

Nestled in the southeastern corner of the county in the Commonwealth of Pennsylvania, shown on *Map 1-1: Project Area Location*, the eight municipalities that comprise the Southeastern Greene County Cooperative Communities Comprehensive Plan have joined for the first time in an effort to set a guide to their futures. Realizing that they are all historically, economically and culturally linked, Carmichaels Borough, Cumberland Township, Dunkard Township, Greene Township, Greensboro Borough, Monongahela Township, Perry Township and Wayne Township have come together to lay a course towards greater cooperation in dealing with a changing population make-up and economic base.

The Southeastern Greene County Cooperative Communities Comprehensive Plan was prepared by Mackin Engineering and was funded in part by the Pennsylvania Department of Community and Economic Development (DCED) Land Use Planning and Technical assistance Program (LUPTAP) grant, and gracious support from Pennsylvania State House Representative William DeWeese.



Dunkard Creek (Mackin 2007)

INTRODUCTION TO PLANNING

What is a comprehensive plan?

A comprehensive plan is a document used to guide the future development of land, economic development policy and certain government services within a community. A plan contains the vision and goals that a community sets for itself and is intended to guide decision making for around ten years with revisions made periodically as needs or goals may change. The comprehensive plan is not only a guide for development but can be an important tool in efforts to preserve natural resources, protect historic places, improve housing opportunities, expand the community's economic base, and better community facilities.

Comprehensive plans are also an educational tool that helps community residents and leaders understand the strengths, weaknesses, opportunities and threats that are being faced in their area. The planning process gets residents involved and helps raise awareness amongst the general population of the challenges facing their community and engages them in finding and crafting creative solutions in the form of goals and objectives.

In creating the comprehensive plan, existing conditions were analyzed and reviewed for each of municipalities within the Southeastern Greene County Planning Area. Goals were then developed to provide for new opportunities that might provide the greatest benefit while protecting natural resources and preserving historic and culturally significant areas. The goals of each element in the comprehensive plan were then used to prepare recommendations that reflect the overall goals that arose in the planning process and that best reflects the vision set forth in the Vision Statement.

When developing a comprehensive plan it is vital to understand that each of its elements are interrelated and any changes to one of them will impacts on another. Land use is directly affected by a number of other elements, which in turn are affected by land use. The availability of public utilities such as water and sewer will determine what type of development will occur and its intensity, the higher the intensity of development, the greater the demand on the transportation system and other public services such as school systems. Development can also have negative impacts on environmental issues such as steep slopes, wetlands and agricultural lands. Conversely, pre-existing environmental degradation such as abandoned mine drainage and soil pollution can be an impediment to new development. Ultimately, all of this is a function of the demographic and economic factors that determine the ability for development to occur.

Why plan together?

Multi-municipal Planning in Pennsylvania is enabled under the Municipalities Planning (MPC). Recognizing that the issues addressed in comprehensive plans do not stop at municipal boundaries, the state amended the MPC to allow municipalities to plan together with neighboring municipalities by partnering and completing a multi-municipal comprehensive plan. Many of the reasons to pursue a multi-municipal approach to comprehensive planning revolve around the benefits it can offer member municipalities. Some of these benefits include:

- ❖ The ability to enter into cooperative agreements to share tax revenues and fees.
- ❖ Protection from exclusionary zoning challenges by accommodating all land uses over a larger area.
- ❖ Priority when applying for funding from state agencies
- ❖ The ability to enter into intergovernmental cooperative planning and implementation agreements. The agreements establish a process to achieve consistency between the plan and zoning ordinances, subdivision

and land development ordinances, code enforcement, and capital improvement plans.

Public Participation

The outcome of a comprehensive plan is dependent on the amount of public participation received during the planning process. The residents of a community provide valuable input in to how their community should develop over the years, the weakness and challenges it faces, and the strengths that should be capitalized upon to provide a better quality of life for residents. The public participation process for the Southeastern Greene Cooperative Communities Comprehensive Plan began with the formation of a Steering Committee that was charged to guide the preparation of the comprehensive plan. Additionally, an educational workshop was held, and two public meetings occurred to inform the public of the comprehensive plan process.

Steering Committee

A steering committee was formed to oversee the development of the plan; comprised of three representatives from each of the eight municipalities as well as representatives from the Greene County Department of Economic Development. The steering committee organized and collected pertinent background data, provided names for key person interviews, and helped determine the overall issues and goals of the Southeastern Greene region. The steering committee met on a regular basis during the course of the project.

