



Cumberland County Planning Department

2023 Growth Trends Report

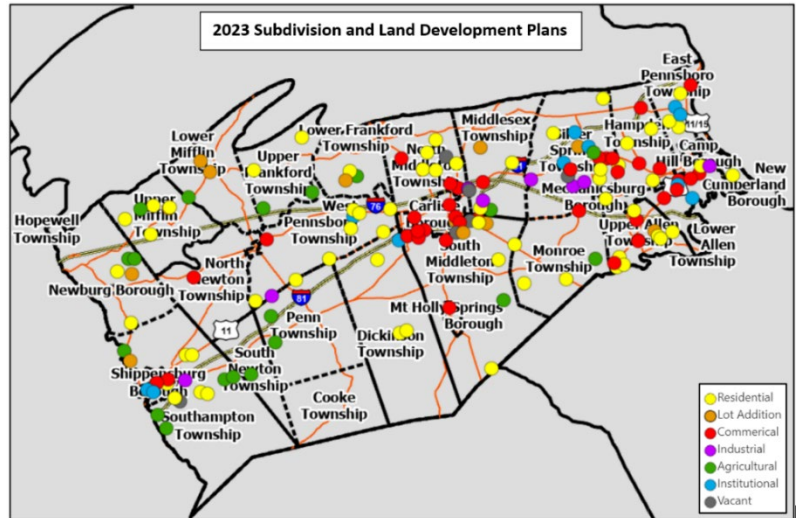
Cumberland County Planning Commission
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Carlisle, PA 17013
717-240-5362

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 2023.

Number and Location of Plan Submissions

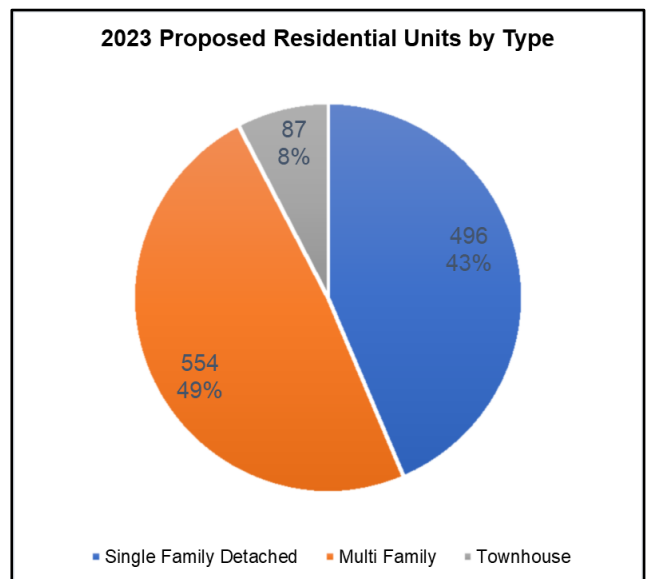
A total of 161 plans were submitted for review in 2023 (9 preliminary plans and 152 final plans). This is 4% less than the 168 plans submitted in 2022. This map indicates the proposed land use type and the location of each plan. Clusters of activity can be found around the Borough of Shippensburg, The Borough of Carlisle, along State Route 11 east of Carlisle and along Route 15. Click on the image to view an interactive map that includes more detailed information about each proposal.



Residential Plan Submissions

Final plan submissions included a total of 1,137 new residential units in Cumberland County. This is 33% less than the 1,700 residential units proposed in 2022. 1,014 of the proposed units (89%) are concentrated in five municipalities (see table on page 3). Multi family units (554) comprised nearly half of the total number of proposed units with single family detached (496) and townhouses (87) combining for the remaining proposed residential units. Major residential proposals in 2023 included:

