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FINAL DRAFT
LAND USE PLAN UPDATE
FRANKLIN TOWNSHIP, GREENE COUNTY

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DEMOGRAPHICS

FINDINGS, TRENDS AND CONCLUSIONS

The significant findings, trends and conclusions from the data collected for the Franklin Township Comprehensive Plan Update are contained in this Section. The Tables in Appendix I at the end of this report contain the statistical data which support the findings, trends and conclusions presented here.

POPULATION GROWTH

The County has experienced growth in all decades, except 1950-1970. The losses in those decades were 14% and 9% respectively. Washington Township, Waynesburg Borough and Cumberland Township paralleled the County losses in those decades.

Franklin Township has experienced growth in all decades since 1930, except 1960-1970 when the loss was only 1%.

Between 1970 and 1980, Franklin Township exceeded the rate of growth of Cumberland Township and paralleled the numeric increase in population experienced by Cumberland Township.

Franklin Township represented 12% of the total County population, while Waynesburg Borough represented 11%. Washington Township represented only 3% of the County's population. Cumberland Township represented 17% of the County's population.

POPULATION DENSITY

Waynesburg Borough is the most densely populated municipality in the County.

The most densely populated Township in the County is Cumberland which has 182.1 persons per square mile. Jefferson and Franklin Townships are ranked second and third with densities of 125.1 and 124.5 persons per square mile, respectively. Washington Township is ranked tenth among Townships with a density of 39.7 persons per square mile.

AGE OF POPULATION

Between 1960 and 1970, the percentage of the population under 5 years of age and in age category 5-17 years has declined County-wide, as well as in each of the municipalities in the region. This resulted from the National trend towards declining birth rates and postponement of family formation.

Between 1960 and 1980, the percentage of population in the age category 18-64 years increased in the County and in the municipalities in the Franklin Township region, indicating increased family formation and growth in the income earning segment of the population.

Between 1960 and 1980, the percentage of the population in the elderly category (65 years and older) increased in the County and in the region, except Washington Township, reflecting longer life expectancy of the elderly.

Elderly population in Washington Township declined 5% between 1970 and 1980, balanced by 5% growth in age category 18-64 years. The differences in age characteristics of Washington Township result from the farm-based economy of the Township and the lack of water and sewer facilities to support higher density development which attracts an older population.

In the County and the region, except Washington Township, 1980 median age for females is higher than median age of the total population, reflecting longer life expectancy for women.

Between 1970 and 1980, there was growth in the total number of households in the County and the Franklin Township region.

In 1980, Franklin Township's percentage growth exceeded Cumberland Township's; however, numeric growth in Franklin paralleled Cumberland's growth.

In spite of the growth in the number of households, there has been a decline in household size between 1960 and 1980. This can be explained by the declining birth rate, postponement of family formation, growth in single person and single parent households and longer life expectancy of the elderly.

MARITAL STATUS

Between 1960 and 1980, there was a decline in the percentage of married males and females in Franklin Township. This decline was counter-balanced by an increase in single and widowed or divorced males and significant increase in widowed or divorced females. This reflects longer life expectancy of women and general postponement of family formation.

In 1980, Washington Township had a higher percentage of married population than the County or neighboring municipalities.

The high percentage of single population in Waynesburg is related to the resident college population. The higher percentage of elderly living alone in Waynesburg is related to the availability of transportation, services and multifamily housing.

INCOME AND EDUCATION

1980 median family income in Franklin Township and Waynesburg is slightly higher than the County median. Median family income in Washington Township is slightly lower.

Franklin Township and Waynesburg have slightly lower percentages of persons and families below the poverty level than the County average. Washington Township's percentages are slightly higher.

Franklin Township and Waynesburg have percentages of high school and college graduates which exceed the County averages.

Washington Township exceeds the County average for high school graduates but has a lower percentage of college graduates.

Franklin Township has only 2.5% of persons aged 16-19 who are not enrolled in school or are not high school graduates compared with 10.8% County-wide and 8.5% in Waynesburg.

LABOR FORCE CHARACTERISTICS

In 1980, the County unemployment rate was 9.7%. Washington Township exceeded that rate at 14.6%. Franklin Township (8.9%), Jefferson Township (9.0%) and Waynesburg (7.9%) had lower rates of unemployment.

In 1980, Franklin Township had a higher percentage of females in the labor force (40.8%) than the County average (32.0%), however, the percentage of working women with children under age 6 was slightly lower than the County (22.8% compared with 24.8%).

Private wage and salary workers comprise 72% of all workers in Franklin Township and County-wide.

Franklin Township has a slightly higher percentage employed in local government, reflecting proximity of the County seat in Waynesburg.

In 1980, the highest percentage (24%) of Franklin Township workers were employed in professional services; 7% of all workers were employed in the health professions and 13% were employed in education reflecting the availability of employment in Waynesburg at the college, hospital and local school district.

The second highest employer (19%) for Franklin Township residents in 1980 was the retail sector, reflecting employment opportunities in the Waynesburg area and the Township's commercial area.

Mining represented 11% of all jobs and manufacturing represented 10% of all jobs for Franklin Township residents in 1980 or approximately 375 jobs. All other industries each employed less than 10% of Franklin workers.

ECONOMIC BASE

Three (3) of the largest six (6) industrial employers in Greene County are located in the Waynesburg area. They represent 63% of all industrial employment in the Waynesburg area and 26% of the County's industrial employment.

Of the forty-seven (47) industries in Greene County, thirty-one (31) companies or 66% are located in the Waynesburg area.

Industrial employment in the Waynesburg area totals 343 persons and represents 42% of total industrial employment in the County.

Ninety percent (90%) of Waynesburg area industries are small businesses which employ fewer than 25 persons.

Thirty-two percent (32%) of Waynesburg area industries are related to mining and oil and gas drilling.

Twenty-nine percent (29%) of Waynesburg area companies are general contractors or related to the construction industry.

Nineteen percent (19%) of Waynesburg area companies are involved in food or agricultural products.

In terms of sales, wholesale trade is the leading sector in both the County and the Waynesburg area; however, wholesale trade has the fewest number of establishments and the lowest number of employees. Most of the wholesale establishments (80%) are merchant wholesalers.

Waynesburg area wholesalers represent 69% of all establishments in the County and 85% of total wholesale sales in the County.

Waynesburg area wholesalers represent 66% of total County employment in the wholesale sector and 72% of the total County payroll in wholesaling.

Retail trade has the highest number of employees and the second highest sales. Total retail sales are almost equivalent to total wholesale sales. County-wide, total retail sales equal 82% of total wholesale sales. In the Waynesburg area, total retail sales equal 95% of total wholesale sales. Waynesburg area retailers represent 66% of total retail sales in the County and 71% of total County employment in the retail sector.

In the Waynesburg area, eating and drinking establishments, auto dealers and miscellaneous stores rank first, each comprising 18% of the total retail establishments in the area.

The second highest category of stores in the Waynesburg area is apparel, representing 11% of all retailers.

While food stores and gas stations represent 11% and 12% of all retailers and rank second and third, County-wide, they play a slightly less important role in the Waynesburg area, representing 7% and 5% of all retail establishments.

Service industries have the second highest employment (after retailers), but have the lowest receipts of the three sectors. County-wide, retail sales are 6 times larger than receipts from service industries; in the Waynesburg area, retail sales are 5 times larger than receipts from service industries.

The largest number of service establishments are health services, other than hospitals. They represent 33% of all service establishments in the County and account for 25% of total receipts from service industries.

The Waynesburg area has 67% of all County service establishments. They employ 70% of all those working in service establishments in the County and their payroll constitutes 80% of the total County payroll in services.

All legal services and 67% of County health services, other than hospitals, are located in the Waynesburg area.

