

RURAL ACTIVITY CENTER CHARACTER AREA

(Lowndes County and the City of Valdosta)

Description

Commercial activity area located at a highway intersection. Typically automobile focused, but with care, can be designed for greater pedestrian orientation and access. More character can be achieved with attractive clustering of buildings within the center leaving surrounding area as open space. These villages include a mixture of uses serving highway passers-by, rural and agricultural areas.

Predominant Land Uses

Commercial uses supportive of travelers.

Permitted Zoning

Conservation (CON)
Country Crossroads (C-C)
General Commercial (C-G)
Agriculture (R-A) Rural Planned Development (PD-R)

Single-Family Residential (R-1)
Estate-Agricultural (E-A)
Residential

Development Strategy

The rural atmosphere should be maintained while accommodating retail and commercial uses within the village center. Compatible architecture styles should be encouraged to maintain the regional rural character. “Franchise” or “corporate” architecture should be discouraged. Where possible, there should be connections to regional networks of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes.

Quality Community Objectives

- Local Preparedness
- Economic Prosperity