



Cumberland County Planning Department 2018 Growth Trends Report

Cumberland County Planning Commission
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Carlisle, PA 17013
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PLAN SUBMISSIONS

The Municipalities Planning Code (MPC) requires municipalities to forward all subdivision and land development plans to the Cumberland County Planning Commission (CCPC) for review and comment. The CCPC uses the residential, commercial and industrial proposals shown on final plan submissions to assess future growth potential in the County. Summary conclusions are included below:

- Over 85% of the proposed residential units were located in just 5 municipalities.
- Single family residences comprise over 70% of the proposed residential units. Townhouses comprised 25% of the 773 proposed residential units. Only 36 multifamily apartments were proposed in a single plan in Upper Allen Township.
- Commercial development proposals (52) outpaced industrial development proposals (9). Commercial development proposals included hotels, restaurants, and office facilities. Industrial proposals included new warehouses and modifications to existing industrial facilities.

Municipal Proposed Growth Leaders 2018			
Municipality	# Proposed Residential Units	Municipality	# Commercial/Industrial Proposed Units
Silver Spring Township	267	Silver Spring Township	11
Upper Allen Township	148	South Middleton Township	8
Lower Allen Township	98	Hampden Township	6
North Middleton Township	96	Middlesex Township	6
Southampton Township	64	Camp Hill Borough Carlisle Borough Mechanicsburg Borough Lower Allen Township	4 (each)
Total (Countywide)	773	Total (Countywide)	61

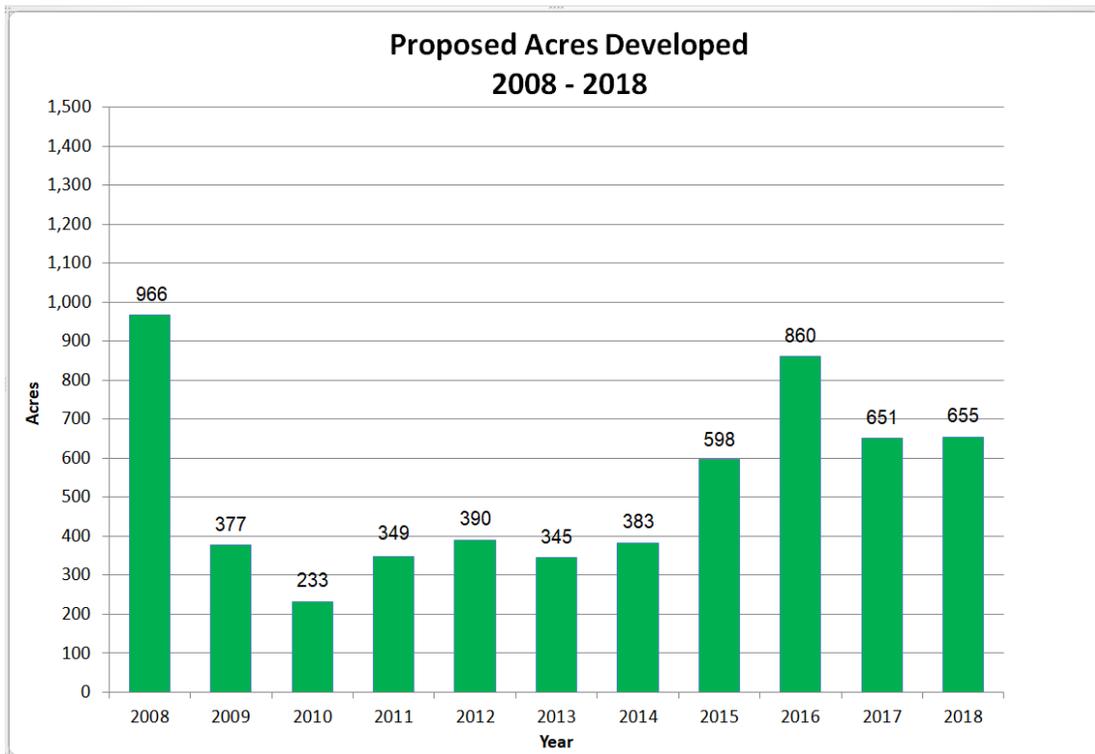
Proposed Lots/Units by Land Use Type in 2018 (Final Plans)

