



A. Background

The Land Use section of the Greene County Comprehensive Plan encompasses an analysis of local and regional factors that influence the character and timing of development in Greene County. The land use analysis inventories existing land uses based upon data supplied by Greene County and by land coverage data supplied by the Southwestern Pennsylvania Commission. The analysis describes both the natural and built features that present opportunities for and/or constraints to development, human habitation, or environmental preservation. The detailed discussion of existing land uses coupled with natural and man made constraints lead to County Development Policies that anticipate future land use needs to provide action strategies for County Officials today.

The future land use plan incorporates, where applicable, policy recommendations of prior plans and studies. Areas of the County that have adequate infrastructure in place, or plan to provide such infrastructure, have been identified as target development areas. As a statutory requirement of the Pennsylvania Municipalities Planning Code (MPC – Acts 67 & 68 of 2000), County planning commissions are required to publish guidelines that promote general consistency between municipal and County land use regulations. The Future Land Use Plan contains non-prescriptive land management policies that reinforce community character along with accommodating future growth. An emphasis has been placed upon existing and future land uses that have a regional impact - such as industrial parks, mines, and airports.

Existing Studies

Greene County Comprehensive Plan (Candeub, Fleissig and Associates, 1979)

Greene County last completed a countywide comprehensive plan in 1979. The plan consisted of a background analysis and a final report. The final report contained detailed plans for land use, housing, recreation, thoroughfare, utility, and capital improvement projects. Data, analysis and projections from both of these studies are referenced and included for comparative basis in this section of the Comprehensive Plan. The plan identified six sizable areas of potential development based on slope characteristics:

1. Area between Dry Tavern and Crucible in Jefferson and Cumberland Townships and Rices Landing Borough;
2. Area of Whiteley and Dunkard Township where Lanz Run and Whiteley Creek intersect near I-79;
3. Carmichaels Borough and surrounding areas in Cumberland Township;
4. Waynesburg and Franklin Township along Routes 21 and 188;
5. Mt. Morris Area in Perry Township;
6. Mapletown Area in Monongahela Township.

An additional seventh area was noted as located between Ten Mile Creek and SR 188 in Morgan Township. Finally, smaller but significant areas include 75-200 acres scattered throughout Dunkard, Monongahela, Greene and Morgan Townships.

Recommendations included to encourage planned growth at efficient densities for the development of new utilities, roads, community facilities; to locate new development in areas with suitable topography, access to utilities and access to employment; to protect valuable county land resources including unique natural features, established neighborhoods, prime industrial sites and recreational areas; to foster coordination between various planning and administrative bodies in the county to avoid conflicts between land use, transportation, housing, utility services, conservation and community facilities.

Water Resources and the Effects of Coal Mining: Greene County, PA (J.D. Stoner, D.R. Williams, T.F. Buckwalter, J.K. Felbinger, and K.L. Pattison, 1987)

Mine drainage affected many of the sampled streams in the eastern Greene county; Groundwater is predominant source of domestic water, but in eastern Greene County the water supply is predominantly from the Monongahela River; 20 percent of PA's minable bituminous coal reserves in Greene County (considered one of last major deposits of high-quality, high-Btu coal in the nation); almost 90 percent of the county is considered nondevelopable due to slopes in excess of 15 percent; 63 percent of population in and around Waynesburg, Carmichaels, and other communities in NE part of county (1980 Census); agricultural land (crop farming and pasturing) and woodlands make up 92 percent of land use.

Development Strategy & Action Plan for Greene County (The Brandow Company, 1997)

The Development Strategy and Action Plan for Greene County identified several projects that should be undertaken by the County over the next few years. These projects include the following:

- Development of transitional care facility;
- Specialized senior care services;
- Re-use of the Curry facility;
- Investigate feasibility of a Southwest Wellness Center;
- Create an on-site skill center at industrial park to train labor;
- Work force development entities must develop a work force development consortium to respond to needs of plastics firms from bottom to top, creating an industry-specific skeletal career skill ladder;
- Downtown district needs a modern development plan;
- Development of large-scale regional development off I-79 at airport;
- Select, market and prepare a site positioned as a sub-regional retail center;
- GCID to develop an action plan w/ local financial institutions to project and respond to future site needs in the downtown area;



- Marketing office space downtown – use discussions to entice other data-intensive firms, especially to west of I-79;
- GCID should become involved with downtown Waynesburg visioning process;
- Link tourism with senior citizens (bus tours);
- Maximize tourism opportunities on Mon River, especially Greensboro, including pedestrian / bicycle improvements on old rail lines incrementally;
- Locate and take control of a new potential fairground site closer to river or secondly, in western agricultural district;
- Develop a commercial rehabilitation tax abatement incentive for the commercial strip between I-79 and downtown Waynesburg;
- More aggressive long-term marketing approach to Paisley Industrial Park;
- Market potential housing development opportunities.

Greene County Review and Recommendations (C.P Smith, 2000)

Findings included in the Greene County Review and Recommendations are as follows:

- MeadowRidge and Paisley industrial parks indicated that they are in need of two general-purpose buildings that are ready to go for possible subdivision to respond to businesses that want to locate in the County
- There are no food processing plants to process sheep or beef
- Local wisdom predicts 20 to 25 years till the coal in the County is depleted, contrary to the 121 years that is estimated, based on four billion tons of coal mined at about 33 million tons per year. Dependence on coal will likely lead to a dwindling tax base.
- Technology infrastructure is growing
- Tourism from riverfront development
- Recommendations include the need for a stronger link between Waynesburg College and Greene County
- The Allegheny Conference on Community Development and the Pennsylvania Economy League indicated that the creation of a new partnership is needed that is capable of receiving and balancing both public and private resources and agendas
- Public and private partnerships are needed to accomplish strategic initiatives in the area of economic development, planning and tourism
- The creation of a public / private industrial development partnership is recommended

Comprehensive Development Plan: EverGreene Technology Park (Delta Development Group, Inc., 2001)

Lack of funds; topography leaves 80-100 of 240 acres as buildable. Types of companies: require OC3 fiber optic cable hook-up; start-up companies w/ little or no assets; limited operating capital; in better position to lease than own. Development plan including public funding options, possible tenants, pre-construction budget, etc. Recommendations include limiting development to technology or tech-support companies due to limited ingress and egress situation; Form development committee; Make proposals to tenants

2030 Transportation and Development Plan for Southwestern Pennsylvania (Southwestern Pennsylvania Commission, 2003)

The plan identified six economic development projects totaling \$81,000,000 in total investment for Greene County, including the Greene County Airport; Paisley Industrial Park; Mount Morris Industrial Park; Nemacolin Industrial Park; the Greene River Trail; and the Mather Redevelopment Project. Highway projects included the US 19 Morrisville corridor widening and lane additions.

FY2005 Federal Funding Priorities for Greene County (Greene County Commissioners, 2004)

List of project priorities for transportation, water/sewer, economic development, and health and human services that require federal funding, a description of each project and a cost.



Land Use Controls

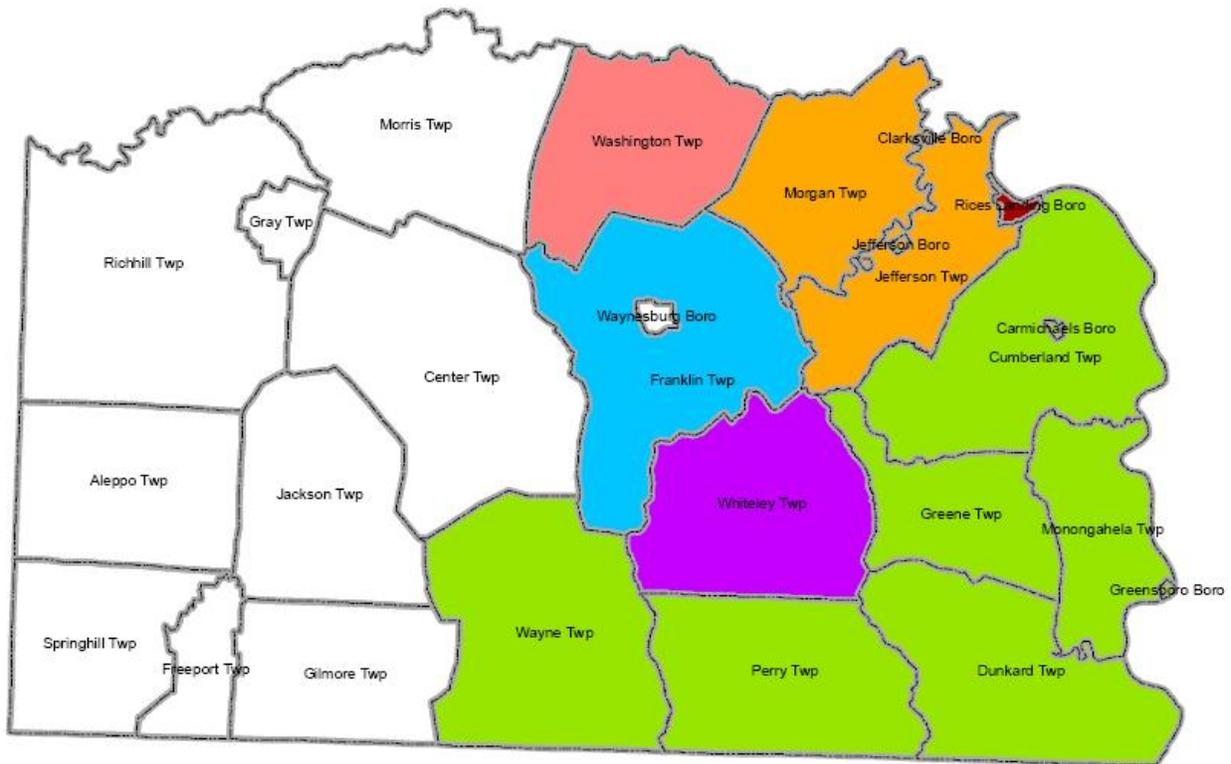
Table 10-1: Greene County Land Use Controls lists each municipality and corresponding status of comprehensive plans, zoning ordinances, subdivision and land development ordinances (SALDO), planning commissions and whether they opted in or out of the Uniform Construction Code (UCC).

Table 10-1: Greene County Land Use Controls					
Municipality	Comprehensive Plan	Zoning Ordinance	SALDO	Planning Commission	UCC
Greene County	Yes - 1979	No	County	Yes	N/A
Aleppo	No	No	County	No	IN
Carmichaels	Yes - unknown (update underway)	No	County	No	IN
Center	No	No	County	Yes	IN
Clarksville	Yes - 2005	Under Development	County	No	OUT
Cumberland	Yes - 1980 (update underway)	Yes - 1994	County	Yes	IN
Dunkard	Under Development	No	County	No	IN
Franklin	Yes	Yes - 2000	Municipal	Yes	IN
Freeport	No	No	County	No	OUT
Gilmore	No	No	County	No	IN
Gray	No	No	County	No	IN
Greene	Under Development	No	County	No	IN
Greensboro	Under Development	Yes - 1999	County	Yes	IN
Jackson	No	No	County	No	IN
Jefferson Boro	Yes - 2005	Under Development	County	No	IN
Jefferson Twp	Yes - 2005	Under Development	County	No	IN
Monongahela	Under Development	No	County	No	IN
Morgan	Yes - 2005	Under Development	County	No	IN
Morris	No	Yes - 2006	County	Yes	IN
Perry	Under Development	No	County	Yes	IN
Rices Landing	Yes - 1997	Yes - 2001	Municipal	Yes	IN
Richhill	No	No	County	No	IN
Springhill	No	No	County	No	OUT
Washington	Yes	Yes - 2000	Municipal	Yes	IN
Wayne	Under Development	No	County	No	IN
Waynesburg	No	Yes - 1995	County	Yes	IN
Whiteley	Yes - 2000	Yes - 2003	County	Yes	IN
Source: Greene County Department of Economic Development, 2007					

Comprehensive Plans

Out of 26 municipalities in Greene County, ten have adopted comprehensive plans while another six are currently in the process of developing plans. To date, one multi-municipal comprehensive plan has been successfully completed and adopted in the County while another is currently in progress. Franklin, Rices Landing, Washington, and Whiteley each separately completed a comprehensive plan. With the exception of Waynesburg Borough, all the municipalities without comprehensive plans can be found in the western portion of Greene County. Each plan is listed in chronological order (by date of adoption) and includes a short summary of the major recommendations for future land use.

Greene County Municipal Comprehensive Plan Status



Legend	
	No Comprehensive Plan
	Southeastern Greene Multi-Municipal (In Progress)
	Jefferson-Morgan Multi-Municipal (2005)
	Whiteley Township (2000)
	Rices Landing Borough (1997)
	Franklin Township (unknown)
	Washington Township (unknown)

Source: Greene County Dept of Economic Development (2007).



Cumberland Township Comprehensive Plan (1980)

Cumberland Township completed a comprehensive plan in October of 1980. At that time, the township was mostly agriculture and woodlands but was projected to see a large increase in population and housing by 2000. The future land use plan directed medium-density residential in and around Carmichaels Borough, the village of Crucible and the village of Nemaocolin, with low-density residential found along major thoroughfares. Commercial and industrial uses were directed to major intersections throughout the township. The remainder of the township was slated for agriculture, woodlands and rural residential.

Cumberland Township is currently updating their comprehensive plan as one of the eight municipalities involved in developing the Southeastern Greene Multi-Municipal Comprehensive Plan.

Rices Landing Comprehensive Plan (1997)

Rices Landing developed a comprehensive plan that directed future planning efforts towards housing, economic development, community facilities and utilities, and transportation. The recommendations for future development in the Borough focused on maintaining the small town character and concentrating on the promotion of and continued development of historic and recreational sites within the Borough as economic development pieces.

