

NEIGHBORHOOD ACTIVITY CENTER CHARACTER AREA

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

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

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)

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
Multi-Family Residential (R-6)
Office Institutional (O-I)

Multi-Family Residential
Light Industrial

Development Strategy

Each neighborhood center should include a mix of retail, services, and offices to serve neighborhood residents' day-to-day needs. Residential development should reinforce the center by locating higher density housing options adjacent to the center, targeted to a broad range of income levels, including multi-family town homes, apartments, and condominiums. Design for each Center should be very pedestrian-oriented, with strong, walkable connections between different uses. Road edges should be clearly defined by locating builds at roadside with parking in the rear. Direct connections to greenspace and trail networks should be provided. The pedestrian-friendly environment should be enhanced by adding sidewalks and other pedestrian-