



# Cumberland County Planning Department

## 2022 Growth Trends Report

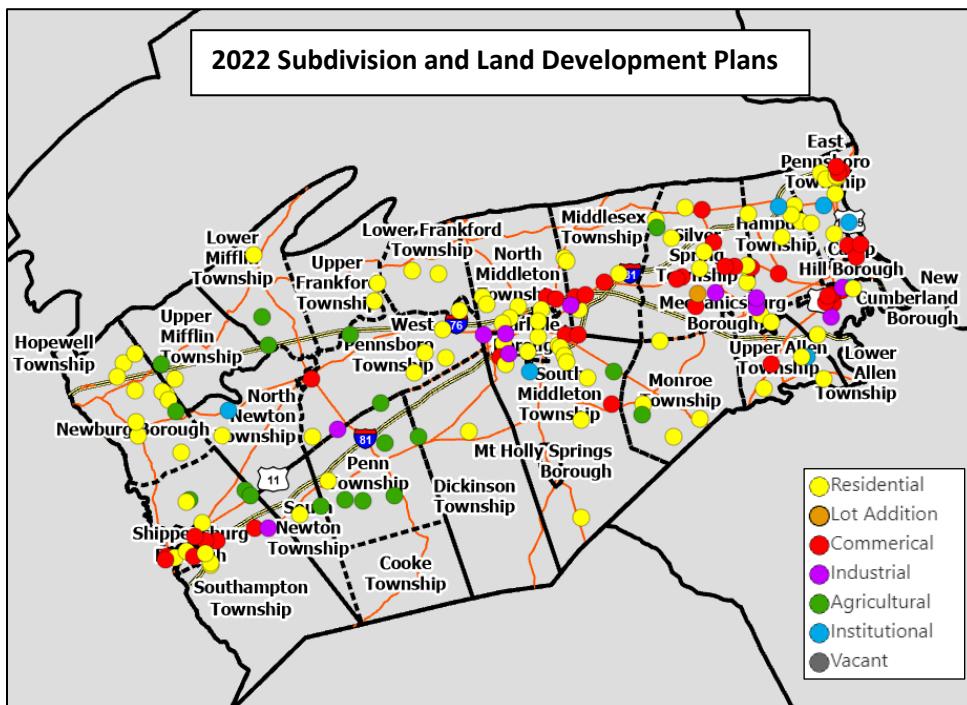
Cumberland County Planning Commission  
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Carlisle, PA 17013  
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# PLAN SUBMISSIONS

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. The following data summarizes the development proposals reviewed in 2022.

## Number and Location of Plan Submissions

A total of 168 plans were submitted for review in 2022. The map below indicates the proposed land use type and the location of each plan. Clusters of activity can be found around the Borough of Shippensburg, The Borough of Carlisle, along State Route 11 east of Carlisle and along Route 15. Click on the image below to view an interactive map that includes more detailed information about each proposal.

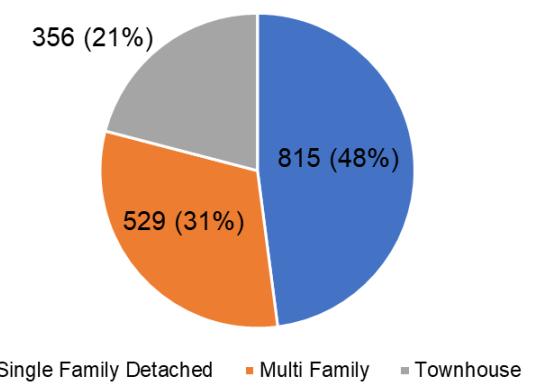


## Residential Plan Submissions

A total of 1,700 new residential units were proposed in Cumberland County in 2022 with 1,136 of the proposed units (67%) concentrated in five municipalities (see table on page 3). Single family detached units (815) comprised nearly half of the total number of proposed units with multifamily (529) and townhouses (356) combining for the remaining proposed residential units. Major residential proposals in 2023 included:

- Cambria Place, South Middleton Township (336 multifamily).
- Arcona, Lower Allen Township (88 townhomes).
- Smith Farm (86 townhouses), South Middleton Township.

