

- **Parking Management** - Designating a single organization to manage parking matters in the community, including planning for parking, implementing solutions to parking problems, and handling ongoing parking maintenance and enforcement issues.
- **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.

### **Remerton Mill Town Character Area**

(Lowndes County and the Cities of Remerton and Valdosta)



#### **Description**

A centralized area within the City of Remerton with a concentration of activities such as general retail, service commercial, professional office, higher-density housing, and appropriate public and open spaces uses easily accessible by pedestrians and bicycles.

#### **Predominant Land Uses**

A mixture of uses including community serving commercial, light industrial, offices, and Multi-Family residential.

#### **Permitted Zoning:** *(City of Remerton)*

Community Commercial  
 Light Industrial  
 Multi-Family Residential  
 Office-Retail

#### **Development Strategy**

The Mill Town should include a high-density mix of retail, office, services, and employment. Development should reinforce the traditional town center through a combination of rehabilitation of historic buildings and compatible new infill development targeted. 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.

#### **Quality Community Objectives:**

- Economic Prosperity
- Local Preparedness