Whiteley Township Comprehensive Plan (2000)

The Comprehensive Plan for Whiteley Township directed future land use to areas currently served by public infrastructure and to those areas where it can be easily extended. The plan proposed that the Township preserve its rural characteristics, such as farmland and ecologically important areas, but also to diversify the economic base from its reliance on mining.

Jefferson Morgan Multi-Municipal Comprehensive Plan (2005)

A multi-municipal comprehensive plan was prepared and adopted for the Jefferson Morgan COG Region, consisting of Clarksville Borough, Jefferson Borough, Jefferson Township and Morgan Township. The plan focused on directing future development in a manner that protects the quality of life while allowing for growth to increase the municipal tax base. The future land use plan targets PA Route 188, PA Route 21, PA Route 221, and PA Route 88 as growth areas, directing a higher concentration of commercial, light industrial, and village development along these corridors. The plan also identifies the limitations on development

presented by the current sewage system and that upgrades and planned extensions will encourage development surrounding Jefferson Borough and the Village of Mather.

[Southeastern Greene Cooperative Communities Comprehensive Plan \(in progress\)](#)

Eight communities in southeaster Greene County joined together in 2006 to develop a multi-municipal comprehensive plan for the region. The communities include Carmichaels Borough, Cumberland Township, Dunkard Township, Greene Township, Greensboro Borough, Monongahela Township, Perry Township and Wayne Township. While not completed, the communities hope to identify suitable areas to extend infrastructure and develop a plan that will allow the region to expand its tax base and plan for a sustainable future. Of the eight communities, two have comprehensive plans, Carmichaels Borough and Cumberland Township (though no copy of Carmichaels was available for review) while the remaining six are undergoing their first comprehensive plan.

[Franklin Township Comprehensive Plan \(unknown date\)](#)

No copy was available for review.

[Washington Township Comprehensive Plan \(1989\)](#)

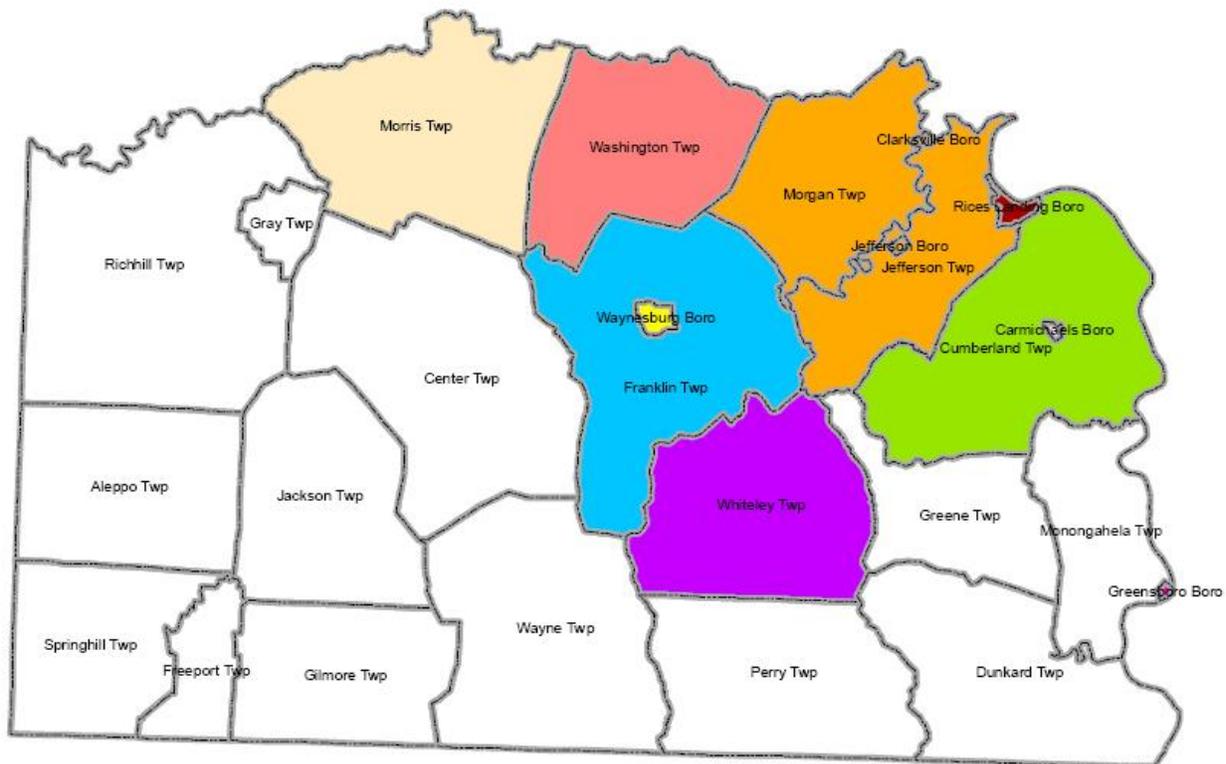
The Development Plan from 1989 depicts Washington Township as a predominantly rural, agricultural community with the Ruff Creek Interchange reserved for small-scale commercial businesses designed to serve population concentrations and highway commercial services. The plan does not call for any larger scale commercial development.



Zoning Ordinances

As of 2008, 12 municipalities have enacted zoning ordinances to regulate future growth and land use, including the first Multi-Municipal Zoning Ordinance in Greene County (four municipalities in Jefferson-Morgan). With the exception of Greensboro Borough, all the municipalities with zoning can be found in the north central / northeast portions of Greene County. Each zoning ordinance is listed in chronological order (by date enacted) and includes a short summary of the zoning districts. When available, a map of the zoning districts for the municipality is provided.

Greene County Municipal Zoning Ordinance Status



Legend

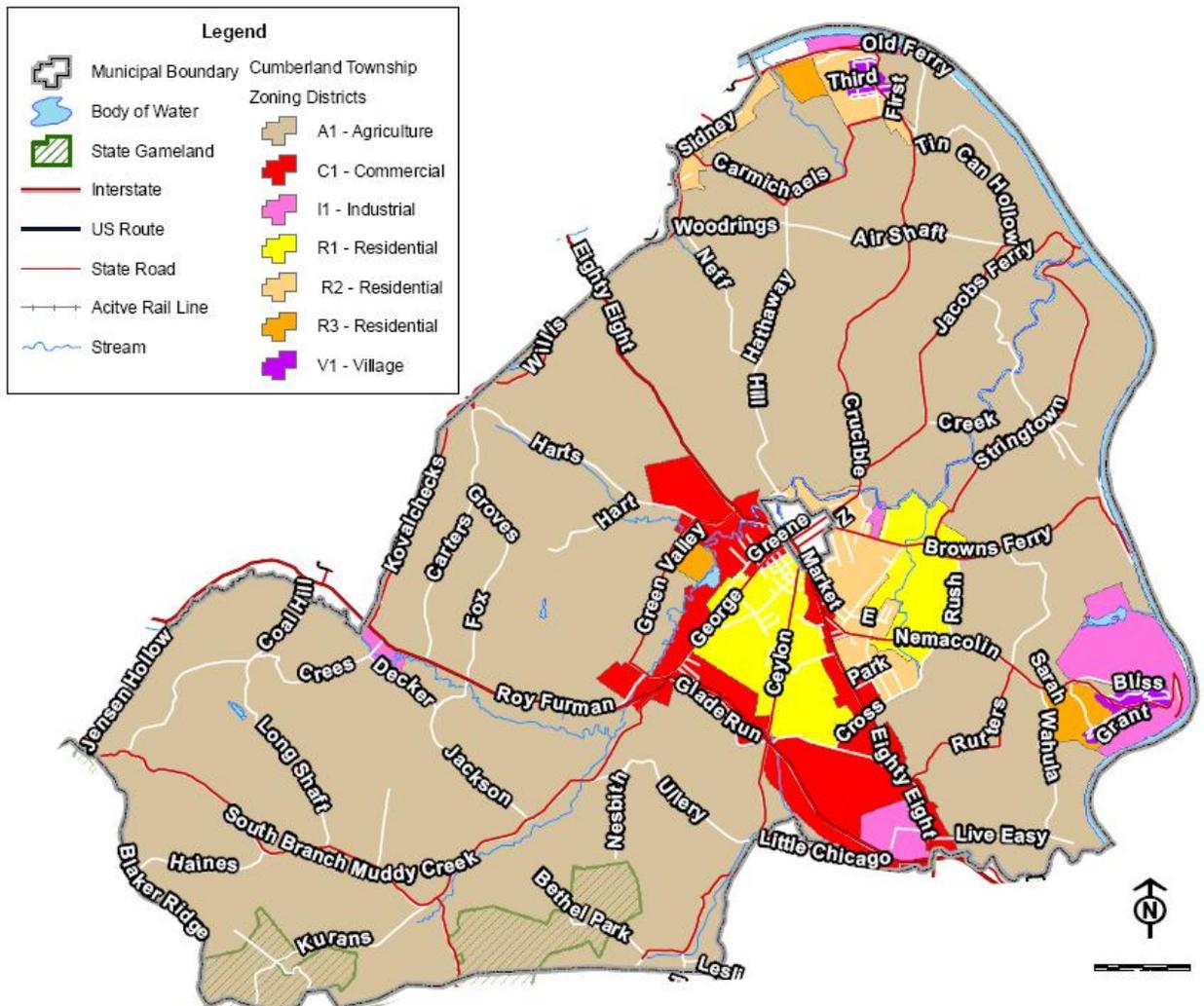
No Zoning Ordinance	Franklin Township (2000)
Jefferson-Morgan Multi-Municipal (In Progress)	Washington Township (2000)
Morris Township (2006)	Greensboro Borough (1999)
Whiteley Township (2003)	Waynesburg Borough (1995)
Rices Landing Borough (2001)	Cumberland Township (1994)

Source: Greene County Dept of Economic Development (2007).



Cumberland Township Zoning Ordinance (1994)

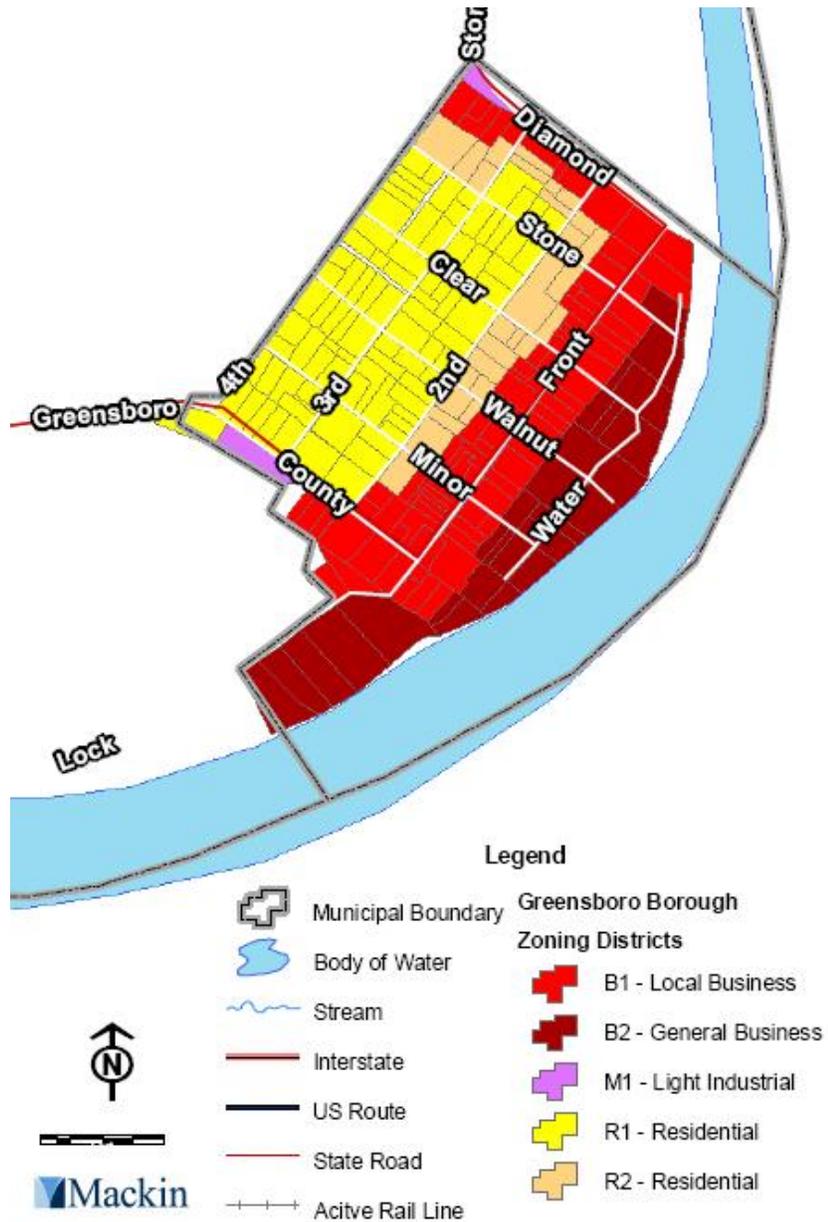
Cumberland Township is divided into seven zoning districts: A-1 Agricultural District; R-1 Residential District; R-2 Residential District; R-3 Residential District; C-1 Commercial District; I-1 Industrial District; and V-1 Village District. Most of the township is zoned agriculture, except for the land closest to Carmichaels Borough, the village of Crucible, and the village of Nemacolin. Commercial zones extend out from Carmichaels along SR 88, SR 21, and Glade Run Road. Higher density residential can be found east of Carmichaels and along Nemacolin Road. Low density residential is found along George Street, Ceylon Road, and Browns Ferry Road. Crucible is zoned for village and higher density residential while Nemacolin is zoned for a mixture of village and higher density residential and surrounded by industrial.