Seventy percent (70%) of all hotels and motels, and 64% of all auto service establishments in the County are located in the Waynesburg area.

HOUSEHOLD MOBILITY

Household mobility and place of birth indicate the local nature of the Franklin Township housing market.

Franklin Township residents are more mobile than County residents as a whole. In 1980, only 49% of Franklin residents lived in the same house as they did in 1975 compared with 62% of all County residents who lived in the same house.

In Franklin Township, 66% of those who moved since 1975 came from within Greene County. County-wide, a slightly lower percentage (57%) moved within the County.

Franklin Township has a high percentage (81.3%) of its residents who were born in Pennsylvania. This is higher than the County average of 78.5%.

HOUSING CHARACTERISTICS

Between 1970 and 1980, there was an increase in total housing units in the County and in Cumberland, Franklin and Washington Townships. These Townships all exceeded the 20% rate of growth in the County. Franklin Township's growth in housing units was double the County rate of growth or 40%. Actual number of units paralleled the increase in Cumberland Township. Waynesburg experienced a 1% loss in housing units.

Seventy-five percent (75%) of Franklin Township housing units are single family dwellings; 14% are mobile homes. These percentages generally reflect the County averages of 78% single family and 11% mobile homes.

Franklin Township has a slightly higher percentage (4%) of dwellings with ten (10) or more units than the County-wide average (2%). Franklin has a slightly lower percentage (7%) of small multifamily dwellings (2-9 units) than the County-wide average (9%).

Washington Township, by comparison, is a more predominantly single family (83%) community with no large (10+ units) multifamily dwellings and only 3% small (2-9 units) multifamily dwellings. Franklin and Washington have the same percentage of mobile homes (14%).

1980 median value of housing in Franklin Township (\$45,600) is \$14,400 higher than the County median (\$31,200), probably reflecting the amount of recent construction in the Township. Median contract rent is \$141, also higher than the County median of \$122.

Vacancy rate in Franklin Township (3.2%) is lower than in the County (6.0%).

The percentage of units without complete plumbing in Franklin Township (11%) is lower than the County (16%). Percentages of overcrowded units (1.01+ persons per room) is the same in the Township and County (4%).

The percentage of owner-occupied units is higher County-wide (74%) than in Franklin Township (68%) reflecting the greater availability of multifamily rental units in the Township.

ASSESSED VALUE

Franklin Township (which has more commercial development than Cumberland Township) ranks first in the County in terms of assessed value. The Township's total assessed value of \$12.77 Million represents 13% of the total assessed value in the County. Cumberland Township ranks second with \$10.7 Million or 11% of the County total; Waynesburg Borough ranks third in assessed value at \$6.3 Million or 6.4% of the County total.

DETERMINANTS OF GROWTH

Several factors influence growth in Franklin Township:

1. Availability of utilities
2. Regional transportation network
3. Municipal facilities and services
4. Past trends in population growth and building construction

Availability of Utilities

Public sanitary sewers exist in the area between the I-79 interchange and Waynesburg Borough, generally along the Route 21 corridor. The County Comprehensive Plan contains a goal statement supporting the construction of the sanitary sewer system in the Township. County Community Development Block Grant funding has been utilized to further sewer extensions in the Township. Generally, growth will follow the extension of sewers within the Township. Future higher density residential and commercial/industrial growth will be concentrated in the sanitary sewer service area as it expands.

Development in the balance of the Township will remain rural residential in character, based on the intensity of development which can be serviced by on-lot sewage disposal.

Regional Transportation Network

The Township has a favorable location with respect to the existing transportation network. The major North-South route which traverses the Eastern sector of the Township is Interstate 79. I-79 is paralleled by U.S. Route 19. PA Route 18 traverses the Township to the North of the Borough of Waynesburg and PA Route 218 traverses the Township to the South of the Borough of Waynesburg. The major East-West route through the Township is PA Route 21 which connects with I-79 and traverses the Borough of Waynesburg.

There are no major improvements to any of the State or Federal highways in the Township scheduled on the Pennsylvania Department of Transportation's current Twelve Year Program. The only improvement scheduled at this time is repair of a bridge on PA Route 218 South of the Borough at the Township boundary.

The existing transportation network has promoted growth in the Township and will continue to provide accessibility to properties in the corridor serviced by public utilities to encourage future nonresidential development.

Municipal Facilities and Services

Since the 1970 Comprehensive Plan, the Township has converted a dwelling into a Municipal Building containing offices and meeting rooms. The Township Public Works Garage is adjacent. A new Fire Station is under construction adjacent to the site of the Municipal Building. The Township has made application for funding of a multipurpose field at Crawford Park.

The Township is also served by facilities at the Lions Club Park, including a ballfield and tennis courts. There is a ballfield, racetrack and swimming pool available to Township residents at the County Fairgrounds located within the Township. There is an eighteen (18) hole golf course within the Township, as well as the Waynesburg Sportsman's Club which offers archery, shooting and fishing. The Emerald Ballfield, owned by the Emerald Mine, is utilized primarily by Little League teams. The Township has a Recreation Board which schedules programs and coordinates use of the facilities within the Township.

Recently, the State Police Barracks was constructed in the Township. State Police provide coverage for the Township.

Numerous churches have been established in the Township over the past ten (10) years, paralleling the residential growth in the Township.

The Township is adequately served by educational facilities. The High School and one (1) elementary school in the Central Greene School District are located in the Township. The Greene County Vo-Tech School is also located in the Township. Borough residents use the Public Library in Waynesburg Borough. Library facilities also are available at Waynesburg College in the Borough.

Township facilities and services, supplemented by private and County facilities located within the Township, provide adequate services to support new residential growth in the Township.

Past Trends in Population and Building Construction

Recent trends in population growth, building construction and assessed valuation are positive and indicate that Franklin Township can expect to experience additional growth in the future.

Franklin Township now is the leader in the County in terms of assessed valuation, primarily because of nonresidential construction in the area of the I-79 interchange and Route 21. Since 1980, approximately thirty-five (35) permits for nonresidential construction have been issued in the Township, including two (2) new motels, several restaurants, several churches, several medical offices, a new supermarket, addition and remodeling of the County Hospital and a new mine portal.

Plans for expansion of County facilities also impact growth within the Township. The Greene County Industrial Park is located in the Township in the vicinity of the I-79 interchange. There is additional room for expansion of the Park. The County Airport also is located in the vicinity of the interchange and the Industrial Park. The County has plans to expand the Airport and lengthen the runways to accommodate corporate jets. This proposed expansion should stimulate growth in the nearby Industrial Park which should result in an increase in assessed valuation in the Township and should have the spillover effect of creating a demand for more housing and supporting commercial services in the Township.

The County Home, County Hospital and County Jail are located within the Township. These facilities provide employment and create a demand within the Township for housing for those employees and the supporting commercial services for both resident and nonresident employees. There have been proposals for construction of a minimum security private jail for first offenders on the site of the County Jail and conversion of the County Home to County Offices and replacement of the Home with a new nursing facility. Each of these proposals would create additional employment in the Township and create the demand for additional housing and services. The presence of the County facilities in the Township and anticipated future expansion of those facilities will positively impact growth in the Township.

Franklin Township has shown continued population growth between 1930 and 1980, except for the decade 1960-1970 when the Township lost 1% of its population. Growth rates have been:

1930-1940	+15%
1940-1950	+ 6%
1950-1960	+12%
1960-1970	- 1%
1970-1980	+21%

Between 1980 and 1989 (first 3 months), a total of 182 residential permits were issued in the Township, including 104 single family dwellings (57%), 20 duplexes, 6 multifamily units and 32 mobile homes (18%). The five (5) year average number of permits issued for the period 1980-1984 is 23.8 units per year. For the ten (10) year period 1980-1989, the average number of permits is 19.4 units per year. For the past five (5) years (1985-1989), the average is 15 permits per year.

