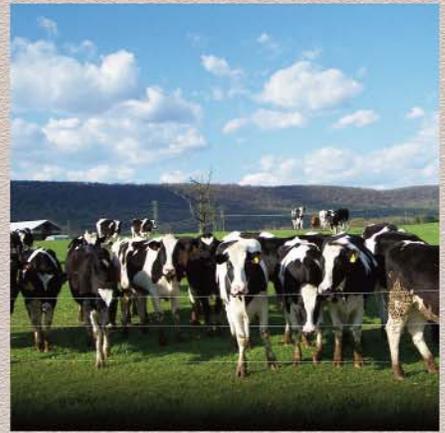


Cumberland County Planning Commission



2007 Annual Report

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Letter to the Commissioners

Dear Board of Commissioners,

On behalf of the Cumberland County Planning Commission I am pleased to present you with the 2007 Annual Report that outlines our activities and accomplishments. More detailed information can be found on the Commission's website at www.ccpa.net/planning.

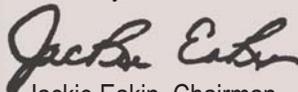
Delivering exceptional planning technical assistance to the county's municipalities continued to be a major focus area of the Commission in 2007. The Commission authorized a structure change that resulted in the formation of a combined Planning Commission / Planning Department organizational structure. This change enables staff to provide review and comment on all planning reviews directly to our municipal partners, thereby reducing the county review period by 10 days and enabling enhanced municipal consideration of the county recommendations. Through the Local Planning Assistance Program staff logged over 500 hours of direct technical assistance to municipalities and participated in updates of planning documents in 16 of the county's 33 municipalities.

The Commission continued implementation of the county's land conservation efforts through the Farmland Preservation Program and the Land Partnerships Program. The Farmland Preservation Program reached a milestone in 2007 by securing easements on 287 acres which pushed the program total to over 13,000 acres preserved since its inception in 1989. Strong interest in the Land Partnerships Program continued in 2007 with county funds assisting in the preservation of over 900 acres of land that serve important recreation, environmental protection, and open space preservation functions.

The Commission's website and training program helped to disseminate the message of sound planning practices throughout the county. Over 6,000 visitors viewed the Commission's website in 2007 to explore information on a variety of topics from development proposals to an interactive zoning map that shows the zoning districts for every municipality. Targeted training programs resulted in hundreds of municipal elected officials, staff, and residents learning about state of the art planning practices and county programs.

The accomplishments outlined in this report reflect the commitment and dedication of the Commission's volunteers and staff. The technical knowledge and active participation of the Commission members provides the guidance and support needed by the staff to develop and implement a planning program that responds to the needs of Cumberland County. The Commission members and staff applaud the Board of Commissioners' emphasis on sound planning and look forward to working with you to create the sustainable Cumberland County of tomorrow.

Sincerely,



Jackie Eakin, Chairman,

Cumberland County Planning Commission

Introduction

The Cumberland County Planning Commission is comprised of nine members who serve terms of four years. Appointments to the Planning Commission are made by the Cumberland County Board of Commissioners.

Staff support for the Planning Commission is provided through the Cumberland County Planning Department and Tri-County Regional Planning Commission.

The Planning Commission meets the third Thursday of each month at 7:30 a.m. The meetings are held at the Business Central first floor meeting room, 18 N. Hanover Street, Carlisle, PA.

Cumberland County Planning Department

18 North Hanover Street, 3rd Floor
Carlisle, PA 17013
Telephone – 717-240-5362

Tri-County Regional Planning Commission

Dauphin County Veterans Memorial Building
112 Market Street, 2nd Floor
Harrisburg, PA 17101-2015
Telephone – 717-234-2639

The Cumberland County Planning Commission's website can be accessed at www.ccpa.net/planning.

The site includes the following resources digitally:

- Comprehensive Plan
- Subdivision & Land Development Plan List & Review Comments
- Developments of Regional Impact Notifications
- Municipal Zoning Maps
- Annual Reports
- Greenway Study
- Land Partnerships: A Countywide Strategy for Open Space Preservation and Smart Growth
- Simply Moving: A Guide to Public Parks, Trails & Recreation Facilities in Cumberland and Perry Counties
- Yellow Breeches Creek & Conodoguinet Creek Water Trail Guides
- Upper Yellow Breeches & Cedar Run Watershed – Act 167 Stormwater Management Plans
- Agricultural Land Preservation Guide
- Ask the Planning Commission a Question?
- River Conservation Plans

Board of Commissioners

Bruce Barclay, Chairman
Gary Eichelberger, Vice-Chairman
Richard L. Rovegno, Secretary

Planning Commission Members

Jackie Eakin, Chairman
William Forrey, Vice-Chairman
Allan Williams, Secretary
Scott Wyland
Bruce Rosendale
Jack Blair
Michael D’Altilio
Bud Brown
Ron Glesner

Cumberland County Planning Commission Staff

Executive DirectorKirk D. Stoner, AICP
Deputy DirectorJeffrey S. Kelly, AICP *
Greenway and Open Space CoordinatorStephanie J. Williams
Agricultural Land Preservation CoordinatorRebecca H. Wiser
Staff Planner IIJennifer Nolan Straub * (1)
Planning CoordinatorJames Bennett (2)
Department Clerk IIIJennifer Crum

* Tri-County Regional Planning Commission staff

Tri-County Regional Planning Commission Staff

Executive DirectorJames Szymborski, AICP
Associate DirectorTimothy Reardon, AICP
Staff Planner IIIOmar Syed, AICP
Diane Myers-Krug, AICP
Janine M. Park
Staff Planner IICarl “Chip” L. Millard, III
Jason R. Finnerty
Alfred P. Sundara, AICP
Brian W. Dickson (3)
Karen Green (4)
Drew Ames (5)
Staff Planner IMatthew C. Jones
GIS ManagerJessi B. Carter
Planning Technician IIIGeorge E. Hubley, Jr.
Planning Technician IITimothy R. Jones
Administrative CoordinatorPatty L. Buggy
Administrative Assistant/ReceptionistDonna L. Clay

(1) - Left October 2007
(2) - Hired October 2007

(3) - Left September 2007
(4) - Hired November 2007

(5) - Hired December 2007

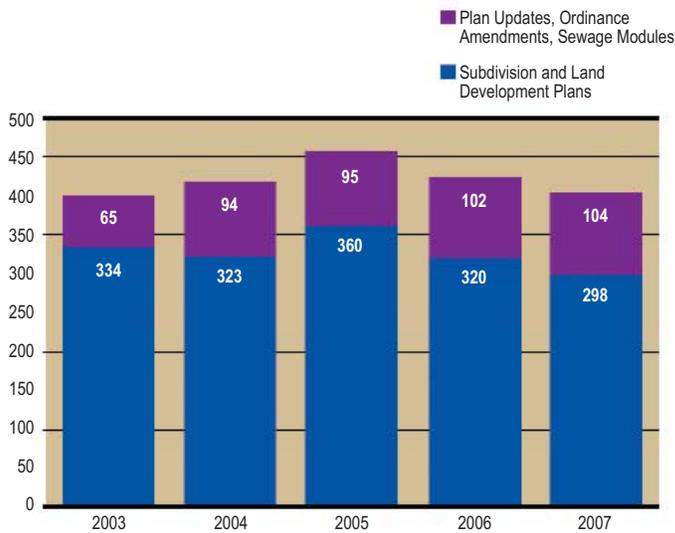
Timely Reviews....

- 93% of the 402 planning reviews conducted in Cumberland County were completed within 20 days.
- 100% of the reviews were completed within 30 days as required by law.

STRUCTURE CHANGE

The Cumberland County Planning Commission with approval from the Board of Commissioners changed its structure to a Planning Department in 2007. Under the Planning Department model, staff is authorized to provide a variety of review and comment services directly to our municipal and private sector partners. The new structure allows for expedited planning reviews and has decreased the county review period by a minimum of 10 days without compromising the quality of the review.

PLANNING REVIEWS 2003-2007



PLANNING REVIEWS

The Planning Department is responsible for reviewing and commenting on every subdivision and land development plan, ordinance amendment, comprehensive plan update, and sewage facilities module in the county. Given that every municipality in Cumberland County has its own land use planning ordinances, the comments of the Planning Department are advisory. Staff works directly with our municipal and private sector partners to address the comments issued through the county planning reviews.

