



Cumberland County Planning Department

2024 Growth Trends Report

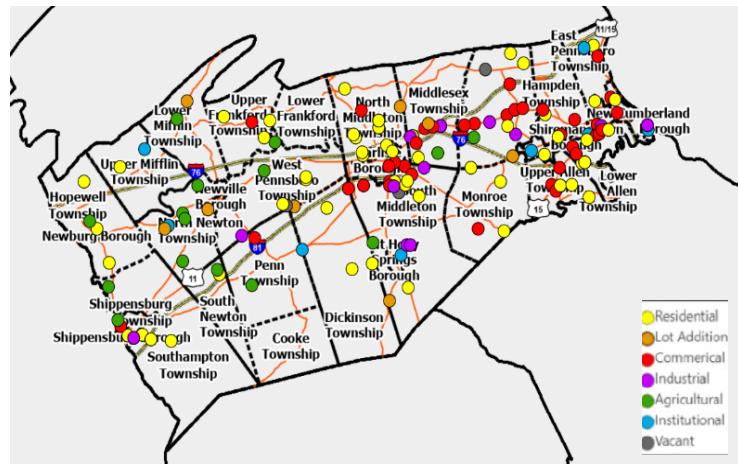
Cumberland County Planning Commission
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PLAN SUBMISSIONS

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 plan submissions reviewed in 2024.

Number and Location of Plan Submissions

A total of 152 plans were submitted for review in 2024 (5 preliminary plans and 147 final plans), a 6% decrease from 2023. Plans are clustered around the Borough of Shippensburg, the Borough of Carlisle, along State Route 11 east of Carlisle and along US Route 15. Click on the image to the right to use an interactive map that includes more detailed information about each proposal.



2024 final subdivision and land development plans submitted to Cumberland County.

Residential Plan Submissions

A total of 768 new residential units were proposed on final plans in Cumberland County in 2024 a 32% decrease from 2023. Townhouses (369) comprised nearly half of the total number of proposed units with single family detached (263) and multi family units (136) combining for the remaining proposed residential units. Major residential final plans in 2024 included:

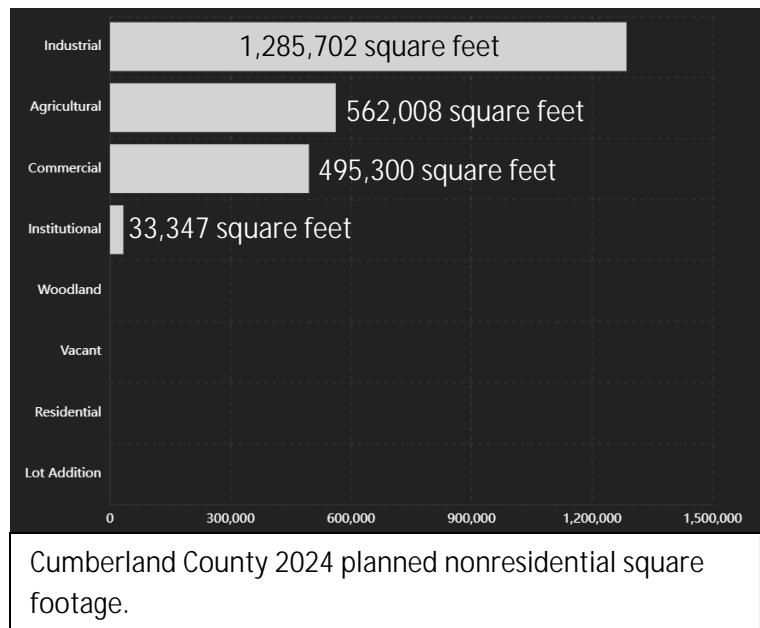
- Arcona Neighborhood Phase 8.3 in Lower Allen Township proposing 42 single family units and 54 townhouse units.
- Lehman's Crossing Phase 1 in North Middleton Township proposing 72 townhouse units.
- The Residences on Trindle in Hampden Township proposing 24 multi family units and 37 townhouse units.



Nonresidential Plan Submissions

A total of 44 nonresidential units comprising 2,376,357 square feet of floor area were proposed in 2024, a 23% decrease from 2023. The Trindle Spring Trade Center plan in Silver Spring Township proposed a 1,205,280 square foot warehouse which accounted for nearly half of the total nonresidential floor area proposed in the county. Other notable nonresidential proposals include:

- The Hidden Hollow Poultry Operation plan which proposed 127,100 square feet of nonresidential floor area.
- The Davis Ag Operation plan which proposed 84,448 square feet of nonresidential floor area.
- The Central Valley Farms plan which proposed 80,900 square feet of nonresidential floor area.