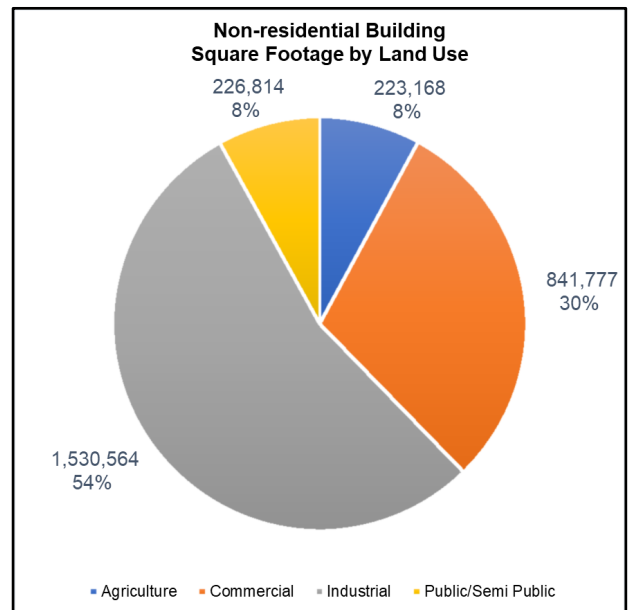
- Grange Phase 1 and 2 in Middlesex Township (234 single family detached units and 280 multifamily units). The entire sketch plan for the Grange development proposes 1,300 units.
- 199 Associates Lot 2 in East Pennsboro Township (174 multi family units).
- Legacy Park in Mechanicsburg Borough (87 single family detached units).



Nonresidential Plan Submissions

A total of 66 nonresidential units comprising 3,082,062 square feet of floor area were proposed in 2023, a 14.3% increase from 2022. The AAMPA Holdings plan in West Pennsboro Township proposed a 1,355,984 square foot warehouse which accounted for (44%) of the total nonresidential floor area. Other notable nonresidential proposals include:

- The Costco plan in Silver Spring Township proposes 161,141 square feet of retail space.
- The Life Care Facility (Lot 4) plan in South Middleton Township proposes 141,900 square feet for a senior living facility.
- The Beltway Commons plan in Hampden Township proposes 132,144 square feet of retail space.



2023 Proposed Growth

The table on the right compares the 2023 proposed development to the 2022 development as well as a 5-year average. Cumberland County experienced lower residential growth and above average commercial / industrial growth in 2023.

Proposed Units			
Final Plan Submissions			
	Year End 2023	Previous Year Total	Previous 5-Year Average
Residential			
Single Family Detached	496	815	572
Townhomes	87	356	241
Multi-Family	554	529	759
Commercial/Industrial	66	57	61

The table below lists the municipalities that experienced the most proposed growth in 2023. The table on page 4 provides proposed growth statistics for each municipality. The final plans submitted in these municipalities includes future development that will be constructed and reflected in completed building permits in coming years.

Municipal Proposed Growth Leaders 2023			
Municipality	# Proposed Residential Units	Municipality	# Proposed Commercial/Industrial Units
Middlesex Township	582	Hampden Township	18
East Pennsboro Township	182	Silver Spring Township	7
Southampton Township	94	Lower Allen Township	5 each
Mechanicsburg Borough	91	Middlesex Township	
Upper Allen Township	65	South Middleton Township	
		West Pennsboro Township	
Subtotal (top 5 municipalities)	1,014	Subtotal (top 6 municipalities)	45
Total (Countywide)	1,137	Total (Countywide)	66

