

TRANSITIONAL NEIGHBORHOOD CHARACTER AREA

(Lowndes County and the Cities of Remerton and Valdosta)

Description

An area that has most of its original housing stock in place but housing conditions may be worsening due to low rates of homeownership and/or decline of property maintenance. There may be a lack of neighborhood identity and gradual invasion of different type and intensity of uses that may be incompatible with the neighborhood residential use. These areas are typically located in the older, core areas of the community.

Predominant Land Uses

Small scale commercial, single and multi-family residential, offices, and services.

Permitted Zoning

Environmental Resource (E-R)
Single-family Residential (R-25, R-15, R-10, R-6)
Multi-family Residential (R-M)
Residential Professional (R-P) Office
Professional (O-P) Neighborhood
Commercial (C-N)

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

Development Strategy

Focus should be on strategic public investments to improve conditions, allow appropriate infill development on scattered vacant sites, and encourage more homeownership and maintenance or upgrade of existing properties. Public assistance and investment should be focused where needed to ensure that the neighborhood becomes a more stable, mixed-income community with a larger percentage of owner-occupied housing. Vacant properties offer an 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

- Sense of Place
- Housing Options