

## **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

## **Implementation Measures:**

- **Access Control Measures** - Providing reasonable access to developments, while preserving the safe flow of traffic on an arterial or major collector. Techniques like managing where and how approaches or signals are allowed, use of medians, creation of turn lanes, and supportive local ordinances improve the driving atmosphere. In some cases they also make movement easier and safer for pedestrians and bicyclists.
- **Orderly Expansion of Water and Sewer Services** - Effectively managing growth and governmental expenditures through planned, phased expansion of infrastructure guided by community vision.
- **Water Resource Management** - Managing and protecting water supply, watersheds and coastal areas; providing safe drinking water and wastewater treatment services.
- **Environmental Impact Review (DCA Model Code 6-5)** - An ordinance requiring analysis of environmental effects of proposed developments that may suggest mitigation measures.
- **Landscaping Guidelines/Ordinance** - May include requirements for protection of existing trees, planting of trees that will create a certain amount of shade over time, establishment of landscaped strips as buffers between developments, etc.

## **Institutional Activity Character Area**

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



learning.

## **Description**

Concentration of public or private large-scale institutional uses such as hospitals, schools, colleges, and universities. These areas may be characterized by high degrees of access by vehicular traffic, large amounts of on-site parking, and low degrees of internal open space, high floor-area-ratios, and large tracts of land, campuses, or unified development.

## **Predominant Land Uses**

Public health facilities and institutions of higher

## **Permitted Zoning:**

Environmental Resource (E-R)  
Single-family Residential (R-10, R-6)

Office-Professional (O-P)  
Office Institutional (O-I)