

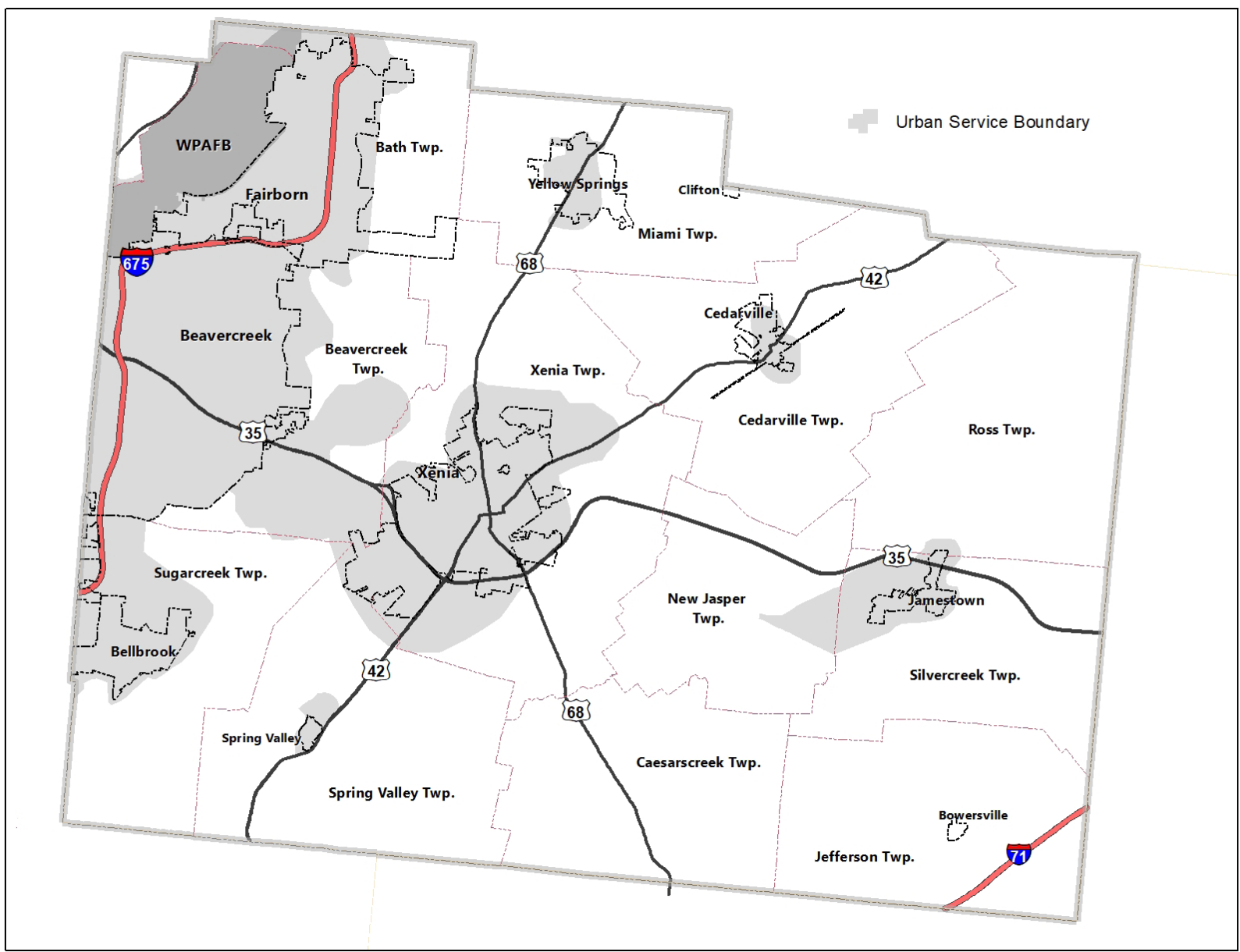
Perspectives 2040 - Greene County Future Land Use Plan Update

Existing Conditions: Land Development and Agriculture

One of the most important parts of the land use plan is the land itself. Below are some of findings from our research related to land development and agriculture.

Land Development

People and jobs drive land use change and finding the best locations for development is the primary purpose of the future land use plan. In Greene County an Urban Service Area is used to help inform many land development decisions. The Urban Service Area, shown on the map in gray, includes parts of the county where services such as water and sewers are provided.



Greene County Urban Service Area



Land is Being Developed at a Lower Rate Than Population and Employment Growth.

Since 2007, acres of **residential development** have only increased by **1.8%**, while the population grew by **7.7%**. Acres of **industrial and commercial development** increased by **3.5%**, while employment increased by **17.3%**.



Large Lot Residential Development Outside of the Urban Service Area Remains a Concern.

There are nearly **33mi²** of large lot residential development **outside** of the urban service area. While the number of new large lot developments is **trending downward**, the **average lot size** has **increased** since 2000.



Land is Still Available Within the Urban Service Area.

