

**WYOMING COUNTY  
OFFICE OF COMMUNITY PLANNING  
2018 ANNUAL REPORT**



*(Photograph by Janie Packer Stabinsky)*

**PLANNING COMMISSION MEMBERS**

**Randy Ehrenzeller, Chairman      Ed Coleman, Vice-Chairman**  
**Sandra Boyle, Secretary**  
**Dale Brown, Member      Jim Davis, Member      Mike Irish, Member**  
**Roger Hadsall, Member      Stacy Huber, Member**  
**Matthew J. Austin, Member**



# WYOMING COUNTY OFFICE OF COMMUNITY PLANNING

2018 ANNUAL REPORT

## INTRODUCTION

The Wyoming County Office of Community Planning submits an annual report to the Wyoming County Board of Commissioners to report the activities of the office throughout the past year. This requirement is outlined in the Pennsylvania Municipalities Planning Code (MPC) under Article II: Planning Agencies Conduct of Business. This report is required to be submitted by March 1<sup>st</sup> of each year of its activities.

The Wyoming County Planning Commission was created by the Wyoming County Commissioners and held its first organization meeting on June 19, 1965. The Planning Commission consists of nine members, the appointment and terms of which are provided for by the County Commissioners under authority of the Municipalities Planning Code (MPC) Act 247, as amended.

The Commission has adopted its own by-laws that govern operations. The Wyoming County Office of Community Planning assists the Planning Commission in its duties as the duly created planning agency.

The Commission met at 6:30 p.m. on the third Wednesday of each month (*except for March meeting cancelled due to a blizzard, August which was cancelled due to flooding, and November meeting, which was rescheduled to be held on Thursday November 15, but was cancelled to a blizzard*) at the Wyoming County Emergency Operations Center, 3880 SR6 East, Tunkhannock, Pennsylvania.

The Planning Office saw an increase in applications during the bulk of 2018, with an upward trend at the end of the year. The planning office received 36 applications between September and December.

The Planning Office remains busy throughout 2018 assisting in community and municipal projects throughout the county.

## SUBDIVISION AND LAND DEVELOPMENT REVIEW

The Planning Office received and reviewed a total of 60 subdivision and land development proposals during 2018. There were a total of 17 local municipal reviews completed for the municipalities that enforce their own Subdivision and Land Development Ordinance. This is an increase in activity from the previous years.

Municipality	Number of Subdivisions/Land Developments
Braintrim Township	0
Clinton Township*	3
Eaton Township	2
Exeter Township	2
Factoryville Borough*	0
Falls Township*	2
Forkston Township	3
Laceyville Borough	0
Lemon Township	6
Mehoopany Township	0
Meshoppen Borough	1
Meshoppen Township	4
Monroe Township	8
Nicholson Borough	0
Nicholson Township	5
North Branch Township	0
Northmoreland Township	4
Noxen Township	0
Overfield Township*	5
Tunkhannock Borough	1
Tunkhannock Township	6
Washington Township*	7
Windham Township	1
<b>TOTAL</b>	<b>60</b>

Photograph by Janie Packer Stabinsky



\*Review of Subdivision/Land Development for the Municipality with their own Subdivision and Land Development Ordinances.

## LOCAL BUILDING PERMITS AND C.O.G. ISSUED BUILDING PERMITS

The office of Community Planning has been working with Bureau Veritas and Building Inspection Underwriters, Inc., in collecting more up-to-date information on this topic. The findings are listed below:

2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
487	511	395	510	458	322	283	199	207	191

*Trend from the last 10 years.*

## PLANNING COMMISSION ACTIVITY

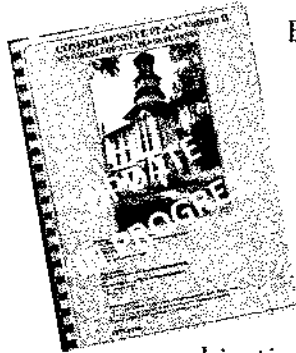
The Planning Commission met every month during 2018, except for March, August and November. There were a total of nine (9) Planning Commission meetings in 2018. The Commission members accumulated a total of 7.187 hours at the Planning Commission meetings. The average meeting length was 48 minutes. The longest meeting occurred in December lasting 1 hour and 48 minutes, and the shortest meeting was hosted in July lasting 5 minutes.