"The county's new planning department structure has helped to streamline municipal planning reviews. Final county comments are now provided within a day of completion, thereby allowing faster municipal review and approval."

--Paul Fegley, North Middleton Township Zoning Officer.

COMPREHENSIVE PLAN UPDATES

During 2007, the planning staff worked on updating two chapters of the County Comprehensive Plan.

The **Population and Socioeconomic Profile** chapter was updated to define the "Harrisburg Urbanized Area" as it relates to Cumberland County. Income level data was updated concerning family income, household income, and per capita income. Municipal population estimates and projections were also added to the chapter.

Planning

Cumberland County Population Estimates

MUNICIPALITY	Estimates			
	2000	2001	2003	2005
Cumberland County	213,674	215,203	219,622	223,089
Camp Hill Borough	7,636	7,587	7,520	7,424
Carlisle Borough	17,970	18,040	18,078	18,108
Cooke Township	117	133	141	155
Dickinson Township	4,702	4,770	4,925	5,119
East Pennsboro Township	18,254	18,422	19,111	19,610
Hampden Township	24,135	24,467	25,108	25,787
Hopewell Township	2,096	2,126	2,189	2,243
Lemoyne Borough	3,995	3,976	3,966	3,952
Lower Allen Township	17,437	17,350	17,636	17,587
Lower Frankford Township	1,823	1,831	1,835	1,836
Lower Mifflin Township	1,620	1,621	1,618	1,599
Mechanicsburg Borough	9,042	8,968	8,906	8,818
Middlesex Township	6,669	6,683	6,745	6,795
Monroe Township	5,530	5,581	5,659	5,712
Mt. Holly Springs Borough	1,925	1,918	1,919	1,911
Newburg Borough	372	369	365	261
New Cumberland Borough	7,349	7,285	7,218	7,127
Newville Borough	1,367	1,354	1,340	1,323
North Middleton Township	10,197	10,206	10,359	10,602
North Newton Township	2,169	2,197	2,239	2,262
Penn Township	2,807	2,850	2,929	2,947
Shippensburg Borough	4,467	4,478	4,493	4,465
Shippensburg Township	4,504	4,489	4,537	4,580
Shiremanstown Borough	1,521	1,508	1,499	1,480
Silver Spring Township	10,596	11,097	11,760	12,462
Southampton Township	4,787	4,876	5,042	5,400
South Middleton Township	12,939	13,192	13,536	13,836
South Newton Township	1,290	1,293	1,304	1,311
Upper Allen Township	15,338	15,489	16,391	16,909
Upper Frankford Township	1,807	1,806	1,818	1,854
Upper Mifflin Township	1,347	1,357	1,395	1,417
West Pennsboro Borough	5,263	5,299	5,359	5,446
Wormleysburg Borough	2,607	2,585	2,682	2,651

■ **Source:** U.S. Census Bureau, 2006

■ This historic home in Shippensburg now houses the public library.

Cumberland County Population Projections

MUNICIPALITY	2000 Census Pop.	Projected Population			
		2005	2010	2015	2020
Camp Hill Borough	7,636	7,819	7,904	7,980	8,049
Carlisle Borough	17,970	19,134	19,675	20,162	20,598
Cooke Township	117	150	166	180	192
Dickinson Township	4,702	5,470	5,827	6,148	6,436
East Pennsboro Township	18,254	20,460	21,485	22,408	23,234
Hampden Township	24,135	28,099	29,940	31,600	33,083
Hopewell Township	2,096	2,424	2,576	2,714	2,836
Lemoyne Borough	3,995	4,189	4,279	4,360	4,432
Lower Allen Township	17,437	19,085	19,851	20,542	21,158
Lower Frankford Township	1,823	2,099	2,227	2,343	2,446
Lower Mifflin Township	1,620	1,836	1,936	2,026	2,107
Mechanicsburg Borough	9,042	9,538	9,769	9,977	10,163
Middlesex Township	6,669	7,605	8,039	8,431	8,781
Monroe Township	5,530	6,157	6,449	6,712	6,946
Mt. Holly Springs Borough	1,925	2,089	2,165	2,234	2,295
Newburg Borough	372	409	426	441	455
New Cumberland Borough	7,349	7,522	7,603	7,675	7,740
Newville Borough	1,367	1,440	1,475	1,505	1,533
North Middleton Township	10,197	11,301	11,815	12,277	12,690
North Newton Township	2,169	2,480	2,625	2,755	2,871
Penn Township	2,807	3,223	3,416	3,590	3,746
Shippensburg Borough	4,467	4,804	4,960	5,101	5,227
Shippensburg Township	4,504	4,931	5,129	5,308	5,468
Shiremanstown Borough	1,521	1,577	1,603	1,626	1,647
Silver Spring Township	10,592	12,376	13,203	13,952	14,619
Southampton Township	4,787	5,662	6,069	6,436	6,763
South Middleton Township	12,939	14,871	15,769	16,578	17,300
South Newton Township	1,290	1,707	1,901	2,076	2,232
Upper Allen Township	15,338	17,584	18,628	19,568	20,409
Upper Frankford Township	1,807	2,063	2,182	2,289	2,385
Upper Mifflin Township	1,347	1,571	1,675	1,769	1,852
West Pennsboro Borough	5,263	5,978	6,311	6,610	6,878
Wormleysburg Borough	2,607	2,694	2,735	2,771	2,804
County Totals	213,674	238,347	249,813	260,144	269,375

■ **Source:** Penn State Data Center, 1998; Tri-County Regional Planning Commission, 2001

Data represents only the portion of Shippensburg Borough within Cumberland County.



The **History and Historic Preservation Plan** chapter update began in 2007 and is scheduled for completion in 2008. The County received a grant from the Pennsylvania Historical and Museum Commission to update the Plan. The project includes:

- Updating the developmental history of the County
- Identify and map historic resources
- Recommend strategies to protect historic resources

The developmental history section update was completed in 2007. The mapping of historic resources and recommended strategies for their protection should be completed in summer, 2008.

LOCAL PLANNING ASSISTANCE PROGRAM

The Planning Department staff provides direct technical assistance to our

municipal partners through the local planning assistance program.

Municipalities that enter the program have access to a variety of county resources at no cost to assist with local planning initiatives.

The program allows municipalities to partner with the county to work on important projects that municipalities may otherwise not have the resources or staff time to address. Staff logged over 500 hours of technical support for the 30 municipalities that enrolled in the LPA program in 2007.

LOCAL PLANNING ASSISTANCE PROGRAM



- Shaded municipalities participated in the Cumberland County Local Planning Assistance Program in 2007.

MAJOR PLANNING PROJECTS 2007

Planning the Communities of Tomorrow...

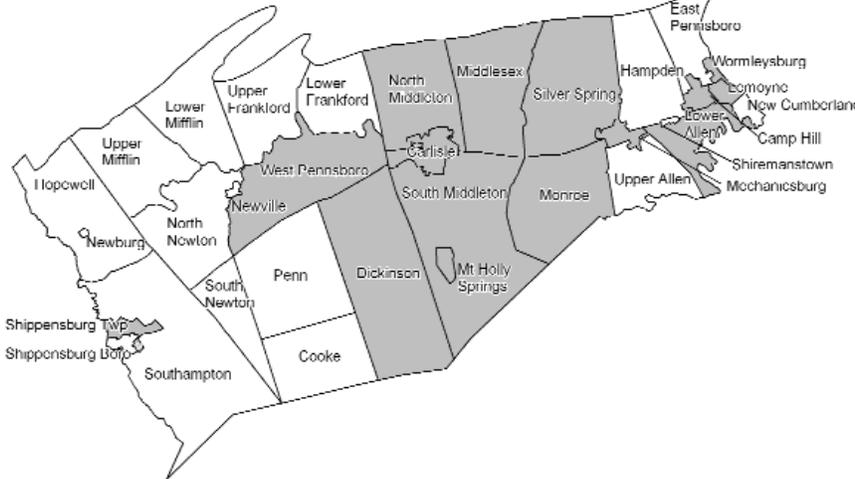
The Land Partnerships Program and the Local Planning Assistance Program

provide financial and technical assistance resources, respectively, to municipalities that update local comprehensive plans, subdivision and land development ordinances, or zoning ordinances. The convergence of these two programs led to unprecedented interest and results in municipal planning in 2007 with 16 of the county's 33 municipalities beginning or completing updates of their local planning documents.

