

Southampton Township Comprehensive Plan

Adopted December 23, 2019

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Introduction

Importance of the Comprehensive Plan

The Southampton Township Comprehensive Plan is a long range policy document for the orderly development of the Township. It is not a zoning ordinance that has legal authority. The Comprehensive Plan is a guidance document for **natural resource protection, land use, transportation, and public safety.**

The Comprehensive Plan must conform to the standards established in the Pennsylvania Municipalities Planning Code (MPC). The MPC does not require municipalities to adopt a comprehensive plan, but those that do are in a better position to manage issues that are important to the community. Other planning tools, such as the zoning ordinance, are used to implement the goals and objectives identified in the Comprehensive Plan.

The Plan is not a static document. It is intended to be flexible to accommodate changes and unforeseen events as long as the goals and objectives of the Plan remain relative. The Plan should be an evolving tool which must be periodically reviewed and revised to guide the Township.

The Comprehensive Plan Format

This comprehensive plan was developed in three stages:

- Basic research
- Statement of goals and objectives
- Plan preparation and implementation

This first step is the formation of basic studies, including mapping, and their analysis. Land use, transportation, economic development, natural resources, and public facilities are all considered during this first step. The analysis should reveal the community's needs and problems, and examine community objectives.

The second stage expresses the general values and goals of the citizens in regard to future development. Through such a statement, a consensus of future development policy can be formed.

The third stage develops an implementation plan to achieve the stated community goals and policies in the next 10 to 20 years. The Plan is not a rigid design for the future: it suggests solutions to specific current problems and to those future problems that can be foreseen. It is a program for action and a guide to future development. For it to be effective, the community must carry it out on a continuous basis.

The Structure of Southampton Township Government

The governing body, the Board of Supervisors in the case of Southampton Township, is the most important local policy making body since they are granted the power to adopt the planning tools. The Planning Committee, appointed by the Board of Supervisors, serves to advise the elected members. It reports to the governing body on policies relating to the development of the community. The Planning Committee can, through its duty as an advisory body, substantially influence the future character of the community. The contribution of the Planning Committee toward the achievement of community objectives in Southampton Township can be summarized as follows:

1. Represent the citizen's interest in developments having long range physical and social effects.
2. Contribute the judgement, experience and special knowledge of members to such matters.
3. Secure information and analyses upon which to assemble and periodically revise a Comprehensive Plan which will include proposals for the accomplishment of its objectives.
4. Safeguard the community's interest in matters of land use and physical development as may be provided in zoning and subdivision ordinances.

Professional Planners, often consultants in smaller communities, and permanent staffs in larger ones, perform the technical work which the Planning Committee and governing body cannot due to lack of time, specialized training, and facilities. The Professional Planners assemble data, prepare maps, and draft advisory reports. One of their most important functions is to present the various alternatives open to the community and their consequences, and to advise as to what course to follow. In this, the professional's knowledge of practical applications of various planning measures in other communities and general planning theory is most helpful.

In summary, it is the objectives of this planning program to provide the necessary data, analyses, and planning tools needed to structure the healthy economy of the Township along with the efficient provision of public services.

Relationship to Regional Planning Policies

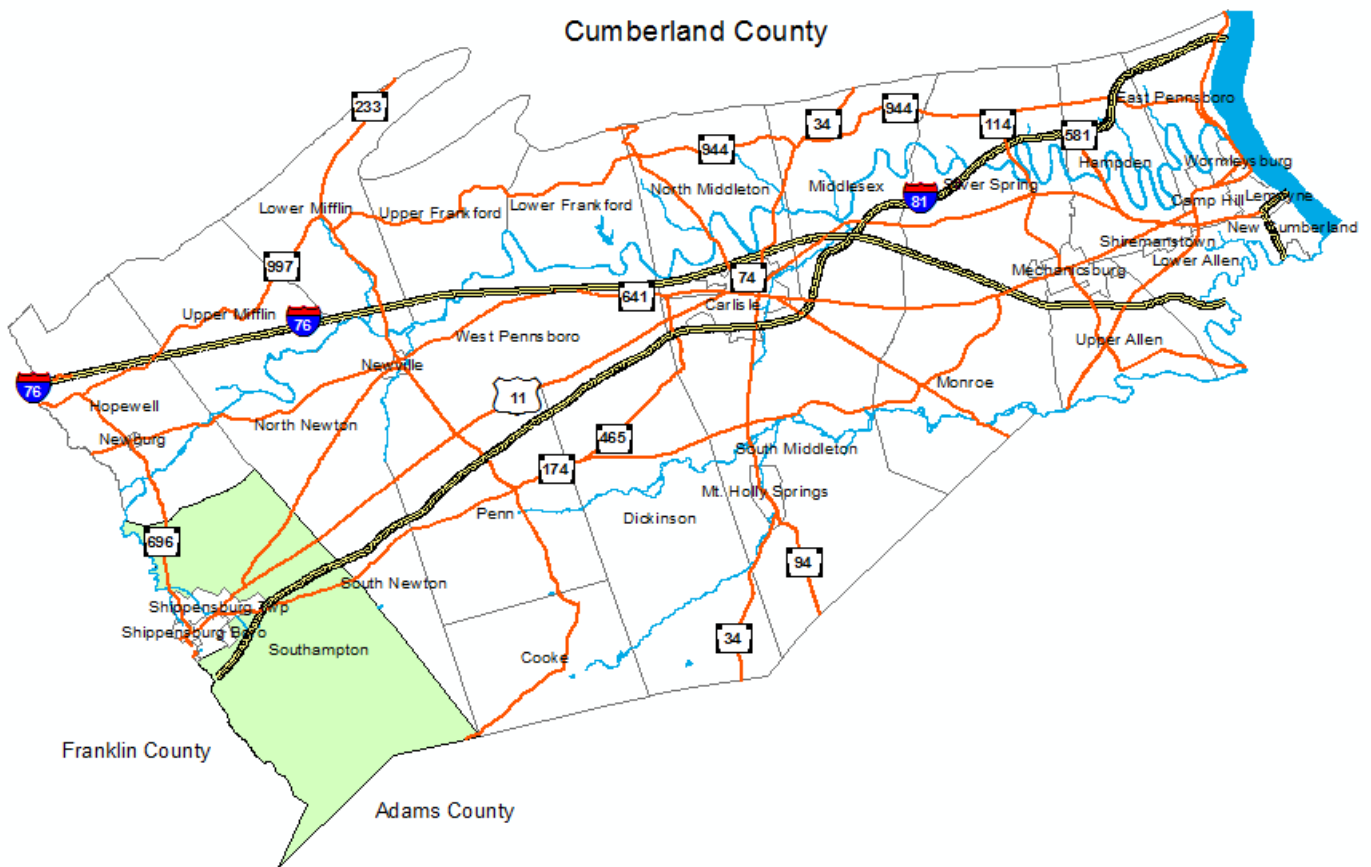
Southampton Township is affected by events that occur in other parts of the region. Planning problems are not limited by political boundaries. Land use, traffic, and other developmental forces do not stop at borders, but must be studied and dealt with on an area-wide as well as a local basis.

The Western Cumberland County Council of Governments (COG) prepared a comprehensive plan for eight municipalities in Cumberland County. Southampton Township was not part of that plan but some neighboring municipalities were included. Also, Cumberland County adopted its own county-wide comprehensive plan. It is the intent of this Plan to be compatible and coordinated with the County's, COG's, and other comprehensive plans of adjacent municipalities.

Regional Setting

Southampton Township encompasses an area of 53.6 square miles and is located in the extreme southwestern portion of Cumberland County. Shippensburg Borough, the largest community near the Township, abuts it to the west. Carlisle Borough, the county seat, is located 20 miles to the northeast.

The Township is bounded on the north by Hopewell Township, and on the east by North and South Newton Townships. It is bordered on the south by Adams County and on the west by Shippensburg Township, Shippensburg Borough, and Southampton Township in Franklin County.



Interstate 81, a major north-south corridor on the east coast, traverses the Township and includes an interchange (Exit 29) in the Township. Also, the Pennsylvania Turnpike (I-76) and its Blue Mountain interchange is located approximately 10 miles to the north. Several other major roads pass through the Township including U.S. Route 11 and PA 174 which connect the Township to Shippensburg and Carlisle, PA 533 connects to Newville Borough, and PA 696 provides access to the PA Turnpike.

The Township's proximity to several urban centers and regional highway corridors has placed increasing development opportunity and/or pressure on the municipality. Most of the

Township's commercial and industrial development is located near the I-81 interchange. Significant residential suburban growth has occurred in the southern portion of the Township where public sewer and water are available. Agriculture is still a major component of the local economy.

Community History

Early Settlement

The first settlers to the region were mostly of Scots-Irish origin and arrived in the early 1700s. At that time the Cumberland Valley was still under the control of the Iroquois and no treaties had been agreed upon. Cumberland County had not yet been created and the region was still part of Lancaster County. As more settlers arrived, friendly relations with the Indians became more difficult.

The first established settlement in the region was at Shippensburg in 1730. The town is recognized as the 2nd oldest community in Pennsylvania west of the Susquehanna River. The area that includes present day Southampton Township was eventually purchased from the Iroquois in 1736. This created resentment among some of the Shawnee and Delaware tribes that occupied the area. As a result, many of these tribes migrated west to avoid conflict.

Many of the Scots-Irish settlers were Presbyterian in faith and established "meeting houses" as places of worship. A meeting house was constructed at Middle Spring in 1737 and a settlement grew around it.

During the French and Indian War in the 1750s it was feared that Indian tribes in Western Pennsylvania would raid settlements in Cumberland County. Between 1755 and 1758 several forts were established in western Cumberland County to protect the residents. These included Fort Morris in Shippensburg, Mitchel's Fort at Three Square Hollow, and McComb's Blockhouse near Doubling Gap in Lower Mifflin Township.

By the end of the 1700s the majority of settlers migrating to Cumberland County had shifted from Scots-Irish to German. Many of the original Scots-Irish settlers continued to move west.

Creation of Cumberland County

Cumberland County was established out of the Territory of Lancaster County in 1750. It was named for the northern county in England, which bordered Scotland. The original boundaries of the County extended from the Susquehanna River and York County on the east, to Maryland on the south, to the border of Pennsylvania on the west, to central Pennsylvania on the north. The County's area was subsequently reduced, with the formation of other counties.

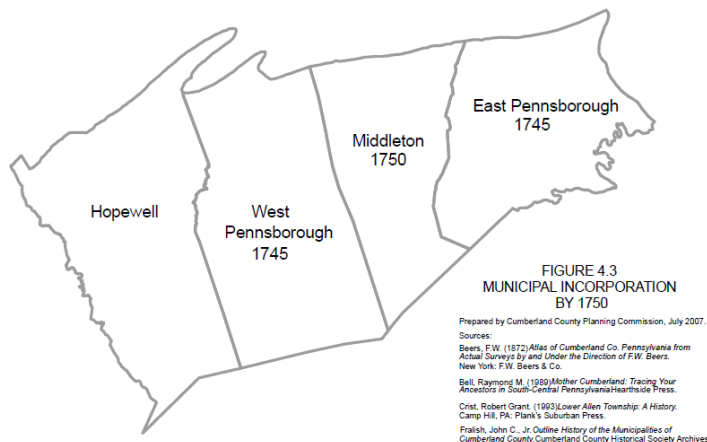
Creation of Franklin County

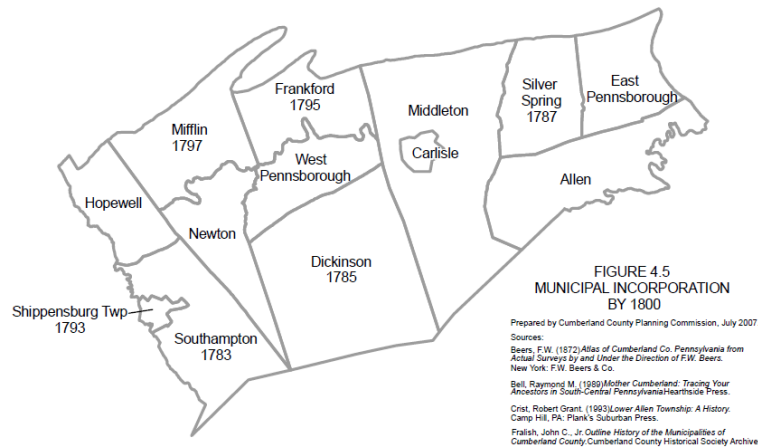
The separation of Franklin County from Cumberland County was important to the history of Southampton Township. On November 23, 1780, a petition was presented to the Assembly to

create a new county. The bill was delayed because of disagreement in the county boundary related to the Townships of Lurgan and Hopewell. Another petition was drawn up on March 18, 1784 to again establish a new county. Then Shippensburg and Lurgan asked to be included in the new county. In August 1784, the Assembly took up a bill to change the Cumberland County line so Lurgan would be in Franklin County and Hopewell in Cumberland County. In establishing the county line, existing Southampton Township was split between the two counties. On September 9, 1784, a new county named for Benjamin Franklin was created.

