

Chapter VII - Existing Land Use Analysis

Municipalities by Land Area

Wayne County's 28 municipalities include 22 Townships and six Boroughs, ranging in size from Damascus Township at 51,381 acres or 80.3 square miles (10.7% of the County's land area), to Bethany Borough, which consists of only 320 acres of land or less than 0.1% of the County. The six Boroughs combined represent 11,860 acres or about 2.5% of the County's land area, although they accounted for 7,631 (7,701 – 2010) persons or 14.9% (14.5% - 2010) of the County population in 2020, according to the Census Bureau.

As this plan update progressed, it became apparent that splitting the County into three distinct sections would bring to attention regional Land Use changes that are less apparent when considering the County as a whole. The regional distribution is shown below:

Table VII-1: Wayne County Regions by Area

<u>Northern</u>	<u>Central</u>	<u>Southern</u>
Total Acreage: 237,970 acres	Total Acreage: 146,420 acres	Total Acreage: 95,170 acres
<ul style="list-style-type: none">• Scott Twp• Buckingham Twp• Manchester Twp• Preston Twp• Damascus Twp• Lebanon Twp• Mount Pleasant Twp.• Starrucca Boro	<ul style="list-style-type: none">• Clinton Twp• Dyberry Twp• Oregon Twp• Berlin Twp• Texas Twp• Palmyra Twp• South Canaan Twp• Canaan Twp• Prompton Boro• Waymart Boro• Hawley Boro• Bethany Boro• Honesdale Boro• Cherry Ridge Twp	<ul style="list-style-type: none">• Lake Twp• Salem Twp• Sterling Twp• Lehigh Twp• Dreher Twp• Paupack Twp

Wayne County's six largest townships are all found in the northern part of the County, while all but one of the remaining 16 townships are all found in central and southern Wayne County. This accounts for the disparity in acreage visible between the regions. The Land Use maps & charts found later in this section illustrate the changes that have occurred within each region vs. the changes in Land Use that have occurred County wide.

Land Use – 2010

Land Use within Wayne County, as detailed in the 2010 report, has experienced a slow shift from agricultural/crop land to brush/forested lands during the time (1959 to 2002) of the Wayne County Agricultural

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Land Use/Cover Study, completed by the Wayne County Planning Department. This trend, covering nearly five decades, has continued through 2020. Land use as a whole is summarized in Table VII-2 below:

