

**Residential land** is a single unattached dwelling unit, two family dwelling units such as duplexes and apartments, and multi family apartments. Within the township includes a small grouping of homes in Kirby, and several trailers located in the northern section of the township, near Rt. 19.

**Commercial land** is land used for an activity carried out for pecuniary gain and serves the day-to-day needs of the township residents. Commercial land existed in only one area in the northern section of the township, where a tavern is located on Rt. 19.

**Industrial Land** is any property of land that was used for the manufacturing, processing or assembly or other such activity. Usually these uses are buffered from adjoining land uses due to the odors, noise, smoke, and glare they produce. Industrial land existed in only one area in the northern section of the township, a small manufacturing operation located on Rt.19.

**State Game Lands** is land commonly used by the general public for outdoor activities such as hunting and trapping. State Game Land 223 is located in the northeastern section of the township. This game land includes 1,518 acres managed by the Pennsylvania Game Commission; in addition the State Game Commission manages approximately 1,835 acres of cooperative farmland within Whiteley Township. The cooperative farm program is conducted by the PA Game Commission and provides the private landowners permission for hunters to hunt on the property. In return, the landowners receive benefits from the Pennsylvania Game Commission.

**Vacant/Open Space** are areas, with or without development limitations, that remain undeveloped. Throughout the township, several of these areas exist, such as forest valleys, floodplains, and grasslands.

**Public & Semi Public** land includes churches, meeting halls, municipal buildings, and emergency service buildings. In Whiteley Township this land classification included land that was occupied or owned by churches and the township.

Table 12 is a break down of the land uses within the township in 1978 and 1999. The table reveals that the land classified as resource extraction has significantly increased doubling the acres of land in this category in 1977. The amount of land owned by the state has also doubled during this time period, while most other land uses have slightly decreased. Map, 6, Existing Land Use reveals the various location of land uses within the township.

**Table 12**  
**1978-1999 Land Use Comparison**

<i>1978 Land Use</i>			<i>1999 Land Use</i>		
<b>LAND USE</b>	<b>ACREAGE</b>	<b>% OF TOTAL</b>	<b>LAND USE</b>	<b>ACREAGE</b>	<b>% OF TOTAL</b>
Residential	196.6	1.0	Residential	144	0.75
Commercial	1.2	>.1	Commercial	2.3	0.01
Industrial	.2	>.1	Industrial	1.6	>.01
Resource Extraction	2,153.2	11.17	Resource Extraction	5,710	29.80
Agricultural	9,813.2	51.22	Agricultural	6516.1	34.54
Game Lands	797.4	4.16	Game Lands	1,938	7.92
Open Space	6175.4	32.15	Open Space	4,709	26.78
Public & Semi Public	18.2	>.1	Public & Semi Public	34.6	0.18
<b>Total</b>	<b>19,155.6</b>	<b>100</b>	<b>Total</b>	<b>19,155.6</b>	<b>100</b>

Source: Greene County Planning Commission 1978

Source: Mackin Engineering Company 1999

#### B. Analysis Of The Conditions

Currently there are no land use regulations in the township land is developed as the property owner sees fit. The county planning office controls subdivision within the township. Do to land use issues (sexually oriented businesses, uncontrolled development, and abandoned structures) in other communities the supervisors of the township are considering the development of a zoning ordinance that would help direct development to appropriate areas, maintain the community character, and increase property values. Map, 10 Future Land Uses depicts the proposed future development locations within the township.

Land use issues included the amount of land owned by mining companies, large amount of undeveloped land, increasing amount land being purchased by State Game Commission, and lack of variety in current land uses.