MUNICIPALITY	LOTS	SF	MU-F	TH	COM	IND	AG	P/SP	ADD	ACREAGE*
Camp Hill Borough	14	1	0	0	4	0	0	0	10	5.5
Carlisle Borough	12	0	0	2	4	0	0	1	3	6.6
Cooke Township	0	0	0	0	0	0	0	0	0	0.0
Dickinson Township	8	0	0	0	0	1	0	0	4	7.7
East Pennsboro Township	5	1	0	0	1	0	0	0	1	2.4
Hampden Township	13	1	0	0	6	0	0	1	3	76.0
Hopewell Township	25	2	0	0	2	0	3	0	8	129.8
Lemoyne Borough	5	3	0	0	1	0	0	0	0	2.4
Lower Allen Township	19	0	0	98	4	0	0	4	3	32.2
Lower Frankford Township	5	1	0	0	0	0	1	0	1	13.9
Lower Mifflin Township	5	1	0	0	0	0	0	0	1	16.6
Mechanicsburg Borough	5	0	0	0	4	0	0	1	1	0.7
Middlesex Township	8	0	0	0	3	3	0	0	5	85.6
Monroe Township	69	54	0	0	0	0	0	0	3	54.8
Mt. Holly Springs Borough	2	0	0	0	0	0	0	0	5	23.2
New Cumberland Borough	0	0	0	0	0	0	0	0	0	0.0
Newburg Borough	0	0	0	0	0	0	0	0	0	0.0
Newville Borough	0	0	0	0	0	0	0	0	0	0.0
North Middleton Township	62	48	0	48	1	0	0	1	5	38.2
North Newton Township	12	1	0	0	0	0	1	0	5	102.9
Penn Township	8	1	0	0	0	0	3	0	1	38.2
Shippenburg Borough	1	0	0	0	0	1	0	0	0	0.0
Shippenburg Township	3	1	0	0	0	1	0	0	0	100.7
Shiremanstown Borough	0	0	0	0	0	0	0	0	0	0.0
Silver Spring Township	243	251	0	16	9	2	0	12	7	281.7
South Middleton Township	126	31	0	0	8	0	0	0	4	98.5
South Newton Township	1	0	0	0	0	0	1	0	0	7.3
Southampton Township	78	64	0	0	0	0	0	2	4	54.8
Upper Allen Township	100	88	36	24	3	0	0	7	1	65.5
Upper Frankford Township	0	0	0	0	0	0	0	0	0	0.0
Upper Mifflin Township	8	0	0	0	1	0	1	0	5	9.7
West Pennsboro Township	5	0	0	0	1	1	0	0	1	39.6
Wormleysburg Borough	0	0	0	0	0	0	0	0	0	0.0
COUNTY TOTALS	842	549	36	188	52	9	10	29	81	1294.2
SF=Single Family, Mu-F=Multi-Family, TH=Townhouse, CM=Commercial, IND=Industrial, AG=Agriculture, P/SP=Public/Semi-public, ADD=Lot Addition										
*Includes total acreage of all final subdivisions and land developments										

Developed Acreage – 2018

Using final plans for residential, commercial and industrial development, the CCPC can determine the number of acres proposed for development in a year. The graph below illustrates the acreage proposed for development over the past 11 years. Following a peak in 2008, developed acreage substantially decreased until the period from 2014 – 2016 when the county showed an increasing trend in acres proposed for development.

Developed acreage in 2018 mirrored that of 2017 with approximately 24% less acreage proposed for development than in 2016. Residential development included buildout of phased developments while warehouse and hospital construction comprised the majority of proposed nonresidential developed acreage.



BUILDING PERMITS

The CCPC conducts an annual building permit survey with the 33 municipalities in the County. The CCPC requests information on the number, type and value of building permits issued by each municipality in that year. The information collected from the building permit survey provides an indication of expected near term development. Summary conclusions are included below.

- The Cumberland County Comprehensive Plan estimates that approximately 630 new dwelling units are needed each year from 2016 through 2040 to keep up with our projected population growth. Current building permit numbers nearly double that amount, suggesting strong residential market demand.
- Multifamily units comprised 42% of the 1,482 building permits that were issued for new residential units in 2018.
- Permits for new commercial buildings outpaced permits for industrial development with only 4 industrial permits issued in 2018.
- Carlisle Borough issued 28 commercial/industrial permits in 2018, accounting for nearly half of the total number of permits issued in the County. This is the ninth year the Borough has had the most commercial/industrial permits.
- Three of the top six municipalities for commercial/industrial permits were Boroughs, suggesting reinvestment in these areas.

