



XIV. IMPLEMENTATION

This Comprehensive Plan outlines a future direction and growth management strategy for the Region over the next 10 years. This future direction is premised upon the comprehensive set of recommendations presented in this Plan, and, especially in the Future Land Use chapter. In order to implement the many objectives stated at the beginning of this Plan, and to operationalize the recommendations aimed at achieving those objectives, an implementation strategy must be put into action. This strategy will incorporate the various municipal planning tools available to the municipalities, including Zoning Ordinances, Subdivision and Land Development Ordinances, Official Maps, and other planning policy documents, such as Sewage Facilities (Act 537) Plans, recreation and open space plans and capital improvements plans, etc.

A. IMPLEMENTATION TASKS

In order to illustrate this implementation strategy, the following table has been developed. This table identifies (1) the various tasks that need to be implemented, (2) the municipalities responsible for the task's implementation, and (3) the time frame in which the task should be initiated. Those that are earmarked for ongoing (O) implementation are tasks that municipalities should continue to carry out or tasks that should be undertaken as soon as possible following adoption of the Plan, and when opportunities arise for their use. Those tasks that are recommended for short term (S) action are those that should be undertaken within years one (1) through (4) following adoption of the Plan. Finally, those tasks slated for long-term (L) implementation (years 5+) require significant analysis, development of partnerships and/or additional resources in order for implementation to begin. However, if opportunities arise for implementation in the short term, the municipality should begin work on such tasks. In addition, for tasks involving more than one (1) municipality, consideration should be given to carrying them out "jointly" or as a "region." Multi-municipal projects are often more cost effective and frequently receive priority consideration for funding.

Along with the task to be performed, a page number reference appears in parentheses so that municipal officials and other users of this document can readily locate the specific recommendation within the Plan text.

Implementation Task and (page reference) for further description.	GRB	RB	SB	ST
1. Local officials should read, understand and keep-handly this Plan for reference in the review and decision making process. (p. 3)	O	O	O	O
2. Discourage non-agricultural development within Agricultural areas in order to preserve and protect farmland, particularly prime agricultural soils, but also including, by association, lesser quality soils. (p. 25)		O		O
3. Restrict development in areas with severe soil constraints. (p. 26)	S	S	S	S
4. Develop a public/private partnership to protect stream water quality using a combination of educational, assistance and regulatory measures. (p. 31)	S	S	S	S

Implementation Task and (page reference) for further description.	GRB	RB	SB	ST
5. Adopt Critical Environmental Areas provisions, such as stream buffers and steep slope restrictions, to protect watercourses and other natural features. (pp. 31, 223)	S	S		
6. Adopt various measures to protect wetlands and natural habitats through modified road standards, environmental impact studies, development limitations and landowner education. (pp. 32, 222-227)	S	S		S
7. Apply Floodplain Ordinance to proposed development. (p. 33, 222)	O	O		O
8. Consider using alluvial soils in determining regulatory floodplain. (p. 33)	S	S		S
9. Strengthen storm water management regulations with pre- and post-development standards. (p. 35)	S	S	S	O
10. Incorporate Best Management Practices within stormwater management regulations. (p. 35)	S	S	S	O
11. Enact measures to protect the Region's natural areas. (p. 37, 40)				S
12. Adopt and enforce regulations limiting the removal of woodlands and preserving wooded habitats. (p.39, 224)		S		O
13. Consider creating a Historic Sites/District Committee/Commission or Historic Architectural Review Board to protect historic sites and historic districts. (p. 43, 217)	S	S		S
14. Amend Zoning and/or Subdivision and Land Development Ordinances to protect historic sites and areas of suspected archaeological significance, and consider providing incentives for adaptive reuse of vacant historic structures. (pp.)	S	S		S
15. Provide incentives for improvement of residential properties through existing funding programs and innovative planning and zoning. (p. 70)	O	O		O
16. Ensure that a variety of housing types and densities are permitted in municipal zoning ordinances. (pp. 67, 77, 80)	O	O	O	O
17. Continue to support the Region's agricultural economy and promote the profitability of farming. (pp. 83-85, 94)		O		O
18. Promote infill development in established village, commercial and industrial areas and actively encourage adaptive reuse and rehabilitation of former industrial buildings. (pp. 91, 94)	O	O		O
19. Promote the Region's historic districts and sites as a means to encourage heritage tourism; including reconstruction of the log cabin in Railroad Borough. (pp. 89, 92, 94)	S	S	S	S
20. Promote the restoration and reuse of the NCR railway for commerce and tourism. (p. 92)		L		
21. Consult with the York County Industrial Development Corp., York County Economic Development Corp. and/or the PA DCED Community Action Team for planning, technical, and financial assistance for economic development projects. (pp. 93-94)	O	O	O	O
22. Encourage the Southern York County Regional Planning Commission (SYCRPC) to work with economic development entities in an effort to enhance the commercial and industrial presence in the area. (p. 93)	O	O	O	O
23. Participate in the School District's periodic strategic planning process. (p. 122)	O	O		O
24. Encourage the School District to locate future school sites within designated growth areas to best serve area students. (p. 122)	O	O		O