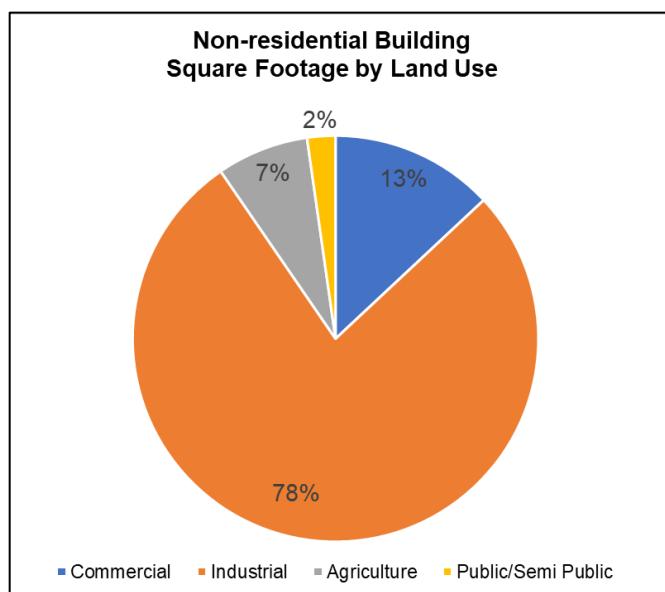
**2022 Proposed Residential Units by Type**



## Nonresidential Plan Submissions

A total of 57 nonresidential units comprising 2,696,127 square feet of floor area were proposed in 2022, a 42% increase from 2021. The HSS Investors plan in Silver Spring Township with a total floor area of 1,987,025 square feet accounted for (74%) of the total commercial/Industrial floor area. Other notable nonresidential proposals included:

- The Loren Newswanger Agricultural Operation in Dickinson Township accounted for 99,300 square feet (4%) of the proposed floor area.
- The Wilbur Shank Poultry plan in Lower Mifflin Township proposed 65,400 square feet (2%) of the floor area.



## 2022 Proposed Growth By Municipality

The following table lists the municipalities that experienced the most proposed growth in 2022. The table on page 4 provides proposed growth statistics for each municipality. The proposed plans submitted in these municipalities reflects future development that will be constructed and reflected in completed building permits in coming years.

Municipal Proposed Growth Leaders 2022			
Municipality	# Proposed Residential Units	Municipality	# Proposed Commercial/Industrial Units
South Middleton Township	568	Silver Spring Township	14
Lower Allen	156	Lower Allen Township	10
Middlesex Township	143	East Pennsboro Township	6
North Middleton Township	138	Middlesex Township	6
Mechanicsburg Borough	131	Shippensburg Township	4
		Carlisle Borough	3
Subtotal (top 5 municipalities)	1,136	Subtotal (top 6 municipalities)	43
<b>Total (Countywide)</b>	<b>1,700</b>	<b>Total (Countywide)</b>	<b>57</b>

Proposed Lots/Units by Land Use Type in 2022 (Final Plans)										
Municipality	Lots	SF	MU-F	TH	CM	IND	AG	P / SP	ADD	ACREAGE*
Carlisle Borough	22	11		43	1	2			3	105.4
Dickinson Township	3						1		1	274.3
East Pennsboro Township	34	9	33		6			4	5	52
Hampden Township	15	0	0	59	1	1	0	0	3	93.4
Hopewell Township	29	8					3		6	844.4
Lemoyne Borough	1				1					1
Lower Allen Township	20	56	12	88	8	2		6	1	120.8
Lower Frankford Township	4	1							1	34.3
Lower Mifflin Township	7	3	0	0	0	0	1	0	2	327.9
Mechanicsburg Borough	551	131				1			1	196.6
Middlesex Township	122	67	76	0	4	2	0	0	3	218
Monroe Township	18	42	0	0	0	0	0	0	1	244
Newville Borough					1					79
North Middleton Township	148	138			1				1	235.2
North Newton Township	3	1	0	0	0	0	0	1	0	120.8
Penn Township	9						5		3	376.9
Shippensburg Borough	5		40		2				1	5.1
Shippensburg Township	4	0	0	0	4	0	0	0	1	21.5
Silver Spring Township	60	105	0	0	10	4	0	0	5	538.4
South Middleton Township	69	48	368	152	2		2	2	2	404.5
South Newton Township	3						1		1	89.9
Southampton Township	91	115	0	0	0	1	3	0	2	516.5
Upper Allen Township	5	56		14	1			1	1	134
Upper Frankford Township	17	13							1	16
Upper Mifflin Township	3								4	29.1
West Pennsboro Township	26	11				1	2		6	898.8
Wormleysburg Borough	2				1					12.4
<b>COUNTY TOTALS</b>	<b>1271</b>	<b>815</b>	<b>529</b>	<b>356</b>	<b>43</b>	<b>14</b>	<b>18</b>	<b>14</b>	<b>55</b>	<b>5990.2</b>

