Carroll Township & Dillsburg Borough

Multi-Municipal Comprehensive Plan Update

Carroll Township Public Hearing
September 8, 2025

SIMONE COLLINS LANDSCAPE ARCHITECTURE | KCI TECHNOLOGIES

Most Important Comprehensive Plan Recommendations

Land Use

- Support Borough Revitalization
- Maintain Growth Area Limits
- Preserve Ag and Open Space

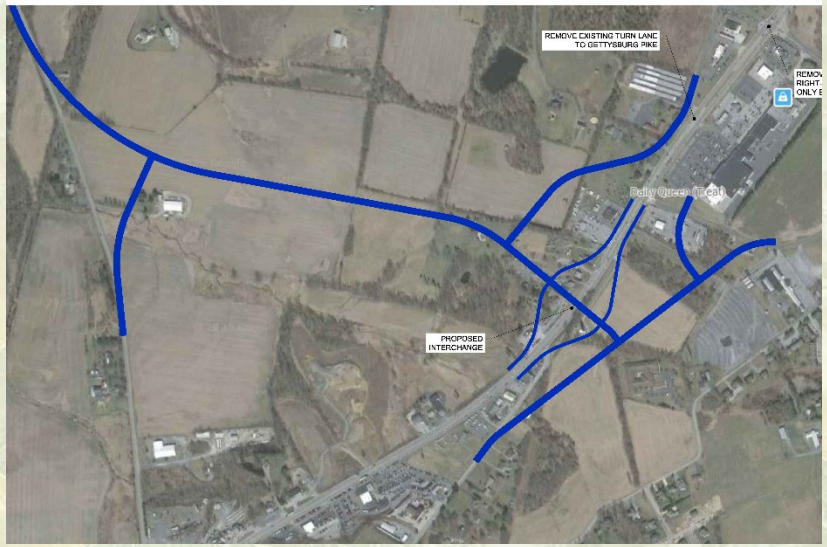
Transportation

- Rt. 15 & Spring Lane / Southern Interchange / York Rd. Relocation
- Multimodal Connectivity Improvements

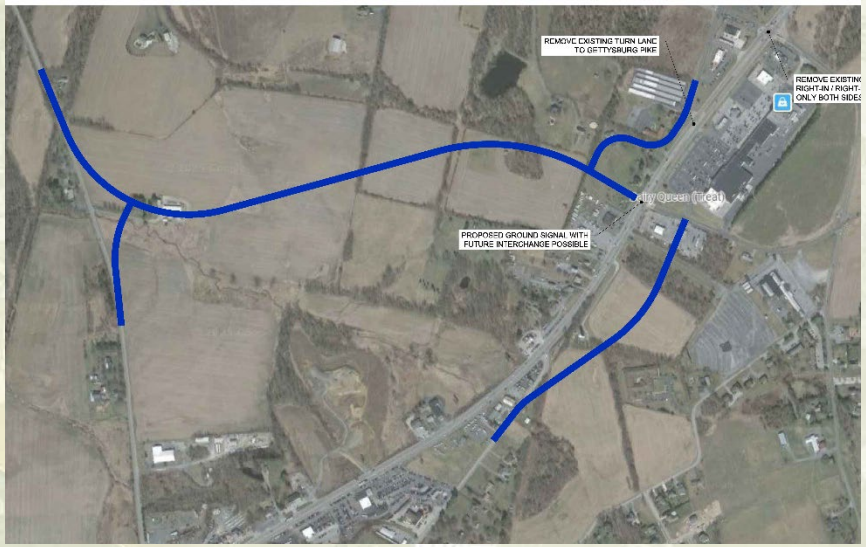
Housing

- Additional housing types / density / respect growth boundary
- Adjust regs to allow ADUs (seniors & young adults)
- Maintain affordable housing for seniors and disadvantaged

In Draft Plan



Water Tower option
(Preferred Alternatives for Final Plan)



Siddonsburg Rd. Option
(Preferred Alternatives for Final Plan)

Most Important Comprehensive Plan Recommendations

Economic Development

- Dillsburg Success and Promotion
- Consider expansion of light industrial /maker-space / unique uses
- Workforce Development w/County

