

# Carroll Township & Dillsburg Borough

Multi-Municipal Comprehensive Plan Update

**COMMITTEE MEETING #2**  
**JUNE 25, 2024**



# Meeting Agenda

- Introduction
- Project Schedule and Scope
- Suggested Vision and Goals
- York County Goals
- Review of First Committee and Public Meetings
- Public Opinion Survey – Results to Date
- Land Use Map / Future Land Use Map from County
- Initial Analysis Mapping
- Current and Proposed Developments – Updated Map
- Preliminary Housing Analysis
- Next Steps





# Introduction

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## Steering Committee

- Phillip Brath, Carroll Township Engineer
- Laura Klinefelter, Dillsburg Borough Manager
- Libby Loudenslager, Carroll Township Supervisor
- Chad Reed, Carroll Township Planning Commission Chair
- Brent Sailhamer, Carroll Township Board of Supervisors Chair
- Frank Setlak, Carroll Township Zoning Hearing Board Secretary
- Brandon Slatt, Carroll Township Manager





# Introduction

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## Professional Team

- Peter Simone, RLA, FASLA, Principal
- Pankaj Jobanputra, AICP, Project Manager
- Tim Adams, Planner
- Robert Nuss, KCI, PE, PTOE – Quality Control Manager
- Chad Martin, KCI, PE, PTOE
- Ian Preston, KCI, PE





# Project Schedule



	Meeting Title	Meeting Date	Meeting Time
<b>2024</b>	Steering Committee Meeting #1	Tuesday, March 26	7PM-9PM
	Public Meeting #1 - Open House (2 Sessions)	Thursday, April 4	4PM-6PM, 7PM-9PM
	Carroll Board of Supervisors Meeting #1 - Plans, Goals and Issues	Monday, May 13	6:30PM-8:30PM
	Dillsburg Borough Council Meeting #1 - Plans, Goals and Issues	Tuesday, June 11	6:00PM-8:00PM
	Steering Committee Meeting #2	Tuesday, June 25	7PM-9PM
	Steering Committee Meeting #3	Wednesday, October 2	7PM-9PM
	Public Meeting #2 - Draft Plan	Thursday, December 5	7PM-9PM
<b>2025</b>	Steering Committee Meeting #4	Thursday, January 30	7PM-9PM
	Public Meeting #3 - Final Plan	Thursday, February 13	7PM-9PM
	Carroll Board of Supervisors Meeting #2 - Public Hearing (can also be Adoption)	Monday, March 10	6:30PM-8:30PM
	Dillsburg Borough Council Meeting #2 - Public Hearing (can also be Adoption)	Tuesday, March 11	6:00PM-8:00PM
	Township and Borough Staff Meetings	As needed	
	Key Person Interviews (6)	TBD	TBD
	Meeting with York County Planning Commission	During Draft Plan Review	
	Web Based Survey - write and administer	April 2024-November 2024	Online



# Project Scope

- **Data Collection and Review**
  - Review existing plans and ordinances
  - Site reconnaissance
- **Trends Analysis**
  - Evaluation of socio-economic factors, demographics and growth trends
  - Analysis of housing (profile of existing housing stock, needs and anticipated market demand by type i.e. single-family, multi-family, age-restricted)
  - Land use trends, areas available for development and desired for preservation
- **Reports, Writing, Data Assembly, Mapping, Graphics**
  - Narrative for Comprehensive Plan
  - Presentations for meetings
  - Mapping and graphics
  - Executive summary
  - Draft Plan and 2-month review period
  - Final Plan





# Suggested Plan Vision & Goals

*The 2025 Carroll Township & Dillsburg Borough Comprehensive Plan Update envisions the Township and Borough as vibrant, thriving and flourishing communities with a prosperous future based on the quality of community services and public amenities, respect for cultural heritage, appreciation of natural landscapes and resources, commitment to balanced growth and a dedication to maintain a quality of life for all residents.*





# Suggested Plan Vision & Goals



## Land Use

Responsibly manage redevelopment and growth in a balanced manner that preserves/enhances the established positive community characteristics and local identity while also ensuring the long-term, prosperous stability of the Township and Borough



## Transportation

Pursue opportunities for expanding safe and efficient pedestrian infrastructure, enhancing existing corridors and improving connectivity and accessibility between key Township and Borough destinations.



## Open Space & Recreation

Preserve open space, scenic and natural areas, and improve and maintain accessible and high-quality recreation facilities for all Township and Borough residents.



## Community Facilities

Provide community and municipal services that elevate the quality of life for all Township and Borough residents and continue to provide open channels for ongoing community involvement.



# Suggested Plan Vision & Goals



## Resources

Strengthen protections for the Township and Borough's valuable and unique historical, cultural, and environmental resources and promote their conservation and awareness.



## Housing

Promote housing and development types that prevent sprawl and preserve neighborhood character while also meeting the needs of the Township and Borough.



## Economic Development

Encourage opportunities for economic development where appropriate and concentrate urban enhancements in downtown Dillsburg.



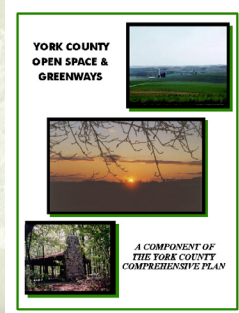
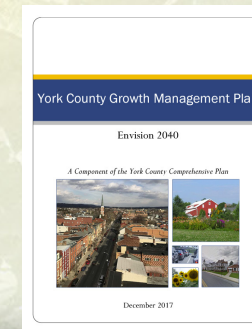
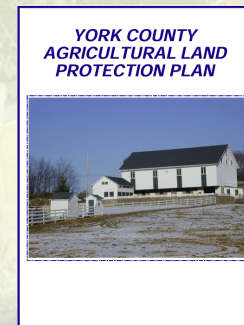
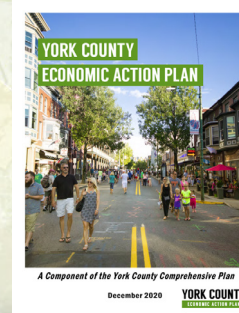
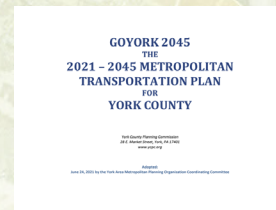
# York County Goals / Visions

- **Open Space & Greenways Plan (2006)**
  - Provide a vision for a coordinated and comprehensive system of open space and greenways and support the maintenance and enhancement of open space and greenways throughout York County in an effort to improve the quality of life for County residents.
- **Agricultural Land Protection Plan (2008)**
  - Protect agricultural land, especially class 1-4 soils and large farms, rather than the preservation of a viable business climate for farming.
- **Integrated Water Resources Plan (2011)**
  - Identify the water resources of York County and address water use, water quality, water quantity, stormwater management and pollution issues, while promoting the protection and conservation of water resources through the use of sound land use practices.
- **Heritage Preservation Plan (2016)**
  - Identify, protect, and promote York County's unique heritage resources; Create a simple and realistic set of evaluation criteria that will pinpoint the most valuable heritage resources; Promote coordination and consensus in the conservation of heritage resources; Link conservation and preservation of heritage resources to economic opportunity; Create a catalog of heritage preservation tools and resources.



# York County Goals / Visions

- **Housing and Community Development Plan (2020)**
  - A community that meets the diverse housing needs of current and future residents based on known needs and responsible planning for future growth, including revitalization of our boroughs, city, townships, and villages and protection of our natural, agricultural, and heritage resources.
- **Economic Action Plan (2020)**
  - York County stakeholders will work together to create equitable pathways to economic prosperity for all while elevating York County’s reputation across the Mid-Atlantic region as a great place to work, learn, live and play.
- **GoYork 2045: Metropolitan Transportation Plan (2021)**
  - Collaborative and integrated land use and transportation planning process that emphasizes preservation of infrastructure and resources, develops a multimodal network that is for all users & connects people, goods, and communities through diverse transportation and mobility options.



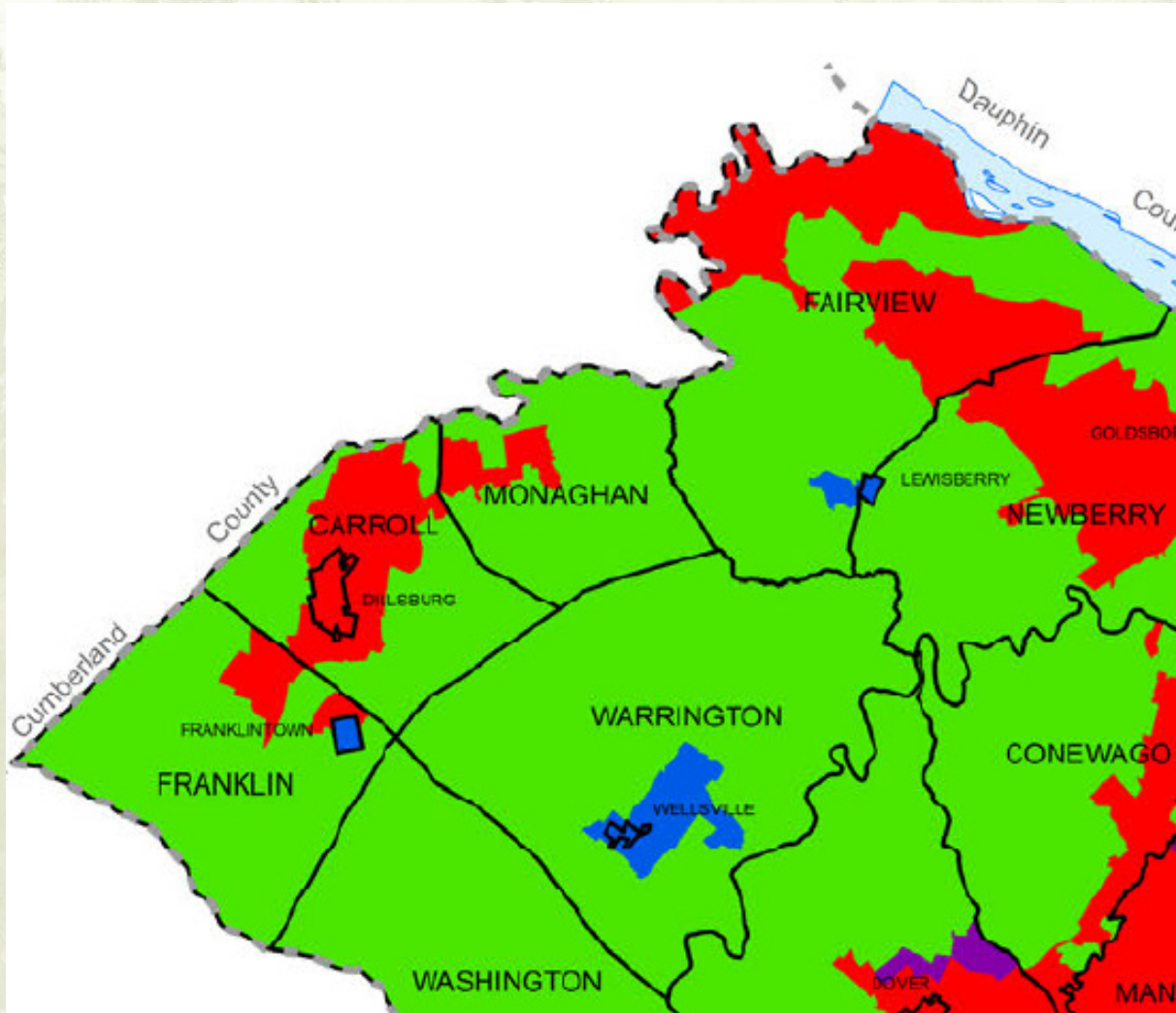


# York County Goals / Visions

- **Growth Management Plan (2017)**
  - **Sustain the viability of Growth Areas**
    - Promote vibrant, diverse, and high-quality neighborhoods
    - Encourage infill development in already-developed areas
  - **Protect and conserve the Rural Areas**
    - Encourage development to be directed to areas in and around existing boroughs and villages
    - Preserve the farming economy and promote agricultural support businesses
  - **Integrate land use and transportation planning**
    - Promote “complete streets” that serve multiple functions in Growth Areas
    - Encourage connectivity, bikeability and walkability
  - **Protect and conserve the County’s important natural resources**
    - Discourage development in sensitive natural areas
    - Promote protection and management of natural resources
  - **Protect and conserve the County’s important cultural and historic resources**
    - Encourage the conservation and reuse of historic buildings, structures, and bridges
    - Promote the retention of the historic and cultural qualities prevalent in many municipalities
  - **Preserve the diversity that makes York County a special place to live, work, and play**
    - Encourage the retention of existing, and the attraction of new, business/industry
    - Encourage the protection of existing, and the development of new, parks, trails, sidewalks, and open spaces
  - **Facilitate coordinated planning at all levels of government**
    - Encourage consistency between State, County and local plans
    - Promote regional cooperation and sharing of resources



# York County Goals / Visions



## York County Comprehensive Plan

### Growth Management Plan MAP 1

### York County Growth Management as Amended 2011

#### Legend

- County Boundary
- Municipal Boundary
- Growth/Rural Areas**
- Established Primary Growth Area
- Established Secondary Growth Area
- Established Future Growth Area
- Established Rural Area
- Inconsistencies\*

\*See appendix for detailed maps  
showing areas of inconsistency

Date Saved: 11/20/2017



# Review of Committee Meeting #1

- Issues with light timing on Route 15
- Parks are all on one side of Rt. 15 – not easily accessible
- Speeding concerns around the schools
- Not many retail options; few places to eat
- Difficulty in relaying the relationship between commercial and residential development
- Downtown Carlisle can be a model for development standards
- Opportunities for adaptive reuse in the Borough?
- Drive-in and auction house are popular
- Opportunities for community center or sports complex?
- Combined fire department but 2 separate stations
- Consideration for joint Parks and Rec department
- Township/Borough are in the ASA but do not own easements
- Coover Park is private but dedicated to Dillsburg
- Look at public ownership along Yellow Breeches
- Interest in in-law suites (ADUs)
- Hardware store is a good candidate for redevelopment
- Dog park is popular
- Height limit in Borough is 35 feet



# Review of Public Meeting #1

- Lack of walkability / Existing roadways are not safe
- Lack of open space in denser areas
- Route 15 bisects community
- Semi-trucks go through the Borough to avoid tolls
- Dillsburg Area Authority capacity is 1 million gallons/day and is at 40% usage
- Police / Fire / EMS facilities will need to be upgraded if there is population growth
- Farmers Fair is important asset to community
- Dillsburg is “dry” in many areas
- Recreational lands need more facilities
- Accommodating parking in the Borough is a problem
- Township pays a higher proportion of taxes into the School District because of new developments
- Make Dillsburg a destination for arts, music, etc. as we have to leave town for these activities
- Concerns about Route 74 being a rebuild without any changes
  - Reroute Route 74 and remove truck traffic from Borough
- Semis use Golf Course Rd. as a bypass – this road is heavily used by bikers, walkers and children
- Needs to be more commercial businesses to offset tax burden on residents
- Health facilities are lacking
- Carroll / Dillsburg are more aligned to areas to the north rather than the York County MPO
- Bring in businesses to transform Dillsburg into a charming, walkable area
- Foundations aren't in place to get vendors to stay outside of the Farmers Market
- Developers ask for variances at every meeting
- Raise conservation scores to get higher rankings for preservation qualification



# Public Opinion Survey

- The public opinion survey is a tool to take the pulse of the community. It is not a vote.
- Please take the survey and share the information with your family and friends. Remember, this is your plan for your community!