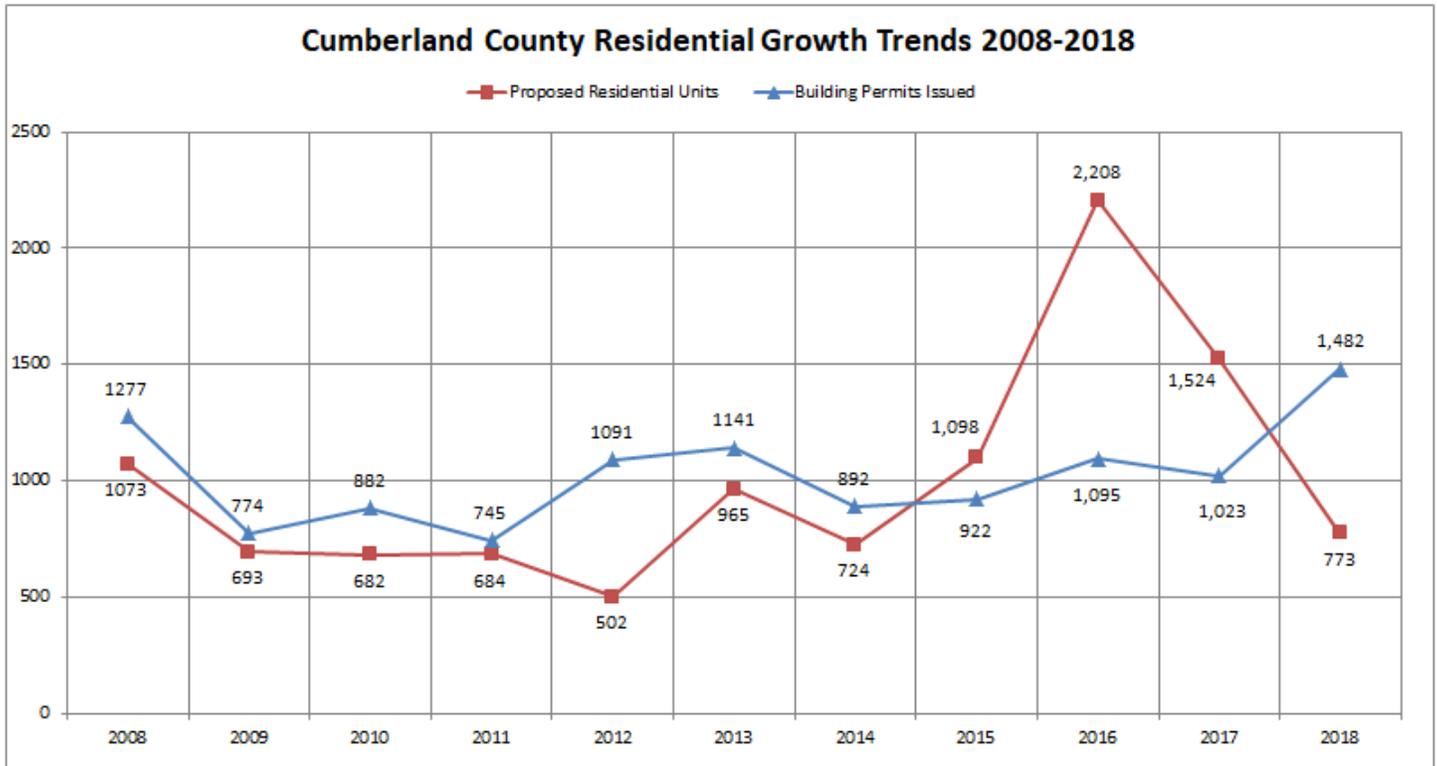
Municipal Building Permit Leaders 2018			
Municipality	# Residential Building Permits Issued	Municipality	# Commercial/Industrial Building Permits Issued
Lower Allen Township	356	Carlisle Borough	28
Upper Allen Township	260	Silver Spring Township	7
Silver Spring Township	191	Shippensburg Borough	5
South Middleton Township	171	Upper Allen Township	5
Hampden Township	135	South Middleton Township	3
		Camp Hill Borough	3
Total (Countywide)	1,482	Total (Countywide)	59

