

SECTION 2: EXISTING LAND USE

Using recent aerial photography, relevant planning documents, and focused field reconnaissance, a generalized full-color map of current land use in the Township has been constructed (Figure 2.2.1). The inventory includes the traditional full range of urban land uses, such as single-family and multi-family residential, commercial, institutional, recreational, industrial, utilities, and airport, and major categories of non-urban uses, such as agriculture and woodlands. (Reference to Figure 2.1.1, Selected Community Features and Figure 2.7.1, Road Functional Classification, is recommended.)

The purpose of the land use survey is to document and assess the pattern and intensity of utilization of land in Cumberland Township. Based on this assessment, it is possible to evaluate the compatibility of existing uses, the extent of land consumption, and to predict the direction that future development may be expected to take in light of existing conditions. The survey also makes apparent the remaining amount and location of land available for future development.

The pattern of land use in the township is still to a large degree a representation of nineteenth-century settlement activities between Marsh and Rock Creeks in the vicinity of the Borough of Gettysburg. This area has been largely agricultural for a long time, and, as can be seen clearly on the Existing Land Use figure, remains so. Even the National Military Park and Eisenhower National Historic Site, which together cover about one quarter of the total area of the township (5,300 acres out of 22,000 total acres), are largely agricultural, with the areas formally devoted to the Soldiers' National Cemetery, monuments and memorials, visitation, and administration being much less than the total area of the park and Eisenhower site.

Despite the continuing predominance of agriculture in the land use of the township, the trend of the last half of the twentieth century has been one of residential and, to a much lesser extent, commercial and industrial intrusions into this domain. There are two principal areas of the township where urban land uses are pronounced and several other significant concentrations.

The first principal area is the central-west portion of the township, from Gettysburg to the Marsh Creek municipal boundary along the Chambersburg Road (US Route 30) and the Fairfield Road (PA Route 116). Between these two roads is a fan-shaped area, the eastern half of which has also become urbanized.

The second principal area is north of the borough and the National Military

Park's northern precinct, and extends along the Biglerville Road (PA Route 34) to the northern boundary of the township. This area is roughly fan-shaped too, but, in contrast to the central-west portion of the township, the orientation of the fan is reversed, with a wide base closer to the northern edge of the National Military Park and the narrow end at the township's northern edge. The wider end of the fan includes residential areas developed along Herr's Ridge Road to the west and Table Rock Road on the east and commercial uses on the Old Harrisburg Road (US Business Route 15).

Other areas of significant concentration of urban uses include the Greenmount area, along the Emmitsburg Road (US Business Route 15) from the southern areas of the National Military Park to the southwestern edge of the township; the Round Top mobile home park and campground at the Taneytown Road (PA Route 134) and US Route 15; Barlow village at the Taneytown Road (PA Route 134) and Barlow-Greenmount Road; and the Taneytown Road (PA Route 134) and Baltimore Pike (PA Route 97) corridors within about one mile of the National Military Park.

In fact, the urbanization of this once all-agricultural township has occurred chiefly along the numerous state highways that radiate out from Gettysburg. Virtually every commercial use is situated along one of these routes, maximizing visual exposure and access for those businesses. Residential development, too, has taken advantage of the ready-made access provided by these roads, although development of several residential units as a group now occurs mostly along roads that intersect with or are close to the radial network.

Of the residential classifications, single-family detached units predominate. They take the form of ten-to-sixty-unit developments with new local street systems (mostly in the central-west and Route 34 corridor principal urban areas), two-to-twenty-unit rows of residential lots strung along existing local streets and state highways (found throughout the township but still concentrated in the central-west and Route 34 corridor principal urban areas), and sporadic residential lots along existing local streets and state highways (found throughout the township).

Single-family attached housing ("townhouse" development in Cumberland Township) is basically limited to two places: "The Meadows," off of the Biglerville Road (PA Route 34), and a moderately-sized development off of the Chambersburg Road (US Route 30) in the central-west portion of the township.

Multi-family housing is not extensive and is spread widely. On Boyd's School Road is the Gettysburg Place Apartments and in the Greenmount area is found

the "Devonshire Village" development. The moderately-sized "Carpenters Village" is on the Fairfield Road (PA Route 116) and an apartment complex is on the Chambersburg Road (US Route 30), east of Herr's Ridge Road.