LEGEND:

-  RESIDENTIAL
-  COMMERCIAL
-  COMMUNITY FACILITY
-  INDUSTRIAL
-  OPEN SPACE
-  HIKING TRAILS



WHITELEY TOWNSHIP  
GREENE COUNTY, PENNSYLVANIA  
COMPREHENSIVE PLAN

FIGURE 6  
EXISTING LANDUSE

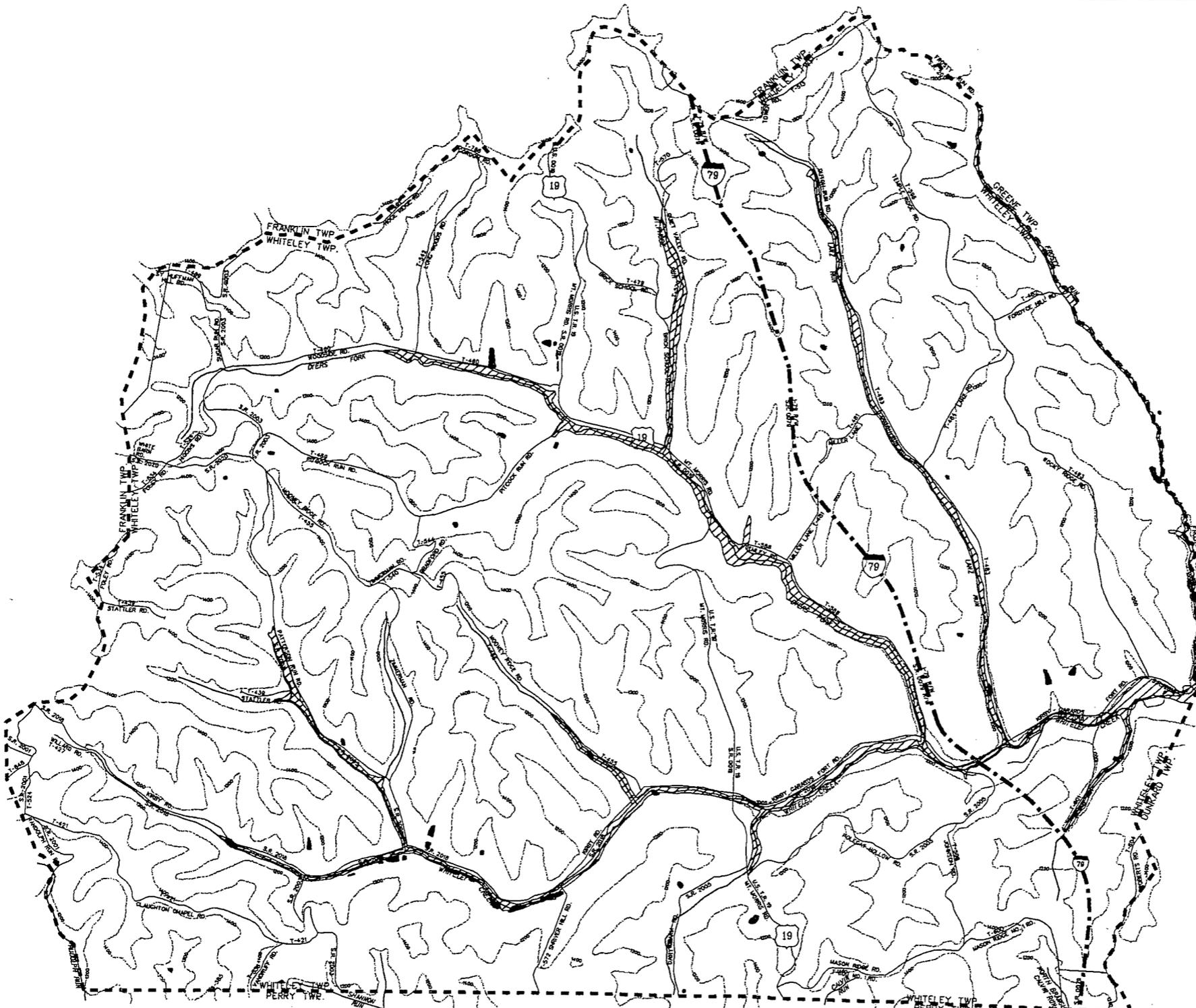
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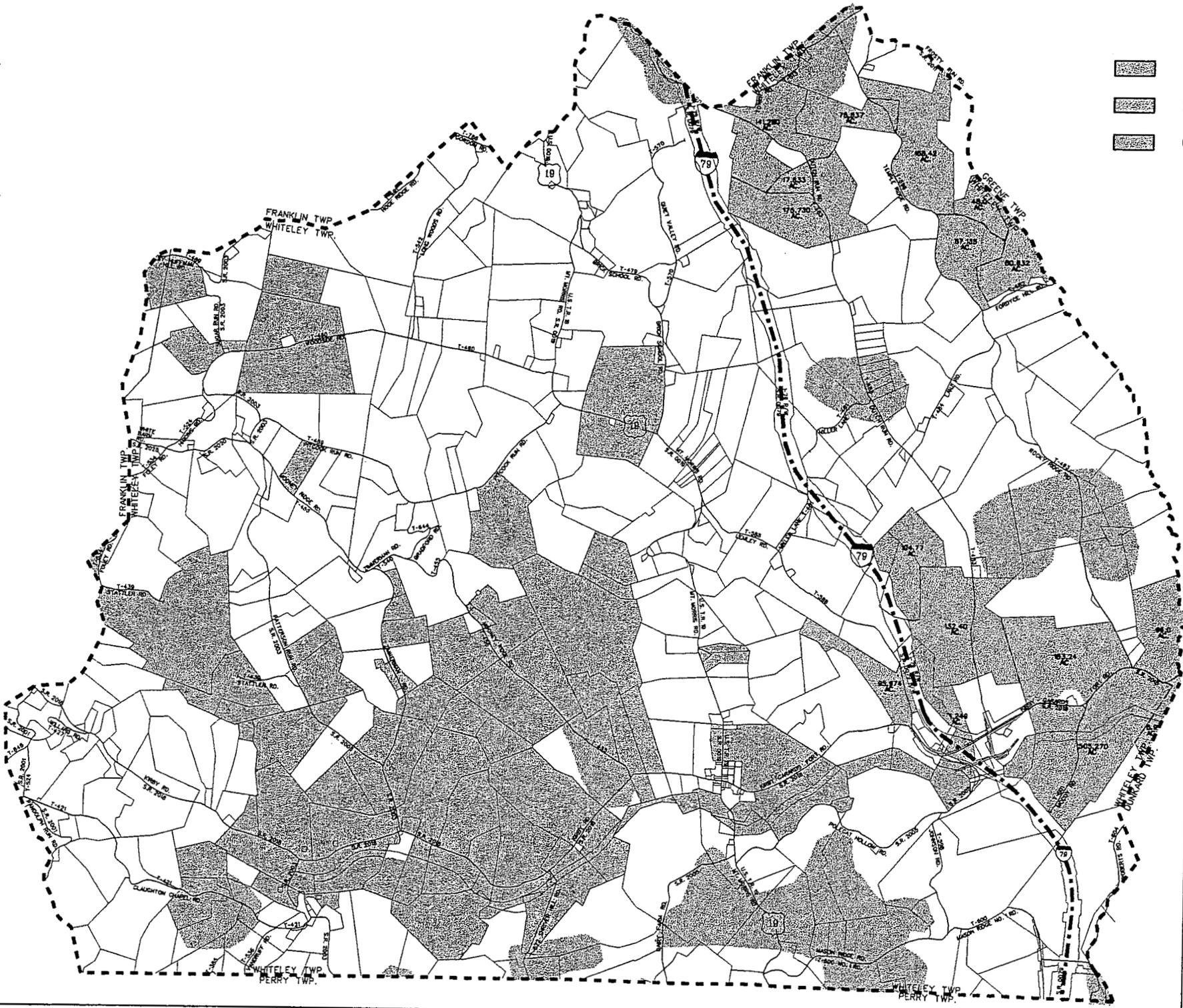
-  WETLAND
-  STREAMS
-  FLOODPLAINS