These investments in sound planning and sustainable futures were targeted to two groups of municipali-

ties, the rapidly growing suburban second class townships and the county's urbanized boroughs that serve as the residential and commercial cores for the county. Planning investments in the second class townships will provide for needed residential, commercial, and industrial growth that compliments and enhances the abundant natural resources and quality of life characteristic of these areas. With fresh comprehensive plans and modern zoning ordinances the county's borough's have the blueprint needed to be the renowned mixed-use activity centers for Cumberland County and the surrounding region.

LAND PARTNERSHIPS PROCESS



- Shaded municipalities updated local planning documents in 2007.

While Revitalizing the Communities of Today...



■ Camp Hill Borough

The Planning Department in partnership with the Cumberland County Housing and Redevelopment Authority (CCHRA) continued to provide revitalization assistance to our “core communities”, the boroughs and villages of the county, in 2007. Through a facilitated process led by the Planning Department the core communities of Wormleysburg, Camp Hill, Lemoyne, New Cumberland, Boiling Springs, and Churchtown identified a preferred vision for their communities and an associated action plan to achieve that vision.

The CCHRA with assistance from the Planning Department is providing ongoing

support to these communities to identify and secure the resources needed to achieve future goals such as streetscape enhancements, regional marketing, and historic preservation.



■ Lemoyne Borough

... And Insuring Clean Water for All

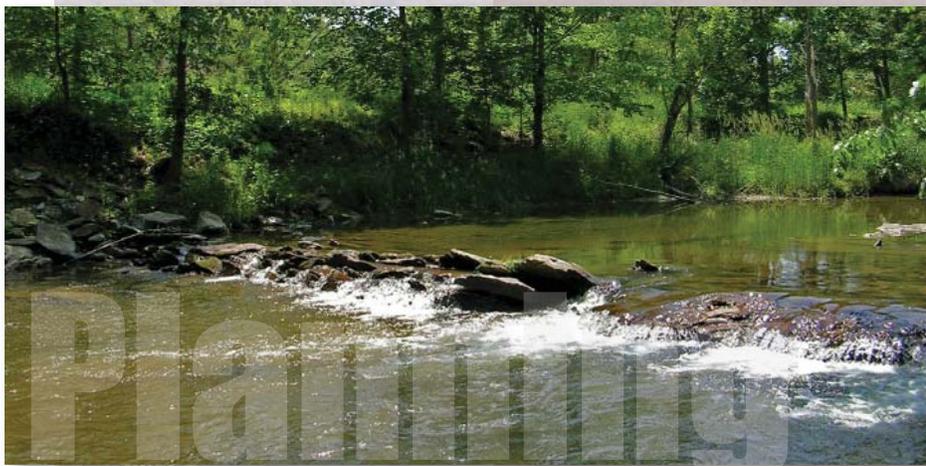
A reliable, clean source of water is the foundation upon which the county's future will be built. Several Planning Department projects started or completed in 2007 focused on the water quality and quantity in Cumberland County.

The countywide Act 167 Stormwater Management Plan will focus on managing the stormwater impacts of development with the goal of mitigating flooding and pollution of the county's surface and groundwater. The plan will recommend various best management practices that capture and filter stormwater before returning clean water back to streams, rivers, and aquifers. A model ordinance that regulates stormwater management measures with new development will also be produced with required implementation by county municipalities.

On the heels of the Act 167 plan start-up, Cumberland County applied for a state grant to complete a water supply study and aquifer protection strategy.

The study would identify the critical aquifers and recharge areas in the county and propose strategies for their long term protection. At the end of 2007, the state Department of Conservation and Natural Resources provided a \$17,000 grant to prepare model ordinances that would protect the county's major drinking water supplies from pollution. A \$200,000 grant request from the state Department of Environmental Protection was pending at the close of 2007.

■ Mountain Creek in Mt. Holly Springs Borough



MAJOR TRANSPORTATION PROJECTS 2007

The future of Cumberland County depends upon a transportation system that effectively moves people and goods. Planning and implementing that future transportation system has been a key policy priority for the Cumberland County Commissioners for several years.

Through its participation in the Harrisburg Area Transportation Study (HATS), Cumberland County works with Dauphin County, Perry County, and PennDOT to identify and fund priority transportation projects throughout the tri-county region. Several important transportation projects were either initiated or completed in Cumberland County in 2007.

Major Transportation Projects, 2007

	Project	Description	Progress in 2007	Future Progress
1	US 15 / PA Route 581	Improve interchange, rehabilitate bridges, and widen roadways in Camp Hill Borough and Lower Allen Twp	Completed design phase	Scheduled for construction in 2008
2	St. John's Church Road Area Circulation Study	Identify improvements to traffic circulation in Camp Hill Boro, Shiremanstown Boro, Hampden Twp, and Lower Allen Twp.	Began study	Scheduled completion in 2008
3	I-81 / PA Route 944 Improvements	Widen Pa 944 and interchange ramps in Hampden Twp	Completed construction	N/A
4	US Route 11, Lambs Gap Road, Silver Spring Road Intersection	Realign intersections and road improvements in Silver Spring and Hampden Twp	Completed construction	N/A
5	New Kingstown Bypass	Relocate northbound lanes of US Route 11 around Village of New Kingstown in Silver Spring Twp.	Completed design phase	Construction 2008
6	I-81, Exit 44 Improvements	Redesign interchange and improvements to PA Route 465 in South Middleton Twp and Carlisle Boro	Continued right-of-way and design work	Complete design 2008 Construction 2009-2010.
7	PA Route 641 Bridge	Replace bridge over Conodoguinet Creek in Hopewell Twp.	Began design phase	Estimated construction 2012

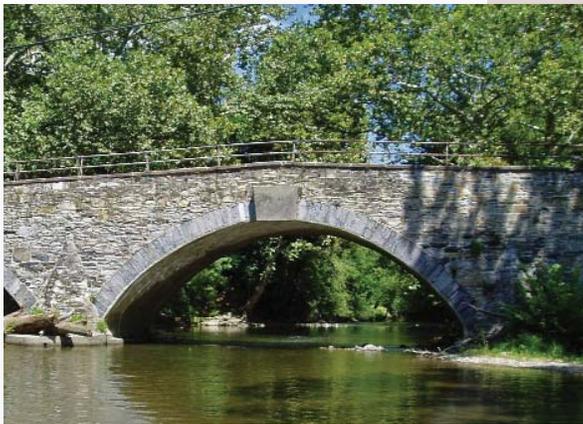
Numbers correspond to project locations shown on the opposite page.



PUBLIC TRANSIT

Capital Area Transit (CAT) provides public transit services to Cumberland and Dauphin Counties and carried over 1.2 million riders in 2007. Several Cumberland County routes including the Carlisle Express and the Shippensburg Express showed increases in ridership in 2007. In an effort to promote ongoing ridership increases, the Cumberland County

Commissioners in partnership with CAT, Dauphin County, Perry County, and the City of Harrisburg initiated a service planning study in 2007. The service planning study seeks to maximize the efficiency of the CAT system by recommending modifications to existing bus routes, adding new routes, or discontinuing underperforming routes. The study should be completed in 2008.



■ Boiling Springs Arch Bridge, constructed in 1854.