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

# BUILDING PERMITS

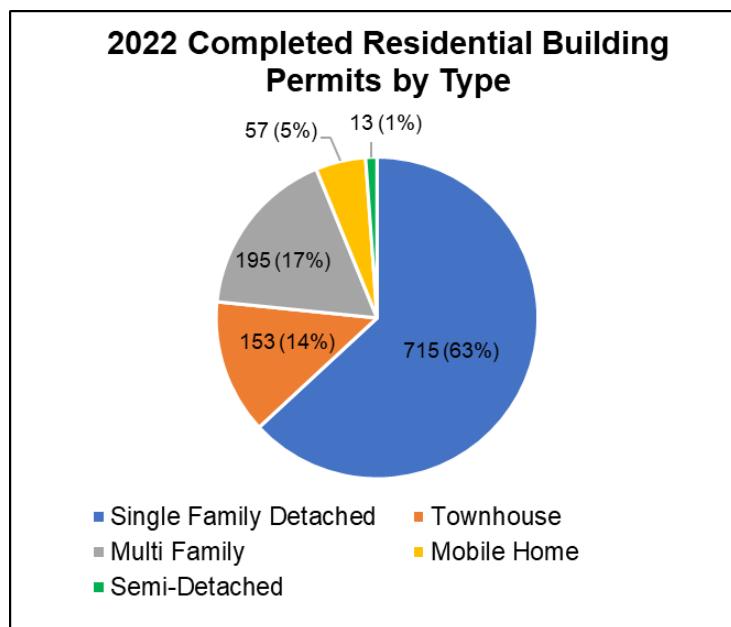
Prior to 2021, the CCPC monitored growth trends through an annual building permit survey with the 33 municipalities in the county. The CCPC requested information on the number, type and value of building permits issued by each municipality in that year. The municipal building permit survey information provided a projection of expected near term development that would occur at some point in the future.

Beginning in 2021, the CCPC worked with the Cumberland County Tax Assessment Office to identify the building permits that were completed in the county and added to the tax rolls. The municipal building permit survey conducted in previous years focused on building permits issued at the start, not completion of construction. This switch in data sources provides a more accurate determination of new development that has been constructed in the county.

## Residential Building Permits

1,133 residential building permits were completed in 2022. 721 (64%) of the residential permits were completed in the top five municipalities listed on the next page. Major completed residential building permits completed in 2022 include:

- Three apartment complexes in the Legacy Park Development in the Borough of Mechanicsburg, each complex consisted of 36 units.
- 10 two-story units in the Hampden Greene development in Hampden Township.
- 11 two-story apartment complexes in the Brambles West Development in Hampden Township. Each of these complexes included 10 units.



## Nonresidential Building Permits

A total of 28 commercial and one industrial permit were completed in 2022. Of these, 22 (76%) of the commercial/industrial building permit projects occurred in the top eight municipalities listed on the next page. Major nonresidential projects completed in 2022 include:

- Ridge Penn Commerce Partners constructed a new 807,425 square foot warehouse in Penn Township.
- Members 1<sup>st</sup> Federal Credit Union completed construction of a new office building in Hampden Township.
- Allen Distribution constructed a new 391,790 square foot warehouse in West Pennsboro Township.
- A new Springwood Suites hotel was constructed in Lower Allen Township.
- A new hotel was constructed by Aryas Hospitality in the Borough of Carlisle.

## 2022 Completed Building Permits by Municipality

The following table lists the municipalities with the most completed building permits in 2022. The table on page 6 provides proposed growth statistics for each municipality.