WHITELEY TOWNSHIP GREENE COUNTY, PENNSYLVANIA <b>COMPREHENSIVE PLAN</b>	
FIGURE 7 ENVIRONMENTAL FEATURES	
SCALE: N.T.S.	 Mackin



- LEGEND:
- LANDS OWNED BY MINING COMPANYS
  - STATE GAME LANDS
  - COOP FARM LANDS



WHITELEY TOWNSHIP  
GREENE COUNTY, PENNSYLVANIA  
**COMPREHENSIVE PLAN**

FIGURE 8  
MINING, STATE GAME,  
AND COOP FARM LANDS

SCALE:  
N.T.S.

## C. Recommendations And Implementation Strategies

***GOAL: Guide development of the township so that it occurs in an orderly manner***

**OBJECTIVE: Diversify land use within the township**

The township should use the future land use map to shape the future development of the township. Supervisors and interested parties of the township should be consulted when formulating the Future Land Use Map so that a variety of community input is received. This map will locate future development areas within the township, these areas should be those areas having the suitable existing or planned infrastructure (water, road access).

*(Neighborhood Commercial Districts are those that cater to local residents by allowing convenient areas for shopping, and services and adequate off-street parking and loading facilities. These areas exclude highway oriented commercial uses such as fast food chains and gas stations.*

**RESPONSIBILITY:** Township Supervisors, Community Volunteers

***TIME FRAME:*** Short Term (1-2 yrs.)

***Cost:*** part of Comprehensive Plan

**POTENTIAL FUNDING SOURCES AND PARTNERSHIP ORGANIZATIONS:** PA DCED, County,

**OBJECTIVE: Develop and adopt a municipal zoning ordinance**

A Zoning Ordinance developed with public input would give the municipality the opportunity to limit inappropriate development and protect property values. The future development map of the comprehensive plan should be used as a basis for future zoning districts. A zoning ordinance would also help to preserve the current rural atmosphere and existing community character.

**RESPONSIBILITY:** Township Supervisors, Community Volunteers

**TIME FRAME:** *Short Term (1-2 yrs.)*

**Cost:** *12,000-15,000*

**POTENTIAL FUNDING SOURCES AND PARTNERSHIP ORGANIZATIONS:** PA DCED, County, municipality

**GOAL:** *Protect Whiteley's Township's scenic beauty and rural community atmosphere.*

**OBJECTIVE:** Protect the rural beauty and property values through the use of a land use regulations and/ or ordinances.

At this time any land and be accommodated to any use within the township. Regulations and ordinances would designate particular areas of the township for residential, commercial and industrial uses as well as limit development in inappropriate areas. The development of land use regulations promotes developments a controlled manor that increases property values and limits incompatible land uses.

**RESPONSIBILITY:** Township Supervisors,

**TIME FRAME:** *Short Term (1-2 yrs.)*

**Cost:** *\$5,000 – \$10,000*

**POTENTIAL FUNDING SOURCES AND PARTNERSHIP ORGANIZATIONS:** PA DCED, County, and PennDOT

**OBJECTIVE:** Ensure that Timber Harvesting within the township complies with the state regulations

The following are primary state regulations affecting Timber Harvesting in Pennsylvania

- All timber harvesting operation in PA must have a plan to control erosion and sedimentation.
- All stream crossings require permits.
- All crossings of wetlands by logging access roads and skid trails require permits under both state and federal law.
- Fish habitat must be preserved.