Stakeholder Surveys

To gather more information and include more locals in the planning process, the steering committee identified stakeholders. Each of the municipalities was provided an opportunity to identify key persons and the list of stakeholders ranged from local residents, business owners, realtors, landowners, etc. Surveys were then sent to each stakeholder that were geared towards identifying local concerns and priorities in relation to housing, transportation, historic resources, economy, natural resources, and land use. The responses are confidential however their input helped to form the plan recommendations.

Public Meetings

As part of the Southeastern Greene Cooperative Communities Comprehensive Plan, two public meetings were held to present the project to the public and gather input. The first meeting was held on June 11, 2007 at the Mt. Morris Volunteer Fire Department (Perry Township) while the second meeting was held on June 25, 2007 at the Greensboro Monongahela Volunteer Fire Department (Greensboro Borough). These meetings focused on explaining

what a comprehensive plan is and the benefits of planning together. An exercise was conducted to identify issues and concerns in regards to the plan elements. The results are as follows:



Public Meeting (Mackin 2007)

Natural Resources

- Stormwater management
- Natural gas extraction
- Riverfront development
- Impact of State Game Lands on municipal budgets

Historic Resources

- Greene Academy
- Renovations to historic sites that render them ineligible
- Strong interest in Greensboro in preservation techniques
- Monon Center in Greensboro

Transportation

- Lack of public transportation
- Rise of costs related to road maintenance
- Road slide problem
- Weight limit of covered bridge in Carmichaels – road cannot support fire trucks, EMS, etc.

Recreation

- Improvements to Wana B Park
- Construct the Greensboro walking / biking trail
- Glassworks public boat launch

Infrastructure

- Need alternatives to sand mounds for septic systems

Housing

- Lack of available property for sale in area
- No preference for compact vs. large lot development
- Need senior housing that is affordable and offers no maintenance
- Property maintenance issues
- Separate high density housing from single family neighborhoods

The third and final public meeting was held on October 27, 2008 at the Greene County Fairgrounds to present the draft comprehensive plan and recommendations. In addition to reviewing the priority recommendations contained in the plan, residents had the opportunity to rate whether they felt each recommendation should be a high (1-5 years) or low (6-10 years) priority for their municipality. After the presentation, the meeting was opened up to questions and comments, which were as follows:

- The Mt. Morris / I-79 Interchange is well-suited for high density residential and retail in addition to warehouse and distribution industries due to the growth in Morgantown, West Virginia.
- Storm water management should be a priority for the entire County.
- There should be a distinction between the definition of “historic” and “nostalgic” – what is historic to one is not to another.
- Act 537 requires that every municipality have a plan for the treatment of sewage as well as a sewage enforcement officer for new on-lot systems. Residents should contact their municipality for a copy of their plan.



Public Meeting (Mackin 2008)

COMMUNITY DEVELOPMENT OBJECTIVES

The multi-municipal plan is a framework that outlines specific strategies for local leaders to follow to help achieve the community's desired future vision. Community development objectives outline the general goals that provided direction to the content and areas of emphasis of the comprehensive plan. The following community development objectives were developed in accordance with the Pennsylvania Municipalities Planning Code, Article III Section 301(a) (1) which states:

- (a) the municipal, multi-municipal or county comprehensive plan consisting of maps, charts and textual matter shall include:
 - (1) A statement of objectives of the municipality concerning its future development, including, but not limited to the location, character and timing of future development, that may also serve as a statement of community development objectives as provided in section 606.

Intergovernmental Cooperation

The municipalities comprising the Southeastern Greene Multi-Municipal Comprehensive Plan will build upon existing assets and the inherent strength of residents to direct resources cooperatively and in a manner that improves regional economic strength in order to enhance local wealth.

Historic Resources

The Southeastern Greene region will protect their historic resources and promote their use as tools for local economic growth and community preservations.

Land Use and Future Development

Future development will be guided by the recommendations contained in the Multi-Municipal Comprehensive Plan, which will serve to encourage the highest and best use for land so that future development can be directed appropriately.

Natural Resources

The communities within the Southeastern Greene Planning Area will continue to support efforts to improve locations that have been negatively affected through the extraction of mineral resources or other land disturbances. The plentiful open space and water resources will be used to support recreational pursuits to support local economic goals.

