

CONSERVATION

A future land use area of environmental sensitivity due to topography (greater than 33%), existence of unique land characteristics, conservation/open space/greenway easements, soil types or location with respect to other State or Federally preserved lands. Typical resources would include wetlands, ridgelines, mountainsides, scenic views from the Blue Ridge Parkway and Appalachian Trail, identified greenway corridors, productive agricultural lands, historical and cultural resources and threatened or endangered species habitats.

Land Use Types

Agricultural Production - Production of crops, plants, vines, trees, livestock, poultry and eggs and associated services such as soil and crop preparation, landscape and horticultural care.

Forest and Wood Products - Tree farms, forest nurseries and reforestation services.

Parks - Large regional park facilities that are designed and developed to preserve the environmentally sensitive nature of the land.

Public Lands - Includes land that is owned by a public entity. Examples include, but are not limited to, Haven's Wildlife Management Area, Spring Hollow Reservoir, Carvin's Cove watershed, Appalachian Trail, Blue Ridge Parkway, Forest Service lands and publicly owned land on Green Ridge Mountain. Activities on these sites should be in accordance with their appropriate management plan.

Conservation Easements - Includes private lands that are protected by a conservation easement (includes scenic, agricultural, greenway and open space easements) held either by a private land trust or a state agency.

Rural Residential - Low density single-family homes in accordance with the underlying zoning.

Land Use Determinants

Existing Land Use Pattern - Locations where unique and important natural, agricultural, historical and cultural resources exist that deserve to have the highest level of protection.

Resource Protection - Locations where valuable and irreplaceable resources such as open space, public water supply impoundments, rivers, streams, lakes, productive agricultural land, woodlands, critical slopes, ridgelines, historical and archeological sites and unique natural areas exist.

Access - Locations that are accessible by existing improved or unimproved rural roads.

Rural Sector - Locations not served by urban services.