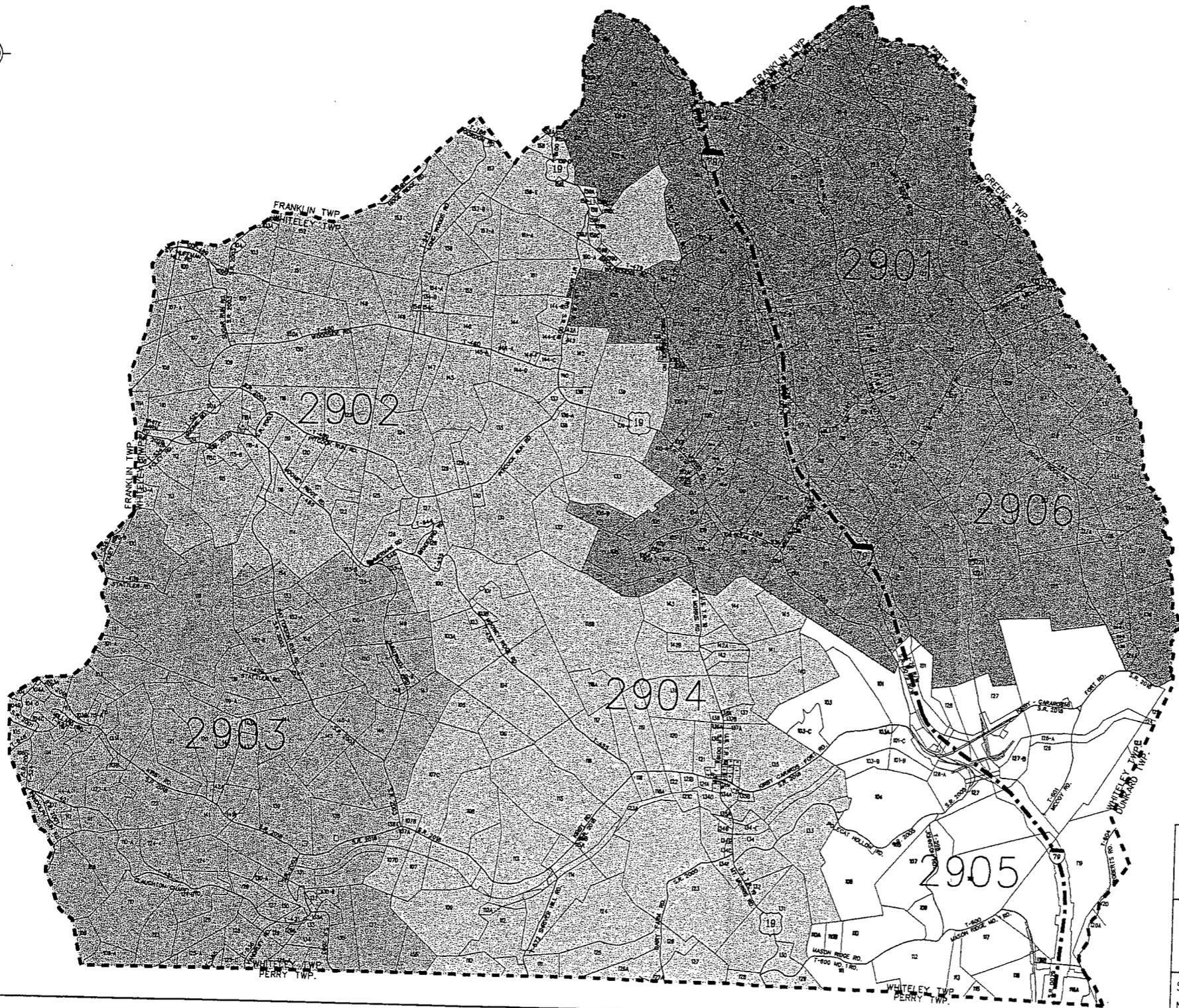
Additionally Best Management Practices for the harvesting of timber within the township should also be followed. Planning, Forest Operations, and Forest values are essential in the management of forest operations.

**RESPONSIBILITY:** Township Supervisors, County, Conservation District, PA DCED, PA DEP, PA DCNR

**TIME FRAME:** *As needed*

**Cost:** *N/A*

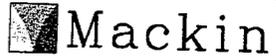
**POTENTIAL FUNDING SOURCES AND PARTNERSHIP ORGANIZATIONS:** PA DCED, County Conservation District, and DCNR Bureau of Forestry Forest Stewardship Program, Penn State University, College of Agriculture



