



Balancing Conserved Lands and Development:

A Resiliency Challenge

Moderator:

- Charles McMillan | Georgia Conservancy

Panelists:

- Allison Duncan | Atlanta Regional Commission
- Stacey Jordan | Henry County
- Ad Poppell | McIntosh County

A Growing Problem

Projections indicate Georgia will grow by 4 million people by 2030.

10+M → **14+M**
2018 2030

Uses:

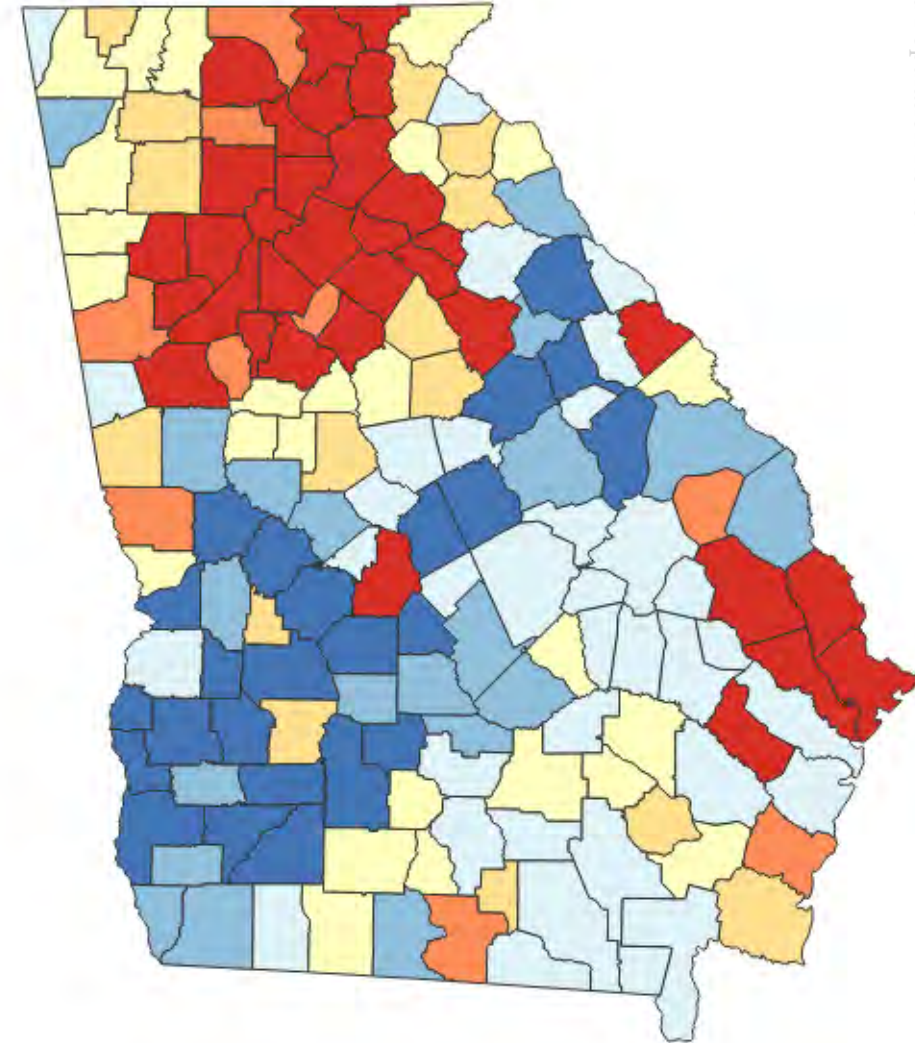
Jobs/employment
Housing
Utilities & infrastructure

Ecological services
Outdoor recreation

Big question:

How do we conserve land & ecological services but also allow for economic development, a robust tax base, and all of the above uses?

Georgia Population Growth Rate by County



Community Resilience (n.):

“The capacity of individuals, communities, institutions, businesses, and systems within a city to survive, adapt, and grow, no matter what kinds of chronic stresses and acute shocks they experience.”