Municipal Building Permit Leaders 2022			
Municipality	# Residential Building Permits Completed	Municipality	# Nonresidential Building Permits Completed
Silver Spring Township	180	Hampden Township	4
Upper Allen Township	174	Silver Spring Township	
Hampden Township	143	Lower Allen Township	3
Mechanicsburg Borough	122	Mechanicsburg Borough	
North Middleton Township	102	Carlisle Borough	2
		Monroe Township	
		Shippensburg Township	
		South Middleton	
Subtotal (top 5 municipalities)	721	Subtotal (top 8 municipalities)	22
<b>Total (Countywide)</b>	<b>1,133</b>	<b>Total (Countywide)</b>	<b>29</b>

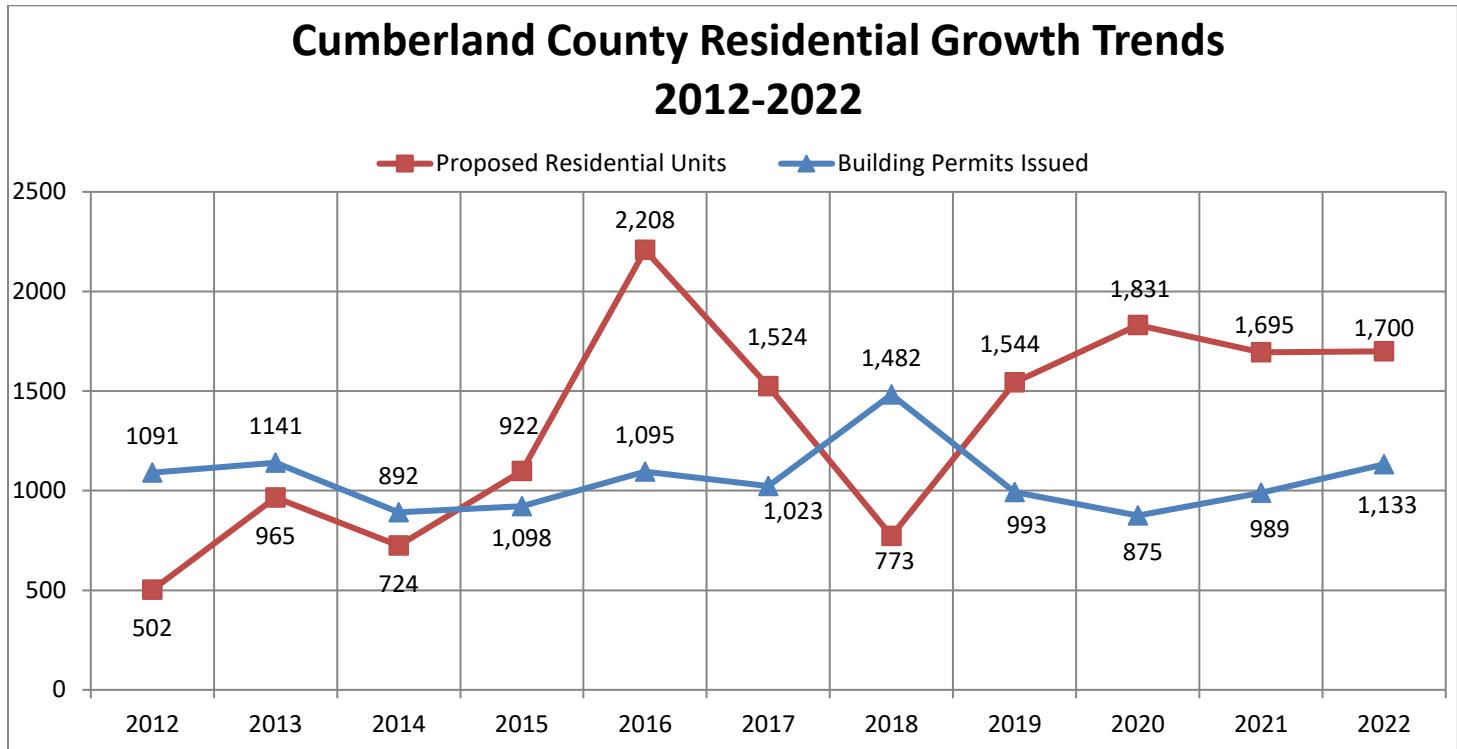
**BUILDING PERMITS ISSUED 2022**

<b>Municipality</b>	<b>Residential</b>						<b>Nonresidential</b>			
	Single Family	Semi-Detached	Multi-Family Apts	Town-houses	Mobile Homes	Total Residential	New Commercial	New Industrial	Total Commercial / Industrial	New Public
Camp Hill Borough	1	0	0	0	0	1	0	0	0	0
Carlisle Borough	6	2	2	17	0	27	2	0	2	0
Cooke Township	0	0	0	0	0	0	0	0	0	0
Dickinson Township	12	0	0	0	1	13	0	0	0	0
East Pennsboro Township	4	0	0	0	0	4	0	0	0	0
Hampden Township	23	5	110	3	2	143	4	0	4	0
Hopewell Township	4	0	0	0	1	5	0	0	0	0
Lemoyne Borough	2	0	0	0	0	2	1	0	1	0
