

INDUSTRIAL ACTIVITY CENTER CHARACTER AREA

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

Description

Area used in manufacturing, wholesale trade, distribution activities, assembly, and processing activities. Uses may or may not generate excessive noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisance characteristics.

Predominant Land Uses

Industrial and commercial uses including light and heavy manufacturing and warehousing.

Permitted Zoning

Environmental Resource (E-R)
Community Commercial (C-C)
Highway Commercial (C-H)
Adult Commercial (C-A)

Light Manufacturing (M-1)
Heavy Manufacturing (M-2)
High Intensity Industrial (M-3)
Intensive Services District (I-S)

Development Strategy

Development or, where possible, retrofitting should occur as part of planned industrial parks having adequate water, sewer, storm-water, and transportation infrastructure for all component uses at build-out. Incorporate landscaping and site design to soften or shield views of buildings and parking lots, loading docks, etc. Incorporate signage and lighting guidelines to enhance quality of development. Also incorporate measures to mitigate impacts of external impacts on the adjacent built or natural environments. Encourage greater mix of uses such as retail and services to serve industry employees to reduce automobile reliance/use on site.



Quality Community Objectives

- Economic Prosperity
- Local Preparedness