~100 Resilient Cities

Uses:

Jobs/employment

Housing

Utilities & infrastructure

Ecological services

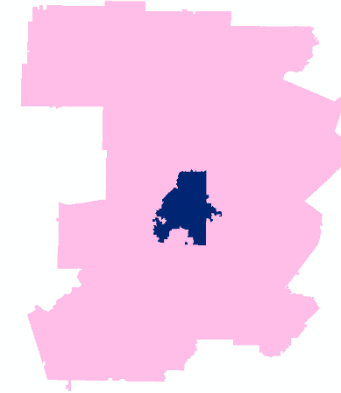
Outdoor recreation

Big question:

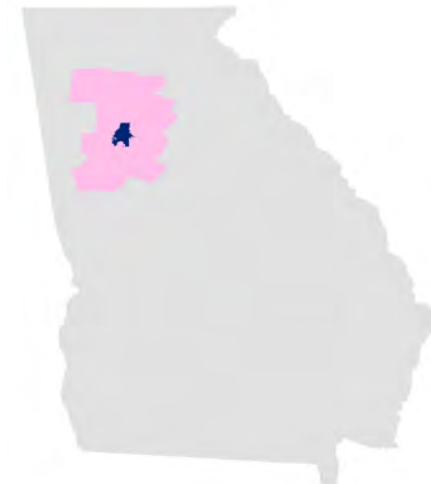
How do we conserve land & ecological services but also allow for economic development, a robust tax base, and all of the above uses?



municipally



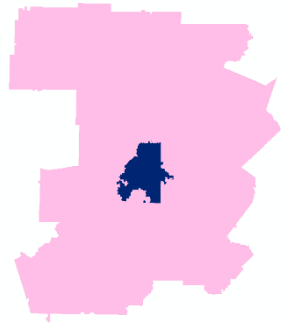
regionally



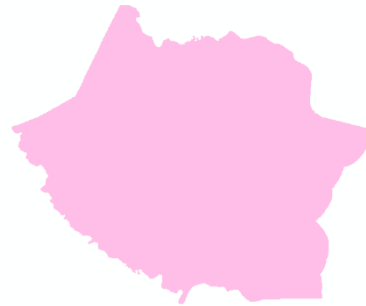
statewide

Our Panel

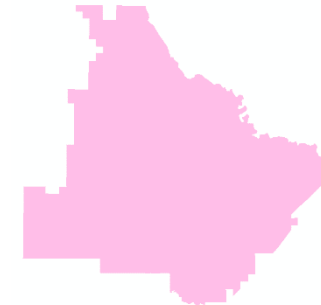
Allison Duncan



Ad Poppell



Stacey Jordan-Rudeseal



Our panelists will help us find balance by discussing their own experiences in finding a balance between conserved land and land zoned for development needs.

Conservation Easements 101

Land ownership rights:

Occupy
Lease
Sell
Develop
Construct
Farm & harvest
Restrict access
Bequest
Exercise the above rights

Easement ownership rights:

Occupy (restricted)
Lease
Sell
Restrict access
Bequest

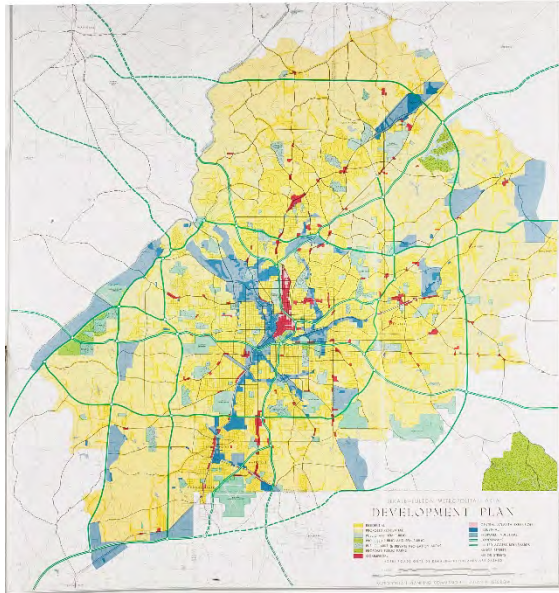
Personal motivations:

Restrict access
Bequest

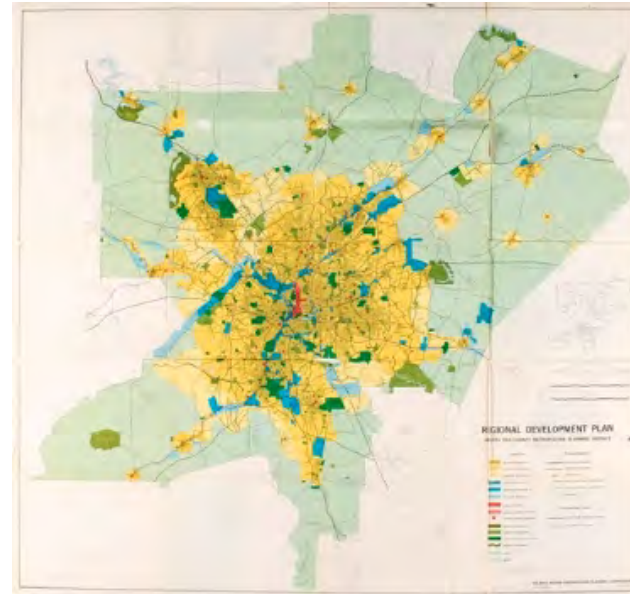
Our panelists will help us find balance by discussing their own experiences in finding a balance between conserved land and land zoned for development needs.