### 2018 Planning Commission Attendance

NAME	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
Randy Ehrenzeller	A	A	N/A	X	X	A	A	N/A	X	X	N/A	X
Ed Coleman	X	X	N/A	A	X	X	X	N/A	A	X	N/A	A
Sandra Boyle	X	X	N/A	X	X	X	X	N/A	X	X	N/A	X
Dale Brown	X	X	N/A	X	X	X	X	N/A	X	X	N/A	X
Jim Davis	X	X	N/A	A	X	X	A	N/A	X	X	N/A	A
Mike Irish	A	A	N/A	A	A	A	A	N/A	A	A	N/A	A
Roger Hadsall	X	X	N/A	X	X	X	X	N/A	X	X	N/A	X
Stacy Huber	N/A	X	N/A	X	X	X	X	N/A	X	X	N/A	X
Matthew J. Austin	N/A	N/A	N/A	N/A	X	X	X	N/A	X	A	N/A	X
Tom Henry, Commissioner	A	X	N/A	A	A	A	A	N/A	A	A	N/A	A
Length of Meeting	0.367	0.5	0	1.13	0.48	0.92	0.08	0	0.9	1.03	0	1.78
Public Attendance	5	7	0	8	9	14	3	0	8	5	0	7
Sub/Land Dev Reviewed	1	2	0	3	3	2	1	0	3	3	0	8

Two new Planning Commission member were appointed in 2018 by the Wyoming County Commissioners. Stacy Huber and Matthew J. Austin are the newest appointed members filling the previous vacancies. There are no vacancies on the Planning Commission Board entering 2019.

## WYOMING COUNTY COMPREHENSIVE PLAN UPDATE



Beginning in June 2014, the Planning Office held the first of the committee meetings regarding the update to the Wyoming County Comprehensive Plan. A draft document was sent to DCED for review before June of 2017. The Planning Office continues to work on a supplemental action plan to the larger comprehensive plan update.

The Planning Commission is looking forward to the completion of this project and the ability to implement the specific goals and objectives of the updated plan. This update will help Wyoming County move forward in a positive way in relation to planning and development.

## UPDATED PLANNING DEPARTMENT RESOURCES

At the end of 2017, Tunkhannock Township made the decision to table the Zoning Ordinance and evaluate it again in 2018. In 2018, the zoning issue was again tabled by the Township Supervisors. The Community Planning Office will continue to work with Tunkhannock Township on such planning documents and other municipalities that may pursue to update and/or adopt ordinances moving through 2019.

The Community Planning Office continues to work together with all 23 local municipalities to routinely maintain their most current ordinances and/or plans when applicable. This includes Zoning, Subdivision and Land Development, Stormwater, Floodplain and Comprehensive Plans. These documents are available either online or where applicable through the local municipal offices.

## CHRONOLOGICAL REPORT

The Chronological Report was completed for every month in 2018. This report is designed to lay out the daily correspondence that is received by the Planning Office. This will continue to be on the agenda of the Planning Commission Board Meeting each month.

### 2018 MEETING CHRONOLOGY:

**January 2017-** Reorganization for the 2018 Officers

- ❖ **TIOGA STREE CAR WASH** – Tunkhannock Borough – Land Development submission acceptance.

**February 2018**

- ❖ **LAND DEVELOPMENT FOR DOLLAR GENERAL, LEMON, PA** – Lemon Township – Submission Acceptance
- ❖ **D & C FUEL STATION AND CONVENIENCE MARKET** – Tunkhannock Township – Submission Acceptance

**March 2018** – Cancelled - due to Blizzard

**April 2018**

- ❖ **TIOGA STREE CAR WASH** – Tunkhannock Borough – Time Extension Request (granted)
- ❖ **OXBOW CREEK ELECTRIC GENERATION FACILITY** – Nicholson Township - Land Development Revisions approved

**May 2018**

- ❖ **PROPOSED ALDI FOOD MARKET** – Eaton Township – Subdivision and Land Development Submission Acceptance
- ❖ **PRELIMINARY PLAN FOR DOLLAR GENERAL, LEMON, PA** – Lemon Township – Preliminary Approval
- ❖ **D&C FUEL STATION AND CONVENIENCE STORE** – Tunkhannock Township – Submission Acceptance

**June 2018**

- ❖ **UGI ENERGY SERVICES – SAN PEDRO COMPRESSOR STATION** – Northmoreland Township – Land Development Submission Acceptance
- ❖ **TIOGA STREET CAR WASH** – Tunkhannock Borough – Land Development – Preliminary Approval with Conditions