Table VII-2: Existing Land Use by Acreage, 2008

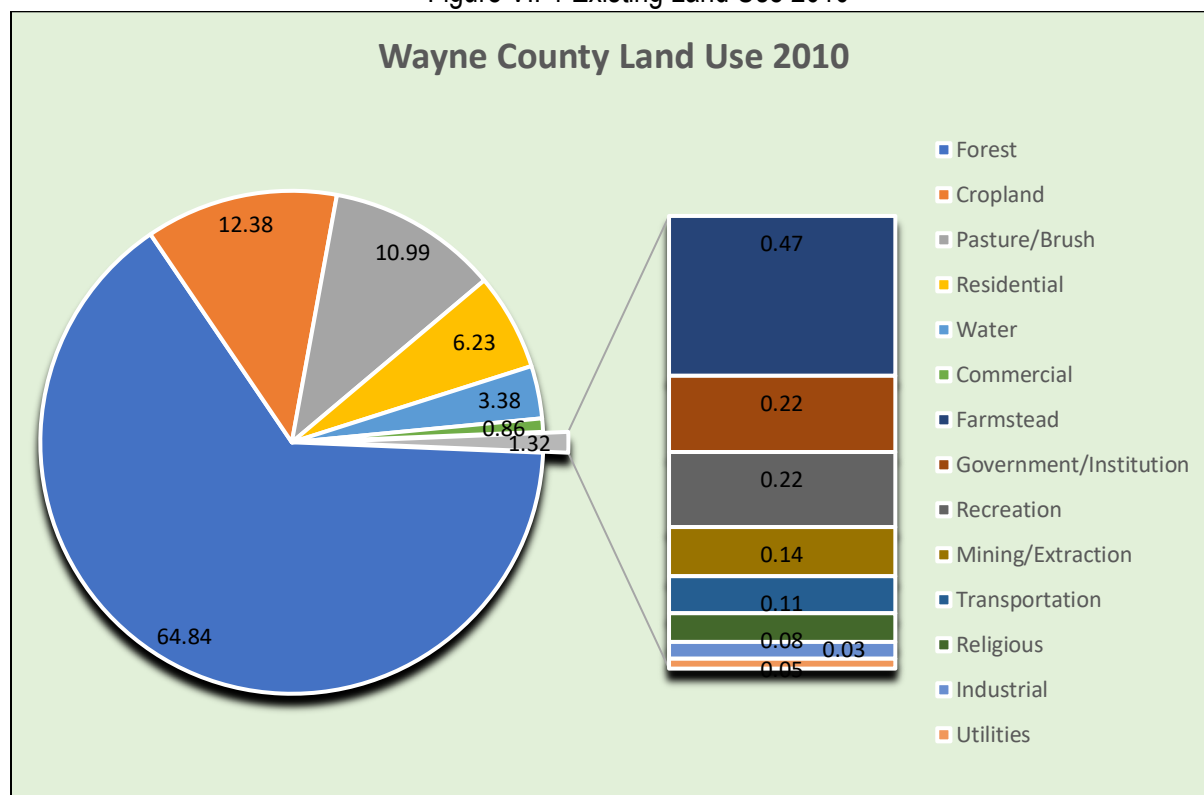
Municipality	Forest	Pasture/ Brush	Cropland	Water	Residential	Farmstead	Commercial	Transportation	Recreation	Mining/ Extraction	Government/ Institutional	Religious	Industrial	Utilities	Total
Buckingham	23,099	2,316	1,873	744	527	72	363	0	9	31	6	10	8	0	29,058
Damascus	30,329	7,288	8,884	1,214	3,103	238	201	0	7	39	35	29	10	6	51,381
Lebanon	17,774	2,299	2,870	648	492	157	147	19	2	9	4	3	0	0	24,423
Manchester	22,005	2,819	2,082	641	870	101	154	0	120	7	11	11	8	12	28,840
Mt Pleasant	23,420	4,378	6,662	740	1,218	220	102	0	7	0	53	27	15	2	36,844
Preston	20,876	4,205	4,887	1,336	980	122	497	0	7	20	31	9	14	2	32,986
Scott	22,238	3,051	1,938	449	571	66	80	0	1	53	3	1	1	0	28,453
Starrucca	3,260	1,120	1,140	30	138	23	3	0	2	0	2	8	0	0	5,728
Northern Wayne	163,001	27,477	30,335	5,802	7,899	999	1,545	19	155	159	144	99	55	22	237,713
% of Region	68.6%	11.6%	12.8%	2.4%	3.3%	0.4%	0.6%	0.0%	0.1%	0.1%	0.1%	0.0%	0.0%	0.0%	100.0%
% of County	52.3%	52.0%	51.0%	35.8%	26.4%	44.6%	37.4%	3.7%	15.2%	23.0%	13.5%	24.6%	23.4%	16.1%	49.5%
Berlin	15,360	3,119	3,511	769	1,925	65	436	0	12	27	22	20	27	29	25,322
Bethany	72	96	15	2	122	0	2	0	3	0	0	7	0	0	320
Canaan	8,234	988	1,179	642	635	38	198	0	0	0	356	16	2	6	12,292
Cherry Ridge	7,726	1,910	2,723	533	1,122	97	72	49	0	0	6	3	4	0	14,245
Clinton	16,605	2,768	3,730	895	1,022	173	54	0	3	34	10	8	11	4	25,316
Dyberry	8,386	1,902	2,296	535	1,172	61	127	0	1	22	130	16	8	0	14,655
Hawley	81	19	0	24	177	0	42	8	29	0	11	10	1	2	402
Honesdale	870	271	226	92	707	10	169	12	26	4	89	61	23	15	2,574
Oregon	6,489	1,619	2,379	228	632	109	42	0	0	0	0	4	0	0	11,501
Palmyra	7,980	639	425	276	812	33	68	31	2	101	6	20	3	3	10,398
Prompton	641	108	77	83	99	3	4	0	41	0	12	1	1	0	1,070
South Canaan	10,113	2,608	3,581	524	887	224	50	0	0	35	71	53	9	4	18,161
Texas	5,267	1,186	1,024	210	1,025	45	289	30	2	8	95	10	12	6	9,210
Waymart	763	282	263	44	276	14	94	0	1	0	12	7	6	5	1,766
Central Wayne	88,587	17,514	21,428	4,858	10,615	869	1,646	130	119	233	820	233	106	75	147,233
% of Region	60.2%	11.9%	14.6%	3.3%	7.2%	0.6%	1.1%	0.1%	0.1%	0.2%	0.6%	0.2%	0.1%	0.1%	100.0%
% of County	28.4%	33.2%	36.1%	29.9%	35.5%	38.8%	39.9%	25.1%	11.6%	33.9%	76.8%	57.9%	45.1%	53.8%	30.7%
Dreher	7,366	748	378	125	808	13	88	0	75	0	27	10	7	2	9,646
Lake	10,593	2,072	1,780	1,328	2,887	126	133	0	51	172	21	15	9	1	19,187
Lehigh	6,055	340	0	402	990	0	69	19	174	0	9	6	3	8	8,076
Paupack	12,512	934	522	2,940	3,268	44	296	0	338	0	8	6	0	6	20,875
Salem	10,522	2,282	3,425	626	2,629	164	271	19	101	25	33	26	39	16	20,178
Sterling	12,824	1,436	1,572	148	821	24	79	331	7	100	6	8	16	9	17,382
Southern Wayne	59,872	7,812	7,676	5,569	11,404	371	937	370	746	297	104	70	74	42	95,344
% of Region	62.8%	8.2%	8.1%	5.8%	12.0%	0.4%	1.0%	0.4%	0.8%	0.3%	0.1%	0.1%	0.1%	0.0%	100.0%
% of County	19.2%	14.8%	12.9%	34.3%	38.1%	16.6%	22.7%	71.2%	73.1%	43.1%	9.7%	17.4%	31.5%	30.2%	19.9%
Wayne County	311,460	52,803	59,439	16,230	29,918	2,240	4,129	519	1,020	688	1,068	402	235	139	480,289
% of County	64.8%	11.0%	12.4%	3.4%	6.2%	0.5%	0.9%	0.1%	0.2%	0.1%	0.2%	0.1%	0.0%	0.0%	100.0%

