Franklin Forward

Comprehensive Plan

Looking Forward: Land Use and Housing

Going forward, we need to continue coordinating land use and housing patterns.

**Land Use and Housing Goal:** Foster the continued livability and success of urban communities and of communities embedded in the rural landscape.

**Essential Action**
Advocate for responsive, compatible land use decisions

**Hat Trick:** Champion for locally implemented land use strategies that promote balanced growth and conservation.

**Aim to Achieve:** Promote conservation of quality farmland, prime agricultural soils and the livability of communities embedded in rural landscapes. Emphasize agriculture and its supporting industries as identifying characteristics and stability of the county’s future.

**How to Get There:** Continue to encourage multi-municipal planning and facilitate workshops of the Franklin County Planning Department, the Franklin County Area Development Corporation, the Franklin County Agriculture Land Preservation Board, the Franklin County Redevelopment Authority, school districts and municipalities.

**Partners to Put in Motion:** Municipalities, Franklin County Planning Department, Franklin County Area Development Corporation, and school districts.

**Strategies**
To meet our goal, we will use the following strategies:

- Champion for local land use controls that promote balanced growth and conservation.
- Promote conservation of quality farmland and prime agricultural soils.
- Support revitalization of core communities.
- Work with landowners to ensure prompt and sufficient reforestation of woodlands that have been timbered.
- Encourage homeownership.

A comprehensive plan is rooted in land use and housing strategies. Franklin County is unique in Pennsylvania. For a population that has grown at one of the highest percentages in the Commonwealth over the past decade, there is little evidence of sprawl. There are a number of different lifestyles throughout the county.

Core Communities are established along major corridors and are essentially built-out.

Suburban Non-Residential areas are primarily larger-scale commercial, industrial and technology developments.

Suburban Residential areas are a series of extensions from core communities and village centers.

Rural Residential areas are homes commonly on large tracts of land in a rural setting.

Agricultural areas are predominantly production-oriented and very low intensity residential.

Managed Woodlands include state lands, other public lands and managed woodlands.

Letterkenny is a hub of activity including a blend of military employment, businesses, research opportunities and natural resource management.

Corridors exist between mixed-use villages and other core communities as Agricultural Corridors and Woodland Corridors. They are important places for supporting everyday needs of the community.

For more information:
Franklin County Planning Commission
218 N. Saint Street, Chambersburg, PA 17201
Phone: 717-261-3855  Website: www.franklincountypa.gov

2025 Comprehensive Plan

This comprehensive plan is an overall guide for development, land use, economic progress and the preservation of the quality of life in Franklin County. This plan update seeks to evaluate the physical and policy influences of growth over the past decade, build opportunities for continued and increased collaboration, and outline a realistic series of actions that are desirable and achievable for the coming years.

The Franklin County Commissioners authorized an update to the comprehensive plan in 2010. The previous plan was adopted in 1999.

The strategies for growth over the coming decade are defined in this comprehensive plan, a broad range of county-wide pursuits are identified. Implementation of the recommendations will occur in the next 10 years. Some concepts can be realized quickly while others may become building blocks for longer-term initiatives.

The Pennsylvania Municipalities Planning Code recommends that comprehensive plans be updated every 10 years. During that time significant change can, and often does, occur.

**2025 Comprehensive Plan**

**Core Communities:**
- Municipal Boundary
- Managed Woodlands
- Agricultural
- Rural Residential
- Suburban Residential
- Suburban Non-Residential
- Woodland Corridor
- Agricultural Corridor
- Letterkenny Army Depot

**Mission and Goals**

**Mission**
In setting the course for our future, we look to...
- Promote continued prosperity, stability and quality of life for residents.
- Preserve the county’s heritage of small towns, rural areas and memorable views.
- Encourage a collaborative approach to planning initiatives.

**Focus Areas**
In addressing the future of our county, we focused on these areas:
- Outreach and Communication
- Land Use and Housing
- Resource Management
- Economic Development
- Built Environment

**Goals**
In seeking to realize our vision of Franklin County, our goals are to:
- Engage in outreach, education, communication and cooperation within the county.
- Foster the continued livability and success of urban communities and of communities embedded in the rural landscape.
- Facilitate the protection and promotion of the county’s rich natural resources, recreation opportunities and history.
- Promote economic opportunities while retaining agriculture and community character.
- Use a balanced approach in the development of transportation, infrastructure and energy systems.

