

INDUSTRIAL

Existing industrial areas are located in the north and northwest portions of Town. Future industrial development should occur along Whiteville Road in the expanded planning area. Future industrial land uses have been designated in this area in an effort to concentrate new uses near existing industrial land uses. Industrial land uses that are adjacent to residential land uses should be significantly buffered to help prevent land use conflicts between industrial development and neighboring land uses. The width of the buffer should be based on the type of industry and its potential to create compatibility problems. It is not the Town's intention to acquire land to be utilized as buffer areas, but rather to encourage industries to incorporate adequate buffers into their development plans. Appropriate uses include manufacturing, warehousing and wholesaling, transportation and distribution centers, water and wastewater treatment facilities, landfills, bulk storage of hazardous materials, large equipment storage and operation, and other uses that may be unpopular neighbors such as adult businesses and telecommunication towers. Residential development and general retail uses are typically not appropriate.

Industrial

Desired Uses:

- Industrial
- Manufacturing
- Heavy Commercial

Inappropriate Uses:

- Residential
- Commercial and office

Desired Density:

- Non-residential uses: 10,000 square feet minimum lot size