**July 2018**

- ❖ **FIREWORKS BY DONNORA LAND DEVELOPMENT** – Forkston Township – Submission Acceptance

**August 2018 - Cancelled - due to flooding**

**September 2018**

- ❖ **UGI ENERGY INC – SAN PEDRO COMPRESSOR STATION** – Northmoreland Township – Preliminary Approval with Conditions.
- ❖ **PROPOSED ALDI FOOD MARKET** – Eaton Township – Preliminary Approval with Conditions
- ❖ **STORAGE WAREHOUSE FOR TAYLOR RENTALS** – Tunkhannock Township – Submission Acceptance

**October 2018 –**

- ❖ **Eaton Hills Town House Lots #90-98** – Eaton Township – Final Approval for Lots #96, 97 & 98 only – with construction guaranty
- ❖ **SKYLINE ESTATES** – Nicholson Township – Complaint letter from resident that improvements have not been done.

**November 2018 - due to blizzard**

**December 2018**

- ❖ **SKYLINE ESTATES LOTS #45, 46, 47** – Nicholson Township – Status Update
- ❖ **EIO RURAL RECYCLING & TRANSFER STATION** – Monroe Township- #18-44 – Sketch Plan presentation.
- ❖ **BKV OPERATION LLC – PLUSHANSKI WELL PAD COMPRESSOR STATION** – Lemon Township --#18-45 – Land Development- Submission Acceptance
- ❖ **SILVER SPRINGS RANCH EVENT CENTER** – Monroe Township - #18-46 – Land Development- Submission Acceptance
- ❖ **DOLLAR GENERAL - MESHOPPEN BOROUGH** - #18-47 – Waiver requests prior to making a formal application (Sketch Plan Presented)
- ❖ **D & C FUEL SALES , INC., CONVENIENCE STORE AND FUEL STATION PROJECT** – Tunkhannock Township - #18-55 – Submission Acceptance
- ❖ **STORAGE WAREHOUSE FOR TAYLOR RENTAL** – Tunkhannock Township - #18-31 – Preliminary Approval
- ❖ **UGI ENERGY SERVICES – SAN PEDRO COMPRESSOR STATION – PHASE II OFFICE/WAREHOUSE BUILDING** – #18-58 - Northmoreland Township – Submission Acceptance (put on hold at request of applicant)

## **SPREADSHEET TO TRACK PROCESS OF SUBDIVISIONS & LAND DEVELOPMENTS**

The Planning Office has continued tracking the process of subdivisions and land developments with a spreadsheet. Each file is added to the spreadsheet when the application is filed and all documentation is accounted for until the map is recorded. This has been an incredible asset to the Planning Office in order to ensure that each application is processed in accordance with the Wyoming County Subdivision and Land Development Ordinance. *[See Page 10 through 14].*

## **GEOGRAPHIC INFORMATION SYSTEMS (GIS)**

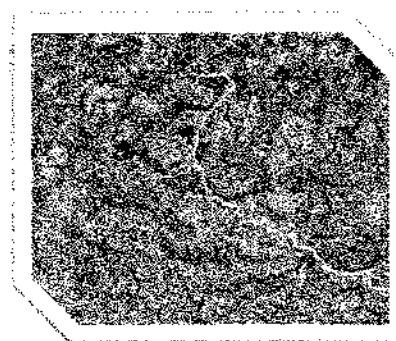
The GIS software that is utilized by the Planning Office has been instrumental in developing maps of various locations and features in Wyoming County. In 2016, new aerial photos became available to use in creating maps and analyzing land use throughout the county

Moving into 2019, the Planning Department and GIS Department will continue to partner mapping additional features countywide.

The Planning Office & the GIS Department continue to work with local municipalities on their mapping needs. This includes hosting in-house informational and demonstrations of the programs capability to suit their needs.

For example, our GIS database has helped with tax parcel information, floodplain questions, and a visual of the natural gas development.

The Planning Office also has access to the Pictometry Connect Explorer mapping program. It can be utilized when on-site and in conversation.



## **LOCAL PLANNING & PLANNING ASSISTANCE**

The Planning Office continued to regularly communicate with local municipalities on subdivision and land development applications that were filed. This included the communication of comments on individual applications and closure to the process by providing the municipality with a copy of the County Planner's Evaluation.