Implementation Task and (page reference) for further description.	GRB	RB	SB	ST
25. Revise application procedures for residential subdivisions/land developments to notify School District of proposed developments. (p. 122)	S	S	S	S
26. Invite the School District and all municipalities in the School District to participate in ongoing discussions to discuss residential development and the schools needed to support development. (p. 122)	S	S	S	S
27. Assist local fire and ambulance companies in the recruitment of manpower and fundraising. (pp. 127)	O	O	O	O
28. Provide ongoing financial support for the fire companies in the Region. (p. 127)	O	O	O	O
29. Create a committee or entity to address emergency communications in the Region (p. 135)	L	L	L	L
30. Encourage the SYCRPC to provide information for existing and prospective residents and businesses on its website. (p. 135)	O	O	O	O
31. Create a regional recreation forum to discuss and plan for parklands. (pp. 135, 162)	L	L	L	L
32. Maintain existing parks and make improvements as necessary to meet community needs. (pp. 150, 152, 154, 162)	O	O	O	O
33. Use revenues exacted from new developments to make improvements to existing community parks that will serve the new development. (pp. 150, 152, 159)	O	O	O	O
34. Encourage linkages to the Heritage Rail Trail County Park. (pp. 156, 162, 198)	L	L		L
35. Adjust land use regulations for new development to promote and/or require safe pedestrian linkages to adjacent parks, schools and other activity centers. (p. 157)	S	S		O
36. Require land to be reserved for an alternate system on new lots served by an on-lot sewage disposal system and adopt an on-lot sewage system management ordinance. (p. 169)		S		
37. In order to accommodate projected growth, Shrewsbury Township officials should continue to seek ways to expand/enhance infrastructure, including the provision of public sewer, within designated growth areas. (p. 168)				O
38. Protect public water sources and enforce wellhead protection zones. (p. 175)			O	O
39. Adopt well drilling standards for new uses outside planned water service areas. (p. 175)		L		O
40. Enhance existing recycling programs by providing for recycling of florescent bulbs, batteries, electronics and other non-benign household materials. (p. 177)		L	L	
41. Continue to plan for a multi-modal transportation system to improve efficiency. (pp. 186-187)	O	O	O	O
42. Create an on-going committee to participate in local, regional and State discussions concerning public transportation in the Region. (p. 199)	L	L	L	L
43. Reclassify Plank Road as a major collector roadway. (p. 192)			S	S
44. Create a bypass around Glen Rock Borough. (p. 192)	L			L
45. Local officials should seek to have Church Street realigned to line up with Seaks Run Road in adjoining Springfield Township. (p. 195)	L			L
46. Local officials should seek to have the curves on Pleasant Valley Road and West Clearview Drive eliminated through realignment, widening and installation of shoulders. (p. 195)				L

Implementation Task and (page reference) for further description.	GRB	RB	SB	ST
47. Realign the intersection of Stewartstown and Adams Roads with the Susquehanna Trail to create a four (4)-way signalized intersection. (p. 195)				L
48. Local officials should seek to have the intersection of Campbell and Windy Hill Roads realigned with the Susquehanna Trail to form a four (4)-way signalized intersection and protect width for future expansion. (p. 195)				L
49. Extend Elm Street to intersect with Windy Hill Road. (p. 195)				L
50. Local officials should seek to have the Exit 4 interchange of I-83 improved after an improvement option resulting from the Interchange Feasibility Study has been determined. (pp. 195-196)				L
51. Modify the “Y” intersection of Fissels Church Road with SR 616 to create a “T” intersection with a full-stop required. (p. 196)				L
52. Reduce the number of driveway cuts along existing and future arterial and collector roads; however, it is noted that driveways on State roads will be subject to PennDOT approval. (p. 196)	O	O	O	O
53. Work with PENNDOT to develop a Regional Access Management Plan. (p. 197)	S	S	S	S
54. Expand the Shrewsbury Park & Ride lot if demand warrants. (p. 197)				L
55. Require the installation of curbs and sidewalks in areas planned for growth. (p. 197)	S	S		O
56. Adopt comprehensive traffic impact study requirements within Subdivision and Land Development Ordinances. (p. 199)	O	O	L	
57. The SYCRPC, with the approval of member municipalities, should develop and bi-annually submit a list of needed transportation improvements to the York County Planning Commission. (p. 199)	S	S	S	S
58. Amend the Zoning Ordinance and Subdivision/Land Development Ordinance as necessary to implement this Comprehensive Plan. (pp. 2, 201)	O	O	O	O
59. Review and update this Plan prior to the year 2020 (pp. 2, 201)	L	L	L	L
60. Continue to implement and enforce effective agricultural protection zoning; however Railroad Borough should modify its dwelling standards. (pp. 205-207)		O/S		O
61. Amend TDR provisions to require that a “Declaration of Restricted Development” or conservation easement be filed simultaneously with the Deed of Transfer; also, consider providing other alternatives for the use of TDR’s or adding incentives to encourage increased use of this important tool. (p. 208)				S
62. Expand participation in the Railroad Borough and Shrewsbury Township Agricultural Security Areas. (p. 208)		S		O
63. Continue to implement Critical Environmental Areas provisions. (pp. 205, 223)				O
64. Consider the adoption of provisions to protect critical environmental areas. (pp. 201-202, 223)	S	S	L	
65. Strengthen residential accessory use regulations. (p. 210)	S	S		O
66. Establish a minimum lot size of one (1) acre in the Rural Residential Areas and require an alternate septic location. (p. 213)		S		O
67. Limit development in Rural Residential Areas and do not encourage the expansion of these areas. (p. 213)				O

