

LAND USE ELEMENT

The Land Use Element of this comprehensive plan will be used to guide future land development and capital investment decisions in Lowndes County and the Cities of Dasher, Hahira, Lake Park, Remerton, and Valdosta via their respective Character Area Maps.

The Character Area maps for Lowndes County and the Cities of Dasher, Hahira, Lake Park, Remerton, and Valdosta are based on the County's and City's vision for the future, and have been developed in coordination with the citizens, the stakeholders, and elected officials. The Character Area Maps are a required component of the Comprehensive Plan under Chapter 110-12-1.03 of the DCA Minimum Standards and Procedures for Local Comprehensive Planning, most recently updated October 1, 2018.

Character areas were defined by looking at the size and type of lots, site design features, and availability of infrastructure, density and intensity of development, type of development, environmental features and vision for future development. Some character areas are more generic and cover several geographic areas which show similar characteristics, issues and goals for their future. Other character areas are more specific and defined as such in their name, and act more as an overlay zone than a future land development designation.

The Character Area descriptions define a specific vision for each Character Area, and the maps outline the boundaries on a local scale. Each Character Area is defined with its own description and implementation measures. In addition, the policies associated with each Character Area describe which land uses, zoning, and development patterns should be present within that area. Also included are Quality Community Objectives to be pursued and identification of implementation measures to achieve the desired development patterns. The development strategy developed for each character area should serve as a guide for all development and redevelopment taking place in that character area. Adherence to these development strategies will ensure consistent and complementary development, which promotes a greater sense of place and overall improved quality of life.

The Urban Service Area is included for planning purposes and does not require the same descriptions as other character areas.