Proposed Lots/Units by Land Use Type in 2023 (Final Plans)										
Municipality	Lots	SF	MU-F	TH	CM	IND	AG	P / SP	ADD	ACREAGE*
Camp Hill Borough	3	0	0	7	0	0	0	0	1	0.7
Carlisle Borough	3	0	0	0	4	0	0	1	0	16.1
Dickinson Township	10	1	0	0	0	0	0	1	3	145.6
East Pennsboro Township	13	2	174	6	3	0	0	0	0	80.9
Hampden Township	22	6	0	8	18	0	0	0	0	71.6
Hopewell Township	15	1	0	0	0	0	0	0	4	427.2
Lemoyne Borough	1	0	0	0	0	1	0	0	0	2.6
Lower Allen Township	20	0	0	0	5	0	0	1	0	53.2
Lower Frankford Township	7	0	0	0	0	0	0	0	3	299.6
Lower Mifflin Township	8	0	0	0	0	0	0	0	2	385.1
Mechanicsburg Borough	98	87	4	0	0	0	0	9	0	39.9
Middlesex Township	161	302	280	0	4	1	0	0	7	355.2
Monroe Township	6	1	0	0	0	0	0	0	2	227.7
Mt Holly Springs Borough	2	0	0	0	0	0	0	0	1	3.3
New Cumberland Borough	2	1	0	0	0	0	0	0	0	0.5
North Middleton Township	16	2	0	38	3	0	0	0	2	229.4
North Newton Township	0	0	0	0	1	0	0	0	0	31.1
Penn Township	4	0	0	0	0	0	4	0	1	165.8
Shippensburg Borough	9	0	0	0	1	0	0	2	3	13.6
Shippensburg Township	4	0	0	0	3	0	0	0	0	6.2
Silver Spring Township	28	5	0	0	6	1	0	3	4	479.4
South Middleton Township	42	0	8	0	4	1	0	0	17	605.7
South Newton Township	2	0	0	0	0	0	0	0	1	187.4
Southampton Township	71	46	48	0	0	1	4	0	6	576.8
Upper Allen Township	56	37	0	28	4	0	0	0	2	343.8
Upper Frankford Township	8	0	0	0	0	0	0	0	4	296.8
Upper Mifflin Township	15	3	0	0	0	0	1	0	3	325.1
West Pennsboro Township	19	2	40	0	2	3	0	1	4	227.7
COUNTY TOTALS	645	496	554	87	58	8	9	18	70	5598.0

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

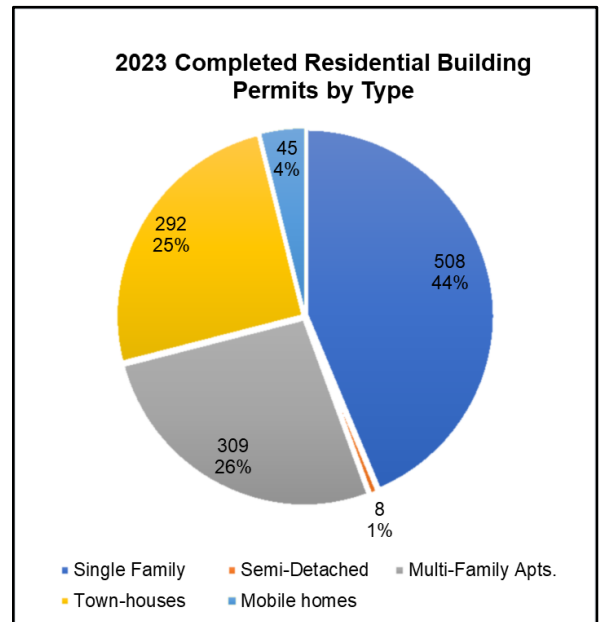
BUILDING PERMITS

The CCPC cooperates 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 Tax Assessment Office provides monthly summaries of completed building permits to the CCPD. The data includes the new commercial value for each unit that enables the county to estimate its growth in taxable assessments. The following data summarizes the building permits that were completed in 2023.

Residential Building Permits

1,162 residential building permits were completed in 2023. 700 (60%) of the residential permits were completed in the top four municipalities listed on the next page. Major residential building permits completed in 2023 include:

- Northside Village in Carlisle Borough includes 119 apartment units.
- Hadley Place in Hampden Township includes 112 apartment units.
- The Terraces at Shepherdstown in Upper Allen Township includes 37 apartment units.
- Legacy Park in Mechanicsburg Borough includes 36 units.



Nonresidential Building Permits

A total of 24 commercial and three industrial permits were completed in 2023 with 15 (56%) of those projects located in the top five municipalities listed on the next page. Major nonresidential projects completed in 2023 include:

- CSHV Penn Commerce II, LLC at Centerville Road in Penn Township. This 753,000 square foot warehouse increased the commercial value by \$35,356,600.
- SDKM Bear Property LLC at 221 Allen Road in West Pennsboro Township. This permit is to add an additional 362,888 square foot warehouse that increased the commercial value by \$13,788,700.
- Smith Land and Improvement Corp. at 425 Lambs Gap Road in Hampden Township. The assisted living facility includes 125 beds increased the commercial value by \$12,862,300.
- Sunrise Land Holdings, LLC at 125 State Road in Silver Spring Township. This personal care home increased the commercial value by \$5,238,500

2023 Completed Building Permits by Municipality

The following table lists the municipalities with the most completed building permits in 2023. The table on page 7 provides proposed growth statistics for each municipality.

