



I. INTRODUCTION

A. PURPOSE OF THE PLAN

Healthy, attractive and economically sound communities do not “just happen.” They are created through vision and foresight and grow and change successfully with the same. Today, local governments are responsible for guiding growth and development, for setting aside open spaces, and for delivering public services. Like any business, local governments need to chart future plans so that they can assure the efficient use of resources. The preparation of a comprehensive plan provides a deliberate framework of information that can be used to make future decisions regarding local government functions. The Comprehensive Plan further provides a sound legal basis for specific implementing measures, such as zoning and subdivision/land development regulations, designed to carry out the intent of the Comprehensive Plan. One definition of comprehensive planning is “the allocation of municipal resources towards municipal goals and objectives”; this definition describes the essence of this work.

The original Southern York County Region Comprehensive Plan, dated Fall 2000, was truly a regional effort. It included Shrewsbury Township and Glen Rock, Railroad, New Freedom and Shrewsbury Boroughs, as well as the Southern York County School District, as participants and each municipality subsequently adopted the Plan. New Freedom Borough, however, has opted to not participate in the Update to the Plan. As a result, all references to New Freedom Borough are deleted in the Update, except in cases where the Borough provides a service to the remaining participants. Also, the Southern York County School District was not a direct participant, but was consulted to update the Community Facilities and Services Chapter.

Thus, to update the Plan, Shrewsbury Township, and Glen Rock, Railroad, and Shrewsbury Boroughs have come together to re-evaluate goals, objectives and implementation strategies in an effort to maintain a sound and viable plan for the future growth and development of, as well as the protection of critical environmental resources in, the Southern York County Region (no longer includes New Freedom). In addition, the participating municipalities each adopted an ordinance approving an Intergovernmental Cooperative Agreement for Multi-Municipal Planning. This regional cooperation has been enhanced by the involvement of the Southern York County Regional Planning Commission throughout the planning process.

This Comprehensive Plan first sets forth a set of Community Planning Goals. These goals can include broad objectives, such as the provision of adequate housing and employment opportunities, the protection of the environment, and the provision of a balance of public services, or they can seek to correct existing or foreseeable deficiencies or problems, such as improving the design of a particular road intersection or reducing localized flooding through improved storm water management.

Next, this Plan inventories, maps and describes the Region's resources over several chapters. These resources include many things, such as land, streams, roads, utilities, parks, housing, schools, police and fire service, businesses, and so on. Analyses are performed within each Plan chapter to determine the capabilities of these resources to serve projected future population growth. Each Plan chapter makes recommendations to improve the capabilities of these resources to meet future needs.

Next, the analyses of resources and recommendations are used together with the Community Planning Goals to develop a future land use scenario and a plan for the future delivery of public and other services. The time frame for this Comprehensive Plan is to the year 2020; all recommendations made within this Plan are structured around a 12 year time frame.

Finally, implementation strategies are set forth that will enable the Region's municipalities to set in motion the goals, objectives and recommendations identified in the Plan. In the end, any planning process is meaningless unless its recommendations find application as part of the Region's business—the protection of public welfare and the delivery of public services.

B. MPC REQUIREMENTS

Pennsylvania's Constitution gives the General Assembly the power to enact laws that protect the public health, safety and general welfare of its citizens. The General Assembly has, in turn, given local municipalities primary responsibility for community comprehensive planning. Municipalities in Pennsylvania are empowered by the Pennsylvania Municipalities Planning Code (MPC), Act 247 of 1968, to prepare and adopt comprehensive plans according to specified requirements and procedures. Revisions to the MPC made by Act 170 of 1988 expanded the subject matter and goals of comprehensive planning to enable municipalities to manage growth more effectively, and to provide greater protection for environmentally sensitive lands and important historic and cultural sites. Furthermore, Act 170 also requires that all counties in Pennsylvania prepare and adopt comprehensive plans and that municipal plans be generally consistent with the adopted county plans. Municipalities are also empowered by this Act to carry out joint planning with one another.

