

2.4 Character Area Narratives

As required by the State Minimum Planning Standards, every part of the Greater Lowndes Community was delineated into specific Character Areas. Each of the following character area narratives was developed based on stakeholder input, existing land uses, anticipated development, planned infrastructure improvements and expansions, and guidance found in the *State Planning Recommendations*. As with the Plan in general, these character area descriptions and goals should not be considered final. As the community gains a greater understanding of the role and value of character areas, their descriptions should be fine tuned. Additionally, as the community continues to grow, specific character area depictions may need adjusting.

Each Character Area narrative has a unique **Description** stating either the existing or desired qualities for that area. (Please note the associated picture for each area represents the current state of the specific area and should not be construed to necessarily represent the desired state, although for some descriptions this may be the case.) The stated **Development Strategy** should serve as a guide for all development and redevelopment taking place in the Character Area. Adherence to these development strategies will ensure consistent and complimentary development, which promotes a greater sense of place and overall improved quality of life. The listing of **Permitted Zonings** provides guidance as to the type of land uses encouraged within each Character Area. While many of the differences between uses can be masked through site design and development standards, there are certain uses which are incompatible with surrounding uses and should not be permitted. As required by the State, the **Quality Community Objectives** demonstrate the unique ideals established for each Character Area. While there is certainly a value to regional planning, planning on the neighborhood (or character area) level allows for greater implementation of specific objectives, which ultimately promotes an improved quality of life. The **Implementation Measures** are the specific activities or programs which could take place within each of the Character Areas. While the suggested list of measures may or may not currently exist in the Greater Lowndes Community, their implementation in appropriate areas would help achieve the established objectives and overall development strategy for each Character Area. In most cases, these measures should be considered joint efforts between the local government, development community, and citizens alike.

The table to the right represents the breakdown of County acreage within each of the 17 Character Areas.

CHARACTER AREA	ACREAGE (approximate)		
	2006	2009	change
Agricultural/Forestry	150,771	150,374	-397
Community Activity Center	9,581	10,268	687
Downtown	110	110	0
Established Residential	8,761	8,868	107
Industrial Activity Center	5,419	5,839	420
Institutional Activity Center	6,210	7,411	1201
Linear Greenspace/Trails	2,460	2,455	-5
Neighborhood Activity Center	4,837	4,707	-130
Park/Recreation/Conservation	36,670	36,210	-461
Regional Activity Center	2,554	2,469	-85
Remerton Mill Town	49	49	0
Remerton Neighborhood Village	45	45	0
Rural Activity Center	832	807	-25
Rural Residential	44,497	43,659	-838
Suburban Area	45,908	45,201	-707
Transportation/Communication/Utilities	6,549	6,688	139
Transitional Neighborhood	555	652	97
TOTAL ACREAGE (approximate)	325,808	325,811	3