Lower Allen Township	20	0	3	42	0	65	3	0	3	0
Lower Frankford Township	0	0	0	0	2	2	0	0	0	0
Lower Mifflin Township	2	0	0	0	2	4	0	0	0	0
Mechanicsburg Borough	34	0	72	16	0	122	3	0	3	0
Middlesex Township	14	0	0	0	6	20	0	0	0	0
Monroe Township	23	0	0	5	7	35	2	0	2	0
Mount Holly Springs Borough	0	0	0	0	1	1	1	0	1	0
New Cumberland Borough	0	0	0	0	0	0	0	0	0	0
Newburg Borough	0	0	0	0	0	0	0	0	0	0
Newville Borough	1	0	0	0	0	1	0	0	0	0
North Middleton Township	89	0	8	0	5	102	1	0	1	0
North Newton Township	3	0	0	0	0	3	0	0	0	0
Penn Township	1	0	0	0	1	2	1	0	1	0
Shippensburg Borough	0	0	0	0	0	0	1	0	1	0
Shippensburg Township	2	0	0	2	1	5	2	0	2	0
Shiremanstown Borough	0	0	0	0	0	0	0	0	0	0
Silver Spring Township	169	6	0	4	1	180	4	0	4	0
South Middleton Township	87	0	0	6	5	98	2	0	2	0
South Newton Township	1	0	0	0	0	1	0	0	0	0
Southampton Township	76	0	0	9	6	91	1	0	1	0
Upper Allen Township	125	0	0	49	0	174	0	0	0	0
Upper Frankford Township	3	0	0	0	11	14	0	0	0	0
Upper Mifflin Township	6	0	0	0	3	9	0	0	0	0
West Pennsboro Township	7	0	0	0	2	9	0	1	1	0
Wormleysburg Borough	0	0	0	0	0	0	0	0	0	0
<b>COUNTY TOTALS</b>	<b>715</b>	<b>13</b>	<b>195</b>	<b>153</b>	<b>57</b>	<b>1133</b>	<b>28</b>	<b>1</b>	<b>29</b>	<b>0</b>