Creation of Southampton Township

Before Franklin County was created, Southampton Township was established originally from portions of Lurgan and Hopewell Townships in October, 1783. It was created upon the complaints of settlers, who argued that the existing townships, Hopewell and Lurgan, were too long, extending “from the North to South Mountains at a distance of about fifteen miles.” As a result Southampton Township was created from the southern portions of Hopewell and Lurgan Townships. The next year in September, 1784, Franklin County was formed out of Cumberland County and divided Southampton Township into two parts. Each part established its own political subdivision creating two Southampton Townships, one in each county.





Three villages were established in the Cumberland County section of Southampton Township. Middle Spring, about two miles north of Shippensburg, was the site of a Presbyterian meeting house in 1737. It is named for the spring and the old church that are located there. Leesburg was populated four miles east of Shippensburg by Scots-Irish families. The town was named for George Lee, who ran a tavern in a log house which stood on the south side of what is now Walnut Bottom Road. Cleversburg was formed around 1860 just south of the center of the Township, about one mile from South Mountain. It was named in honor of George Clever, upon whose lands it was established.

Michaux State Forest is located in the southern portion of the Township. It is administered by the Pa. Department of Conservation and Natural Resources and was named in honor of Andre Michaux, a French botanist, dispatched by the King and Queen of France in 1785 to gather plants for the Royal Gardens. He discovered and named many flowers, shrubs and trees previously unknown in the newly independent United States.

The creation of Michaux State Forest was a direct result of the depletion of the forests of Pennsylvania that took place during the mid-to-late 19th century. In 1897, Pennsylvania passed legislation that authorized the purchase of forest lands, which was the beginning of the State Forest system. Michaux State Forest was established in 1902. The Appalachian Trail also traverses the Southampton Township through Michaux State Forest. The Trail was completed in 1937 and is the longest marked footpath in the United States.

Interstate 81 crosses through the center of Southampton Township and is a major transportation facility on the east coast. The construction of the Interstate in the western part of Cumberland County, including Southampton Township, occurred in 1962. The highway in the eastern part of the County, from Carlisle to Harrisburg, was completed in 1975.

Historic Preservation

Historic structures should be recognized as important resources because they are a physical link to the past. They represent a common heritage and collective identity associated with a specific place. The MPC recognizes the preservation of historic values as a valid governmental purpose.

An inventory of the Township's historic sites was developed by the County Planning Department based on information obtained from the Pennsylvania Historical and Museum Commission (PHMC) and the County Historical Society. The following sites in Southampton Township were identified as having historic value and should be considered for preservation efforts. The "Map #" in the table refers to the locations identified on the Historic Features map.

Link to access Historic Resource map: <https://gis.ccpa.net/comp-plan-maps/>

(After opening map, choose category and zoom to Southampton Township)

Historic Name	Location	Map #
Augusta Furnace Tenant House	1270 Baltimore Rd.	172
Baltimore Road White House	1276 Baltimore Rd.	173
Big Pond Furnace Stack	Furnace Hollow Rd.	174
Blythe, Benjamin, Homestead *	217 Means Hollow Rd.	175
Colwell, James, House	641 Britton Rd.	176
Cressler, John H., House	301 McCulloch Rd.	177
Duncan, Thomas, House	550 Ridge Rd.	178
Maxwell, John, House	676 Walnut Bottom Rd.	179
McCune, Robert S., House	35 Chamberlin Rd.	180
McCune, Robert, House	1499 Ritner Highway	181
McCune, Samuel E., House/ Stine House	1481 Newburg Rd.	182
Nolt Property	611 Newburg Rd.	183
Smith, Balser, House	59 Smith Dale Rd.	184
Stamy, H.Y. House	665 Walnut Bottom Rd.	185
Stark Farmstead	1194 Baltimore Rd.	186

Wherry, Samuel, House	815 Mud Level Rd.	187
Williamson, Johnston, House	1217 Ritner Highway	188

Physical Features Analysis

Background

Natural resources are essential to the quality of life in Southampton Township. The unique and irreplaceable beauty, character, and sense of community in the Township have been recognized as a resource that is worth protecting.

The analysis of the natural characteristics and physical features of Southampton Township is particularly significant when the community is subject to potentially rapid growth. History tells us that development that does not recognize the natural environment eventually suffers insurmountable consequences.

Link to access Natural Resource maps: <https://gis.ccpa.net/comp-plan-maps/>

(After opening map, choose category and zoom to Southampton Township)

Topography

Topography is one of the most important determinants of land use. Generally, lands with moderate slopes are best suited for agricultural and residential uses. Most of the Township is characterized by rolling hills with gentle to moderate slopes. South Mountain on the southern border of the Township contains significant steep slopes which create obstacles for development.

The lowest elevations occur in the northern sections of the Township with elevations in the range of 600 feet above sea level. In the central portion of the Township along Interstate 81 the land rises to an average elevation of 700 feet. The highest elevation in the Township (2,050 feet above sea level) is on South Mountain, near the Big Flat Tower. South of this area and the ridge line known as Big Flat Ridge the elevation decreases to the Adams County Line.

Streams and Drainage

The vast majority of Southampton Township is located in the Susquehanna River Basin. A very small area in the extreme south of the Township is within the Potomac River Basin. The divide between the two river basins is Big Flat Ridge. North of this divide, The Township is drained by the Yellow Breeches and Conodoguinet creek watersheds which flow into the Susquehanna River. Streams south of the divide drain into the Conococheague Creek which flows into the Potomac River.

The streams in the Township that discharge to the Conodoguinet generally flow from south to north. Middle Spring Creek is the largest stream in the Township flowing into the Conodoguinet. The headwaters of the Yellow Breeches Creek are located in Southampton

Township and originate from South Mountain streams. The streams which flow from South Mountain are generally of good quality, with few dissolved solids and sparse aquatic populations. Several of these streams are the source of water for municipalities.

The streams on the valley floor which are fed from springs originating or passing through limestone rock are high in dissolved minerals from the subsurface rock. These streams often support a large amount of aquatic life. The Shippensburg Sewage Treatment Plant, which serves Southampton Township and the region, introduces some organic materials into Middle Spring Creek, which is naturally rich in chemicals.

Geology

Geology is a primary determinant of characteristics related to groundwater, soils, and constraints for construction. Of particular concern are conditions which may cause problems in construction or adversely affect the ground water supplies.

Most of the northern and central sections of the Township are made up of karst geology composed of limestone and dolomite formations. These formations are a source for building stone, cement, and agriculture lime. Weathered formations provide highly productive soils and groundwater supplies are generally high. There is potential for sinkholes and groundwater contamination.

There is a small amount of Martinsburg Shale (Om) along the northern boundary of the Township. The shale formation is easily weathered and forms rolling hills that generally support development.

In the southern section of the Township, the geology becomes sandstone, siltstone and quartzite on South Mountain, with a small section of metarhyolite in the southeastern most corner of the Township. These formations form steep slopes which create limitations for development.

A detailed description of the geologic formations and engineering characteristics is provided in the "Engineering Characteristics of the Rocks in Pennsylvania" by the Department of Environmental Protection and Bureau of Topographic & Geologic Survey.

Groundwater

Groundwater resources are primarily determined by the underlying geology. Various formations have different water bearing capacities. These capacities depend on porosity and presence of joints, fractures, or solution channels. Furthermore, the quality of the water is dependent on the composition of the rock and the types of land uses in the recharge areas.

In the limestone and dolomite regions of the Township, the groundwater supplies are generally high. Wells in limestone areas will yield hard water. Hard water has many dissolved chemicals which tend to coat pipes and machinery. Solution channels and sinkholes in these formations may easily pollute groundwater.

The shale areas provide moderate groundwater capacity with generally good water quality that is adequate for domestic needs. The sandstone, siltstone and quartzite areas in the South Mountain area have low well yields for groundwater. Generally, water from wells in these formations has soft water which is free from dissolved minerals.

Shippensburg Borough operates and maintains the public water system that serves Southampton Township residents. The Borough's water system includes two wells located in Southampton Township, Cumberland County. Well No. 1 (Cleversburg) is permitted to withdraw 1.28 MGD, and Well No. 3 (Baltimore Road) is permitted to withdraw 2.00 MGD.

A detailed description of groundwater quantity and quality data is provided in the "Groundwater Resources of the Lower Susquehanna River Basin, PA", Bureau of Topographic and Geologic Survey.

Forest Resources

Much of the southern portion of Southampton Township is occupied by the Michaux State Forest. This large state forest, originated in 1902 and containing over 80,000 acres, occupies much of the South Mountain area.

The State Forest is currently being managed under a multiple use philosophy with its highest use being that of a high quality watershed. Other activities are subordinate to this function.

Logging in the forest is regulated by the State and is done primarily by clearcutting. Clearcuts are restricted, however, to about 1% of the forest land per year. Furthermore, strict requirements concerning road construction, harvest practices, location of clearcuts, and use of buffer strips have been developed to maintain and protect the productivity, aesthetic quality and water resources.

In addition to its value as a watershed and lumber producing forest, Michaux is an important source of recreational opportunity such as hiking and hunting for the region. The Appalachian Trail winds through Michaux on its journey from Maine to Georgia. Several other trails wander throughout the forest providing hiking for the experienced backpacker and the casual day-hiker. A network of forest roads exists, passing by crystal mountain streams, panoramic vistas and deep, dark forests full of life.

Soils

Soils are a valuable natural resource and are virtually irrecoverable once depleted or developed upon. Characteristics of different soils must be matched with appropriate land uses so that conservation of the resource can be practiced to its fullest extent. An example of this policy would be to maintain prime farmland soils for agricultural use while designating less productive soils for residential or commercial uses. Soils which have a shallow depth to bedrock should be avoided for any development requiring deep foundations.

The U.S. Department of Agriculture (USDA) classifies agricultural lands into groups that possess similar characteristics. Classes I, II, and III soils have the fewest limitations for crop production.

“Prime Farmland” soils, as designated by the USDA, are Class I and II soils in Cumberland County. Southampton Township contains large areas of prime farmland soils, generally located in areas containing limestone and dolomite geology. Prime Farmland soils are concentrated in the north central region - north of Pa 533, and in the south central region – south of I-81.

The importance of agricultural soils is recognized at the state level. The Municipalities Planning Code indicates the importance of preserving agricultural land and activities. Pennsylvania has classified many of the Class III soils as “soils of statewide importance”. The Township contains agricultural land in this category in the northern and central areas.

Southampton Township contains four main soil associations:

1. Berks – Weikert – Bedington
2. Hagerstown – Duffield
3. Hazleton – Clymer
4. Murrill – Laidig – Buchanan

Berks – Weikert – Bedington Association – Northern Boundary of Township

This association is found in the extreme northern portion of Southampton Township and is formed from shale, siltstone and sandstone. The main limitations are shallow and moderate depth to bedrock, high content to coarse fragments, low to moderate available water capacity, and in some cases slope. The agricultural productivity of most of the soils is designated as Class III - soils of statewide importance.

Hagerstown – Duffield Association – North Central Area of Township

This association is located in the north central region of the Township and is formed from material weathered from limestone on uplands. Soils are deep, nearly level to moderately steep and well drained. The major limitations of this soil association are the hazards of groundwater contamination, sinkholes, rock outcrops, slope, and erosion. The agricultural productivity of most of the soils in the northern section of this association are designated as Class I and II – prime farmland soils, and Class III - soils of statewide importance.

Murrill – Laidig – Buchanan Association – South Central Area of Township

This association is located in the south central region of the Township, generally between Pa 174 and South Mountain. It is formed from material weathered from limestone, sandstone and conglomerate quartzite on uplands. Soils are deep, nearly level to moderately steep and well drained. The major limitations of this soil association are slope, slow permeability, stones on the surface, and a high seasonal water table. The agricultural productivity of most of the soils in this association are designated as Class I and II – prime farmland soils, and Class III - soils of statewide importance.

Hazleton – Clymer Association – Southern Area of Township

This association is located in the southern region of the Township, on South Mountain. It is formed in material weathered from sandstone and quartzite on uplands. Soils are deep, level to very steep and well drained. The major limitations of the Hazleton-Clymer Association are

steep slopes and stones on the surface. The agricultural productivity is generally poor with most soils designated as Class IV or greater.

A large amount of information concerning the properties of Cumberland County soils is available in the Soil Survey of Cumberland and Perry Counties, Pennsylvania, conducted by the United States Department of Agriculture, Soil Conservation Service. It identifies soil limitations for several development purposes, including sanitary facilities, building sites, recreation, wildlife habitat, woodland management, and agricultural suitability.

Floodplains

Floodplains function as storage or holding areas for floodwater, and should be protected because they may reduce the potential for flooding in other areas. For land use planning, floodplains are those areas identified by the Federal Emergency Management Agency (FEMA). Maintaining up-to-date floodplain regulations allows Township residents to qualify for the National Flood Insurance Program.

Floodplain areas are not appropriate for development of houses and most structures. They may be appropriate for non-intensive uses such as farming, recreation, or open space. Benefits to preserving floodplains include:

- Preventing property damage, injury, and financial burden imposed by flooding
- Minimizing danger to public health by protecting water supplies
- Providing areas for infiltration to recharge groundwater

Wetlands

Wetlands have been recognized as uniquely important components of the landscape. They act as:

- Natural flood control devices to store flood waters
- Filter to slow and help purify runoff
- Recharge for groundwater
- Wildlife habitat
- Recreational opportunities.