4,555,900

Regional Conservation Planning: A History



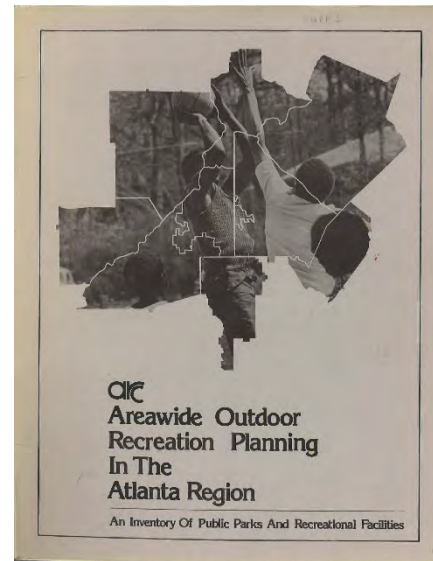
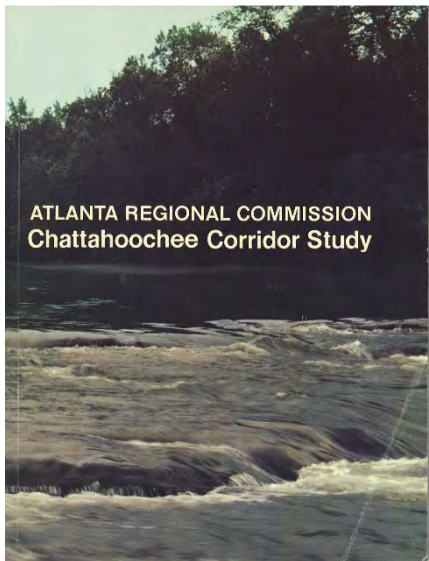
1954