<https://qrco.de/CarrollDillsburgPlan>



# Public Opinion Survey

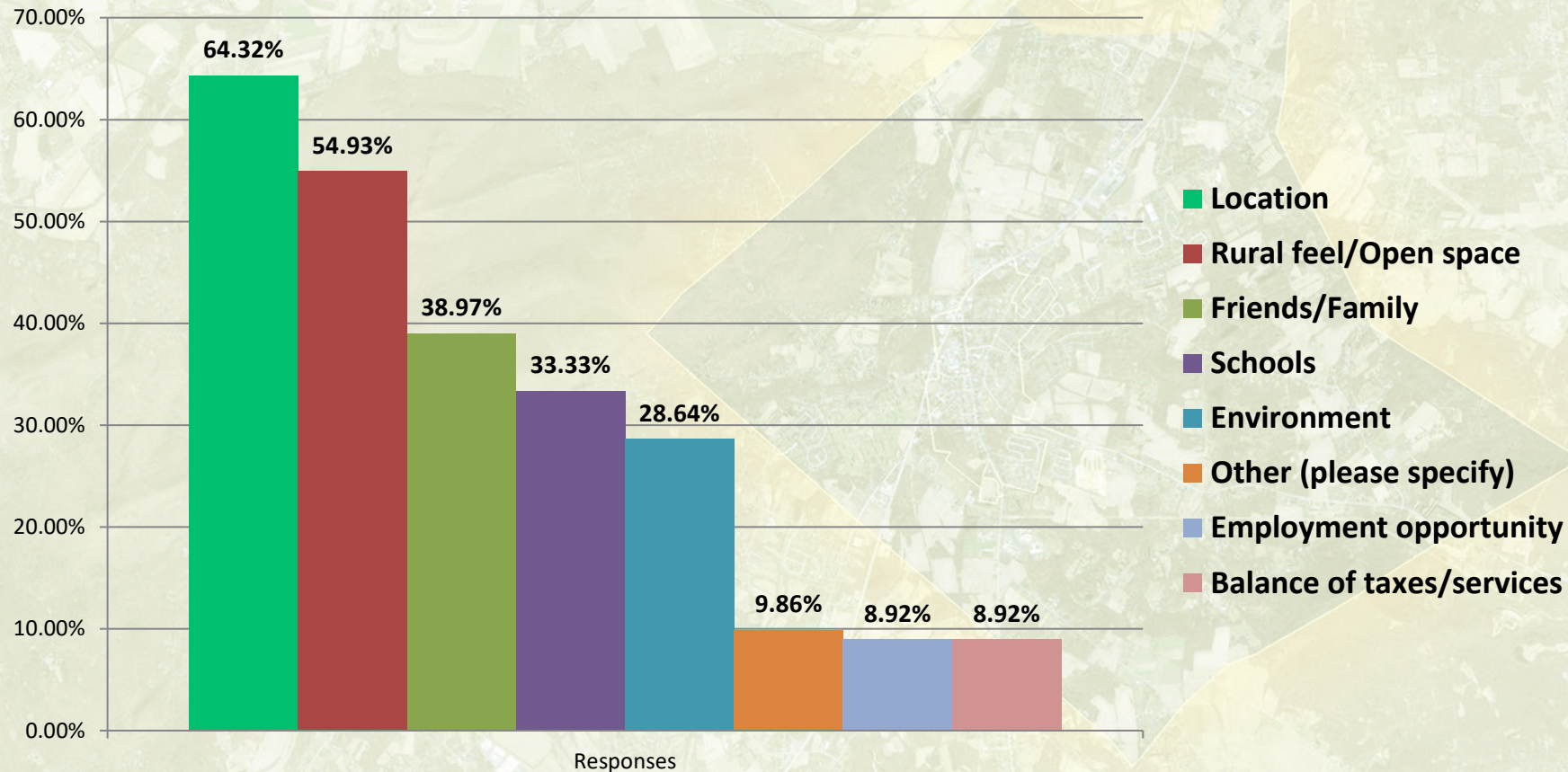
- **263** responses to date
  - 219 from Carroll Township and Dillsburg Borough
  - Other locations
    - 14 – Franklin Township
    - 7 – Monaghan Township
    - 5 – Warrington Township
    - 3 – Monroe Township; Upper Allen Township; Franklintown
    - 1 – Washington Twp; Newberry Twp; Lower Allen Twp; Latimore Twp; Fairview Twp; Mechanicsburg; York Springs; Shiremanstown; Unknown
- **43%** of respondents are between the ages of 45-64; **41%** are between 25-44
- **33%** live in 4-person households; **23%** live in 2-person households
- **34%** have lived in Carrol/Dillsburg for at least 21 years; **26%** for 11-20 years
- **4%** own rental or commercial real estate in Carroll/Dillsburg; **9%** own a business (**50%** have owned it for 1-4 years)





# Public Opinion Survey

If you are a resident of Carroll Township or Dillsburg Borough, which of these influenced your decision to move here? (Please check all that apply.)



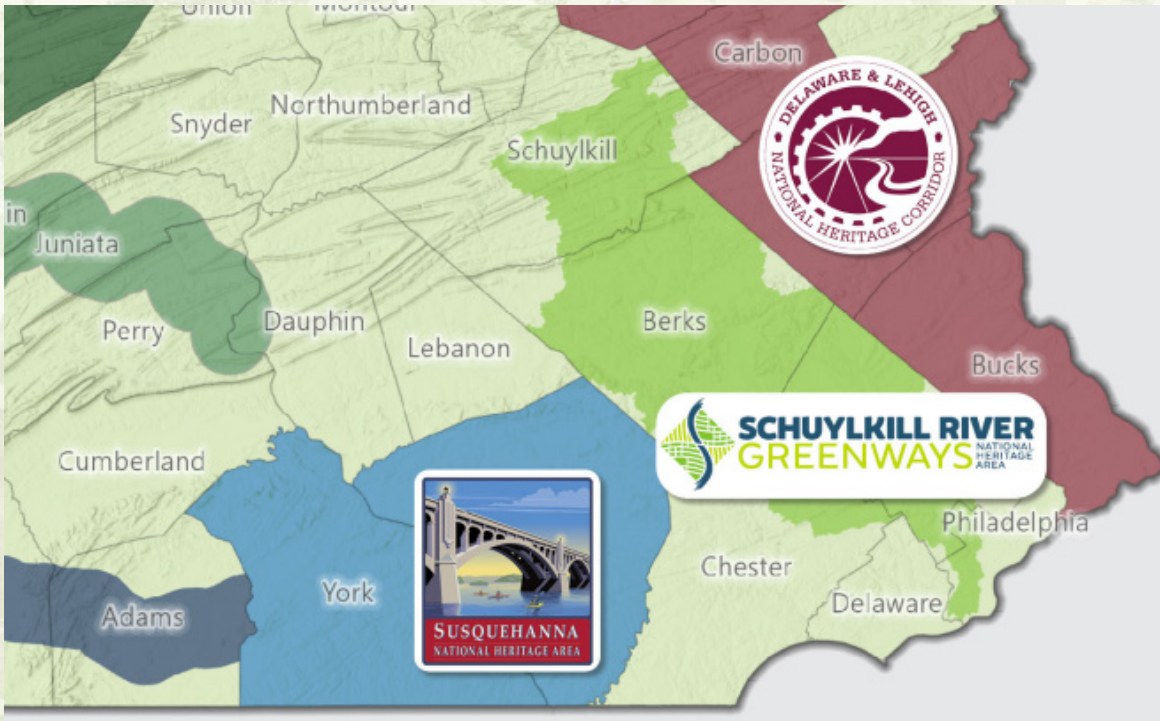
***“Other” includes:***

- *Affordability*
- *Hometown*
- *Natural features*
- *Sense of community*

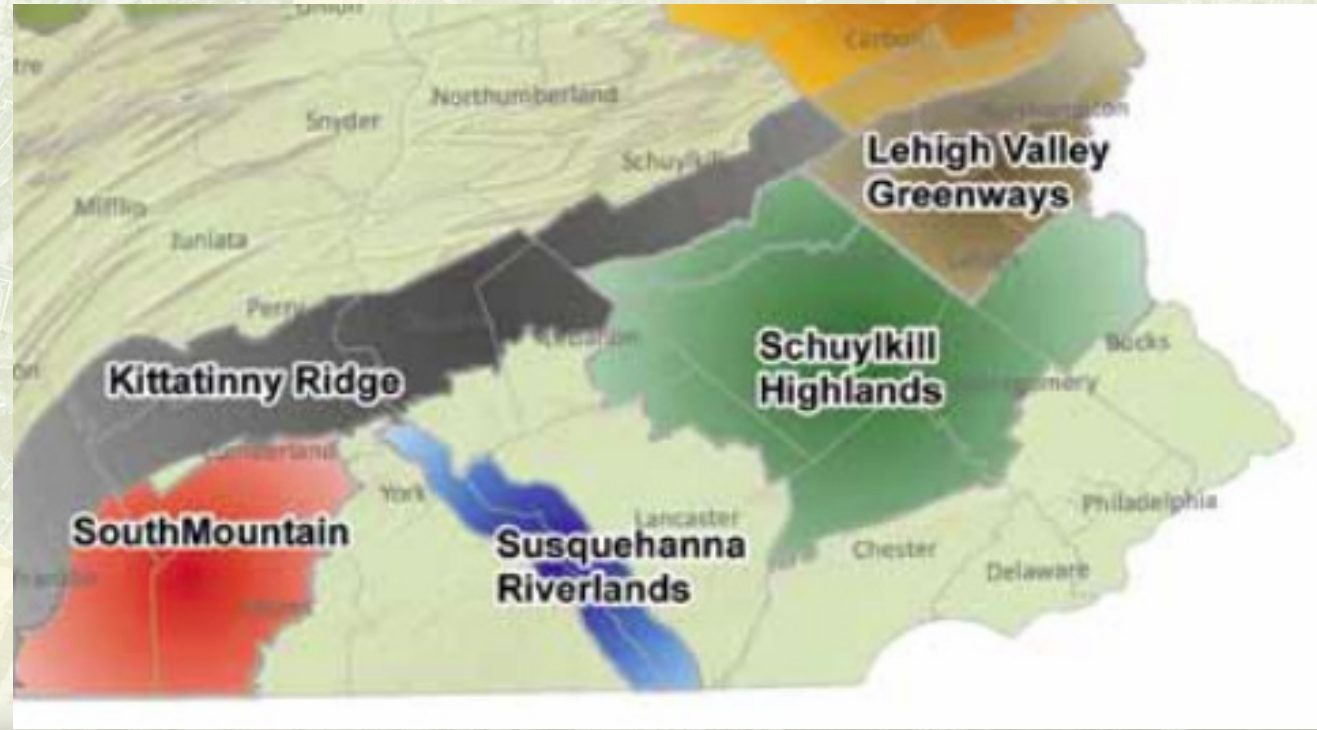
***30% of respondents said they plan to retire in Carroll Township / Dillsburg Borough***



# Public Opinion Survey



*South Mountain  
Cultural Landscape*

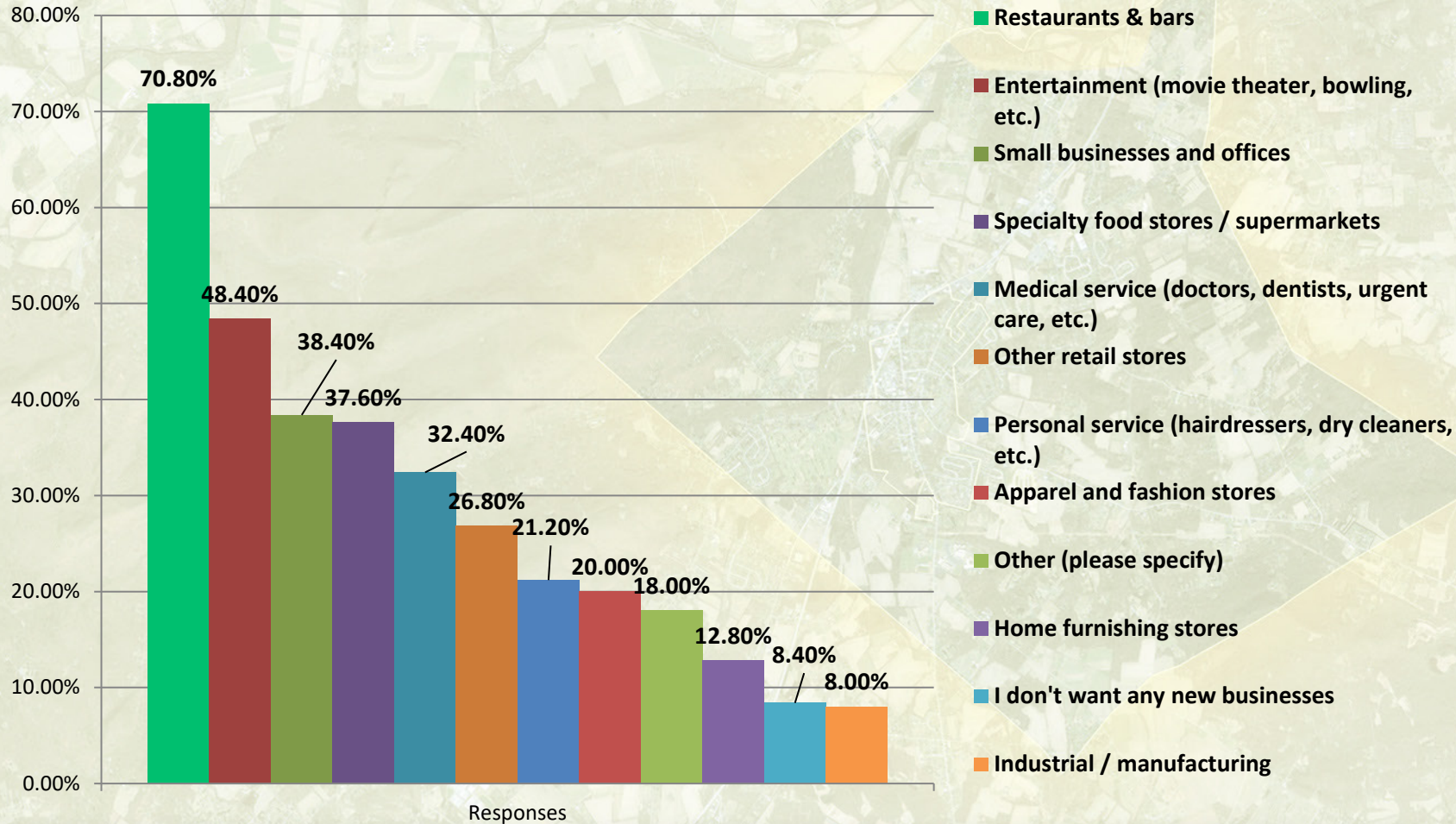


*Susquehanna National  
Heritage Area*



# Public Opinion Survey

What types of new businesses should Carroll Township and Dillsburg Borough seek to attract? (please check all that apply)