The US Fish and Wildlife Service has developed the National Wetlands Inventory maps that provide a general evaluation of wetlands in an area. In Southampton Township, wetlands are generally associated with the stream corridors and the vernal ponds located at the base of South Mountain. The presence of wetlands should be determined for any land development or subdivision plan submitted.

Existing Land Use Analysis

Characteristics of Existing Land Use

The township should consider the following land use factors as it plans for the future:

1. The northern half of the township contains the majority of large farmland tracts. The central and southcentral area also include farmland but are more broken up by strip residential development. Several orchards are located in the southcentral portion of the township at the base of South Mountain.
2. The southern area of the township is dominated by forest use on South Mountain and in Michaux State Forest.
3. Single family housing is the predominant residential land use in the township. Suburban development has mainly occurred in the south and southeast portions of the Township where public utilities are available. The practice of subdividing a number of road frontage lots from a larger parcel has contributed to some strip development.
4. Industrial and commercial development has centered around Exit 29 of I-81 and to lesser degree along U.S. Route 11.
5. Significant development has occurred in the township over the past 10 years.

Description of Existing Land Uses

The following land use data is based on the 2015 Existing Land Use inventory developed by Cumberland County Planning and GIS departments.

For planning purposes, existing land uses were divided into the following categories:

- | | |
|--------------------------|---------------|
| 1. Agricultural | 5. Industrial |
| 2. Large Lot Residential | 6. Public |
| 3. Residential | 7. Vacant |
| 4. Commercial Retail | |

Link to access Existing Land Use map: <https://gis.ccpa.net/comp-plan-maps/>

(After opening map, choose category and zoom to Southampton Township)

Agricultural

Agriculture represents the largest land use in the township. There are approximately 13,958 acres of land in agricultural use, or 42.5% of the total township area. Much of the northern half of the Township is open field agriculture. The Agricultural category includes operations that are actively engaged in the commercial production and preparation for market of crops, livestock and livestock products.

The township has recognized the importance of agriculture by establishing the following programs to maintain and promote its use.

- Agricultural Preservation Zoning – The Agricultural Zoning District of the township implements a fixed scale method to determine the amount of residential lots that may be subdivided from an original parcel of farmland. The intent is to encourage preservation of the most productive farmland and minimize the impact of residential development.
- Agricultural Security Areas (ASA) – Southampton Township established an ASA program which allows farmers to voluntarily place their farm (minimum 10 acres, or has a yearly income of at least \$2,000) in the ASA. Participation in the program does not restrict development of the land. Benefits of ASAs include protection from “nuisance” ordinances that restrict farm practices; and protection from entities trying to acquire land through eminent domain. Also, farms in ASAs are eligible to qualify for the County’s Agricultural Conservation Easement Program.

Large Lot Residential

The Large Lot Residential category identifies single-family detached dwellings on more than five acres. This category acknowledges the fact that the primary use of the lot is residential but that the use does not impact the majority of the tract. There are approximately 1,632 acres in this category, or 5% of the total township area. The average size of a Large Lot Residential parcel in Southampton Township is 12 acres. Many of these lots are located at the base and along the slopes of South Mountain where a large lot size is necessary to accommodate steep slope and sewage disposal.

Residential

Approximately 1,816 acres or 5.5% of the land in the township is in this category. The Residential category includes all housing types including mobile homes and mobile home parks. Most of this area is made up of single-family detached homes. This category does not include single family dwellings on lots greater than 5 acres. Those uses are provided for under the Large Lot Residential category.

A general characteristic of the residential development is the subdivision of lots along roads with the remaining farm areas located to the rear. Much of this strip development is located south of I-81 along Baltimore Road, McCulloch Road, Airport Road, Neil Road, and Walnut Dale Road. Clusters of residential development are located near the historic villages of Cleversburg, Lees Cross Roads, and Middle Spring.

The following mobile home parks contain the majority of the mobile homes in the township:

Country Side Mobile Home Park	Shippensburg Village
Country Manor Adult Community	Indian Springs
Southampton Manor	

Most of the multi-family housing found in the township is located at Deerfield Estates development along U.S. Route 11. Seasonal housing represents a small percentage of the various housing types within the township.

Commercial Retail

The Commercial Retail category is used to describe businesses involved in the sale of goods to consumers. Approximately 113 acres or 0.3% of the land in the township is within this category. This is the second smallest land use category in the township. Most of these uses are concentrated near the I-81 interchange and along U.S. Route 11. It appears that the most shopping is performed outside the township, predominantly in Shippensburg, Chambersburg, or Carlisle.

Some additional commercial uses are located within residences or on residential lots and are not identified on the Existing Land Use map. These commercial uses represent small businesses or home occupations providing locally-oriented goods. Additionally, agriculture-based commercial activities, such as greenhouses and farm and garden supply businesses, reflect the agricultural character of the area.

Commercial Service

The Commercial Service category encompasses business that does not offer material merchandise in exchange for payment. This is the smallest land use category in the township with approximately 31 acres or 0.1% of the total area. Commercial Service uses include health, business and personal services such as advertising, data processing, insurance, consulting, accounting, research, management, hotel/motels, and financial institutions. These uses are mostly located near the I-81 interchange.

Commercial Open Space / Recreation

This category identifies commercial enterprises that occupy large tracts of land, primarily for outdoor recreation purposes, such as golf courses, campgrounds, hunting clubs, speedways, etc. Approximately 687 acres or 2% of the township's area is in this category. In Southampton Township these uses are located in the South Mountain area and include seasonal camps, hunting and social clubs.

Industrial

Industrial land use within Southampton Township constitutes approximately 432 acres or 1.3% of the total land area of the township. The Industrial category includes manufacturing, mining, industrial parks, and commercial warehousing and distribution facilities. It also includes light industrial uses such as research and development facilities, printing, electronics, small parts assembly and packaging.

In Southampton Township, warehousing and distribution facilities have located along Walnut Bottom Road near the I-81 interchange. Two large mining operations are located in the

township and operated by New Enterprise Stone & Lime Co., Inc. One is a stone quarry along Newville Road (Pa 533). The other is a sand bank located on Sand Bank Road. There are also several family owned and operated welding shops within the township.

Public / Semi-Public

Public/semi-public land uses within Southampton Township make up approximately 12,395 acres or 38% of the total land area of the township. It is the second largest land use category in the township. The category includes utilities, government facilities, State forests, game lands, State and municipal parks, schools, libraries, firehouses, cemeteries, and churches. The Cumberland Valley Rail Trail is also included in this category. Most of this area in Southampton Township is represented by Michaux State Forest on South Mountain.

Vacant

The Vacant category includes land that is unimproved or that is no longer in productive agricultural use. The Vacant category was also applied to wooded, mountainous areas. Most of this category is identified along the slopes of South Mountain that is not part of Michaux State Forest.

Analysis of Current Development Trends

During the last ten years, the township has experienced a steady residential growth according to the building permits issued by the township. Over the last 10 years, 450 permits were issued for new dwelling units or approximately 45 units constructed per year. The township also had 21 commercial / industrial building permits issued for new businesses during that period.

Building Permits Issued for <u>New</u> Structures 2008 - 2017		
Year	Residential	Commercial / Industrial
2008	152	4
2009	49	3
2010	69	3
2011	9	1
2012	17	0
2013	29	0
2014	21	4
2015	32	5
2016	32	0
2017	40	1
Total	450	21

Population Analysis

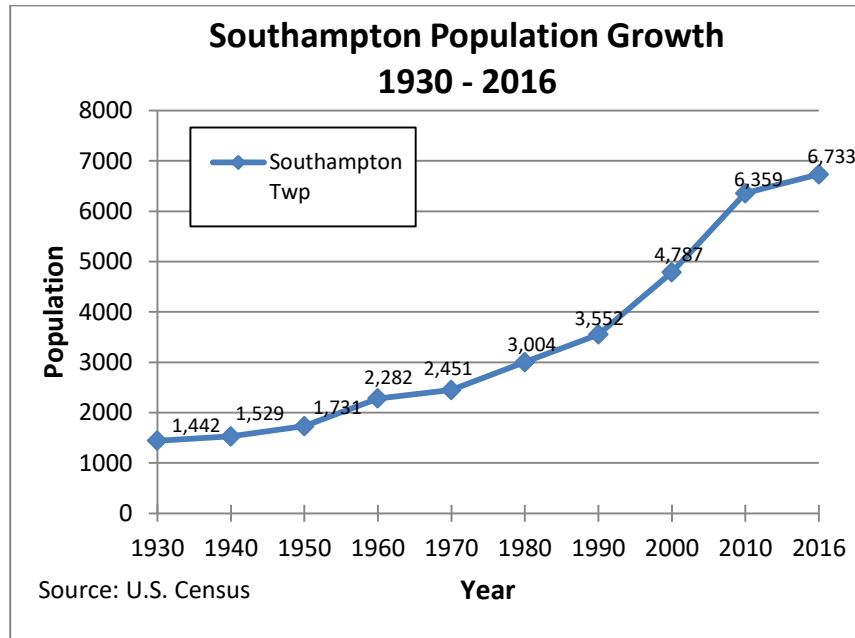
Background

By analyzing population statistics and future projections, Southampton Township will be better able to plan for current and future community needs. Population increases drive demand for additional residential development, which has a direct effect on land use. Educational facilities can be matched to student population, land area for housing can be planned in accordance with expected population growth, and transportation facilities can be designed for probable traffic volumes.

Population Growth Trends

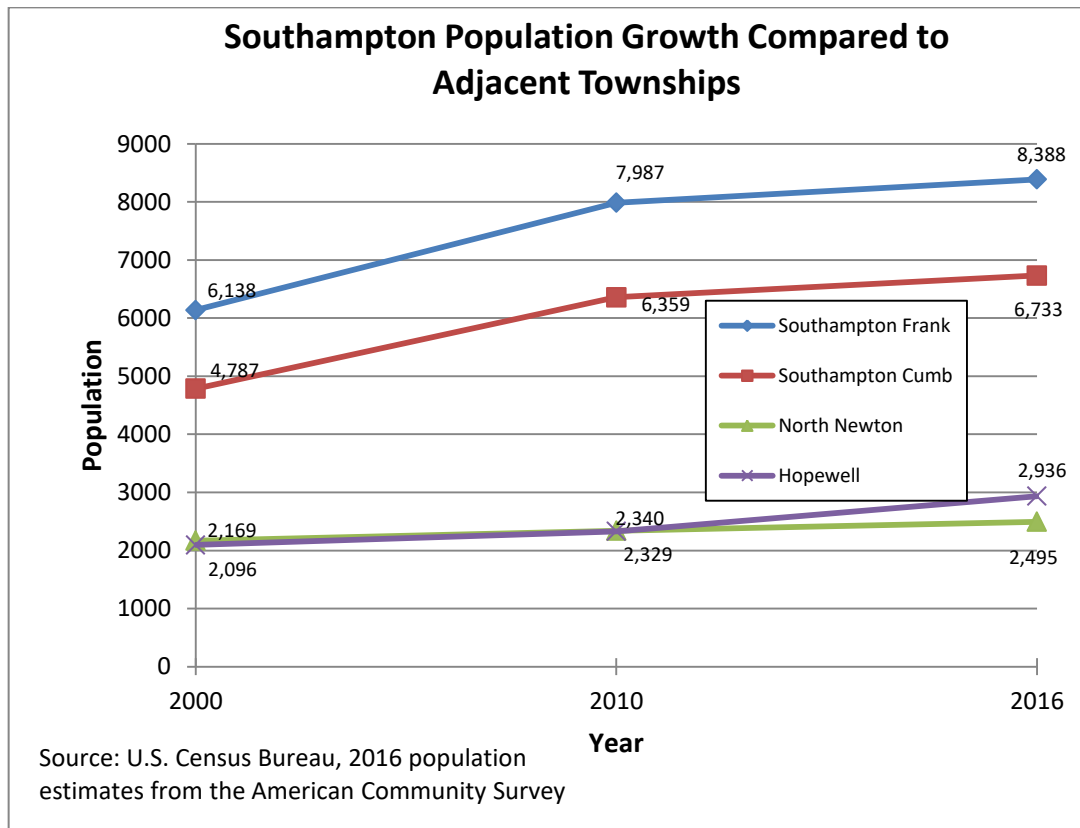
Population Change Since 1930		
Year	Southampton Pop.	% Change
1930	1,442	
1940	1,529	6.0
1950	1,731	13.2
1960	2,282	31.8
1970	2,451	7.4
1980	3,004	22.5
1990	3,552	18.2
2000	4,787	34.8
2010	6,359	32.8
2016 estimate*	6,733	5.9

*American Community Survey 2012-2016 estimates, US Census



The historic growth trends of Southampton Township indicate the greatest population growth occurred between 1990 and 2010. The township had an increase of over 30% during both decades.

The following graph compares the population growth of Southampton Township with the adjacent townships of similar size and character.