Source: Zoning districts were digitized by the Greene County Dept of Economic Development (2007).

Greensboro Zoning Ordinance (1999)

Greensboro Borough is divided into five zoning districts: R-1 Residential; R-2 Residential; B-1 Local Business; B-2 General Business and M-1 Light Industrial.

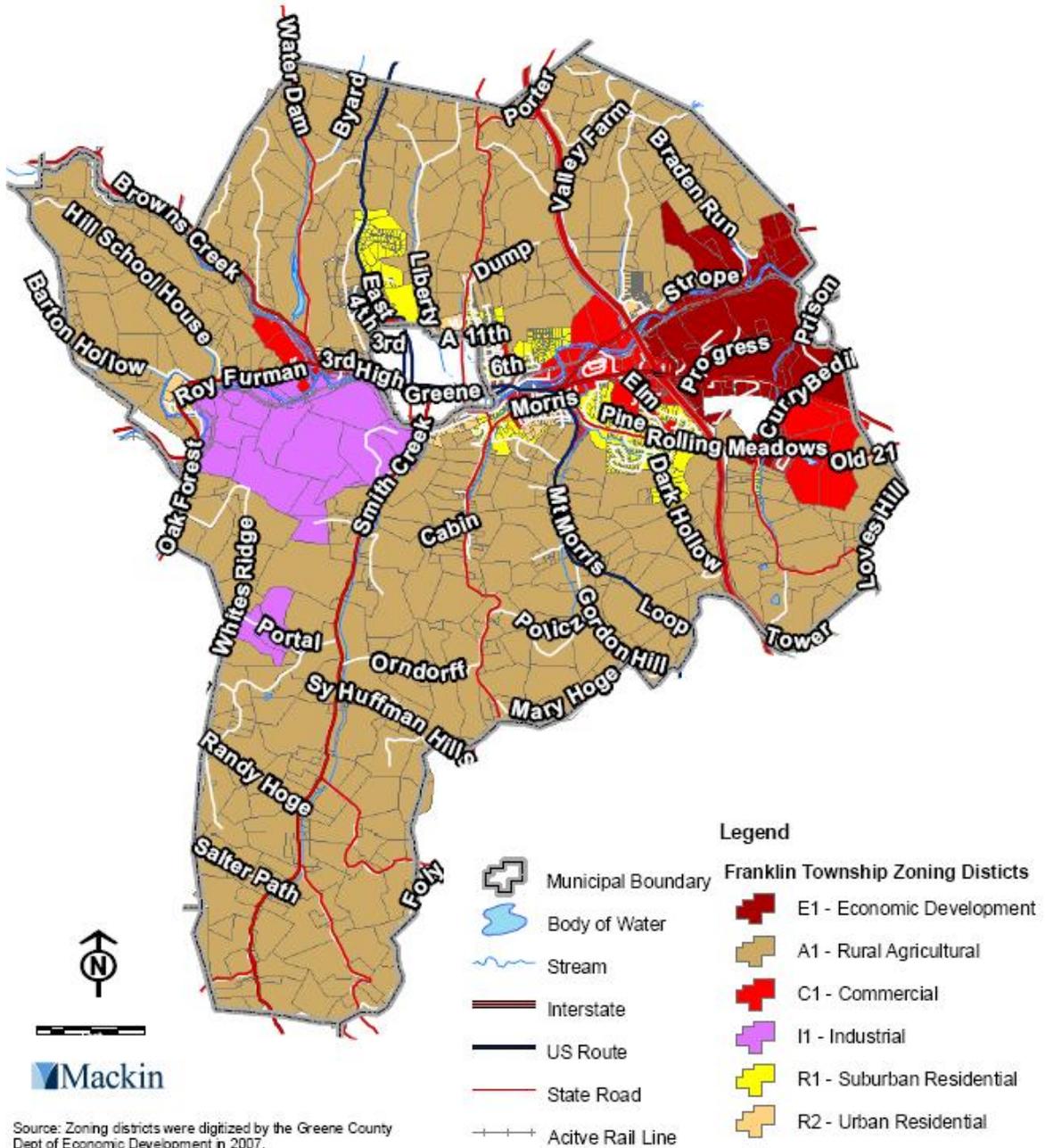


Source: Zoning districts were digitized by the Greene County Dept of Economic Development in 2007.



Franklin Township Zoning Ordinance (2000)

Franklin Township is divided into six zoning districts: A-1 Rural Agricultural District; R-1 Suburban Residential District; R-2 Urban Residential District; C-1 Commercial District; I-1 Industrial District; and E-1 Economic Development District.



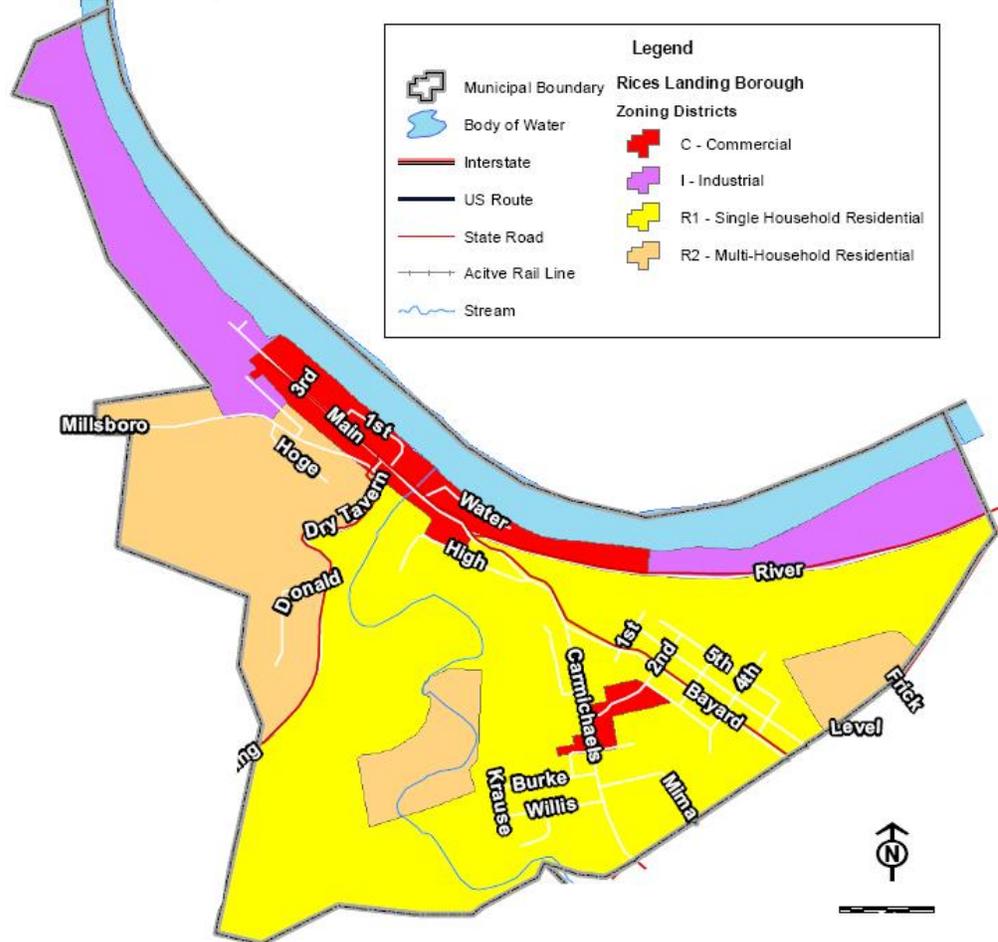
Washington Township Zoning Ordinance (2000)

Washington Township is divided into four zoning districts: Agricultural District; Residential District; Commercial District; and Industrial District. The Ruff Creek Interchange on I-79 is zoned commercial with residential west of I-79. The majority of the Township is zoned agriculture.



Rices Landing Zoning Ordinance (2001)

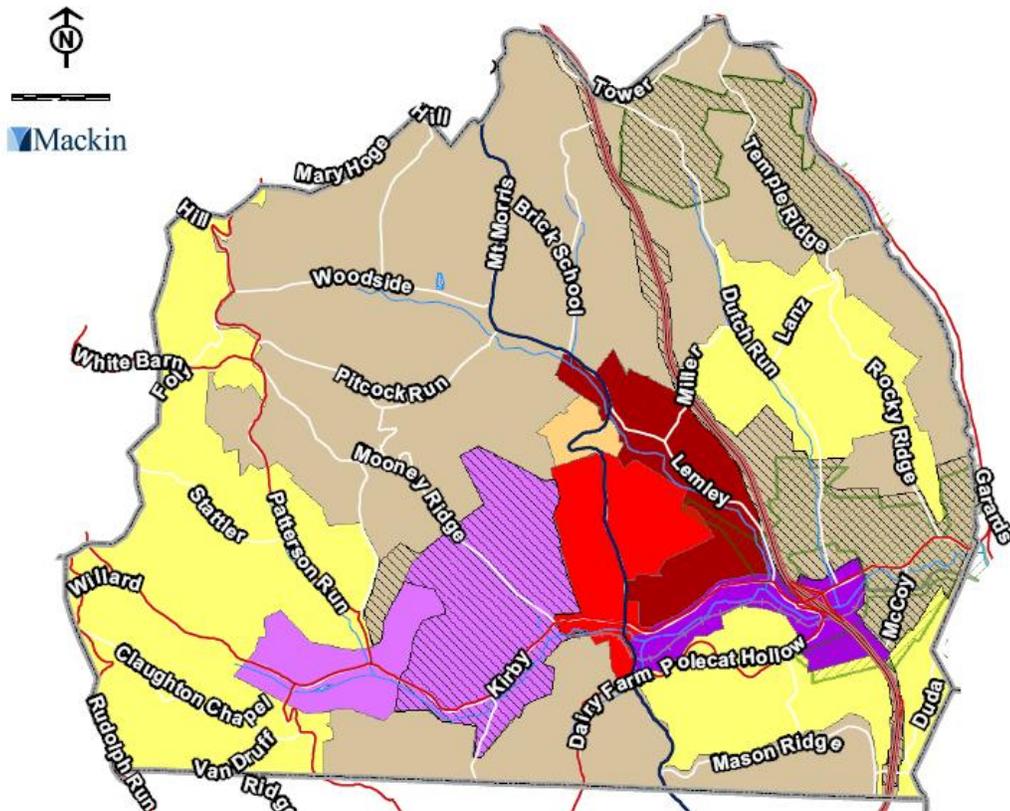
Rices Landing Borough is divided into four zoning districts: R-1 Single Household Residential District; R-2 Multi-Household Residential District; C Commercial District; and I Industrial District. There are two commercial districts – one is along Main Street and the Monongahela River and the other is near the intersection of Carmichaels Street and Second Street. The industrial districts border the remaining riverfront, while the rest of the borough is zoned residential.



Source: Zoning districts were digitized by the Greene County Dept of Economic Development in 2007.

Whiteley Township Zoning Ordinance (2003)

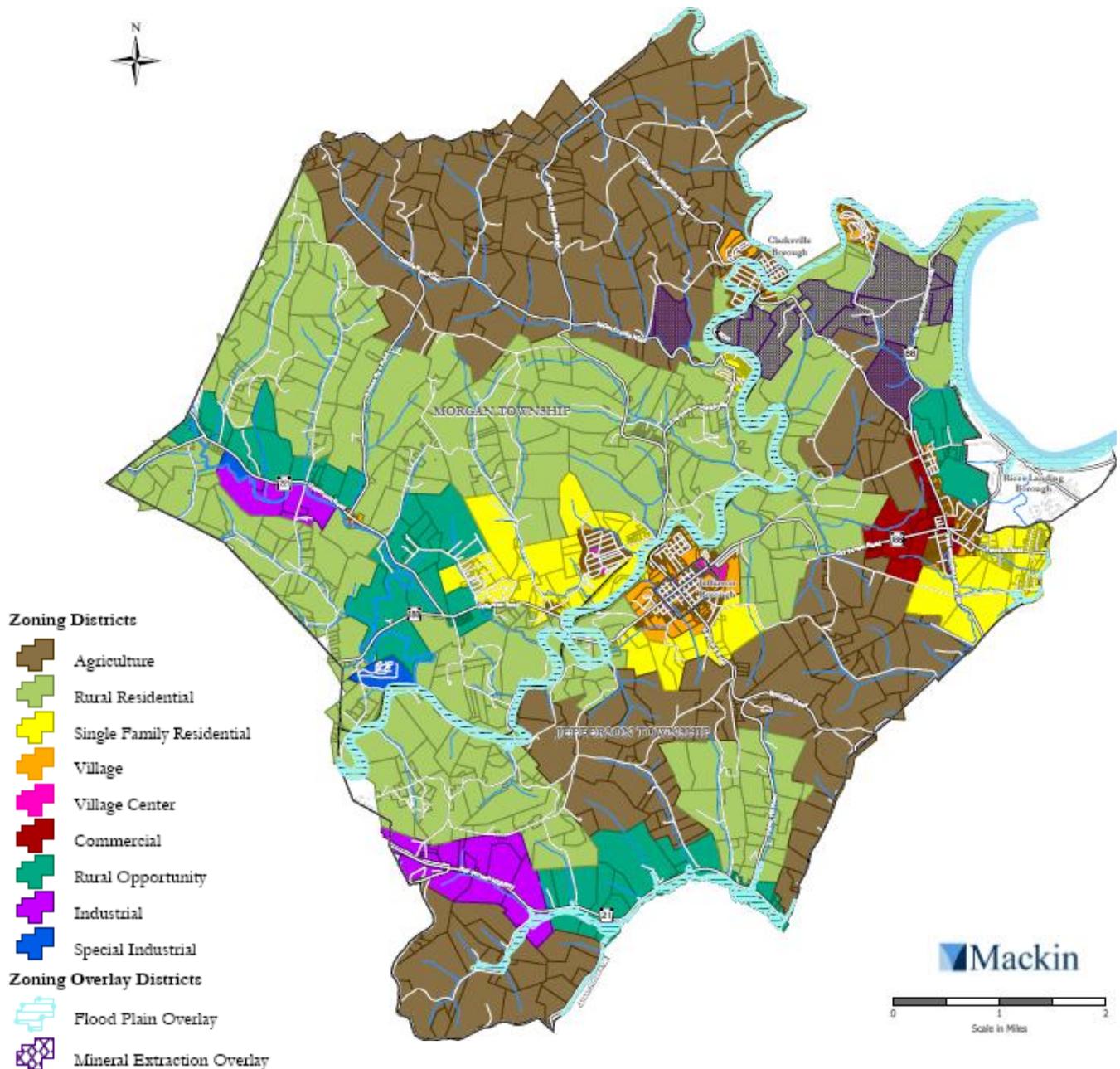
Whiteley Township is divided into seven zoning districts: A-1 Agricultural; R-1 Single-Family Residential; R-2 Multi-Family Residential; C-1 Neighborhood Commercial; C-2 Highway Commercial; PIC Planned Industrial Commercial; and I Industrial. In addition, Whiteley Township has a P Preservation Overlay District that was established to regulate residential, commercial, industrial or other uses and development along the 1-79 corridor and within the Pennsylvania State Game Lands as well as an FP Flood Plain Overlay District that was established to protect environmentally sensitive areas such as stream valleys, riparian buffers, and / or wetlands.





