

Land Use and Growth Management Profile

Bedford County is a vibrant rural community located in south central Pennsylvania along the Commonwealth's border with the state of Maryland. The County's strategic location places it within a 500-mile radius of more than 40 percent of the nation's population and is less than three hours from Baltimore, Washington, Pittsburgh, and Philadelphia. The County has an exceptional transportation network with more interstate highway miles than any other county in central Pennsylvania. I-76, the Pennsylvania Turnpike, provides east-west access to Pittsburgh and Philadelphia, with two interchanges in the County at Breezewood and Bedford. I-70 provides access from Breezewood to Washington/Baltimore, the I-81 corridor and other points east. The I-99 corridor, passing just west of Bedford Borough, will soon provide interstate access north to I-80 near State College. This interstate will become increasingly important to moving goods through the region. Major highway improvements are proposed on PA Route 56 west to Johnstown, and improvements have begun on PA Route 30 east between Bedford and Everett Boroughs.

Bedford County is bordered by Somerset and Cambria Counties on the west, Blair County to the north, Huntingdon and Fulton Counties on the east, and to the south, Maryland's Allegany and Garrett Counties. Bedford County is comprised of 38 municipalities, including 13 boroughs and 25 townships. The county seat, Bedford Borough, is the County's second most populous municipality with 3,141 persons.

According to the 2000 Census, Bedford County had a total population of 49,984, representing a 4.3 percent increase from its 1990 population of 47,919. The County ranks 43rd in terms of population among Pennsylvania's 67 counties, and it ranks 58th in terms of density of population per square mile.

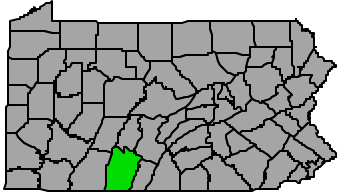
Existing Land Use Conditions

Approximately 95 percent of the County's total land area is undeveloped with 34.7 of this total devoted to agricultural uses, along with some forest uses. In 2001, developed land encompassed only 5.1 percent of the total land in Bedford County.

A majority of the developed land in the County exists as single-family residential dwellings. Medium- to high-density residential development has historically been concentrated within or near the County's 13 boroughs conversely. The County's more rural townships are experiencing an increase in higher density residential development (mobile home parks and subdivisions) as land is subdivided into smaller lot sizes where public sewer is available.

Key Land Use Issues

- ☑ **Bedford County's population growth and composition is increasingly being influenced by population in-migration particularly from areas south of the Mason-Dixon line.** An affordable cost of living, increased accessibility to jobs and services and rural quality of life are



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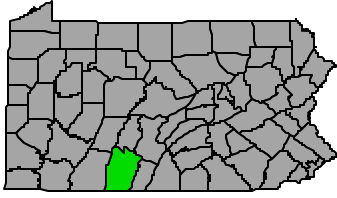
some of the primary contributors to these trends.

- ☑ **Bedford County's rural, agricultural heritage is changing.** While medium- to high-density residential development has historically been concentrated within or near the County's 13 boroughs, over the last 30 years the County's townships have experienced substantial increases in the rate of residential development. Moreover, many of Bedford County's rural townships have been enacting the proper subdivision and land development quality controls necessary to ensure quality developments. This practice also protects the County's existing residents from incurring unnecessary costs resulting from remediating the results of poor development practices.
- ☑ **The placement of Bedford County's commercial and industrial land uses is highly influenced by its rich transportation system.** The junctures of Interstates 76/70 and 99/76 serve as the County's primary hubs for commercial and industrial development. However, the improvements to I-99 north of Bedford County, and Route 56 and Route 30 will likely have a profound impact on development pressures along these corridors.
- ☑ **Bedford County's agricultural land preservation initiatives have experienced success.** Bedford County has purchased over 1,700 acres in perpetual conservation easements, with

over 5,000 acres and 33 farm applicants waiting to be selected. As of January 2003, two farm landowners had donated their conservation easements to the County.

Land Use Planning Activities

- ☑ **The Bedford County Planning Commission has begun work to prepare an update to the County's existing comprehensive plan.**
- ☑ **The Townships of Mann, Monroe, and Southampton have joined together to develop Bedford County's first multi-municipal comprehensive planning project in the last three decades.** This project, partially funded by a DCED LUPTAP grant, is being developed with the assistance of the Bedford County Planning Commission and the Western Pennsylvania Conservancy. This project, spearheaded by members of the townships' three planning commissions and boards of supervisors, relies heavily upon public participation for its development and adoption.
- ☑ **The Bedford County Planning Commission, in cooperation with Fulton and Huntingdon Counties, is leading an effort to develop a solid waste management plan for the three counties.**
- ☑ **Stormwater Management Planning moves ahead.** The Bedford County Planning Commission, working together with many townships and boroughs, is preparing Stormwater



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Management Plans for three (3) of the 19 stormwater basins in Bedford County.

One very important reason for preparing these plans is to encourage developers to detain surface water runoff and recharge the ground water. Ground water retention is critical in Bedford County because approximately 90 percent of its residents rely upon wells as their primary source for drinking water.

- ☑ **The County Planning Commission promotes local Subdivision and Land Development Ordinances.** The following is a list of municipalities that have adopted such ordinances: Bedford and Everett Boroughs, Bedford, Bloomfield, Broad Top, Colerain, East Providence, East St. Clair, Kimmel, King, Londonderry, Mann, Monroe, South Woodbury, West Providence, West St. Clair, and Woodbury Townships.
- ☑ **Community Development Block Grant program.** This program focuses on sewer and water infrastructure development, which supports and encourages existing communities.