Municipal Building Permit Leaders 2023			
Municipality	# Residential Building Permits Completed	Municipality	# Nonresidential Building Permits Completed
Upper Allen Township	162	Hampden Township	4 each
Carlisle Borough	160	Lower Allen Township	
Mechanicsburg Borough	146	Silver Spring Township	3
Silver Spring Township	112	West Pennsboro Township	2 each
		Middlesex Township	
Subtotal (top 4 municipalities)	580	Subtotal (top 5 municipalities)	15
Total (Countywide)	1,162	Total (Countywide)	27

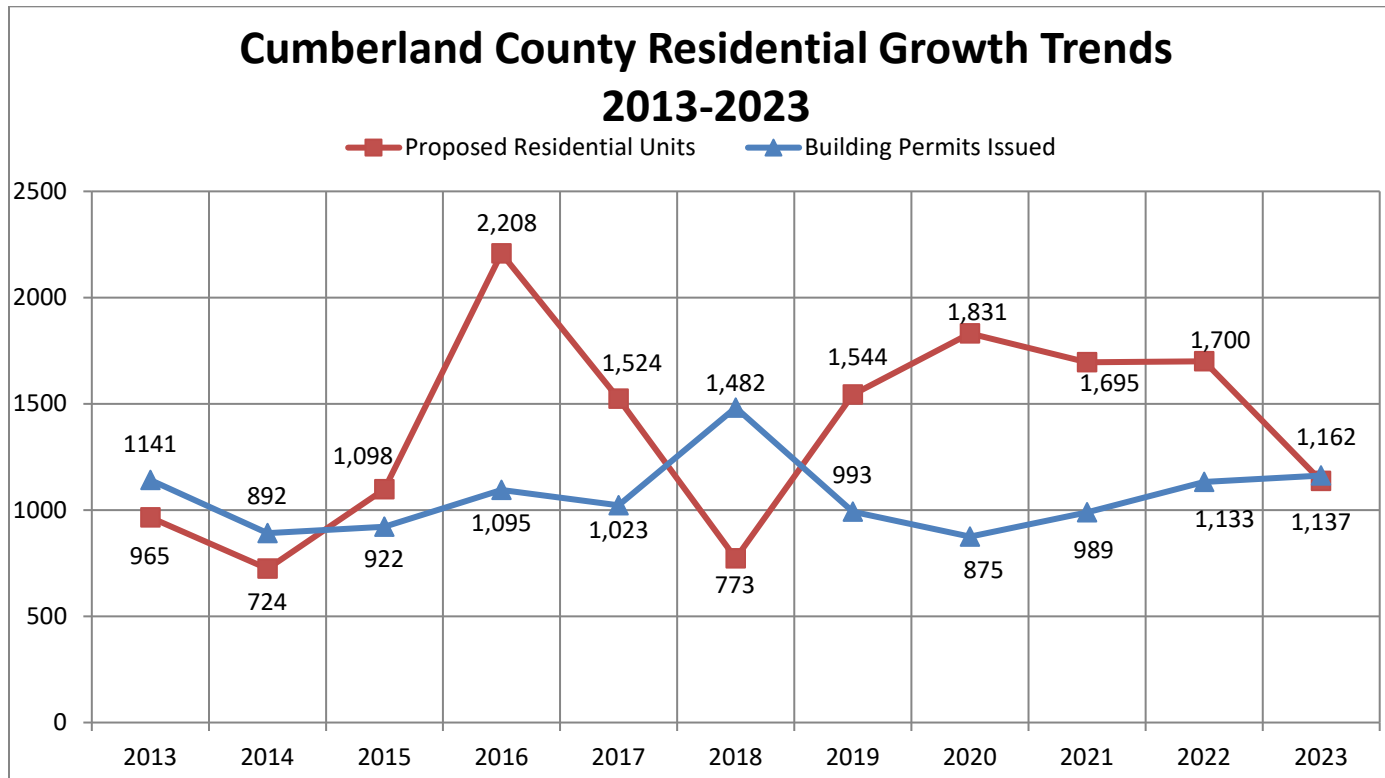
BUILDING PERMITS ISSUED 2023

	Residential						Nonresidential			
Municipality	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	0	0	0	0	0	0	0	0	0	0
Carlisle Borough	6	0	119	35	0	160	1	0	1	0
Cooke Township	1	0	0	0	0	1	0	0	0	0
Dickinson Township	15	1	0	0	0	16	0	0	0	0
East Pennsboro Township	5	0	40	0	1	46	0	0	0	0
Hampden Township	27	0	0	80	13	120	4	0	4	0
Hopewell Township	7	0	0	0	0	7	0	0	0	0
Lemoyne Borough	0	0	0	0	0	0	1	0	1	0
Lower Allen Township	18	0	0	58	0	76	4	0	4	0
Lower Frankford Township	0	0	0	0	1	1	1	0	1	0