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Wayne County, between 2010 and 2020, has seen a reduction in population by 1,677 persons according to the Census Bureau's latest available annual data. This reduction, along with an aging population, has aided in the shift of land use County wide.

At the time of this study, updated Census data for 2022 was not yet available, but it is believed that these numbers will be skewed because of the COVID pandemic, causing an influx of residents from nearby Metropolitan areas. Many people chose to relocate to more rural areas such as Wayne and Pike County while still affording them the opportunity to travel to New York City for work or to work remotely.

Figure VII-1 Existing Land Use 2010



Source: Data – Wayne Co Planning, Chart - Woodland Design Associates, Inc.

Figure VII-1 illustrates Wayne County land use in 2010 was predominately rural/forest and cropland. Some 64.8% of the County, 311,429 acres, was forested, 11% was in pasture or brushlands and 12.4% was in cropland.

In contrast, forested, pasture/brush and cropland accounted for 56%, 20% and 18%, respectively, in 1959. Residences and farmsteads combined accounted for roughly 6.7% of land. Commercial development accounted for only 0.9% and other land uses remain insignificant on a County wide scale.

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Land Use – 2017

The following table summarizes Wayne County in 2017:

Table VII-3: Existing Land Use by Acreage, 2017

Municipality	Forest	Pasture/ Brush	Cropland	Water	Residential	Farmstead	Commercial	Transportation	Recreation	Mining/ Extraction	Government/ Institutional	Religious	Industrial	Utilities	Total
Buckingham	23,201	2,313	1,578	797	632	65	378	0	9	56	7	10	11	0	29,058
Damascus	31,118	8,472	5,874	1,607	3,582	359	202	3	13	75	32	32	9	4	51,381
Lebanon	18,023	1,880	2,677	708	782	146	157	18	2	20	5	3	0	0	24,423
Manchester	22,111	2,741	1,789	688	1,042	94	168	0	119	46	11	11	8	12	28,840
Mt Pleasant	23,665	4,630	6,043	645	1,413	226	119	1	4	3	47	27	16	4	36,844
Preston	21,323	3,801	4,408	1,390	1,229	139	561	2	6	65	32	8	21	2	32,987
Scott	22,560	2,691	1,837	482	648	80	73	0	1	76	3	1	1	0	28,453
Starrucca	3,443	860	1,166	49	166	28	2	0	2	2	0	9	1	0	5,728
Northern Wayne	165,446	27,389	25,372	6,367	9,493	1,136	1,661	24	158	343	137	101	67	22	237,715
% of Region	69.6%	11.5%	10.6%	2.7%	4.0%	0.5%	0.7%	0.0%	0.1%	0.1%	0.1%	0.0%	0.0%	0.0%	100%
% of County	52.7%	50.4%	51.5%	36.5%	28.1%	45.0%	37.4%	4.6%	15.2%	36.4%	12.5%	23.8%	28.7%	9.9%	49.5%
Berlin	15,178	4,621	1,473	1,161	2,150	106	462	0	13	62	27	19	32	19	25,322
Bethany	80	81	14	2	115	0	17	0	3	0	0	8	0	0	320
Canaan	8,405	902	1,015	631	700	44	202	0	0	0	369	17	2	7	12,292
Cherry Ridge	7,786	1,871	2,463	537	1,326	105	95	49	0	0	6	3	4	1	14,245
Clinton	16,876	2,675	3,465	712	1,287	179	51	0	6	25	6	10	12	12	25,316
Dyberry	8,551	1,880	1,981	550	1,310	77	133	0	1	23	126	16	8	0	14,655
Hawley	93	16	0	23	165	0	43	8	30	0	10	10	0	2	402
Honesdale	768	327	151	120	716	7	180	11	78	6	102	71	23	14	2,574
Oregon	6,611	1,530	2,186	239	771	114	42	0	0	3	0	3	0	0	11,501
Palmyra	7,734	691	433	307	865	36	82	31	2	184	6	20	1	6	10,398
Prompton	639	98	31	94	128	6	3	0	35	0	1	1	1	33	1,070
South Canaan	10,295	2,442	3,427	507	1,052	245	49	0	0	0	70	59	9	5	18,161
Texas	5,269	1,203	863	230	1,128	52	290	30	4	20	97	10	9	6	9,210
Waymart	815	196	261	45	304	15	96	0	1	0	14	7	7	6	1,766
Central Wayne	89,102	18,532	17,762	5,157	12,018	985	1,744	129	173	323	834	253	108	112	147,233
% of Region	60.5%	12.6%	12.1%	3.5%	8.2%	0.7%	1.2%	0.1%	0.1%	0.2%	0.6%	0.2%	0.1%	0.1%	100%
% of County	28.4%	34.1%	36.1%	29.6%	35.6%	39.0%	39.2%	24.7%	16.5%	34.3%	76.3%	59.5%	46.5%	49.7%	30.7%
Dreher	7,465	686	262	127	881	12	83	0	80	0	29	8	10	3	9,646
Lake	10,462	2,366	1,276	1,398	3,094	164	159	0	55	167	25	13	8	2	19,188
Lehigh	5,967	330	0	423	1,052	0	91	19	171	0	8	5	1	8	8,076
Paupack	12,391	812	454	3,082	3,450	30	328	0	281	0	7	7	0	33	20,875
Salem	10,408	2,501	2,977	727	2,797	171	303	19	116	42	44	31	19	21	20,178
Sterling	12,816	1,704	1,125	150	1,019	27	76	330	9	66	8	7	19	25	17,382
Southern Wayne	59,509	8,398	6,094	5,905	12,291	405	1,041	369	713	275	122	71	58	91	95,344
% of Region	62.4%	8.8%	6.4%	6.2%	12.9%	0.4%	1.1%	0.4%	0.7%	0.3%	0.1%	0.1%	0.1%	0.1%	100%
% of County	18.9%	15.5%	12.4%	33.9%	36.4%	16.0%	23.4%	70.7%	68.3%	29.3%	11.2%	16.7%	24.8%	40.4%	19.9%
Wayne County	314,057	54,319	49,228	17,430	33,804	2,526	4,446	522	1,043	941	1,093	425	233	224	480,292
% of County	65.4%	11.3%	10.2%	3.6%	7.0%	0.5%	0.9%	0.1%	0.2%	0.2%	0.2%	0.1%	0.0%	0.0%	100.0%

