

Agriculture/Forestry/Conservation Character Area

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



Description

Lands in open or cultivated state or sparsely settled, including woodlands and farmlands. Also includes natural lands and environmentally sensitive areas not suitable for development, i.e. scenic views, steep slopes, wetlands, watersheds, wildlife management areas, and other environmentally sensitive areas.

Predominant Land Uses

Forestry, with some farmland as well as conservation areas, wetlands, and wildlife management

areas.

Permitted Zoning:

Conservation (CON)

Residential Agriculture (R-A)

Estate-Agricultural (E-A)

Crossroads-Commercial (C-C)

Development Strategy

The rural character should be maintained by strictly limiting new development and protecting farmland and open space by maintaining large lot sizes and promoting use of conservation easements. Residential subdivisions should be severely limited and any minor exceptions should be required to follow a rural cluster zoning or conservation subdivision design. New development should not utilize "franchise" or "corporate" architecture but instead should use compatible rural architectural styles. Roadways should be widened only when absolutely necessary. Roadway alterations should be carefully designed to minimize visual impact. These areas should be promoted for passive-use tourism and recreational destinations.

Quality Community Objectives:

- Resource Management
- Economic Prosperity
- Efficient Land Use

Implementation Measures:

- **Agricultural Land Use Regulations (DCA Model Code 4-1)** - Encouraging preservation of agricultural operations and reducing conflicts between agricultural and non-agricultural land uses.
- **Transferable Development Rights** - Enables landowners in an area planned to remain as open space to sell their property development rights for use in other "receiving" areas of the community where higher density development can be accommodated.
- **Agricultural Buffers (DCA Model Code 4-3)** - Requiring new non-agricultural development adjacent to designated agricultural land to provide an agricultural buffer to minimize future potential conflicts between them.
- **Agricultural Use Notice and Waiver (DCA Model Code 4-2)** - Requiring new non-agricultural land uses abutting or within 1000 feet of agricultural land uses to sign a waiver against future nuisance complaints about agricultural operations and their noise, odor or other effects.