SOURCE: Cumberland County Tax Assessment Data 2022

# RESIDENTIAL DEVELOPMENT TRENDS 2012-2022

## Comparison of Final Plan Submissions and Building Permits

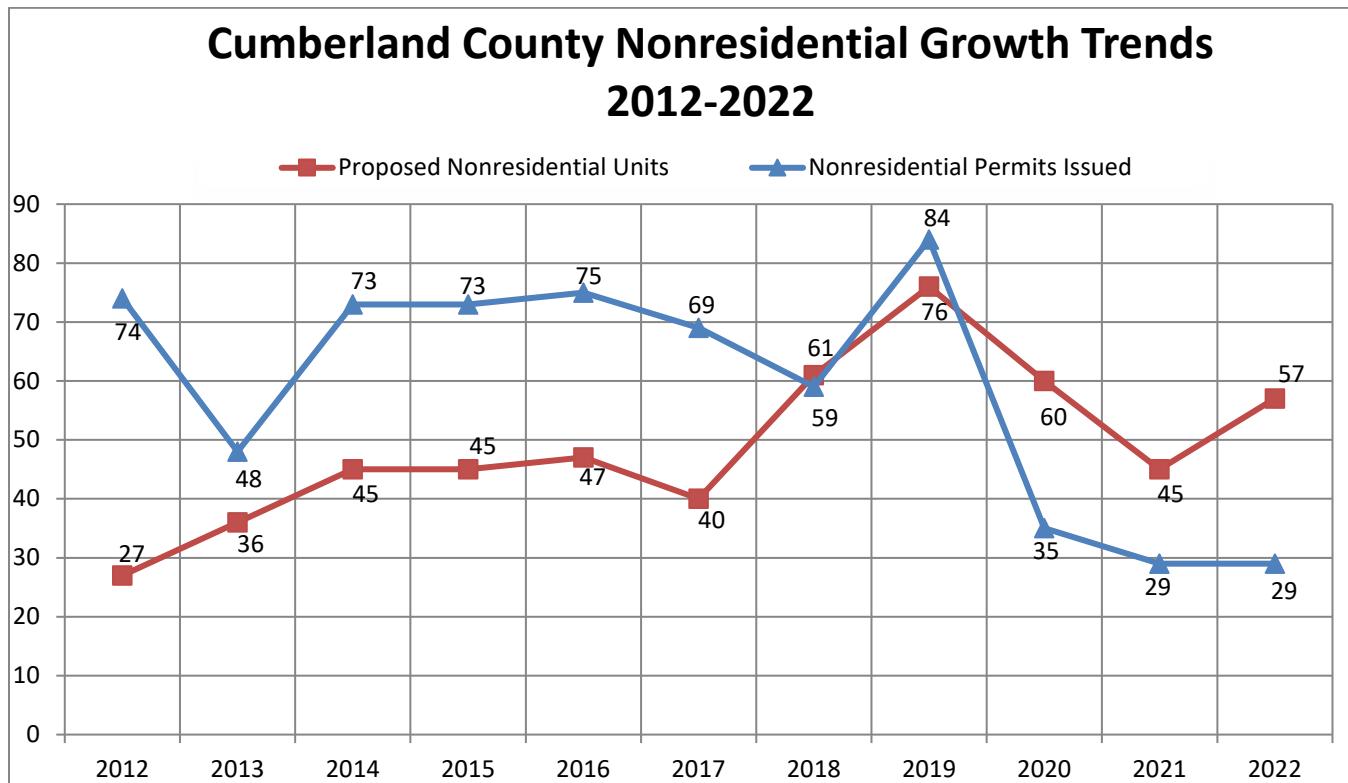


Municipal Residential Building Permit Leaders 2012-2022		Municipal Residential Proposals Leaders 2012-2022	
Silver Spring Township	2,427	Upper Allen Township	2,595
Upper Allen Township	1,697	Hampden Township	2,508
Hampden Township	1,667	Silver Spring Township	1,879
Lower Allen Township	1,331	Lower Allen Township	1,669
South Middleton Township	944	South Middleton Township	1,631
<b>Subtotal (top 5 municipalities)</b>	<b>8,066</b>	<b>Subtotal (top 5 municipalities)</b>	<b>10,282</b>
<b>Total (Countywide)</b>	<b>11,586</b>	<b>Total (Countywide)</b>	<b>14,564</b>

- In 2022, the number of proposed residential units continued to exceed the number of building permits issued. While demand is high, delivery of completed houses has been hampered by workforce availability, rising interest rates and inflation.
- The number of proposed residential units has been consistent throughout the pandemic since 2019. This indicates a strong local economy and confidence in the housing market. Escalating housing costs also point to strong demand and limited inventory. Recent changes in interest rates made by the Federal Reserve in late 2022 may impact the number of proposals and completed building permits in 2023 and beyond.

# NONRESIDENTIAL DEVELOPMENT TRENDS

## Comparison of Final Plan Submissions and Building Permits

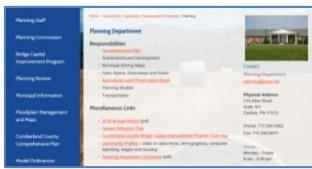


Municipal Nonresidential Building Permit Leaders 2012-2022		Municipal Nonresidential Proposals Leaders 2012-2022	
Carlisle Borough	208	Hampden Township	91
Silver Spring Township	85	Silver Spring Township	80
Hampden Township	48	Lower Allen Township	60
South Middleton Township	46	South Middleton Township	46
Lower Allen Township	32	Upper Allen	33
Subtotal (top 5 municipalities)	419	Subtotal (top 5 municipalities)	310
<b>Total (Countywide)</b>	<b>648</b>	<b>Total (Countywide)</b>	<b>539</b>

- Nonresidential proposals remained steady in 2022, continuing to exceed the 12 year average of 48 per year.
- Nonresidential building permits from 2021 to 2022 remained at 29 permits issued. This is the lowest amount of commercial/industrial permits since 2012. The increasing costs of building materials, and changing consumer patterns have impacted commercial/industrial development in the county.

# 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