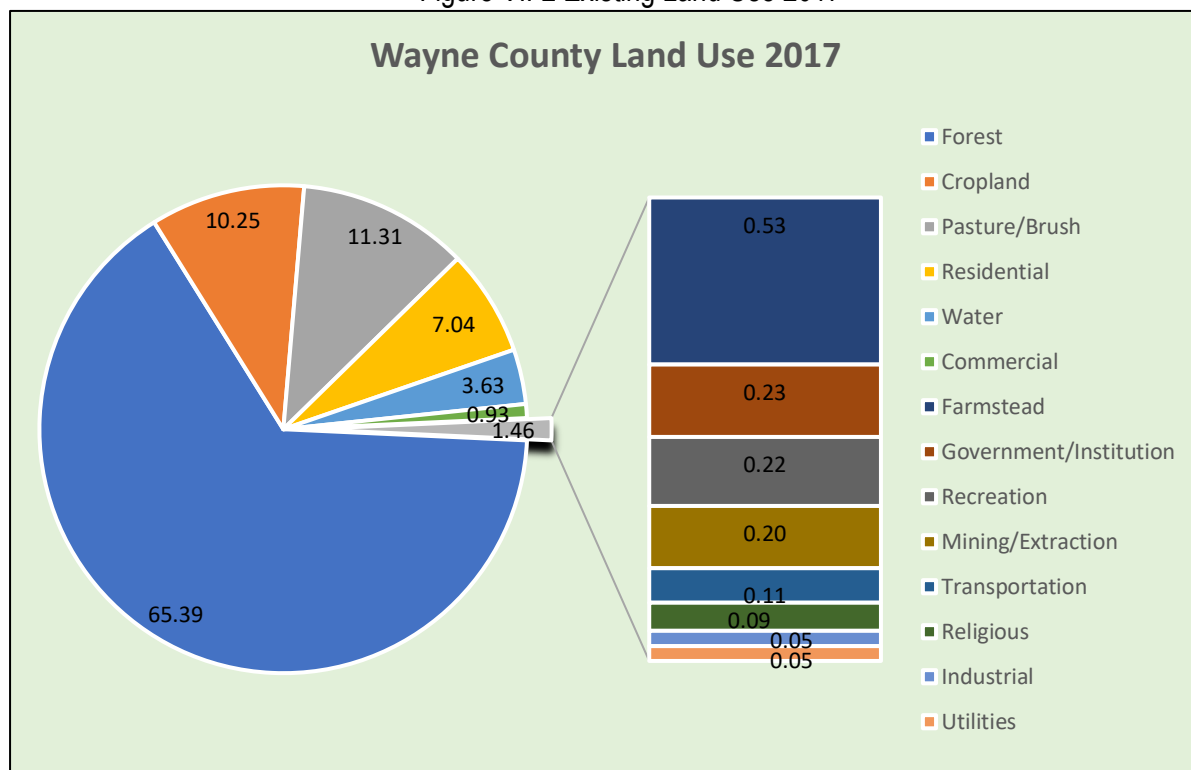
Source: Wayne County Planning Department

While residential acreage only accounts for 7% of the acreage within the County, an increase of 0.8% from 2010, the increase of nearly 4,000 acres in residential land is significant. As illustrated in Table VII-3 and

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Figures VII-5, 6, and 7, the southern region has the highest density of residential land use (12.9%) within the county, nearly 3 times that of northern Wayne, coming in at 4% residential land use.