Community Facilities and Services

Strategic partnerships within the Southeastern Greene Planning Area will be formed to avoid duplication of services, capitalize upon state level initiatives, enhance service delivery, and conserve fiscal resources.

Transportation

Improvements to the local transportation network will enhance accessibility and improve safety for residents. The regional transportation network will be used to spur economic development opportunities for the benefit of the Southeastern Greene Planning Area and Greene County.

Housing

Housing needs identified in the Multi-Municipal Comprehensive Plan will be addressed strategically and in partnership with the Greene County Commissioners. Higher density housing will be directed to locations with appropriate infrastructure while rural residential options will be supported when market driven.

Economic Development

Meaningful economic growth will occur in a cooperative fashion through a partnership with Greene County to support effective public expenditures.

FUTURE LAND USE

The Future Land Use Plan is the foundation of the Southeastern Greene Cooperative Communities Comprehensive Plan; identifying development patterns that best suit the current and future needs of the Planning Area. **Map 1-2: Future Land Use** depicts the timing of growth as well as the type / density of development. The Future Land Use Plan is consistent with the recently adopted Greene County Comprehensive Plan (August 2008), is in compliance with the regulations set forth by the PA Municipalities Planning Code (MPC) and recognizes the following:

- Lawful activities such as extraction of minerals impact water supply sources and such activities are governed by statutes regulating mineral extraction that specify replacement and restoration of water supplies affected by such activities.
- Commercial agriculture production impact water supply sources.

The Project Area is divided into three categories: Designated Growth Area, Future Growth Area, and Rural Resource Area. New development should first be targeted towards Designated Growth Areas and as development pressures increase, spread into the Future Growth Areas. Rural Resource Areas are designated to promote open space conservation and agricultural land preservation.

Each growth scenario is then divided into future land use classifications that reflect the desired vision of the area and take into account existing and planned infrastructure, natural development constraints, and potential development areas. The land classifications were developed to support key strategies and potential development areas.

Table 1-1: Future Land Use (page 1-2) lists each future land use classification by growth scenario and provides the corresponding minimum lot size recommended, types of land uses consistent with the classification, and suggested additional requirements (setbacks, sidewalks, buffers, etc.) to ensure that the development which occurs is compatible with the overall vision of the Project Area.

If the municipalities should enter into zoning ordinances or other forms of land use controls to implement the multi-municipal comprehensive plan, the Future Land Use Plan would become the basis of the zoning ordinance and should be consistent with the regulations set forth.

Table 1-1: Future Land Use

	Minimum Lot Size	Uses	Additional Requirements
Designated Growth Area			
Village			
Residential	5,000 square feet	High density single family homes (detached, attached); high density multi-family homes - apartments, upper floor residential units, townhouses, etc.	Minimal front / side setback requirements (i.e. 10 feet); sidewalks
Commercial	5,000 square feet	Retail commercial; personal services (salons, day cares, restaurants, etc.); professional services (banks, law firms, accountants, medical, etc.)	Minimal front / side setback requirements (i.e. 10 feet); sidewalks; parking in rear or on-street; street lighting / street trees
Light Industrial	1 acre	Warehousing; storage facilities; distribution centers; auto repair shops	Increased side yard setbacks; visual buffer / screening, landscaping; on-site parking; sidewalks
Commercial / Industrial			
Multi-Family Residential	0.5 acres	high density single and multi-family developments	Pedestrian connections encouraged
Commercial	0.5 acres	commercial retail, shopping centers, restaurants, hotel accommodations, gas stations, etc.	Shared access roads / driveways; pedestrian connections
Industrial	2 acres	business parks, transportation facilities; manufacturing	Visual buffer / screening required; landscaping, etc.
Future Growth Area			
Residential / Neighborhood Commercial			
Residential	1 acre (0.5 acre if public sewerage is available)	Single-family homes; low density multi-family homes; mobile home parks	Conservation subdivisions; mandatory dedication of land / fee in lieu of
Commercial	1 acre (0.5 acre if public sewerage is available)	Personal / professional services; restaurants; gas stations; garden supply / nursery; stables	On-site parking; pedestrian connections
Industrial	2 acres	Printing / publishing; manufacturing; distribution centers; research laboratories; junkyards	Visual buffer / screening required; landscaping, on-site parking
Rural Resource Area			
Agriculture/Open Space	2 acres	Farms; pastures; campgrounds; kennels; bed & breakfasts; outdoor recreation	Maintain rural character
Conservation	2 acres	active farms; hunting / game lands; natural areas; open space	Greenways / habitat areas

Designated Growth Area

Designated Growth Areas are developed areas, primarily surrounding boroughs and villages, which can support additional growth within the next 10 years. These growth areas are within 1,000 feet of existing or proposed water and sewerage service, which will minimize the need for additional services, expansion of infrastructure, and will facilitate preserving open space. The Designated Growth Areas support Village and Commercial / Industrial land use classifications of residential and mixed use densities of one unit or more per acre.