BUILDING PERMITS ISSUED 2018																
Municipality	Residential										Nonresidential					
	Single Family	Semi-Detached	Multi-Family Apts.	Town-houses	Apartment Conversions	Mobile homes	Rehab Dwellings	Total New Residential	Dwellings Demolished	Net Total Residential	New Commercial	Improve Commercial	New Industrial	Improve Industrial	New Public	Improve Public
Camp Hill Borough	1	0	0	0	0	0	1	2	0	2	3	14	0	0	0	9
Carlisle Borough	2	0	0	16	5	0	1	24	2	22	28	78	0	22	0	29
Cooke Township	0	0	0	0	0	0	0	0	1	-1	0	0	0	0	0	0
Dickinson Township	13	0	0	0	0	2	0	15	0	15	1	0	0	6	0	1
East Pennsboro Township	9	0	40	13	0	0	2	64	6	58	1	43	0	0	0	5
Hampden Township	18	52	62	0	0	3	0	135	13	122	0	83	0	0	0	0
Hopewell Township	5	0	0	0	0	3	0	8	0	8	0	0	0	0	0	0
Lemoyne Borough	0	0	0	0	0	0	0	0	1	-1	0	20	0	1	0	0
Lower Allen Township	17	0	296	43	0	0	0	356	3	353	1	41	0	12	0	4
Lower Frankford Township	2	0	0	0	0	4	0	6	1	5	1	0	0	0	0	0
Lower Mifflin Township	3	0	0	0	0	4	0	7	1	6	0	0	0	0	0	0
Mechanicsburg Borough	0	6	0	0	0	0	4	10	0	10	0	9	0	0	1	10
Middlesex Township	14	0	0	8	0	0	0	22	3	19	1	15	0	10	0	0
Monroe Township	26	0	0	0	0	1	0	27	0	27	0	0	0	0	0	0
Mt. Holly Springs Borough	1	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0
New Cumberland Borough	1	0	0	0	0	0	0	1	1	0	0	2	0	0	0	0
Newburg Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Newville Borough	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0
North Middleton Township	15	8	0	61	0	5	0	89	1	88	0	1	0	1	0	0
North Newton Township	3	0	0	0	0	0	1	4	0	4	0	2	0	1	0	1
Penn Township	1	0	0	0	0	0	0	1	0	1	0	1	2	0	0	0
Shippensburg Borough	0	0	0	0	1	0	0	1	2	-1	5	12	0	1	0	9
Shippensburg Township	3	2	0	0	0	0	0	5	0	5	0	5	1	0	0	0
Shiremanstown Borough	2	0	0	0	0	0	0	2	0	2	0	0	0	0	0	1
Silver Spring Township	143	16	0	27	0	5	0	191	8	183	6	5	1	2	0	3
South Middleton Township	53	0	88	19	0	11	0	171	14	157	3	24	0	25	0	1
South Newton Township	1	0	0	0	0	1	0	2	0	2	0	0	0	0	0	0
Southampton Township	51	0	0	0	0	1	1	53	0	53	0	0	0	0	0	0
Upper Allen Township	64	0	137	59	0	0	0	260	5	255	5	39	0	0	0	0
Upper Frankford Township	0	0	0	0	0	16	0	16	0	16	0	0	0	0	0	0
Upper Mifflin Township	0	0	0	0	0	1	0	1	0	1	0	0	0	0	0	0
West Pennsboro Township	6	0	0	0	0	1	0	7	2	5	0	0	0	0	0	0
Wormleysburg Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COUNTY TOTALS	455	84	623	246	6	58	10	1,482	65	1,417	55	394	4	81	1	73