Figure VII-2 Existing Land Use 2017



Source: Data – Wayne Co Planning, Chart - Woodland Design Associates, Inc.

Figure VII-2 illustrates the continued rural nature of land use within the County in 2017. Some 65.39% of the County, 314,057 acres, was forested, 11.31% was in pasture or brushland and 10.25% was cropland, which decreased slightly by 2.13% since 2010. Residences and farmsteads combined, account for approximately 7.57% of the total land mass. Commercial development had a slight increase of 0.07% since 2010 and all other land uses remain insignificant.

Land Use Changes - 2010 to 2017

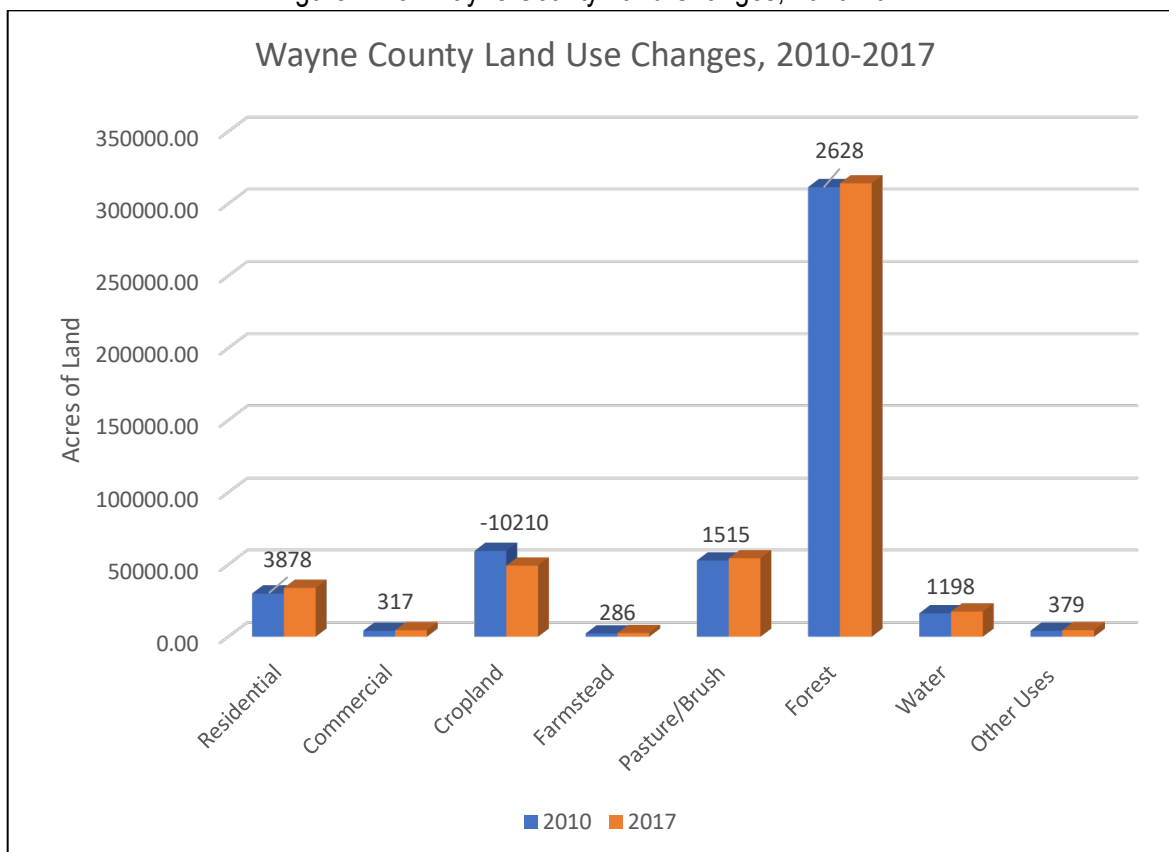
Regionally (Northern, Central, and Southern) the changes seen in land use can be misleading when taken out of context. Residential acreage change, for instance, from Northern Wayne (20.19% increase) to Southern Wayne (7.76 % increase) would be misleading on their own without considering: 1) Northern Wayne has 2.5X more acreage than Southern Wayne and 2) Southern Wayne has exceedingly more existing development prior to 2017 due to its proximity to the Metropolitan areas and Pocono Mountain recreation areas. Meanwhile, Central Wayne aligns with the County average in this category of Residential Land use increase (County – 13.17 % vs Central – 12.96%)

Figure VII-3 illustrates forest land having grown by 2,628 acres or 0.55% since 2010 County wide. This percentage seems insignificant in context, but County wide, cropland saw a reduction in coverage from 2010

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to 2017, reducing by approximately 10,000 acres (a 17% reduction). Conversely, that lost cropland acreage was replaced with residential (13% increase), commercial (7.5% increase), and mining/extraction (36% increase), amongst other uses. Most open space uses (forestland, pasture/brushland and water) have increased since 2010.