2024 Proposed Growth

The table on the right compares the 2024 proposed development to the 2023 proposals well as a 5-year average. Cumberland County experienced lower residential growth and commercial / industrial growth in 2024 when compared to 2023.

Proposed Units			
Final Plan Submissions			
	Year End 2024	Previous Year Total	Previous 5-Year Average
Residential			
Single Family Detached	263	496	531
Townhomes	369	87	270
Multi-Family	136	554	625
Commercial/Industrial	44	66	54

The table below lists the municipalities that experienced the most proposed growth in 2024. 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 2024			
Municipality	# Proposed Residential Units	Municipality	# Proposed Commercial/Industrial Units
North Middleton Township	158	South Middleton Township	9
Lower Allen Township	119	Silver Spring Township	7
Hampden Township	101	Middlesex Township	5
South Middleton Township	101	Upper Allen Township	4
Shippensburg Township	82	Hampden Township	3
Subtotal (top 5 municipalities)	561	Subtotal (top 5 municipalities)	28
Total (Countywide)	768	Total (Countywide)	44

Proposed Lots/Units by Land Use Type in 2024 (Final Plans)										
Municipality	Lots	SF	MU-F	TH	CM	IND	AG	P / SP	ADD	ACREAGE*
Camp Hill Borough	6	0	0	0	1	1	0	0	1	17
Carlisle Borough	38	28	0	25	2	0	0	0	2	33.8
Dickinson Township	16	1	0	0	1	0	0	1	2	48
East Pennsboro Township	5	0	16	0	2	0	0	1	0	34.6
Hampden Township	50	0	24	77	3	0	0	0	0	20.4
Hopewell Township	11	2	0	0	0	0	0	0	3	85.2
Lemoyne Borough	2	0	0	0	0	0	0	0	1	1.3
Lower Allen Township	71	56	0	63	2	0	0	1	4	224.6
Lower Mifflin Township	3	0	0	0	0	0	1	0	1	319.9
Mechanicsburg Borough	5	0	0	0	0	0	0	1	0	1.2
Middlesex Township	21	2	0	0	3	2	0	0	3	398
Monroe Township	12	8	0	0	1	0	0	0	2	177.7
New Cumberland Borough	3	0	0	6	0	1	0	0	1	1
North Middleton Township	119	32	50	76	0	0	0	0	5	389.6
North Newton Township	14	0	0	0	0	0	3	0	4	870
Penn Township	6	0	0	0	1	0	2	0	1	88.8
Shippensburg Borough	2	0	0	0	0	2	0	0	0	93
Shippensburg Township	32	0	0	82	0	0	0	0	2	23.8
Silver Spring Township	23	25	0	0	6	1	1	0	4	399.9
South Middleton Township	86	18	46	37	6	3	0	0	4	2321.3
South Newton Township	4	2	0	0	0	0	0	0	0	138.3
Southampton Township	54	51	0	0	0	0	1	0	0	379.9
Upper Allen Township	12	38	0	3	4	0	0	0	1	77.9
Upper Frankford Township	8	0	0	0	1	0	0	0	3	95.2
Upper Mifflin Township	10	0	0	0	0	0	0	0	4	287
West Pennsboro Township	16	0	0	0	0	1	1	0	3	495.1
Wormleysburg Borough	2	0	0	0	0	0	0	0	0	1.5
COUNTY TOTALS	631	263	136	369	33	11	9	4	51	7024.0