Implementation Task and (page reference) for further description.	GRB	RB	SB	ST
68. In Residential Suburban areas, continue to use graduated lot design standards based on the use of public utilities. Where utilities are not yet available, protect infill development potential. (p. 215)	O	O		O
69. Consider providing for a cluster development option in Residential Suburban areas that promotes the provision of open space while permitting development on smaller lots, yet maintaining the density of the district in which located. (p. 215)		S		S
70. Refine and enforce zoning requirements for the Village Area to ensure compatibility of the mix of uses permitted. (pp. 216-218)	S	S		
71. Consider adopting a flexible-subjective development review process to consider a wide range of conditions and adaptive reuses of existing buildings in the Village Areas. (pp. 217-218)	S	S		
72. Regulate intensive commercial and industrial uses by special exception or conditional use within the Village Areas. (p. 217)	O	O		
73. Consider developing a revitalization plan for the Village Areas. (p. 219)	S	S		
74. Refine Commercial Zone regulations to promote the use of shared development features. (p. 219)				O
75. Begin the process of gradual improvement to existing strip commercial developments. (p. 220)	S,O		S,O	S,O
76. Encourage green buildings in commercial and industrial areas. (pp. 220, 222)			S,O	S,O
77. Adopt and/or strengthen industrial zoning regulations to improve appearance and function with emphasis on shared development features between adjoining land uses. (pp. 221-222)				O
78. Adopt and enforce lighting standards. (pp. 218, 220-221)	S	S	O	O
79. Adopt and enforce landscaping provisions to protect the environment, improve the compatibility of adjacent land uses, promote attractive development, to protect unique local vegetation, and/or to provide for visual buffering of stormwater facilities, parking lots, loading areas, trash receptacle areas, etc. (pp. 218, 220-222)	S	S	O	S
80. Use the Sensitive Areas Map as a triggering mechanism to require detailed on-site investigations for sensitive natural features. (p. 223)	O	O	O	O
81. Promote the use of riparian buffers as a means of protecting and improving surface water quality. (pp. 31, 224, 227)	S	S		O
82. Discourage the extension of public and water and sewer to areas outside the designated growth areas unless necessary to address a health and safety issue. (p. 229)		O		O
83. Consider adopting a Capital Improvements Program – a proposed schedule of future projects listed in order of construction priority together with construction cost estimates and the anticipated means of financing each project to assist with implementation of this Plan.	O	O	O	O
84. Consider adopting an Intergovernmental Cooperative Implementation Agreement to as a means to achieve general consistency with the Plan, to continue working cooperatively to implement the goals of this Plan, to address developments of regional significance, and to assure all land uses continue to be provided for on a regional basis.	S	S		S

The preceding table plots an ambitious list of recommended activities. These tasks are vital if the Region is to optimally manage its growth and development and to plan and implement its “vision” for the future. The completion of many of these tasks should result in an improved quality of life within the Region. Municipal officials are responsible to monitor and evaluate the implementation strategy aimed at achieving the locally expressed objectives and resultant recommendations set forth in this Plan.

Cooperation among all administrative bodies and levels of government is an essential component to a streamlined and successful implementation strategy. The continued use of public participation is also a very important duty of municipal officials. If, for some reason, the recommendations of this Plan do not appear to address the, then, current conditions, municipal officials should not hesitate to amend portions of this Plan or any other policy to rectify those deficiencies.

This Plan holds a wealth of information that is easily obtainable and understood. Its implementation can be equally understood so that all residents, businesses and visitors know the Plan is vital, and that the future of the Region is deliberate and the result of considerable analysis and public scrutiny.

B. INTERRELATIONSHIP OF PLAN COMPONENTS

The individual chapters contained within the Southern York County Region Comprehensive Plan do not work independently to guide the future growth and development of the Region and the protection of its natural and cultural resources. Instead, the chapters are interrelated and when used together they create a cohesive blueprint for guiding growth and protecting resources.

The community goals and objectives set forth in Chapter II created a sound basis for shaping the chapters that followed. Additionally, the Future Land Use Plan took into consideration the location of sensitive natural features, location of prime agricultural land, the availability of public water and sewer, housing needs, economic development needs, community facility needs, and the location of major thoroughfares. These factors all influenced the shaping of the development patterns proposed in this Plan.

Similarly, natural features, demographic changes, and land use patterns influence the location of park and recreational facilities, as well as the type of facilities that are needed. Demographic changes and land use patterns were also important factors in determining the provision of other community facilities and services, as well as transportation facilities and utilities.

Throughout each chapter of the Plan, linkages to other chapters are evident. This provides an assurance that all components of the Plan are in balance and consistent with the established goals and objectives.