Utilizing Building Permit records, it is estimated that the Township population at the beginning of 1990 will be 5,644 persons, a gain of 11% since 1980.

FRANKLIN TOWNSHIP SEWER AUTHORITY

Statement of Balances as of _____

		<u>Income</u>	<u>Principal</u>	<u>Investment</u>
R 6001600	Clearing Fund			
R 6001601	Debit Service Regular			
R 6001602	Debt Service Reserve			
R 6001603	Capital Expenditures Fund			
R 6001605	Sinking Fund			

A conservative Year 2000 population projection, based on the low average of 15 dwelling units per year and the 1980 figure of 2.8 persons per household, is a gain of 420 persons or a total Year 2000 Township population of 6,064 persons, a gain of 7% since 1990.

A liberal Year 2000 population projection, based on the high average of 24 dwelling units per year and the 1980 figure of 2.8 persons per household, results in a gain of 672 persons or a total Year 2000 Township population of 6,316 persons, a gain of 12% since 1990.

FRANKLIN TOWNSHIP
RESIDENTIAL BUILDING PERMITS, 1980-1989

YEAR	SINGLE FAMILY	MULTI-FAMILY	MOBILE HOME	TOTAL UNITS
1980	10	40*	5	55
1981	11	-	4	15
1982	4	-	1	5
1983	11	-	8	19
1984	14	6	5	25
1985	11	-	3	14
1986	16	-	2	18
1987	17	-	-	17
1988	6	-	4	10
1989	4 (3 Mos.)	-	-	4
			TOTAL:	182
			TOTAL:	194 ***

* 20 Duplexes

** 1989 Twelve month total, based on four (4) permits per quarter is projected to be sixteen (16) units, increasing the end of decade total to 194 units.

TEN YEAR AVERAGE (1980-1989): 19.4 units per year.

FIVE YEAR AVERAGE (1980-1985): 23.8 units per year

FIVE YEAR AVERAGE (1985-1989): 15.0 units per year

SOURCE: Franklin Township Building Permit Records

FRANKLIN TOWNSHIP
POPULATION PROJECTIONS

		GAIN SINCE '80	
1980 POPULATION		4,901	-
TOTAL UNITS, 1980-1984	119		
PERSONS PER HOUSEHOLD (1980)	2.8		
POPULATION GAIN ('80-'84)	+333		
1984 POPULATION		5,434	+ 7%
1984 Census Estimate:		[4,965]	
TOTAL UNITS, 1985-1989	75		
PERSONS PER HOUSEHOLD (1980)	2.8		
POPULATION GAIN ('85-89)	+210		
1990 POPULATION		5,644	+11%
		GAIN SINCE 1990	
CONSERVATIVE PROJECTION			
15 UNITS PER YEAR x 10 YEARS	150		
PERSONS PER HOUSEHOLD	2.8		
POPULATION GAIN ('90-2000)	+420		
YEAR 2000 POPULATION		6,064	+ 7%
LIBERAL PROJECTION			
24 UNITS PER YEAR x 10 YEARS	240		
PERSONS PER HOUSEHOLD	2.8		
POPULATION GAIN ('90-2000)	+672		
YEAR 2000 POPULATION		6,316	+12%

FRANKLIN TOWNSHIP

LAND USE PLAN

Existing Land Use

The general pattern of existing land use in the Township is similar to the general pattern shown in the 1970 Comprehensive Plan; however, the extent of the various land uses has expanded considerably in the Route 21 corridor. The development which has occurred since the 1970 Comprehensive Plan has "filled" those areas designated for higher intensity land uses in the Route 21 corridor on the 1970 Plan Map. The challenge of the 1989 Future Land Use Plan will be to designate additional appropriate areas for higher intensity development in the future.

The predominant category of land use in the Township was, in 1970, and, currently, still is rural/agricultural. High density residential development exists in the Township adjoining the Borough of Waynesburg. These areas are older neighborhoods with small lots ranging from 30 feet to 60 feet wide. Newer, suburban-style residential development has also occurred in the Route 21 corridor because of good access and the availability of utilities. These larger single family lots range from 85 feet to 100 feet or more in width.

The fundamental concentration of higher intensity nonresidential land use is in the area of the I-79 interchange with Route 21 and the Route 21 East-West corridor through the Township and Waynesburg Borough (located in the center of the Township) where public utilities are available. As demonstrated by an analysis of recent building permits, approximately 35 permits for nonresidential development have been issued in the past ten (10) years in this corridor. Taken together with existing commercial development, recent general commercial development along Route 21 West of the I-79 interchange has utilized most of the available vacant sites in this area.

Planning Goals and Objectives

Based on the findings from the Background Data and the pattern of existing land use, the following goals and objectives are the foundation for the Future Land Use Plan:

Primary Goal: Promote economic development and residential growth in the Township in areas appropriate for such development while maintaining the rural-agricultural character of the balance of the Township.

Community Facilities

Goal: Provide adequate level of services and facilities to meet future needs of Township.

Objectives: Continue to expand public water and sewers as funds become available and new development warrants.

Maintain level of municipal services and educational and recreational facilities to support future residential growth.

Promote available educational and recreational facilities in the Township as an incentive to residential growth and economic development.

Transportation:

Goal: Cooperate with the Pennsylvania Department of Transportation (PennDOT) to accomplish improvements on State highways in the Township to promote economic development and support residential growth.

Objectives: Continue to support Route 21 By-Pass of Waynesburg Borough & upgrading of Route 21.

Support programmed overpass of current at-grade railroad crossing on Route 218 at the Borough line.

Monitor maintenance and need for traffic control devices on major highways and intersections in the Township.

Land Use

Goal: Preserve the rural/agricultural character of the Township while directing higher intensity development to those areas capable of being served by public water and sewers.

Objectives: Preserve agricultural land.

Protect residential areas from incompatible land uses and maintain a desirable living environment.

Provide sufficient opportunity for future commercial and industrial growth in areas where high accessibility and public utilities exist.

Land Use Objectives: (Continued)

Develop the area to the East of the I-79 interchange as the focus for new nonresidential development.

Consider topographic and other natural features in determining suitability of land for certain uses and potential for buffering between incompatible land uses.

Future Land Use Plan

Based on the pattern of existing land use, the determinants of future growth previously discussed (availability of utilities, transportation network, adequacy of municipal services, past growth trends) and the Comprehensive Plan Goals and Objectives, a Future Land Use Plan has been developed. The Future Land Use Plan Map contains the following categories of land use:

Rural-Agricultural
Suburban Residential
Urban Residential
General Commercial
Economic Development District
General Industrial

Rural-Agricultural

This is the predominant category of current and future land use in the Township. Preservation of prime agricultural land and protection from intrusion by incompatible land uses are goals of this plan. This area is not expected to be serviced by public utilities in the next twenty (20) years and will continue to be an area of farms, scattered single family development on large lots and open space.

Suburban Residential

This category of residential land use has developed recently in the Township, following the extension of public sewers. The average lot widths in these areas range from 85 feet-100+ feet. Future residential growth in sewered areas of the Township should be encouraged to follow this general pattern. The goal of this plan is to guide future residential growth in areas with public utilities and to protect these neighborhoods from intrusion by incompatible land uses. Separation of incompatible land uses in sewered areas is particularly important since both nonresidential and higher density residential development are competing for properties in the same general utility service area.

Urban Residential

This category of land use applies to the existing older neighborhoods on the fringes of Waynesburg Borough with lots ranging from 30 feet to 60 feet in width and to the several multifamily developments in the Township. The goal of the plan is to protect existing developments in this category and provide some small areas in the Route 21 corridor for future multifamily development.

