

Planning to Balance Conservation and Development

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Smart Growth. Balanced growth. Livable communities. Preserving rural character. These are some of the ideas we hear about daily as we wrestle with the question of development in our communities. Ultimately, we hope to encourage the kind of growth that will help us prosper, but keep our rural character and community identity intact.

The hard part is knowing where to start. We are faced with a lot of questions, and we hope to find the answers: *Why balance conservation and development? How do we plan for it? What tools are available to communities and landowners? How can a landowner balance financial needs and conservation desires? How does conservation development zoning work? What is transfer of development rights? What can we do within our township authority under Ohio Revised Code? What are the steps we need to take in our planning process? How do balanced growth approaches fit in with our local real estate market? How can we improve the quality of commercial development in our community? How does wastewater affect the options available to us? What projects and community plans are there that we can use as examples?*

These are some of the questions that the Countryside Program addresses. Through research, education and technical assistance, information is provided to communities, developers and landowners to make good decisions about balancing conservation and development.