The population growth of Southampton Township in Cumberland County has been similar to the growth of Southampton Township in Franklin County. Its growth has been faster than the other neighboring townships in Cumberland County of similar size and character. The 2016 population estimate for Southampton Township by the American Community Survey of the US Census Bureau indicates continued population growth from 2010.

Population Density

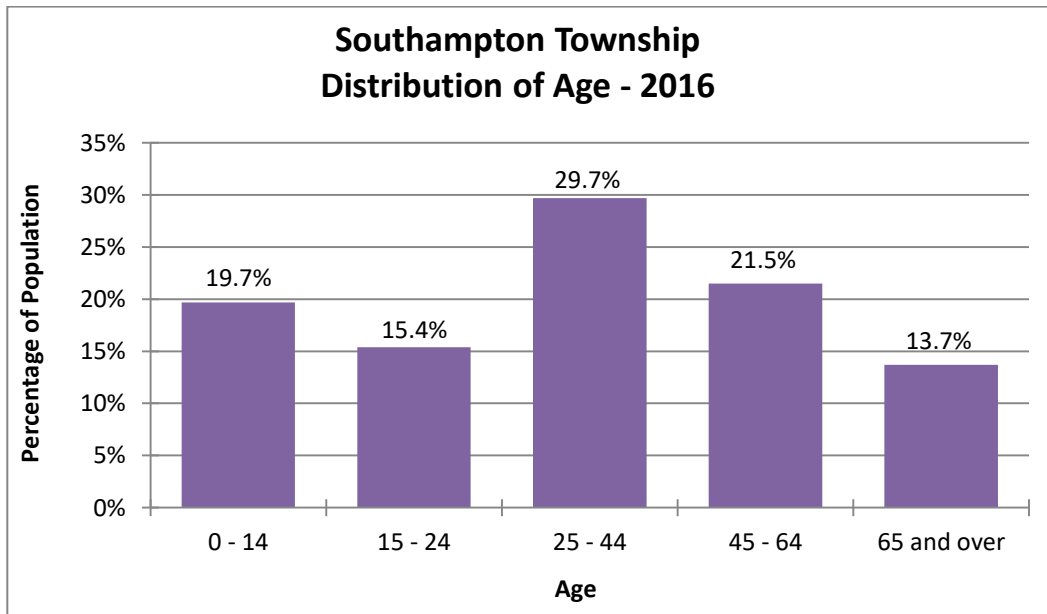
Southampton Township has a lower population density (123 persons per square mile) compared to its neighbor in Franklin County. The township has a higher population density than the adjacent townships in Cumberland County of similar size. This higher density is partly due to suburban growth from Shippensburg.

Population Density in Region			
Municipality	2010 Population	Square Miles	Pop. Density / sq. mile
Southampton Township, Cumb. Co.	6,359	51.6	123.6
Southampton Township, Frank. Co.	7,987	38.2	209.1
Hopewell Township	2,329	27.8	84.2
North Newton Township	2,430	22.8	106.6

Source: US Census

Age Distribution

The Township's age distribution in 2016 indicates the largest population is within the 25 – 44 age group. This age group reflects part of the work force and indicates the majority of workers in the township are young. The 45 – 64 age group represents the older work force which will move into the 65+ group within the next few years and substantially increase the number of residents of retirement age. One of the smallest populations is the 15 – 24 age group which generally represents those residents entering the workforce.



The median age in Southampton Township (34 years) is the youngest of the surrounding townships of similar size and character.

Median Age in Region - 2016	
Southampton Township, Cumb. Co.	34
Southampton Township, Frank. Co	37
Hopewell Township	35
North Newton Township	39

American Community Survey 2012-2016, US Census

Race

The race percentages in Southampton Township show a very large white population and a small minority population in all minority categories. Since 2010, the Asian and African American populations have increased by approximately 1% each. The percentage of Hispanic has remained fairly stable since 2010.

Southampton Township Race - 2016	
White	93.2%
Asian	2.4%
African American	2.3%
Hispanic	1.3%
American Indian	0.0%

American Community Survey 2012-2016, US Census

Income Characteristics

The U.S. Census Bureau collects and presents income level data in three categories, which are defined as follows.

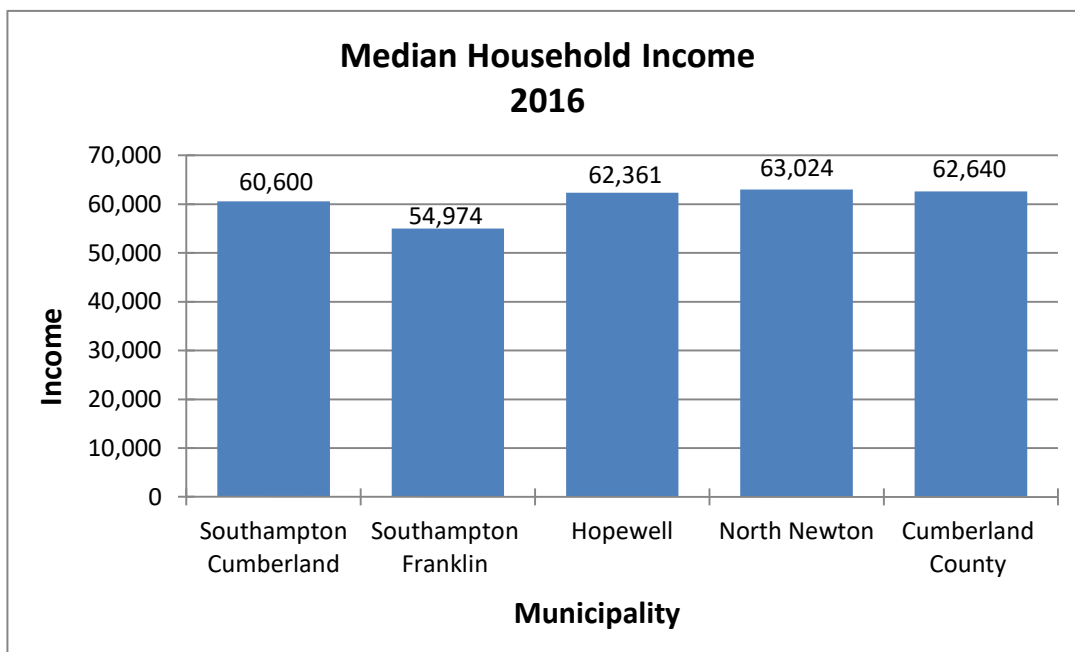
1. Household Income – Includes all the people who occupy a housing unit as their usual place of residence.
2. Family Income – A group of two or more people who reside together and who are related by birth, marriage, or adoption.
3. Per Capita Income – Average obtained by dividing aggregate income by total population of an area.

Southampton Township Income Levels 2000 - 2016			
	2000	2016*	% Change
Median Household Income	47,366	60,600	- 11.4%**
Median Family Income	50,119	60,899	- 17.3%**
Per Capita Income	17,458	29,517	69.0%
Persons Below Poverty	8.8%	12.9%	4.1%

*American Community Survey 2012-2016, US Census

**Median income levels adjusted for inflation to 2016 dollars

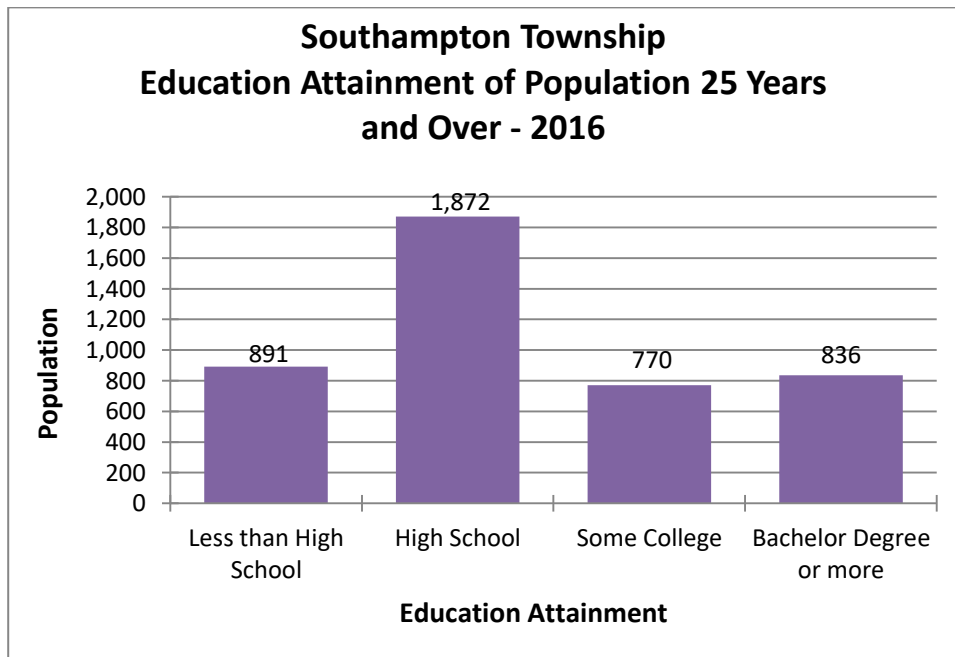
The median income levels of Southampton have decreased between 2000 and 2016 when adjusted for inflation. The median incomes in 2016 had less buying power than the median incomes in 2000. In addition to decreased income levels, the percentage of persons below poverty level has increased.



As shown by the graph above, Southampton Township's median income is above Southampton in Franklin County, but ranks below adjacent townships in Cumberland, and the County overall.

Educational Attainment

Most of the township's population over 25 years old has obtained a high school diploma as their highest education attainment. These numbers fall when tabulating continued education.



Population Projections

The Pennsylvania State Data Center developed population projections for counties in 2014 but did not prepare individual municipal projections. Tri-County Regional Planning Commission used the State Data Center's projected population figures as a basis for developing municipal population projections in 2014. The municipal population projections for 2020, 2030, and 2040 were based on the following factors.

1. Population distribution from 2010 Census
2. Average population changes from previous Census counts
3. Dwelling unit construction trends

The U.S. Census Bureau provides population estimates for the years between the decennial censuses. These estimates can be used to monitor the accuracy of the projections for consideration in planning projects, such as assessing housing needs for the township.

Regional Population Projections 2020 - 2040							
Municipality	2010 Census	Projections					
		2020	change	2030	change	2040	change
Southampton Township	6,359	7,247	888	8,124	877	8,796	672
Hopewell Township	2,329	2,485	156	2,640	155	2,758	118
North Newton Township	2,430	2,613	183	2,795	182	2,934	139
South Newton Township	1,383	1,462	79	1,541	79	1,601	60
Shippensburg Township	5,429	5,876	447	6,318	442	6,657	339

SOURCE: Pennsylvania State Data Center, 2040 HATS Regional Transportation Plan

Southampton Township's population is projected to grow faster than any adjacent township with the possible exception of Southampton Township, Franklin County. Projections were not available for Southampton, Franklin County but population trends indicate a faster growth rate than Southampton, Cumberland. Southampton Township Cumberland County is projected to grow at a fast, steady rate through 2040, or an average of 11% per decade.

Housing Analysis

Background

The existing housing stock can indicate the growth or decline of an area as well as the quality of life. Specifically, the quantity of housing and when structures were built provide valuable information on an area's growth and when it occurred. Housing quality and other housing characteristics provide information on the living conditions of the populace.

Total Housing Units

The estimated total housing units for Southampton Township in 2016 is 2,840 units, according to the US Census Bureau. The US Census Bureau defines a housing unit as a house, an apartment, rooms, or single room occupied as a separate living residence. Inhabitants live and eat separately from any other persons in the structure and have direct access to the outside from the structure or common hallway.

Southampton Township Housing Growth 1939 - 2016			
Year	No. of Units Built	Total Units	Percent Increase
1939 or earlier	282		
1940 – 1949	56	338	19.8
1950 – 1959	97	435	28.6
1960 – 1969	150	585	34.4
1970 – 1979	278	863	47.5
1980 – 1989	299	1,162	34.6
1990 - 1999	618	1,780	53.2
2000 - 2009	915	2,695	51.4
2010 - 2016*	145	2,840	5.4

Source: US Census Bureau

*American Community Survey 2012-2016, US Census

Between 1990 and 2010, the total number of housing units in the township more than doubled.

Vacancy

Housing market analysts often use 5% as a “natural” vacancy rate. This is the vacancy rate that indicates a balance between housing supply and demand. Vacancy rates lower than 5% may indicate that new construction is insufficient to satisfy demand; higher rates imply an over-supply of housing.

Southampton Township Occupied Housing Units and Vacancy Rates 2000 - 2016			
Housing Units	2000	2010	2016*
Total Units	1,747	2,579	2,840
Occupied Units	1,649	2,341	2,598
Vacant Units	98	238	242
Vacancy Rate	5.6%	9.2%	8.5%

Source: US Census Bureau

*American Community Survey 2012-2016, US Census

In 2010, Southampton Township's vacancy rate was 9.2%, which is high compared to the standard natural rate. The Census Bureau's estimate for 2016 continues this high trend (8.5%) and means the township may be experiencing an oversupply of housing units.