Public and Semi-Public

This category of land use is not shown separately on the Future Land Use Map because these uses are not singled out as a separate land use district in a Land Use Control Ordinance. Public and semi-public uses are usually provided for within residential and/or commercial land use districts in a Land Use Control Ordinance. Public and Semi-Public land uses include Township facilities, schools, parks and recreation areas, hospitals, churches, the County Fairgrounds, County Home, County Jail and State facilities such as the Police Barracks. Municipal facilities, such as the Township buildings, Volunteer Fire Department and County and State facilities are designated on the Future Land Use Map with the letter "P" to demonstrate the availability and location of these facilities which support future growth. These facilities are centrally located in the corridor served by transportation and public utilities and complement the existing and projected higher intensity development in the corridor.

General Commercial

The General Commercial category applies to the existing highway commercial development in the Route 21 corridor between the I-79 interchange and Waynesburg Borough and to proposed future development along Route 18 to the West between the Borough and Eastview where public water is available and where future commercial development will become feasible as public sewers are extended to this area. This proposed extension of commercial along Route 18 to the West of Waynesburg Borough accommodates some existing commercial development at the intersection of Route 18 and Route 21.

As discussed under Existing Land Use, the Route 21 corridor between the I-79 interchange and the Borough of Waynesburg is essentially fully developed. Only a few small, scattered parcels remain for future general commercial development. The extension of future commercial development to the West of the Borough, as recommended above, will address long-term future needs. In the near term, the best area for additional general commercial growth will be to the East of the I-79 interchange along Route 21. Lack of utilities and intrusion on established residential areas limit other available options for additional commercial development in the short run. The area East of the I-79 interchange is not recommended for general commercial use only, but is proposed as a special "economic development" district, as discussed below.

Economic Development District

This category encompasses the area to the East of the I-79 interchange in the vicinity of the County Airport and includes the County Industrial Park and other existing private office, commercial and light industrial developments along Route 21. The area has been expanded to the South beyond the existing area of development along Route 21 to include vacant private and County-owned property to the South in the vicinity of the Jail and County Home. The boundary of this entire area is Route 188 on the North, the Township boundary on the East, Old Route 21 (Rolling Meadows Road) on the South and I-79 on the West.

This expanded area provides adequate large sites for future nonresidential growth. The proximity of the I-79 interchange and the proposed upgrading of the County Airport to accommodate corporate jets should be an incentive for growth in this area. The existence of the County facilities, availability of large tracts of vacant land and proximity of existing nonresidential development along Route 21 make the area between Old Route 21 and Route 21 less desirable for future residential development.

Although previous development in the area East of the I-79 interchange has been primarily light industrial in nature, it is important to accommodate additional commercial development, as well as office development (such as the recent Baker Mine Offices) in this area; hence, the designation as a special "economic development" district. The lack of large vacant sites in the Route 21 corridor to the West of the I-79 interchange limits future general commercial growth in the Township. The upgrading of the County Airport may also result in the demand for more office, rather than light industrial, development in this area. A mix of compatible retail, motel, restaurant, office and light industrial uses should be promoted in this important future growth area. Any land use control regulations adopted to implement this policy should incorporate adequate yard clearances, buffering and landscaping requirements to protect adjoining residential areas.

General Industrial

The Emerald Mine located on the Southwest side of Waynesburg Borough between Routes 18 and 218 is the only area of the Township designated as General Industrial. Since the proposed life of mining activities at this location is expected to be fifty (50) years, the long term use of this property will continue to be industrial. If land use control regulations are adopted, deep mining would be an authorized use in the general industrial district. Standards and criteria for deep mining activities can be incorporated into the regulations to protect the public, adjacent properties and Township roads, if the use is authorized as either a conditional use or a use by special exception.

Relationship of Future Land Use Plan to Land Use Control Ordinance District Map

One of the tools to implement the Comprehensive Plan is the adoption of a Land Use Control Ordinance. A Land Use Control Ordinance establishes Land Use Districts throughout the Township. In each District, certain land uses are permitted and certain regulations governing the height, size and location of buildings, off-street parking, loading facilities and signs are established for each District. The fundamental principle of land use regulation is to segregate incompatible land uses among various Districts, to protect agricultural and residential areas from intrusion of incompatible land uses and to direct and limit commercial and industrial development to those areas which are best able to accommodate such growth because of available transportation and utility networks.

The Future Land Use Plan Map which accompanies this report has been developed to carry out the Comprehensive Plan Goals and Objectives and in consideration of the existing pattern of land use. The Future Land Use Plan is a long-term projection of how the Township should grow. The Land Use Control Ordinance District Map should be related to the Future Land Use Plan Map, although it may not be precisely the same in every detail. The Land Use Control Ordinance District Map should reflect the "spirit and intent" of the Future Land Use Plan. Once adopted, future circumstances may warrant minor amendments to the Land Use Control Ordinance District Map which may not have been envisioned by the Future Land Use Plan. Provided those amendments do not represent major deviations from the stated goals or projected patterns of Future Land Use shown on the Plan Map, they may be adopted by the Township. Generally speaking, areas which adjoin certain land use categories shown on the Future Land Use Plan may be changed to the adjoining category as circumstances warrant, since such changes represent the natural extension of the adjoining land use category.

Designation of areas to be set aside in the various Future Land Use categories is a long-term statement of policy. Some areas designated for commercial or industrial development or higher density residential development may not develop in the immediate future for those uses because of lack of public utilities. However, the proximity of public utilities and the potential for their future extension makes it appropriate to "reserve" these areas for their highest and best future uses.

The Future Land Use Plan can only be given legal authority to control growth in the Township through the adoption of a Land Use Control Ordinance and Land Use District Map. In order to guide future development in the Township, to protect existing and developing residential neighborhoods and to separate incompatible land uses, the adoption of a Land Use Control Ordinance and Land Use District Map is strongly recommended.

APPENDIX I

POPULATION TRENDS

Table TR-1	Regional Population Trends, 1930-1984
Table TR-2	Regional Trends in Age Distribution, 1960-1980
Table TR-3	Regional Trends in Households, 1960-1980
Table TR-4	Regional Trends in Housing, 1960-1980
Table TR-5	Franklin Township Population Trends, 1960-1980

1980 POPULATION AND HOUSING CHARACTERISTICS

Table P-1	Regional Population Characteristics
Table P-2	Regional Population Density
Table P-3	Regional Marital Status and Family Composition
Table P-4	Franklin Township Income Characteristics
Table P-5	Regional Income and Educational Characteristics
Table P-6	Regional Labor Force Characteristics
Table P-7	Industry of Employed Persons in Region
Table P-8	Franklin Township Household Mobility
Table P-9	Regional Distribution of Housing Types
Table P-10	Franklin Township Housing Characteristics
Table P-11	Regional Assessed Value

ECONOMIC BASE

Table EB-1	1982 Wholesale Trade
Table EB-2	1982 Service Industries
Table EB-3	1982 Retail Trade
Table EB-4	Waynesburg Area Industries