Development within these areas should focus on infill development, the re-use of existing buildings and structures, and new construction that complements the existing traditional development pattern. These areas should be the designated locations for new residential and non-residential growth.

Village

The Village classification aligns with areas that have existing traditional town center area. This classification is intended to encourage existing and new commercial uses, residential dwellings, civic and social uses that are compatible with existing development. New development should be pedestrian-friendly with sidewalks constructed at a minimum of four feet in width.

Higher density residential uses are permitted within the Village districts due to the availability of public water and sewerage. Traditional Main Street type development is encouraged, where mixed use development allows for commercial / retail on the first floor of buildings and residential uses on the upper floors. The minimum lot size for Village residential uses is 5,000 square feet with a maximum density is 8 units per acre.

Any commercial development in the designated Village classification shall fit in with the local character of the area. Since most of the designated Village Classification is located in established villages and boroughs and surrounding areas, only small-scale retail commercial and personal services are permitted. Minimum lot size for commercial uses in the Village classification is 5,000 square feet.

In the Village classification small-scale or light industrial uses would be encouraged as well. Heavier industrial uses would only be permitted with landscaped buffers, setbacks, and specific design to be compatible with surrounding land uses, specifically residential land uses.

Commercial / Industrial

The Commercial / Industrial classification supports more intense types of commercial and industrial uses. Permitted uses include business parks, retail businesses, hotel accommodations, manufacturing, etc. This classification should promote design that supports pedestrian access and facilitates traffic movements through shared service roads. Design concepts such as landscaping and sign consistency should be encouraged. Minimum lot size for commercial uses is 0.5 acres while industrial uses have a minimum lot size of 2 acres.

High density multi-family residential uses are also permitted within the Commercial / Industrial classification with a minimum lot size of 0.5 acres.

Future Growth Area

The Future Growth Area is designated to accommodate possible growth and development that falls outside of the Designated Growth Areas. These areas consist of parcels that are within 1,000 feet of public water service but not public sewerage service. Thus, they may support future growth but it will occur in a slower manner due to the lack of public sewerage. Growth should occur in such a fashion that it would include a logical expansion of infrastructure that is feasible for the municipalities to provide. The Future Growth Area scenario includes the Residential / Neighborhood Commercial classification.

Residential / Neighborhood Commercial

The Residential classification supports development that is consistent with the rural character of the area. Continued development of the area would permit larger-scale residential development if public sewerage were extended to serve the area. Without sewage, development will most likely occur at lower-densities and commercial development will be on a smaller scale.

Single-family and multi-family residential uses are permitted in the Future Growth Area with a minimum lot size of 1 acre, which will preserve the rural character of the area. If public sewerage is made available, residential uses can be permitted at a higher density of a minimum lot size of 0.5 acre.

In the Future Growth Area, most commercial uses will be located along major roadways throughout the Project Area. Therefore, new development should be managed in a manner that will improve the visual appeal and safety of residents while allowing for growth by controlling ingress and egress by using shared driveways, promoting pedestrian access between businesses, promoting design standards and reducing sign clutter. Commercial uses in the Future Growth Area will consist of larger-scale retail, service, and

entertainment businesses. The uses in this area are meant to serve local regional residents, as well as those motorists passing through the area.

Industrial uses in the Future Growth Area shall promote the continuation of the rural character of the area and should ensure that proper landscaping and buffer requirements are set in place to screen more intense uses.

Rural Resource Area

Rural Resource Areas are intended to limit new development and promote open space and agriculture uses. The extension of public financed sewerage and water will not be permitted in the Rural Resource Area. The Rural Resource area consists of two classifications; Conservation and Agriculture.

Agriculture/Open Space

The agriculture/open space classification consists of a good portion of the Planning Area. In this classification agriculture and single family homes are the primary uses. The goal of this classification is to limit new development and encourage the use of land that promotes agriculture uses and open space. Residential housing should be in low densities and consistent with the rural character of the area.

