from the township.

6. Q. If it's not a “by right plan,” how long will this take to approve?

A. The process can take years. The exact amount of time will depend on the plan submitted, requests for special exceptions, tests that have to be completed, and a number of other factors.

7. Q. What can we as neighbors and local community members do?

A. We need to let the elected officials know what we think of the development and how it will harm the township. You can attend meetings, sign petitions, write letters, call the supervisors, and contact township officials.

8. Q. Will that make any difference?

A. Yes. Public officials pay attention to constituents. If the public officials know the plans go against the wishes of the community, they will pay close attention to every aspect of the plan.

9. Q. Why should I care about what happens to this land?

A. There are so many reasons why you should care. The proposed construction will destroy the township’s legacy of open space and scenic views. The land is rich in agricultural soils and is the headwaters of Crum Creek—an already endangered waterway. Construction harms the environment. Increased traffic is another issue. The very essence of Willistown Township is under attack. Rock Hill Farm deserves to be protected. The proposed cluster plan is overly aggressive and simply does not comply with the environmental protection standards cited in the Willistown Township ordinances.

10. Q. What can I do to help?

A. You can support the Save Rock Farm group. You can attend public meetings. You can make your opinions known to your elected officials.