Owner-Occupied and Renter-Occupied Units

Owner-occupied units comprise a large majority of the housing in Southampton Township. In 2016, renter-occupied housing consisted of approximately 27% of the households in the township. Renter-occupied units have increased substantially since 2000.

Southampton Township Owner-Occupied and Renter-Occupied Units 2000 - 2016				
Housing Units	2000	2010	2016*	Change 2000 - 2016
Owner-Occupied	1,478	1,991	1,984	+ 34.2%
Renter-Occupied	171	350	614	+ 259%
Average Household Size	2.90	2.72	2.59	- .31

Source: US Census Bureau

*American Community Survey 2012-2016, US Census

The average household size in the township is slowly declining since 2000. This decrease in the average number of persons per household may be attributed to the significant number of

rental housing units and “Age 50 and over” housing units constructed during this same time period.

The Census defines overcrowding as one or more persons per room. In 2016, only 2% of the housing units in the township exceeded the limit of overcrowding. Overall, there were 2.59 persons per housing unit and overcrowding does not appear to be a problem. The 2.59 persons per unit is slightly higher than both Cumberland County and the State, which exhibited densities of 2.39 and 2.49 respectively.

Types of Housing Units

The estimates of the 2016 Census indicate the majority (70.6%) of housing units in Southampton Township are single family units. This is a consistent trend over the years.

Southampton Township Type of Dwelling Units 2000 - 2016				
Units in Structure	2000	2010	2016*	Change 2000 – 2016
Single family 1 unit	1,245	1,965	2,006	+ 761
Multi-family 2-9 units	67	70	76	+ 9
Multi-family 10+ units	0	101	381	+ 381
Mobile homes	435	443	377	- 58
Other: boat, RV, van, etc.	0	0	0	0

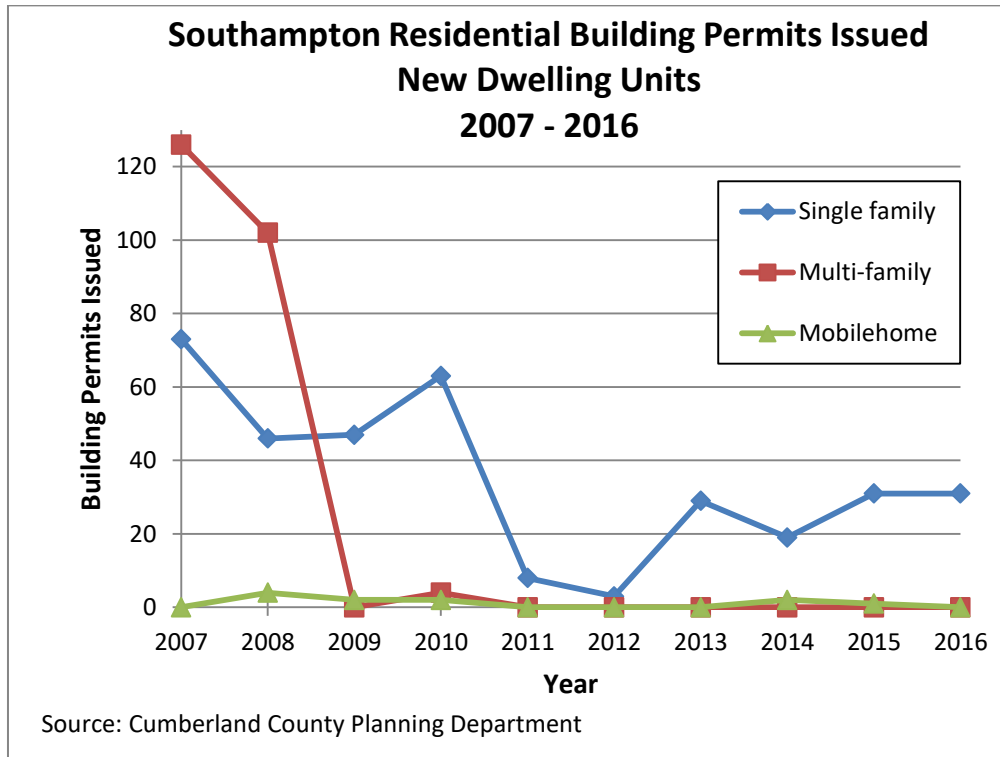
Source: US Census Bureau

*American Community Survey 2012-2016, US Census

Multi-family housing units comprised 16.1% of the total. In the 2000 Census these multi-family units were predominantly two-family units, rather than apartment-like complexes that house many families or residents. Since 2010 the larger multi-family buildings housing 10 or more units have greatly increased.

Mobile homes made up the remaining 13.3% of the housing in the township in 2016. This is the only type of housing that has experienced a decrease in units since 2000 (- 58 units). The township has consistently not had any types of housing defined as “Other” by the US Census Bureau.

Building permit data indicates that most of the township’s multi-family growth occurred in 2007 and 2008. After the housing market recession in 2008, the number of new multi-family units decreased significantly. New single family units also decreased during the recession but have recovered and have remained consistent for the last several years. The number of new mobile homes has remained low since 2007.



Housing Value and Rent

For the years 2012-2016 the US Census Bureau reports the median value of owner-occupied housing units is \$180,700 in Southampton Township. It is generally higher than surrounding townships of similar size and character except for Hopewell Township. The township's median housing value is lower than the County's, but higher than State's median value.

2016 Housing Value and Rent in Region		
Municipality	Median Value Single Family Dwelling	Median Rent
Southampton Township, Cumb. Co.	\$180,700	\$1,052
Southampton Township, Frank. Co.	\$172,000	\$845
Hopewell Township	\$200,000	\$931
North Newton Township	\$175,200	\$758
Cumberland County	\$191,700	\$911
Pennsylvania	\$167,700	\$859

Source: American Community Survey 2012-2016, US Census

Median rent in Southampton Township is the highest of the townships in the region, as well as Cumberland County and the State.

Economic Analysis

Background

A strong local economy will benefit the entire community which in turn will benefit its individual citizens. A skilled and productive labor force in a community may attract businesses, thus adding to the overall economic prosperity.

The location of Southampton Township relative to other communities is an important feature of the local economic environment. Southampton Township is located near the larger economic nodes of Shippensburg, Chambersburg, and Carlisle. Its location along major transportation corridors such as I-81 and US Route 11 has provided economic opportunities for commercial and industrial activity.

Commercial and Industrial Use

The Economic Census is updated every 5 years and the most recent data is 2012. Info USA compiled updated data based on the 2012 Economic Census. The North American Industry Classification System (NAICS) is used by businesses and governments to classify and measure economic activity in the United States, Canada, and Mexico. The NAICS system is currently the standard used by federal statistical agencies in classifying establishments (individual business locations). NAICS organizes establishments into industries according to the similarity in the processes used to produce goods or services.

Southampton Township Business and Industry	
Type of Business (NAICS Classification)	Number in Township
Manufacturing	6
Retail Trade	14
Transportation & Warehousing	3
Wholesalers	8
Banking, Finance & Insurance	2
Professional Scientific & Technical Services	7
Admin. & Support, Waste Management	4
Health Care and Social Services	13
Arts, Entertainment, Recreation	1
Accommodations, Food Services	3
Construction	11
Education	1
Public Administration	2
Real Estate and Rentals	5
Agriculture, Forestry, Fishing and Hunting	3
Other Services-Repair, Personal Care, etc.	14

Source: Info USA May 2018, Cumberland Area Economic Development Corp., 2012 Economic Census of the U.S.,

Most of the commercial and industrial activity in Southampton Township is occurring on U.S. Route 11 and Walnut Bottom Road, near the I-81 Interchange. Most of the retail activity in the region is located in surrounding communities such as Shippensburg, Chambersburg, Carlisle, and Greene Township. These surrounding commercial areas adequately serve the residents of Southampton Township. Future commercial development in the township will likely occur along the U.S. Route 11 and Walnut Bottom Road corridors, where commercial zoning is in place.

Industrial establishments, especially distribution facilities, have been attracted to the region by the access to I-81 and available land. The industrial and manufacturing status in Southampton Township reveals similar patterns to the retail economy. Once again, surrounding communities such as Shippensburg and Carlisle contain the majority of industrial establishments.

These businesses and industries enhance the economic status of Southampton Township as an employer and through tax revenues. For example, the Beistle Company which located in the township in the 1970s is a major employer and has assisted the township in providing new infrastructure.

Agriculture

As of 2017 Southampton Township had the most acres (10,080 acres) of land registered in its Agricultural Security Area program of any municipality in Cumberland County. It also had one of the highest amount of acres preserved in Agricultural Easements (2,477 acres) in Cumberland County.

Cumberland County had \$59,386,000 in crop sales and \$135,969,000 in livestock and livestock product sales, according the most recent Census of Agriculture by the U.S. Department of Agriculture (2012). The County ranks very high in the state for crop sales and livestock and livestock product sales. Obviously, the predominant and extensive agricultural activity in Southampton Township contributes to Cumberland County's fine state rankings.

The agricultural activities of the Township should be closely monitored to ensure that other forms of development do not deleteriously infringe on necessary farmlands. The Township's close proximity to Shippensburg will invite suburban residential development within its boundaries. Therefore, measures to protect the best agricultural lands should be implemented for the economic well-being of the Township.

Labor Force

The Census defines labor force as persons at least 16 years old who are working or looking for work. The 2016 census data indicates a labor force of 3,337 in Southampton Township. Male employees comprise 54.5%, and female employees 45.5% of the total in the township.

Southampton Township Labor Force by Industry 2016		
Industry	Employed	% of Total
Agriculture, forestry, fishing, hunting, mining	178	5.3
Construction	140	4.2
Manufacturing	569	17.1
Wholesale Trade	139	4.2
Retail trade	528	15.8
Transportation and warehousing	206	6.2
Information	25	0.7
Finance and insurance	181	5.4
Professional, scientific, waste management	207	6.2
Educational, health care, social service	622	18.6
Arts, entertainment, recreation, accommodation, food services	194	5.8
Other services	124	3.7
Public administration	224	6.7
Total	3,337	

Source: American Community Survey 2012-2016, US Census

The bulk of the labor force is employed in the education and health care sector (18.6%). Manufacturing and Retail trade make up the 2nd and 3rd highest employers.

Unemployment Rates in the Region 2016	
Municipality	Unemployment Rate
Southampton Township, Cumb.	6.3%
Southampton Township, Frank.	8.2%
Hopewell Township	3.4%
North Newton Township	5.4%
Cumberland County	5.1%

Source: American Community Survey 2012-2016, US Census

Unemployment

Southampton Township, Cumberland County has a high unemployment rate compared to adjacent townships of similar size and character, and Cumberland County.

Only Southampton Township, Franklin County has a higher rate. Shippensburg Borough and Township, which are not included in the above table, also have higher unemployment rates but its rates are skewed as the result of Shippensburg University students residing in the township and borough.

Community Facilities Analysis

Background

A wide variety of services and facilities are available to residents of Southampton Township. Services range from those which are primarily local in nature to many that are offered on a regional level. Police and fire protection, utilities, education, and recreational facilities are examples of services that are included in a community facilities analysis. Population growth in Southampton Township necessitates recognition of which services will be adequate to fulfill the needs of the community and which must be expanded to accommodate increased demands from residents.

Local Government Services

Cities, boroughs, and townships carry the greatest responsibility for the provision of conventional local government services. Counties, school districts, and municipal authorities are accorded specialized service functions.

The county level of government is concerned primarily with recording, enforcing, and administering activities related to the civil and criminal justice system. Tax assessment of property and various welfare functions are also administered at the County level.

School districts are focused on the education of the youth within their boundaries, but this is no longer the limit of services which they provide. Adult continuing education, community colleges, vocational and technical schools, and the education of gifted and special needs persons have become significant functions.

Municipal authorities are special governments entities established for specific purposes. The function of a municipal authority is usually to construct, maintain, and operate some service facility, such as a sewage treatment system, until such time as revenues have paid for the costs incurred in the establishment of the service. Generally, such services or facilities are then turned over to the municipality in most cases. Revenues are usually gained in the form of users fees.

Township Government

The basis for the existence of a local government is to provide services and public facilities of a local nature to the residents within its geographic jurisdiction. Powers are delegated to local government by the State General Assembly or are interpreted by the courts, as necessary, to carry out such powers.

Southampton is a second class township and is administered by a three-member Board of Supervisors. The township regulates land use and development under its own Subdivision and Land Development Ordinance and Zoning Ordinance. It also administers several stand-alone ordinances and approves building permits for development in the township. The municipal building is located at 200 Airport Road.

Recreation Facilities

Southampton Township owns several recreational facilities:

1. Southampton Township Multi-Purpose Center - 56 Cleversburg Rd. (approx. 11 acres)
 - a) Community Center for social events
 - b) Ballfields including a basketball court, T-ball fields, football field with lights
 - c) Playground, stage, pavilion
 - d) Restrooms

The multi-purpose center includes approximately 375 parking spaces. As the use of this area increases the Township will need to consider construction of additional restrooms and parking areas.

