

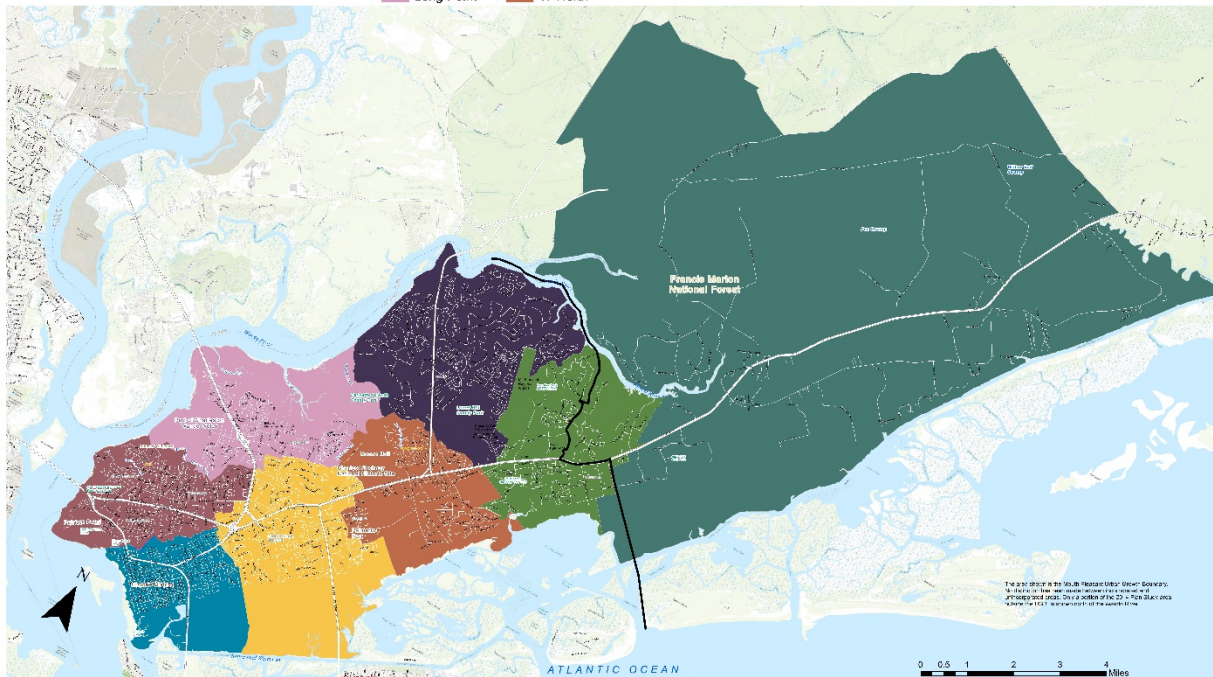
### District Plans

For discussion of issues at the district level, the planning area has been divided into 8 sub areas based upon geographic proximity and traffic patterns. Community character and issues are felt most keenly at this local level. These districts were created to best address the local needs of the individual parts of town.

The district plans illustrate recommended future land use, transportation features, landmarks and areas of interest or concepts important to that district. The recommendations are derived directly from the public input gathered in the first two public open houses and through the continued work of the Plan Forum to address these topics.

### Planning Districts

- Johnnie Dodds    ■ Towne Centre    ■ Carolina Park/Ten Mile
- Coleman        ■ 41 District        ■ Rural
- Long Point      ■ 17 North



The base layer of information on the District Plan maps is the recommended future land use. For much of the town, the future land use is directly reflective of the existing development pattern. For some areas, particularly the hubs and many of the commercial areas, future land use recommendations suggest evolution for these locations as market conditions and community needs change. These future land use categories, which are briefly explained in **Table 5-1**, are explained in detail in the Land Use and Community Design section, Chapter 7, and used on the following maps.

Table 5-1: Future Land Use Categories

Land Use Category	Basic Description
<b>Neighborhood Character Areas</b>	
<i>Conventional Residential Neighborhoods</i>	Residential subdivisions consisting of detached single-family residential housing.
<i>Traditional Residential Neighborhoods</i>	Residential subdivisions consisting of single-family residential housing that includes detached styles, as well as duplexes and townhomes.
<i>Settlement Communities</i>	Historically African-American communities that are predominantly single family residential.
<i>Mixed Neighborhoods</i>	Compact residential development with a full range of housing types that can range from single-family to multi-family in style.
<b>Hubs, Activity Centers and Corridors</b>	
<i>Neighborhood Scale Commercial</i>	Small concentrations of small-scale commercial uses designed to serve a local neighborhood.
<i>Community Scale Commercial</i>	Moderate concentrations of small to medium-scale commercial uses designed to serve a broader community.
<i>Town Scale Commercial</i>	Moderate to large-scale commercial providing service to the entire Town.
<i>Hubs (Overlay)</i>	Mixed-use destinations that serve as centers for common life, providing shopping, working, residential and civic purposes for local residents.
<i>Business &amp; Industry</i>	Supports warehousing, light manufacturing, distribution, and office uses.
<i>Waterfront</i>	Specific publicly accessible areas designated for a variety of uses, including maritime-based commercial/industrial, marinas, offices and tourism-related uses.
<i>Community Facilities</i>	Areas used for public and institutional support of the Town and its residents, including government agencies, churches, hospitals, schools, etc.
<b>Open Spaces Character Area</b>	
<i>Conservation Open Space</i>	Protected lands without significant structures for natural and passive uses.
<i>Recreation Open Space</i>	Lands for parks and structured recreational activities in public or private ownership.
<i>Gateways &amp; Corridors (Overlay)</i>	Areas that define the initial impressions and perceptions of the Town through design and landscaping along major thoroughfares.
<b>Rural Community Character Area</b>	
<i>Rural Neighborhoods</i>	Traditional rural low country landscape that includes large residential lots, agriculture, neighborhood stores and markets.
<b>Agricultural &amp; Forest Character Area</b>	
<i>Agricultural/Forested</i>	Properties utilized for activities associated with agricultural and forestry operations.

DRAFT COMPREHENSIVE PLAN REFERENCE: P. 115 (P. 5-21); FURTHER EXPLAINED BEGINNING ON P. 170 (P. 7-2)

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