Lower Mifflin Township	0	0	0	0	2	2	0	0	0	0
Mechanicsburg Borough	14	0	113	19	0	146	0	0	0	0
Middlesex Township	25	2	0	9	2	38	2	0	2	0
Monroe Township	40	0	0	0	0	40	1	0	1	0
Mt. Holly Springs Borough	0	0	0	0	0	0	0	0	0	0
New Cumberland Borough	0	0	0	0	0	0	0	0	0	0
Newburg Borough	1	0	0	0	0	1	0	0	0	0
Newville Borough	0	0	0	0	1	1	0	0	0	0
North Middleton Township	45	5	0	17	7	74	1	0	1	0
North Newton Township	1	0	0	0	1	2	0	0	0	0
Penn Township	2	0	0	0	0	2	0	1	1	0
Shippensburg Borough	0	0	0	0	0	0	1	0	1	0
Shippensburg Township	2	0	0	0	2	4	1	0	1	0
Shiremanstown Borough	0	0	0	0	0	0	0	0	0	0
Silver Spring Township	98	0	0	14	0	112	2	1	3	0
South Middleton Township	63	0	0	4	6	73	1	0	1	0
South Newton Township	1	0	0	0	0	1	0	0	0	0
Southampton Township	59	0	0	3	2	64	0	0	0	0
Upper Allen Township	71	0	37	53	1	162	1	0	1	0
Upper Frankford Township	1	0	0	0	4	5	1	0	1	0
Upper Mifflin Township	4	0	0	0	1	5	1	0	1	0
West Pennsboro Township	2	0	0	0	1	3	1	1	2	0
Wormleysburg Borough	0	0	0	0	0	0	0	0	0	0
COUNTY TOTALS	508	8	309	292	45	1,162	24	3	27	0