TABLE TR-1
FRANKLIN TOWNSHIP REGIONAL POPULATION TRENDS: 1930-1984

	1930	1940	CHANGE '30-'40	1950	CHANGE '40-'50	1960	CHANGE '50-'60	1970	CHANGE '60-'70	1980	CHANGE '70-'80	1984 (Est.)	CHANGE '80-'84
GREENE COUNTY	41,767	41,671	+2,904 (+7%)	45,394	+723 (+2%)	39,429	-5,965 (-14%)	36,090	-3,339 (-9%)	40,476	+4,385 (+12%)	41,200	+724 (+2%)
FRANKLIN TOWNSHIP	2,999	3,433	+434 (+15%)	3,649	+216 (+6%)	4,074	+425 (+12%)	4,039	-35 (-1%)	4,901	+862 (+21%)	4,965	+64 (+1%)
% of County Population	7%	8%		8%		10%		11%		12%		12%	
WASHINGTON TOWNSHIP	660	709	+49 (+7%)	814	+105 (+15%)	797	-17 (-2%)	756	-41 (-5%)	1,035	+279 (+37%)	1,096	+61 (+6%)
% of County Population	2%	2%		2%		2%		2%		3%		3%	
WAYNESBURG BOROUGH	4,915	4,891	-24 (-1%)	5,514	+623 (+13%)	5,188	-326 (-6%)	5,152	-36 (-1%)	4,482	-670 (-13%)	4,296	-186 (-4%)
% of County Population	12%	11%		12%		13%		14%		11%		10%	
CUMBERLAND TOWNSHIP	7,187	7,290	+103 (+1%)	7,801	+511 (+7%)	6,662	-1,139 (-15%)	6,204	-458 (-7%)	7,053	+849 (+14%)	7,189	+136 (+2%)
% of County Population	17%	16%		17%		17%		17%		17%		17%	

SOURCE: 1970 Franklin Township Comprehensive Plan, Michael Baker, Jr., Inc.
Greene County Planning Commission Summary of Census Statistics
1984 Population and 1983 Per Capita Income Estimates, U.S. Department of Commerce, Bureau of Census, PA State Data Center Series P-26.

TABLE TR-3

REGIONAL TRENDS: HOUSEHOLDS

	NUMBER OF HOUSEHOLDS			CHANGE '70-'80	PERSONS PER HOUSEHOLD		
	1960	1970	1980		1960	1970	1980
County	11,720	11,585	14,159	+2,574 (+22%)	3.31	3.03	2.80
Franklin	1,153	1,217	1,717	+500 (+41%)	3.44	3.20	2.79
Washington	209	230	316	+86 (+37%)	3.79	3.28	3.28
Waynesburg	1,698	1,803	1,731	-15 (-1%)	2.80	2.50	2.30
Cumberland	1,978	2,009	2,531	+552 (+27%)	3.36	3.08	2.77

SOURCE: Greene County Planning Commission Census Summary.

Between 1960 and 1970, the County lost households, while municipalities in the Franklin Township region gained households. While Washington Township's percentage gain is higher than Franklin Township, Franklin gained more households in actual number. Between 1970 and 1980, the gain in total households was significant County-wide, as well as for municipalities in the region, except for Waynesburg which showed a slight loss. Franklin and Washington Townships both exceeded the County's percentage growth in households while percentage growth in Franklin was higher, actual numbers of households gained almost equalled Cumberland Township, an area of high growth in the County.

The average number of persons per household has declined between 1960 and 1980 County-wide and nationally. Factors influencing this are declining birth-rate, postponement of family formation, growth in single person and single parent households and longer life expectancy of the elderly. The decline in household size in Franklin Township parallels the trend County-wide, as has Cumberland. Washington Township has maintained a slightly higher household size, possibly resulting from a predominance of single family housing units.

TABLE TR-4

REGIONAL HOUSING TRENDS, 1960-1980

TOTAL HOUSING UNITS	1960	1970	CHANGE '60-'70	1980	CHANGE '70-'80
Greene County	12,546	15,057			+2511 (+20%)
Cumberland	2,139	2,679			+540 (+25%)
Franklin	1,268	1,774			+506 (+40%)
Waynesburg	1,861	1,846			-15 (-1%)
Washington	254	322			+68 (+27%)

SOURCE: Greene County Planning Commission Census Statistics

TABLE TR-5

FRANKLIN TOWNSHIP
POPULATION TRENDS: 1960-1980

	1960	1980	
TOTAL POPULATION	4,074	4,901	(+872)
Percent Females	50.9%	52.3%	
Percent Under 18	28.7%	28.8%	
Percent Over 65	11.4%	14.7%	
Total Households	1,153	1,717	(+564)
Persons Per Household	3.44	2.79	
MARITAL STATUS			
Males (15+ years)	100.0%	100.0%	
Single	23.5%	24.8%	
Married	71.0%	66.2%	
Separated	NA	1.1%	
Widowed	5.5%	7.9%	3.1%
Divorced			4.8%
Females (15+ years)	100.0%	100.0%	
Single	19.0%	17.5%	
Married	67.3%	57.3%	
Separated	NA	1.4%	
Widowed	13.7%	23.8%	17.6%
Divorced			6.2%

SOURCE: Greene County Planning Commission Census Summary

TABLE P-1

1980 REGIONAL POPULATION CHARACTERISTICS

	GREENE COUNTY	FRANKLIN TOWNSHIP	WASHINGTON TOWNSHIP	WAYNESBURG BOROUGH
TOTAL POPULATION	40,476	4,901	1,035	4,482
TOTAL FAMILIES	10,970	1,316	281	1,004
TOTAL HOUSEHOLDS	14,157	1,717	316	1,731
PERSONS PER HOUSEHOLD	2.80	2.79	3.28	2.30
PERCENT UNDER 18	29.7	28.8	35.8	20.8
PERCENT OVER 65	13.8	14.7	8.5	18.0
MEDIAN AGE	30.9	32.4	27.8	29.3
Females	32.6	34.6	27.4	33.3
Males	29.4	30.1	28.2	26.0
MEDIAN FAMILY INCOME	\$17,866	\$18,538	\$16,929	\$18,131

SOURCE: Greene County Planning Commission Census Summary.

TABLE P-2

1980 REGIONAL POPULATION DENSITY

MUNICIPALITY	AREA (SQ. MI.)	1980 POPULATION	DENSITY PER SQ. MI.
Greene County	577.00	40,476	70.15
Waynesburg	.84	4,482	5,335.70
Cumberland	37.74	7,053	182.1
Franklin	39.36	4,901	124.5
Washington	26.06	1,035	39.7

SOURCE: Greene County Planning Commission 1980 Census Summary.

Waynesburg Borough is the most densely populated municipality in the County with over 5,000 persons per square mile. Four (4) of the other five (5) Boroughs in the County have population densities in the range of 2,208.6-3,539.3 persons per square mile. The sixth Borough in the County has a population density of 715.7 persons per square mile.

The most densely populated Township in the County is Cumberland which has 182.1 persons per square mile. Jefferson and Franklin Townships are ranked second and third with densities of 125.1 and 124.5 persons per square mile, respectively. Only two (2) other Townships have population densities in excess of 100 persons per square mile and one (1) other Township has a population density of less than 100, but more than the County-wide density of 70.15 persons per square mile.

Three (3) Townships have densities in the 56.4-58.1 range. Washington Township ranks tenth among the Townships with a density of 39.7 persons per square mile. Nine (9) Townships rank lower than Washington Township in terms of population density: one (1) has a density of 38.2; six (6) have densities ranging from 21.7-27.6; and the least dense Townships have densities of 19.0 and 15.4.