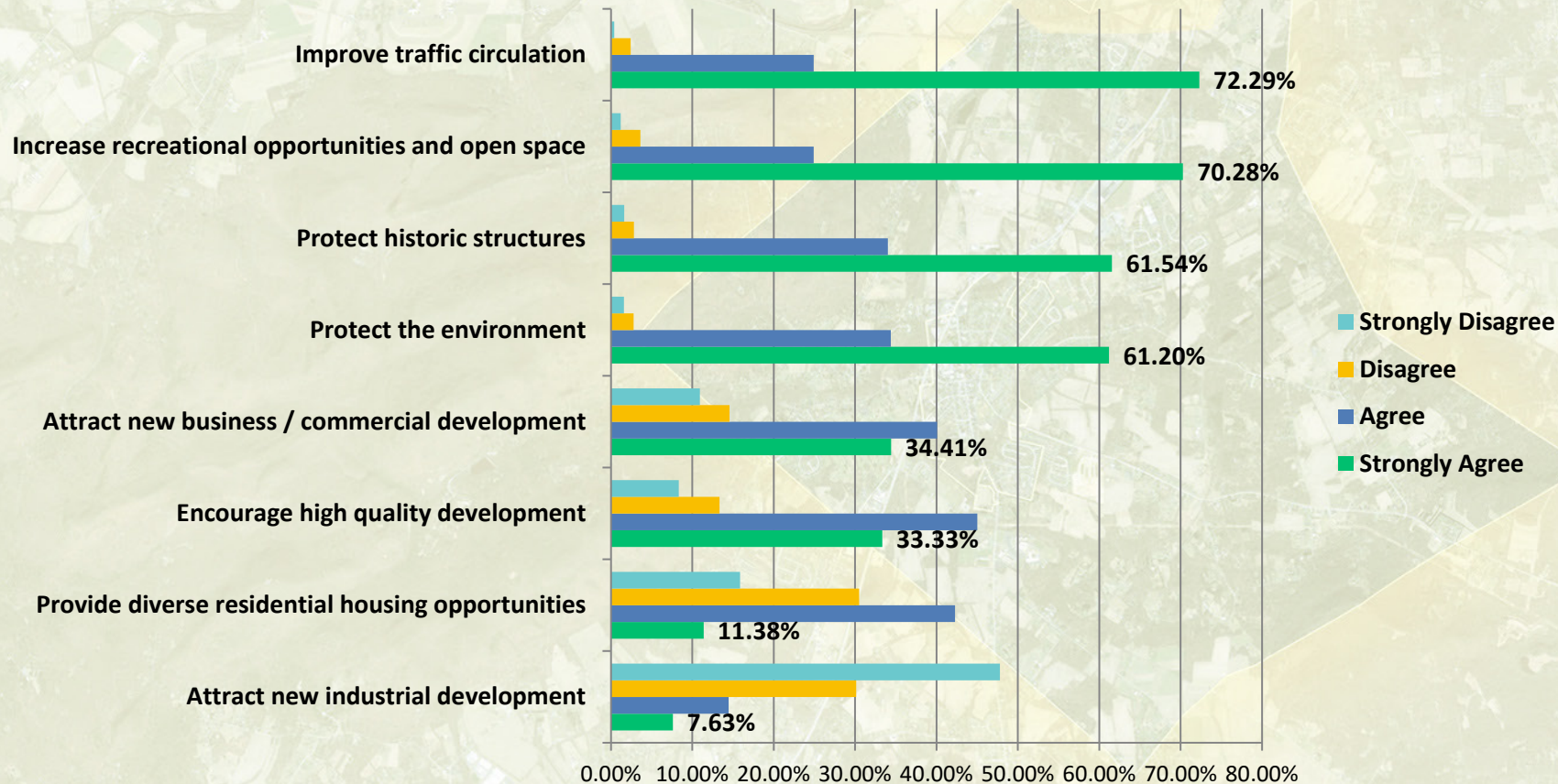
**“Other” includes:**

- YMCA (15+ responses)
- Hotel
- Brewery
- Pet store
- Home improvement
- Small businesses



# Public Opinion Survey

Over the next 10 years, Carroll Township and Dillsburg Borough should try to:



**Sorted by “Strongly Agree”**

**Comments:**

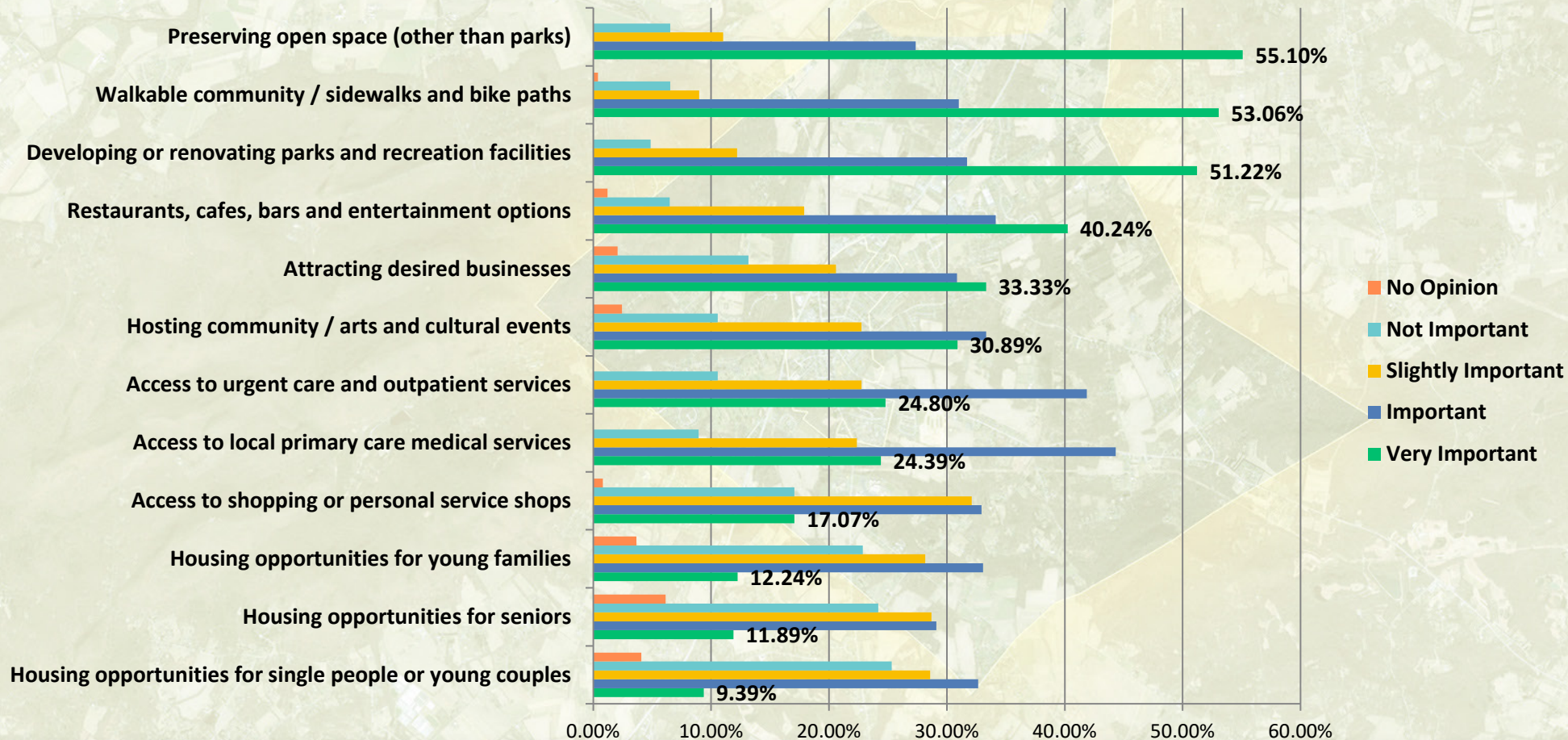
- *More bike and pedestrian connections*
- *Human-scale development*
- *Pursue Safe Streets for All grant*
- *55+ communities and smaller homes*
- *Improve intersections*
- *Discourage development*
- *Protect natural resources / farmland*



# Public Opinion Survey

Sorted by "Very Important"

Thinking about quality of life and amenities in Carroll Township and Dillsburg Borough, how important to you is each of the following issues?

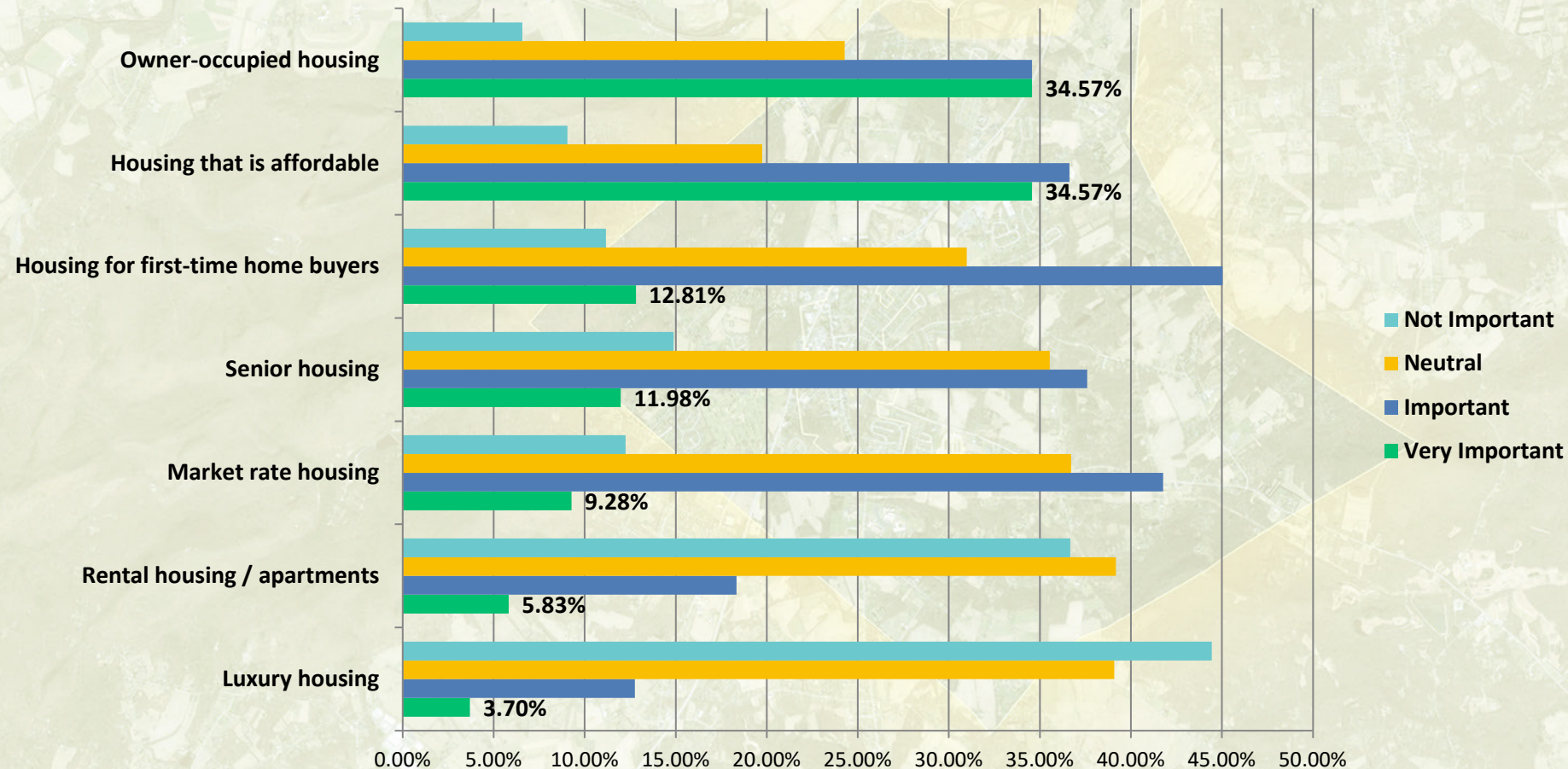




# Public Opinion Survey

Sorted by "Very Important"

How important is it that the following types of housing are available in Carroll Township and Dillsburg Borough?

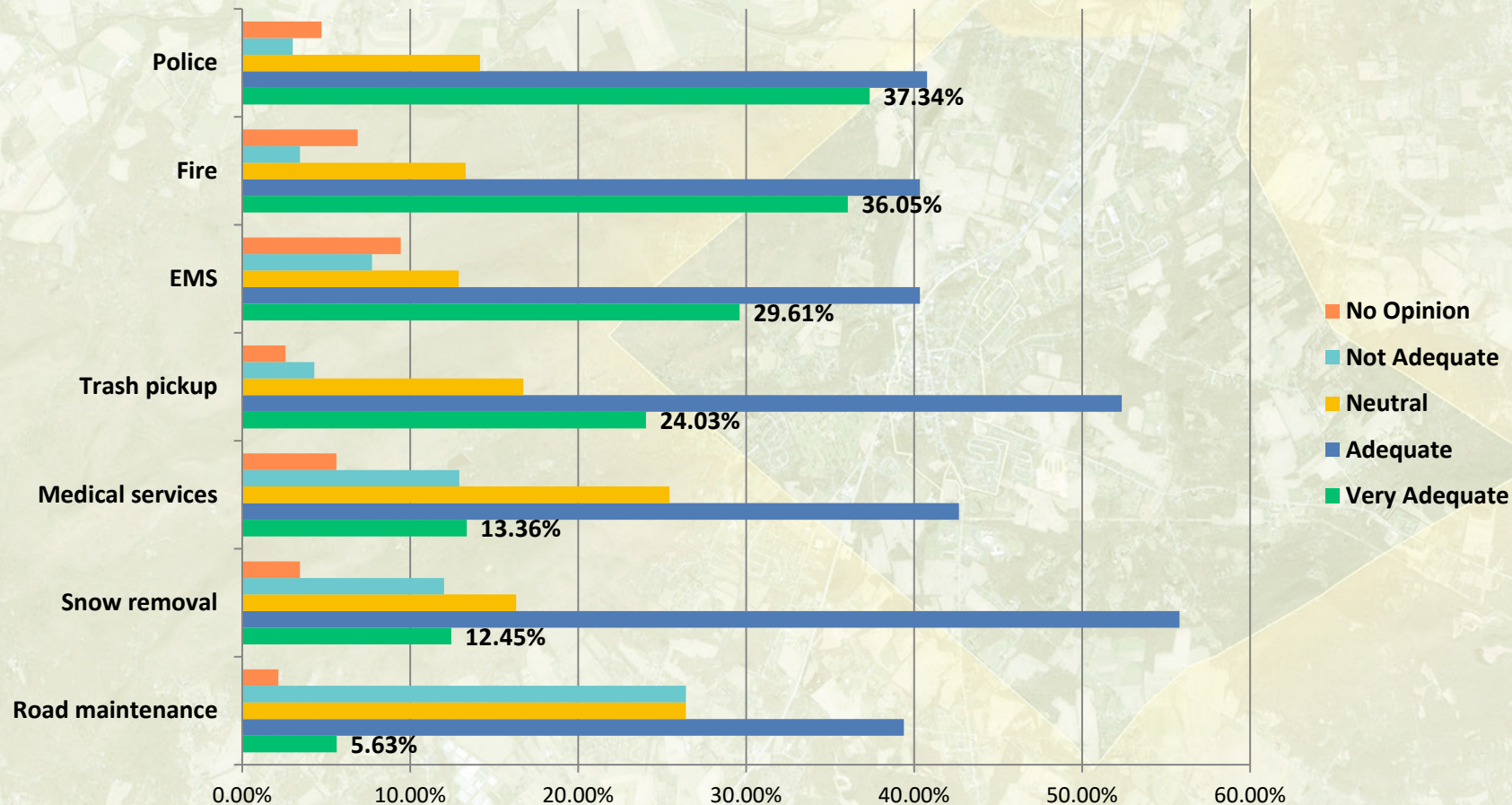




# Public Opinion Survey

*Sorted by "Very Adequate"*

How adequate do you find the following services in the Township and Borough?



