

Southern York County Region Draft Official Map Ordinance (September 2025)

YCPC COMMENTS

YCPC staff conducted a high-level cursory review of the Draft Official Map Ordinance. The following comments are offered for your consideration before submitting the Ordinance to YCPC for formal review and recommendation.

GENERAL COMMENTS:

1. Keep in mind that the primary purpose of an Official Map Ordinance is to identify land that the municipalities are interested in acquiring for public use. If the land is already owned by the municipality, it should not be included as a proposed feature.
2. All references to the Comprehensive Plan should be to the Plan that is pending adoption (Southern York Regional Comprehensive Plan 2025).

TEXT COMMENTS

3. Page 9, in the 4th paragraph, there is a reference to the “2022 Update. Update of what? If this is referring to the Regional Comp Plan the date of the new Plan should instead be noted.
4. Page 9, the last sentence notes that resources listed on page 10 are not shown graphically on the Official Map. If not shown on the map, they should not be listed in the Ordinance.
5. Page 10, the first sentence is confusing. It says Table 4 on page 9 was taken from Table 4 on page 193 of the Comp Plan Community Profile. However, the Table on page 9 is labeled Table 6 and there is a Table 4 above the sentence. The date of the SYCR Comp Plan should be noted for clarity.
6. Page 10, the description for the 2. Windy Hill Road Alignment, reference the SYCR Transportation Study and the Official Comp Plan for the SYCR (2010). The Comp Plan update that is pending adoption should instead be referenced as it will replace the 2010 Plan. Also, the date of the Transportation Study should be noted, but more importantly anything of importance in the Study proposed for implementation should likewise be reflected in the SYCR Comp Plan Update. The purpose of the Official Map Ordinance is to implement the Comp Plan.

Also, the subsections under the Windy Hill Road Alignment are not mentioned in the draft SYCR Comp Plan. These details should be either included or referenced in the Plan.

7. Page 11, item 4. PA Route 616 & Fissels Church Road Intersection and item 5. Adams Road Realignment both reference the SYCR Transportation Study. This should be replaced with a reference to the Comp Plan as both projects are noted in the Community Profile section of the Draft Plan. The associated description should also either be included or referenced in the Plan.
8. Page 11, item 6. Glen Rock By-Pass references the Comprehensive Plan. All references to the Comprehensive Plan throughout the Ordinance text should be the same for clarity and they should reference the SYCR Comprehensive Plan that is pending adoption (See Comment #2 above).

9. Pages 13-14, several of the Future Public Facilities noted are not listed in the Draft SYCR Comprehensive Plan. Future public facilities should only be included in the Official Map Ordinance if recommended in the Plan.
10. The Community Profile section of the Draft SYCR Comprehensive Plan includes three proposed greenways. These are not included in the Official Map Ordinance. WHY?

MAP COMMENTS

11. There is much information on the map that is disconnected from the two legends. For clarity, the two legends should be combined and include a reference to the lists on the map.
12. In addition to the Regional Map, consider providing separate maps for each Borough .
13. The Rail Trail Parking and Environmentally and Historically Sensitive Areas on the Existing Features Legend and the Non-Recreational Township Owned Parcels on the Proposed Features Legend are too similar in color and difficult to distinguish on the map.
14. It is recommended that proposed bicycle and pedestrian corridors use the symbology and colors established in the York County Bicycle & Pedestrian Plan to ensure consistency across documents.
15. The symbol for Potential Trail Head on the Proposed Features Legend, it very difficult to see on the map.
16. The Proposed Features Legend lists Waterway Easements but they do not appear to be shown on the Map and there is no reference to them in the text. Are the municipalities interested in purchasing such land?
17. The Proposed Features Legend lists Non-recreational Township Owned Parcels. If they are already owned by the Township, they should not be included. See General Comment #1 above.
18. In the description of Transportation and Roadway Improvements, consider including a reference to the incorporating active transportation or complete streets policies since the Draft Comprehensive Plan prioritizes safety, accessibility, multimodal transportation, and the reduction of crashes involving vulnerable users. Embedding this approach in the description ensures that future infrastructure investments are not only transportation-focused but also safe, equitable, sustainable, and multimodal. This would also be consistent with initiatives underway in New Freedom and Shrewsbury Boroughs to adopt a Complete Streets Ordinance.
19. The municipalities may wish to consider prioritizing the lands they are interested in purchasing for future public use. This would strengthen the Region's ability to include projects in a Capital Improvements Plan and pursue funding for acquisition and improvements from PennDOT, MPO, DCNR, CDBG, and other entities.