In 2017, the Planning Office, along with the Wyoming County Commissioners, released Fifty Thousand (\$50,000.00) dollars to support a new round of Marcellus Legacy Fund Mini

Grants. Applications were accepted through March 2, 2018, and awards distributed shortly thereafter.

The Office of Community Planning continued its support in assisting local projects and facilitating partnerships to continue progress. In 2018, the Planning Office wrote numerous letters of support for local organizations and municipalities voicing support for local projects.

The Planning Director continued to maintain her license as a registered landscape architect through the Commonwealth of Pennsylvania. She attended the American Society of Landscape Architects National Conference in Philadelphia in 2018. The Director will continue to attend educational forums and programs to keep up to date on the most recent practices and trends.

The Planning Director is working towards becoming a certified planner through the American Planning Association's professional institute – the American Institute of Certified Planners (AICP).

## **TRAINING OPPORTUNITIES**

The Planning Director attended the following educational training courses and conferences during 2018:

American Society of Landscape Architects  
National Convention  
Philadelphia, PA  
October 2018



Photograph by Janie Packer Stabinsky

## 2019 PLANNING OFFICE GOALS

The Planning Office has outlined a number of goals to work towards achieving by the end of 2019:

- ❖ Continue mapping features of Wyoming County and adding information to the GIS database.
- ❖ Adoption of the update to the Wyoming County Comprehensive Plan.
- ❖ Continue Wyoming County Greenways, Trails and Open Space Plan.
- ❖ Continue work on extending the Iroquois Trail.
- ❖ Continue to support planning effort of the Endless Mountains Trail.
- ❖ Continue to partner in advancing the UGI Get Gas Program.
- ❖ Establish other Wyoming County towns as River Towns.
- ❖ Reactivate the Wyoming County Parks and Trails Association.

## PROFESSIONAL ORGANIZATIONS

The Planning Office is currently affiliated with the following professional organizations and committees:

- ❖ Northern Tier Regional Planning and Development Commission **(NTRPDC)**
  - Transportation Committee (Local Bridge Sub-committee)
  - Economic Development Committee
- ❖ County Planning Directors Association of PA **(CPDAP)**
- ❖ Endless Mountains Heritage Region **(EMHR)**
  - Board Member
- ❖ Pennsylvania Route 6 Alliance **(Do 6)**
  - Infrastructure Committee
- ❖ American Society of Landscape Architects **(ASLA)**
- ❖ American Planning Association **(APA)**
  - Pennsylvania Chapter of APA
  - Northeast Section of APA-PA
  - Shale Energy Committee
- ❖ Northeast Pennsylvania Trail Forum

