

MAZ-2  
MAZ-3

### Development Strategy

In addition to protecting the Base in future growth and development plans, Lowndes County recently adopted three additional zoning districts to regulate uses around and adjacent to the Base. These districts were developed in conjunction with planners at the Base to ensure their highest compatibility. Additionally, MAFB personnel will be included in all growth and development decisions for properties located within the MAZ. As growth and development continues to occur in our rapidly growing community, the enforcement of the MAZ will ensure MAFB remains a viable economic engine for our community.

### Quality Community Objectives:

- Local Preparedness
- Economic Prosperity

### Implementation Measures:

- **Identify Areas of Planning Coordination with Other Governments and Public Entities** - Local governments should strive to maintain consistency, regarding goals, objectives, plans and programs, with other local governments, agencies and authorities.
- **Establish Processes for Joint Decision-Making About Facilities and Infrastructure** - Create and maintain processes for joint decision-making, and strategies for collaborative planning, about facilities and infrastructure



### **Neighborhood Activity Center Character Area**

(Lowndes County and the Cities of Hahira, Remerton, and Valdosta)



Environmental Resource (E-R)  
Single-family Residential (R-6)  
Multi-family Residential (R-M)  
Residential Professional (R-P)  
Office-Professional (O-P)  
Neighborhood Commercial (C-N)  
Single-Family Residential (R-6S)

### Description

A neighborhood focal point with a concentration of activities such as general retail, service commercial, professional office, higher-density housing, and appropriate public and open spaces uses easily accessible by pedestrians and bicycles.

### Predominant Land Uses

Commercial, Residential, Offices, and Services.

### Permitted Zoning:

Community Commercial (C-C) / General Commercial (C-G) (When property located along a Collector or Arterial roadway)  
Planned Development (P-D)

**City of Remerton Permitted Zonings:**  
Office/Retail