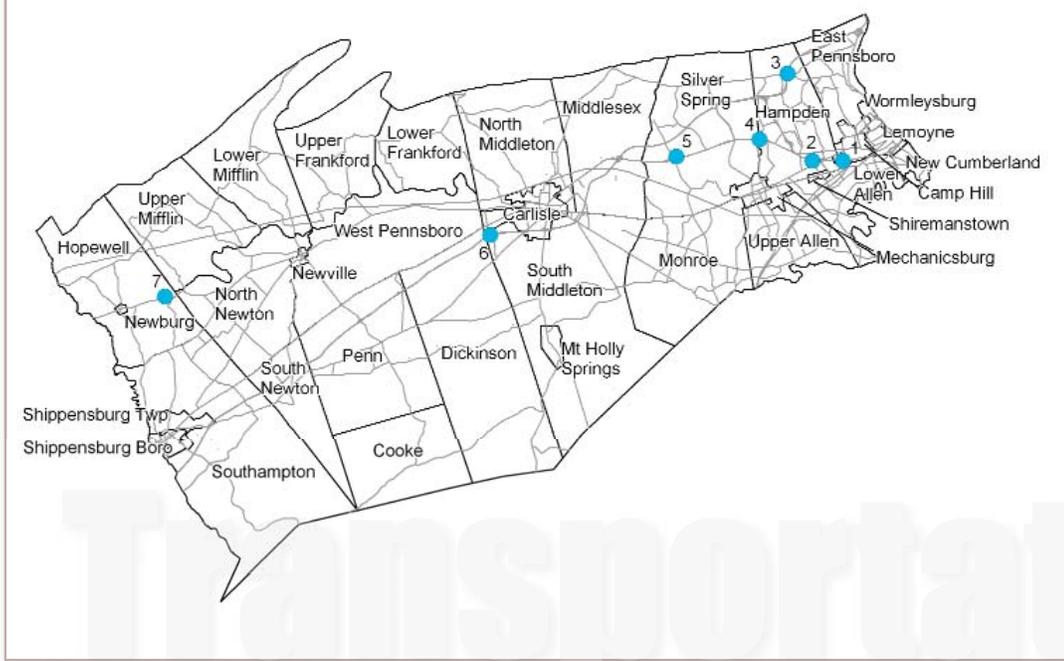
COUNTY BRIDGE PROGRAM

The 28 county-owned bridges represent the only transportation infrastructure that is owned and controlled by Cumberland County. Each year the county receives approximately \$350,000 to inspect, maintain, and replace these bridges. With an average age of 80 years old, the county's bridge stock is aging and rapidly deteriorating thereby creating a maintenance backlog that exceeds available funding. Thus, only the most critical maintenance needs are addressed each year. Federal and state funding is an absolute necessity when multi-million dollar bridge replacements are in order.

The Gilbert Bridge project reached the construction stage in 2007. The project which was initiated in 1997 includes the replacement of the 1898 steel truss bridge and should be completed in May 2008.

The Boiling Springs Arch Bridge and the Slate Hill Road Bridge also received major maintenance work in 2007. While over \$100,000 of maintenance work was completed on the Boiling Springs Arch Bridge in August, the Slate Hill Road Bridge was still closed for over \$50,000 worth of repairs that should be completed in early 2008.

MAJOR TRANSPORTATION PROJECTS 2007



What is Land Partnerships?

- Adopted in April 2006, Land Partnerships is a countywide strategy designed to maintain and improve the quality of life in Cumberland County through open space preservation and smart growth planning. The plan identifies important features of the County and suggests strategies and policies to protect those resources for current and future generations. Land Partnerships is a blueprint intended to help the County achieve a healthy balance between preservation and development.



■ Mt Holly Marsh Preserve

LAND PARTNERSHIPS

In 2007, Cumberland County continued implementation of Phase 1 of its countywide open space preservation and smart growth plan, Land Partnerships. \$4.6 million in county bond funds were earmarked for implementation of Phase 1 of the plan. The primary funding areas for

Phase 1 include the Agricultural Conservation Easement Program and a pilot grant program. In total, the \$4.6 million county investment in Land Partnerships has leveraged over \$7.3 million in local, state and private dollars for a total community investment of \$12 million.

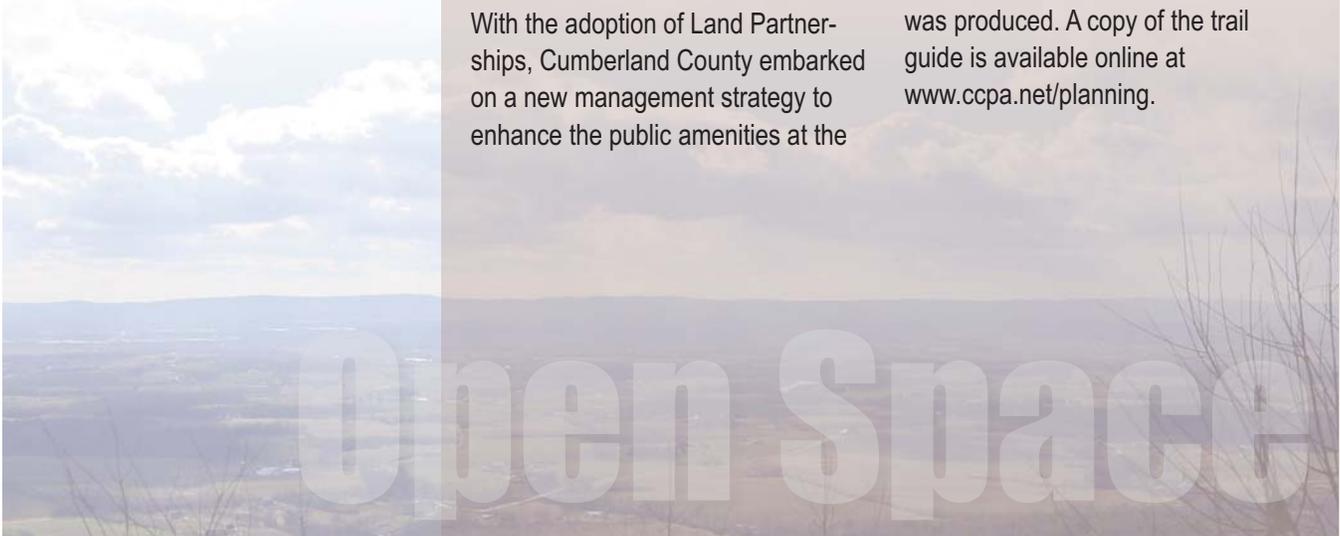
Land Partnerships Grant Program

The Land Partnerships Grant Program provides financial assistance to municipalities and non-profit organizations in Cumberland County for land acquisition, park and trail development, land use ordinance assistance and comprehensive planning for greenways and open space. 33 grants totaling \$1 million were awarded to 24 municipalities and 6 non-profit organizations across the county.

Mount Holly Nature Preserve. The Preserve is a 900 acre natural area along the rocky slopes of the South Mountain near Mount Holly Springs. The Mount Holly Marsh Preserve was acquired in 1992 by The Nature Conservancy with the assistance of the Holly Gap Committee, a group of local community members who raised funds to acquire the land. The Mount Holly Marsh Preserve was then donated to Cumberland County, as its first open space area. Currently, the Preserve is managed by the county in cooperation with the Nature Conservancy. In 2007, Cumberland County accomplished a number of improvements to the preserve including refurbishing the parking lot and planting native trees and shrubs. In addition, the trail system received a face lift and a new trail brochure was produced. A copy of the trail guide is available online at www.ccpa.net/planning.

Mt. Holly Marsh Preserve

With the adoption of Land Partnerships, Cumberland County embarked on a new management strategy to enhance the public amenities at the



Land Partnerships Projects, 2007

Grant projects completed in 2006-2007:

- Carlisle Borough.....\$50,000
Carlisle Community Pool Renovation
- Friends of Opossum Lake
Conservancy\$12,866
Anglers Access Trail
- Hampden Township.....\$50,000
Recreation & Trail Improvements
- Mechanicsburg Borough\$50,000
Mechanicsburg Area Community
Swimming Pool Renovation
- Middlesex Township.....\$11,000
Letort Falls Park Land Acquisition
- Middlesex Township\$20,000
Municipal Well #1 Land Acquisition
- Monroe Township\$14,633
Comprehensive Plan Update
- Mount Holly Springs
Borough.....\$5,389
Playground Equipment
- South Middleton Township\$50,000
Leaman Farm Acquisition
- Southampton Township.....\$35,000
Multi Purpose Center Improvements
- The Nature Conservancy\$50,000
South Mountain-Sutton Land
Acquisition
- Upper Allen Township.....\$50,000
Simpson Park Improvements
- West Pennsboro Township.....\$8,720
Zoning Ordinance Update

SOUTH MOUNTAIN INITIATIVE

Land Partnerships identified South Mountain as a regional greenway and high conservation priority for the region. The Cumberland County Planning Department has been involved with the South Mountain Initiative since its inception in 2006. The South Mountain Conservation Landscape Initiative is a four-county effort to conserve and protect the natural, cultural and recreational assets of the South Mountain area. The South Mountain

Initiative is being coordinated by the Pennsylvania Department of Conservation and Natural Resources (DCNR) and includes county planning agencies, land trusts and conservancies, state and local agencies and conservation organizations. In October 2007, DCNR Secretary Michael DiBerardinis visited Cumberland County to tour the South Mountain area and make check presentations to South Middleton Township and The Nature Conservancy for land acquisition projects in the area of South Mountain.