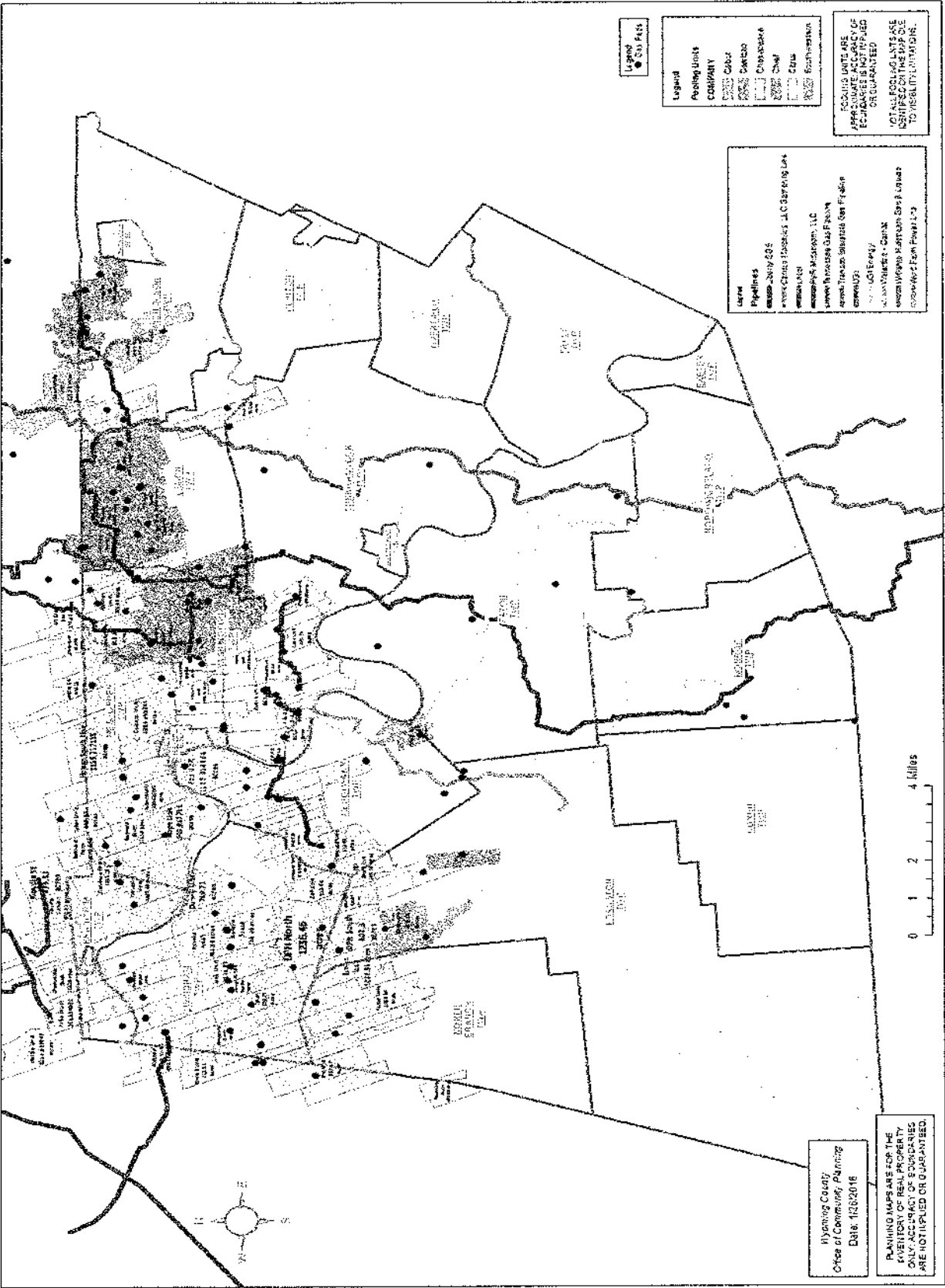
File	Type	Name	Municipality
18-01	LAND DEVELOPMENT	TIOGA STREET CARWASH	TUNKHANNOCK BOROUGH
18-02	ADD ON - LOT IMPROVEMENT	MINOR SUBDIVISION OF LANDS OF KAREN F. DEAN	FALLS TOWNSHIP
18-03	ADD ON - LOT IMPROVEMENT - MINOR	LANDS OF MARGARET A. KRESGE	OVERFIELD TOWNSHIP
18-04	MINOR SUBDIVISION	LANDS OF JOHN S. LABAR, JR., & SUSAN LABAR	OVERFIELD TOWNSHIP
18-05	Land Development	UGI ENERGY SERVICES - MANNING POLE BARN	WASHINGTON TOWNSHIP
18-06	MINOR SUBDIVISION	MINOR SUBDIVISION PLAN ON LANDS OF EILEEN AND ROBERT SPENCER	LEMON TOWNSHIP
18-07	Land Development	FINAL LAND DEVELOPMENT PLAN FOR DOLLAR GENERAL - LEMON, PA NOW KNOWN AS: PRELIMINARY LAND DEVELOPMENT PLAN FOR DOLLAR GENERAL - LEMON, PA	LEMON TOWNSHIP
18-08	MINOR SUBDIVISION	MINOR SUBDIVISION FOR THE TRAVERS DAIRY FARM	MONROE TOWNSHIP
18-09	SKETCH PLAN	D & C FUEL STATION AND CONVENIENCE MARKET	TUNKHANNOCK TOWNSHIP
18-10	MINOR SUBDIVISION	STEVE & ROBIN KAMINSTEIN SUBDIVISION	MONROE TOWNSHIP
18-11	LOT IMPROVEMENT	VICTORIA J. AND SHEILA A. KOCHMER LOT IMPROVEMENT SUBDIVISION	CLINTON TOWNSHIP
18-12	MINOR SUBDIVISION	CECIL FAMILY LLC AND LAKE CAREY INVESTMENTS LLC LOT IMPROVEMENT SUBDIVISION	LEMON TOWNSHIP
18-13	MINOR SUBDIVISION	ANNEXATION OF LOTS OF BROWN	TUNKHANNOCK TOWNSHIP
18-14	SUBDIVISION AND LAND DEVELOPEMENT	PROPOSED ALDI FOOD MARKET	EATON TOWNSHIP
18-15	LOT IMPROVEMENT	LOT ADDITION FOR CHARLES AND DIANE WRIGHT	MONROE TOWNSHIP