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

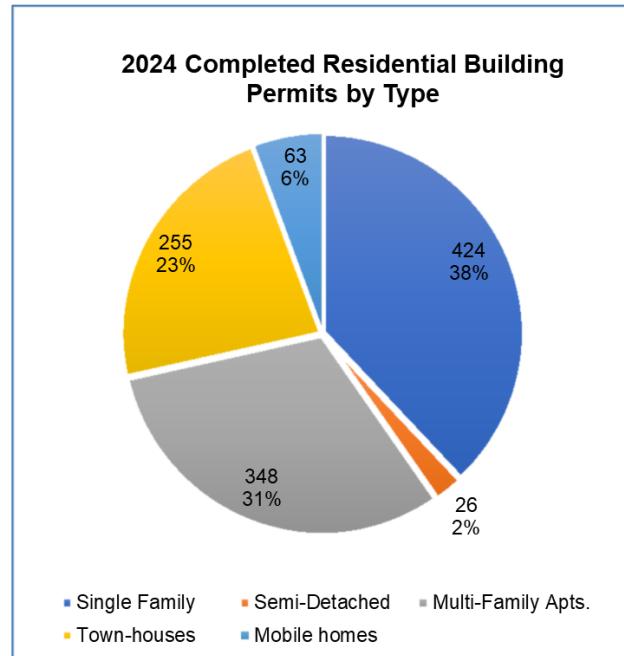
BUILDING PERMITS

The CCPC partners with the Cumberland County Tax Assessment Office to inventory building permits that are issued in the county each year. The building permit data indicates where new construction is taking place and enables the county to estimate the growth in taxable assessments for use by the county, municipalities, and school districts that levy a real estate tax. The following data summarizes the building permits that were completed in 2024.

Residential Building Permits

A total of 1,116 residential building permits were completed in 2024. 625 (56%) of the residential permits were completed in the top five municipalities listed on the next page. Major residential building permits completed in 2024 include:

- Hadley Place LLC. Project added 126 new units in Hampden Township with an assessed value of \$12,585,300.
- Hampden TA LLC at 101 North St. Johns Church Road in Hampden Township. 120-unit apartment building with an assessed value of \$12,344,400.
- East Penn MF LLC. Proposed 20, one-bedroom and 28 two-bedroom units in East Pennsboro Township with an assessed value of \$4,125,200.
- Hampden Townhomes LLC. 73 units in Hampden Township with an assessed value of \$6,120,000.
- Citrus Grove LP. Project in Shippensburg Borough that added 40 units with an assessed value of \$2,873,900.



Nonresidential Building Permits

A total of 28 commercial and one industrial permits were completed in 2024 including the following major projects:

- BC-GHV LLC at 1926 Good Hope Road in Hampden Township. Proposed health center with an assessed value of \$10,844,000.
- Jr Investment Co, LLC at Technology Parkway, Hampden Township. Residence Inn by Marriott with an assessed value of \$2,742,900.
- 2500 Gettysburg Assoc LLC at 2500 Gettysburg Road in Lower Allen Township. Warehouse with an assessed value of \$1,848,900.
- 1852 Mechanicsburg LLC at 6040 Carlisle Pike, Hampden Township. Car wash and retail space with an assessed value of \$1,567,500.

2024 Completed Building Permits by Municipality

The following table lists the municipalities with the most completed building permits in 2024. The table on page 7 lists building permits issued for each municipality.

Municipal Building Permit Leaders 2024			
Municipality	# Residential Building Permits Completed	Municipality	# Nonresidential Building Permits Completed
Hampden Township	247	Hampden Township	8
Lower Allen Township	98	Silver Spring Township	4
Silver Spring Township	98	Upper Allen Township	3
Upper Allen Township	92	Lower Allen Township	3
Middlesex Township	90	Shippensburg Township	2
Subtotal (top 5 municipalities)	625	Subtotal (top 5 municipalities)	20
Total (Countywide)	1,116	Total (Countywide)	29