Figure VII-3- Wayne County Land Changes, 2010-2017



Unsurprisingly, despite the northern region of Wayne County accounting for nearly half of the County's land area, the percentage of residential areas as compared to acreage per region are 1/2 and 1/3 that of central and southern Wayne County, respectively. This, despite a 20% increase in residential land use in the northern region between 2010 and 2017.

This increase in residential was partly a result of cropland (16% reduction) being converted to alternate uses. This change was in line with that observed County wide, which saw a 17% decrease in cropland over the same time. A significant portion of this lost cropland in the northern region was converted to forest cover (2,440 acres added), adding to the exceedingly rural nature of the County.

The central region of the County saw a similar decrease in cropland, losing nearly 3,700 acres (17% decrease) to other land uses with an overall increase in residential, commercial, utilities, and recreation. The central region is often considered the hub of the County with Honesdale Borough being at the intersection of Route 6 (east and west) and Route 191 (north and south). This nexus of transportation has spurred the area to see

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an increase in commercial opportunities, slowly but steadily between 2010 and 2017, despite the decline in population across the County. Across all three regions, there was an overall increase of 317 acres of commercial land, split nearly evenly (116, 98, and 103 acres).

As a result of increased commercial, residential, and other institutions, the utility network was required to expand the current facilities to serve the needs of these specific sections of growth within the central and southern regions of the County. While not accounting for a large percentage of acreage across the County (<1%), this change should not go unnoticed as we look towards future commercial and residential development in these regions specifically. Southern Wayne County, unlike the other regions, saw a reduction in forest land (reduction of 335 acres) while following the trend of reduction in cropland across the County (-21%). Utility expansion, beyond the existing corridors, should be expected as the County aims to promote and support the development of broadband service in the more remote areas.

While residential acreage only accounts for 7% of the acreage within the County, the increase of nearly 4,000 acres in residential land is significant. At the time of this study, updated Census data for 2022 was not available, but it is believed that due to the influx of residents from the COVID pandemic, residential acreage increase will see 2020-2022 as an outlier to the anticipated growth pattern across this timeframe.

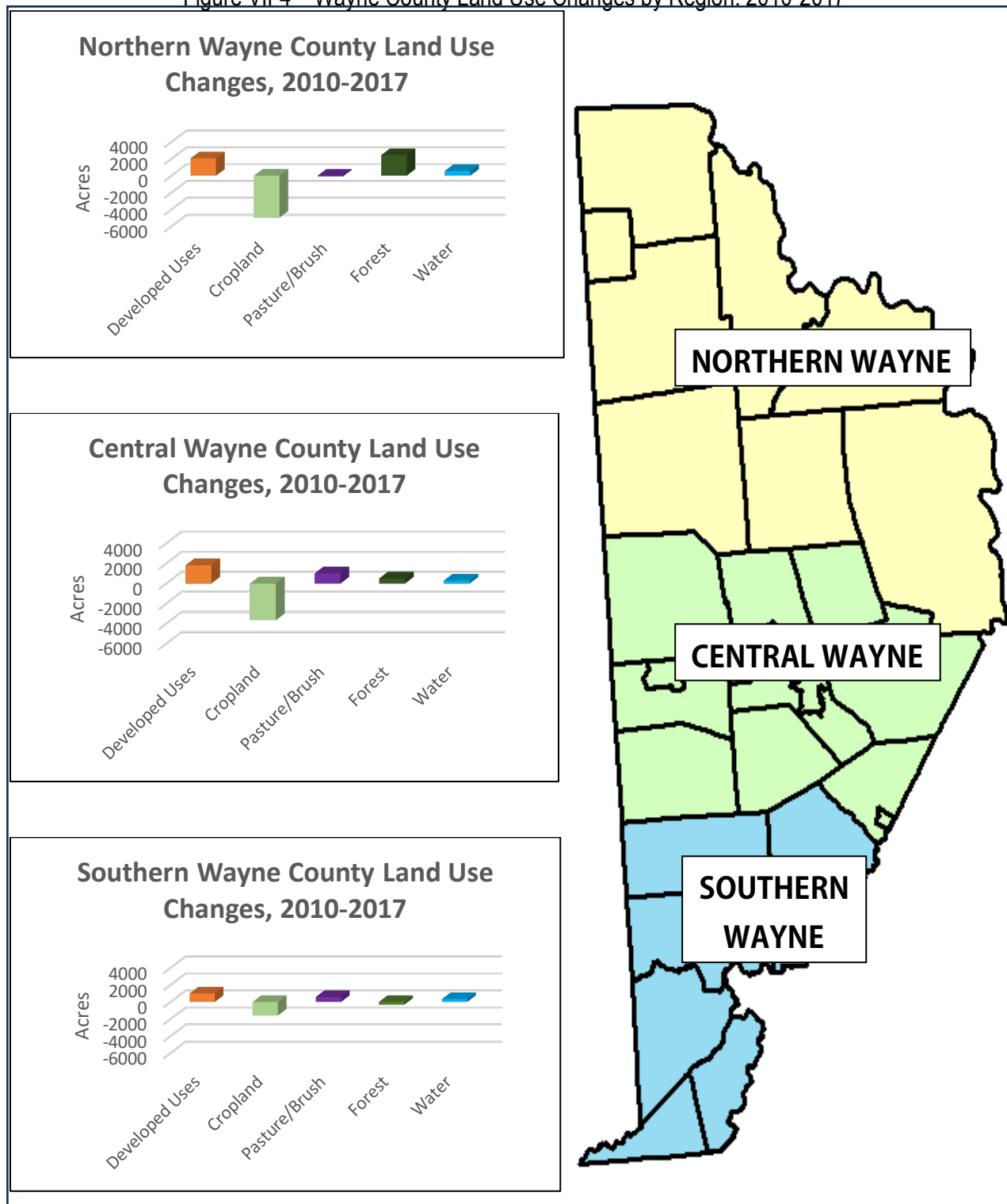
As anticipated in the previous version of the Comprehensive Plan, Wayne County can be expected to remain largely rural and possibly more heavily forested in the coming years as these changes in land use progress. Residential and commercial development, when seen, only account for a small portion of land use change and would be expected along predictable corridors and locations across the County.