SOURCE: Municipal Building Permit Survey 2018

RESIDENTIAL DEVELOPMENT TRENDS 2008-2018

Comparison of Final Plan Submissions and Building Permits

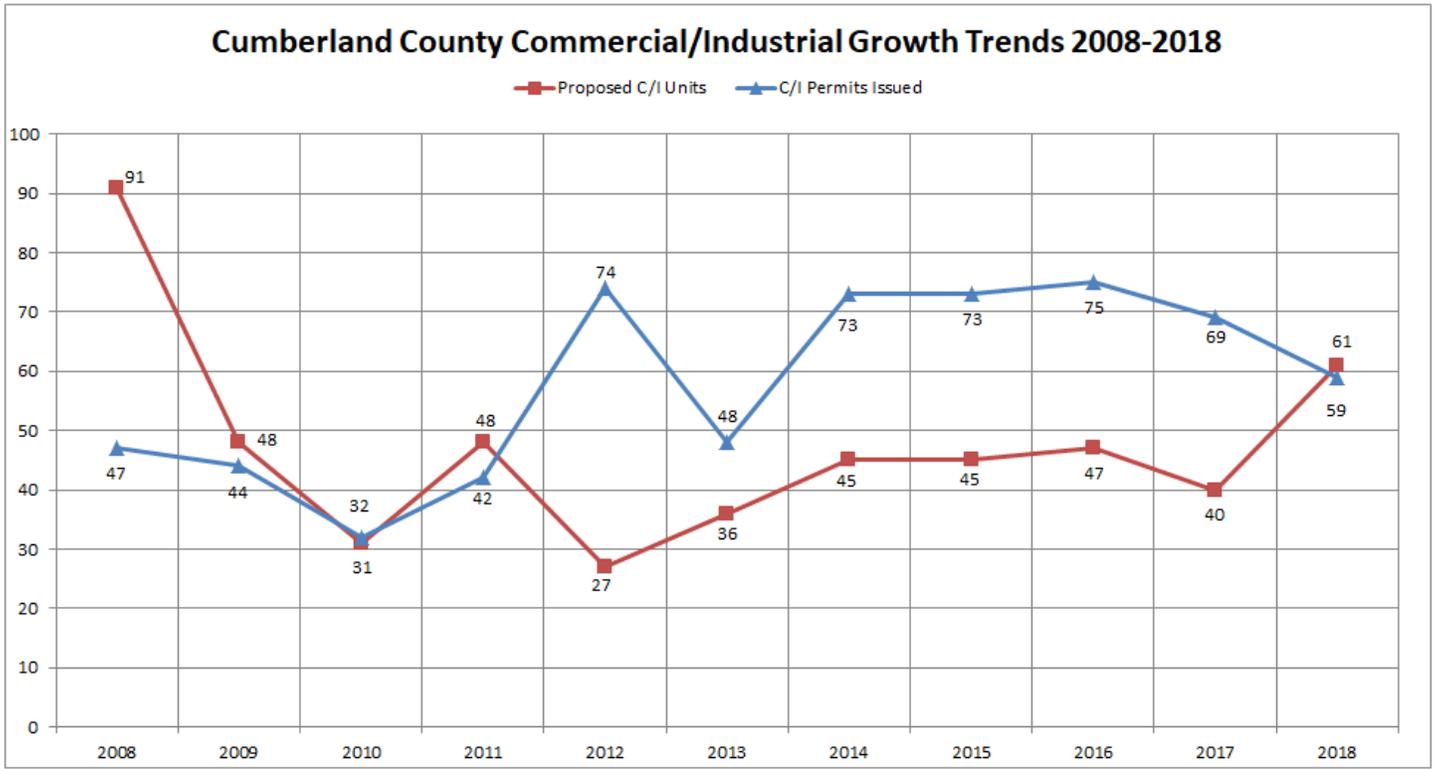


Municipal Residential Building Permit Leaders 2008-2018		Municipal Residential Proposals Leaders 2008-2018	
Silver Spring Township	2,362	Upper Allen Township	2,752
Hampden Township	1,680	Silver Spring Township	2,257
Upper Allen Township	1,414	Hampden Township	1,963
Lower Allen Township	1,219	Lower Allen Township	1,254
South Middleton Township	836	Southampton Township	962
Total (Countywide)	11,324	Total (Countywide)	13,337

- The 2016 spike in proposed dwellings is a one year anomaly attributable to several large phased projects including Legacy Park in Mechanicsburg, Oakwood Hills in Upper Allen, and Grayhawk Landing in Silver Spring that were submitted in 2016.
- The number of building permits exceeded the number of proposals for residential units in 2018 for the first time since 2014. The buildout of the residential proposals from 2015-2017 may result in higher building permit numbers in the upcoming years, assuming those proposals move forward to construction.
- 1,482 building permits were issued in 2018, the second highest amount in the last 21 years. Two large developments in Upper Allen and Lower Allen Townships accounted for 30% of the building permits issued in 2018.
- The municipalities leading in residential building permits are the same municipalities that lead the County in numeric population growth since 2010.

COMMERCIAL/INDUSTRIAL DEVELOPMENT TRENDS 2008-2018

Comparison of Final Plan Submissions and Building Permits



Municipal Commercial/Industrial Building Permit Leaders 2008-2018		Municipal Commercial/Industrial Proposals Leaders 2008-2018	
Carlisle Borough	196	Hampden Township	83
Silver Spring Township	104	Silver Spring Township	79
South Middleton Township	70	South Middleton Township	57
Hampden Township	43	Lower Allen Township	40
Upper Allen Township	28	Carlisle Borough	37
Total (Countywide)	636	Total (Countywide)	519

- The top 5 municipalities for commercial/industrial building permits account for nearly 60% of the entire commercial/industrial growth that has occurred in the entire County since 2008.
- The high building permit numbers from 2014-2017, compared to plan submissions, are partly due to new businesses opening in existing buildings within boroughs.
- Carlisle Borough has issued the most commercial/industrial permits since 2008 and indicates a trend in redevelopment of existing buildings.

FOR MORE INFORMATION

The CCPC's website and social media accounts provide more detailed information on the activities of the CCPC as well as a wealth of data on County and municipal growth trends. The images below have live links to the CCPC webpage and Facebook account.



CCPC Website



CCPC Facebook Page