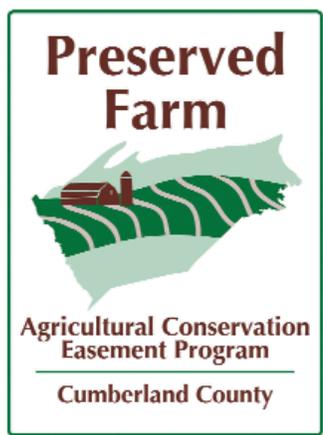


■ DCNR Secretary Michael DiBerardinis presents a check to South Middleton Township for open space preservation.

Open Space

Celebrating Success....

- Cumberland County celebrated the preservation of over 13,000 acres of working farmland since the program's inception in 1989.
- Of the 57 counties with farmland preservation programs, Cumberland County ranks 7th in the number of acres preserved.



■ *Earl & Joyce Heckendorn Farm, West Pensboro Township*

AGRICULTURAL CONSERVATION EASEMENT PROGRAM

The Cumberland County Agricultural Land Preservation Board was established in 1989 by the Board of Commissioners to oversee and administer the county's Agricultural Conservation Easement Program. The program was developed to strengthen the county's agricultural economy and to protect prime farmland. The Agricultural Conservation Easement Program incorporates local, county, state, and federal funds to purchase agricultural conservation easements on prime agricultural land from willing land owners.

milestone in the history of the Cumberland County Agricultural Conservation Easement Program. From the program's inception in 1989 until the end of 2007, 13,431 acres were preserved or pending settlement. Cumberland County was able to surpass the 13,000 acre mark due to a significant investment of \$10 million by the county and the Commonwealth in 2006. Cumberland County ranks 7th of 57 counties in Pennsylvania that participate in the Agricultural Conservation Easement Program.

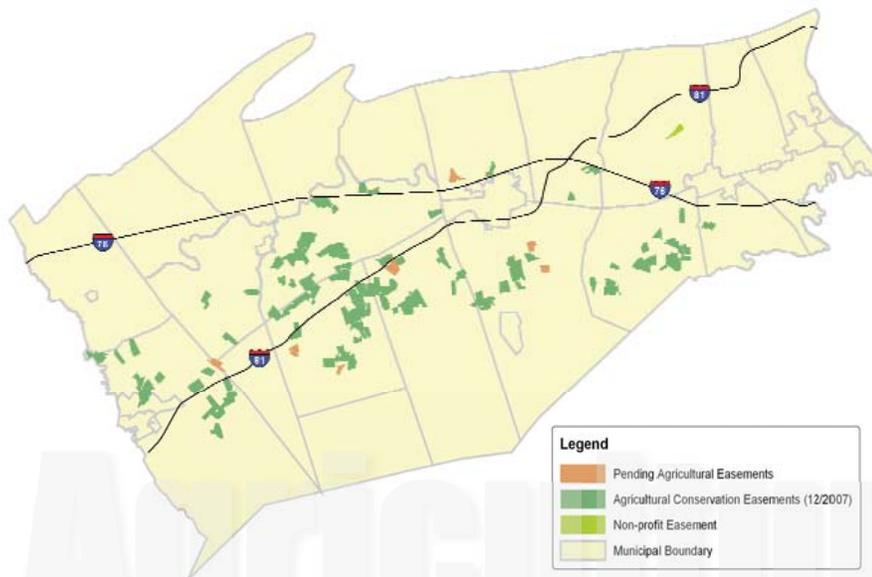
In 2007, 41 applications were ranked for funding. The top 4 ranking farms were selected for appraisal and easement purchase consideration. Of the 4 farms selected, 3 farms covering 287 acres are expected to proceed to closing.

The Cumberland County "Preserved Farm" Signage Program was unveiled at the "13,000 Acre Celebration". The sign is shown to the left. The purpose of the signage program is to raise awareness about the program and highlight the properties preserved in Cumberland County.

The Cumberland County Board of Commissioners and Agricultural Land Preservation Board hosted a "13,000

Acre Celebration" in September 2007 to commemorate an important

AGRICULTURAL CONSERVATION EASEMENTS 2007



BUSINESS RETENTION & EXPANSION PROGRAM

In addition to preserving the working farmland of Cumberland County, the Cumberland County Planning Department has a partnership with the Cumberland County Economic Development Corporation (CCEDC) to provide support for sustaining the agricultural industry. Interviews with six agricultural operations were conducted in 2007 through the Business Retention Expansion Program (BREP). The BREP visits provide for the ongoing success of the farms in the farmland preservation program by identifying and addressing their ongoing business needs. One farm in Southampton Township received a \$200,000 low interest loan through CCEDC's Small Business First Loan program for expansion of the agricultural operation.

EDUCATION & OUTREACH

The Cumberland County Planning Commission (CCPC) considers stakeholder education and outreach to be an integral part of its annual planning program. Our education



- Mark Fenton, national community planning expert talks to a mobile workshop in Carlisle.

and outreach strategy employs a continual process of collecting input on the important planning issues in the county and focusing our planning initiatives to address those critical planning needs. The strategy

promotes communication with all affected stakeholders including municipal officials, the private sector, interest groups and the public.

The Planning Department's "Outreach" program was initiated in 1995 with the intent of promoting communi-

cation and collaboration between municipalities and the county through regularly scheduled meetings. Nearly 25 attendees participated in each of the 9 Outreach meetings conducted in 2007 to discuss the following topics:

- Countywide Stormwater Management Study
- Land Partnerships Program
- Agricultural Conservation Easement Program
- Regional Transportation Plan updates
- Historic Preservation
- Training Sessions

The Cumberland County Planning Commission continued in 2007 with its successful training program that was launched in 2005. Over 120 attendees including farmers, municipal staff, county staff, business leaders, developers, conservation organizations, and residents participated in the 4 training sessions outlined below.

Course	Description
Agricultural Conservation Easement Program	CCPC staff held a pre-application informational workshop to describe the program, its guidelines, and the application and selection process.
"Roles and Responsibilities of a Planning Commission Member"	Partnering with the Pennsylvania State Association of Township Supervisors (PSATS), this course provided new planning commission members with the basic skills they needed to effectively serve their community.
"Healthy Community Design, More Than A Walk in The Park"	Partnering with Carlisle Area Health & Wellness Foundation (CAHWF) and Carlisle Regional Advocates for Nutrition & Activity (CRANA), Cumberland County co-hosted a three day training event on healthy community design and planning for bicycle and pedestrian accessibility. National expert Mark Fenton was the featured speaker for the three day event. Mr. Fenton is widely recognized as an advocate for bicycle and pedestrian access and for creation of more sustainable and livable communities.
"What's the Big Deal About Zoning?"	Partnering with the Pennsylvania State Association of Township Supervisors (PSATS) & Shippensburg University, staff organized a training session that provided a basic overview of zoning and addressed common myths and truths regarding zoning.