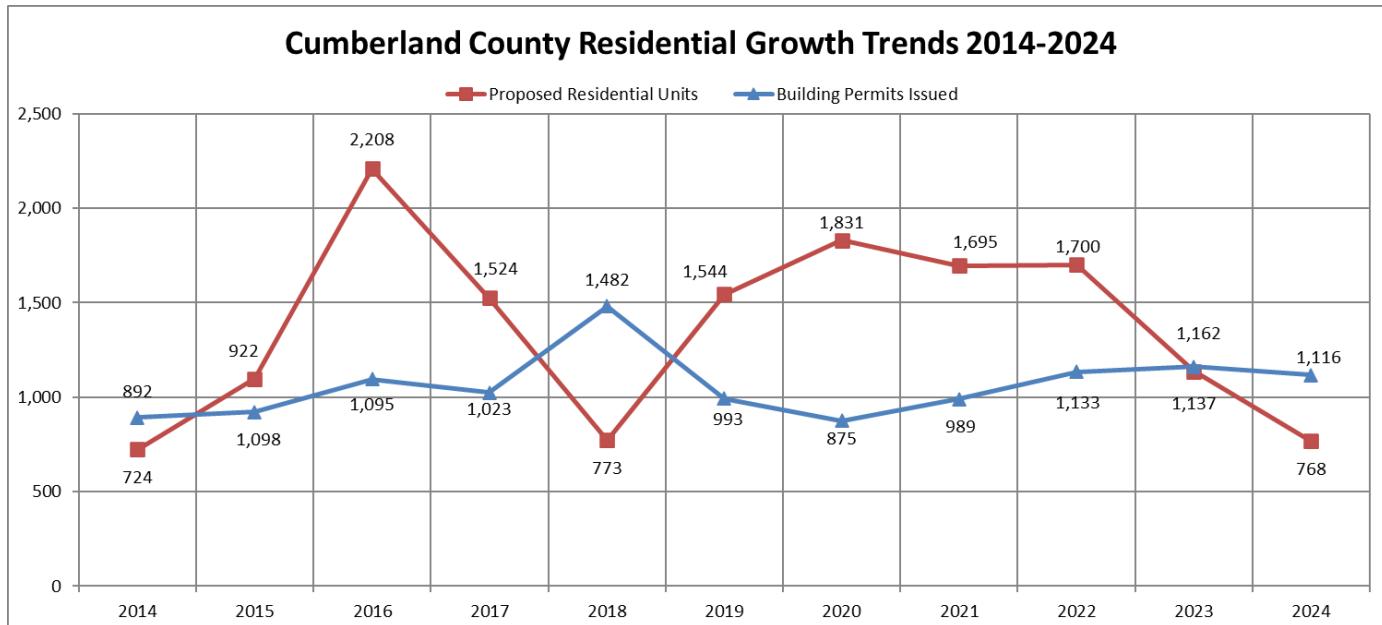
BUILDING PERMITS ISSUED 2024

Municipality	Residential						Nonresidential			
	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	1	0	1	0
Carlisle Borough	4	0	6	27	0	37	0	0	0	0
Cooke Township	2	0	0	0	0	2	0	0	0	0
Dickinson Township	10	1	0	0	2	13	1	0	1	0
East Pennsboro Township	3	0	48	0	1	52	1	0	1	0
Hampden Township	20	0	141	82	4	247	8	1	9	0
Hopewell Township	3	0	0	0	1	4	0	0	0	0
Lemoyne Borough	1	0	40	0	0	41	1	0	1	0
Lower Allen Township	30	0	0	68	0	98	2	0	2	1
Lower Frankford Township	2	0	0	0	11	13	0	0	0	0
Lower Mifflin Township	2	0	0	0	2	4	0	0	0	0
Mechanicsburg Borough	20	1	0	26	0	47	1	0	1	0
Middlesex Township	38	14	24	5	9	90	0	0	0	0
Monroe Township	22	0	0	0	2	24	0	0	0	0
Mt. Holly Springs Borough	1	0	0	0	0	1	0	0	0	0
New Cumberland Borough	1	0	0	0	0	1	0	0	0	1
Newburg Borough	0	0	0	0	0	0	0	0	0	0
Newville Borough	0	0	0	0	0	0	1	0	1	0
North Middleton Township	28	10	0	2	4	44	0	0	0	0
North Newton Township	1	0	0	0	0	1	1	0	1	0
Penn Township	1	0	0	0	1	2	0	0	0	0
Shippensburg Borough	1	0	40	0	0	41	0	0	0	0
Shippensburg Township	0	0	0	0	0	0	2	0	2	0
Shiremanstown Borough	0	0	0	0	0	0	0	0	0	0
Silver Spring Township	89	0	0	7	2	98	4	0	4	0
South Middleton Township	30	0	49	1	2	82	1	0	1	0
South Newton Township	1	0	0	0	0	1	0	0	0	0
Southampton Township	38	0	0	8	7	53	1	0	1	0
Upper Allen Township	63	0	0	29	0	92	3	0	3	0
Upper Frankford Township	4	0	0	0	11	15	0	0	0	0
Upper Mifflin Township	1	0	0	0	1	2	0	0	0	0
West Pennsboro Township	7	0	0	0	3	10	0	0	0	0
Wormleysburg Borough	0	0	0	0	0	0	0	0	0	0
COUNTY TOTALS	424	26	348	255	63	1,116	28	1	29	2

