

## Comprehensive Plan Issues

**Character Area:**     Parks / Recreation / Conservation

*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. This area also includes land reserved for neighborhood, community and regional parks.

*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. In urban areas, the natural character should be maintained while permitting community use through parks and multi-use trails..

**Character Area:**     Linear Greenspace / Trails

*Description:* Areas of protected open space that follow natural and manmade linear features for recreation, transportation, and conservation purposes and link ecological, cultural and recreational amenities.

*Development Strategy:* Linear greenspaces and trails should be linked into a pleasant network of accessible greenways, set aside for pedestrian and bicycle connections between schools, churches, recreation areas, community centers, residential neighborhoods and commercial areas. These greenways will provide safe, efficient pedestrian linkages and give all users an opportunity to enjoy the natural environment. They may also serve as an alternative transportation network, accommodating commuting to work or shopping as well as recreational biking, skateboarding, walking, and jogging.

## Supplemental Regulations in the LDR Applicable to the Proposal

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## Development Review Comments

*The following comments are provided by the reviewing departments and are only intended to provide the developer with useful information for planning purposes. This list should not be considered all inclusive as additional items may appear during the plan review process.*

**Building Plan Review:** No comments.

**Engineering:** No comments or concerns with the deannexation.

**Fire:** No comments

**Landscape:** No comments

**Utilities:** No comments or concerns.

**Public Works:** No comments

### Attachments:

Deannexation application  
Consent Resolution from Lowndes County  
Zoning Location Map  
Future Development Map  
Aerial Map  
Boundary Survey