2. Southampton Park – 200 Airport Rd. (approx. 39 acres)
 - a) Ballfields including soccer fields, basketball courts, volleyball courts
 - b) Playgrounds, pavilions

- c) 1 mile paved walking trail
- d) Restrooms

Southampton Park is used by soccer clubs and sports associations. The entrance to a cavern, “Cleversburg Sink” is located in the park and is managed by the Franklin County Grotto. The Franklin County Grotto is part of the National Speleological Society (NSS). Formed in 1981, the Grotto is dedicated to the exploration and conservation of caves and the life that inhabits them.

3. Cleversburg Junction – 200 Airport Rd. (approx. 1 acre)

- a) Pavilion for viewing rail traffic on the Norfolk-Southern railroad

The Pa. Municipalities Planning Code allows municipalities to require the dedication of park land, or a fee in lieu of, as a condition of subdivision approval. Southampton Township amended the Subdivision & Land Development Ordinance in 2003 to provide for the public dedication of recreational land, or fees in lieu, for final plan approval. These fees are periodically reviewed and updated as needed by a Township resolution.

Southampton Township also contains 11,157 acres of Michaux State Forest within its borders. The State Forest Land runs along the southern boundary of the Township. Throughout the 80,000 acre Michaux State Forest, facilities available to the public for recreational use include campsites, fishing areas, hunting areas, hiking trails, snowmobile trails, and horseback riding trails.

The Cumberland Valley Rail Trail extends through the township for approximately 3.8 miles and provides opportunities for hiking, biking, horseback riding, and cross-country skiing.

The National Recreation and Park Association (NRPA) established a standard for the amount of parks and recreation land needed based on population – 6.25 acres to 10.5 acres per 1,000 populations. With a 2016 estimated population of 6,733, Southampton Township appears to be close to meeting its recreational needs. The township exceeds the standard when the State Forest land is counted as “local” recreation land for its residents. Updated NRPA guidelines though, encourage municipalities to tailor their standards to meet recognized recreation needs.

The loss of open space can have a serious, negative impact on the aesthetic character of a community. Therefore, preservation of open space and provision of land available for parks and recreation is essential to rural communities such as Southampton Township.

Educational Facilities

Southampton Township is located within the Shippensburg Area School District. No school buildings are located in the township. All schools in the district are located in Shippensburg Borough and Shippensburg Township. There are no higher education facilities in the township but there are several in nearby communities.

Shippensburg Area School District

- Shippensburg Area Senior High School – 9-12 grades

- Shippensburg Area Middle School – 6-8 grades
- Shippensburg Intermediate School – 4-5 grades
- James Burd Elementary School
- Nancy Grayson Elementary School
- Rowland School for Young Children

Higher Education

- Shippensburg University, Shippensburg – State college offering undergraduate and graduate degrees
- Dickinson College, Carlisle – Private college offering undergraduate degrees
- Messiah College, Mechanicsburg – Private college offering undergraduate degrees
- Dickinson Law School, Carlisle – Associated with Penn State University
- Central Penn College, Enola – offering associate degrees in business
- Wilson College, Chambersburg – Private college offering undergraduate degrees
- Mount Alto of Penn State University – State college offering undergraduate and associate degrees

Libraries

Both the Shippensburg Public Library, located within the Borough of Shippensburg, and the Ezra Lehman Memorial Library on the campus of Shippensburg University accommodate Southampton Township. The Borough library is a member of the Cumberland County Library system, and is part of the Conococheague Library District in Chambersburg. The Shippensburg University library has an extensive selection of research materials, including the State depository for federal government documents.

Police Protection

Law enforcement in Southampton Township is provided by the State Police, with the barracks located in Carlisle. There is no municipal police force. Most of the townships in the western half of Cumberland County do not have their own police, and therefore rely on the State Police.

Fire Protection and Emergency Service

Emergency services are provided in Southampton Township by the following volunteer organizations:

1. Vigilant Volunteer Fire Company:

Located at: 20 Walnut Bottom Road, Shippensburg, PA 17257

Equipment: 2 – Fire Engines

1 – Tanker

1 – Brush Truck

- 1 – Traffic Unit
- 1 – Utility Unit
- 1 – Duty Chief Unit
- 2. Cumberland Valley Hose Company:
 - Located at: 62 W. King Street, Shippensburg, PA 17257
 - Equipment: 1 – Ladder Truck
 - 1 – Ladder Engine
 - 1 – Air Wagon
- 3. West End Volunteer Fire Company:
 - Located at: 49 Lurgan Ave., Shippensburg, PA 17257
 - Equipment: 2 – Fire Engines
 - 1 – Rescue Squad
 - 1 – Trailer for Confined Space & Trench Rescue
 - 1 – Brush Truck
 - 1 – Utility Unit
- 4. South Newton Volunteer Fire Company:
 - Located at: 16 Firehouse Road, Walnut Bottom, PA 17266
 - Equipment: 1 – Fire Engine
 - 1 – Tanker
 - 1 – Brush Unit
 - 1 – Traffic Unit
 - 1 – Utility Unit
- 5. Shippensburg Area EMS (Paid Organization)
 - Located at: 711 E. Orange Street, Shippensburg, PA 17257
 - Equipment: 5 – Basic Life Support Ambulances
 - 2 – Advanced Life Support Units
- 6. A Life Lion medivac helicopter is stationed at the Carlisle Airport and is available when needed.

Water Supply

Southampton Township residents served by public water receive their water from the Borough of Shippensburg's municipal water system. The Borough water system utilizes a series of dams, reservoirs, and three (3) wells, two of which are located in Southampton Township to supply and store its water.

From the two wells in Southampton Township, the Borough is permitted to withdraw 1.28 MGD from Well No. 1 (Cleversburg) and 2.00 MGD from Well No. 3 (Baltimore Road). The Cleversburg Water Storage Tank has a storage capacity of 500,000 gallons. This service is expected to be adequate for Southampton Township and its anticipated rate of growth. The general area serviced by Shippensburg's Municipal Water System is illustrated by the accompanying map entitled "Water & Sewer Lines."

Sewage Systems

Public sewer lines in Southampton Township are owned and maintained by Cumberland-Franklin Joint Municipal Authority (CFJMA). This sewage system includes a collection network, interceptors, pump stations and force mains. The sewage collected by (CFJMA) is treated at the Borough of Shippensburg's Waste Water Collection and Treatment facility. The attached map illustrates the area presently served by the system.

Stormwater Management

The Township of Southampton has no formal stormwater facilities. In accordance with the law, new subdivisions and land developments must plan for and accommodate stormwater runoff after development. The Township specifies, in its Subdivision and Land Development Ordinance, and Stormwater Management Ordinance 2011-2 the design standards for stormwater control devices to be installed in subdivisions and land developments.

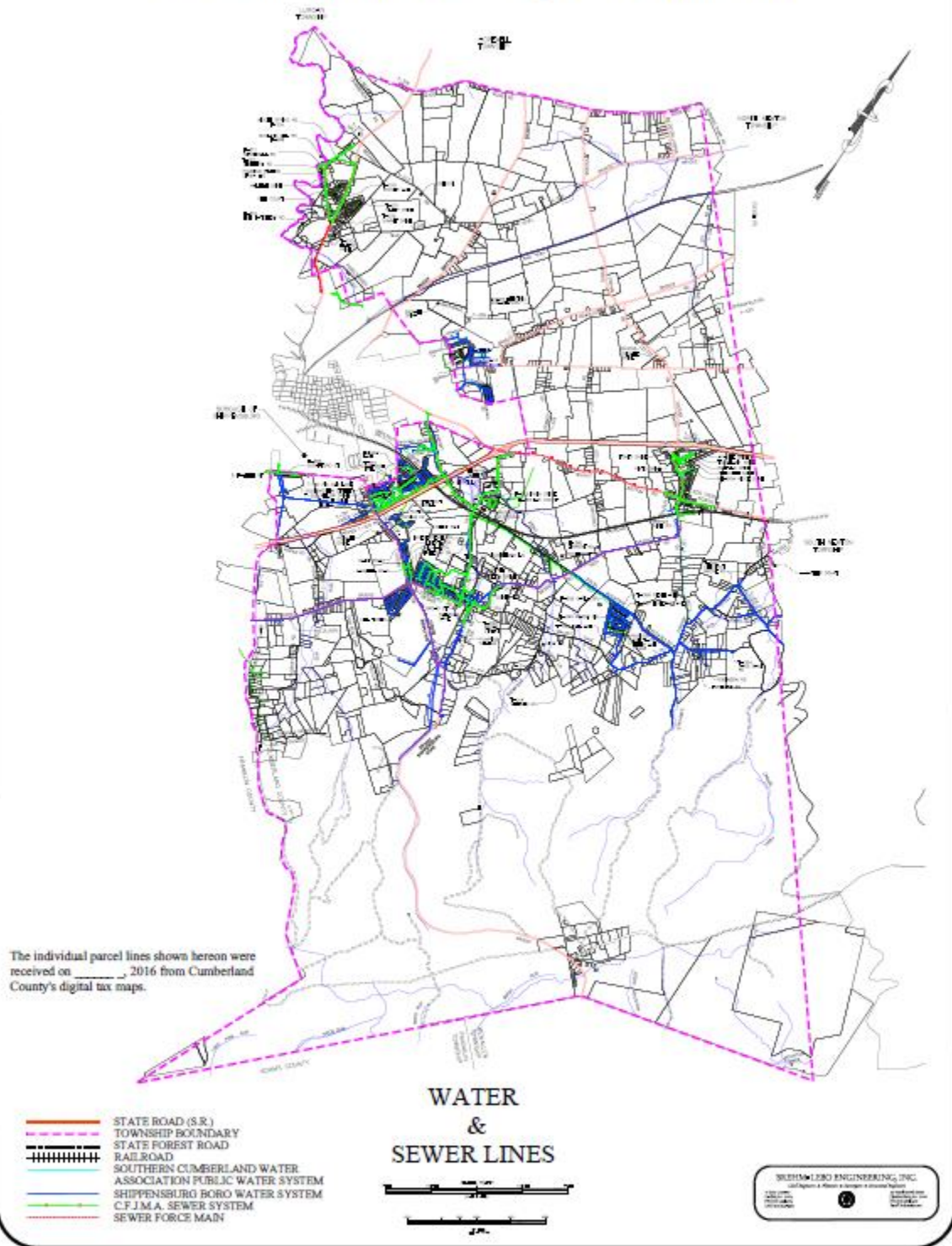
Refuse and Solid Waste

Southampton Township administers a contract with a waste disposal company for curbside collection of refuse and recyclables for its residents. The township has also entered into an inter-municipal agreement for waste and recycling collection with the townships of North Newton, South Newton, Penn, Cooke, West Pennsboro, Shippensburg Township and Newville Borough.

Southampton Township has voluntarily established its recycling program for its residents. The township is not required to develop a recycling program under the Municipal Waste Planning, Recycling and Waste Reduction Act of 1988 (Act 101). Act 101 mandates that each municipality that has a population of 10,000 or more people, or has a population of more than 5,000 and a density of more than 300 people per square mile, shall implement collection programs for residential and commercial recyclable materials.

SOUTHAMPTON TOWNSHIP

CUMBERLAND COUNTY, PENNSYLVANIA



Transportation Analysis

Background

Today, shipping of most goods is accomplished by trucks, and travel to work occurs predominantly by private car or bus. Recreation and personal business trips rely heavily on private cars. Use of automobiles in the U.S. has grown at a rate twice that of population growth. The current reliance of most people on automobiles has resulted in continual pressure on communities to improve and maintain road systems.

The road system is the single most significant factor in the patterns of land use. For this reason, the Comprehensive Planning Program for Southampton Township will be focused on the facilities related to automobile travel.

Roadway Classification and Function

Roads are commonly classified according to a system based on their ability to carry volumes of traffic. PennDOT classifies area highways for planning and funding purposes. It is important to be aware of the functional classification system when considering highway improvements and land use planning in Southampton Township.

Road Classification Standards	
Functional Classification	Services Provided
Arterial	<ul style="list-style-type: none">• Mobility is highest importance• Some degree of access control• Typically used for long trips• Highest volume of traffic• Typical travel speeds – 45+ mph
Collector	<ul style="list-style-type: none">• Mobility and access of equal importance• Connects with arterials and local roads• Moderate volume of traffic• Typical travel speeds – 35-45 mph
Local	<ul style="list-style-type: none">• All roads not defined as arterial or collector• Access to property is highest importance• Low volume of traffic• Typical travel speeds – 25 mph

Source: Federal Highway Administration, Flexibility in Highway Design

In Southampton Township, the majority of pass-through traffic utilizes arterial Interstate 81 which runs through the center of the township and is major corridor on the east coast. The other major state owned roads in the township are classified as Collector roads and provide access to local access roads. Roadways in the township include the following functional classifications:

Southampton Township Roadway Classifications	
Arterial	<ul style="list-style-type: none"> • Interstate 81
Collector	<ul style="list-style-type: none"> • US Route 11 • Pa. Route 174 • Pa. Route 533 • Pa. Route 696 • Baltimore Road • Britton Road • Ridge Road • McCulloch Road • Gilbert Road • High Road • Strohm Road, between Pa. 174 and High Rd. • Ridge Road
Local	<ul style="list-style-type: none"> • All remaining roads

Source: Pennsylvania Dept. of Transportation, Federal Functional Class Maps, 2018

Southampton Township contains approximately 121.76 miles of roadways.

