

## PERMITTED ZONING DISTRICTS:

- ❖ County A-U (Agricultural Use)
- ❖ County R-R (Rural Residential)
- ❖ County R-C (Rural Commercial)
- ❖ City RA (Residential Agricultural)
- ❖ Moody Activity Zone (MAZ) Overlay Districts 1, 2, and 3

## QUALITY COMMUNITY OBJECTIVES:

- 1) Economic Prosperity
- 2) Resource Management
- 3) Sense of Place

## IMPLEMENTATION MEASURES:

- ❖ **Conservation Easements:** Encourage owners of critical properties (such as those in environmentally sensitive areas, included in the local greenspace plan, or designated for agricultural use in the comprehensive plan) to utilize conservation easements or sale of development rights to preserve their land from future development. Conservation easements allow private landowners to donate their property's development rights to a qualified conservation organization or government agency to exchange tax savings. The sale of development rights is an arrangement whereby private landowners sell their property's development rights to a qualified conservation organization or government agency. In both cases above, giving up the development rights will permanently protect property from development and ensures that it remains green space or farmland.

- ❖ Creating a Network of Greenways and Trails

**Landscaping and buffer requirements and guidelines:** Require planting areas to mask unattractive land use or provide a visual and sound barrier between incompatible adjacent uses, increase aesthetic values, and protect water and quality of rivers and streams, the Alapaha Water Trail and Blue Ways. Communities should consider adopting a tree protection ordinance in addition to landscaping and buffer regulations. Inappropriate landscaping can degrade the natural environment's quality by requiring excess water and pesticides or creating unnecessary conflicts with sewers, sidewalks, and vehicle access. It is crucial to promote environmentally sound landscaping, including the use of low-maintenance, drought-resistant, and native or non-invasive plants, and to ensure that the right tree is planted in the right place.

- ❖ **Water Resource Management:** Managing and protecting water supply and watersheds; providing safe drinking water and wastewater treatment services.