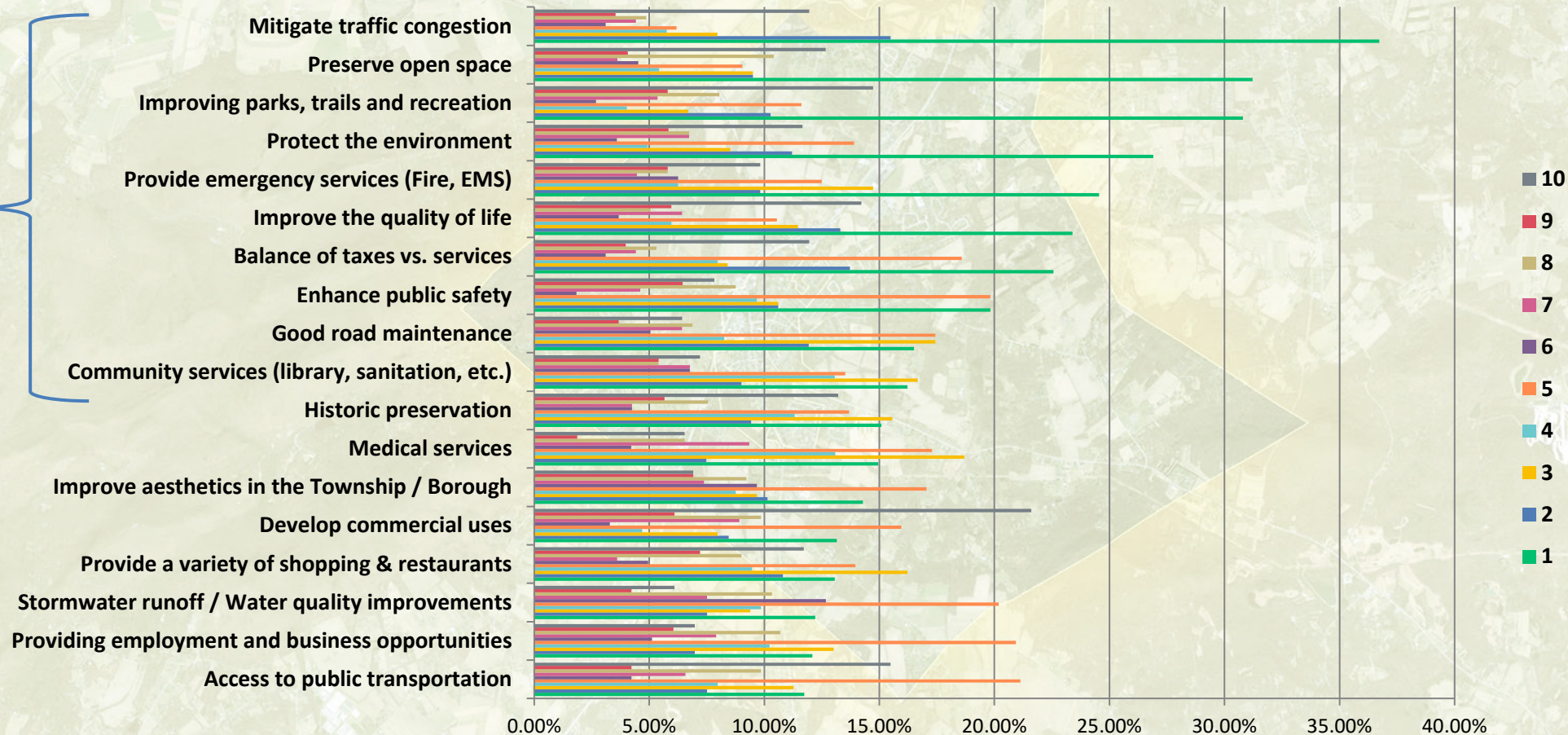


# Public Opinion Survey

Sorted by "High Priority"

Rank from 1 to 10 your opinion of each of the following issues according to the scale: 1=High Priority, 10=Low Priority.

Top 10

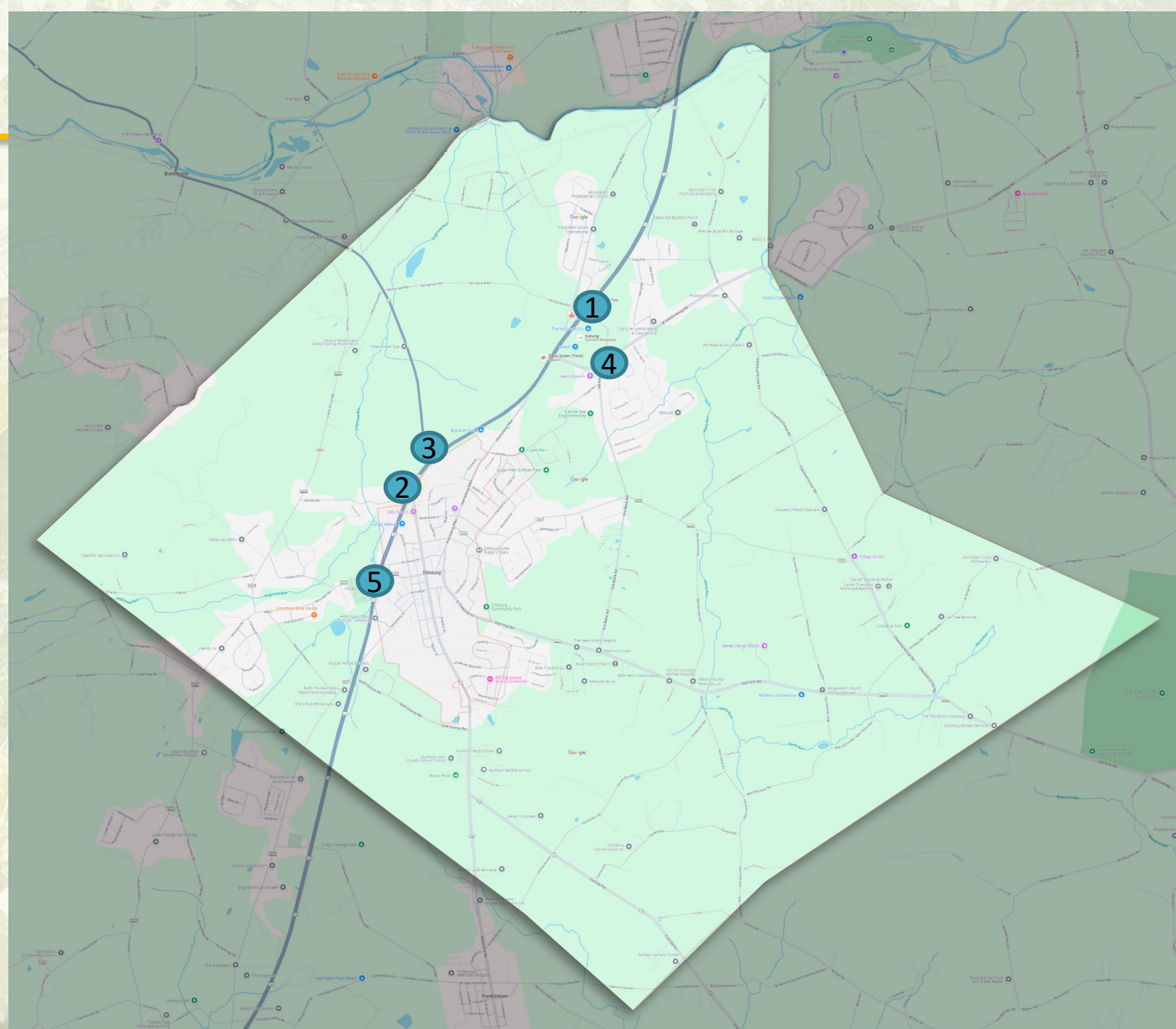




# Public Opinion Survey

## Top 5 Most Congested or Problematic Intersections

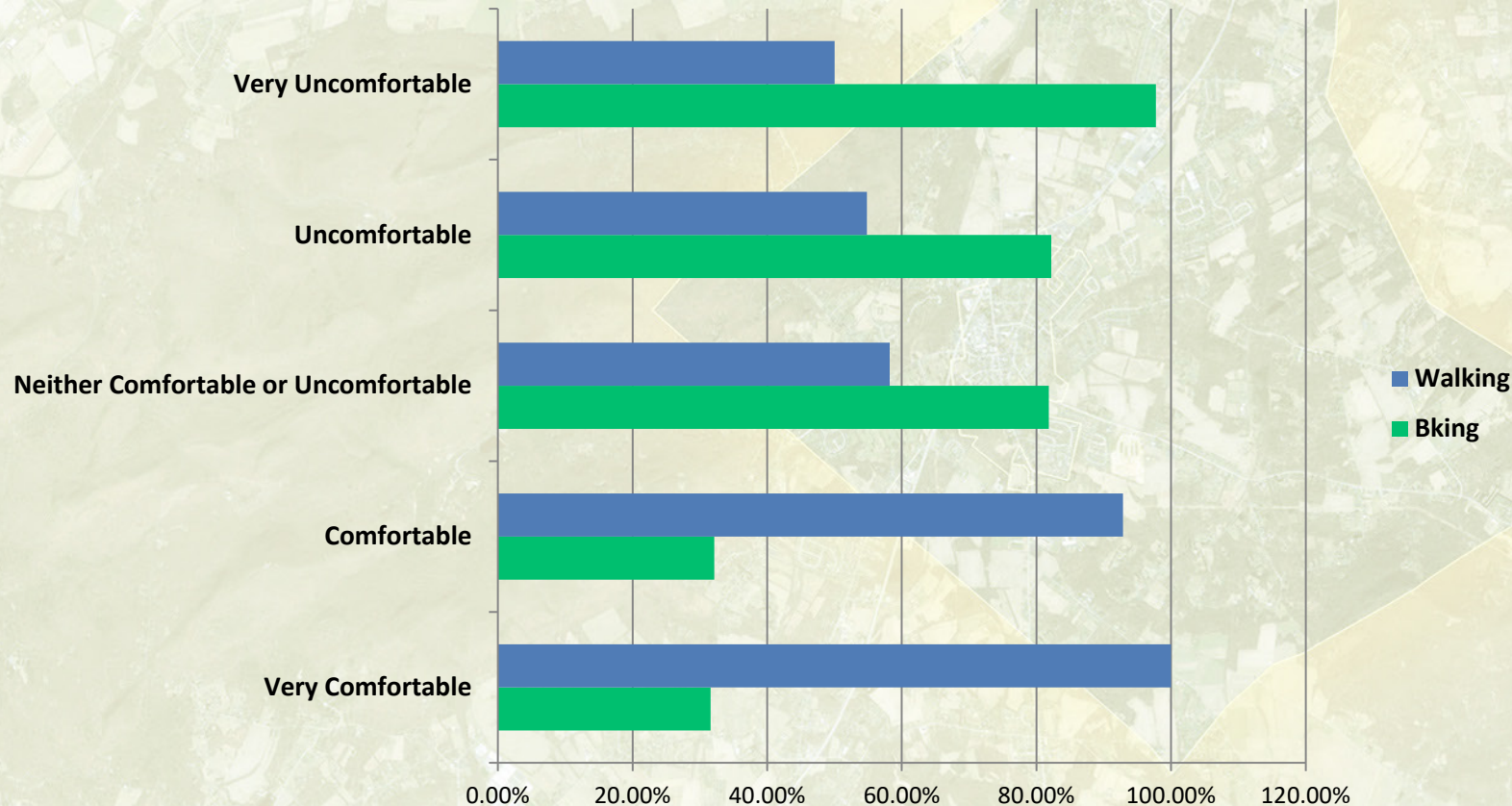
1. **Route 15 and Spring Lane Rd. / Ore Bank Rd.**
2. **Route 15 and N. Baltimore St. / Old Mill Rd.**
3. **Route 15 and York Rd. (Route 74)**
4. **Siddonsburg Rd. and Ore Bank Rd.**
5. **Route 15 and Mountain Rd. / E. Harrisburg St.**





# Public Opinion Survey

From a traffic safety perspective, how comfortable do you feel biking or walking in Carroll Township and Dillsburg Borough?



**What would encourage you to walk more?**

1. Better connectivity to sidewalks
2. Additional sidewalks
3. Safer street crossings
4. Less traffic
5. Better street lighting

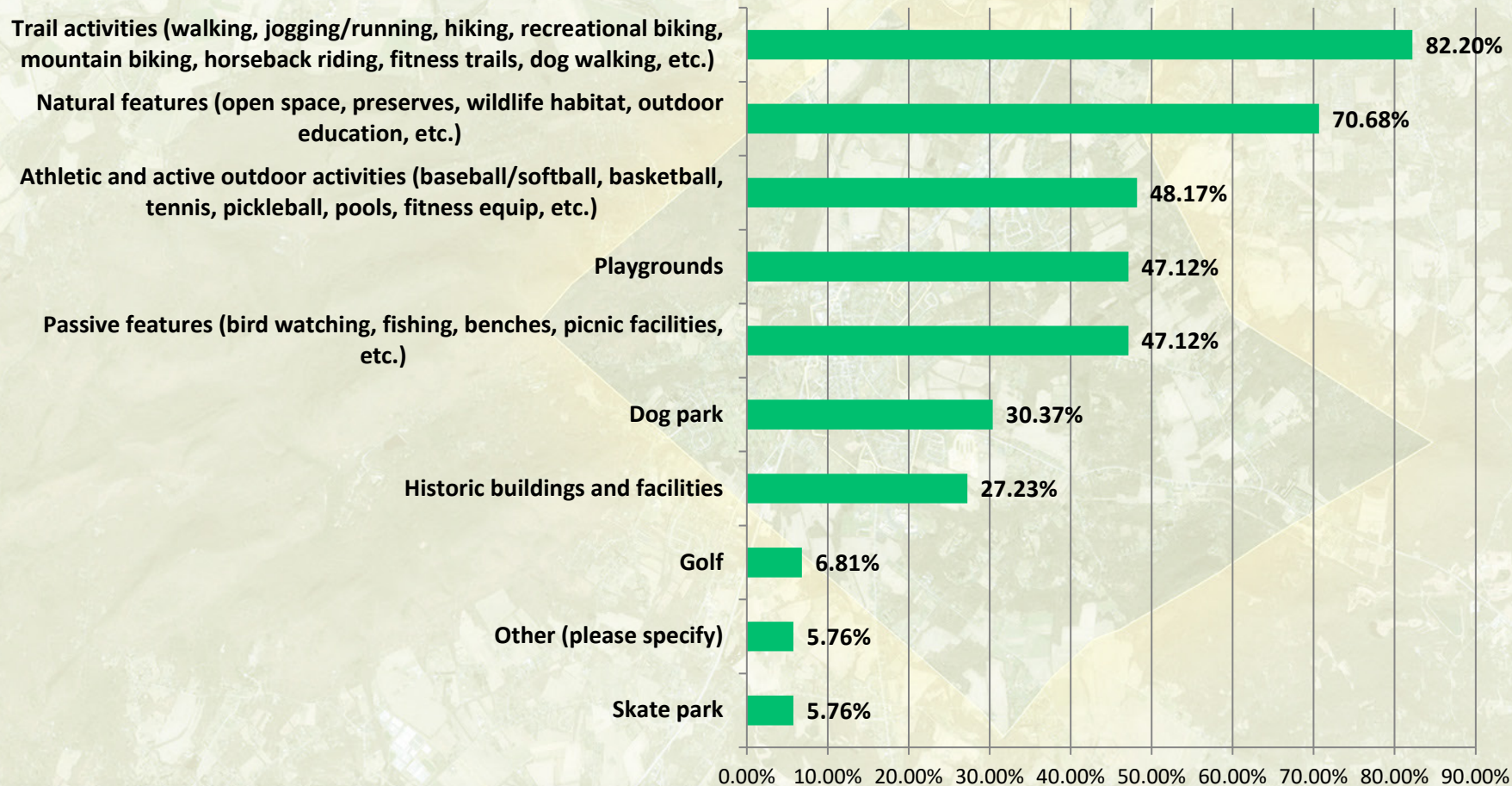
**What would encourage you to bike more?**

1. Availability of bike paths or trails
2. Connectivity to existing neighborhoods / bike paths or trails
3. Street facilities (shared lanes, dedicated lanes, etc.)