- State Roads – 43.91 miles
- Local Roads – 47 miles
- Forestry Roads* – 30.85 miles

*Forestry roads are located within the Michaux State Forest and are maintained by the Department of Conservation and Natural Resources (DCNR). These roads have a gravel or dirt surface.

Traffic Volumes

The Harrisburg Area Transportation Study (HATS) is the federally designated Metropolitan Planning Organization (MPO) responsible for transportation planning in the region. The organization performs periodic traffic counts on local roadways, in coordination with PennDOT. The traffic counts are identified as “Annual Average Daily Traffic” (AADT). AADT is the typical daily traffic on a road segment for all the days in a week, over a one-year period.

Traffic counts can be used to determine if a particular roadway has begun to approach the maximum traffic capacity for which it was designed.

The most recent count was conducted in 2016.

Southampton Traffic Counts		
Road	Average Number of Vehicles per Day 2016	Average Number of Vehicles per Day 1989
I-81	41,000	9,630
U.S. Route 11	2,900	2,527
Pa. Route 174	5,700	2,749
Pa. Route 533	1,900	1,448
Pa. Route 696	3,400	2,969
Baltimore Road	4,300	1,017
Britton Road	900	N/A
McCulloch Road	1,100	N/A
High Road	2,300	N/A
Ridge Road	1,100 from east twp. boundary to Duncan Rd. 1,300 from Britton Rd. to Pa 696	N/A

Source: Pennsylvania Dept. of Transportation, Traffic Volume Map, 2016

N/A – Not available

The largest increases in traffic since 1989 (the last comprehensive plan update) were on I-81, Pa. Route 174, and Baltimore Road. The significant increase in traffic on I-81 has had a major impact on Southampton Township and the Shippensburg region. Truck traffic on I-81 comprises approximately 32% of the vehicles.

Traffic volume generation depends largely on land use characteristics of an area. Within Southampton Township, significant commercial and industrial uses have located near I-81 along Pa. 174 (Walnut Bottom Rd.), resulting in increased traffic volumes. Extensive residential development has occurred near Baltimore Road, which has significantly increased the traffic along that corridor.

Railroad Transportation

One rail line traverses Southampton Township in an easterly direction from Shippensburg. The line is operated as a part of Norfolk Southern's operations, and is used for coal and freight shipments between Harrisburg and Hagerstown. There are approximately 19 trains traveling through the Township per day. The only siding in the Township is located at Lane Enterprises located at 34 Strohm Road, Shippensburg, PA 17257.

There are four at-grade crossings in the township located at Goodhart Road, Strohm Road, Big Pond Road and Airport Lane. Goodhart and Strohm roads are equipped with flashing light signals and automatic gate arms. Big Pond Road provides only a flashing light signal. Airport Lane is a private road and utilizes only a stop sign to control access.

Norfolk-Southern owns and maintains three railroad bridges in the township. Two bridges cross over Airport Road and Neil Road. The third bridge crosses a private road in the Country Manor gated community.

Bridges

Bridges located throughout Southampton Township fall under the jurisdiction of three separate levels of government.

1. State bridges - Fifteen (15) bridges are along state roads and maintained by the Pennsylvania Department of Transportation. Construction dates range from 1908 to 1975.
2. County bridge – One (1) bridge is located along Stonewall Road (T-311) and its maintenance is shared between Cumberland and Franklin Counties. The bridge is one-lane and crosses Middle Spring Creek near the Village of Middle Spring.
3. Southampton Township bridges – All other bridges located along township roads are maintained by the township. The township-owned bridges are 20 feet or less in length and are not included on the National Bridge Inventory. Bridges longer than 20 feet are part of the National Bridge Inventory system and require periodic inspections.

Land Use Plan

The accompanying map depicts the proposed future land use plan for Southampton Township, which is somewhat different from the plan proposed in 2007, but carefully considers the existing use studies. The Township's Plan maintains the five major land use categories:

1. Village Center,
2. Commercial
3. Commercial/Manufacturing
4. Agricultural Conservation
5. Woodland Conversation

The above land use categories are explained as follows:

Village Center

The higher density residential areas that are primarily serviced with central sewage and water facilities are the areas where future residential development and supporting commercial activities should be encouraged. A mix of housing opportunities such as single-family detached and semi-detached, townhouses and apartments are logical land uses for the Village Center Districts to meet the diverse housing needs of all income levels. Appropriate densities should reflect the existing character of the communities.

The Cleversburg/Countryside area is the largest of the Village Center designations as it becomes a natural extension of the land use patterns from the Borough of Shippensburg and Shippensburg Township.

Lees Crossroads on a smaller scale also serves as a Village Center. This historic, small community has the infrastructure primarily in the form of water and sewer service to support further modest growth to continue to define and shape the village.

Middle Spring is a third Village Center designation which is served by central sewer, but not central water. This community is also well defined and should continue to grow and in-fill at a modest pace.

The Deerfield project located along U.S. Route 11 and the Newville Road is also identified for growth as a Village Center. The developing community of mixed housing types clearly reflects the housing diversity envisioned in the Village Center land use plan.

For all of the Village Centers, it is recommended that neighborhood retail and services be encouraged to meet the more daily needs of the village residents. These limited commercial uses should be community-oriented and compatible with adjacent residences. Such a village mix of land uses promotes interaction and community identity, that has become absent from most traditional suburban development.

Commercial

Commercial Districts are recommended to be established along U.S. Route 11, south of the Deerfield community and at the southwest exit of I-81 along the Walnut Bottom Road. Both of these locations are compatible with existing commercial activities in adjoining Shippensburg Township.

Commercial / Manufacturing

The Walnut Bottom Road, particularly at the I-81 Interchange and north to U.S. Route 11 are identified for Commercial/Manufacturing uses. This pattern has been established by existing distribution industries and supporting retail/service businesses. With I-81, railroad accessibility, and sewer and water services, infrastructure is in place or can be extended to support these land uses and contribute to a diverse tax base. It is envisioned that this district will be rather broad in the range of land uses permitted to reflect or respond more to regional market conditions rather than narrow, precise land use designations.

Agricultural Conservation

The dominant land use district in Southampton Township is Agriculture/Conservation. This tradition is strongly evident throughout the Township, but particularly in the northern-half of the municipality. The Map in the Physical Features Analysis chapter entitled "Agricultural Resources" identifies the farms enrolled in the township's Agriculture Security Area program and clearly shows the property owners' desire for agricultural preservation. The key to continue agricultural preservation is to control the infrastructure, particularly water and sewer facilities, so that they are not extended into prime farmland and become a catalyst for growth. With significant growth opportunities in the Village Centers and Commercial/Manufacturing District, pressure to develop the agricultural land can be contained.

Woodland Conservation

The district is primarily made up of State Forest lands and intermittent privately owned wooded tracts. Development in this land use category should provide for large lot zoning to minimize the impact on natural resources and encourage forest protection standards.

Goals, Objectives and Strategies

Southampton Township has established the following goals, objectives, and strategies to implement the provisions of the comprehensive plan.

GOAL: Protect the Township's Natural Resources.

OBJECTIVE: Preserve and protect the township's agricultural land.

- **Strategy: Encourage Participation in Agricultural Security Areas (ASA) and the Agricultural Conservation Easement Program (ACEP).**

The ASA program provides farmers with basic right to farm protections and enrollment in the program is required for participation in the ACEP. The County's ACEP program places a permanent easement on the property that restricts nonagricultural use. The township should inform property owners of these programs and encourage participation.

- **Strategy: Preserve prime farmland soils through agricultural preservation zoning.**

Continue to limit residential growth in the Agricultural District through the use of effective agricultural zoning. Consider standards in the Agricultural District to preserve prime farmland soils on a tract by identifying prime soils during the subdivision and land development process and requiring any proposed development to occur on the less productive soils.

- **Strategy: Reduce soil erosion through coordination with the Cumberland County Conservation District.**

Participate in programs sponsored by the Cumberland County Conservation District that promote soil conservation including Chapter 102 Erosion and Sedimentation Control reviews and National Pollutant Discharge and Elimination System (NPDES) permit reviews.

OBJECTIVE: Protect surface and groundwater resources in Southampton Township.

- **Strategy: Identify the location and capacity of critical groundwater resources.**

Two public wells are located in Southampton Township which provides public water to township residents as well as the region. Also, many township residents and businesses are dependent upon private wells for their respective water supplies. Groundwater location and capacity in the township are largely unknown. The township should partner with Cumberland County, Shippensburg University, and/or the Susquehanna River Basin Commission to conduct studies that would identify the groundwater resources found in the township. After the study, the township could consider zoning provisions that would protect those areas from pollution.

- **Strategy: Consider riparian buffer standards to protect water quality.**

Consider establishing requirements that provide a natural undisturbed buffer along streams, wetlands, and vernal ponds. These buffer standards would help protect the sensitive and unique natural features in the township such as the vernal ponds at the base of South Mountain and the headwaters of the Yellow Breeches Creek.

- **Strategy: Coordinate with Cumberland County on regular updates of the Countywide Act 167 Stormwater Management Plan and adoption of the model Stormwater**

Management Ordinance.

Cumberland County prepares a countywide stormwater management plan that includes provisions to control the volume and rate of stormwater associated with new development. The model stormwater ordinance in the Countywide Act 167 Plan is based upon federal and state requirements for stormwater control. The township should participate in future updates of the plan and modify its stormwater ordinance as necessary to respond to new regulatory standards or land development processes.

OBJECTIVE: Preserve the township's forested areas.

- **Strategy: Consider tree removal and/or replanting requirements for future development.**

Southampton Township has the option to regulate the size and/or amount of trees that are removed to accommodate future development. The township should consider such regulations to protect large blocks of forested land, decrease stormwater and improve water quality, especially in the Woodland Conservation zone.

OBJECTIVE: Protect air quality.

- **Strategy: Encourage the use of alternate energy sources (e.g. wind, solar) and other "green" technology.**

The use of green energy systems to minimize air pollution can be encouraged through ordinance provisions that allow for these systems at appropriate locations. The Cumberland County Planning Department (CCPD) developed model energy system ordinances (wind, solar, wood fired boilers) that the township should use as a guide when considering these air quality issues.

GOAL: Accommodate a Variety of Land Uses that is Compatible with the Character of Southampton Township.

OBJECTIVE: Encourage economic growth in appropriate locations in the township.

- **Strategy: Provide for more intensive commercial and industrial uses in areas with existing or planned infrastructure to support these uses.**

Appropriate locations for intensive commercial/industrial development are near the I-81 interchange (Exit 29), Walnut Bottom Road and U.S. Route 11. These areas are served by utilities and provide direct access to major thoroughfares and rail service. The reuse and redevelopment of existing buildings and infill development should be encouraged. Commercial activity should be concentrated in highway service areas near Exit 29 and community centers to avoid sprawl.

- **Strategy: Support the tourism industry by promoting outdoor recreation opportunities found in Southampton Township.**

The township should partner with DCNR and the Cumberland Valley Visitors Bureau (CVVB) to promote the recreational amenities and events offered in Michaux State Forest and the Appalachian Trail.

- **Strategy: Monitor emerging land use trends and integrate accompanying regulations as appropriate into the zoning ordinance.**

New trends in land use and development regularly occur that were not anticipated during updates of plans and ordinances. Short-term rentals, wireless communication facilities, and mixed use are all examples of land uses trends that the township's zoning ordinance should address with the most current information. Township staff and officials should monitor emerging land uses and develop appropriate regulations to insure new uses are compatible with the rural character of the township. The CCPD periodically offers model ordinances and workshops about emerging trends and can be a resource to the township.

OBJECTIVE: Preserve the rural character of the township

- **Strategy: Consider amending zoning ordinance to provide a low density residential zone.**

The current zoning ordinance has only one residential zone (Village Center) that permits all types of dwellings at many densities. The establishment of a low density residential zone could provide a transition between the Agricultural and Village Center zones and manage growth.

- **Strategy: Review allowable densities in the existing Village Center District.**

Review the densities permitted for dwelling units in the Village Center Zone to determine if they are consistent with housing need, based on population projections. Establish standards that provide housing densities compatible with adjacent areas and supported by available infrastructure.

- **Strategy: Update Cluster development standards in zoning ordinance.**

Consider updating the Cluster Development regulations to specify open space criteria and housing densities that are consistent with the rural character of Southampton Township.

- **Strategy: Update "farm related business" guidelines in the zoning ordinance.**

Review the current zoning ordinance regulations concerning farm related businesses. Certain requirements such as setbacks and screening appear to restrict farm related businesses and could discourage growth that would be consistent with the township's rural character. Consider expanding the uses permitted to provide the farmer more options to supplement his income. The CCPD developed a model agriculture related business ordinance that the township should use as a guide to update its zoning regulations to better accommodate agriculture related businesses.

OBJECTIVE: Provide a variety of housing types that are available to all township residents.

- **Strategy: Promote the programs of the Cumberland County Housing and Redevelopment Authority (CCHRA) that may provide assistance for the elderly, special needs residents, and low to moderate income families.**

The CCHRA offers a variety of low interest loan and grant programs to special populations in securing and maintaining a home. Southampton Township should partner with CCHRA and market those programs with its residents.

