

REGIONAL ACTIVITY CENTER CHARACTER AREA

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

Description

Concentration of regionally marketed commercial and retail centers, office and employment areas, higher-education facilities, sports and recreational complexes. These areas are characterized by high degrees of access by vehicular traffic, large amounts of on-site parking, and low degrees of internal open space, high floor-area-ratios, and large tracts of land, campuses, or unified development.

Predominant Land Uses

Commercial, Residential, Offices, and Services.

Permitted Zoning

Environmental Resource (E-R)
Multi-family Residential (R-M)
Residential Professional (R-P)
Office Professional (O-P)
Office Institutional (O-I)
Community Commercial (C-C)

General Commercial (C-G)
Highway Commercial (C-H)
Planned Development (P-D)
Adult Commercial (C-A)
Wholesale / Light Industrial (M-1)

Development Strategy

These areas should include a relatively high-density mix of retail, office, services, and employment to serve a regional market area. They should also include a diverse mix of higher-density housing types, including multi-family town homes, apartments, lofts, condominiums, affordable and workforce housing. Design should be very pedestrian-oriented, with strong, walkable connections between different uses. Direct connections to nearby networks of greenspace or trails, available to pedestrians and bicyclists for both tourism and recreation purposes, should be provided. Road edges should be clearly defined by locating buildings at roadside with parking in the rear. “Franchise” or “corporate” architecture should be discouraged.

Quality Community Objectives

- Economic Prosperity
- Local Preparedness