Low density residential, seasonal housing, and accessory uses associated with farms, hunting, gaming, etc. are permitted within the Agriculture / Open Space classification. Single-family homes are permitted at a minimum lot size of 2 acres to protect the existing agriculture and open space in the area. If a new residential use borders an active farm, that residential use will have to provide a buffer to minimize conflicts between the two uses.

Less intense commercial uses are permitted; the primary function of which is to serve area residents and provide for home based businesses, specifically in areas that have agricultural uses. Other permitted uses include agriculture operations, animal hospital/vet clinic, bed and breakfast, campgrounds, fairgrounds, greenhouse, and kennels.

Conservation

Conservation areas are designated as such to protect environmentally sensitive areas. Areas include State Game Lands, Agricultural Security Areas, and Floodplains. Like the Agriculture / Open Space classification, the minimum lot size is 2 acres, however development in and near these areas should take into account the sensitivity of the land and develop accordingly to conserve this land for future generations. In addition to agriculture, only low density residential and small-scale commercial uses are permitted in the Conservation

classification, with provisions for landscaping and buffering. Any development should also have provisions for tree protection and replacement during development.

IMPLEMENTATION PLAN

The Implementation Plan is intended jumpstart the Comprehensive Plan into action. The Implementation Plan as outlined in this section contains priority goals and recommendations based upon identified needs and public support. Elected officials should begin work immediately to complete the actions specified herein. Many of these recommendations are visually represented on *Map 1-3: Priority Implementation Projects* and *Map 1-4: Community Resources – Priority Projects*. Additional detail and the full set of recommendations are contained in Sections 3 through 9 of the Comprehensive Plan.

The Implementation Matrix portrays only the priority goals and recommendations for the Project Area, as deemed by the Steering Committee, local officials, and the general public. The Matrix is organized as follows:

Goal: the general goal which serves to assist the communities in realizing their overall vision.

Priority Recommendation: the specific project or strategy that the municipality needs to undertake in order to accomplish the goal. The recommendations were developed based on stakeholder interviews, public participation, and other methods in order to set realistic strategies for the communities.

Responsible Party: the organization or group that should lead efforts and take action to begin the projects / strategies. As this is a multi-municipal plan covering eight separate governing bodies, each municipality is identified for each strategy that they support as a priority recommendation.

Potential Partners: possible organizations, groups, or other municipalities who can partner to pool resources to accomplish each recommendation. Specific strategies that are recommended for multi-municipal implementation are noted where supported. In addition, the potential partner can be a grant or funding source in which the responsible party can apply for assistance to help with implementation.

Short-Term: those projects that the municipality intends to focus on implementation for within the next 0-5 years. Each municipality individually ranked projects as either short-term or long-term.

Long-Term: projects, that while a priority for the municipality, are more long-range projects (6-10 years) due to funding constraints, lack of capacity, or other reasons.

Implementation Matrix

Section 1

Goal	Priority Recommendation	Responsible Party*	Potential Partners**	Short Term 0-5 Years	Long Term 5-10 Years
Improve public utilities	Update Act 537 plans as part of a multi-municipal planning effort that takes into account current needs and future growth	All municipalities	DEP, Greene County	CT	
	Pursue the development of communal on-lot systems as demonstration projects in villages / densely developed areas that cannot support public sewage and/or conventional on-lot systems	All 6 townships	DEP, Greene County	CT	
	Extend public water and sewerage service to identified priority areas	All 6 townships	DEP, USDA, Pennvest, Greene County	CT	GT
Capitalize on the Project Area's proximity to major roadways	Direct commercial development along corridors such as the I-79 Mt. Morris interchange, State Route 21, and State Route 88.	CT, DT, MT, PT	Greene County, IDC, IDA	MT, PT	CT, DT
	Direct transportation based business such as warehousing, distribution and transit support services to the I-79 Mt. Morris Interchange	PT	Greene County, IDC, IDA	PT	
Explore opportunities for new recreational pursuits	Expand infrastructure at the High Point Raceway so that services such as hotels and restaurants can be offered to visitors and participants	DT	Greene County, DEP, USDA, Pennvest, Private		DT
	Pursue the development of Whiteley Creek as a recreational water trail for boating / canoeing	GT, MT	PFBC, Greene County	MT	

* CB = Carmichaels Borough, CT = Cumberland Township, DT = Dunkard Township, GB = Greensboro Borough, GT = Greene Township, MT = Monongahela Township, PT = Perry Township, WT = Wayne Township