# Public Opinion Survey

What are your favorite types of park features? (Please check all that apply)



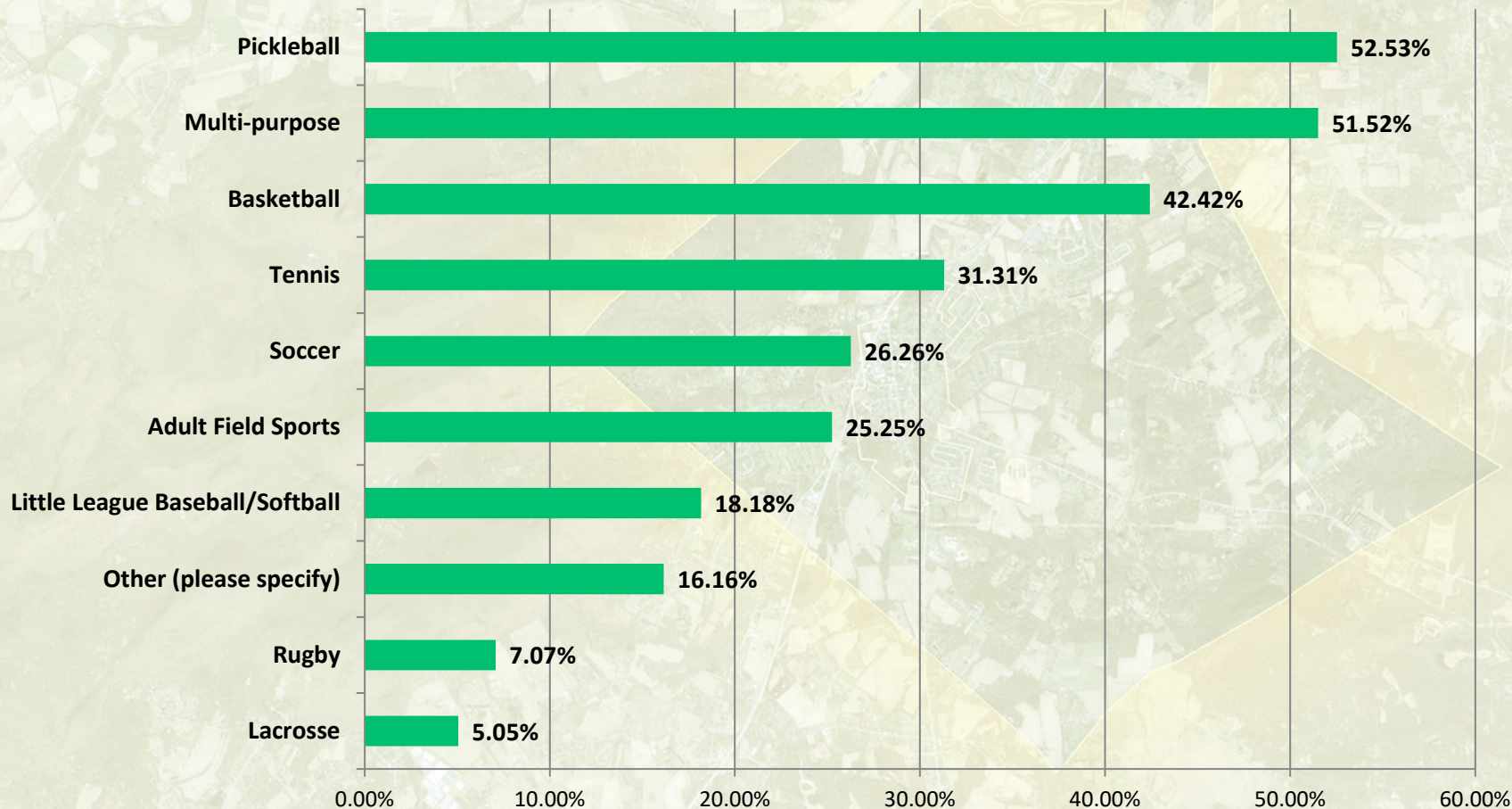
**“Other” includes:**

- Woodlands
- Swimming pool
- Restrooms
- Nature trail



# Public Opinion Survey

Which sports do you feel are in need of fields or courts? (Please check all that apply)



**43% of respondents feel Carroll / Dillsburg needs more sports fields or courts**

- “Other” includes:**
- Swimming pool
  - Football
  - Indoor recreation
  - YMCA
  - Fishing, hunting, farming
  - Volleyball







# Mapping & Analysis













What do you like the least about Carroll Township and Dillsburg Borough?





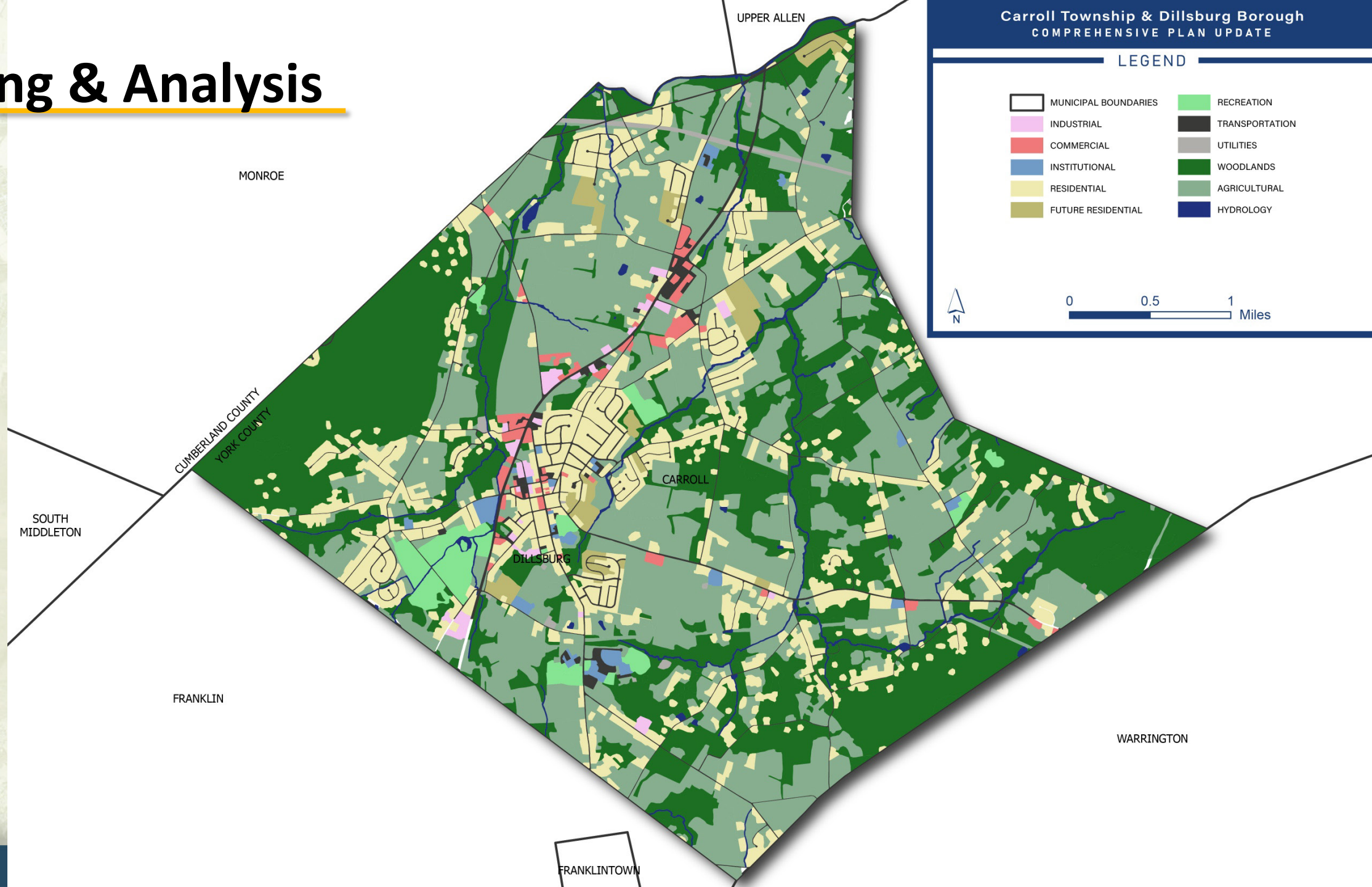
# Mapping & Analysis

## LEGEND

- |  |  |
|--|--|
|  MUNICIPAL BOUNDARIES |  RECREATION     |
|  INDUSTRIAL           |  TRANSPORTATION |
|  COMMERCIAL           |  UTILITIES      |
|  INSTITUTIONAL        |  WOODLANDS      |
|  RESIDENTIAL          |  AGRICULTURAL   |
|  FUTURE RESIDENTIAL   |  HYDROLOGY      |



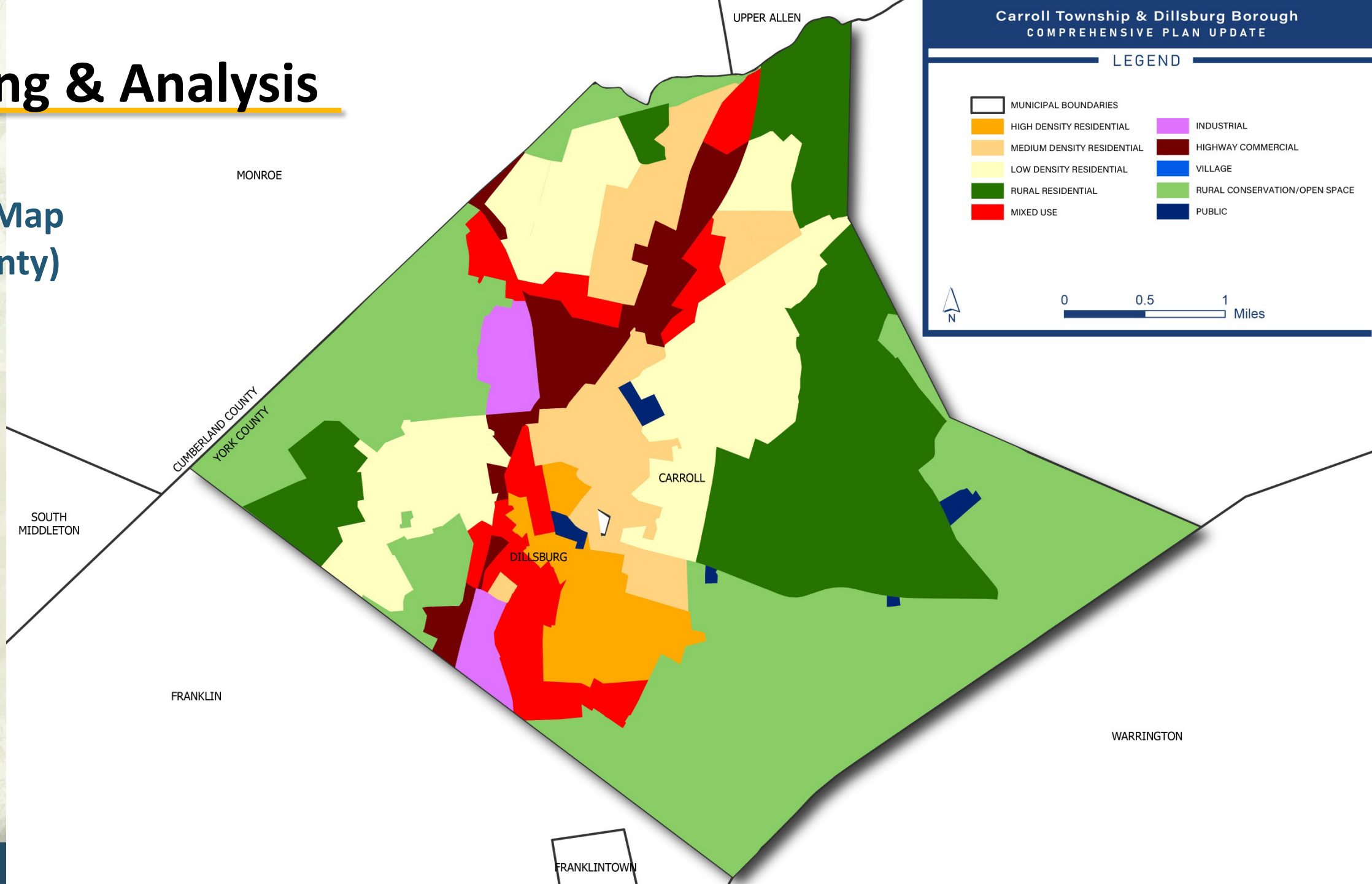
## Land Use Map





# Mapping & Analysis

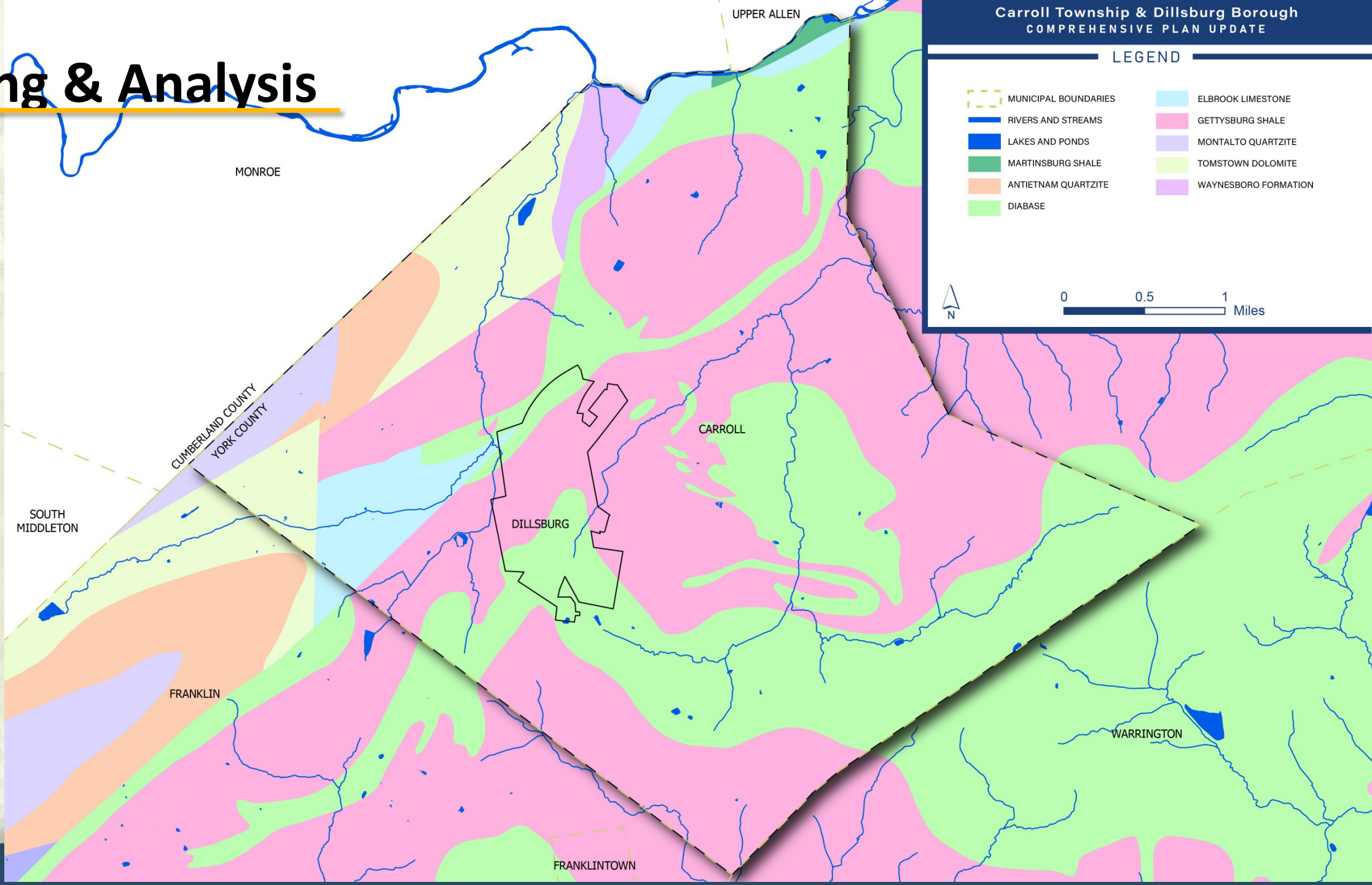
## Future Land Use Map (from County)