SOURCE: Cumberland County Tax Assessment Data 2024

RESIDENTIAL DEVELOPMENT TRENDS

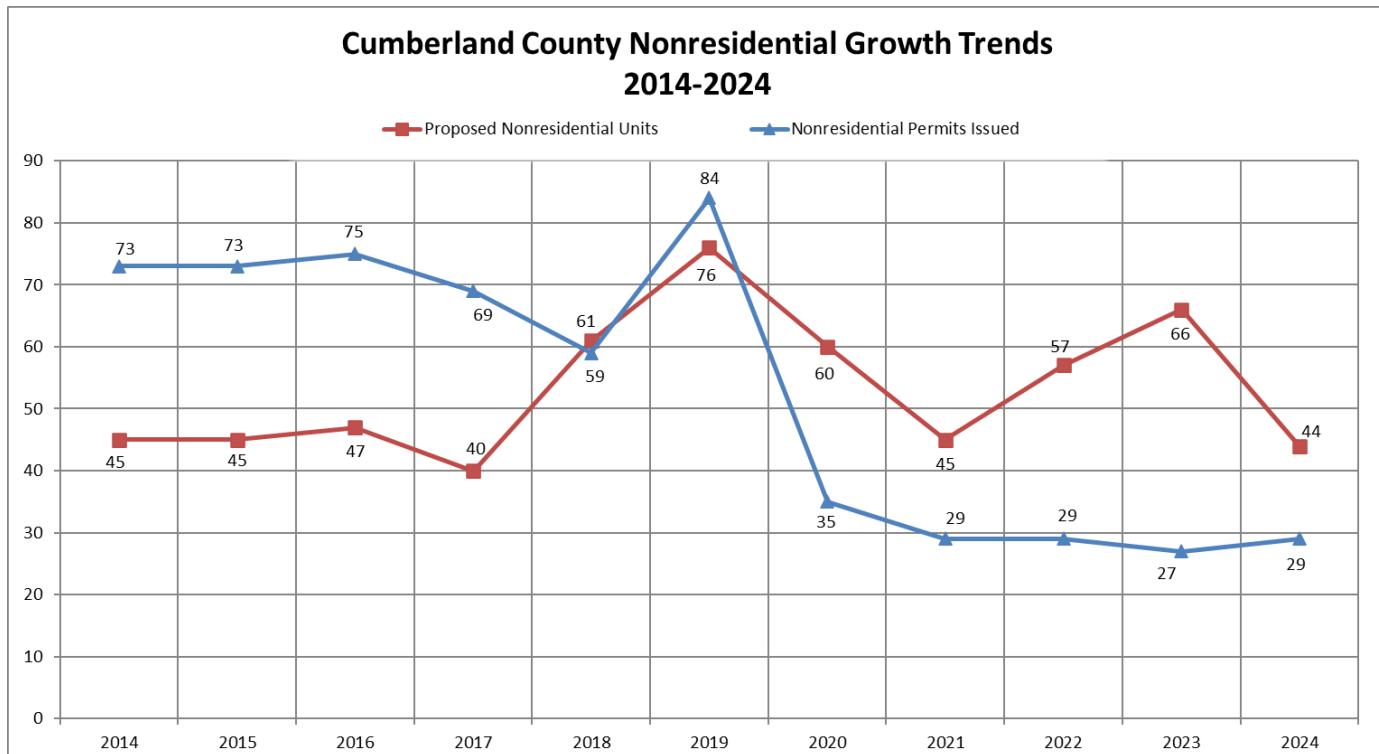
Comparison of Final Plan Submissions and Building Permits



Municipal Residential Building Permit Leaders 2014-2024		Municipal Residential Proposals Leaders 2014-2024	
Silver Spring Township	2,108	Upper Allen Township	2,372
Upper Allen Township	1,699	Hampden Township	2,215
Hampden Township	1,679	Lower Allen Township	1,712
Lower Allen Township	1,147	South Middleton Township	1,616
South Middleton Township	1,002	Silver Spring Township	1,474
Subtotal (top 5 municipalities)	7,635	Subtotal (top 5 municipalities)	9,389
Total (Countywide)	11,632	Total (Countywide)	15,002

NONRESIDENTIAL DEVELOPMENT TRENDS

Comparison of Final Plan Submissions and Building Permits



Municipal Nonresidential Building Permit Leaders 2014-2024		Municipal Nonresidential Proposals Leaders 2014-2024	
Carlisle Borough	172	Hampden Township	92
Silver Spring Township	73	Silver Spring Township	89
Hampden Township	43	Lower Allen Township	58
South Middleton Township	42	South Middleton Township	56
Upper Allen Township	30	Middlesex	38
Subtotal (top 5 municipalities)	360	Subtotal (top 6 municipalities)	333
Total (Countywide)	582	Total (Countywide)	586

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.



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Planning Department

ATTENTION!

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