1962



1963



1963

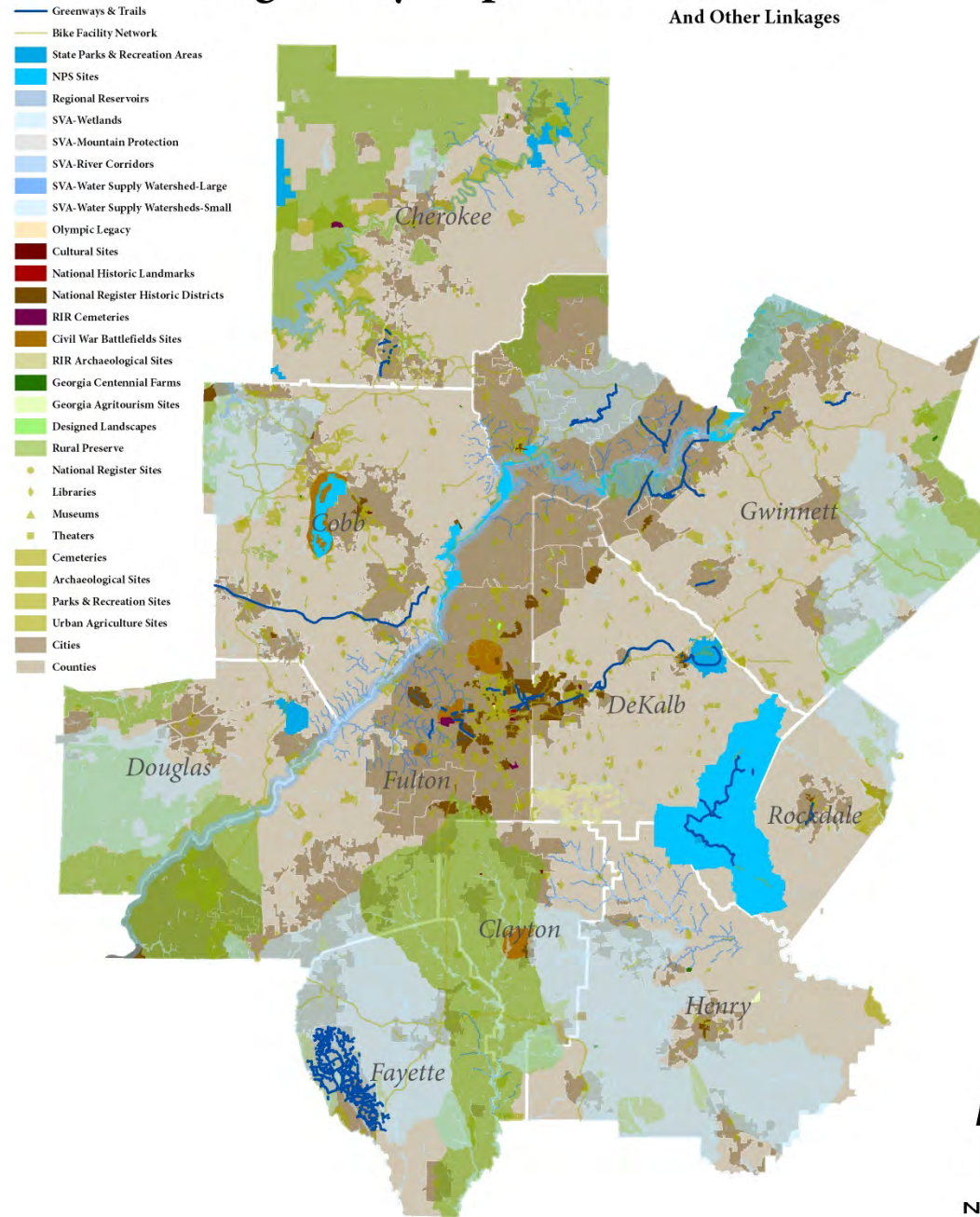
Regionally Important Resources

Categories:

- Conservation & recreation
- Historic & cultural
- Agricultural & scenic

Regionally Important Resources

And Other Linkages



**We are talking about
conservation again.**



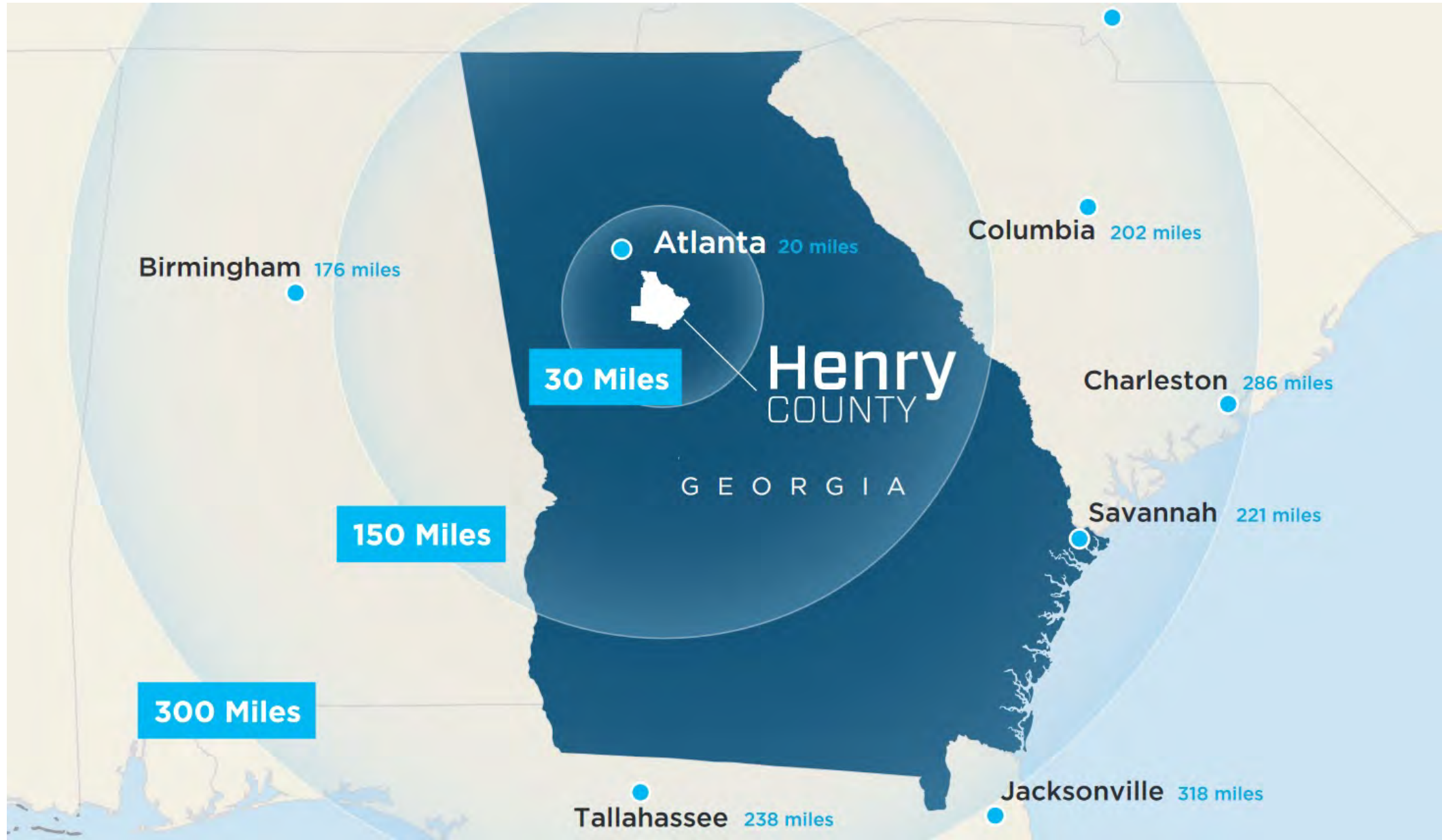
**But we may not be
undertaking
conservation for the
sake of conservation.**