# Mapping & Analysis

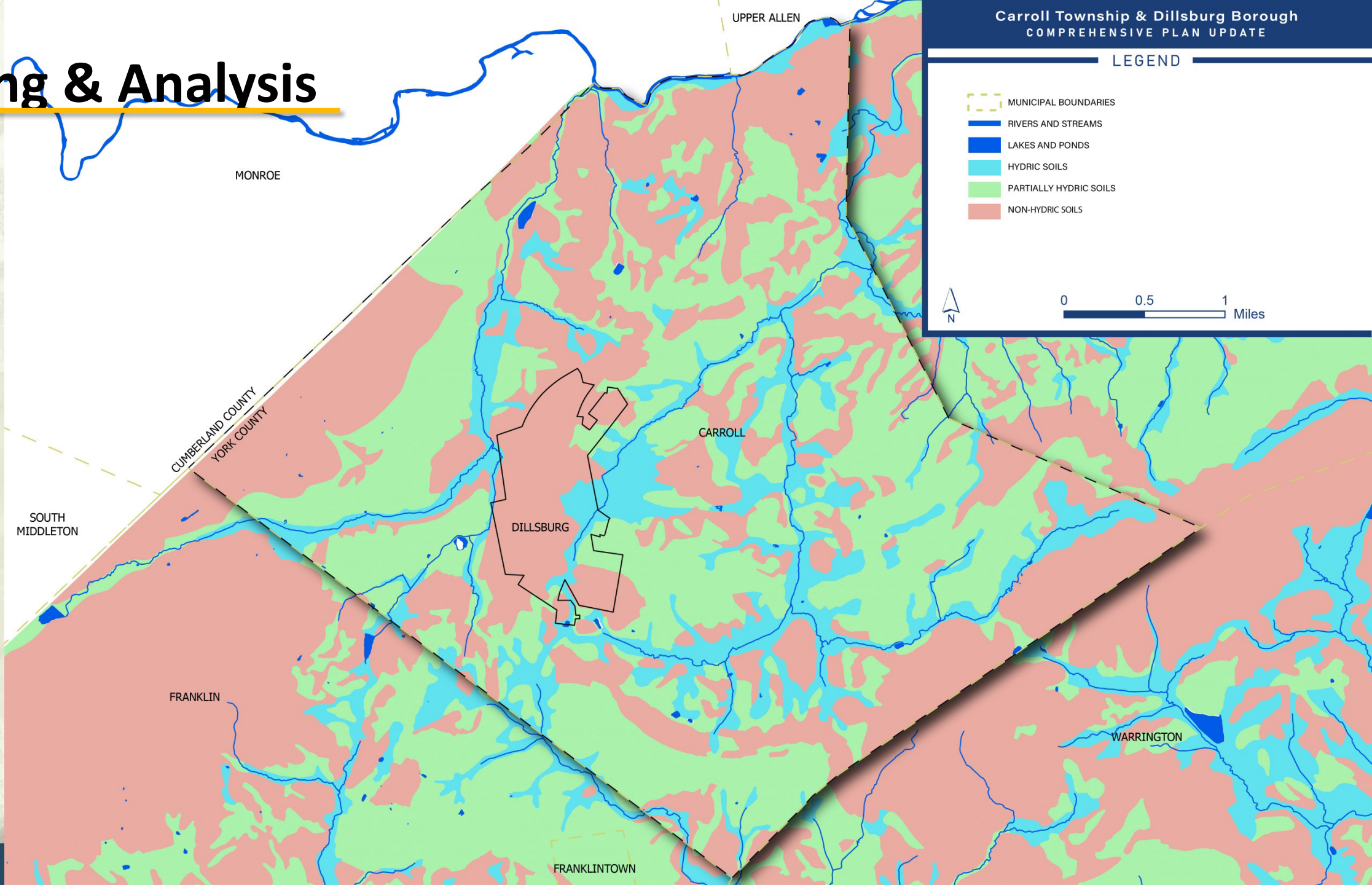
## Geology Map





# Mapping & Analysis




## Hydric Soils Map

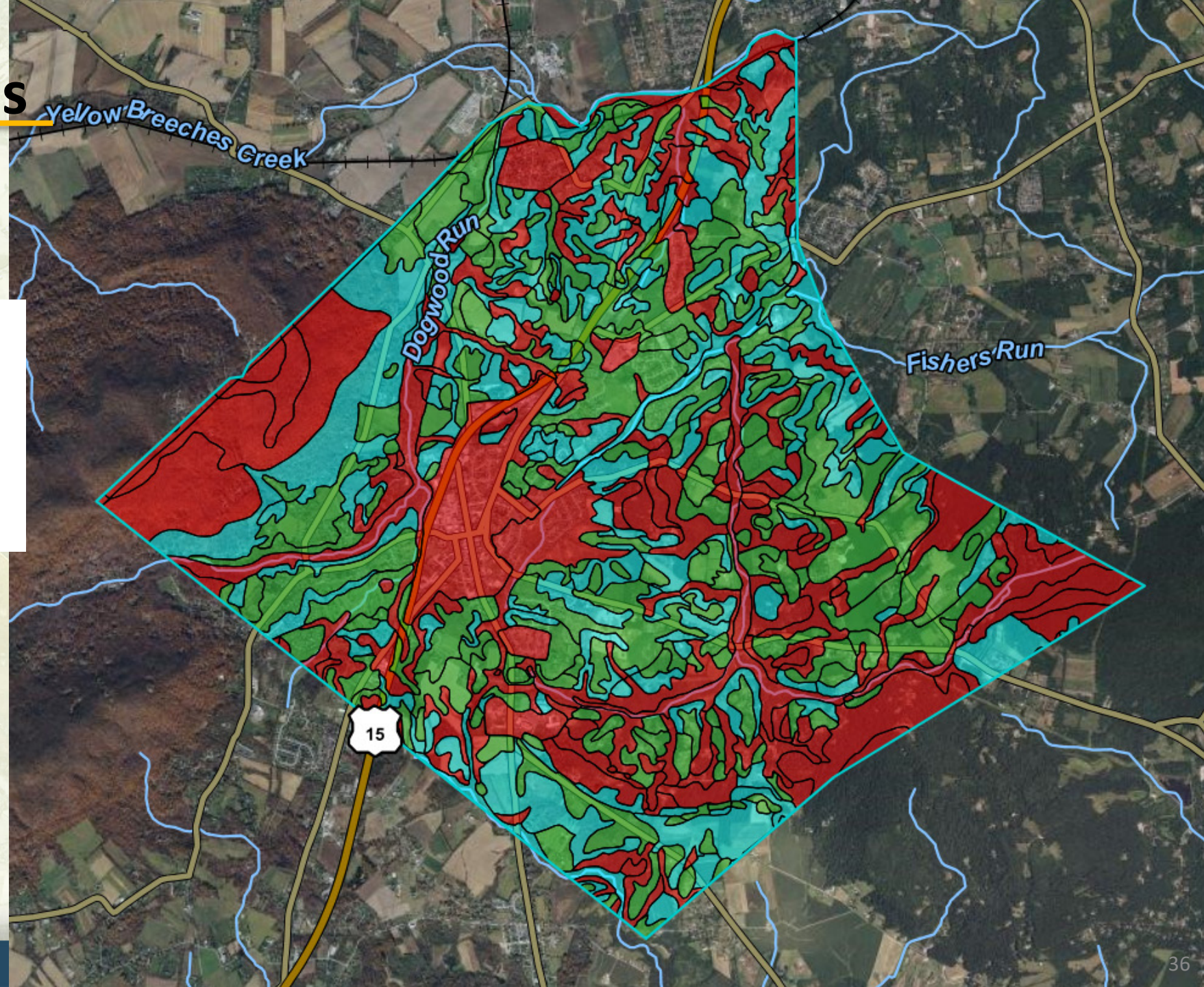




# Mapping & Analysis

## Prime Farmland

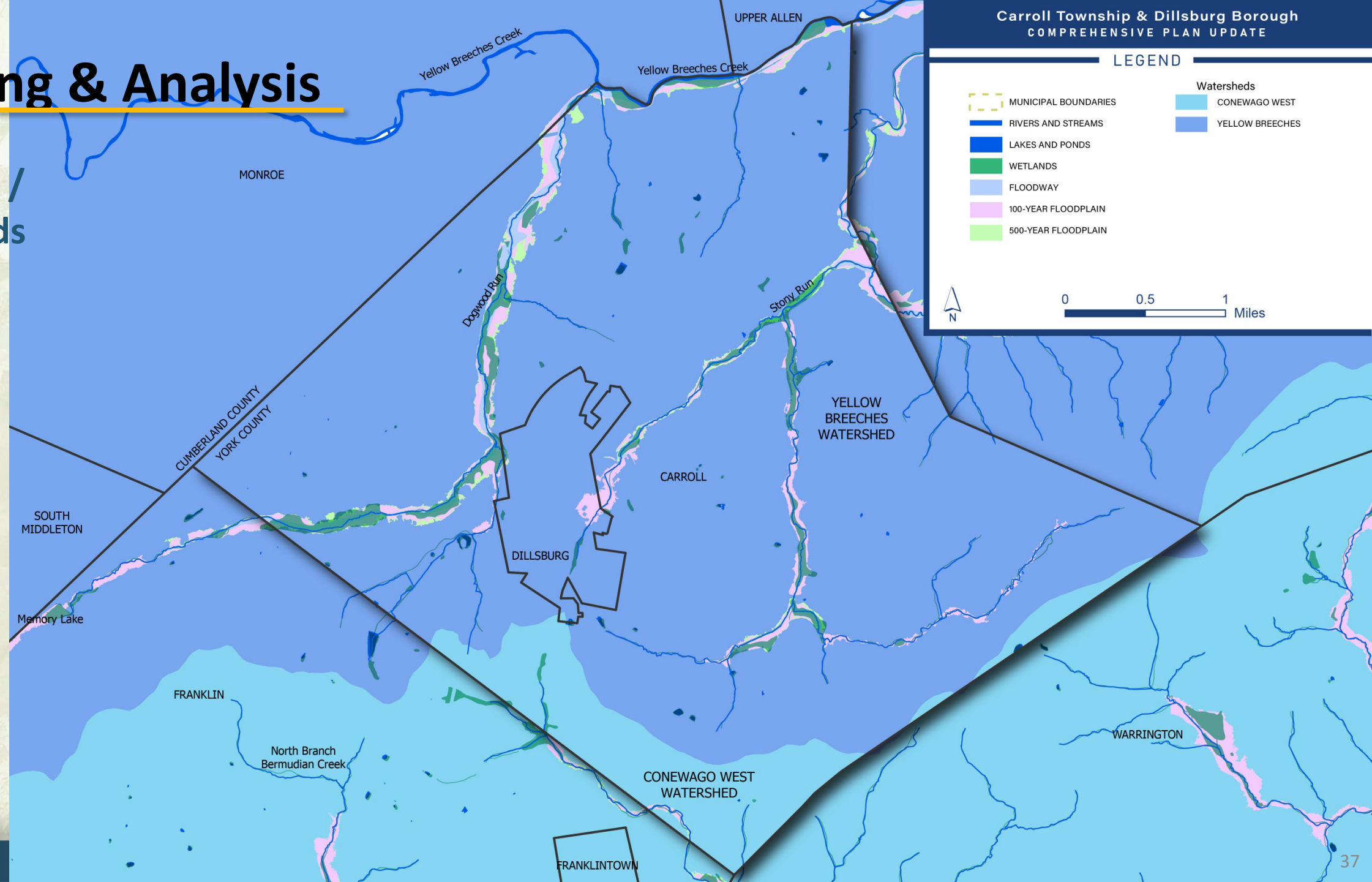
-  Not prime farmland
-  All areas are prime farmland
-  Farmland of statewide importance





# Mapping & Analysis

## Hydrology / Watersheds Map



**LEGEND**

MUNICIPAL BOUNDARIES	Watersheds CONEWAGO WEST
RIVERS AND STREAMS	YELLOW BREECHES
LAKES AND PONDS	
WETLANDS	
FLOODWAY	
100-YEAR FLOODPLAIN	
500-YEAR FLOODPLAIN	

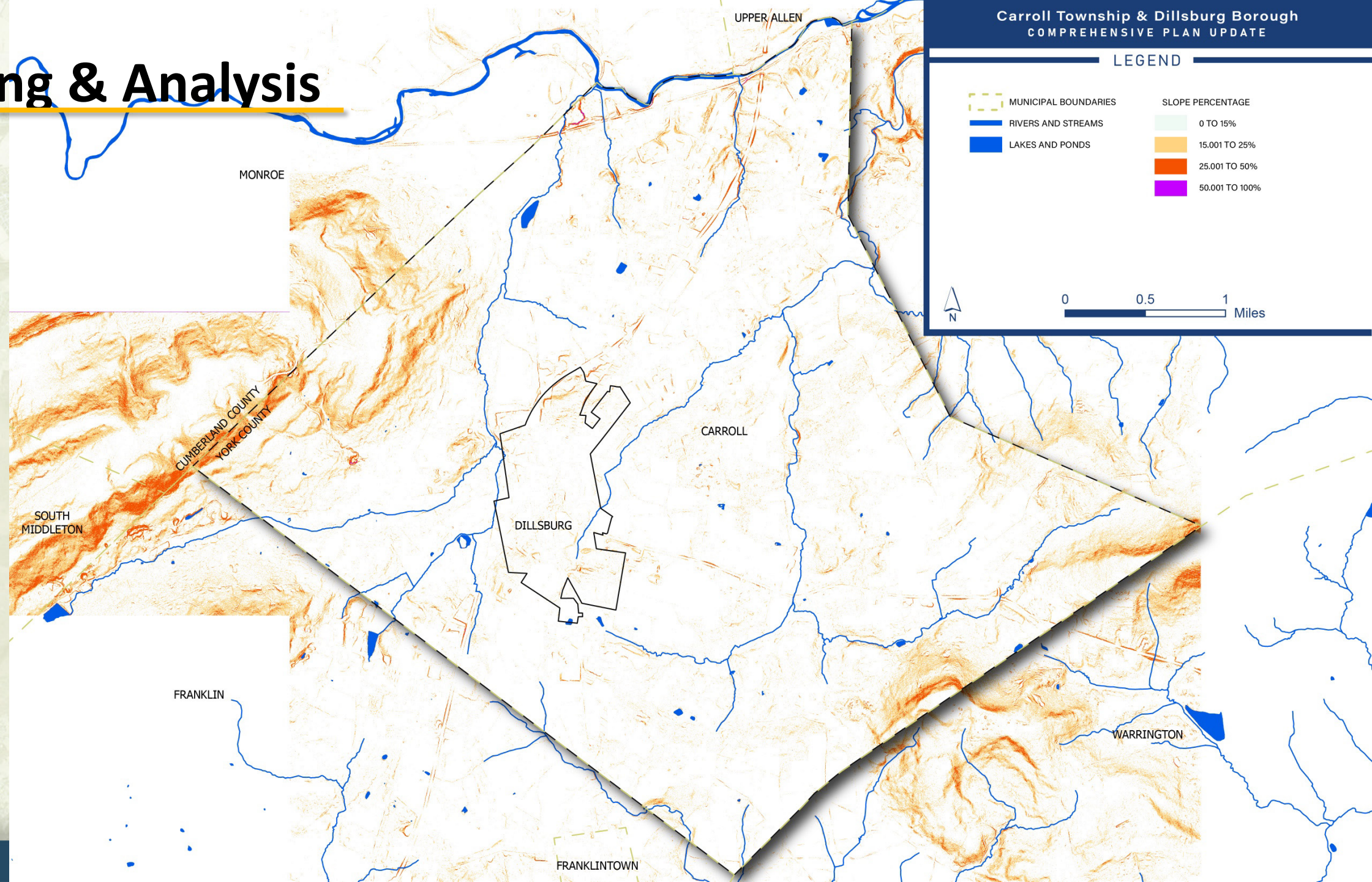
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# Mapping & Analysis