TABLE P-3

1980 MARITAL STATUS AND FAMILY COMPOSITION

	COUNTY			FRANKLIN			WASHINGTON			WAYNESBURG		
TOTAL MALES (15+ Years)	14,743	100.0%	1,738	100.0%	363	100.0%	1,694	100.0%	703	41.5%	820	48.4%
Single	3,888	26.4%	431	24.8%	79	21.8%	27	1.6%	66	3.9%	78	4.6%
Married	9,509	64.5%	1,151	66.2%	254	70.0%	21	5.8%	21	5.8%	21	5.8%
Separated	176	1.2%	18	1.1%	3	0.8%	3	0.8%	3	0.8%	3	0.8%
Widowed	537	3.6%	54	3.1%	6	1.6%	6	1.6%	6	1.6%	6	1.6%
Divorced	633	4.3%	84	4.8%	21	5.8%	21	5.8%	21	5.8%	21	5.8%
TOTAL FEMALES (15+ years)	16,107	100.0%	2,005	100.0%	357	100.0%	2,048	100.0%	608	29.7%	819	40.0%
Single	2,975	18.5%	350	17.5%	53	14.9%	38	1.8%	38	1.8%	38	1.8%
Married	9,527	59.2%	1,149	57.3%	255	71.4%	819	40.0%	403	19.7%	403	19.7%
Separated	216	1.3%	29	1.4%	3	0.8%	3	0.8%	3	0.8%	3	0.8%
Widowed	2,522	15.6%	352	17.6%	30	8.4%	403	19.7%	403	19.7%	403	19.7%
Divorced	867	5.4%	125	6.2%	16	4.5%	180	8.8%	180	8.8%	180	8.8%
PERCENT FAMILIES WITH CHILDREN UNDER 6		23.4%		25.2%		NA		22.7%		NA		22.7%
PERCENT UNDER 18 LIVING WITH BOTH PARENTS		81.8%		75.7%		NA		75.5%		NA		75.5%
PERCENT OVER 60 LIVING ALONE		24.2%		19.7%		NA		37.8%		NA		37.8%

NA - Not available for places with less than 2,500 population.

SOURCE: Greene County Census Summary and Table 56a, Pennsylvania General Social and Economic Characteristics. PC 80-1-C40 40 PA, U.S. Department of Commerce, Bureau of the Census.

TABLE P-4

FRANKLIN TOWNSHIP

1980 INCOME CHARACTERISTICS

HOUSEHOLDS	1,694	(100.0%)
Less than \$5,000	233	(13.8%)
\$5,000 to \$7,499	156	(9.2%)
\$7,500 to \$9,999	117	(6.9%)
\$10,000 to \$14,999	244	(14.4%)
\$15,000 to \$19,999	278	(16.4%)
\$20,000 to \$24,999	234	(13.8%)
\$25,000 to \$34,999	275	(16.3%)
\$35,000 to \$49,999	109	(6.4%)
\$50,000 or more	48	(2.8%)
MEDIAN HOUSEHOLD INCOME	\$16,956	
MEAN	\$18,853	
FAMILIES		
Median	\$18,538	
Mean	\$20,505	

SOURCE: Table 168a. Pennsylvania General Social and Economic Characteristics. PC 80-1-C40 40 PA, U.S. Department of Commerce, Bureau of the Census.

TABLE P-5

1980 REGIONAL INCOME AND EDUCATION CHARACTERISTICS

	GREENE COUNTY	FRANKLIN TOWNSHIP	WASHINGTON TOWNSHIP	WAYNESBURG BOROUGH
Mean Per Capita Income	\$ 5,995	\$ 6,559	\$ 5,588	\$ 6,269
Median Family Income	17,866	18,538	16,929	18,131
Median Household Income	14,966	16,956	15,990	12,985
Unrelated Individual Income	4,477	6,019	4,786	3,551
Persons Below Poverty Level	13.9%	12.4%	14.6%	11.8%
Families Below Poverty Level	10.5%	10.6%	12.4%	7.2%
1984 Estimated				
Per Capita Income	\$ 7,329	\$ 7,993	\$ 6,562	\$ 7,977
Percent Increase Since 1980	+22.3%	+22.4%	+17.4%	+27.2%
High School Graduates	55.3%	58.6%	65.4%	66.8%
College Graduates	9.4%	12.5%	7.2%	22.4%
Percent Enrolled in Private School (K-8)	0.9%	-	NA	-
Percent Aged 16-19 Not En- rolled & Not H. S. Graduates	10.8%	2.5%	NA	8.5%
Percent Aged 18-24 Enrolled in School	25.2%	12.8%	NA	60.8%

SOURCE: Greene County Planning Commission Summary and Table 56a, Pennsylvania General Social and Economic Characteristics. PC 80-1-C40 40 PA, U.S. Department of Commerce, Bureau of the Census.

TABLE P-6

1980 LABOR FORCE CHARACTERISTICS

	GREENE COUNTY	FRANKLIN TOWNSHIP	JEFFERSON TOWNSHIP	WASHINGTON TOWNSHIP	WAYNESBURG BOROUGH
CIVILIAN LABOR FORCE	13,193	1,799	841	NA	1,628
% Unemployed	9.7%	8.9%	9.0%	14.6%	7.9%
% Disability	11.1%	10.2%	9.1%	9.2%	8.9%
% Females in Labor Force	32.0%	40.8%	25.6%	NA	37.0%
% With Children Under 6	24.8%	22.8%	17.5%	NA	30.9%
% Families with No Workers	19.1%	19.4%	16.8%	NA	14.8%
% Work Outside Area of Residence	28.7%	98.4%	88.1%	NA	29.9%
% In Carpools	21.6%	20.6%	22.9%	NA	17.9%
CLASS OR WORKER					
Private Wages/Salary	72%	72%	81%	NA	64%
Federal Government	3%	2%	3%	NA	4%
State Government	6%	6%	6%	NA	7%
Local Government	11%	13%	6%	NA	16%
Self-Employed	7%	6%	4%	NA	8%
Unpaid Family Workers	1%	1%	-	NA	1%

* NA: Data not available for municipalities with populations less than 2,500.

SOURCE: Tables 167 and 170, Pennsylvania General Social and Economic Characteristics. PC 80-1-C40 40 PA, U.S. Department of Commerce, Bureau of the Census.

TABLE P-7

1980 INDUSTRY OF EMPLOYED PERSONS

INDUSTRY OF EMPLOYED	GREENE COUNTY	FRANKLIN TOWNSHIP	JEFFERSON TOWNSHIP	WASHINGTON TOWNSHIP	WAYNESBURG BOROUGH
Total Employed	13,193	1,799	841	NA	1,628
Agriculture	2%	1%	3%	NA	1%
Mining	23%	11%	35%	NA	10%
Construction	7%	7%	7%	NA	6%
Manufacturing	10%	10%	13%	NA	6%
Durable Goods	(6%)	(4%)	(7%)	NA	(2%)
Transportation	3%	1%	2%	NA	2%
Communications	5%	6%	4%	NA	5%
Wholesale	2%	3%	1%	NA	3%
Retail	14%	19%	11%	NA	17%
FIRE	3%	4%	1%	NA	4%
Business Service	3%	5%	1%	NA	1%
Personal Service	2%	2%	2%	NA	5%
Professional	21%	24%	13%	NA	32%
Health	(7%)	(7%)	(7%)	NA	(9%)
Education	(10%)	(13%)	(3%)	NA	(16%)
Public Administration	5%	5%	7%	NA	8%

* NA: Data not available for municipalities with populations less than 2,500.

SOURCE: Tables 167 and 178, Pennsylvania General Social and Economic Characteristics. PC 80-1-C40 40 PA, U.S. Department of Commerce, Bureau of the Census.

TABLE P-8
FRANKLIN TOWNSHIP
HOUSEHOLD MOBILITY

RESIDENCE IN 1975	COUNTY		FRANKLIN		
Persons 5+ Years Old	(100%)	37,469	(100%)	4,470	
Same House	(62%)	23,069	(49%)	2,178	
Different House in US	(38%)	14,344	(100%)	2,292	(100%)
Same County		8,206	(57%)	1,505	(66%)
Different County	(100%)	6,138	(43%)	787	(34%)
Inside State	(51%)	3,165	(58%)	458	
Outside State	(48%)	2,973	(42%)	329	
Abroad	(1%)	56		—	
 PERCENT BORN IN PA.		78.5%		81.3%	

SOURCE: Table 166, Pennsylvania General Social and Economic Characteristics. PC 80-1-C40 40 PA, U.S. Department of Commerce, Bureau of the Census.