Open Space & Recreation

- Preserve / Protect / Easements for Open Space & AG lands
- Comprehensive Parks, Recreation, Open Space and Connectivity Plan
- Consider Joint Parks Board

Community Facilities

- Police and Fire Department Facility Upgrades (Feasibility Study)
- Attract new health care facilities / services
- Expand library programming

Most Important Comprehensive Plan Recommendations

Historic Preservation

- Work with NYCHAPS to identify resources / adaptive reuse

Natural Resource and Energy Conservation

- Enhance natural resource protection ordinances
- Plant Street Trees
- Encourage solar, wind, geothermal energy sources
- Explore establishment of EAC (joint?)
- Protect, Enhance, & Promote Agricultural Economy

Edits to the Pre-Final Plan

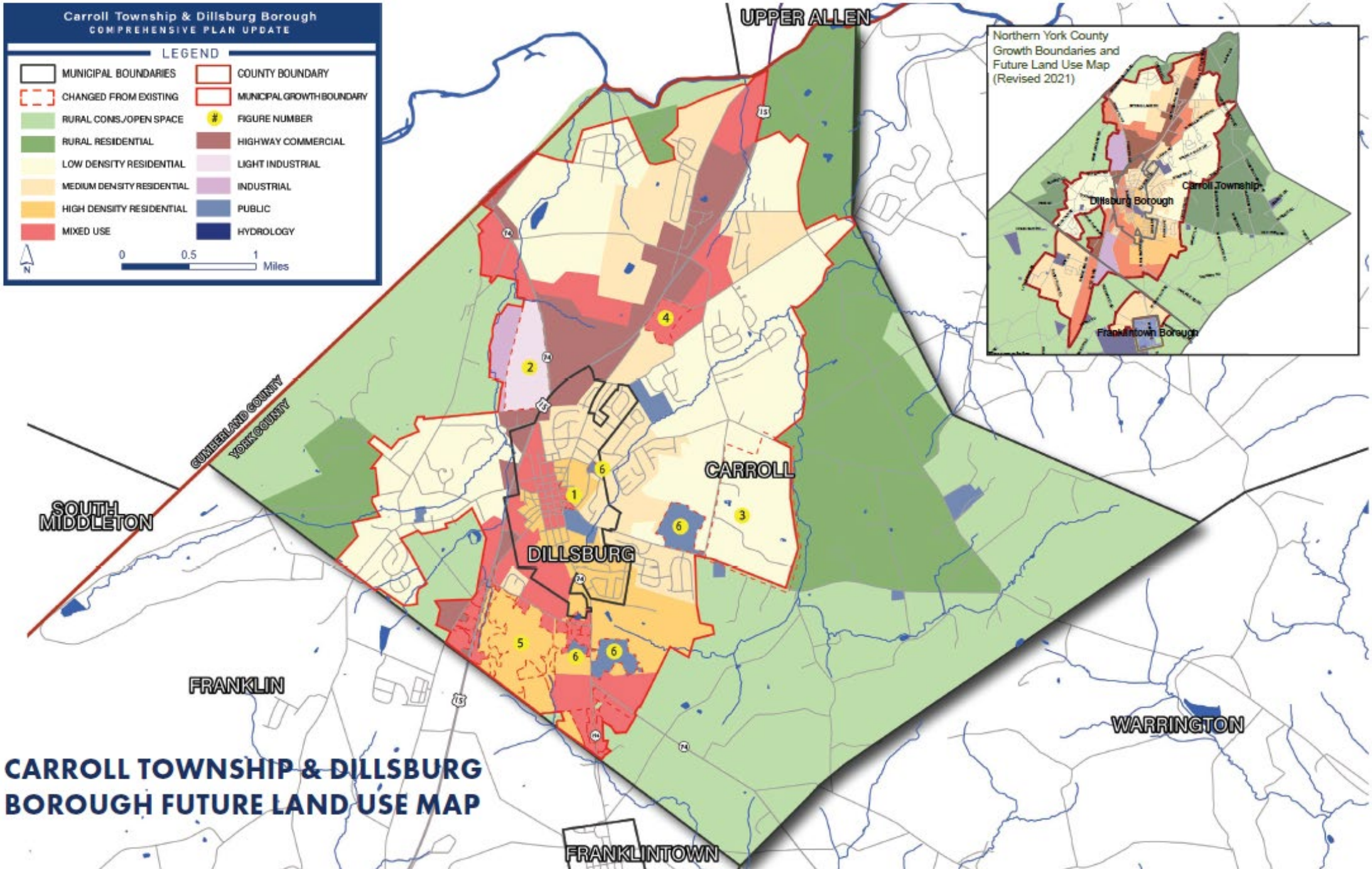
- Plan Purpose
  - Added statement that Franklin Township and Franklintown Borough opted not to participate in this Plan
- Existing Conditions
  - Edited Existing Housing Map to include additional housing developments (reflecting Existing Land Use Map)
- Transportation
  - Added references to the County's Complete Streets Policy and *York County Bicycle and Pedestrian Plan*
  - Connectivity Plan
    - Added a proposed bicycle route along Ore Bank Rd. from Mumper Ln. to Old York Rd.
    - Removed withdrawn developments and added location for proposed solar farm development
- Economic Development
  - Reinforced language that the Plan does not advocate for data centers as they typically need a large footprint, so they are self-limiting, but the Township and Borough should be aware of their impact (also recommended adding "data center" in Zoning/SALDO definitions)