Jefferson Morgan Multi-Municipal Zoning Ordinance (2008)

The Jefferson-Morgan region, comprised of Jefferson Township, Morgan Township, Jefferson Borough, and Clarksville, recently completed the first multi-municipal zoning ordinance in Greene County. The ordinance divides the region into nine zoning districts: A-1 Agricultural; R-A Rural Residential; R-1 Single-Family Residential; V-1 Village District; VC Village Center; C-1 Commercial; RO Rural Opportunity; I-1 Industrial; and I-2 Special Industrial. There are also two zoning overlay districts: Floodplain Overlay and Mineral Extraction Overlay.



Morris Township Land Use Ordinance (unknown date)

The purpose of agricultural / residential zone is to maintain agricultural and forestry and avoid scattered development of land for non-agricultural uses that may be detrimental or require public services, facilities or utilities in excess of those normally needed or feasible in rural areas. Special zone protects conservation, park and open space use. Intent of business zone is encourage location of businesses in organized districts near developed/developing areas and avoid scattered location of business uses in rural areas and strip commercial development along highways. Village zone allows for diversity of appropriate uses and activities in concentrated settlement areas. *A copy of the zoning map was unavailable.*

Three municipalities have enacted land use regulations addressing incompatible land uses and airports.

1. Franklin Township
2. Jefferson Township
3. Morgan Township

Subdivision and Land Development Ordinance (SALDO)

Greene County SALDO

Greene County enacted a Subdivision and Land Development Ordinance in 1995 and amended in 1998. The SALDO provides the legal measures to ensure that future subdivision and land development plans conform to the development goals of the community. The Greene County SALDO applies to all municipalities who have not enacted their own SALDO, which include all but Franklin Township, Rices Landing Borough and Washington Township.

Greene County has plans to update the SALDO to meet the community development objectives identified in the Comprehensive Plan. Following a review of the SALDO and discussions with the Greene County Planning Commission the following deficiencies were identified:

1. Procedures for Approval of Lot Splits, Minor and Major Subdivisions, and Land Development vary and could be simplified.
2. There is no requirement for traffic impact studies for a subdivision or land development. This is recommended to be a requirement for development which will generate 100 or more peak hour trips when fully developed.



3. The Landscaping and Buffer Section is inadequate. Landscaping and Buffers requirements should be very specific in that so many trees and shrubs of a specific height and caliber should be required depending on the type of development and a list should be provided of street tree species that can be chosen from.
4. There are no provisions which take into account phased land development not intended for the immediate erection of buildings where streets, curbs, gutters, street lights, fire hydrants, water and sewage facilities and other improvements may not be possible to install as a condition precedent to final approval of plats, but will be a condition precedent to the erection of buildings on lands included in the approved plat.
5. General Goals should be included in the beginning of Required Improvements and Design Standards. There are no standards for the protection of significant natural resource, preservation of historic, architectural, archeological resources, and the protection of trees and woodlands. These goals should be in accordance with the Greene County Comprehensive Plan and the Greene County Comprehensive Recreation, Parks, Trails/Greenway Plan.
6. There is no provision for public dedication of land for recreation purposes.
7. The mobile home park regulations need to be updated to include improved design guidelines, utility and fire regulations, and plan requirements. Also responsibilities of park management and violations and penalties sections need to be added.
8. There is no Conservation Subdivision component.
9. There is a checklist that can accompany the application through the review process, but this should be included as an addendum of the ordinance.

Surrounding Counties' Comprehensive Plans

A review of Comprehensive Plans of the counties surrounding Greene County was completed to ensure that the recommendations and policies of the Greene County Comprehensive Plan are consistent with neighboring counties. In the event that officials determine future uses would be in conflict, it is recommended that appropriate measures be implemented that would establish buffers between conflicting land uses. Such efforts should be undertaken in concert with the officials of the adjacent county and affected municipal leaders.

Greene County is bordered by two counties in Pennsylvania: Fayette County to the east (separated by the Monongahela River) and Washington County to the north. Although Allegheny County does not border Greene County, it will affect Greene County through its regional economic development influence, and therefore is included in the plan review.

Allegheny County (ongoing)

In 2005, Allegheny County began to develop their first countywide comprehensive land use plan, a process expected to take 2-3 years. In 1992, the County prepared the Allegheny County 2001 report, which identified the need to preserve open space within the county and encourage new development in areas already served by existing infrastructure.

Fayette County (2000)

The Fayette County Comprehensive Plan, "Land Usage in Fayette County: Building a Better Future" includes a general future land use map for the county. While the Monongahela River acts as the border between Greene and Fayette counties, it is important to note the land uses alongside the river in Fayette. The land uses along the river in Fayette are varied but tend to favor recreation, rural and agricultural uses in the south. In the north, the land uses tend to be slightly more urban, with Brownsville Borough, Newell Borough and Belle Vernon Borough listed as "existing built areas" and because of the proposed construction of the Mon Fayette Expressway, Luzerne Township has been designated as a future growth area.

Washington County (2005)

Washington County Comprehensive Plan prioritizes locations within the county to direct investment and encourage the sound and logical allocation of resources. To support the Fix-It-First philosophy, resource allocation will be reserved to areas where intervention is needed to correct deficiencies, encourage appropriate development, or provide new infrastructure to meet an existing need. Other investments will preserve resources, encourage community revitalization, and foster an overall collective growth strategy that benefits the County as a whole. The Future Development Strategy identifies the following categories: Targeted Areas for Investment (TAI), Transitional Reserve Lands, Village Areas, and Rural Resource Areas. The TAI consist of the City of Washington / County Airport Region; the I-70 Corridor; the I-79 / US 19 Corridor; the US 22 / PA 30 Corridor; the PA 50 Corridor; the Southern Beltway Corridor; and the Mon Valley Corridor. The Transitional Reserve Lands predominantly surround these TAI regions, while the Village Areas surround existing boroughs and villages. The remaining land in the County has been reserved for Rural Resource Areas, which include State Game Lands, County Parks, Active Farms and other farm or forest land, and high quality watersheds.



Greene County is also bordered to the west by three counties in West Virginia – Marshall, Monongalia, and Wetzel Counties. The governing structure in West Virginia differs from the Commonwealth of Pennsylvania in that the County governing body controls land unincorporated. Incorporated areas have governing structures into themselves and follow the West Virginia State Code as does the County. The State of West Virginia signed into law Senate Bill 454, which modernized the state's planning enabling legislation. Senate Bill 454 repeals Chapter 8, Article 24 of the West Virginia State Code. The new chapter in the state code, Chapter 8A Land Use Planning maintains the permissive status of planning in West Virginia but does clarify the connection between a comprehensive plan and a zoning ordinance. Chapter 8A requires that governing bodies may enact zoning ordinances and subdivision and land development ordinances only after a comprehensive plan has been adopted.

Given the geographic proximity and market influence of neighboring West Virginia, it is recommended that the County continue efforts to learn of new development plans, transportation improvements, or redevelopment efforts. Development in either can have regional impacts that could affect migration patterns, transportation needs, etc.

Marshall County

Marshall County does not have a comprehensive land use plan or a planning department / commission. The area that borders Greene County is almost entirely unincorporated and mainly rural. There are presently no land use policies in place.

Monongalia County

Monongalia County prepared a Comprehensive Plan for the Planning Districts of Monongalia County in 2004. The final document serves as a Comprehensive Plan for the following planning districts – Stewartstown, Cheat Neck, Cheat Lake, and West Run. The Comprehensive Plan is specific to the northeastern region of the county and is to be considered the initial step towards a county-wide plan. Development patterns in Monongalia County are significantly affected by the presence of the City of Morgantown, which is home to West Virginia University, and many major manufacturers (e.g., Mylan, Swanson Industries, FCX Systems) and a number of coal mining equipment manufacturing and repair companies. Monongalia County has experienced tremendous growth, which could impact southeastern Greene County in terms of residential development. Additionally, as Morgantown was identified as a major market for Greene County, it is expected that residents will continue to capitalize upon this location for employment opportunities.

Wetzel County

Wetzel County does not have a comprehensive land use plan or a planning department / commission. The area that borders Greene County is almost entirely unincorporated and mainly rural. There are presently no land use policies in place.

Land Use Resources

Greene County Department of Economic Development

The Greene County Department of Economic Development serves as the administrative umbrella for the Greene County Conservation District, the Greene County Solid Waste Program, the Greene County Planning Commission, and the Grant Services Office. Greene County's Department of Economic Development works with municipalities who wish to develop and enforce land use regulations. The Department provides technical assistance in the way of grant writing and the expertise of land use planners and community development professionals in the Department.

Greene County Planning Commission

The Greene County Planning Commission was formed nearly 50 years ago to oversee the subdivision of land and the land development activity in Greene County. The planning commission consists of a nine-member board, including a County Commissioner, and the Director of the Department of Economic Development. The planning commission meets monthly at 7:00 PM in the second floor meeting room of the Greene County Office Building.



Land Use Snapshot

Thirty years ago, 95.4 percent of Greene County was undeveloped...

Greene County's development patterns have been primarily dictated by the presence of steep slopes and coal mining. In 1978, only 2.5 percent of the County was considered to be developed with residential, commercial, and industrial uses. State Game Lands and parks comprised 48.3 percent of the land, with 1.6 percent dedicated to resource extraction and 0.5 percent classified as vacant open land. The largest concentration of urbanized or developed areas included the Waynesburg-Franklin Township area along Routes 21 and 188; land along Ten Mile Creek between Clarksville and Jefferson Borough; an area extending from Dry Tavern to Crucible; and the Carmichaels-Cumberland area. These areas were primarily residential in nature.

In 1978, commercial areas were found in Waynesburg, along Route 21, and in Carmichaels. Scattered stores and gas stations could be found along roads throughout the County, but Route 21 began emerging as a commercial corridor between Waynesburg and I-79. The majority of industry could be found in the Industrial Park on Route 21 in Franklin Township, Waynesburg, and scattered along Route 21 and the Monongahela River.

While agricultural land and woodlands appeared to comprise a large percentage of the existing land use in 1978, only half of the 175,608 acres of agricultural land was cropland and only 24,467 acres were harvested. In addition, only three percent of the entire land area in the County was considered to be Class I or II prime agricultural soil. The remainder of the agricultural land was used for sheep or cattle grazing or was fallow. Of the woodlands, they were comprised of second and third growths and had little or no economic value.

Skip ahead to today...

Steep topography continues to hinder development in Greene County today. Slope data from 1978 and 2006 varies in terms of how much of the land is considered to be developable. According to the 1979 Comprehensive Plan, only ten percent of the County was considered to be developable due to the remaining land having steep slopes in excess of 16 percent. However, according to slope data provided by SPC in 2000, approximately 38 percent of the County contains slopes less than 16 percent. While the percentage of developable land varies, the constant is that the steep slopes found throughout the County continue to influence development patterns.

Comparing the existing land use data gathered in 1978 to that of 2006, the overall development pattern is the same. The central and northeastern portions of the County remain the areas seeing the majority of development, with Waynesburg-Franklin area, Carmichaels-Cumberland area, and the Jefferson-Morgan area being the most populated areas in the County. Depending upon the source, the percentage of developed area in Greene County varies. According to SPC land cover data, only 2.3 percent of Greene County is classified as developed (residential, commercial, or industrial). However, according to the tax assessment data, ten percent of the County is classified as developed. The discrepancy rises from the method of data gathering and whether or not the

entire parcel is classified under one land use. Since the existing land use data was collected on a parcel level in 1978, it is fair to say that the developed area in the County has increased from 2.5 percent to ten percent.

Almost all of the growth came in the form of residential growth, 5.8 percent, and industrial growth, 3.3 percent. Very little commercial growth has occurred since 1978. Shoppers continue to travel to markets outside of Greene County, such as Washington, Uniontown, and Morgantown. The County is currently working with major developers to bring a larger commercial base into Greene County by prepping a major retail center for construction.

In 1978, Greene County was predicted to experience a population growth that would have doubled the existing population. This was to be a result of the expected continuation of the growth in the mining industry. However, due to technological advances in the coal industry, the large number of projected needed workers never materialized, thereby the County never experienced the projected population growth of the 1970's.