18-16	LAND DEVELOPMENT	SHALATA LAND DEVELOPMENT (owner and developer is William Ruark	WASHINGTON TOWNSHIP
18-17	LAND DEVELOPMENT	D & C FUEL STATION & CONVENIENCE STORE (not completed - resubmitted as #18-55)	TUNKHANNOCK TOWNSHIP
18-18	LAND DEVELOPMENT	ENDLESS MOUNTAINS CHRISTIAN ACADEMY	WASHINGTON TOWNSHIP
18-19	MINOR SUBDIVISION	MINOR SUBDIVISION FOR FARR	WINDHAM TOWNSHIP
18-20	LAND DEVELOPMENT	UGI ENERGY SERVICES - SAN PEDRO COMPRESSOR STATION	NORTHMORELAND TOWNSHIP
18-21	MINOR SUBDIVISION	GORDON HOLLAND SR/HENRY COBB ESTATE (FAUQUIER ADD-ON)	NICHOLSON TOWNSHIP
18-22	MINOR SUBDIVISION	2018 WOODS MINOR SUBDIVISION FOR DEREK LAWRENCE	NICHOLSON TOWNSHIP
18-23	MINOR SUBDIVISION	PREVOST SUBDIVISION	MESHOPPEN TOWNSHIP
18-24	LAND DEVELOPMENT	FIREWORKS BY DONNORA LAND DEVELOPMENT	FORKSTON TOWNSHIP
18-25	MINOR SUBDIVISION	MINOR SUBDIVISION FOR ROSSI PROPERTIES, LLC	NICHOLSON TOWNSHIP
18-26	MINOR SUBDIVISION	MINOR SUBDIVISION FOR JAMES J. & SHIRLEY M. BRODY	FORKSTON TOWNSHIP
18-27	MINOR SUBDIVISION	VICTOR J. & SHEILA A. KOCHMER 2018-2 SUBDIVISION	CLINTON TOWNSHIP
18-28	MINOR SUBDIVISION AND ADD-ON LOT PER PARTITION ORDER	MINOR SUBDIVISION AND LOT ADDITION FOR THE LAND OF THOMAS A. BROWN & SANDRA C. BROWN, H/W AND PATRICIAL R. BROWN AND DARYL BROWN, H/H	LEMON TOWNSHIP
18-29	MINOR SUBDIVISION	ROBINSON SUBDIVISION	MESHOPPEN TOWNSHIP
18-30	MINOR SUBDIVISION - LOT ADD-ON	LOT ADDITION SUBDIVISION FOR HARRY & MARIAN ZACHARIAS	MONROE TOWNSHIP

18-31	LAND DEVELOPMENT	STORAGE WAREHOUSE FOR TAYLOR RENTAL	TUNKHANNOCK TOWNSHIP
18-32	MINOR SUBDIVISION	JOAN SICKLER MINOR SUBDIVISION	NICHOLSON TOWNSHIP
18-33	LAND DEVELOPMENT	UGI ENERGY SERVICES - LNG TRUCK PARKING AREA (REVISED SEE #18-37)	WASHINGTON TOWNSHIP
18-34	MINOR SUBDIVISION	DANIEL & CARMEL WILLIAMS 2018 SUBDIVISION	FALLS TOWNSHIP
18-35	MINOR SUBDIVISION	LOT ADDITION FOR JOHN & BEVERLY WEISS	MONROE TOWNSHIP
18-36	MINOR SUBDIVISION	LOT ADDITION SUBDIVISION FOR HARRY & MARIAN ZACHARIAS	MONROE TOWNSHIP
18-37	MINOR SUBDIVISION	UGI ENERGY SERVICES LLC - MANNING LNG TRUCK PARKING LOT (LOT CONSOLIDATION PREVIOUSLY APPROVED BUT NOT RECORDED (SEE #18-33))	WASHINGTON TOWNSHIP
18-38	LAND DEVELOPMENT	PROCTER & GAMBLE DROP LOT WELCOME CENTER	WASHINGTON TOWNSHIP
18-39	MINOR LAND DEVELOPMENT	JOHN CHAMBERLAIN MINOR SUBDIVISION 2018 (GEARY)	EXETER TOWNSHIP
18-40	MINOR SUBDIVISION	MINOR SUBDIVISION PLAN FOR LANDS OF KEVIN FINLEY (GERALD F. HAWK, JR.)	OVERFIELD TOWNSHIP
18-41	ADD-ON LOT IMPROVEMENT MINOR	LOT ADDITION SUBDIVISION FOR ALICE WEAVER	NORTHMORELAND TOWNSHIP
18-42	ADD-ON LOT IMPROVEMENT MINOR	LOT ADDITION SUBDIVISION FOR ROBERT E. KERN, JR.	OVERFIELD TOWNSHIP
18-43	MINOR SUBDIVISION	MINOR SUBDIVISION FOR KENNETH MCMICKEN, ET UX	MESHOPPEN TOWNSHIP
18-44	SKETCH PLAN	EIO RURAL RECYCLING & AND TRANSFER STATION	MONROE TOWNSHIP
18-45	MINOR SUBDIVISION	BKV OPERATING LLC - PLUSHANSKI WELL PAD COMPRESSOR	LEMON TOWNSHIP
18-46	LAND DEVELOPMENT	SILVER SPRINGS RANCH EVEN CENTER	MONROE TOWNSHIP

