

DOWNTOWN ACTIVITY CENTER CHARACTER AREA

(Cities of Hahira and Valdosta)

Description

The traditional central business district and immediately surrounding commercial, industrial, or mixed-use areas.

Predominant Land Uses

Commercial, Residential, Offices, and Services.

Permitted Zoning

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)
Community Commercial (C-C)
Single-Family (R-6S)
Downtown Commercial (C-D)
Central Business District (C-B-D)

Development Strategy

Downtown should include relatively high-density mix of retail, office, services, and employment to serve a regional market area. Residential development should reinforce the traditional town center through a combination of rehabilitation of historic buildings in the downtown area and compatible new infill development targeted to a broad range of income levels, including multi-family town homes, apartments, lofts, and condominiums. Design should be very pedestrian-oriented, with strong, walkable connections between different uses. Road edges should be clearly defined by locating buildings at roadside with parking in the rear. The pedestrian-friendly environment should be enhanced by adding sidewalks and other pedestrian-friendly trails/bike routes linking to neighborhood communities and major destinations, such as libraries, neighborhood centers, health facilities, commercial clusters, parks, and schools. New residential and commercial development should be concentrated in and around the downtown and adjacent neighborhoods on infill sites.