White Mills Park & Boat Launch – Recreation is becoming a higher priority within the County.

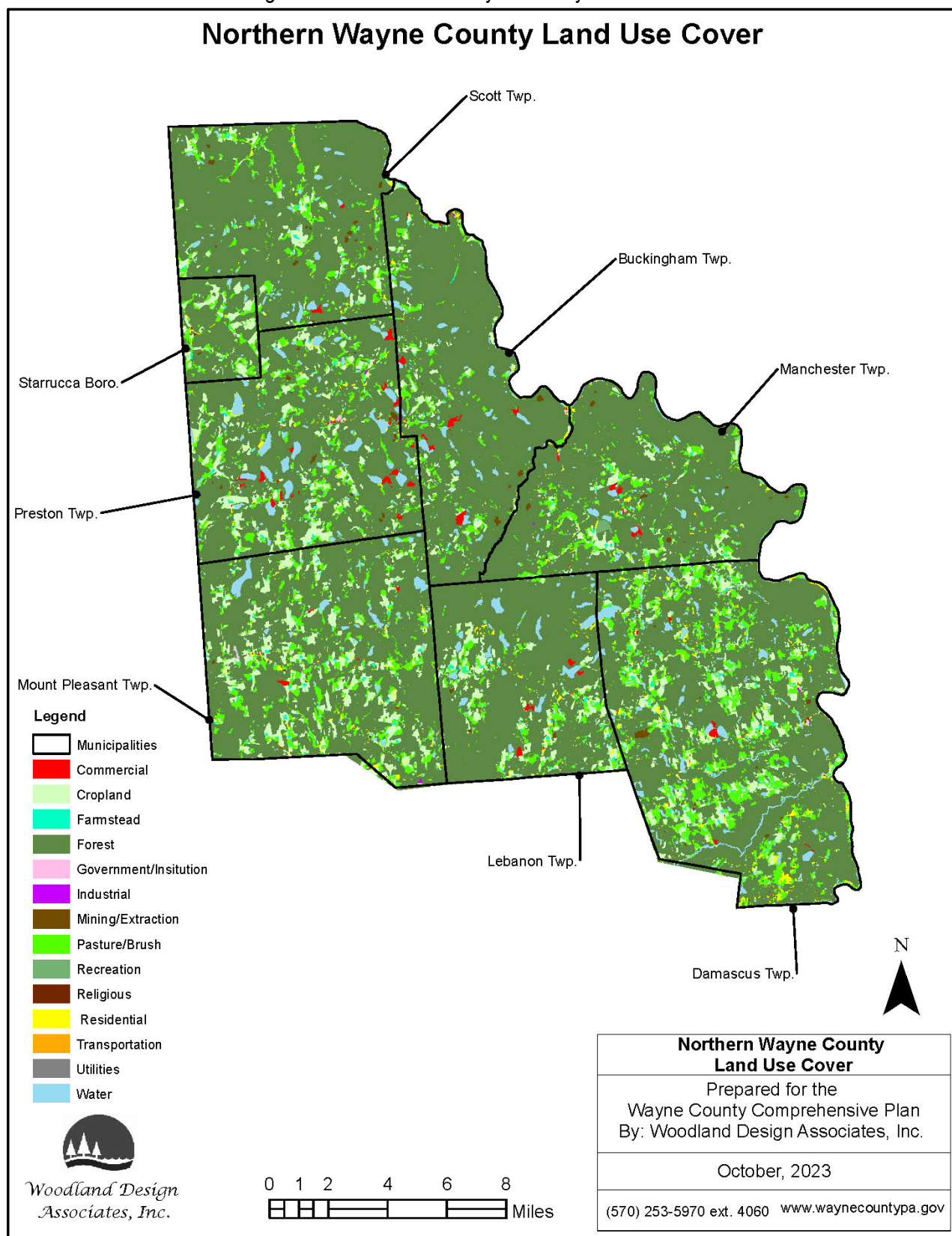
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Figure VII-4 – Wayne County Land Use Changes by Region, 2010-2017