As in 1978, agricultural land appears to comprise a large percentage of the County's total land area. However, a much smaller percentage of land is used for active farming purposes. With little population or economic growth, farmers have not been under enormous pressure to sell their lands to developers. It is important to note though that the prime agricultural lands and soils lie in the most developable areas of the County, namely the Ten Mile Creek corridor and Jefferson-Morgan region.



B. Data & Analysis

Land Cover

Greene County has a predominantly rural landscape, with only 31 percent of its population living in an urban setting in 2000 (U.S. Census, 2000). Using land cover data from Southwestern Pennsylvania Commission (SPC, 1992), land-cover acreage and percent of county coverage was estimated using Geographic Information System (GIS) tools. As Table 10-2: Land Cover Data shows, over 97 percent of the land cover is agriculture or forest while less than three percent was developed, strip mines or disturbed. These numbers are very similar to the estimates from the County's 1979 Comprehensive Plan. Figure 10-1A: SPC Land Coverage displays the existing land use for Greene County, using the land cover data developed by SPC.

Table 10-2: Land Cover Data		
Land Cover	GIS	Percent of
	Acreage	Total Cover
Agriculture (Cropland; Pasture & Open)	152,431	41.41%
Forest (Coniferous; Deciduous; Mixed)	205,953	55.96%
Maintained Grass	75	0.02%
Non-residential - mixed development	1,891	0.51%
Residential	5,019	1.36%
Strip Mines or Disturbed	1,508	0.41%
Transportation	1,188	0.32%
Total	368,064	100%

Source: Southwestern Planning Commission (1992)

Agriculture

The classification for Agriculture can be defined as land being used predominantly for agricultural purposes—the commercial production and preparation for market crops, livestock and livestock products and the production, harvesting and preparation for market or use of agricultural and similar crops and commodities.

Forest and/or Maintained Grass

The land classification of Forest and/or Maintained Grass is defined as land that has not been built upon or substantially altered and can be publicly or privately owned. Such locations are often associated near or as Agricultural land uses due to pasture and fallow lands used in farming. These areas may have important ecological functions, natural resources, or cultural resources that are worthy of conservation and protection.

Non-Residential – mixed development

The land use classification of Non-residential – mixed development can be defined as areas used by private individuals or by organizations for capital gain, which may include retail shopping, automotive, financial, professional, governmental and miscellaneous recreational and service activities to which the public requires direct and frequent access. This category can also contain a mix of single to multi-family residential uses. Commercial lands are scattered throughout the County in small pockets within established population centers but the majority of commercial uses is located in or around Waynesburg.

Residential

The Residential category includes all dwellings used for residential purposes. Residential uses can include single family dwellings and multi-family dwellings. These types of structures can range in density and type of construction.

Strip Mines or Disturbed

Strip Mines or Disturbed land uses typically involve such activities as construction, excavation, and manufacturing. Included are uses such as mining, and earth moving or excavation companies. Such uses are found primarily along the Monongahela River and where coal mining activities have taken place or are actively occurring.

Transportation

The Transportation Category is considered to be major roadways such as Interstate 79, rail lines, river terminals, and airports.



Land Use

Land use data was also derived using Greene County Tax Assessment data as shown graphically on *Figure 10-1B: Land Use* and displayed categorically in Table 10-3: Land Use Data. According to the Greene County Tax Assessment Office, land classified under Agricultural and Clean and Green totals 81 percent of total land use. Land classified as residential is 4.5 percent higher using the tax assessment data while other non-residential uses are almost 3.75 percent higher than the information supplied by the Southwestern Pennsylvania Commission.

Table 10-3: Land Use Data

Land Use Classification	# of	GIS Acreage	Percent of Total
	Parcels		
Agriculture >10 acres	3,562	165912	45.03%
Clean and Green	2,147	133705	36.29%
Public	1,559	21792	5.92%
Residential	19,049	21559	5.85%
Industrial	410	12258	3.33%
Commercial	1,002	3474	0.94%
Unclassified	593	8771	2.38%
Utility	92	942	0.26%
Total	28,415	368,413	100%

Source: Greene County Assessment Office, February 2006

Clean and Green

The Clean and Green classification is a federally designated association with land enrolled in a reduced tax assessment program. According to information provided by the Greene County Tax Assessment Office, there were a total number of 133,705 acres enrolled in the Clean and Green program in the County as of February 2006. Clean and Green includes land that is dedicated to agricultural use, agricultural reserve use, or forest reserve use. The tax records do not differentiate between the uses however, so it cannot be determined what percentage of land enrolled in this program is for agriculture or forest.

Public

The land use category of Public can be defined as a site containing any land, building or structure owned or operated by a governmental agency or nonprofit community service provider open for public uses with or without a fee that provides a service to the public. Included in this category are state game lands, public parks and recreation areas, municipal offices, fire departments, ambulance providers, police departments, post offices, schools, and churches.

Industrial

Industrial land uses typically involve such activities as construction, excavation, processing, distribution and storage, and manufacturing. Included are uses such as factories, mills, and earth moving or excavation and transportation companies. Such uses are found primarily along the Monongahela River and where coal mining activities have taken place or are actively occurring.

Commercial

The Commercial land classification includes land that is densely developed with retail ventures such as grocery stores, clothing stores, business offices, and restaurants. This land classification is primarily located in population centers such as Waynesburg, and along primary roadways in some of townships and in many of the older boroughs in the eastern side of the County.

Utility

The land use category of Utility can be defined as a location owned by a public utility service provider, such as gas and electric companies.



Discrepancies between the two data sources shown in Tables 9-2 and 9-3 can be explained by the base layer used by the Tax Assessment Office, which classifies a land use based upon the entire parcel of land. Land Use information was derived through using existing Geographical Information Systems (GIS) data from the Greene County Assessment Office, current as of 2006. The land use categories data was supplemented by comparing it to land cover data supplied by the Southwestern Pennsylvania Commission (SPC), which was derived from aerial photography that was flown in 1992. Land Coverage data is developed using converted digital data derived from orthophotographs that follows physical locations of particular land uses. Greene County undertook a new aerial photography initiative in 2006 and is actively using this data through their Pictometry system.

When comparing the visual differences displayed on *Figure 10-1A* and *Figure 10-1B*, it can be seen that the SPC Land Coverage data provides a depiction of Greene County as a land area more occupied by forest uses than agriculture as compared to the Tax Assessment data, which suggest that the County has a significant agricultural base. The tax assessment data is parcel specific and coded accordingly, whereas the SPC land cover data examines how the land is currently being used – not how it is taxed. Therefore, the land cover data shows more open space, forests, and agriculture than the tax parcels. Land enrolled in the Clean and Green Program (shown on *Figure 10-1B*) could be either dedicated to agricultural use, agricultural reserve use, or forest reserve use, however as indicated earlier, the tax records do not differentiate.

Future Land Use

Developments of Regional Significance & Impact

The PA MPC defines a development of regional significance and impact as "any land development that, because of its character, magnitude, or location will have substantial effect upon the health, safety, or welfare of citizens in more than one municipality." Examples of developments that meet these criteria include large shopping centers, major industrial parks, mines and related activities, office parks, storage facilities, large residential developments, regional entertainment and recreational complexes, hospitals, airports and port facilities.

Greene County has a number of existing developments of regional significance and impact (DRI) as well as a few that are in the planning / construction stages. It is important for the County to plan for the locations of future DRI to complement existing surrounding land uses and ensure that they do not negatively impact adjacent communities.

To assist with planning future locations for DRI, the County developed thresholds that will be used to determine site suitability. Future sites of DRI should be located at a site that meet the following criteria:

- within five (5) miles of an arterial road / interstate
- served by public water and sewerage
- if in a community with zoning, fall within a commercial / industrial / economic development zone that coincides with surrounding land uses
- if in a community without zoning, be complimentary to surrounding land uses and not negatively change the character of the community
- not fall within an environmentally sensitive area (defined as lands that contain steep slopes (land having a slope percentage of at 25 percent or greater), wetlands, 100-year floodplains, public parks, state game lands, and important bird areas)

Figure 10-2: DRI Sites shows the locations of some existing DRI in Greene County, along with schools, Keystone Opportunity Zones (KOZ), areas served by public sewerage (shown in tan) and environmentally sensitive areas that preclude any development on such a large scale (shown in green). For the most part, suitable locations include the I-79 Interchanges, along major arterials in east of I-79, intersections of major arterials in the eastern portion of the County, and along the Monongahela River.



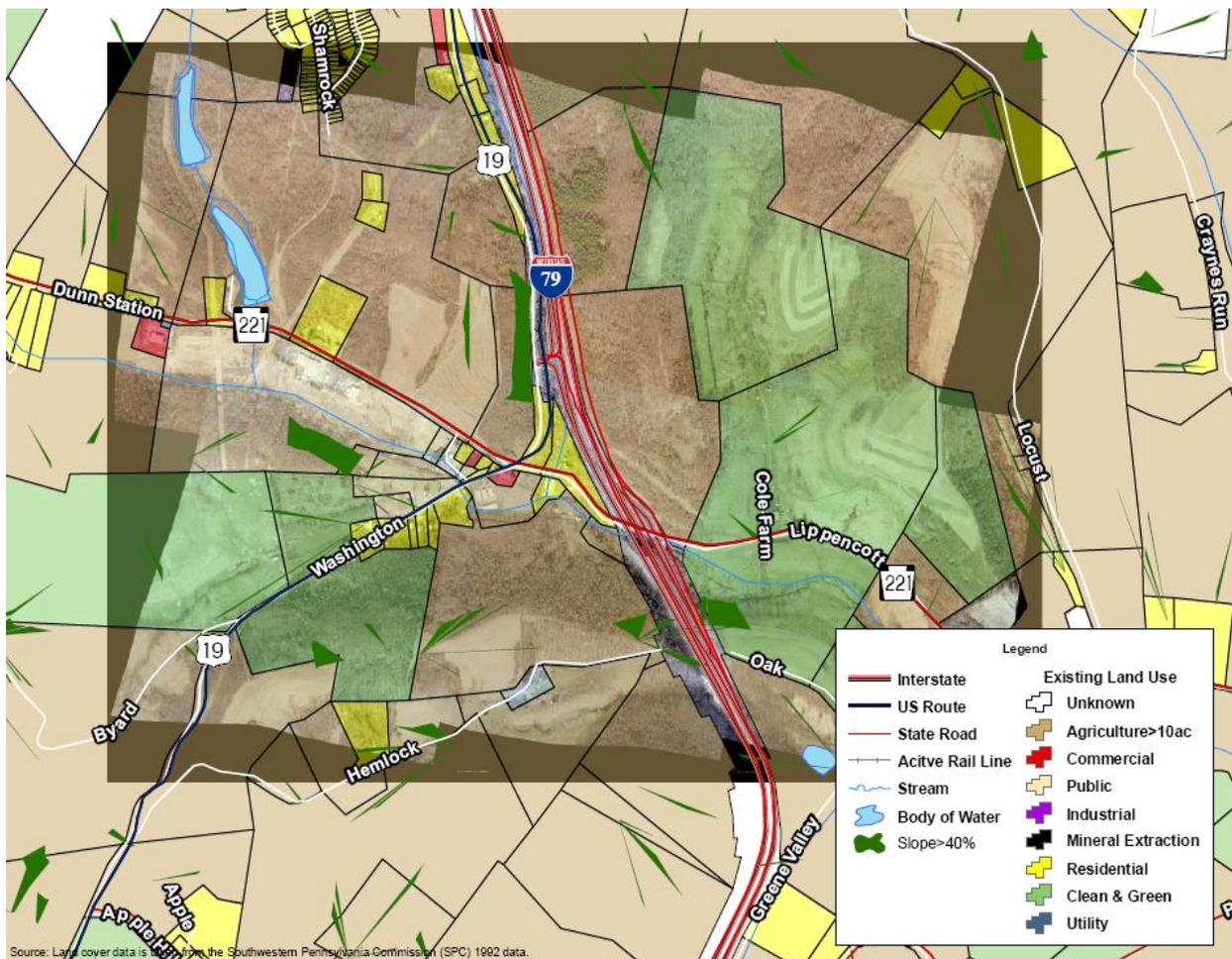
Interchange Development

One of the challenges facing Greene County continues to be identifying suitable areas for new development, due to constraints found in many locations such as steep topography and the lack of public water and/or sewerage service. There are four interchanges on Interstate 79 (I-79) located in Greene County. These interchanges have been noted as having development potential due to their proximity to major highway. Therefore, each of the interchanges is discussed in detail; analyzing the current land use, topography, available infrastructure, and zoning regulations present at each site.



Ruff Creek I-79 Interchange

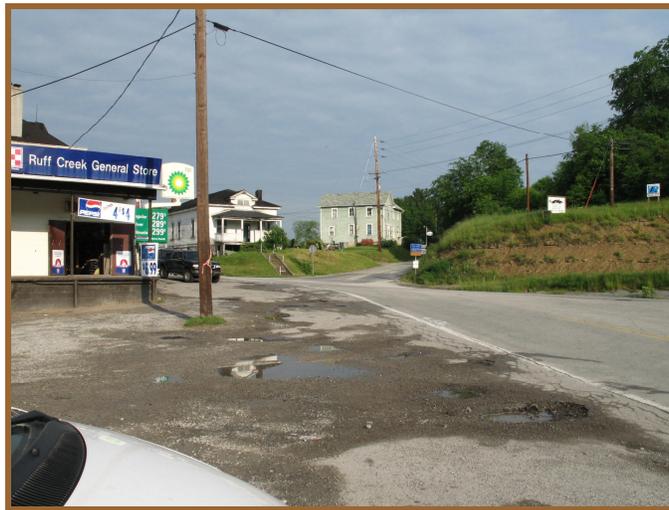
The Ruff Creek I-79 Interchange (Exit 19) is located in Washington Township and is the northern most interchange in Greene County. The interchange provides access to SR 221 and US 19. The area surrounding the interchange is largely rural. There is a gas station and general store near the intersection of US 19 and SR 221, along with a few residential homes. There is a KOZ located on 221 just off of US 19. The property is currently cohabitated by Greene County Association for Retarded Citizens (Greene ARC) and the United Mine Worker's Career and Technology Training Center. There are plans underway to further develop this 68 acre parcel to include a nationally recognized Coal Heritage Park. There is also an informal Park-n-Ride next to the general store. US 19 becomes more developed to the south, near Waynesburg. SR 221 ends at the junction with SR 188 to the east, which leads to Jefferson Borough and the village of Dry Tavern. There is currently no public water or sewerage service available at or around the interchange. Public water is available along SR 221 in Morgan Township while public sewerage is not available until closer to Jefferson Borough or around Waynesburg.