**Conservation comes
with trade-offs.**

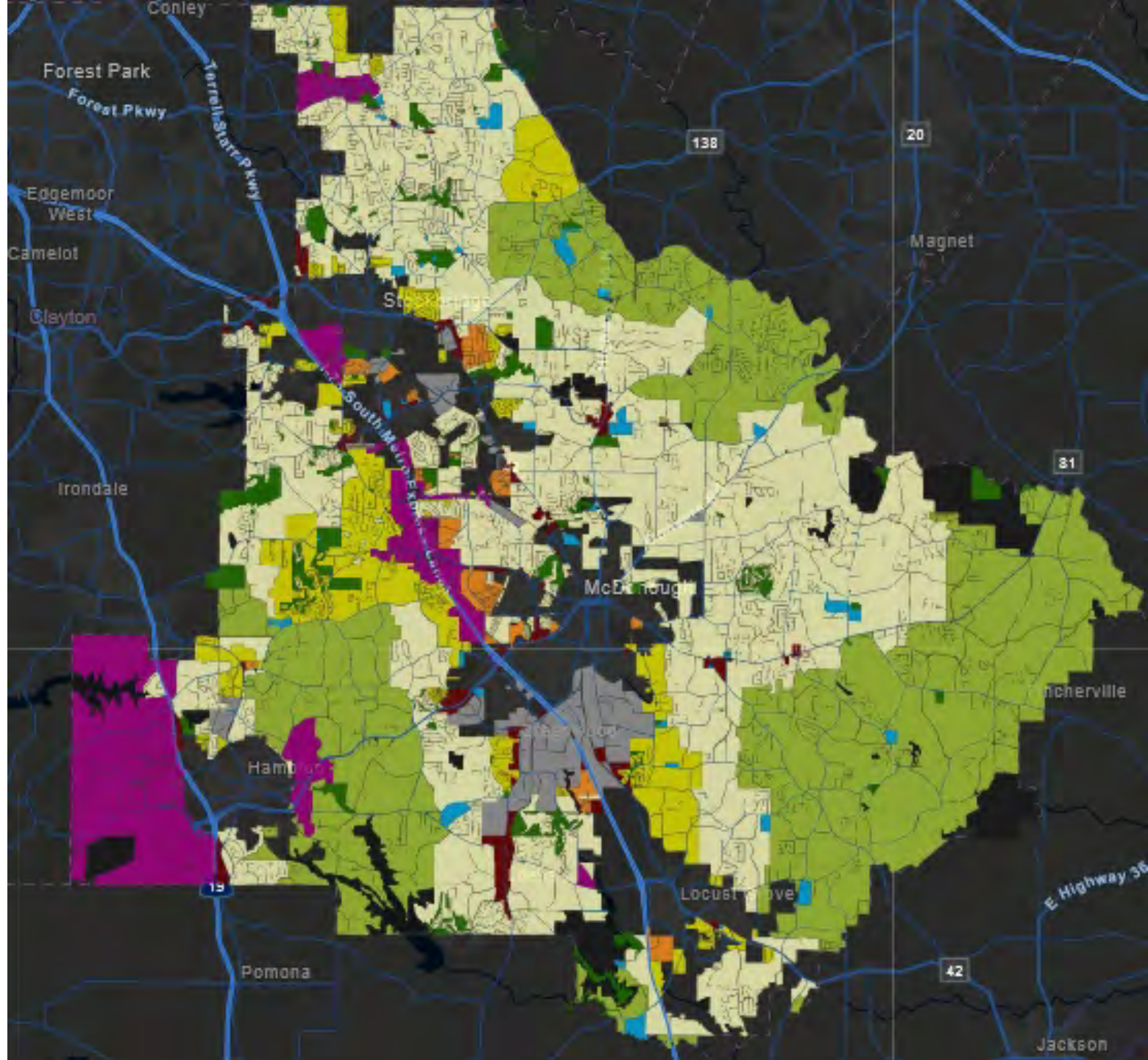


Henry County, Georgia



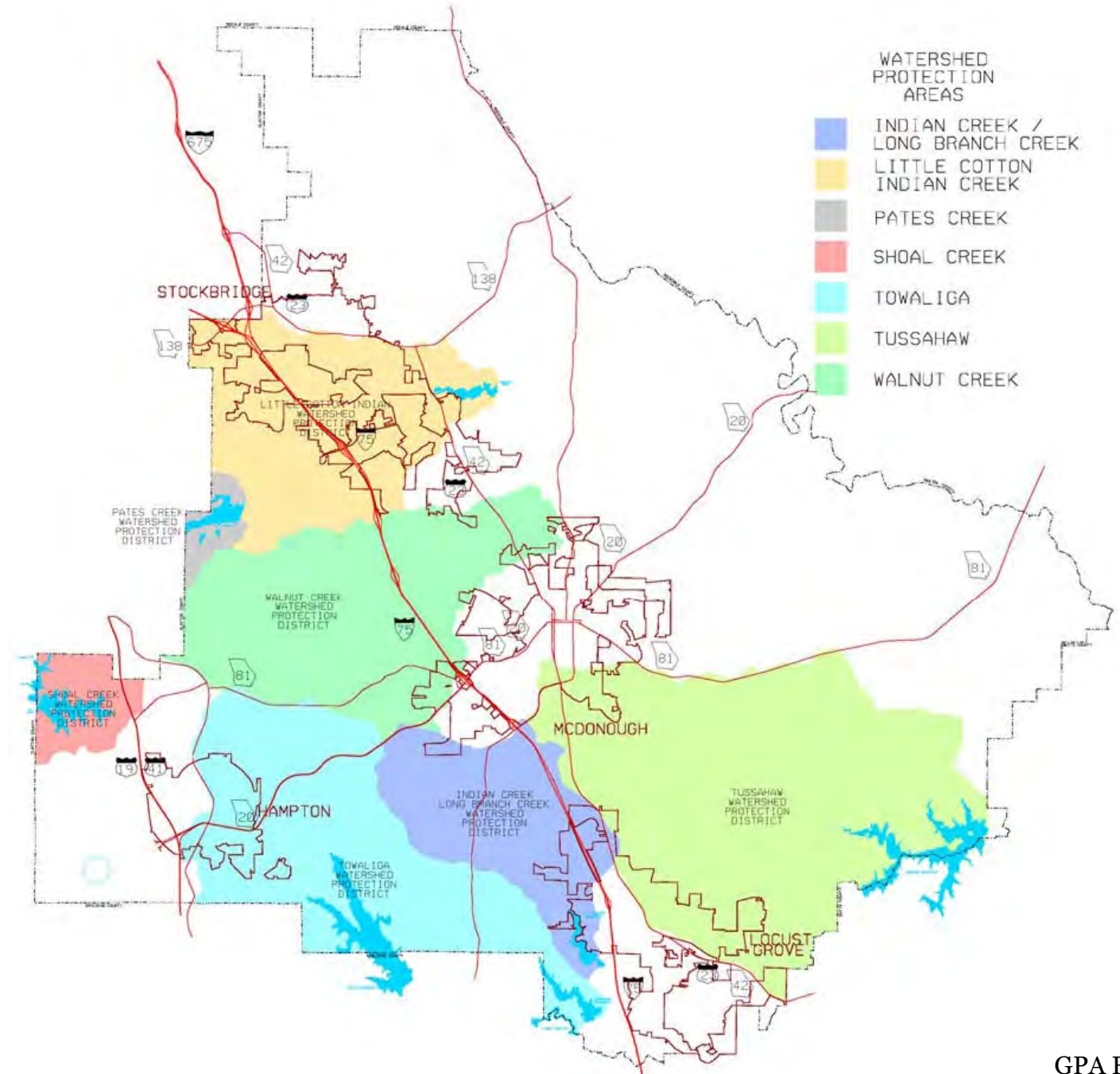
Henry County, Georgia

- | | | |
|----------------------------|---|------------------------|
| Draft Future Land Use | High Density Residential | Mixed Use |
| Low Density Residential | Public Institutional | Parks and Conservation |
| Commercial | Industrial | Office Professional |
| Rural Residential | Transportation/Communications/Utilities | Commercial |
| Medium Density Residential | | |