TABLE P-9

REGIONAL DISTRIBUTION OF HOUSING TYPES

1980 DISTRIBUTION OF HOUSING UNITS	TOTAL UNITS	TOTAL YEAR ROUND UNITS	ONE UNIT	2-9 UNITS	10+ UNITS	MOBILE HOMES
Greene County	15,057 (100%)	14,936 (99%)	11,684 (78%)	1,352 (9%)	215 (2%)	1,685 (11%)
Cumberland	2,679 (100%)	2,673 (99%)	2,083 (78%)	236 (9%)	42 (1%)	312 (12%)
Franklin	1,774 (100%)	1,772 (99%)	1,331 (75%)	122 (7%)	66 (4%)	253 (14%)
Washington	322 (100%)	321 (99%)	269 (83%)	9 (3%)	- (-)	43 (14%)
Waynesburg	1,846 (100%)	1,846 (100%)	1,145 (62%)	560 (30%)	95 (5%)	46 (3%)

SOURCE: Greene County Planning Commission Census Summary.

TABLE P-10

FRANKLIN TOWNSHIP
1980 HOUSING CHARACTERISTICS

	TOWNSHIP	COUNTY
TOTAL HOUSING UNITS	1,774	15,057
TOTAL OCCUPIED UNITS	1,717	14,157
VACANCY RATE	3.2%	6.0%
TOTAL OWNER OCCUPIED UNITS	1,166 (68%)	10,495 (74%)
LACKING COMPLETE PLUMBING	197 (11%)	2,273 (16%)
OVERCROWDED (1.01 person per room)	70 (4%)	563 (4%)
VALUE OWNER OCCUPIED HOUSING		
Median Value	\$45,600	\$31,200
Less than \$20,000	87 (5%)	1,750 (12%)
\$50,000 and Over	325 (19%)	1,443 (10%)
CONTRACT RENT		
Median	\$141	\$122
Less than \$100	138 (8%)	922 (6%)
\$200 and over	87 (5%)	339 (2%)

SOURCE: Pennsylvania Municipalities 1980 General Population and Housing Characteristics, Pennsylvania State Data Center, PSDC-80-1-82.

TABLE P-11

1980 REGIONAL ASSESSED VALUE

GREENE COUNTY	\$98,639,900	(100.0%)
FRANKLIN TOWNSHIP	\$12,775,185	(13.0%)
CUMBERLAND TOWNSHIP	\$10,732,395	(11.0%)
WAYNESBURG BOROUGH	\$ 6,313,030	(6.4%)
WASHINGTON TOWNSHIP	\$ 3,575,050	(3.6%)

SOURCE: Greene County Planning Commission 1980 Statistics.

Franklin Township ranks first in the County in total assessed value and represents 13% of the total assessed value in the County. Cumberland Township ranks second with 11% of the County total. These two (2) communities represent 24% of the total County assessed value. Waynesburg Borough ranks third in the County in assessed value. Washington Township ranks thirteenth among the 26 Greene County municipalities in terms of total assessed value. Together, Franklin, Washington and Waynesburg represent 23% of the total assessed value in the County.

TABLE EB-1

1982 WHOLESALE TRADE

	GREENE COUNTY	WAYNESBURG	BALANCE OF COUNTY
ALL ESTABLISHMENTS	35 (100%)	24 (69%)	11 (31%)
Sales	\$100,215,000	\$ 84,826,000	\$ 15,389,000
Payroll	\$ 4,041,000	\$ 2,908,000	\$ 1,133,000
Employees	289	192	97
MERCHANT WHOLESALERS	29	19	10
Sales	\$ 62,120,000	S*	S
Payroll	\$ 3,108,000	S	S
Employees	219	S	S
OTHER WHOLESALERS	6	5	1
Sales	\$ 38,095,000	S	S

* S = Data suppressed to protect confidentiality.

SOURCE: 1982 Census of Wholesale Trade, Pennsylvania Geographic Area Series WC 82-A-39, U.S. Department of Commerce, Bureau of the Census, Table 8.

Sixty-nine percent (69%) of all wholesale establishments in the County are in the Waynesburg area. Waynesburg establishments employ 66% of total County employment in wholesale trade and their payroll represents 72% of the total County payroll in wholesale trade. Five (5) of the six (6) non-merchant wholesalers in the County are located in the Waynesburg area.

Merchant wholesalers represent about 80% of all wholesalers in the County and in Waynesburg. Merchant wholesalers account for 77% of the County payroll in wholesale trade and 75% of the County employment in wholesale trade. Sales of merchant wholesalers represent 62% of all County sales in wholesale trade. Sales by other wholesalers represent 38% of total County wholesale sales.

Wholesale trade is the leading sector in both the County and the Waynesburg area in terms of total sales. Wholesale trade has the fewest number of establishments and the lowest number of employees. Merchant wholesalers represent 62% of all establishments.

TABLE EB-2

1982 SERVICE INDUSTRIES

	GREENE COUNTY		WAYNESBURG		BALANCE OF COUNTY	
ESTABLISHMENTS WITH PAYROLL	108	(100%)	72	(67%)	36	(33%)
Receipts	\$20,781,000	(100%)	\$16,241,000	(100%)	\$ 4,540,000	(100%)
Payroll	\$ 5,856,000		\$ 4,688,000		\$ 1,168,000	
Employees	476		334		142	
HOTELS/MOTELS	7		5		2	
Receipts	\$ 979,000	(5%)	S*		S	
AUTO SERVICE/ REPAIR	14		9		5	
Receipts	\$ 3,261,000	(16%)	S		S	
AMUSEMENT/REC- REATION	6		2		2	
Receipts	\$ 671,000	(3%)	S		S	
HEALTH SERVICES (Except Hospitals)	36		24		12	
Receipts	\$ 5,411,000	(26%)	\$ 4,292,000	(26%)	\$ 1,119,000	(25%)
LEGAL SERVICES	8		8		-	
Receipts	S		S		-	

* S = Data suppressed to protect confidentiality.

SOURCE: 1982 Census of Service Industries, Pennsylvania Geographic Area Series SC 82-A-39, U.S. Department of Commerce, Bureau of the Census, Table 8.

Two-thirds (67%) of all service establishments in the County are located in Waynesburg and these establishments represent 70% of all County employees and 80% of the total County payroll in service industries. Health services (other than hospitals) represent 33% of all service establishments and 25%-26% of all receipts from service industries throughout the County. Legal services represent 11% of all service establishments in Waynesburg.

All legal services and 67% of County health services are located in the Waynesburg area. Seventy percent (70%) of County lodging facilities and 64% of auto service establishments are located in the Waynesburg area. Lodging, auto service, amusement and recre-

ation and health and legal services represent 65% of all service establishments in the County. Total employment in service industries is higher than employment in wholesale trade, but lower than total employment in retail trade. However, since there are fewer wholesale establishments, the number of employees per establishment in wholesale trade County-wide (8.25) is double the number of employees per establishment (4.40) in the service industries.

Service industries represent the lowest receipts, but the second highest employment, however, the number of employees per establishment is lower in the services sector than in the wholesale sector. County-wide, retail sales are 6 times the receipts from service industries; in the Waynesburg area, retail sales are 5 times the receipts from service industries.

County-wide, 65% of all retail establishments are sole proprietorships, indicating a large number of small businesses in the retail sector. The Waynesburg area has a lower percentage (48%) of sole proprietorships, indicating larger retail establishments. This is further indicated by the high percentage (70%) of all retail establishments in the Waynesburg area which have payroll. Waynesburg area retailers represent 66% of the total County retail sales and 68% of total County sales for establishments with payroll. Employment in retail establishments in the Waynesburg area represents 71% of the total employment in the retail sector in the County. Waynesburg area retail payroll represents 73% of total County payroll.