** DCNR = PA Dept of Conservation of Natural Resources, DCED = PA Dept of Economic Development, DEP = PA Dept of Environmental Protection, PHMC = PA Historical and Museum Commission, PFBC = PA Fish & Boat Commission, USDA = United States Department of Agriculture

Implementation Matrix

Section 1

Goal	Priority Recommendation	Responsible Party*	Potential Partners**	Short Term 0-5 Years	Long Term 5-10 Years
Explore opportunities for new recreational pursuits	Provide public access for fishing, boating, etc. to Dunkard Creek near Mechanic, Buchannon, and Main Streets	PT	PFBC, DCNR	PT	
	Invest in river-based amenities such as boat docks, canoe and kayak rental and launch centers, restaurants and public restrooms along the Monongahela River and Whiteley Creek	GT, MT, PT	Greene County	PT	
	Investigate the feasibility of developing a hiking trail along the Mason Dixon line	DT, PT, WT	Greene County, DCNR		PT
Improve Recreation Facilities	Improve concession stands, add additional restrooms, and a new pavilion at Bobtown Park	DT	DCNR	DT	
	Improve recreational facilities in Cumberland Township	CT	Carmichaels Lions Club, DCNR	CT	
	Develop the Perry Township Community Park	PT	DCNR	PT	
	Construct a ball field and additional play equipment at the Mt. Morris Community Park	PT	DCNR	PT	
Improve pedestrian & bicycle accessibility	Support County efforts to extend the Greene River Trail through Cumberland Township and develop a trailhead at the former Crucible Mine Site (future County park)	CT	Greene County, DCNR		CT
	Construct the Greensboro walking / biking trail	GB	Penn DOT, DCNR		GB

* CB = Carmichaels Borough, CT = Cumberland Township, DT = Dunkard Township, GB = Greensboro Borough, GT = Greene Township, MT = Monongahela Township, PT = Perry Township, WT = Wayne Township

** DCNR = PA Dept of Conservation of Natural Resources, DCED = PA Dept of Economic Development, DEP = PA Dept of Environmental Protection, PHMC = PA Historical and Museum Commission, PFBC = PA Fish & Boat Commission, USDA = United States Department of Agriculture

Implementation Matrix

Section 1

Goal	Priority Recommendation	Responsible Party*	Potential Partners**	Short Term 0-5 Years	Long Term 5-10 Years
Improve pedestrian & bicycle accessibility	Conduct a feasibility study to develop a rail trail along the abandoned railroad from Bobtown to the Monongahela River	DT, MT	Greene County, DCNR		DT, MT
	Prioritize sidewalks by block according to condition and develop a funding plan to repair / replace as needed	CB, DT, GB, PT	DCED Elm Street Program (GB)	GB	
	Consider submitting an application to the Safe Routes to Schools Program to make routes from Carmichaels, Bobtown, Mt. Morris, and Greensboro to local schools safe and pedestrian friendly for students	CB, DT, GB, PT	DCED Elm Street Program (GB)	GB	
Improve municipal services through cooperative ventures	Continue to improve municipal buildings and maintenance facilities	CT, DT, GB, GT, MT, PT	DCED	CT, DT, MT	
	Hire a joint code enforcement officer to provide service and improve consistency throughout the communities	GB, GT, PT	DCED	GB, GT, PT	
Improve housing conditions	Update / adopt similar property maintenance codes to encourage standard regulations throughout the Project Area	All 8 municipalities	DCED	CT	
	Create a Community Development Corporation (CDC) to serve as a funding conduit for new housing developments, rehabilitation, etc.	All 8 municipalities			CT

* CB = Carmichaels Borough, CT = Cumberland Township, DT = Dunkard Township, GB = Greensboro Borough, GT = Greene Township, MT = Monongahela Township, PT = Perry Township, WT = Wayne Township

** DCNR = PA Dept of Conservation of Natural Resources, DCED = PA Dept of Economic Development, DEP = PA Dept of Environmental Protection, PHMC = PA Historical and Museum Commission, PFBC = PA Fish & Boat Commission, USDA = United States Department of Agriculture