Ruff Creek Interchange (Mackin, 2006)

Washington Township enacted a zoning ordinance in May of 1991 and most recently amended it in 2000. The Ruff Creek I-79 Interchange is zoned predominantly commercial with some residential to the west of I-79.



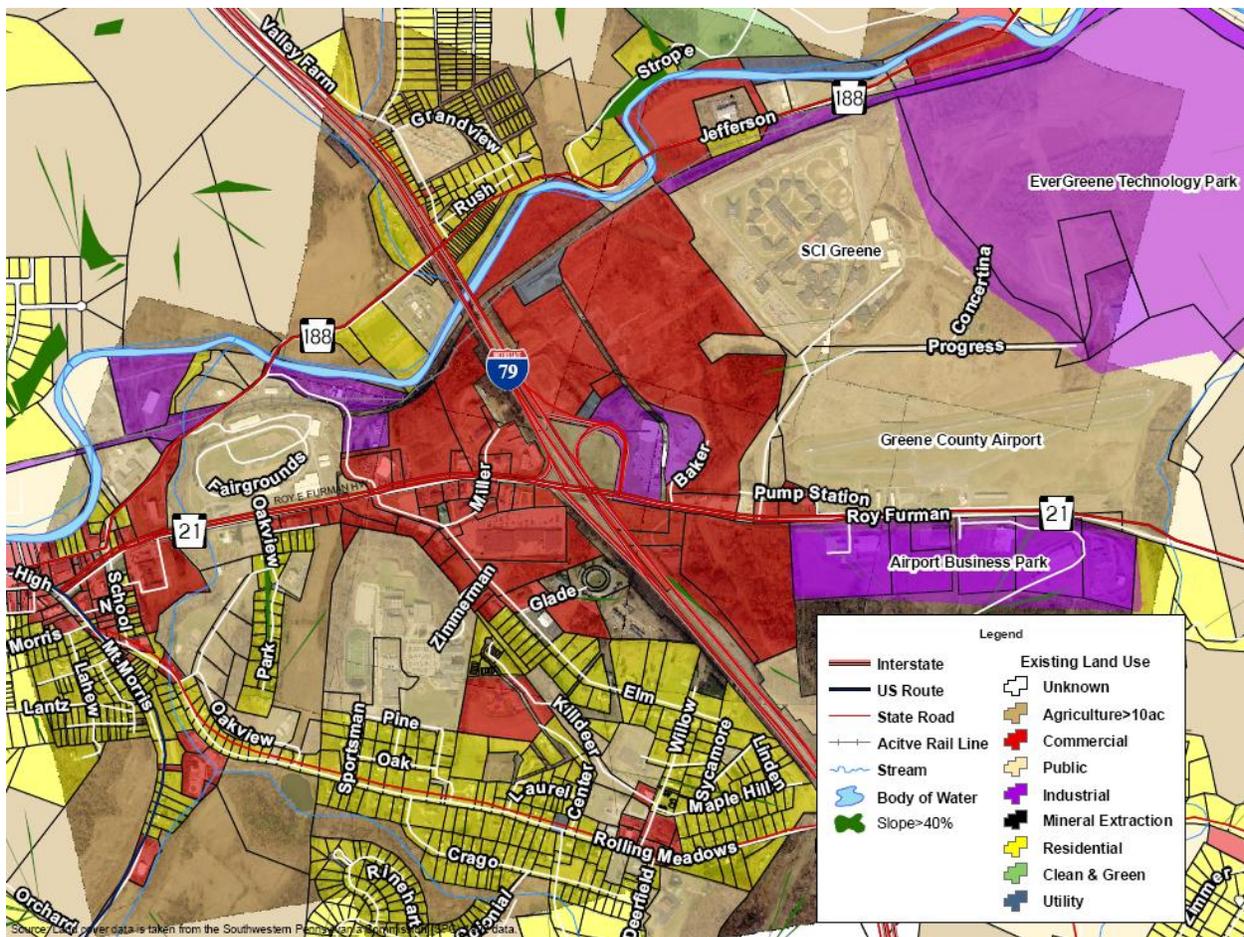
Ruff Creek Interchange – US 19 / SR 221 (Mackin, 2006)

The 1989 Development Plan and the Township Zoning Ordinance support the Ruff Creek Interchange being developed as commercial but limited to convenience centers to serve population concentrations and highway commercial services. Township residents indicated through the planning process that their desire was for the Interchange to cater to small “mom and pop” type commercial businesses that reflect its rural and agricultural nature; they do not wish to see large-scale commercial development that is typical of other interchanges. If the Township residents wish to see this area zoned differently, they will need to petition their

municipal officials to change their current zoning ordinance. It is the County's position that this County Comprehensive Plan will support and reflect local municipal plans and ordinances.

Waynesburg I-79 Interchange

The Waynesburg I-79 Interchange (Exit 14) is located five miles south of the Ruff Creek Interchange and provides access to SR 21. SR 21 has a high volume of daily traffic, particularly from I-79 west to Waynesburg. The Waynesburg Interchange is by far the most developed of the interchanges along I-79 in Greene County. Surrounding land uses are predominantly retail commercial or light industrial. This interchange provides access to the Greene County Airport, EverGreene Technology Park, and the future Wal-Mart / retail development site, in addition to the Borough of Waynesburg. Public water and sewerage are available at this interchange. By far, the Waynesburg Interchange is the most developed of the four Interchanges on I-79 in Greene County and continues to be the focus of economic development plans both at the local and County level.



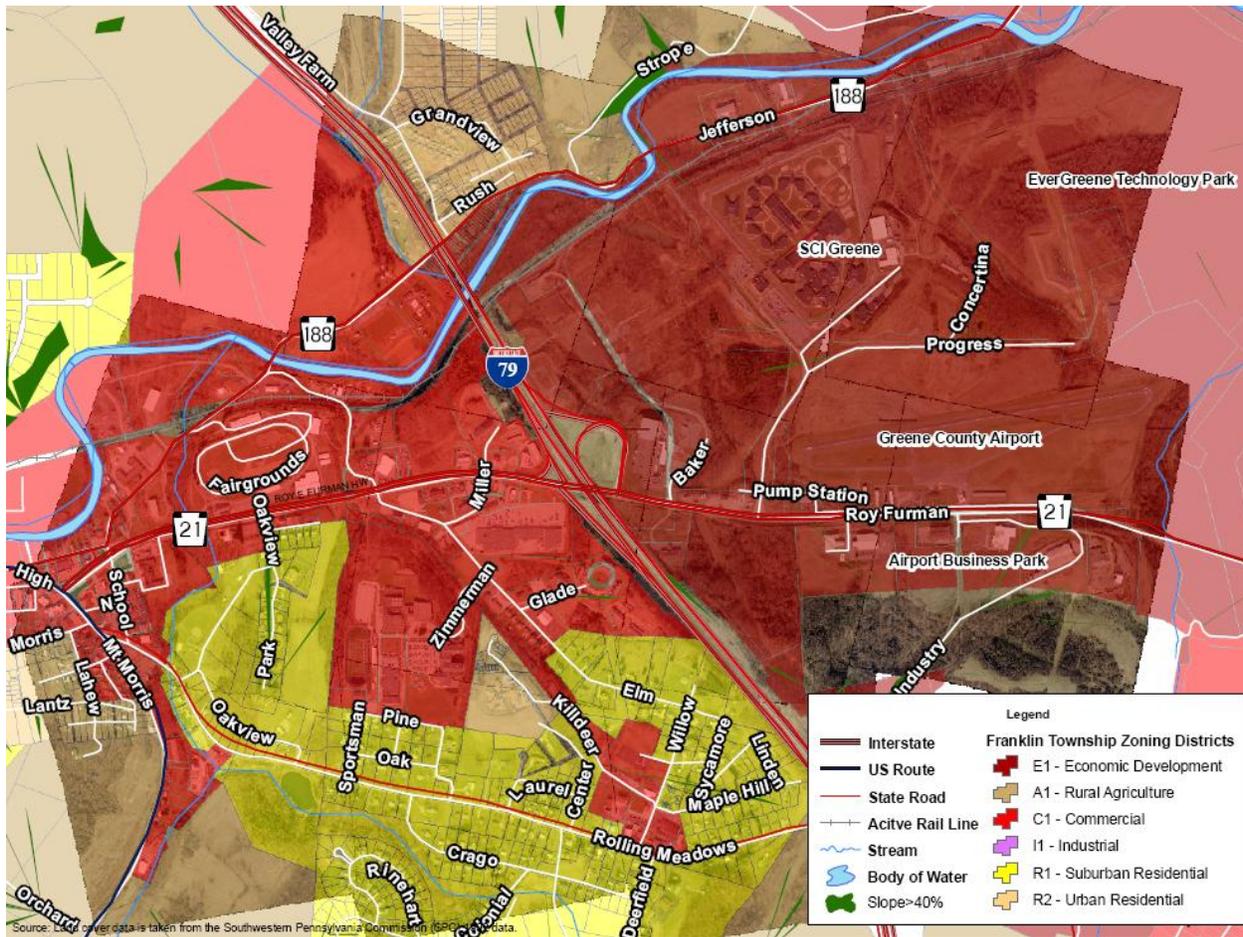


Waynesburg Interchange (Mackin, 2006)

Franklin Township enacted a zoning ordinance in May of 1991 and most recently amended it in 2000. The township is divided into six zoning districts: A-1 Rural Agricultural, R-1 Suburban Residential, R-2 Urban Residential, C-1 Commercial, I-1 Industrial and E-1 Economic Development.

The land west of the Interchange, headed towards Waynesburg Borough, is located in the C-1 Commercial District. There are many existing retail shopping centers and businesses located in this area along with the Greene County Fairgrounds and the Central Greene High School. While mostly built-out, this area is supportive to redevelopment and infill development. Land surrounding the C-1 Commercial District is mostly zoned R-1 Suburban Residential.

The area east of the Interchange, headed towards Carmichaels Borough, is zoned E-1 Economic Development. This area is home to the SCI Greene, the Greene County Airport, the EverGreene Technology Park, and the new Wal-Mart / retail development. Economic development plans call for this area to be the targeted development area for light industrial, retail, and other economic development initiatives. Land north of SR 188 adjacent to the E-1 Economic Development District is zoned R-2 Urban Residential.



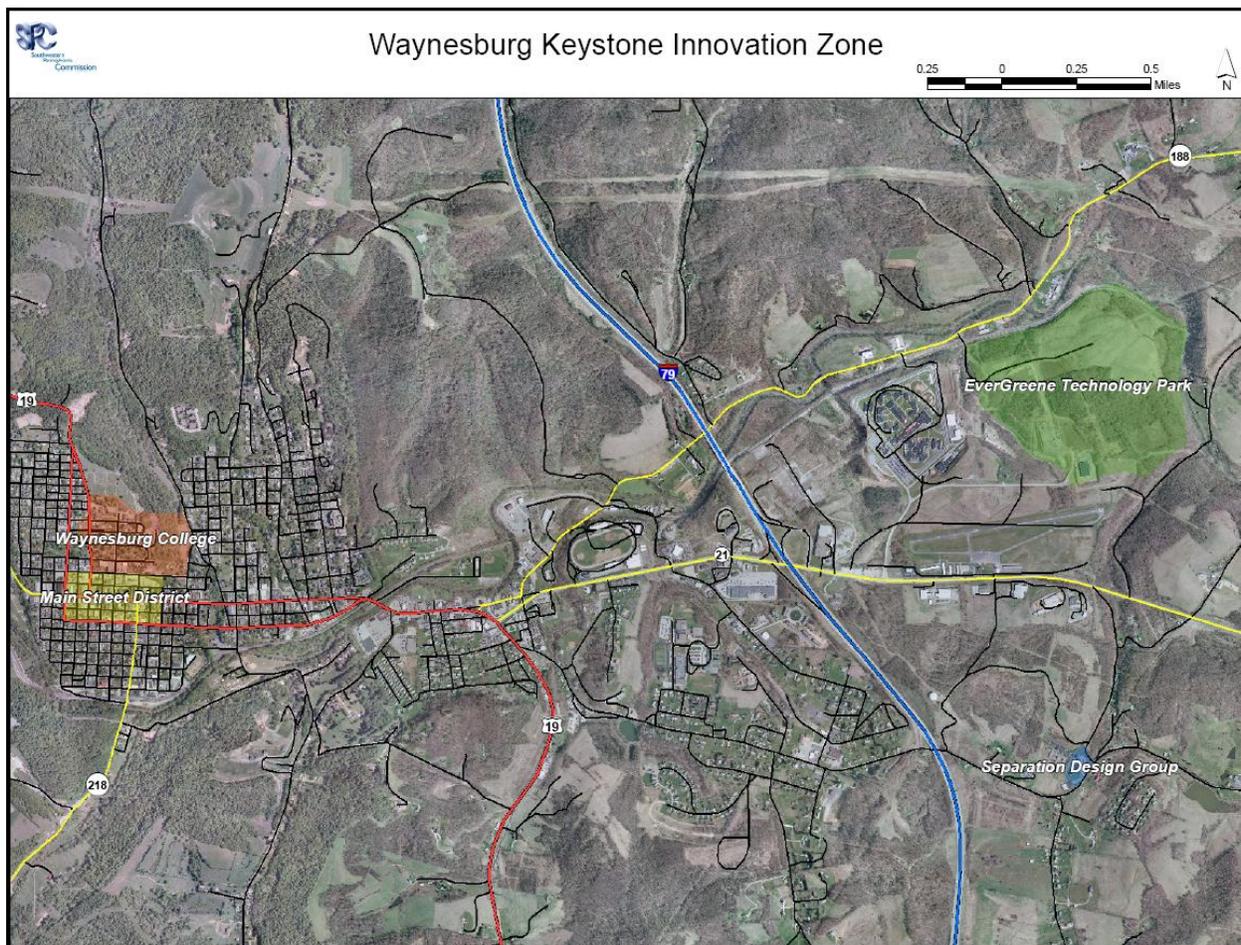
In addition, the Waynesburg Interchange hosts the Waynesburg Keystone Innovation Zone. The Keystone Innovation Zone (KIZ) program is offered through the Pennsylvania Department of Economic Development (DCED) in an effort to allow Pennsylvania to make far more effective use of its colleges, universities and research institutions and help to support new entrepreneurial opportunities that lead to new companies and new jobs. KIZs are designated zones that may be established in communities that host institutions of higher education – colleges, universities, and associate degree technical schools. These zones are designed to foster innovation and create entrepreneurial opportunities by gathering and aligning the combined resources of educational institutions, private businesses, business support organizations, commercial lending institutions, venture capital networks, and foundations (KIZ partners).

