

## **Park/Recreation/Conservation Character Area**

(Lowndes County and the Cities of Dasher, Hahira, Lake Park, Remerton, and Valdosta)



### **Description**

Undeveloped, natural lands with significant natural features including floodplains, wetlands, watersheds, wildlife management areas and other environmentally sensitive areas not suitable for development of any kind.

### **Predominant Land Uses**

Parks and Recreation uses along with minimal neighborhood serving commercial uses and residential.

### **Permitted Zoning:**

Environmental Resource (E-R)  
Estate Residential (R-E)  
Single-family Residential (R-25, R-15, R-10, R-6)  
Multi-family Residential (R-M)

Residential Professional (R-P)  
Neighborhood Commercial (C-N)  
Estate-Agricultural (E-A)  
Conservation (CON)

### **Development Strategy**

The natural, rural character should be maintained by not allowing any new development and promoting use of conservation easements. Roadways in these areas should be widened only when absolutely necessary. Roadway alterations should be carefully designed to minimize the visual impact. These areas should be promoted for passive-use tourism and universally designed recreational destinations.

### **Quality Community Objectives:**

- Resource Management

### **Implementation Measures:**

- **Conservation Easements** - A mechanism for protection of natural resources or open space that involves donation of private property development rights in exchange for income tax, property or estate tax benefits.
- **Land Acquisition** - "Fee simple" purchase of land in order to permanently protect natural resources, open space or farmland.
- **Land Trust** - Non-profit land trusts, working with communities, can help save valued areas (generally environmental resources) through voluntary land conservation.
- **Purchase of Development Rights** - Purchase of private development rights, by a qualified conservation organization or government agency, to protect properties from development and preserve open space.