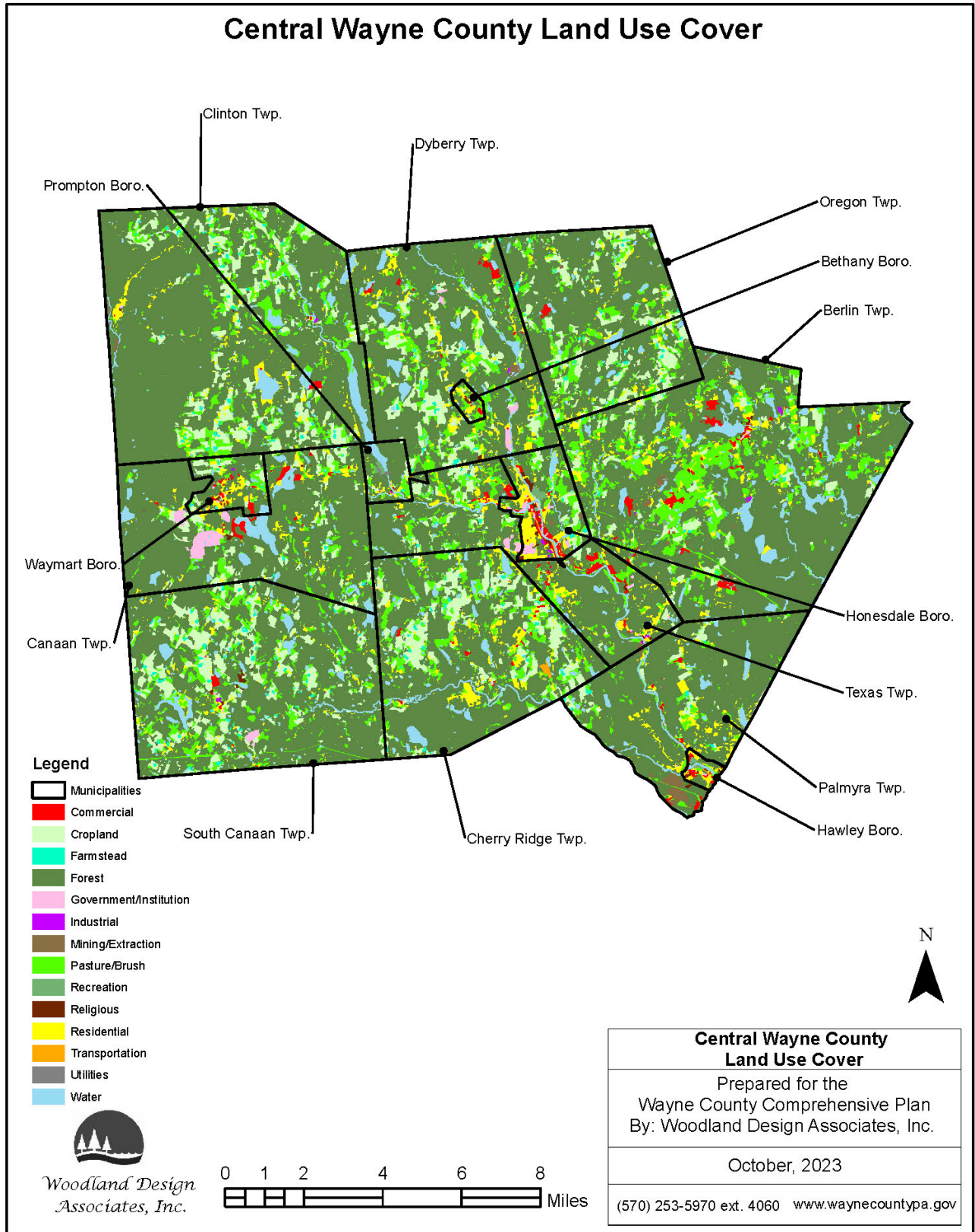
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Figure VII-5 – Northern Wayne County Land Use 2017



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Figure VII-6 – Central Wayne County Land Use 2017



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Figure VII-7 – Southern Wayne County Land Use 2017