Henry County, Georgia

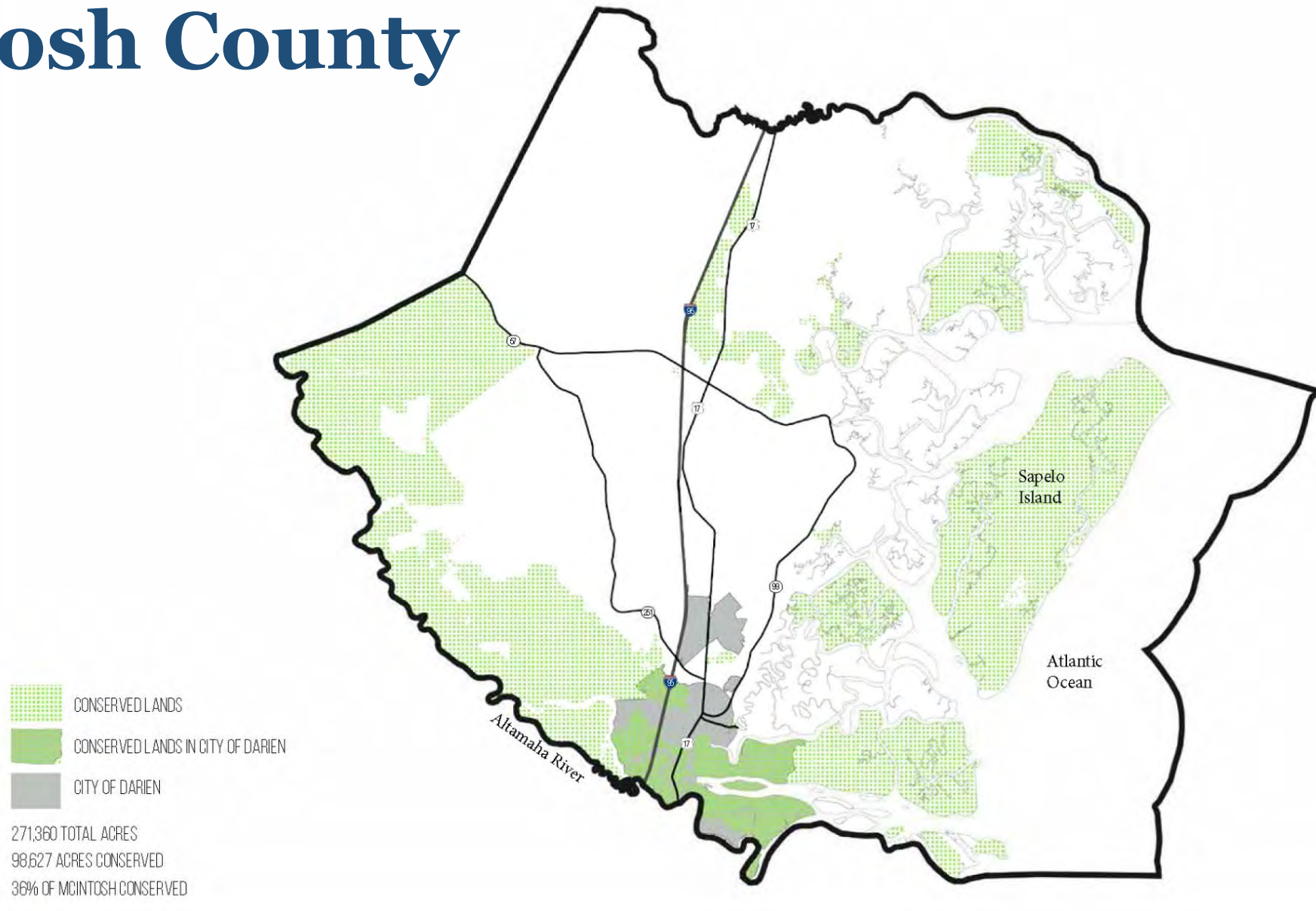
STATE OF GEORGIA



McIntosh County



McIntosh County



McIntosh County Comprehensive Plan Update

NATURAL RESOURCES:
CONSERVED LANDS

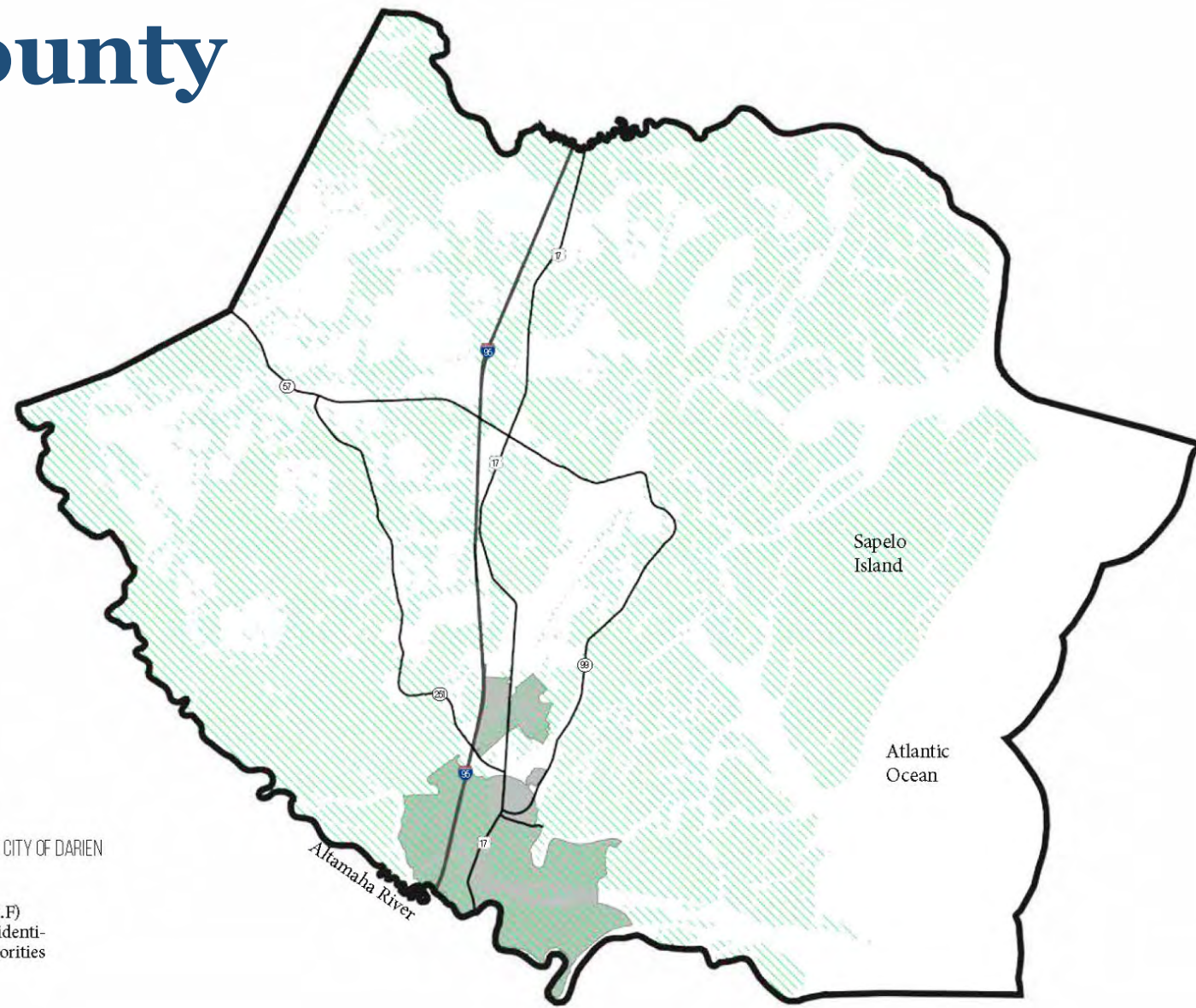
SOURCE DATA:
Department of Natural Resources



McIntosh County

-  S.E.F PRIORITY ECOLOGICAL AREA
-  S.E.F PRIORITY ECOLOGICAL AREA IN CITY OF DARIEN

Southeastern Ecological Framework (S.E.F) is a landscape ecology based model that identifies the most significant conservation priorities for the region.



McIntosh County Comprehensive Plan Update

NATURAL RESOURCES:
S.E.F. PRIORITY ECOLOGICAL AREA

SOURCE DATA:
Department of Community Affairs

