

ESTABLISHED RESIDENTIAL CHARACTER AREA

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

Description

This character area generally refers to an older neighborhood having relatively well- maintained housing, possessing a distinct identity through architectural styles, lot and street design, and having higher rates of home-ownership. These areas are typically located closer to the core of the community and may be located next to areas facing intense development pressures.

Predominant Land Uses

Residential with limited neighborhood amenities such as schools, churches, and limited neighborhood serving commercial uses.

Permitted Zoning

Environmental Resource (E-R)
Estate Residential (R-E)
Single-family Residential (R-25, R-15, R-10, R-6)
Multi-family Residential (R-M)

Medium Density Residential (R-21 and R-15)
Suburban Density Residential (R-10)
Single-Family Residential (R-6S)
Planned Development (P-D)

Low Density Residential (R-1)

Development Strategy

Focus should be on reinforcing stability by encouraging more homeownership and maintenance or upgrade of existing properties. Vacant properties offer opportunity for infill development of new, architecturally compatible housing. Strong pedestrian and bicycle connections should be provided to enable residents to walk/bike to work, shopping, or other destinations in the area.

Quality Community Objectives

- Housing Options
- Efficient Land Use
- Sense of Place