WHITELEY TOWNSHIP  
GREENE COUNTY, PENNSYLVANIA  
COMPREHENSIVE PLAN

FIGURE 10  
PARCEL MAP

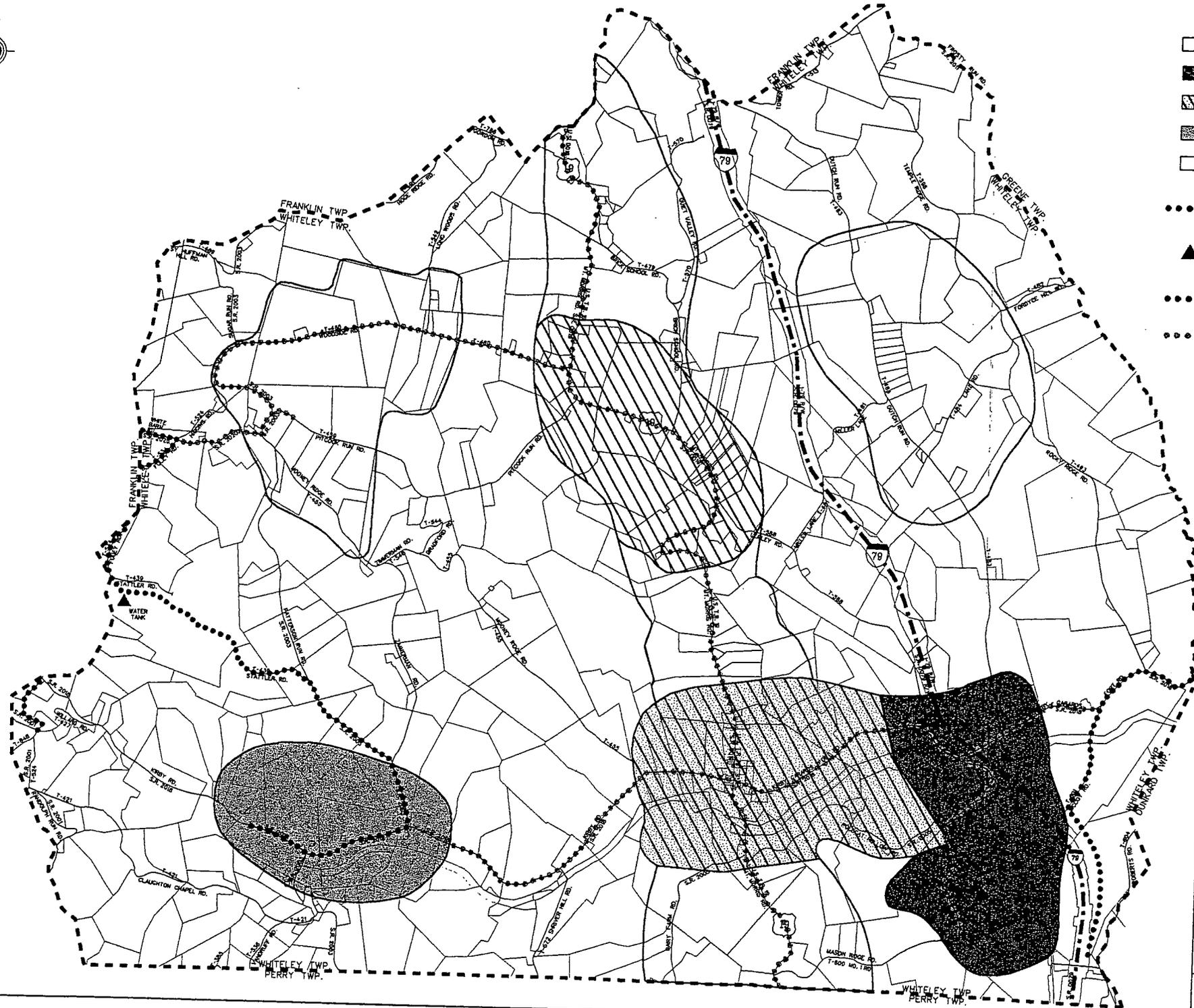
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LEGEND:

-  RESIDENTIAL
-  COMMERCIAL
-  RESIDENTIAL/NEIGHBORHOOD COMMERCIAL
-  INDUSTRIAL/RESOURCE EXTRACTION
-  AGRICULTURE/WOODLANDS
-  EXISTING WATER LINE  
Southwest Water Authority
-  EXISTING WATER TANK  
Southwest Water Authority
-  EXISTING WATER LINE  
East Dunkard Water Authority
-  RECOMMENDED WATER LINE EXTENSION



WHITELEY TOWNSHIP GREENE COUNTY, PENNSYLVANIA <b>COMPREHENSIVE PLAN</b>	
FIGURE 9 FUTURE LAND USE PLAN	
SCALE: N.T.S.	