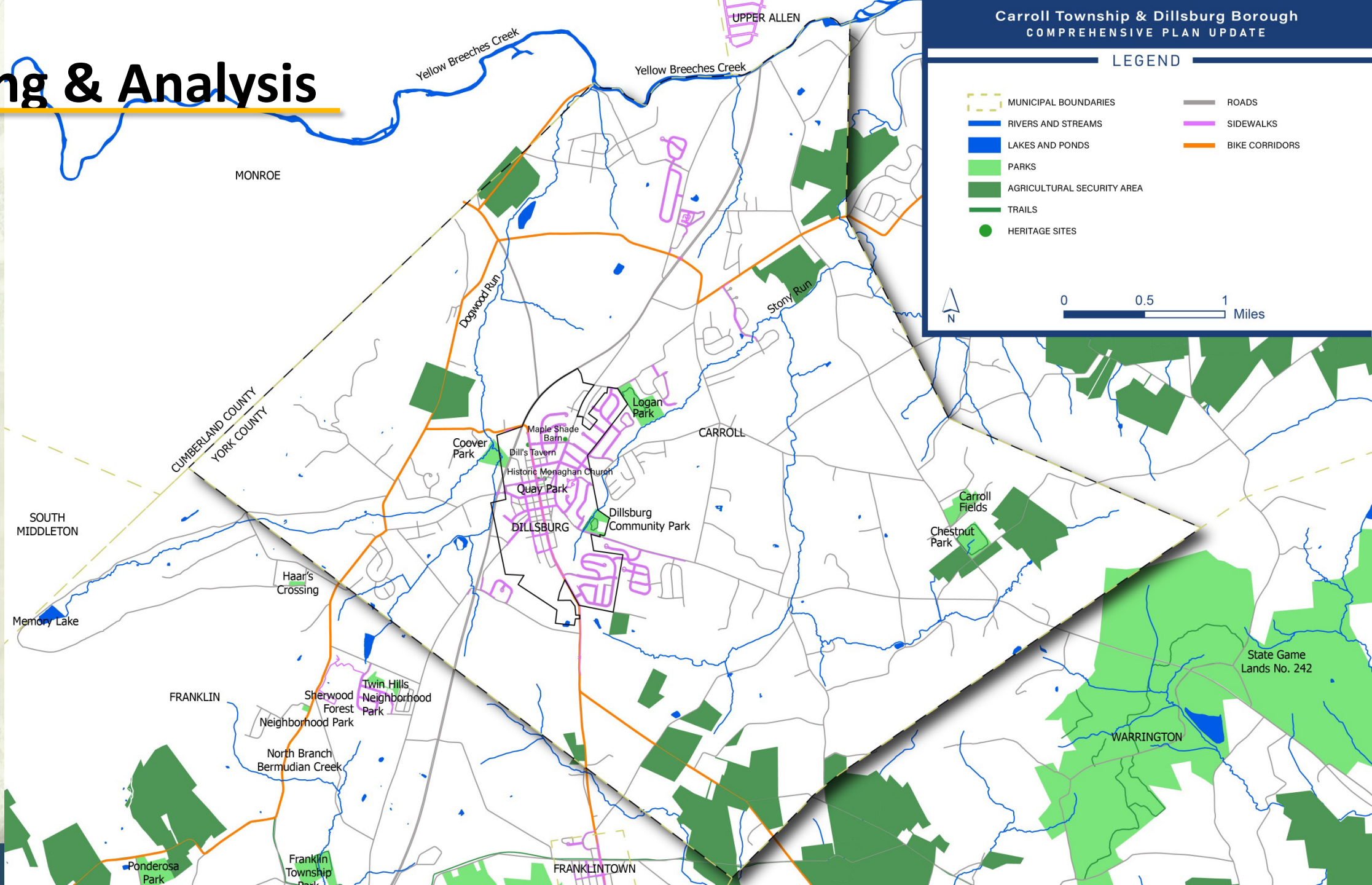
## Slopes Map





# Mapping & Analysis

## Parks, ASAs and Trails Map



### LEGEND

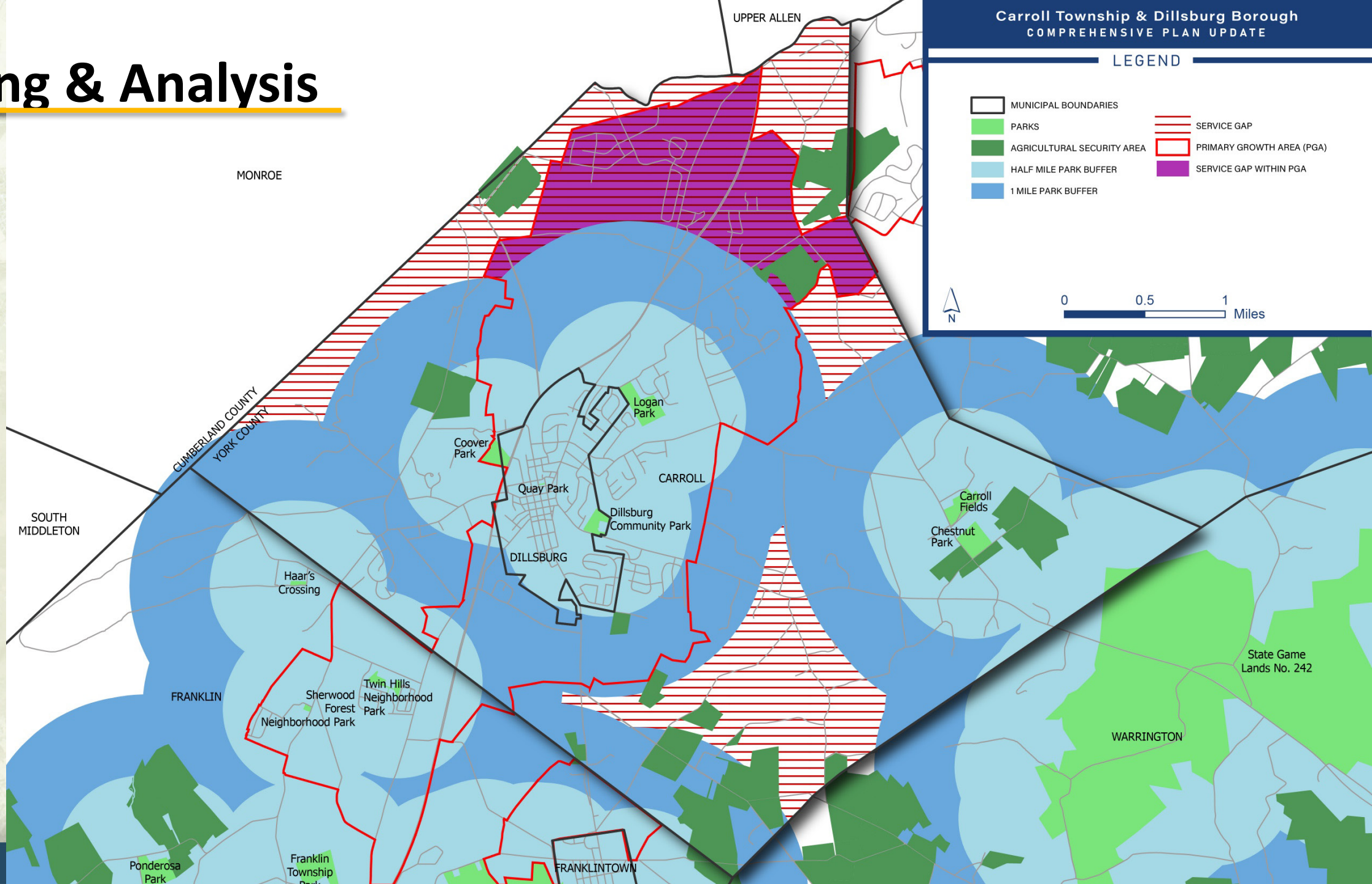
- MUNICIPAL BOUNDARIES
- RIVERS AND STREAMS
- LAKES AND PONDS
- PARKS
- AGRICULTURAL SECURITY AREA
- TRAILS
- HERITAGE SITES
- ROADS
- SIDEWALKS
- BIKE CORRIDORS





# Mapping & Analysis

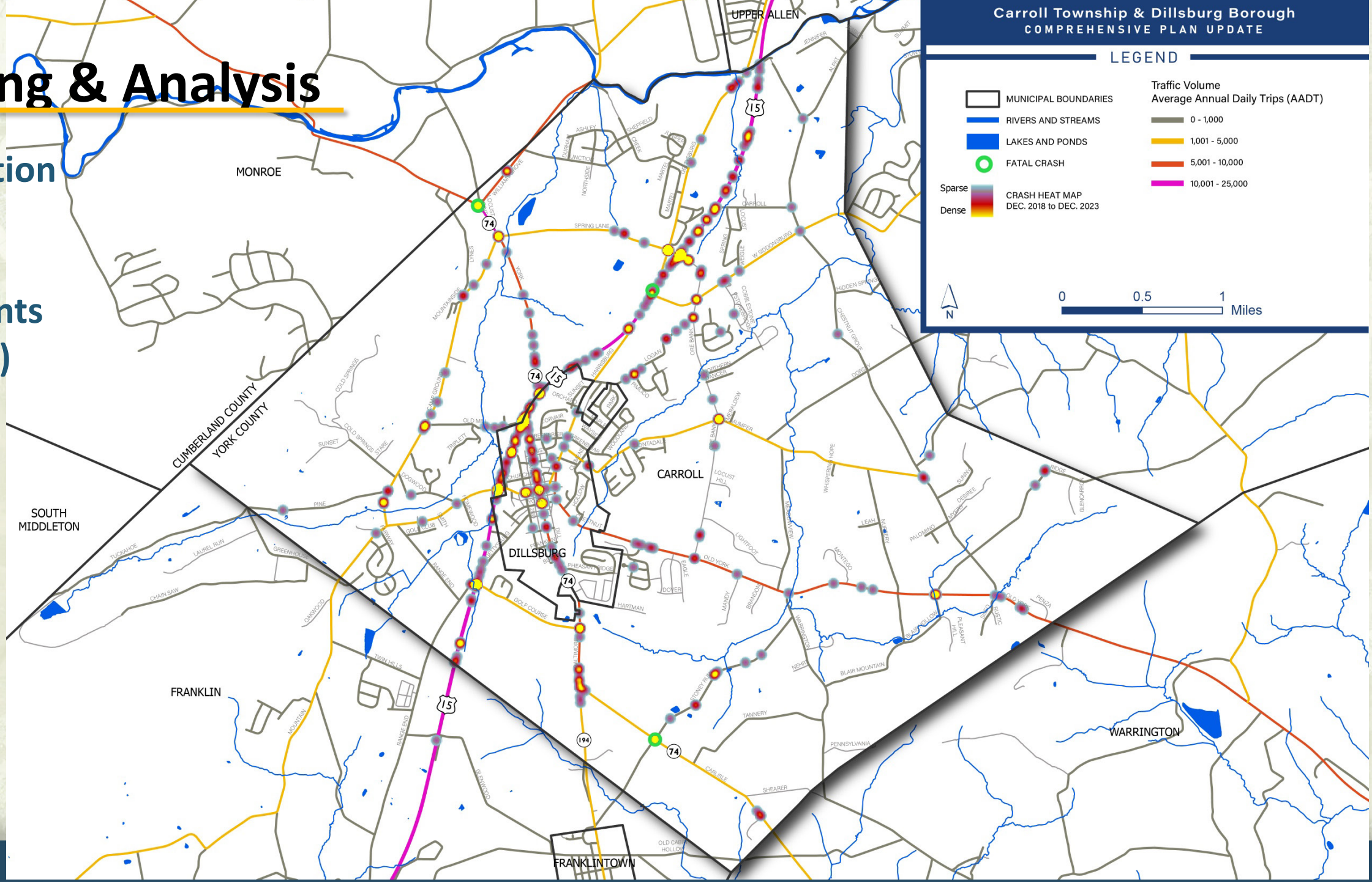
## Parks Service Gaps Map





# Mapping & Analysis

## Transportation Map – Volume and Accidents (2018-2023)

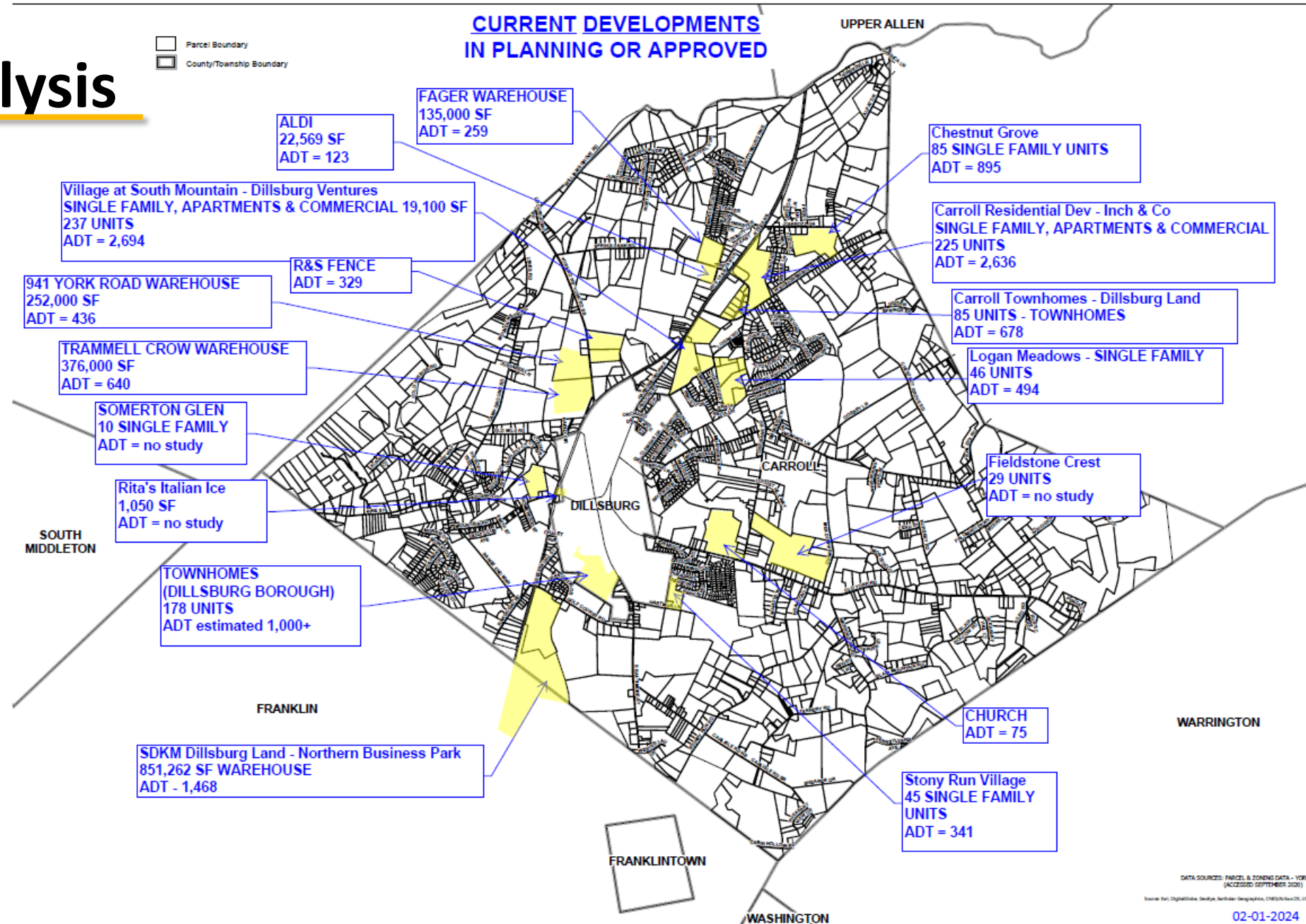




# Mapping & Analysis

## Current and Proposed Developments Map (Updated)

- 940 Residential Units
- 1.6 Million SF of Warehouse Space
- 42,700 SF of Commercial Space