PLANNING WEBSITE

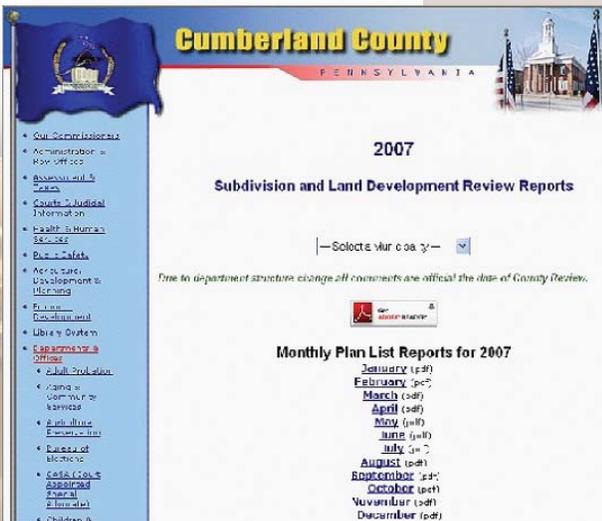
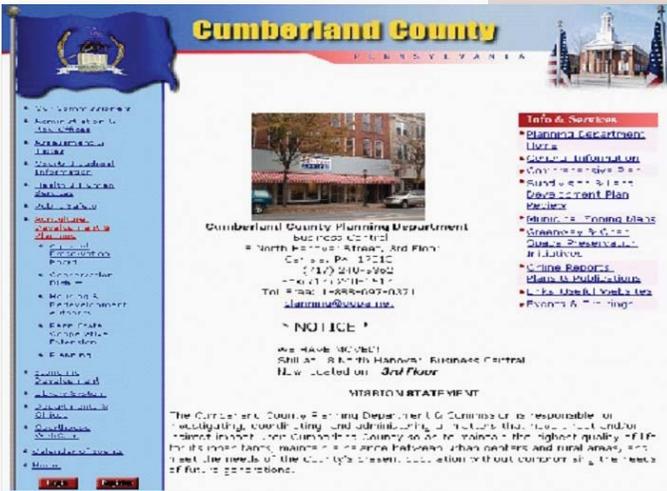
During 2007, the Cumberland County Planning Department continued to use the internet as a tool to promote and distribute important planning information to the residents of Cumberland County. The Planning Department's website can be accessed at www.ccpa.net/planning. From April 2007 to December 2007 the Planning Department's website was visited approximately 5000 times.

Some of the more commonly visited pages on the website in 2007 included municipal zoning maps, subdivision and land development reviews, the County Comprehensive Plan, devel-

opments of regional impacts, and Greenway and Open Space Initiatives. The website is also utilized for advertising trainings and seminars that are sponsored by the Planning Department.

Website users can find every subdivision and land development review report since 2005. Plan review reports are posted immediately by the Planning Department once a plan is reviewed.

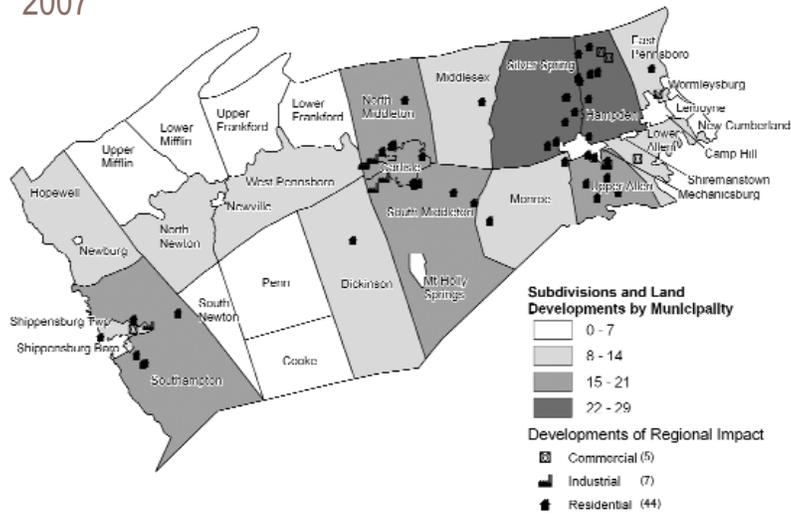
In 2007, the Planning Department assisted the GIS Department in creating the countywide interactive zoning map. Users can view zoning districts for every municipality that has adopted zoning. When a municipality changes its respective zoning map, the interactive zoning map can be readily updated providing users access to the most current information.



PROPOSED DEVELOPMENT:

The Cumberland County Planning Commission monitors growth through the submission of final subdivision and land development plans to our office. Information includes number of proposed dwelling units, proposed acreage developed and open space preserved, and proposed development in designated growth areas.

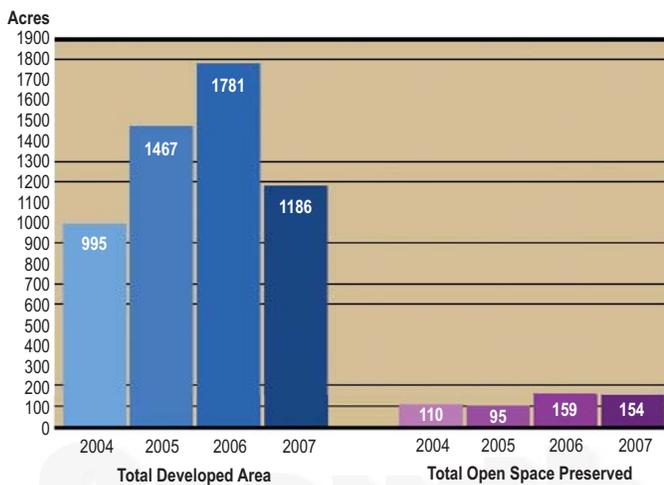
SUBDIVISION & LAND DEVELOPMENT PLANS AND DEVELOPMENT OF REGIONAL IMPACT 2007



Plans Submitted & Developments of Regional Impact

In 2007, 298 subdivision and land development plans were submitted. The municipalities receiving the most plans are highlighted. This included 56 plans identified as developments of regional impact. Developments of regional impact are plans proposing 25 or more dwelling units or 20,000 sq. ft. or more of floor area for commercial / industrial uses.

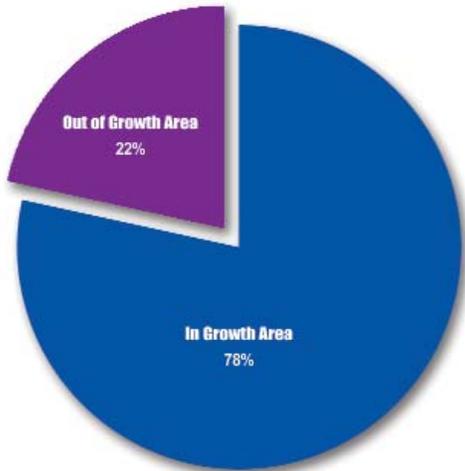
LAND DEVELOPMENT & OPEN SPACE PRESERVATION 2007



Acres Developed

Approximately 1,186 acres were proposed for development in 2007, based on final plan submissions. This is a decrease of 595 acres from 2006 (33% decrease) and reverses a trend of increasing development acreage. Total open space preserved represents the amount of acreage set aside for recreation and open space, as delineated on final subdivision and land development plans. The amount of acreage preserved as open space has remained relatively constant between 2004 and 2007 despite fluctuations in developed acreage during the time period. In 2007, 1 acre of open space was proposed for every 8 acres proposed for development.

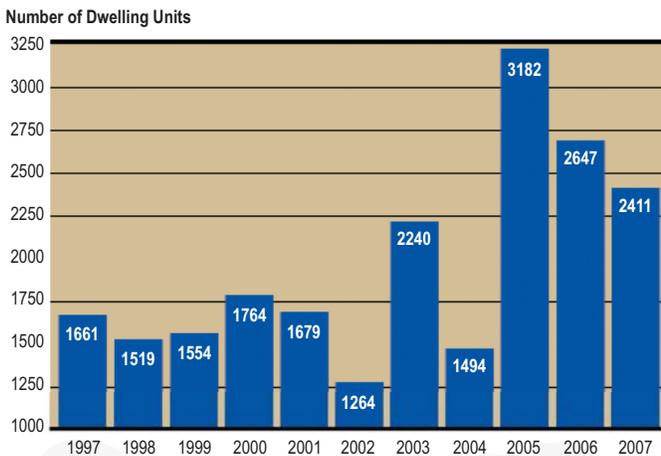
DEVELOPMENT IN & OUT OF GROWTH AREAS
2007



Development In & Out of Growth Areas:

The majority of the county's proposed development (78%) occurred in Growth Areas as designated by the County Comprehensive Plan. A goal of the county is to focus the majority of development in designated Growth Areas. Growth Areas are regions provided with public services such as sewer, water, transit, and highway access. The percentage of development in Growth Areas in 2007 is greater than in 2006, which indicated 67% in growth areas.