Grant funds can be used for KIZ coordination, strategic planning, personnel costs, hiring of consultants and administration of the zone. Companies located in tax zones, in operation less than 8 years and fall under the industry sector focus are eligible to apply for state tax credits. Maximum grant funding for the first year is \$250,000, with declining funding in following years and operations required without



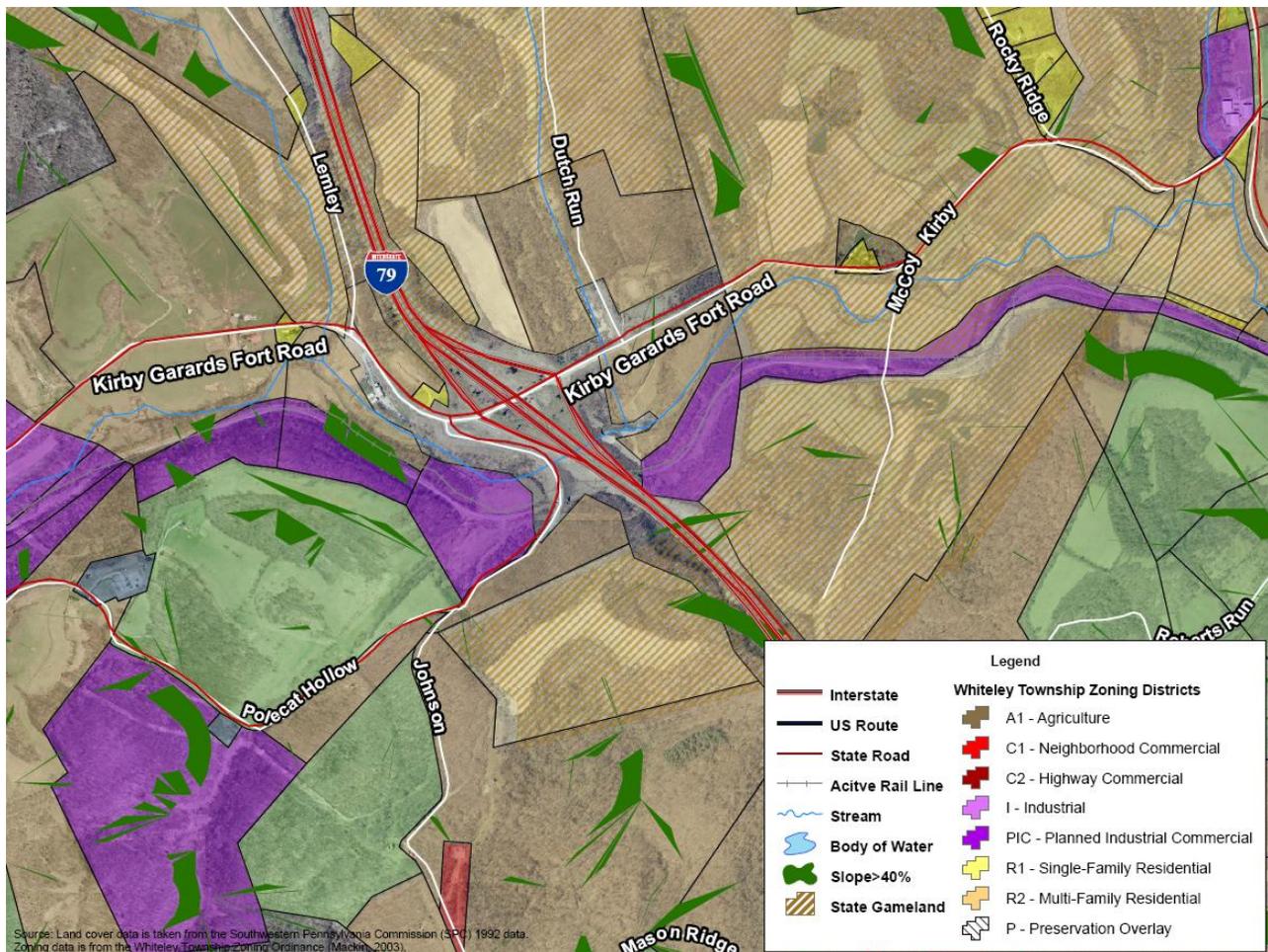
state funds after three years. Projects and companies in the KIZ are given priority reviews under various DCED Programs.

The Waynesburg KIZ is centered around Waynesburg University, University of Pittsburgh Small Business Development Center, and the Pittsburgh Supercomputing Center. The main industries are energy and environmental technologies, advanced materials and diversified manufacturing, defense / homeland security, information technology and communications. The KIZ is overseen by the Greene County Industrial Development Corporation (IDC).



Kirby I-79 Interchange

The Kirby I-79 Interchange (Exit 7) is located in Whiteley Township, seven miles south of the Waynesburg Interchange and six miles north of the Mt Morris Interchange, and provides direct access to Kirby Girards Fort Road. Whiteley is considered a rural township with agriculture and mining its dominant land uses. In addition, State Game Lands #223 occupy much of the surrounding lands. This interchange is the least developed and least likely to become developed of all four interchanges on I-79. The I-79 Welcome Center is located off of the northbound Kirby exit, which offers personal travel counseling from 7am – 7pm and has restrooms, picnic facilities, and other amenities open 24 hours a day.





Kirby Interchange (Mackin, 2006)

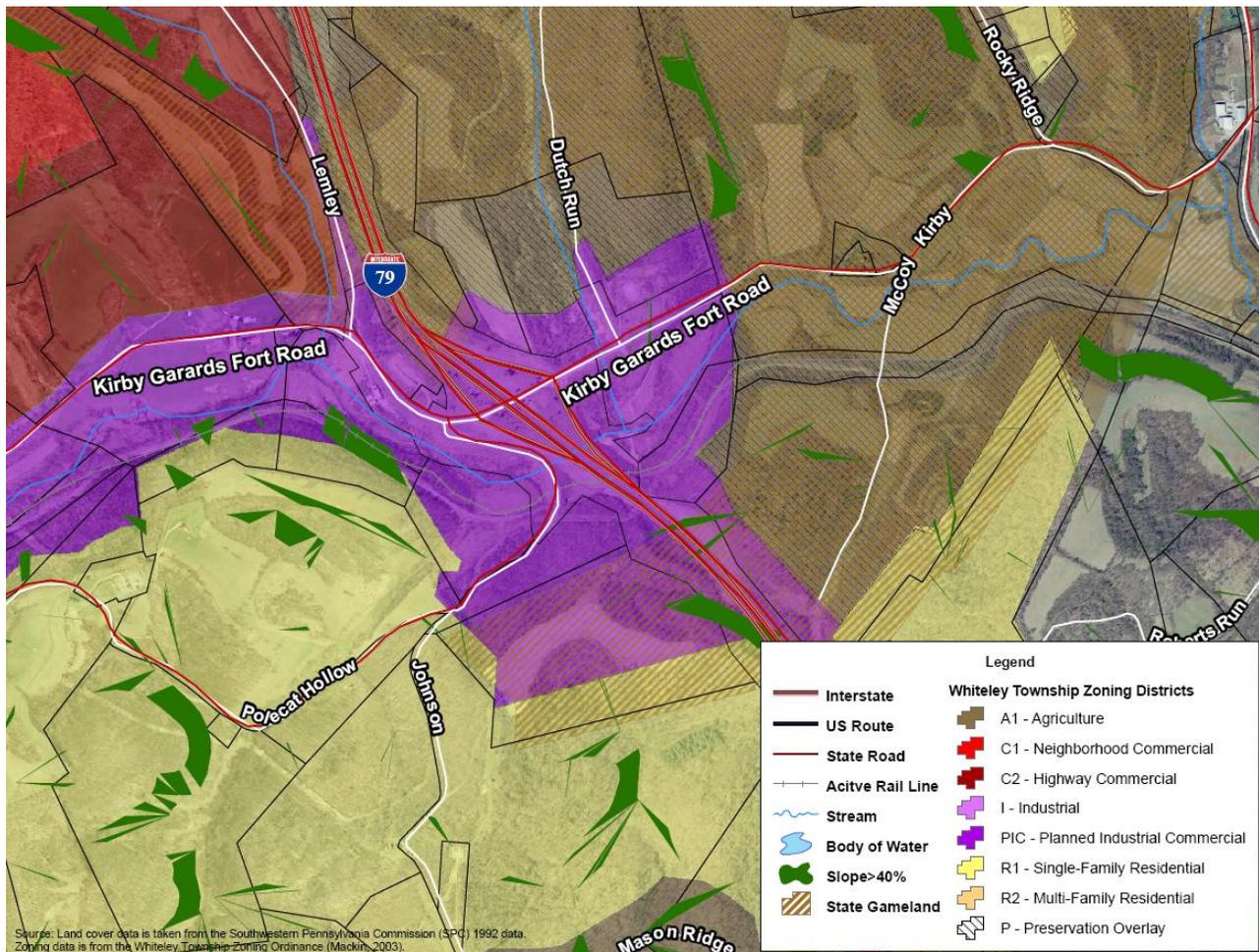
Whiteley Township enacted a zoning ordinance in September of 2003. The zoning ordinance divides the township into eight zoning districts: A-1 Agricultural, R-1 Single-Family Residential, R-2 Multi-Family Residential, C-1 Neighborhood Commercial, C-2 Highway Commercial, PIC Planned Industrial Commercial, I Industrial, and P Preservation Overlay. The Kirby Interchange falls within the PIC Planned Industrial Commercial District, while the land north of Kirby Garards Fort Road falls within C-2 Highway Commercial and the land north and east of the interchange is zoned A-1 Agricultural and P Preservation Overlay.

The A-1 Agricultural District is designed to encourage and protect land suitable for farming, dairy, livestock, forestry operations and other agricultural activities while providing for limited, low-density residential development and protecting the rural atmosphere, open space, and natural features. Permitted uses include agricultural operations and related businesses, bed and breakfasts, campgrounds, domiciliary care homes, flea markets, farmers markets, greenhouses, kennels, nurseries, wineries, and single family homes. Minimum lot area is 1.5 acres with a maximum lot coverage of 30 percent.

The C-2 Highway Commercial District is designated to allow for an economically viable district that provides a range of commercial and service activities for travelers and the nearby community while preventing development around the interchange from developing at an intensity that local roads cannot accommodate the generated traffic. Permitted uses include animal hospitals / veterinary clinics, automobile sales / service / repairs and other related businesses, distribution plan / parcel delivery, gas stations and related businesses, hotels / motels, service-oriented businesses, retail stores, restaurants and taverns, and two-family dwellings. Minimum lot area is 4,000 square feet with no maximum lot coverage.

