



PLANNING DEPARTMENT

C u m b e r l a n d C o u n t y

**Cumberland County
ASA Review Report**

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Name of Proposal:				File Number:	
Agricultural Security Area (ASA) Addition - Offenger				25-004	
Municipality:	Date Received:	Date Reviewed:	Reviewed By:	Checked By:	
Silver Spring Township	3/25/2025	4/7/2025	EG, NB	SW	
Type of Proposal:			Recommendation:		
Agricultural Security Area (ASA)			Approval With Comments		
Explanation of Proposal:					

Silver Spring Township submitted an application to add parcel 38-07-0459-014 located at 6623 Carlisle Pike to its ASA program. The parcel contains approximately 14.40 acres. The parcel is preserved through the Silver Spring Land Preservation Review Board & Natural Lands Trust.

New ASA applicant parcels must be reviewed to assess their conformity with the evaluation criteria included in section §905 and §907 of the ASA Law.

ASA Evaluation Criteria	Consistent with ASA Criteria Y/N	Comments
§905(a) Size/Income The parcel shall be either 10 acres in size or have an anticipated yearly gross income of at least \$2,000.	Y	The parcel is 14.40 acres according to Property Mapper.
§907(a) Soils Land proposed for inclusion to the ASA program shall have soils that are conducive to agriculture. This factor shall be satisfied if at least 50% of the parcel contains Class 1-4 Soils.	Y	The parcel is entirely in soil classes I-IV.

ASA Evaluation Criteria	Consistent with ASA Criteria Y/N	Comments
<p>§907(a) Compatibility with Land Use Plans and Zoning</p> <p>Use of land proposed for inclusion in the ASA program shall be compatible with local government unit comprehensive plans. Zoning shall permit agriculture use but need not exclude other uses.</p>	<p>Limited Consistency</p>	<p>The parcel is partially in the Conservation and partially in the Suburban character area of the county 2024 Future Land Use map. The parcel is in the Mixed Use – Master Planned/Village area in the township Future Land Use map. There is limited consistency with these future land use designations.</p> <p>The Cumberland Principles can be used to examine inclusion of this parcel in the ASA:</p> <ul style="list-style-type: none"> - Protect the Best First <ul style="list-style-type: none"> ○ Prime farmland would be protected with preservation of this parcel. - Plan for People and Places <ul style="list-style-type: none"> ○ Supporting agriculture in this location provides a buffer between residential uses to the east and industrial uses to the west. <p>The parcel is located within the Residential District according to the Silver Spring Township zoning map. Agriculture and non-commercial keeping of livestock are permitted uses within the R-1 district.</p> <p>The parcel has access to public water and sewer.</p>

ASA Evaluation Criteria	Consistent with ASA Criteria Y/N	Comments
<p>§907(a) Viable for Agriculture Land proposed for inclusion into the ASA shall be viable agricultural land. Viable agricultural land is defined in the ASA law as <i>“land suitable for agricultural production and which will continue to be economically feasible for such use if real estate taxes, farm use restrictions, and speculative activities are limited to levels approximating those in commercial agricultural areas not influenced by the proximity of urban and related nonagricultural development.”</i></p>	Limited Consistency	<p>The parcel contains a ¼ - acre vineyard that was used for commercial grape/wine production in 2024. The landowner has a flock of chickens for personal use and the hayfield is maintained and harvested by a local farmer.</p> <p>The vineyard, livestock barn and hayfields are viable for limited, small scale agricultural production.</p> <p>Due to the parcel’s proximity to developed areas, there are future opportunities for direct marketing of agricultural products.</p> <p>While the parcel is surrounded by commercial, industrial and residential uses, there is agricultural land to the south and north.</p> <p>The parcel is permanently protected by Silver Spring Township and Natural Lands Trust. The open-space easement limits the area and intensity of agricultural operation.</p>
<p>Additional Factors The proximity to other ASA/ACE’s, extent and nature of farm improvements, anticipated trends in agricultural economic and technological conditions and any other matter which may be relevant may be considered in evaluating a proposal.</p>	Y	<p>Farm improvements include a livestock barn that was been used for keeping goats and horses.</p> <p>There are no ASAs/ACEs abutting the parcel, however a 115-acre property (the McCormick Farm) across the Carlisle Pike is preserved by Natural Lands Trust.</p>

§908 of the ASA Law, Municipal Administration:

“Within 10 days of the creation of an ASA, a description thereof shall be filed by the governing body with the recorder of deeds, who shall record the description, and with the planning commissions of the county and of the local government unit. Within 10 days of recording the ASA, the governing body shall notify the Secretary of Agriculture that the area has been approved and recorded, modified or terminated.”