PROPOSED DWELLING UNITS (Final Plan Submissions)
1997-2007



Proposed Dwelling Units:

The number of dwelling units proposed in Cumberland County has fluctuated considerably over the last 10 years. Between 1997 and 2001 the number of proposed homes, submitted in final plans, remained generally stable (1,635 per year average). In 2002 the number of proposed homes began to fluctuate with a low of 1,264 in 2002 and a high of 3,182 in 2005. During the last two years the number of proposed units has steadily decreased and the amount of homes proposed in 2007 is similar to the number in 2003.

Growth Trends

Number of Proposed Lots/Units by Land Type in 2007:

Final plan submissions by land use type are presented below. Data is provided by municipality and includes total units and average proposed by subdivision and land development.

NUMBER OF PROPOSED LOTS/UNITS BY TYPE 2007

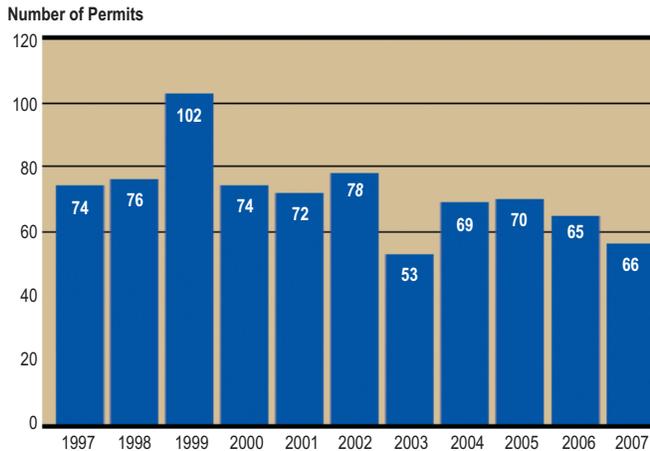
MUNICIPALITY	Lots	SF	MU-F	TH	CM	IND	Other	Acreage
Camp Hill Borough	3	0	0	0	2	1	0	3.62
Carlisle Borough	56	36	0	83	0	3	3	74.29
Cooke Township	4	3	0	0	0	0	1	11.39
Dickinson Township	8	4	0	0	0	0	4	16.14
East Pennsboro Township	44	8	0	64	2	0	8	21.17
Hampden Township	167	128	8	152	11	0	21	184.62
Hopewell Township	19	10	0	0	0	0	9	110.61
Lemoyne Borough	0	0	0	0	0	0	0	0.00
Lower Allen Township	17	0	0	0	6	1	10	17.50
Lower Frankford Township	2	0	0	0	0	0	2	4.51
Lower Mifflin Township	13	13	0	0	0	0	0	120.32
Mechanicsburg Borough	9	2	2	0	0	0	6	2.62
Middlesex Township	72	12	0	47	5	0	8	25.63
Monroe Township	66	83	0	0	0	0	5	119.17
Mt. Holly Springs Borough	1	0	0	0	0	0	1	0.15
New Cumberland Borough	2	0	0	4	0	0	1	0.46
Newburg Borough	0	0	0	0	0	0	0	0.00
Newville Borough	0	0	0	0	0	0	0	0.00
North Middleton Township	59	42	0	0	1	2	14	206.32
North Newton Township	14	1	0	0	4	1	8	12.99
Penn Township	8	4	0	0	1	0	3	70.93
Shippensburg Borough	5	0	0	2	0	0	3	0.73
Shippensburg Township	10	0	120	0	9	0	0	44.01
Shiremanstown Borough	8	0	0	8	0	0	0	0.50
Silver Spring Township	268	361	0	202	17	2	11	343.50
South Middleton Township	121	80	0	18	5	3	15	413.12
South Newton Township	3	2	0	0	0	0	1	15.70
Southampton Township	265	74	248	160	6	0	19	188.99
Upper Allen Township	86	49	19	334	6	1	11	129.95
Upper Frankford Township	3	2	0	0	0	0	1	21.37
Upper Mifflin Township	8	1	0	0	0	0	7	208.81
West Pennsboro Borough	18	5	14	0	1	0	11	96.53
Wormleysburg Borough	3	0	6	0	1	0	1	0.79
Total	1362	920	417	1,074	77	14	184	2466.44

■ SF = single family, MU-F = multifamily, TH = townhouse, CM = commercial, IND = industrial, Other = lot addition / recreation / stormwater

BUILDING PERMIT SURVEY:

The Cumberland County Planning Commission conducts a building permit survey each year to monitor growth trends and identify locations where development is actually occurring. The survey includes the number and type of permits issued by municipality, as well as, the estimated construction costs. The following data is from the 2007 building permit survey.

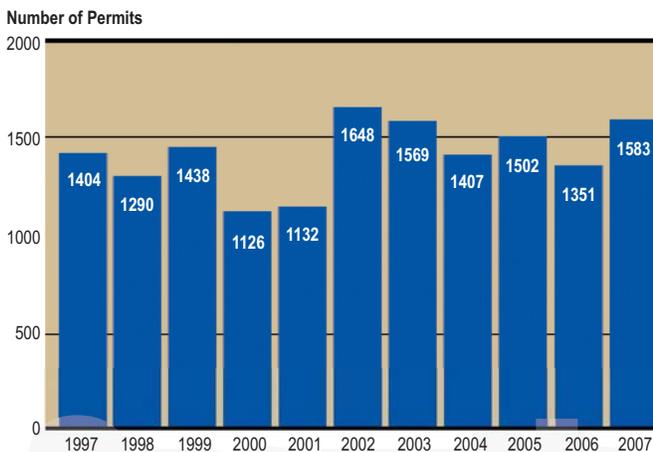
BUILDING PERMITS (Commercial & Industrial) 1997-2007



Commercial & Industrial

The number of building permits continued to decline in 2007. Building permits for commercial and industrial development have generally been declining since 2000.

BUILDING PERMITS (Residential) 1997-2007



Residential Development Activity

The number of building permits in 2007 was the highest since 2002. Building permits for residential development have been relatively stable since 1997, with a slight decline in 2000 and 2001.

Total New Dwelling Units in 1997-2007:

The number of residential building permits issued by each municipality during the last 10 years is shown below. During that period, Hampden Township issued the greatest number of permits followed by Upper Allen and Silver Spring Townships.

TOTAL NEW DWELLING UNITS 1997-2007

MUNICIPALITY	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
Camp Hill Borough	6	0	*	7	1	3	3	1	1	3	17
Carlisle Borough	21	28	112	30	35	55	61	128	59	106	27
Cooke Township	1	3	1	8	1	3	5	4	3	0	1
Dickinson Township	27	51	46	35	42	42	46	59	40	41	18
East Pennsboro Township	105	114	146	130	159	197	207	118	65	77	56
Hampden Township	373	349	349	170	164	192	197	229	288	241	253
Hopewell Township	13	15	18	8	*	8	*	9	7	6	10
Lemoyne Borough	10	3	6	22	13	15	*	20	14	4	18
Lower Allen Township	17	73	15	20	29	323	42	32	31	36	78
Lower Frankford Township	4	11	6	5	4	5	4	4	6	6	7
Lower Mifflin Township	8	9	10	*	13	21	21	8	12	13	9
Mechanicsburg Borough	7	5	12	3	6	2	3	12	3	8	2
Middlesex Township	27	26	26	15	21	19	25	35	31	49	57
Monroe Township	23	13	42	31	32	23	28	21	27	21	16
Mt. Holly Springs Borough	2	7	8	3	5	5	2	3	4	6	5
New Cumberland Borough	11	0	1	1	2	3	0	18	0	0	7
Newburg Borough	0	0	1	0	0	0	0	0	0	2	2
Newville Borough	3	0	9	0	0	0	0	2	0	0	2
North Middleton Township	66	62	38	26	39	58	78	96	138	134	75
North Newton Township	16	20	12	18	10	15	11	16	21	12	16
Penn Township	19	23	17	22	20	20	12	12	29	22	10
Shippensburg Borough	131	1	2	40	21	6	10	11	5	11	14
Shippensburg Township	17	68	0	3	29	2	57	5	7	6	194
Shiremanstown Borough	0	1	0	1	1	1	2	2	2	2	1
Silver Spring Township	57	60	187	202	129	177	261	162	125	101	151
South Middleton Township	113	86	113	125	96	118	154	99	119	114	112
South Newton Township	9	9	7	*	4	5	4	5	1	8	2
Southampton Township	69	67	83	64	56	73	94	117	101	102	199
Upper Allen Township	190	116	104	95	153	208	188	119	263	148	184
Upper Frankford Township	20	21	14	11	9	12	15	24	29	36	13
Upper Mifflin Township	7	9	7	9	14	9	6	9	7	3	8
West Pennsboro Borough	27	40	46	23	24	25	31	27	62	31	19
Wormleysburg Borough	5	1	0	0	0	3	2	0	2	2	0
Total	1404	1291	1438	1127	1132	1648	1569	1407	1502	1351	1583

* No data provided

Building Permits Issued in 2007:

The number and type of building permits issued by municipalities is shown below. In 2007, Hampden Township issued the greatest number of permits for new residential units. Silver Spring Township issued the largest number of permits for new commercial and industrial uses.