- **Strategy: Review the zoning ordinance in cooperation with CCHRA to identify and remove barriers to fair and affordable housing.**

The township should partner with the CCPD and CCHRA to evaluate its current zoning ordinance to identify actual or perceived barriers to fair and affordable housing and adopt revisions as appropriate.

OBJECTIVE: Provide housing units to support future population growth.

- **Strategy: Monitor population trends and building permit data to insure that adequate land is available for residential growth.**

Historically, Southampton Township has had high population growth and in turn, issued a large number of residential building permits. From 2000 to 2017, the township issued 1,256 building permits for new residences. Looking forward to 2040, the township is projected to grow by 2,063 new residents from the 2016 estimate. The township would need approximately 638 new dwelling units to support its projected population growth. The township has abundant land in its residential and agriculture zoning districts to support this growth. The township should monitor population trends and projections to insure that sufficient land is available for new residential growth in the future.

OBJECTIVE: Minimize conflicting land uses along Township borders

- **Strategy: Coordinate the Comprehensive Plan and Zoning Ordinance with surrounding townships in Cumberland and Franklin Counties with a focus on land use compatibility.**

Southampton Township should forward future Comprehensive Plan or ordinance updates to all surrounding municipalities and Franklin County for review and comment to encourage consistency.

OBJECTIVE: Preserve historic structures and sites.

- **Strategy: Protect historic sites.**

The CCPD maintains a list of historic sites worthy of preservation throughout the County that is shown in Community History chapter of this plan. Similarly, the Cumberland County Historical Society (CCHS) has developed an inventory of threatened historic resources. The township should update its historic sites inventory as necessary and seek listing of appropriate structures on the CCHS listing as appropriate. Additionally, the township should consider developing zoning provisions that would require a review process for demolition permits for sites listed in this plan.

OBJECTIVE: Provide for the future recreation needs of Township residents.

- **Strategy: Evaluate recreation land dedication or fee in lieu of recreation land dedication to support Township recreational amenities.**

The township adopted regulations in 2003 to require dedication of recreational land, or a fee in lieu of, for final plan approval. Review and amend, if necessary, the current land dedication standards and fee schedule to meet recreation needs. Consider development of a recreation plan for the township to project future recreation needs.

OBJECTIVE: Coordinate with public utilities to support growth and residential needs in the township, if and when necessary.

- **Strategy: Monitor development potential along the Baltimore Road, Walnut Bottom Road, US Route 11, and Pa Route 696 corridors.**

Southampton Township has public sewer and water infrastructure and gas service extending from Shippensburg. The township should discuss capacity and expansion opportunities with the Shippensburg Borough Authority, Southern Cumberland Water Association, Cumberland Franklin Joint Municipal Authority, and local gas providers if more intense development is desired in the future.

GOAL: Provide a Safe and Well Maintained Multimodal Transportation System for the Movement of People and Goods throughout the Township

OBJECTIVE: Maintain and improve the township transportation network for the convenience and safety of the public and businesses.

- **Strategy: Develop a Capital Improvements Plan (CIP) that plans and prioritizes transportation infrastructure investments.**

The township should work with its public works department to identify the roadway and bridge improvements that are necessary in the future (e.g. Goodhart Road; Hershey Road - improvements for road base, right-of-way, sight distance). Improvements should be appropriate for the roadway's classification, construction, and function. Using that data, the township should create a capital improvements plan that would allocate township funds to each improvement and establish a schedule for construction. State and county funds should be pursued as appropriate to assist in project financing.

- **Strategy: Identify projects on state roads and bridges and communicate those needs with the Harrisburg area Transportation Study (HATS).**

As part of its CIP activities, Southampton Township should identify improvement needs on state owned highways. Those needs should be communicated to PennDOT, the County, and included on the HATS Regional Transportation Plan for federal and state funding consideration.

- **Strategy: Focus on improvements near the I-81 interchange to support future traffic volumes from high impact land uses.**

Distribution and casino gaming industries have shown interest in locating at the I-81 Exit 29 Interchange. As these develop, it will likely attract other supporting uses such as retail, hotels, and restaurants. The township should coordinate with PennDot, developers and residents to determine the transportation needs to support the potential buildout of the area near the interchange.

- **Strategy: Require and maintain paved shoulders on appropriate road and bridge projects to safely accommodate non-motorized transportation including pedestrians, bicycles and horse and buggies.**

Slower forms of transportation such as horse and buggy, walking, and bicycling may face safety issues when mixed with automobile traffic. Paved shoulders provide for a cost-effective way to safely provide for all forms of transportation. The township should consider adding shoulder requirements on certain roadways in the SALDO to better accommodate all modes of transportation.

- **Strategy: Advocate for carpooling opportunities that meet the mobility needs of the residents.**

Carpooling may connect residents of rural Southampton Township with jobs, shopping, medical appointments and entertainment in surrounding suburban and urban areas. The township should refer its residents to the Commuter Services of South Central Pennsylvania to determine carpooling opportunities that may connect to the surrounding region.

- **Strategy: Examine rail freight issues and needs.**

Norfolk-Southern's Lurgan Branch crosses the township and provides the potential for future growth of rail freight in the township. Multi-modal facilities should be encouraged at appropriate locations. Improve rail crossing safety by ensuring all at-grade crossings provide sufficient safety features where needed, such as signals and automatic gate arms.

- **Strategy: Provide for a system of walkways/bikeways interconnecting township neighborhoods with services, recreation facilities, and natural areas.**

Require the installation of sidewalks under certain conditions and standards through subdivision and land development ordinance provisions. Encourage pedestrian linkages between communities as part of the transportation network. Support the Cumberland County Rail-Trail's initiatives and programs.

GOAL: Provide a Safe Environment for Residents and Visitors to Live and Work in Southampton Township

OBJECTIVE: Prevent the loss and damage of property from flooding events.

- **Strategy: Work with the Federal Emergency Management Agency (FEMA) to complete flood studies and adopt Flood Insurance Rate Maps (FIRM).**

FEMA is scheduled to release new FIRMS in 2018 - 2019. Southampton Township should encourage resident review and comment on the maps and adopt the maps when appropriate. Local inaccuracies of the FIRMS should be dealt with through the letter of map amendment process established by FEMA.

- **Strategy: Update floodplain regulations for consistency with federal standards and to maintain eligibility for the National Flood Insurance Program (NFIP).**

In order to be eligible for the NFIP, the township must adopt floodplain management requirements that meet the minimum regulatory standards developed by FEMA. The township should update its floodplain regulations to reflect the new FIRMS and continue its participation in the NFIP.

- **Strategy: Continue to participate in updates to the Cumberland County Hazard Mitigation Plan (HMP) and adopt revisions to the plan.**

Cumberland County prepares its HMP which identifies natural hazards facing the county and offers mitigation strategies designed to limit the loss of life and property due to those hazards. Adoption of the plan makes Southampton Township residents eligible for funding through a variety of federal and state programs. The township should develop, maintain and update a list of all potential projects to include in the HMP for complete funding eligibility.

OBJECTIVE: Eliminate spot blight in the township.

- **Strategy: Monitor updates to applicable sections of the International Property Maintenance Code (IPMC) and maintain standards for enforcement.**

The IPMC is a model code that regulates the minimum maintenance requirements for existing buildings. The IPMC includes minimum maintenance standards for basic equipment, light, ventilation, heating, sanitation and fire safety. The township should monitor updates to the IPMC and maintain the most recent standards in the township codes to provide for the safety and quality of life for its residents.

- **Strategy: Work with the Cumberland County Blighted Property Reinvestment**

Program (BPRP) to address existing blight.

The BPRP is administered by the Cumberland County Housing and Redevelopment Authority (CCHRA) and seeks to eliminate derelict properties that constitute a blight and nuisance in communities. The BPRP has an established process to eliminate blight on properties that includes using eminent domain as a last resort. The township should refer blighted properties to the BPRP after unsuccessfully exhausting local codes enforcement efforts to secure voluntary cleanup of properties.

OBJECTIVE: Repair or replace malfunctioning on-site sewage systems.

- **Strategy: Monitor and maintain on-lot sewage disposal facilities.**

The township has large areas of development that are supported by on-lot sewage facilities. The township should continue the existing On-Lot Disposal System (OLDS) management program to encourage appropriate maintenance and operation of on-lot septic systems. The program should be reviewed periodically to ensure it is effective and the most current standards are applied.

- **Strategy: Educate residents on the proper use and maintenance of on-lot septic disposal systems.**

DEP has information about ownership and maintenance of an on-lot septic system that would be of interest to township residents. The township Sewage Enforcement Officer could serve as a resource to disseminate maintenance information for the township to respond to resident inquiries.

OBJECTIVE: Promote safe drinking water standards in the township.

- **Strategy: Consider a well permitting program to establish standards for the installation and abandonment of wells.**

A well driller's ordinance can require that water wells be properly drilled, cased, sealed and grouted, as well as be properly abandoned when necessary. Such a program enhances water quality for new and existing wells.

- **Strategy: Manage the impact of surface pollutants in carbonate geology (limestones / dolomites).**

Carbonate geology is highly susceptible to sinkholes and subsurface solution channels that carry surface contaminants directly to groundwater aquifers. Future development and activities in these areas should guard against potential groundwater contamination.

- a. The township can consider requiring certain measures during the subdivision and land development process. These include submission of a carbonate assessment report, stormwater standards for carbonate geology, and special requirements when encountering sinkholes and other karst features.
- b. Consider standards for post-construction monitoring of potential contamination sites to ensure the mitigation methods in place are appropriate.
- c. Address emergency management along transportation corridors that transport hazardous waste, such as I-81 and the railroad. The township should support local emergency response organizations and coordination with the County Public Safety Department.

OBJECTIVE: Assure adequate police, fire and ambulance service

- **Strategy: Cooperate with adjoining townships to provide consistent emergency**

service coverage.

The township should coordinate with Shippensburg Borough and South Newton Township to insure ongoing fire and ambulance service to the township. If State Police coverage is modified or suspended in the future, the township should work with its neighbors to consider cost-effective regional police coverage.

OBJECTIVE: Provide solid waste collection and disposal opportunities.

- **Strategy: Promote the household hazardous waste and electronics recycling program of the Cumberland County Recycling and Waste Authority with its residents.**

Cumberland County provides annual household hazardous waste collection events and operates an electronics recycling facility. The township should encourage residents to take advantage of both of these programs.

- **Strategy: Maintain trash and recycling collection services.**

Continue to coordinate with adjacent municipalities in the inter-municipal agreement for waste and recycling collection. The trash and recycling collection provides residents with convenient and environmentally conscious solid waste disposal options.

Administration Plan Implementation Recommendations

The following recommendations are offered to support the implementation of the comprehensive plan. These recommendations intersect with several goals of the plan and are thus included in a separate section and not in specific goal areas.

Official Map Implementation

An official map is a combined map and ordinance designed to implement the objectives, and strategies set forth in the comprehensive plan. The official map shows the locations of planned future public lands and facilities such as transportation, recreational parks and trails, and open space. The official map expresses a municipality's interest in acquiring these lands for public purposes sometime in the future. When such lands are proposed for development, the township has the right of first refusal to purchase those lands or negotiate with the developer to construct those improvements.

The township should consider its need for additional public lands for roads, access points, parks, and trails in the future. If certain public facilities are needed, the township should consider adopting an official map to formally express its interest in constructing public improvements on those lands.

Update the SALDO.

The township's SALDO should be updated to reflect current standards that help to achieve the quality development envisioned in the comprehensive plan. The following priority issues should be reviewed and addressed at a minimum:

- Provisions for pre-application plans (sketch plans), preliminary plans, and final plans
- Roadway design standards including paving requirements
- Access management standards

- Traffic impact study requirements
- Bonding requirements for roadway improvements
- Erosion and sedimentation and stormwater management
- Environmental resource identification and mitigation requirements
- Removal of sections that are addressed in other ordinances or no longer apply

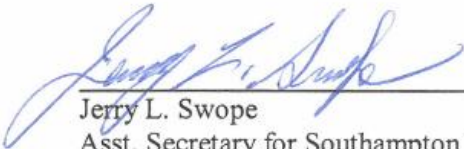
Update the Zoning Ordinance

The MPC requires zoning ordinances to be generally consistent with the comprehensive plan. The township should evaluate the 2007 zoning ordinance and identify updates that would be needed to achieve consistency with the goals and objectives of the new comprehensive plan.

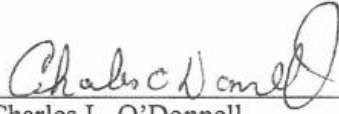
ENACTED this 23 day of December, 2019, in lawful session duly assembled.


**BOARD OF SUPERVISORS OF
SOUTHAMPTON TOWNSHIP,
CUMBERLAND COUNTY, PENNSYLVANIA**

ATTEST:


Jerry L. Swope
Asst. Secretary for Southampton Township

By: _____
Talon D. Landreth *Absent*
Chairman of Board of Supervisors

By: 
Charles L. O'Donnell
Vice-Chairman of Board of Supervisors

By: 
Scott J. Mack
Supervisor