Revisions subsequently made to the MPC by Act 67 of 2000 enable and facilitate the use of Intergovernmental Cooperative Agreements among local governments to develop and implement multi-municipal comprehensive plans in order for the local governments to realize land use related benefits that they may not fully realize individually. Some of these benefits include not having to provide for every use in each participating municipality and the ability to prepare and adopt a “specific” plan, voluntarily share tax revenues and fees, and adopt a multi-municipal transfer of development rights (TDR) program.

The MPC standards are the foundation upon which the Comprehensive Plan for the Southern York County Region is built. This Plan, therefore, is born not only out of a belief that sound planning is the key to a healthy, attractive and economically viable community, but also out of a respect and regard for the laws of the Commonwealth of Pennsylvania.

C. HOW TO USE THIS PLAN

This Comprehensive Plan is designed to serve several important purposes. Principally, the Plan is intended to share with Southern York County residents a vision for the Region's future. Secondly, it is designed to guide the Region in the administration of land use planning programs. A detailed table of contents appears at the beginning of the text that provides quick reference to the appropriate sections of the Plan. Action-oriented recommendations at the end of each Plan chapter are blocked and printed in dialogue boxes with ***bold, italicized*** letters so that the decision-maker's attention is immediately drawn to them. Many of these recommendations tie in to specific implementation strategies discussed in the final Plan chapter.

The numerous maps within the Plan have been carefully prepared so that the information can be easily visualized. The many analyses utilized throughout the study are intended to maximize the utility of the findings. Step-by-step descriptions of these methodologies are furnished to enable the reader to gain a better understanding of the issues and their planning implications. All of these features will aid local decision-makers in their evaluation of future planning proposals.

An additional important function of this Plan is its collection of important information. The term *Comprehensive Plan* accurately describes the composition of this report; its contents are quite comprehensive. Accordingly, the Plan provides convenient access to a wealth of up-to-date factual information concerning the Region's resources. This information will not only serve local officials, but also service agencies, property owners, residents, business leaders, and prospective developers. The inventories of existing conditions will also provide the groundwork upon which future Plan updates can be more easily accomplished.

Finally, the Plan provides a future land use scenario that can be useful to many landowners. For example, residents can get an idea of the land uses that are projected around their homes. Prospective developers can use the Plan to package development proposals that conform to the regional and municipal goals, thereby ensuring a smooth development review process. Business leaders can glean a sense of secure investment climate from the Region's future land use scenario. In all, the Plan considers many competing interests and devises a strategy to assure their relative harmonious coexistence. It is hoped that the Plan will become a powerful and practical tool in local decision-making.

➤ ***It is important for all persons involved and/or interested in the future of the Southern York County Region to read and understand this Plan. Local decision-makers should keep the Plan handy when evaluating future development proposals, rezoning requests, service area adjustments or public investments.***

D. REGIONAL SETTING

As mentioned previously and for purposes of this Plan, the Southern York County Region is now comprised only of Shrewsbury Township and Glen Rock, Railroad, and Shrewsbury Boroughs. The Region is situated in the southcentral portion of York County in southcentral Pennsylvania. It is approximately 10 miles south of the City of York, which serves as the

County seat of government and is part of the County's major urban area. The Southern York County Region contains a total of 32.6 square miles.

The Region's boundaries have been determined by a combination of natural and man-made lines. The southern boundary of the Region is the Mason-Dixon line, separating Pennsylvania from Maryland to the south. The western boundary of the Region is formed primarily by Centerville Creek, a tributary of the South Branch of Codorus Creek, with Codorus Township to the west. To the north is Springfield Township, separated from the Region by a man-made line. The eastern boundary of the Region is defined primarily by the presence of the East Branch of Codorus Creek and Deer Creek, separating the Region from North Hopewell and Hopewell Townships, respectively.

The Region's primary transportation corridor is I-83, which links it physically and economically to the City of York, as well as to the Baltimore metropolitan area to the south. This corridor also provides the Region with excellent access to other major cities along the eastern seaboard. Major routes connecting the Region with other parts of York County include SR 851, SR 616 and SR 3001 (Susquehanna Trail).

REGIONAL LOCATION MAP



SOUTHERN YORK COUNTY REGION