18-47	SKETCH PLAN AND WAIVER REQUESTS	DOLLAR GENERAL - MESHOPPEN	MESHOPPEN BOROUGH
18-48	MINOR/ADD ON SUBDIVISION	ADDITION TO LANDS/SUBDIVISION PLAN FOR SHERWOOD (ROGER & WAYNE SHERWOOD)	MESHOPPEN TOWNSHIP
18-49	MINOR - LOT ADDITION	LOT ADDITION SUBDIVISION FOR KENNETH A. & CAROL L. CRANSON AND KEITH E. & ADAIR C. LARKIN (LOT ADDITION)	EXETER TOWNSHIP
18-50	MINOR-ADD ON LOT	MINOR SUBDIVISION FOR WILLIAM M. & SUSAN J. STEPHENS	EATON TOWNSHIP
18-51	MINOR SUBDIVISION	SEMON COMPONENT PLANNING MODULE (EVELYN VIAN)	CLINTON TOWNSHIP
18-52	MINOR SUBDIVISION	JAMES G. SICKLER, SR. & DOROTHY SICKLER - MOBILE HOME PARK LOT ADDITION	NORTHMORELAND TOWNSHIP
18-53	MINOR SUBDIVISION	MINOR SUBDIVISION FOR JOSEPH L. & BETTY L. LEFFREDO, HIS WIFE	NICHOLSON TOWNSHIP
18-54	ADD-ON MINOR SUBDIVISION	LESHER LOT IMPROVEMENT (MILLER/LESHER ADD ON)	WASHINGTON TOWNSHIP
18-55	LAND DEVELOPMENT	D & C FUEL SALES, INC., CONVENIENCE STORE AND FUEL STATION PROJECT (#18-17 incomplete and resubmitted as this Land Development)	Tunkhannock Township
18-56	ADD-ON MINOR SUBDIVISION	LOT ADDITION AND MINOR SUBDIVISION FOR KATHLEEN JURISTA PRICE AND THE TOWNSHIP OF LEMON	LEMON TOWNSHIP
18-57	LOT IMPROVEMENT	JOHN F. DAVENPORT AND B. CECILLE DAVENPORT LOT IMPROVEMENT SUBDIVISION (GLEN E. SHUPP)	TUNKHANNOCK TOWNSHIP
18-58	LAND DEVELOPMENT	UGI ENERGY SERVICES - SAND PEDRO COMPRESSOR STATION PHASE II - OFFICE/WAREHOUSE BUILDING	NORTHMORELAND TOWNSHIP
18-59	MINOR SUBDIVISION	VAN AUKEN SUBDIVISION	OVERFIELD TOWNSHIP

18-60	MINOR SUBDIVISION	TONY DONNORA MINOR SUBDIVISON	FORKSTON TOWNSHIP
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Legend  
 ● On File

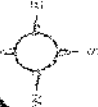
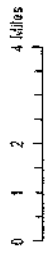
Utility Company	Color
Duke Energy	Blue
Charlotte-Mecklenburg Water Services	Green
Watauga County Water Services	Yellow
Lincoln County Water Services	Pink
Trans Mountain	Red

BOUNDARIES ARE FOR THE  
 IDENTIFICATION OF  
 UTILITY COMPANIES  
 AND ARE NOT TO BE  
 CONSIDERED AS A  
 GUARANTEE OF  
 ACCURACY OR  
 LIABILITY.

