

Community Activity Center Character Area

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



Description

A focal point for several neighborhoods that has a concentration of activities such as general retail, service commercial, office professional, higher-density housing, and appropriate public and open space uses easily accessible by pedestrians.

Predominant Land Uses

Developed or developing commercial uses including retail, office, and services.

Permitted Zoning:

Environmental Resource (E-R)
Single-family Residential (R-6)
Multi-family Residential (R-M)
Single-Family (R-6S)
Multi-Family Residential (R-6)
Residential-Professional (R-P)
Office-Professional (O-P)

Office Institutional (O-I)
Neighborhood Commercial (C-N)
Community Commercial (C-C)
General Commercial (C-G)
Highway Commercial (C-H)
Planned Development (P-D)

Development Strategy

Each Community Activity Center should include a relatively high-density mix of retail, office, services, and employment to serve a regional market area. Residential development should reinforce the town center through locating higher density housing options adjacent to the town center, targeted to a broad range of income levels, including multi-family town homes, apartments and condominiums. Design for each Community Activity Center should be very pedestrian-oriented, with strong, walkable connections between different uses. Road edges should be clearly defined by locating buildings 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-friendly trails/bike routes linked to other neighborhood amenities such as libraries, neighborhood centers, health facilities, parks, and schools.

Quality Community Objectives:

- Local Preparedness
- Economic Prosperity
- Efficient Land Use
- Sense of Place

Implementation Measures:

- **Minimum Density Requirement** - Requiring the number of dwelling units or units of occupancy per acre to meet minimum requirements, encouraging compact development.