SOURCE: Cumberland County Tax Assessment Data 2023

RESIDENTIAL DEVELOPMENT TRENDS

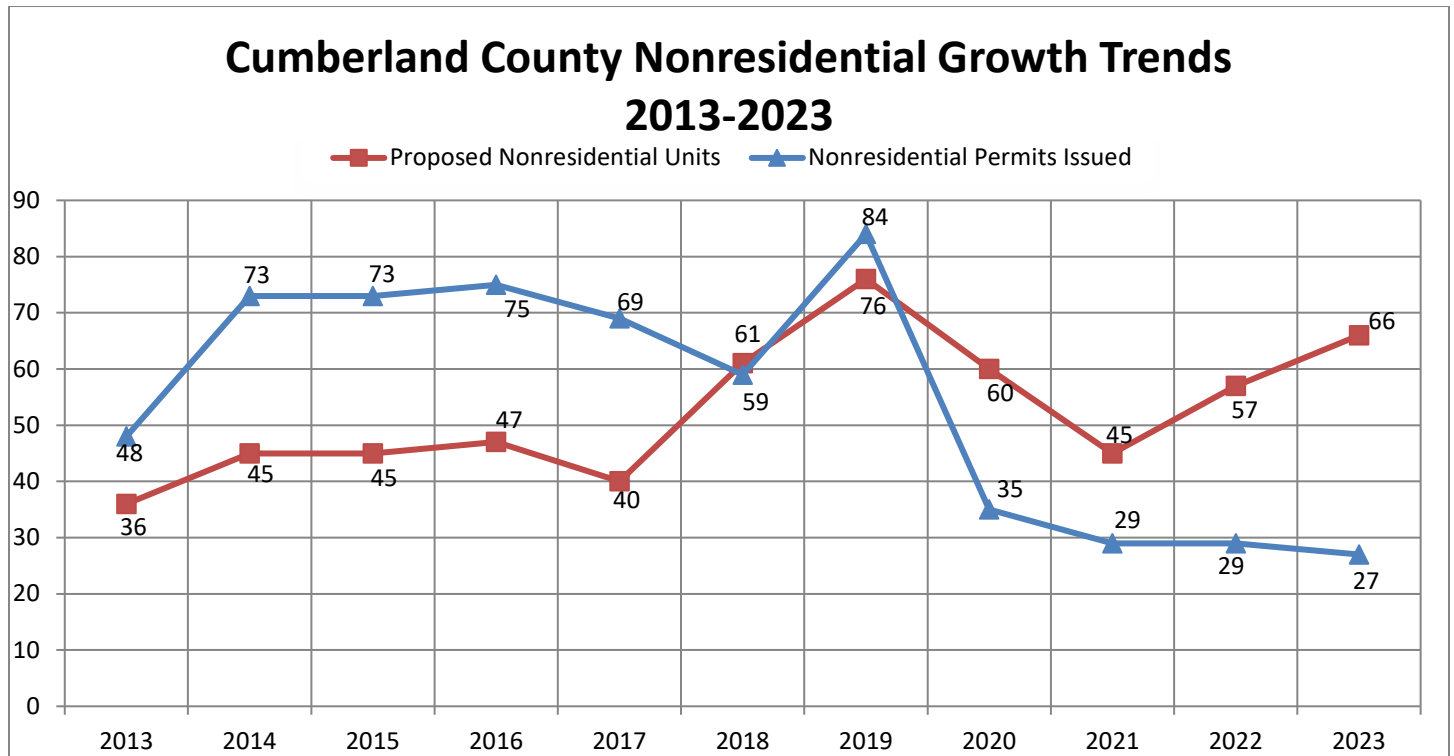
Comparison of Final Plan Submissions and Building Permits



Municipal Residential Building Permit Leaders 2013-2023		Municipal Residential Proposals Leaders 2013-2023	
Silver Spring Township	2,286	Upper Allen Township	2,601
Upper Allen Township	1,777	Hampden Township	2,496
Hampden Township	1,598	Lower Allen Township	1,647
Lower Allen Township	1,221	South Middleton Township	1,635
South Middleton Township	982	Silver Spring Township	1,611
Subtotal (top 5 municipalities)	7,864	Subtotal (top 5 municipalities)	9,990
Total (Countywide)	11,657	Total (Countywide)	15,199

NONRESIDENTIAL DEVELOPMENT TRENDS

Comparison of Final Plan Submissions and Building Permits



Municipal Nonresidential Building Permit Leaders 2013-2023		Municipal Nonresidential Proposals Leaders 2013-2023	
Carlisle Borough	187	Hampden Township	98
Silver Spring Township	75	Silver Spring Township	85
Hampden Township	44	Lower Allen Township	63
South Middleton Township	43	South Middleton Township	47
Lower Allen Township	28	Middlesex Township	35
		Upper Allen Township	35
Subtotal (top 5 municipalities)	377	Subtotal (top 6 municipalities)	363
Total (Countywide)	601	Total (Countywide)	539

FOR MORE INFORMATION

The CCPC's website and social media accounts provide more detailed information on the activities of the CCPC and 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