Implementation Matrix

Section 1

Goal	Priority Recommendation	Responsible Party*	Potential Partners**	Short Term 0-5 Years	Long Term 5-10 Years
Improve housing conditions	Encourage low/moderate-income homeowners to apply for housing rehabilitation assistance via the Greene County Housing Rehabilitation Program	CB, CT, DT,GB, PT	Greene County	DT, GB	CT
	Create a revolving loan fund that provides low-interest loans to homeowners to rehabilitate their homes	CT	surrounding municipalities		CT
	Pursue designation as an Elm Street Community and implement projects that focus on improved housing and livability	GB, MT	Greene County, DCED, PA Downtown Center	GB	
Preserve rural character while allowing for future growth & development	Petition Greene County to include conservation subdivision design and cluster development requirements for new housing developments in the County Subdivision and Land Development Ordinance (SALDO)	All 6 townships	Greene County	MT	CT, DT, PT
	Develop a municipal SALDO	CT	DCED, surrounding municipalities	CT	
	Ensure that current and future zoning ordinances are consistent across municipal boundaries	All municipalities	DCED, surrounding municipalities	GB	
	Develop and enact a Perry Township Zoning Ordinance	PT	DCED, surrounding municipalities	PT	
	Update the Cumberland Township Zoning Ordinance	CT	DCED	CT	
	Update the Greensboro Zoning Ordinance	GB	DCED	GB	

* CB = Carmichaels Borough, CT = Cumberland Township, DT = Dunkard Township, GB = Greensboro Borough, GT = Greene Township, MT = Monongahela Township, PT = Perry Township, WT = Wayne Township

** DCNR = PA Dept of Conservation of Natural Resources, DCED = PA Dept of Economic Development, DEP = PA Dept of Environmental Protection, PHMC = PA Historical and Museum Commission, PFBC = PA Fish & Boat Commission, USDA = United States Department of Agriculture

Implementation Matrix

Section 1

Goal	Priority Recommendation	Responsible Party*	Potential Partners**	Short Term 0-5 Years	Long Term 5-10 Years
Preserve rural character while allowing for future growth & development	Encourage interested farmers to enroll their land into the Agricultural Security Area (ASA) Program	All 6 townships		CT	
Capitalize on the historic significance to enhance tourism efforts	Establish a gateway at the intersection of State Route 88 / Stoney Hill Road alerting motorists of Greensboro's location and historic significance	MT	GB	GB	
	Investigate the interest in / feasibility of creating a certified historic district ordinance, thereby creating a HARB, to enforce historic preservation	GB	PHMC, Greene County	GB	
	Establish a historic district overlay in Greensboro Borough to preserve the architectural integrity of historic structures	GB	PHMC, Greene County	GB	
	Pursue designation of historic district status in Nemaocolin and Crucible	CT	PHMC, Greene County		CT
Improve environmental quality	Identify, prioritize, and clean illegal dumpsites and littering sites	CT, DT, MT	Greene County PA Cleanways, Greene County Conservation District	CT, DT, MT	
	Support the remediation of abandoned mine drainage from streams and tributaries	DT, MT	Dunkard Creek Watershed, DEP	DT, MT	
	Apply to the Dirt and Gravel Road Program to reduce sedimentation pollution of streams	PT, WT	Greene County Conservation District	PT	

* CB = Carmichaels Borough, CT = Cumberland Township, DT = Dunkard Township, GB = Greensboro Borough, GT = Greene Township, MT = Monongahela Township, PT = Perry Township, WT = Wayne Township

** DCNR = PA Dept of Conservation of Natural Resources, DCED = PA Dept of Economic Development, DEP = PA Dept of Environmental Protection, PHMC = PA Historical and Museum Commission, PFBC = PA Fish & Boat Commission, USDA = United States Department of Agriculture

Implementation Matrix

Section 1

Goal	Priority Recommendation	Responsible Party*	Potential Partners**	Short Term 0-5 Years	Long Term 5-10 Years
Enhance aesthetics of villages / roadways	Develop a streetscape improvement plan in Mt. Morris, Bobtown, and Carmichaels that identifies plantings, landscaping, and pedestrian improvements.	CB, DT, PT	Greene County, DCED, Penn DOT		DT

* CB = Carmichaels Borough, CT = Cumberland Township, DT = Dunkard Township, GB = Greensboro Borough, GT = Greene Township, MT = Monongahela Township, PT = Perry Township, WT = Wayne Township

** DCNR = PA Dept of Conservation of Natural Resources, DCED = PA Dept of Economic Development, DEP = PA Dept of Environmental Protection, PHMC = PA Historical and Museum Commission, PFBC = PA Fish & Boat Commission, USDA = United States Department of Agriculture