**Legend**  
 Pipelines  
 - Water  
 - Gas  
 - Sewer  
 - Electric  
 - Oil  
 - Other

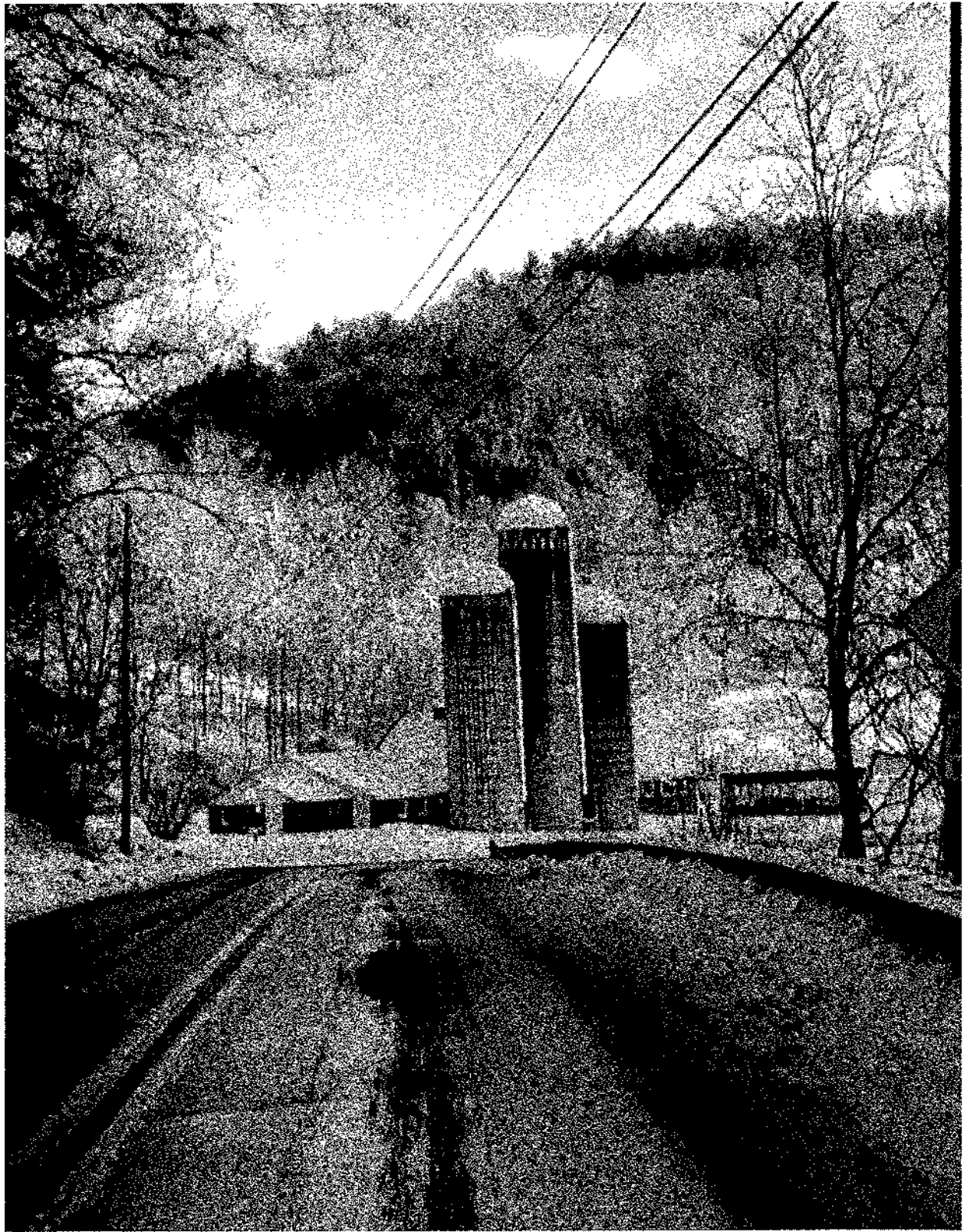
PLANNING MAPS ARE FOR THE  
 IDENTIFICATION OF REAL PROPERTY  
 ONLY. ACCURACY OF BOUNDARIES  
 ARE NOT IMPLIED OR GUARANTEED.

Wyoming County  
 Office of Community Planning  
 Date: 12/20/16









Photograph by Janie Packer Stabinsky