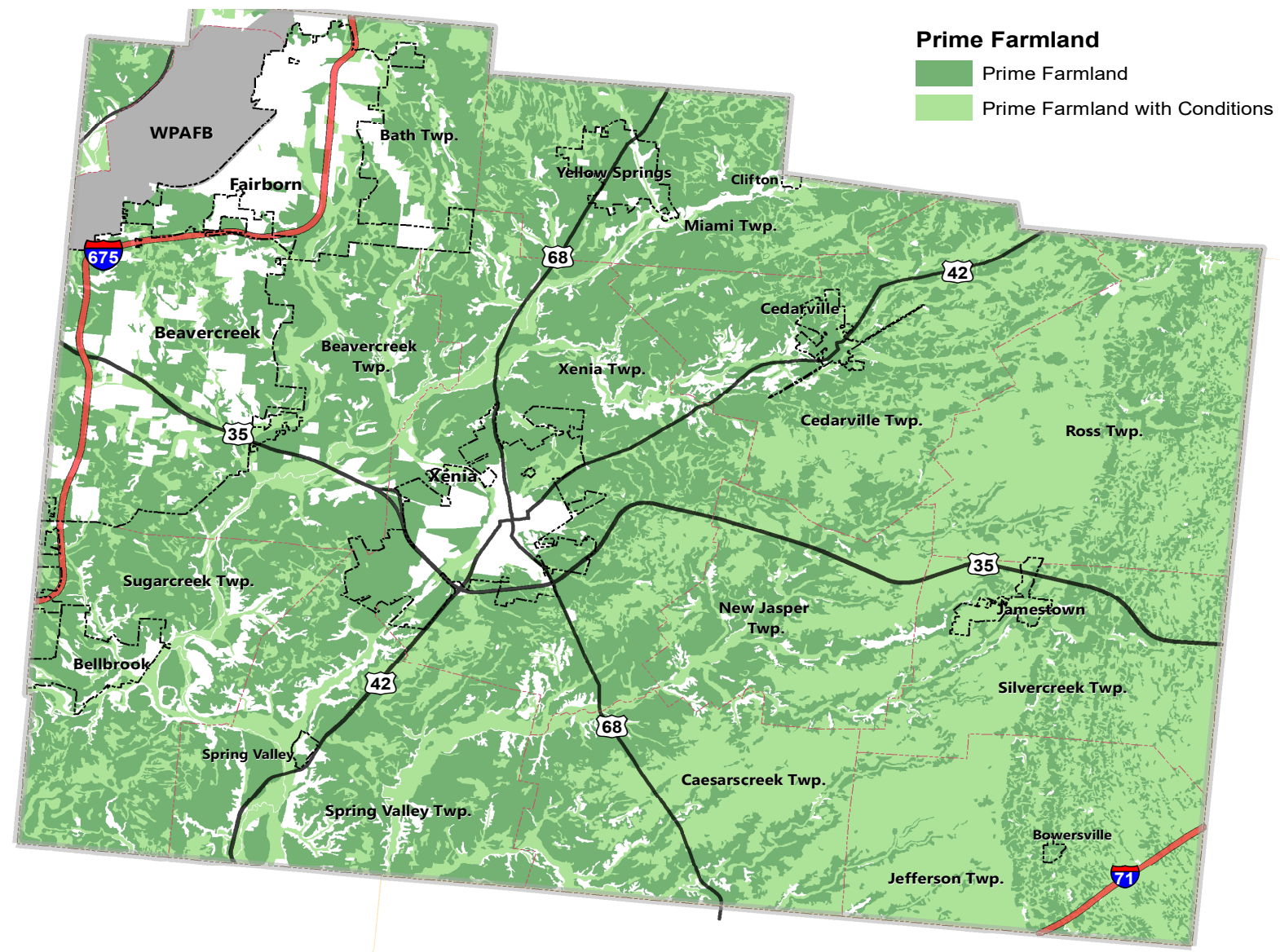
Within the Urban Service Area there is **~15mi²** of non-development restricted, vacant land.

Sources: Greene County Auditor; 2014-2018 American Community Survey 5-Year Estimates; 2007 American Community Survey 3-Year Estimates; MVRPC Forecasts

Land developing at a lower rate than population and employment growth suggests that infill development and denser development within the Urban Service Area is occurring. This kind of development supports growth while still preserving farmland and protecting natural resources. However, there continues to be development outside of the Urban Service Area.

Agriculture

Greene County has a rich agricultural heritage and a large portion of the county's land is tied to farming. Perspectives 2040 will focus on farmland preservation and it is important to understand how agriculture has changed in the county since the last plan was adopted.



Prime Farmland



The Number of Farms in Greene County has Increased Since 1997.

In 1997 there were **764** farms in Greene County. By 2017 there were **817** – an increase of **7%**.



Despite Increases in the Number of Farms, the Average Farm Size has Decreased Since 1997.

In 1997 the average farm size was **233 acres**. In 2017 the average farm size **205 acres**.



The Number of Acres in Farms has Decreased.

In 1997, there were **178,300 acres in farms**. By 2017 this declined to **167,700 acres**. In 1997 the acres in farms represented **67%** of the county, which dropped to **63%** in 2017.

Source: USDA Census of Agriculture

These agricultural insights will be important to informing strategies for farmland preservation in Greene County.