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**Forward Thinking: Outreach and Cooperation**

**Outreach and Cooperation Goal:** Engage in outreach, education, communication, and cooperation within the county.

**Essential Action:** Launch the County Planning Department's Resource Center

**Strategy:** To meet our goal, the following strategies will be implemented:

1. Emphasize the preservation of the existing transportation system.
2. Support broader-scale transportation and infrastructure planning goals that are consistent with strategies throughout the comprehensive plan.
3. Encourage the Planning Department's role as a facilitator and orchestrator of municipal cooperation and as a clearinghouse of information, knowledge, and contacts.
4. Actively encourage municipalities to cooperate to find solutions for regional issues; strengthen the dialogue between governments while reinforcing the successes of government and private partnerships.
5. Demonstrate how the county may further its partnerships with neighboring counties.
6. Provide sufficient levels of staffing within the Planning Department for education, outreach implementation of multi-municipal initiatives as needed.
7. Coordinate with public and private sector entities to promote the benefits of coordinated planning and public health.
8. Evaluate the applicability and potential impacts of creating Official Maps.

**Foster Forward: Resource Management**

**Resource Management Goal:** Facilitate the protection and promotion of the county's rich natural resources, recreation opportunities and history.

**Essential Action:** Celebrate why the county's unique assets are essential to its long-term vitality.

**Strategy:** To meet our goal, we will use the following strategies:

1. Support the Planning Department's role as a facilitator and orchestrator of municipal cooperation and as a clearinghouse of information, knowledge, and contacts.
2. Actively encourage municipalities to cooperate to find solutions for regional issues; strengthen the dialogue between governments while reinforcing the successes of government and private partnerships.
3. Demonstrate how the county may further its partnerships with neighboring counties.
4. Provide sufficient levels of staffing within the Planning Department for education, outreach implementation of multi-municipal initiatives as needed.
5. Coordinate with public and private sector entities to promote the benefits of coordinated planning and public health.
6. Evaluate the applicability and potential impacts of creating Official Maps.

**Fast Forward: Economic Development**

**Economic Development Goal:** Promote economic opportunities while retaining agriculture and community character.

**Essential Action:** Expand and reinforce how the county's technical planning tools contribute to economic development efforts.

**Strategy:** To meet our goal, we will use the following strategies:

1. Support the Planning Department's role as a facilitator and orchestrator of municipal cooperation and as a clearinghouse of information, knowledge, and contacts.
2. Actively encourage municipalities to cooperate to find solutions for regional issues; strengthen the dialogue between governments while reinforcing the successes of government and private partnerships.
3. Demonstrate how the county may further its partnerships with neighboring counties.
4. Provide sufficient levels of staffing within the Planning Department for education, outreach implementation of multi-municipal initiatives as needed.
5. Coordinate with public and private sector entities to promote the benefits of coordinated planning and public health.
6. Evaluate the applicability and potential impacts of creating Official Maps.

**Moving Forward: Transportation and Infrastructure**

**Built Environment Goal:** Use a balanced approach in the development of transportation, infrastructure and energy systems.

**Essential Action:** Promote multi-modal and region-based transportation and infrastructure enhancements.

**Strategy:** To meet our goal, we will use the following strategies:

1. Support the Planning Department's role as a facilitator and orchestrator of municipal cooperation and as a clearinghouse of information, knowledge, and contacts.
2. Actively encourage municipalities to cooperate to find solutions for regional issues; strengthen the dialogue between governments while reinforcing the successes of government and private partnerships.
3. Demonstrate how the county may further its partnerships with neighboring counties.
4. Provide sufficient levels of staffing within the Planning Department for education, outreach implementation of multi-municipal initiatives as needed.
5. Coordinate with public and private sector entities to promote the benefits of coordinated planning and public health.
6. Evaluate the applicability and potential impacts of creating Official Maps.