BUILDING PERMITS ISSUED 2007

MUNICIPALITY	New Residential Units								Dwellings Demolished	Net Total Residential Units	New Commercial Establishments	New Industrial Establishments	New Public / Semi-Public Establishments
	Single Family	Semi-Detached	Multi-Family	Townhouses	Apartment Conversions	Mobile Homes	Rehabilitated Dwellings	Total New Residential					
Camp Hill Borough	2	0	0	15	0	0	0	17	1	16	0	0	0
Carlisle Borough	18	4	0	3	1	0	1	27	16	11	0	0	0
Cooke Township	0	1	0	0	0	0	0	1	0	1	0	0	0
Dickinson Township	16	0	0	0	0	2	0	18	0	18	0	0	0
East Pennsboro Township	26	4	0	21	0	0	5	56	9	47	4	0	0
Hampden Township	85	0	0	157	0	11	0	253	6	247	3	1	1
Hopewell Township	5	0	0	0	0	5	0	10	0	10	0	0	0
Lemoyne Borough	0	2	0	12	0	0	4	18	0	18	0	0	0
Lower Allen Township	30	47	0	0	0	1	0	78	8	70	1	0	1
Lower Frankford Township	3	0	0	0	0	4	0	7	1	6	0	0	0
Lower Mifflin Township	5	0	0	0	0	4	0	9	0	9	0	0	0
Mechanicsburg Borough	1	0	0	0	0	0	1	2	1	1	0	0	0
Middlesex Township	15	0	0	42	0	0	0	57	7	50	0	0	0
Monroe Township	16	0	0	0	0	0	0	16	2	14	0	0	0
Mt. Holly Springs Borough	1	0	4	0	0	0	0	5	0	5	0	0	0
New Cumberland Borough	4	0	0	3	0	0	0	7	3	4	0	0	0
Newburg Borough	2	0	0	0	0	0	0	2	0	2	0	0	0
Newville Borough	1	0	0	0	0	0	1	2	3	-1	2	0	0
North Middleton Township	40	0	0	18	0	17	0	75	13	62	4	1	0
North Newton Township	16	0	0	0	0	0	0	16	1	15	0	0	0
Penn Township	10	0	0	0	0	0	0	10	0	10	0	0	0
Shippensburg Borough	4	0	0	8	1	0	1	14	0	14	2	0	0
Shippensburg Township	0	4	60	124	2	4	0	194	0	194	2	0	0
Shiremanstown Borough	1	0	0	0	0	0	0	1	0	1	0	0	0
Silver Spring Township	101	0	0	47	0	3	0	151	8	143	14	3	0
South Middleton Township	54	0	0	50	0	8	0	112	1	111	5	0	0
South Newton Township	1	0	0	0	0	1	0	2	2	0	0	0	0
Southampton Township	71	2	124	2	0	0	0	199	0	199	5	0	4
Upper Allen Township	40	0	64	80	0	0	0	184	7	177	8	1	0
Upper Frankford Township	6	0	0	0	0	7	0	13	0	13	0	0	0
Upper Mifflin Township	8	0	0	0	0	0	0	8	1	7	0	0	0
West Pennsboro Borough	18	0	0	0	0	1	0	19	0	19	0	0	0
Wormleysburg Borough	0	0	0	0	0	0	0	0	3	-3	0	0	0
County Totals	600	64	252	582	4	68	13	1583	93	1490	50	6	6

Cumberland County Housing Costs Summary:

Housing sale prices continued to escalate in 2007 in Cumberland County with a 4% increase over 2006 housing sale prices. The county's growth in sale prices does not mirror national trends where growth in housing sale prices is stagnant or declining. The housing sale price data listed below includes any settled property with a closing date in 2007.

■ Source: Central Penn Multi-List, Inc. 2007

All Housing Types	2002	2003	2004	2005	2006	2007
	\$133,000	\$140,000	\$150,000	\$167,900	\$177,000	\$184,900
Single Family Detached	2002	2003	2004	2005	2006	2007
	\$142,000	\$154,900	\$169,000	\$187,000	\$199,900	\$201,150
Single Family - Attached & Semi-attached	2002	2003	2004	2005	2006	2007
	\$98,250	\$110,250	\$116,250	\$113,950	\$137,500	\$148,500

BY MUNICIPALITY	2002	2003	2004	2005	2006	2007
Camp Hill Borough	125,400	138,225	146,000	160,000	167,010	178,500
Carlisle Borough	103,500	115,250	121,925	127,000	135,000	145,800
Cooke Township	102,450	97,000	74,950 (2)	247,500	134,200 (2)	307,500
Dickinson Township	143,900	192,200	240,000	245,000	287,825	244,000 (1)
East Pennsboro Township	135,400	130,000	134,297	139,950	156,730	159,900
Hampden Township	179,900	187,000	208,900	251,750	250,000	237,000
Hopewell Township	105,450	140,900	81,000 (2)	183,500	259,950 (2)	259,250
Lemoyne Borough	90,450	109,900	106,900	112,500	129,499	133,000
Lower Allen Township	112,200	120,000	129,900	139,900	149,900	156,000
Lower Frankford Township	106,950	165,000	145,250	169,900	194,000	110,000
Lower Mifflin Township	120,000	115,500	141,000	126,450	159,950	123,450
Mechanicsburg Borough	115,000	115,450	116,750	144,900	149,900	155,950
Middlesex Township	164,900	167,700	176,000	243,500	225,000	250,500
Monroe Township	154,700	169,000	171,950	222,000	210,900	223,000
Mt. Holly Springs Borough	89,000	95,800	128,900	128,000	140,000	142,000
New Cumberland Borough	100,000	114,500	126,900	128,000	149,200	141,000
Newburg Borough	0	80,000 (1)	129,900 (3)	184,370 (3)	182,000 (1)	223,500 (1)
Newville Borough	79,050	107,500	107,000	104,000	115,000	117,000
North Middleton Township	124,900	134,950	156,500	179,400	178,700	181,700
North Newton Township	103,400	137,900	139,950	180,450	188,750	176,900
Penn Township	117,400	104,900	174,000	140,000	222,450	177,400
Shippensburg Borough	77,950	81,500	109,000	184,750	159,900	158,000
Shippensburg Township						
Shiremanstown Borough	133,700	137,500	146,900	142,700	141,950	166,000
Silver Spring Township	153,150	149,900	170,902	179,535	211,000	219,584
South Middleton Township	149,950	170,900	171,900	179,000	189,950	204,763
South Newton Township	149,950 (2)	123,500	149,900	142,000	131,500	171,000
Southampton Township	105,450	124,500	120,000	141,630	183,000	198,500
Upper Allen Township	137,000	156,900	161,900	180,000	205,000	201,080
Upper Frankford Township	113,600	106,450	175,000	170,450	181,000	176,000
Upper Mifflin Township	148,000 (2)	119,950 (2)	119,900	182,450	185,000	180,950
West Pennsboro Borough	129,000	140,450	155,000	163,950	167,000	197,000
Wormleysburg Borough	94,876	119,900	123,000	98,500	142,450	130,000

■ (1), (2), (3) - Number of properties sold

Administration

Planning

Agriculture

Open Space



Cumberland County Planning Commission

1 Courthouse Square, Carlisle, PA 17013

Phone: 717-240-6377 / Fax: 717-240-6517

www.ccpa.net/planning

Growth Trends
