

- **Farmland Protection** - Strategies for keeping productive farmland in agricultural uses.
- **Design Standards or Guidelines** - Community design standards or guidelines can ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the character of a community, is built to a high standard, and has a pleasant appearance.

**Rural Activity Center Character Area**  
(Lowndes County and the City of Valdosta)



**Description**

Commercial activity area located at a highway intersection. Typically automobile focused, but with care, can be designed for greater pedestrian orientation and access. More character can be achieved with attractive clustering of buildings within the center leaving surrounding area as open space. These villages include a mixture of uses serving highway passers-by, rural and agricultural areas.

**Predominant Land Uses**

Commercial uses supportive of travelers.

**Permitted Zoning:**

Conservation (CON)  
Country Crossroads (C-C)  
General Commercial (C-G)  
Rural Planned Development (PD-R)

Single-Family Residential (R-1)  
Estate-Agricultural (E-A)  
Residential Agriculture (R-A)

**Development Strategy**

The rural atmosphere should be maintained while accommodating retail and commercial uses within the village center. Compatible architecture styles should be encouraged to maintain the regional rural character. “Franchise” or “corporate” architecture should be discouraged. Where possible, there should be connections to regional networks of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes.

**Quality Community Objectives:**

- Local Preparedness
- Economic Prosperity

**Implementation Measures:**

- **Promoting Environmentally-Sensitive Site Design** - Designing development to protect environmentally sensitive areas and prevent mass grading and clear cutting.
- **Farmland Protection** - Strategies for keeping productive farmland in agricultural uses.
- **Design Standards or Guidelines** - Community design standards or guidelines can ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the character of a community, is built to a high standard, and has a pleasant appearance.
- **Controlling Big Box Development** - Zoning/regulation information to manage, limit and plan for large commercial “big box” development.