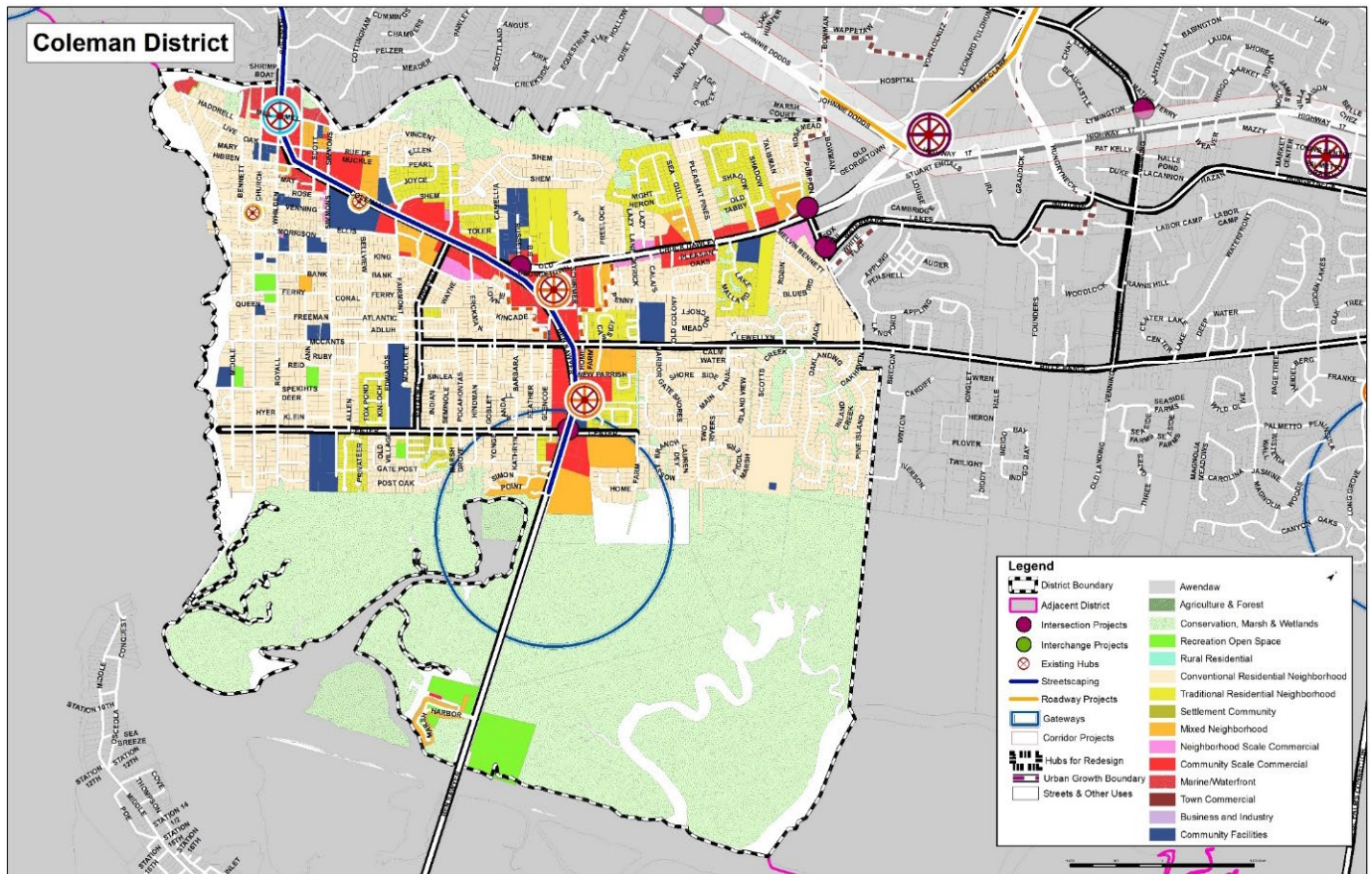


District Plans

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.



◆ Coleman District

The Coleman District surrounds Coleman, Chuck Dawley and Ben Sawyer Boulevards, from Shem Creek to Bowman Road. Within this area, the protection of Shem Creek and new design guidelines for Ben Sawyer are a focus. Also important is the scale of development along Coleman Boulevard, where the area around Sea Island Shopping Center is discussed as a potential redevelopment area. Concerns

about the impact of parking related to commercial development is discussed, while overdevelopment in the area south of Coleman prompts a recommendation to consider enlarging the Historic District.

Recommendations

1. Develop Coleman Boulevard (and adjoining commercial areas, including Chuck Dawley) with businesses that have a community focus, with buildings of a small-medium scale to relate to existing development (2 story, possibly stepping back to 3, depending on design).
2. Designate Ben Sawyer Boulevard as a transitional "gateway" to and from the area beaches, with requirements supporting its "coastal lowcountry character", to include substantial landscaping, generous building setbacks, and development appropriately scaled and designed for the area (2 story, possibly stepping back to 3, depending on design), as determined through the creation of a special area plan.
3. Manage the Shem Creek area, in coordination with the work of the Shem Creek Task Force, to protect its iconic mixture of recreational, commercial and industrial uses. Proactive planning for the continuation of traditional water-dependent uses and management of visitors is vital to the balance and character of the area.
4. Continue to pursue opportunities for increased public access (including possible water taxi) to Shem Creek.
5. Create a hub focused on the Sea Island Shopping Center to create additional social and employment opportunities nearby for local residents while improving pedestrian and vehicular safety in the area.
6. Expand the Old Village Historic District to provide protection to additional parts of the Old Village to preserve its historic character and integrity.
7. Study impacts of commercial parking on adjoining neighborhoods and create parking plans to address these concerns.
8. Create roadway connections between subdivisions and a new connection between Center Street Extension and Rifle Range Road.
9. Actively coordinate with MPW to connect septic-served properties to public sewer within the Shem Creek drainage area.

DRAFT COMPREHENSIVE PLAN REFERENCE: P. 120 (P. 5-26)

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