"Strategy for a *Green* Tomorrow"

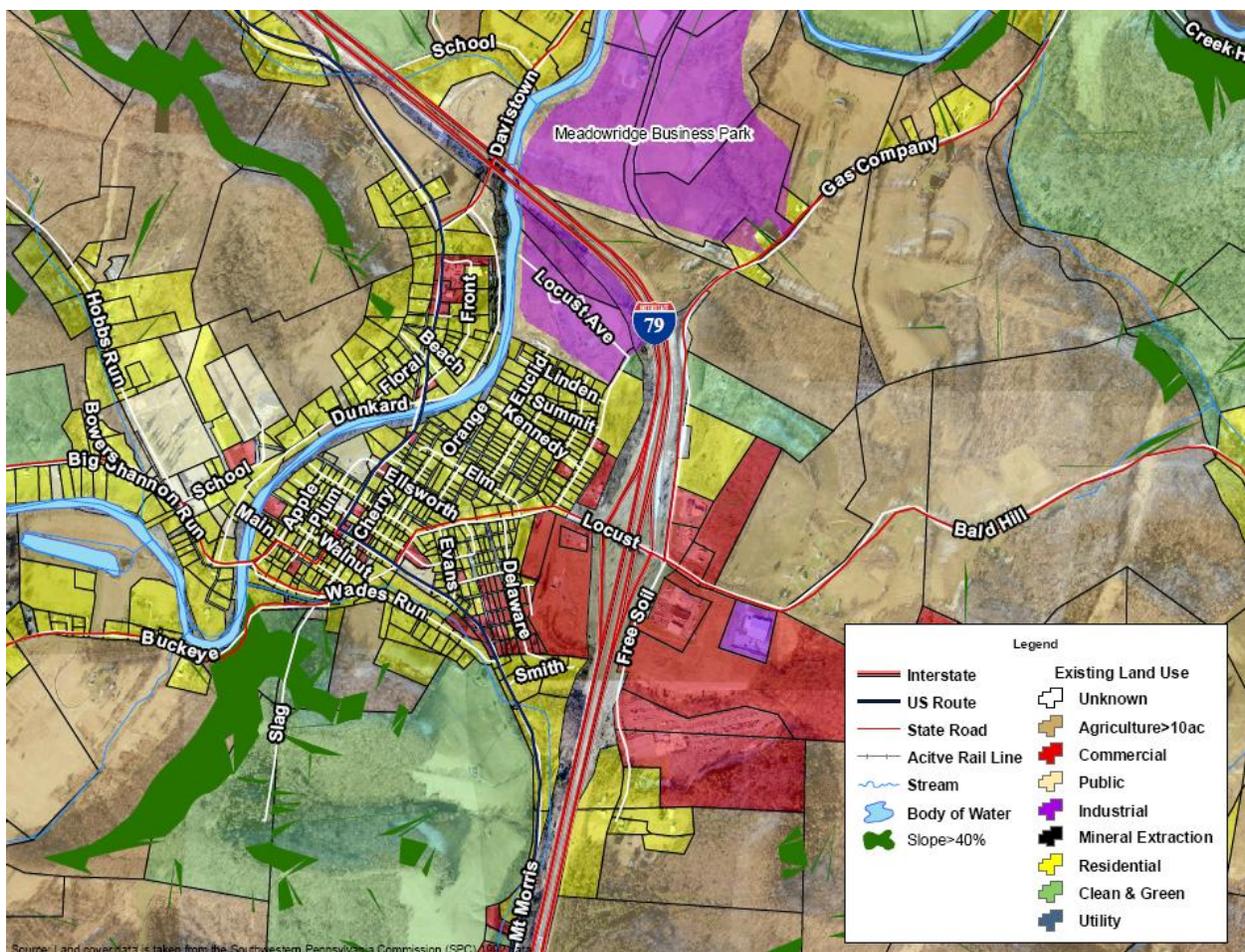
The intent of the PIC Planned Industrial / Commercial District is to provide flexible zoning that allows for a variety of planned light industrial and commercial uses. Permitted uses include those similar to the ones listed under C-2 Highway Commercial. The largest difference between the two zoning districts is that a number of more intensive uses, such as gas stations, kennels, light manufacturing, movie theatres, warehouses, and other uses are special exceptions rather than permitted uses. This provides the township with more regulatory power over these types of uses. There is no minimum lot area or lot width in the PIC versus the other districts.





Mt Morris I-79 Interchange

The Mt Morris I-79 Interchange (Exit 1) is located in Perry Township, six miles south of the Kirby Interchange and just one mile north of the Pennsylvania / West Virginia border, and provides direct access to Locust Street and Bald Hill Road. Existing land use surrounding the interchange is mostly open space, with the exception of a couple gas stations and other commercial and light industrial businesses. The Meadow Ridge Business Park is located approximately 1.2 miles north of the interchange via Gas Company Road. In 2006, there were signs dotting I-79 near this interchange advertising available land for lease or purchase with access to public utilities. Public water and sewerage services are available surrounding this interchange and in the village of Mt Morris.



Perry Township does not have a zoning ordinance, which precludes the township from having much control over the type, density and location of development.



Mt Morris Interchange (Mackin, 2006)



C. Development Strategies

Using Greene County Tax Assessment data, less than 20 percent of the County is classified as "developed," as residential, commercial, industrial, or public uses. This leaves more than 80 percent of 579 square miles as rural, undeveloped countryside. What is challenging and has limited development over the years is the topography. Slope data reveals that approximately 45 percent of all land in the County developed or not, has slopes in excess of 25 percent. This is why the denser development can be found in the east or central portion of the County. The land use goals and strategies that were identified in the 1979 Greene County Comprehensive Plan still hold true today in 2007. The County needs to continue implementing sound land use policies that, as stated in the 1979 plan, "encourage planned growth at efficient densities for the development of new utilities, roads, community facilities; to locate new development in areas with suitable topography, access to utilities and access to employment; to protect valuable county land resources including unique natural features, established neighborhoods, prime industrial sites and recreational areas; to foster coordination between various planning and administrative bodies in the county to avoid conflicts between land use, transportation, housing, utility services, conservation and community facilities."

The public involvement process that was conducted during the comprehensive plan identified concerns and issues regarding the future development of the County. Greene County exemplifies the planning conflict of development versus rural. Many residents in the County recognize the need for a larger tax base; however those same residents do not want haphazard development and the rural areas to lose their natural beauty. Greene County officials are charged with balancing needed economic development with maintaining the rural characteristics that define the County. Currently, less than half of all Greene County municipalities have land use controls, such as zoning, in place. Many residents recognized the need for these controls in order to direct development while protecting natural resources and landscapes. The following areas were identified by the public as potential development areas within the County:

- Monongahela River – recreation / tourism development (boat launches, trail)
- Need to benefit entire county, not just central Greene
- Housing around Ruff Creek exit on 79 – multi-family, single-family
- I-79 interchanges
- Commercial areas around Waynesburg on SR 21
- SR 21, SR 88, SR 188 and other major arteries
- I-79 corridor
- SR 88 at Cabbage flats (needs public sewerage, decrease taxes)
- Mount Morris Exit (industrial, recreation)
- Re-investment in empty buildings in Carmichaels and Waynesburg
- Expansion of airport
- Areas that have existing infrastructure
- Eastern portion – river recreation and cultural / arts opportunities
- Central portion – high technology corridor
- Western portion – outdoor recreational opportunities (hunting, camping, fishing, etc.)

There were also numerous sites that were identified as in need of preservation that residents did not wish to see developed:

- Ryerson Area
- Watershed protection
- Farmlands / agricultural lands
- Keep Greene County green – include trees in development with open space
- Waterways, creeks
- Preserve green and open space around Waynesburg – do not develop all of Waynesburg
- Community history and heritage
- Western half of county

In order to properly direct future development and investment, the Greene County Comprehensive Plan has designated growth areas, future growth areas, and rural resource areas; in accordance with the PA MPC Section 1103 County or Multi-municipal Comprehensive Plans. The County's future development and investment policies align with these locations and will support development and infrastructure extensions within the appropriate designated areas. Section 1103 County or Multi-municipal Comprehensive Plans (a) states the following:

"The comprehensive plan that is the subject of an agreement may be developed by the municipalities or at the request of the municipalities, by the county planning agency, or agencies in the case of a plan covering municipalities in more than one county, in cooperation with municipalities within the area and shall include all the elements required or authorized in section 301 for the region of the plan, including a plan to meet the housing needs of present residents and those individuals and families anticipated to reside in the area of the plan, which may include conservation of presently sound housing, rehabilitation of housing in declining neighborhoods and the accommodations of expected new housing in different dwelling types and of appropriate densities for households of all income levels. The plan may:

- (1) Designate growth areas where:
 - (i) Orderly and efficient development to accommodate the projected growth of the area within the next 20 years is planned for residential and mixed use densities of one unit or more per acre.
 - (ii) Commercial, industrial and institutional uses to provide for the economic and employment needs of the area and to insure that the area has an adequate tax base are planned for.
 - (iii) Services to serve such development are provided or planned for.
- (2) Designate potential future growth areas where future development is planned for densities to accompany the orderly extension and provision of services.
- (3) Designate rural resource areas, if applicable, where:
 - (i) Rural resource uses are planned for.
 - (ii) Development at densities that are compatible with rural resource uses are or may be permitted.
 - (iii) Infrastructure extensions or improvements are not intended to be publicly financed by municipalities except in villages, unless the participating or affected municipalities agree that such service should be provided to an area for health or safety reasons or to accomplish one or more of the purposes set forth in section 1101."



GOAL: Direct future development & investment to areas that can support it while protecting the rural character of the County

Strategy: Support future development and investments in accordance with *Figure 10-3: Future Land Use Plan*. The following criteria was used to determine growth areas (urban, suburban, village), future growth areas, and rural resource areas (conservation lands and low impact areas that fall outside of identified growth areas).

Urban Growth Areas – served by water/sewer and limited to Waynesburg/Franklin area as it is classified as “urban” already. Can support high density and intensive uses.

- Waynesburg / Morrisville Area (SR 21 and US 19 corridors; I-79 Interchange area)

Suburban Growth Areas – served by water/sewer or planned extensions in the future and systems that have room for expansion. Can support varying degrees of density / intensity of uses.

- Rices Landing Borough and Dry Tavern Area (SR 88 corridor)
- Jefferson Morgan Region (SR 188 corridor)
- Carmichaels / Cumberland Area (SR 21 and 88 corridors)

Village Growth Areas – served by water/sewer or planned extensions in the future. Systems either cannot support expansion or at this time there is no identified need for expansion. While density may be high in villages, intensity of uses is more neighborhood oriented.

- Clarksville Area
- Ruff Creek Interchange Region (Washington Township)
- Nemaquin Area
- Greensboro Area (including Poland Mines)
- Bobtown Area
- Mt Morris Area (I-79 Interchange)
- Brave Area
- Rogersville Area

Future Growth Areas – served by water or planned extensions in the future but not sewer. These areas surround the growth areas and can support overflow development at some point in the future if need be or if sewer is extended. Primarily lower density development, although intensity of use may be high in the case of mineral extraction, etc.

- SR 21 Corridor between Rogersville and Wind Ridge
- SR 218 Corridor between Waynesburg and West Virginia boundary
- SR 188 Corridor between Waynesburg and Mather
- SR 88 Corridor between SR 21 and Fayette County boundary
- Other rural developed areas including Garards Fort and Dilliner

Conservation Land – land is under some sort of conservation / protection from development including state gamelands, state parks, important bird areas, and agricultural security areas.

- Enlow Fork Important Bird Area (IBA)
- Ryerson Station State Park
- State Game Lands
- Agricultural Security Areas in Washington Township, Cumberland Township, Greene Township, and Wayne Township

Low Impact Areas – overlay for environmentally sensitive lands and potential greenways. These areas contain high quality watersheds, floodplains, natural areas, etc. and while development may occur, should be done in a fashion that is low impact and not harmful to the environment.

- Enlow Fork Natural Area
- Browns Creek Natural Area
- Ryerson Station Conservation Area
- Tenmile Creek Watershed
- Dunkard Creek Watershed
- Monongahela River Corridor

GOAL: Identify municipal development plans for designated growth areas, future growth areas, & rural resource areas

Strategy: Conduct a regional forum for municipalities affected by the County's designation to identify suitable land development and uses.

Strategy: Encourage opportunities to diversify land use and development by designating locations designed to be promoted for specific uses in the following locations:

- EverGreene Technology Park (Franklin Township)
 - Technology
- MeadowRidge Business Park (Perry Township)
 - Mining and Technical Services
- Mt. Morris / Consol Industrial Park (Perry Township)
 - Heavy and light industrial
- Paisley Industrial Park (Cumberland Township)
 - Heavy and light industrial
 - Consider upgrades to streets, curbs, and signing
- Northern Greene Industrial Park (Washington Township)
 - Small scale commercial development
- Eastern Greene / Shannopin Mines (Monongahela Township)
 - Heavy and light industrial



GOAL: Ensure that compatible development & future growth occurs in an efficient & orderly manner

Strategy: Land use controls that affect development within the Ten Mile Creek Conservation Area should protect the identified natural resources as noted in the (see Greene County Parks, Recreation, Trail/Greenways Plan).

Strategy: Establish an annual (educational) meeting between the County and local municipal planning commissions and elected officials to ensure that future development plans are consistent with county policies.

Strategy: Encourage local municipalities that have not completed comprehensive plans or that have plans over ten years old to complete / update plans for their community.

Strategy: Review and update the Greene County Comprehensive Plan every ten years.

Strategy: Develop, adopt and publish advisory guidelines for land development and land use regulations.

Strategy: Conduct a regional forum with Perry Township, Whiteley Township, Franklin Township and Washington Township to identify and coordinate suitable land development patterns along the I-79 Corridor and at each interchange.

GOAL: Update the Greene County Subdivision and Land Development Ordinance (SALDO)

Strategy: Conservation Subdivision practices should be included in County SALDO.

GOAL: Increase local capacity for the application of sound land use controls

Strategy: Investigate the feasibility of County Zoning or some method of County enforcement and administration of municipal ordinances.

Strategy: Provide technical assistance and funding support to municipalities to enact proper land use controls following a Comprehensive Planning effort.

Strategy: The Conservation District should hold workshops with local municipalities on Erosion and Sedimentation (E&S) permits and to promote better relations with township personnel to aid in quicker notification of problem sites to the District.

GOAL: Improve Stormwater management

Strategy: Complete an Act 167 Watershed Study.

Strategy: Enact a County Stormwater Management Ordinance.

Strategy: Encourage the establishment of a Stormwater Management Plan by watershed.

Strategy: Establish watershed associations for all Greene County watersheds.

Strategy: Implement NPDES Phase II Program.

Strategy: EPA regulation (40CFR 122.34) requires permittees at a minimum to develop, implement, and enforce a stormwater program designed to reduce the discharge of pollutants from the MS4 to the maximum extent practicable. The stormwater management program must include these six minimum control measures:

- Public education and outreach on stormwater impacts
- Public involvement/participation
- Illicit discharge detection and elimination
- Construction site stormwater runoff control
- Post-construction stormwater management in new development and redevelopment
- Pollution prevention/good housekeeping for municipal operations