There are two major mobile home parks in Cumberland Township. The first is the aforementioned Round Top Mobile Home Park at the Taneytown Road (PA Route 134) and US Route 15. The other mobile home park is on the western edge of the Doersom Airport.

Commercial uses (referring primarily to consumer-oriented retail activity, but also other uses, such as hotels and motels) are quite widespread but not that extensive; as has been mentioned in Chapter One, the township has never developed a singular significant business and service center district. Two significant concentrations of commercial uses are, in fact, somewhat isolated from the centers of residential population in the township. The first is the community-level shopping center on the Old Harrisburg Road (US Business Route 15), nestled between the edge of the Borough of Gettysburg, the Rock Creek eastern township boundary, and the National Military Park. The second is the hotel, "family entertainment" complex, and assorted nearby smaller retail operations in the Greenmount section of the township.

Commercial campgrounds are significant land uses in Cumberland Township. Included in this category are the Battlefields Campground on the Emmitsburg Road (US Business Route 15) at Ridge Road, the Round Top Campground at the Taneytown Road (PA Route 134) and US Route 15, and the Artillery Ridge Campground on the Taneytown Road at Granite Schoolhouse Road.

Other commercial uses occur periodically along the Biglerville Road (PA Route 34) and the Chambersburg Road (US Route 30). No single operation is terribly large. There are two motels on the Baltimore Pike (PA Route 97) at the edge of the National Military Park and a limited number of small retail operations scattered along this road and the nearby Taneytown Road. Other small businesses are found at the Barlow crossroads and occur more sporadically on the Fairfield Road (PA Route 116) and elsewhere in the township.

Office uses are very limited in extent. There is a small concentration on the Fairfield Road (PA Route 116), anchored by the Federal Communications Commission building.

Institutional uses have a pronounced presence in Cumberland Township. The south-central area of the community is dominated by visitation and administrative areas, monuments and memorials, Soldiers' National Cemetery, and other portions of the National Military Park and Eisenhower National

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Historic Site. (As has already been mentioned, most of the land area of these two institutions is actually used for agriculture.)

The other major institutional use in Cumberland Township is the Gettysburg Area School District, with the district administration and James Gettys Elementary School on the Biglerville Road (PA Route 34) and Eisenhower Elementary School on the Old Harrisburg Road (US Business Route 15) at the edge of the Borough of Gettysburg. The privately-operated Adams County Christian Academy has a school east of the Biglerville Road, near the township's northern edge.

Adams County has their nursing home and prison on a tract on the Biglerville Road at the edge of the borough. The Pennsylvania Department of Transportation (PennDOT) and the United States Army Reserve have facilities on opposite sides of the Fairfield Road (PA Route 116), with the Cumberland Township Municipal Building a little to the west. The Barlow Fire Department's Station Number 22 is at Barlow-Greenmount Road and the Taneytown Road (PA Route 134) in the village of Barlow.

The YWCA/YMCA has two facilities along the Fairfield Road, one straddling the township's boundary with Gettysburg and the other at Fairplay Road. The Michael Manor Nursing Home is on the Chambersburg Road (US Route 30). Churches are found mostly spaced along the Chambersburg Road and the Biglerville Road.

The largest industrial use in the township is the Schindler Elevator plant on the Biglerville Road at Boyd's School Road. To the northeast is another significant township industrial use, the Herff Jones yearbook publishing plant. Other industrial uses are smaller and somewhat scattered. Some of the more-noteworthy ones are the Gettysburg Times newspaper publishing plant on the Fairfield Road; Ag-Rotors Helicopters and East Coast Helicopters, both on the Emmitsburg Road; and the sawmill on Marsh Creek Road.

Utilities uses are limited to electrical substations, Gettysburg Municipal Water and Sewer Authority wells and water treatment plant, and the Cumberland Township Authority's two wastewater treatment plants.

An extensive quarry area is located on the Baltimore Pike (PA Route 97) at Rock Creek.

Doersom Airport is an important use in Cumberland Township. The field is on the Chambersburg Road, west of Herr's Ridge Road.

Land devoted to recreational uses is limited, if one excludes the extensive area

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of parkland within the boundaries of the National Military Park and Eisenhower National Historic Site. The only qualifying property is the Gettysburg Country Club on the Chambersburg Road.

Woodlands are extensive. While much of the township's original forested area would have been cleared in the nineteenth century to make way for agriculture, substantial woodlands remain, especially bordering creeks, in floodplains, and in low-lying areas.