

Manor Twp. Zoning Hearing on 476-Acre Project Resumes

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— Categories: Real Estate



A long-debated and closely watched public hearing on High Real Estate Group's proposal to develop a massive 476-acre site in Manor Township is set to resume Monday night. The hearing, which has already drawn large crowds and stirred community concern, will continue during the township's board of supervisors meeting at 7 p.m. at 950 West Fairway Drive.

The proposed \$100 million project would bring major changes to the township over the next 15 to 25 years. High Real Estate Group is seeking to rezone about 80% of the property, from industrial to mixed residential and commercial use, to build approximately 1,700

housing units, 100,000 square feet of retail space, and eight warehouses, each between 100,000 and 250,000 square feet.

The plan also includes several public benefits: a 24-acre park, land for a new firehouse, and a road extension connecting Rohrerstown Road to South Centerville Road. High says the housing would include “workforce housing” aimed at families earning 60% to 100% of the area median income, which stands at \$84,000 for a family of four in Lancaster County. However, there are currently no plans for subsidized affordable housing.

While the proposal has backing from both the township and county planning commissions, who view the area as part of the county’s urban growth zone, residents and supervisors have voiced strong concerns. At the last hearing on June 2, more than 100 people attended, many raising questions about the impact the development could have on local schools, traffic, and the environment.

Supervisors also questioned the scale and scope of the project, particularly the potential use of large data centers and warehouses. Under the proposed zoning amendment, “planned industrial parks” could include facilities up to 250,000 square feet without requiring approval from the zoning hearing board.

For some residents, the project represents much-needed growth, jobs, and infrastructure improvements. For others, it signals a dramatic shift in the township’s identity and raises fears about overdevelopment and strain on public resources.

Despite two lengthy hearings, the board of supervisors has yet to vote on the proposal. Monday night’s session is expected to draw another large turnout, as residents and local officials continue to weigh the long-term implications of transforming such a large portion of Manor Township.

As the conversation continues, the community remains divided, some excited by the promise of new opportunities, others cautious about the costs that might come with them. One thing is clear: the outcome of this zoning decision could shape the future of the township for decades to come.