

- **Mixed-Income Housing** - Mixing the middle-class with the poor in affordable developments, and creating viable communities by providing increased maintenance and security, as well as the social services needed to sustain the mix.
- **Density Bonuses** - Granting zoning density increases to private developers in exchange for the provision of specific amenities, such as public improvements, setting aside open space, or providing affordable housing.
- **Design Standards or Guidelines** - Community design standards or guidelines can ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the character of a community, is built to a high standard, and has a pleasant appearance.
- **Walkability Audit** - An assessment based on commonly used measurements such as connected street networks, high densities of intersections, few dead-ends, short block lengths, and mixed land uses in close proximity to each other.
- **Sidewalk and Pedestrian Network Design** - An effective sidewalk and pedestrian network creates healthy neighborhoods and commercial areas.
- **Heat Island Mitigation** - Reducing heat in developed areas by planting shade trees, preserving open space, using cool roofing and porous paving materials.

Downtown Activity Center Character Area

(Lowndes County and the Cities of Hahira and Valdosta)



Description

The traditional central business district and immediately surrounding commercial, industrial, or mixed-use areas.

Predominant Land Uses

Commercial, Residential, Offices, and Services.

Permitted Zoning:

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

Neighborhood Commercial (C-N)
 Community Commercial (C-C)
 Single-Family (R-6S)
 Downtown Commercial (C-D)
 Central Business District (C-B-D)

Development Strategy

Downtown should include relatively high-density mix of retail, office, services, and employment to serve a regional market area. Residential development should reinforce the traditional town center through a combination of rehabilitation of historic buildings in the downtown area and compatible new infill development targeted to a broad range of income levels, including multi-family town homes, apartments, lofts, and condominiums. Design 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. The pedestrian-friendly environment should be enhanced by adding sidewalks and other pedestrian-friendly trails/bike routes linking to neighborhood communities and major destinations, such as libraries, neighborhood centers, health facilities, commercial clusters, parks, and schools. New residential