Edits to the Pre-Final Plan

- Future Land Use
  - Adjusted Future Land Use Map to be based on the Northern York County Region's Future Land Use Map (Revised 2021)
    - Included Municipal Growth Area Boundary on the map with descriptions of the changes from the County Growth Area Boundary
    - Included locational descriptions of the changes in Future Land Use and how they differ from the NYCR FLU Map
    - Included descriptions of Future Land Use classifications
    - Reverted medium-density residential area at Route 15 / Ore Bank Rd. / Siddonsburg Rd. back to mixed-use as it is currently being developed as mixed-use
    - Included Dillsburg Area Public Library and Northern York County School District complex along Baltimore St. as a "Public" use in Future Land Use Map

Edits to the Pre-Final Plan

- Open Space and Recreation
  - Removed Hartman Tract and added Richwine Tract (Dorsey Ln. and Chestnut Grove Rd.) as potential parcel for open space preservation
- Community Facilities
  - Removed reference that 3-bay hold building for Police Department was awarded a recent grant application
  - Included recommendations for monitoring and testing of private water supplies
- Compatibility with Adjacent Municipalities
  - Added statement indicating that existing and proposed development patterns are compatible with adjoining municipalities
- Potential Funding Sources
  - Included additional funding sources from PennDOT:
    - ARLE (Automated Red Light Enforcement System)
    - Green Light-Go
- Display / Presentation
  - Changed the default to a 2-page spread for easier chart and graphics presentation
  - Fixed typos and grammar


Carroll Township & Dillsburg Borough
COMPREHENSIVE PLAN UPDATE
LEGEND
MUNICIPAL BOUNDARIES
CHANGED FROM EXISTING
RURAL CONS./OPEN SPACE
RURAL RESIDENTIAL
LOW DENSITY RESIDENTIAL
MEDIUM DENSITY RESIDENTIAL
HIGH DENSITY RESIDENTIAL
MIXED USE
COUNTY BOUNDARY
MUNICIPAL GROWTH BOUNDARY
FIGURE NUMBER
HIGHWAY COMMERCIAL
LIGHT INDUSTRIAL
INDUSTRIAL
PUBLIC
HYDROLOGY
0
0.5
1
Miles
N
Northern York County
Growth Boundaries and
Future Land Use Map
(Revised 2021)
Carroll Township
Dillsburg Borough
Franklintown Borough
UPPER ALLEN
CUMBERLAND COUNTY
YORK COUNTY
SOUTH MIDDLETON
CARROLL
DILLSBURG
FRANKLIN
WARRINGTON
FRANKLINTOWN
CARROLL TOWNSHIP & DILLSBURG
BOROUGH FUTURE LAND USE MAP