# Preliminary Housing Analysis

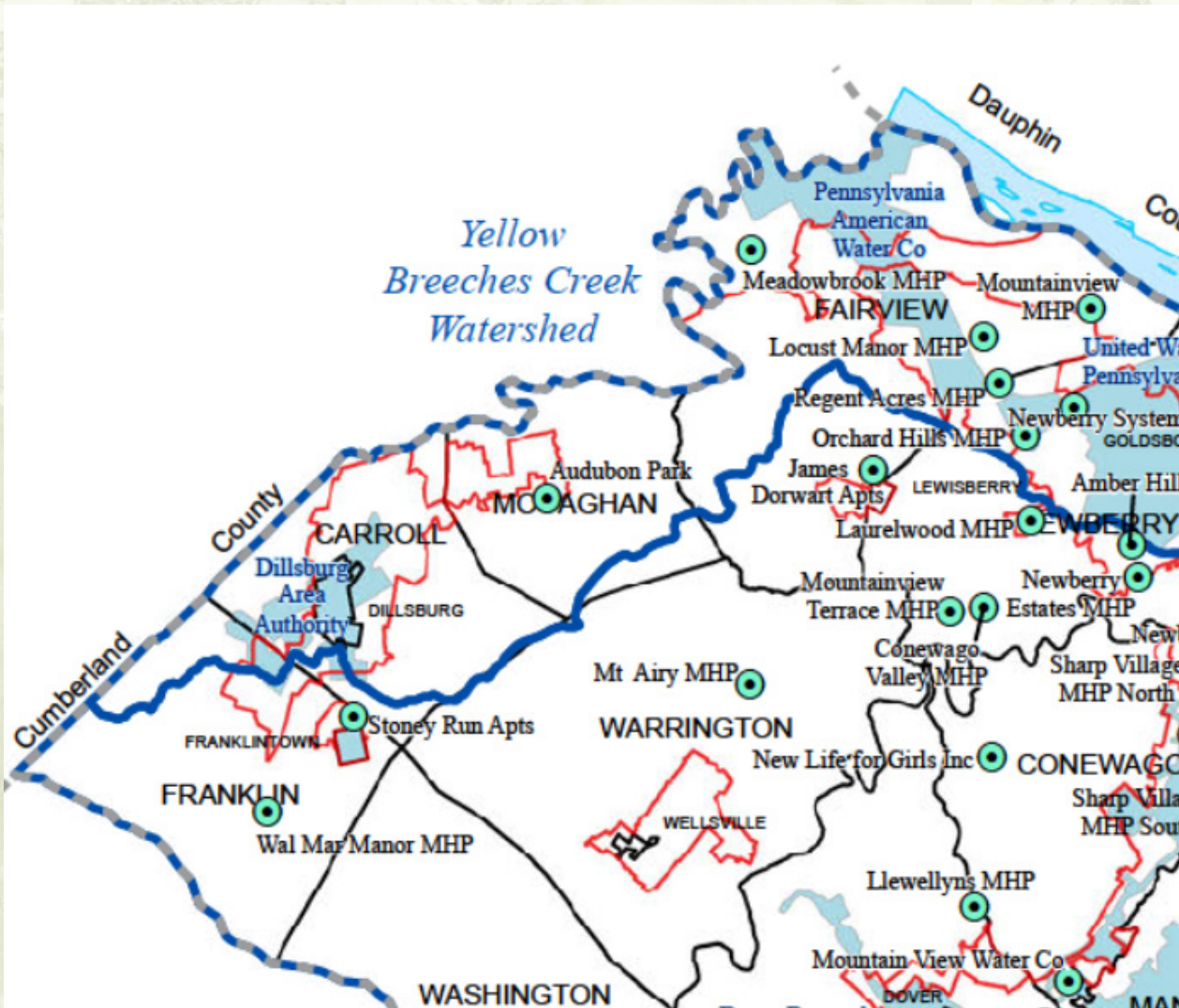
- 940 housing units are currently planned or in development
- 1,781 housing units would be needed by 2050
- Where can the remaining ~840 units go?

	Carroll Twp	Dillsburg
<b>2050 Forecasted Population</b> <i>Source: YCPC</i>	10,553	3,643
<b>2050 Forecasted Group Quarters Population</b> (2020 Value (Carroll) = 0.93%) <i>Source: US Census</i>	98	-
<b>2050 Forecasted Household Population</b> (Forecasted population minus forecasted group quarters population)	10,455	3,643
<b>Average Household Size</b> <i>Estimated</i>	2.71	2.57
<b>2050 Forecasted Number of Households</b> (Forecasted household population divided by average household size)	3,858	1,418
<b>Estimated Total Number of Housing Units Needed by 2050</b> (Forecasted number of households plus the number of forecasted vacant units) (2022 Value (Carroll) = 2.5%; (Dillsburg) = 3.1%)	3,954	1,462
<b>2022 Total Number of Housing Units</b> <i>Source: US Census</i>	2,581	1,054
<b>Estimated # of Housing Units Remaining to the Built by 2050</b> (Total estimated number of housing units minus housing units built as of 2022)	1,373	408



# Mapping & Analysis

## Water Service Area



York County Comprehensive Plan

Growth Management Plan  
MAP 7

York County Community  
Water Systems

### Legend

- County Boundary
- Municipal Boundary
- Watershed Boundary
- Growth Area
- Community Water System
- Existing Service Areas

Date Saved: 8/31/2017

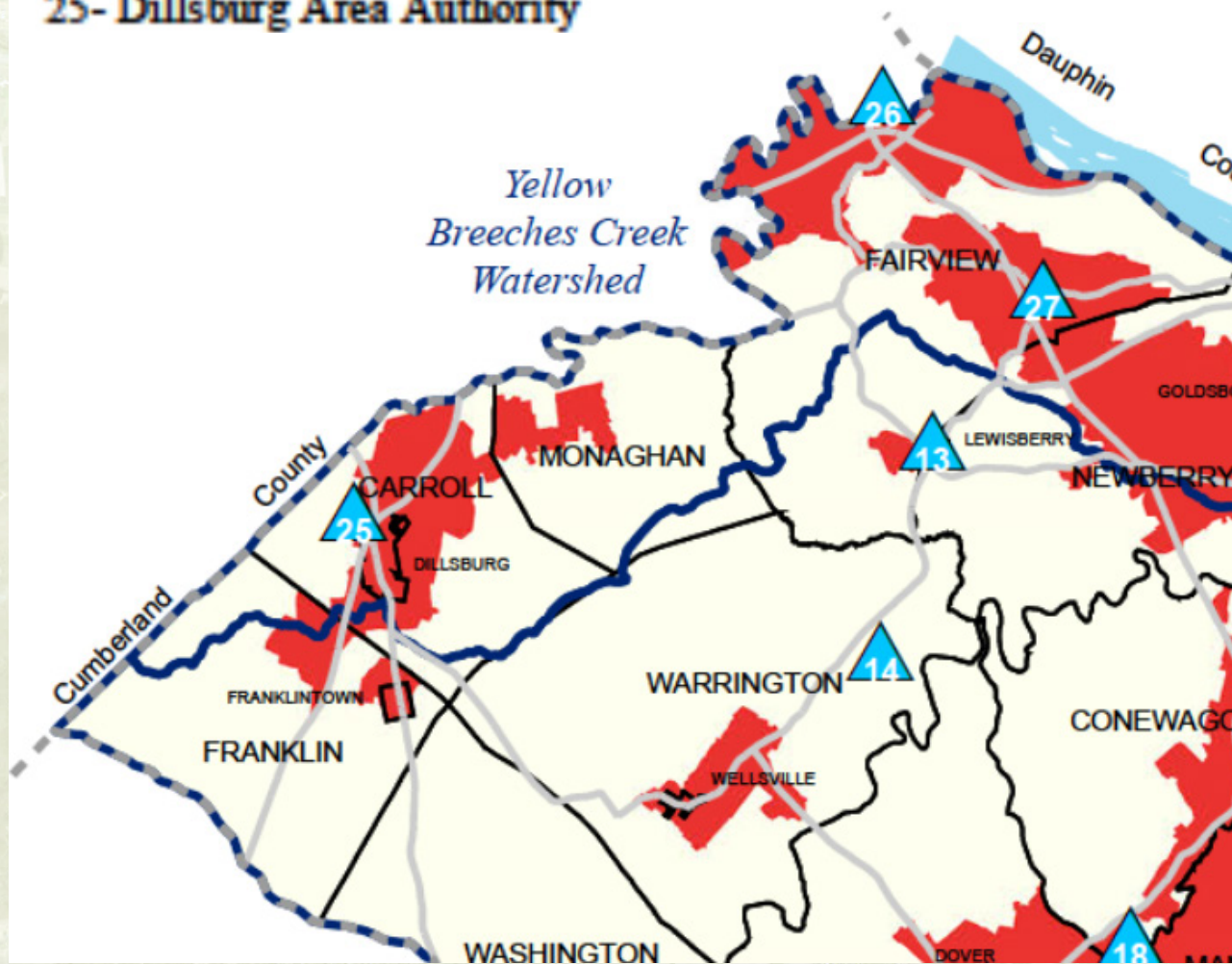


# Mapping & Analysis

## Wastewater Treatment Location

### Yellow Breeches Creek Watershed

#### 25- Dillsburg Area Authority



### York County Comprehensive Plan

#### Growth Management Plan MAP 6

#### York County Wastewater Treatment Plants

### Legend

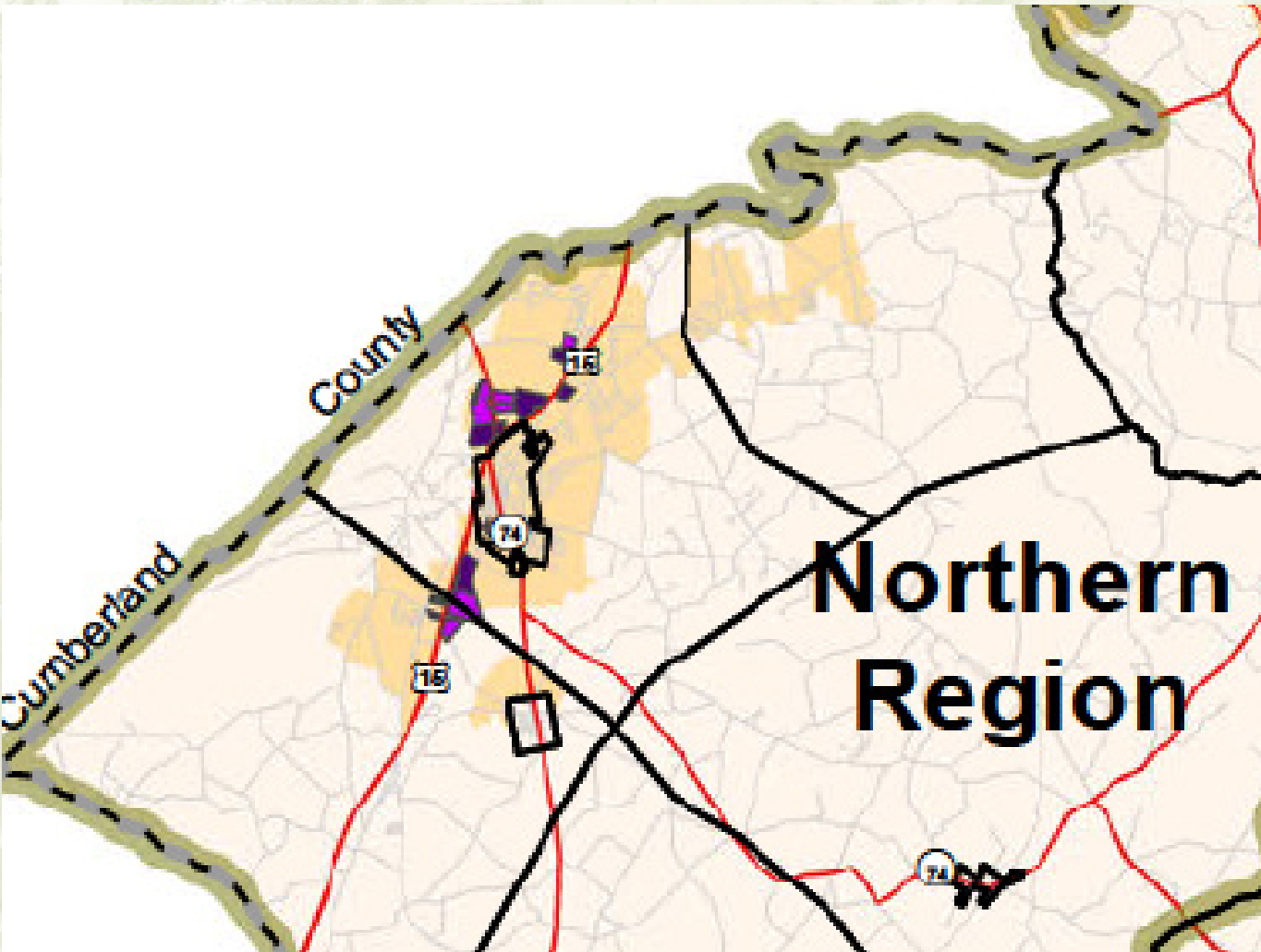
- County Boundary
- Municipal Boundary
- Watershed Boundary
- ▲ Wastewater Treatment Location
- Growth Area

Date Saved: 9/28/2017



# Mapping & Analysis

## Available / Suitable Sites for Development



York County Comprehensive Plan

Growth Management Plan  
MAP 17

York County Available and  
Suitable Sites for Economic  
Development

### Legend

- County Boundary
- Municipal Boundary
- Major Road
- Local Road
- Planning Region
- Primary Growth Area
- Parcel Suitability Categories**
  - Level 1 (more desirable for economic development)
  - Level 2
  - Level 3
  - Level 4 (less desirable for economic development)

Date Saved: 8/31/2017



# Key Person Interviews

1. Zoning Officers / Municipal Engineers
2. Carroll Township Police Department / Northern York County Fire Rescue / Emergency Management Coordinator / Public Safety / Penn State Health Life Lion
3. Highway Department / Public Works / Dillsburg Area Authority
4. Logan Park Board / Dillsburg Library / Dillsburg Senior Center / Dillsburg Jaycees / Community Fair Association
5. Northern York County School District
6. Dillsburg Area Business Association / Dillsburg Arts & Revitalization Council





# Next Steps


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- Continue to invite residents to take the public opinion survey – live until November 15<sup>th</sup>
- Continue data gathering and analysis
- Continue analysis mapping
- Schedule Key Person Interviews
- Meet with County Planning Commission
- Meeting with Gibson-Thomas on July 2<sup>nd</sup>
- Next Committee Meeting – October 2<sup>nd</sup>
- Public Meeting #2 – Dec 5<sup>th</sup>





# Project Schedule



	Meeting Title	Meeting Date	Meeting Time
<b>2024</b>	Steering Committee Meeting #1	Tuesday, March 26	7PM-9PM
	Public Meeting #1 - Open House (2 Sessions)	Thursday, April 4	4PM-6PM, 7PM-9PM
	Carroll Board of Supervisors Meeting #1 - Plans, Goals and Issues	Monday, May 13	6:30PM-8:30PM
	Dillsburg Borough Council Meeting #1 - Plans, Goals and Issues	Tuesday, June 11	6:00PM-8:00PM
	Steering Committee Meeting #2	Tuesday, June 25	7PM-9PM
	Steering Committee Meeting #3	Wednesday, October 2	7PM-9PM
	Public Meeting #2 - Draft Plan	Thursday, December 5	7PM-9PM
<b>2025</b>	Steering Committee Meeting #4	Thursday, January 30	7PM-9PM
	Public Meeting #3 - Final Plan	Thursday, February 13	7PM-9PM
	Carroll Board of Supervisors Meeting #2 - Public Hearing (can also be Adoption)	Monday, March 10	6:30PM-8:30PM
	Dillsburg Borough Council Meeting #2 - Public Hearing (can also be Adoption)	Tuesday, March 11	6:00PM-8:00PM
	Township and Borough Staff Meetings	As needed	
	Key Person Interviews (6)	TBD	TBD
	Meeting with York County Planning Commission	During Draft Plan Review	
	Web Based Survey - write and administer	April 2024-November 2024	Online



# Thank you!

**Please feel free to contact us anytime**

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