County-wide, the highest percentage of establishments with payroll is concentrated in eating and drinking establishments (23% of all establishments with payroll). The miscellaneous category ranks second with 16% of all establishments with payroll in the County. Auto dealers, food stores and gas stations rank next highest with 13%, 12% and 11% of all establishments, respectively.

In the Waynesburg area, there is a slightly lower percentage of eating and drinking establishments and higher percentages in auto dealers and the miscellaneous category than is the case County-wide. All three (3) of these categories rank first, each having an 18% share of all retail establishments with payroll. The next highest category is apparel which represents 11% of the payroll establishments. While food stores and gas stations rank high, County-wide, they play a less important role in the Waynesburg area economy representing 7% and 5% all payroll establishments, respectively.

The balance of the County, outside the Waynesburg area, generally, reflects the County pattern. Eating and drinking establishments rank first; food stores and gas stations are second and third, and miscellaneous stores rank fourth.

Retail trade has the highest number of employees of the three (3) sectors and the second highest sales. Total retail sales are almost equivalent to total wholesale sales. County-wide, total retail sales equal 82% of total wholesale sales. In the Waynesburg area, total retail sales equal 95% of total wholesale sales.

TABLE EB-3
1982 RETAIL TRADE

	GREENE COUNTY	WAYNESBURG	REST OF COUNTY
ALL ESTABLISHMENTS	321 (100%)	144 (100%)	177 (100%)
Sales	\$122,181,000	\$ 80,438,000	\$ 41,743,000
Sole Proprietors	208 (65%)	69 (48%)	139 (79%)
Partnerships	49 (15%)	31 (22%)	18 (10%)
ESTABLISHMENTS WITH PAYROLL	189 (59%)	101 (70%)	88 (50%)
Sales	\$114,351,000	\$ 77,798,000	\$ 36,553,000
Payroll	\$ 10,731,000	\$ 7,831,000	\$ 2,900,000
Employees	1,330	941	389
BUILDING MATERIALS, MOBILE HOMES	12 (6%)	7 (7%)	5 (6%)
Sales	\$ 4,692,000	\$ 2,430,000	\$ 2,262,000
GENERAL MERCHANDISE	6 (3%)	5 (5%)	1 (1%)
Sales	\$ 11,929,000	S*	S
FOOD STORES	23 (12%)	7 (7%)	16 (18%)
Sales	\$ 35,774,000	\$ 21,354,000	\$ 14,420,000
AUTO DEALERS	25 (13%)	18 (18%)	7 (8%)
Sales	\$ 27,193,000	\$ 23,427,000	\$ 3,766,000
GAS STATIONS	20 (11%)	5 (5%)	15 (17%)
Sales	\$ 12,795,000	\$ 4,623,000	\$ 8,172,000
APPAREL	13 (7%)	11 (11%)	2 (2%)
Sales	\$ 2,411,000	S	S
FURNITURE	8 (4%)	6 (6%)	2 (2%)
Sales	\$ 2,548,000	S	S
EATING/DRINKING	44 (23%)	18 (18%)	26 (30%)
Sales	\$ 6,449,000	\$ 4,705,000	\$ 1,744,000
DRUGSTORES	7 (4%)	6 (6%)	1 (1%)
Sales	\$ 3,729,000	S	S
MISCELLANEOUS	31 (16%)	18 (18%)	13 (15%)
Sales	\$ 6,831,000	\$ 3,544,000	\$ 3,287,000

* S = Data suppressed to protect confidentiality.

SOURCE: 1982 Census of Retail Trade, Pennsylvania Geographic Area Series RC 82-A-39, U.S. Department of Commerce, Bureau of the Census, Table 8.

Of the forty-seven (47) industries in Greene County, thirty-one (31) companies, or 66%, have Waynesburg area zip-codes. The largest employer in the County is Hatfield Power Station at Masontown which employs 228. The second largest employer, Baker Mine Services, Inc., which employs 100 persons, is located in the Waynesburg area. The third largest employer, Flushing Shirt Manufacturing, employs 75 persons and is also located in the Waynesburg area. The fourth and fifth largest employers are outside the Waynesburg area and employ 72 and 44 persons, respectively. The sixth largest employer, Washington Observer-Reporter print shop employs 40 and is located in Waynesburg.

Total industrial employment in the County is 821 persons. The top six (6) employers in the County, discussed above, employ 559 persons which represents 68% of total industrial employment. Employment in the Waynesburg area is 343 persons which represents 42% of the total industrial employment in the County. Three (3) of the top six employers are in the Waynesburg area. These three (3) employers employ 215 persons and represent 26% of the total County industrial employment and 63% of the total industrial employment in the Waynesburg area.

The remaining twenty-eight (28) industries in the Waynesburg area are small businesses: nine (9) companies employ between 10 and 22 persons; twelve (12) companies employ 5-9 persons; seven (7) companies employ fewer than five (5) persons. The percentage distribution is shown below:

WAYNESBURG AREA INDUSTRIES

<u>No. of Employees</u>	<u>No. of Companies</u>
40-100	3 (10%)
10-22	9 (29%)
5-9	12 (39%)
1-4	7 (22%)
	<u>31 (100%)</u>

Ten (10) companies, or 32%, are related to mining or the oil and gas industry. Six (6) companies are general contractors and three (3) are related to the construction industry. These nine (9) construction-related companies represent 29% of all the Waynesburg area industries. Six (6) companies, or 19%, are involved in food or agricultural products. The remaining six (6) companies (19%) deal in hauling, clothing manufacture, printing (2), auto glass and lawn care.

TABLE EB-4
WAYNESBURG AREA INDUSTRIES

COMPANY	PRODUCT	EMPLOYEES
1. Baker Mine Services, Inc.	Mine Machine Repair	100
2. Bishoff Creamery Company	Powdered Milk, Butter	5
3. Brummage & Plutorak	Drilling & Boring	2
4. Bryan's United Dairy, Inc.	Distribution	9
5. Century Lubricating Oils	Coal Industry Lubricants	9
6. Cowell Enterprises, Inc.	General Contractor	3
7. Robert Cowell & Sons, Inc.	General Contractor	9
8. Emerald Resources, Inc.	Mine Headquarters	15
9. Flushing Shirt Mfg. Co.	Shirts	75
10. Green Lawn Care	Lawn Care	5
11. Greene Mechanical	Commercial Plumbing/Heating	7
12. Hopkins & Sons	General Contractor	6
13. Hoy Construction Co., Inc.	Concrete, Gravel, Sand, Septic Tanks	12
14. Hydra-Service, Inc.	Hydraulic Components	10
15. King Construction	General Contractor	2
16. Kiwi Fence Systems, Inc.	Livestock Fencing	12
17. Nickles Bakery, Inc.	Bakery Products	20
18. Oil & Gas Services	Oil Operators	11
19. Patterson Bros. Construction	General Contractor	5
20. Producers Industrial Supply	Oil/Gas Field Supplies	4
21. R. Rayment Construction	General Contractor	3
22. R. M. Manufacturing Sales	Mine Machinery Repair	12
23. Rohanna Iron & Metal, Inc.	Hauling Metals	10
24. Sutton Printing Co.	Commercial Printing	8
25. Tembec	Gas Fractionation	5
26. Tri-State Maintenance	Distribute Mining Machine Components	22
27. Washington Observer-Reporter	Newspaper Print Shop	40
28. Watson's Wholesale Meats	Meat Processing	4
29. Wayne Lumber Company	Lumber & Hardware	9
30. Waynesburg Glass & Mirror	Auto Glass	2
31. Waynesburg Milling Company	Feed	7

TOTAL EMPLOYED: 343

SOURCE: Greene County Planning Commission

Greene Co Industrial Development

*pend updated
from G.C.I.D.*