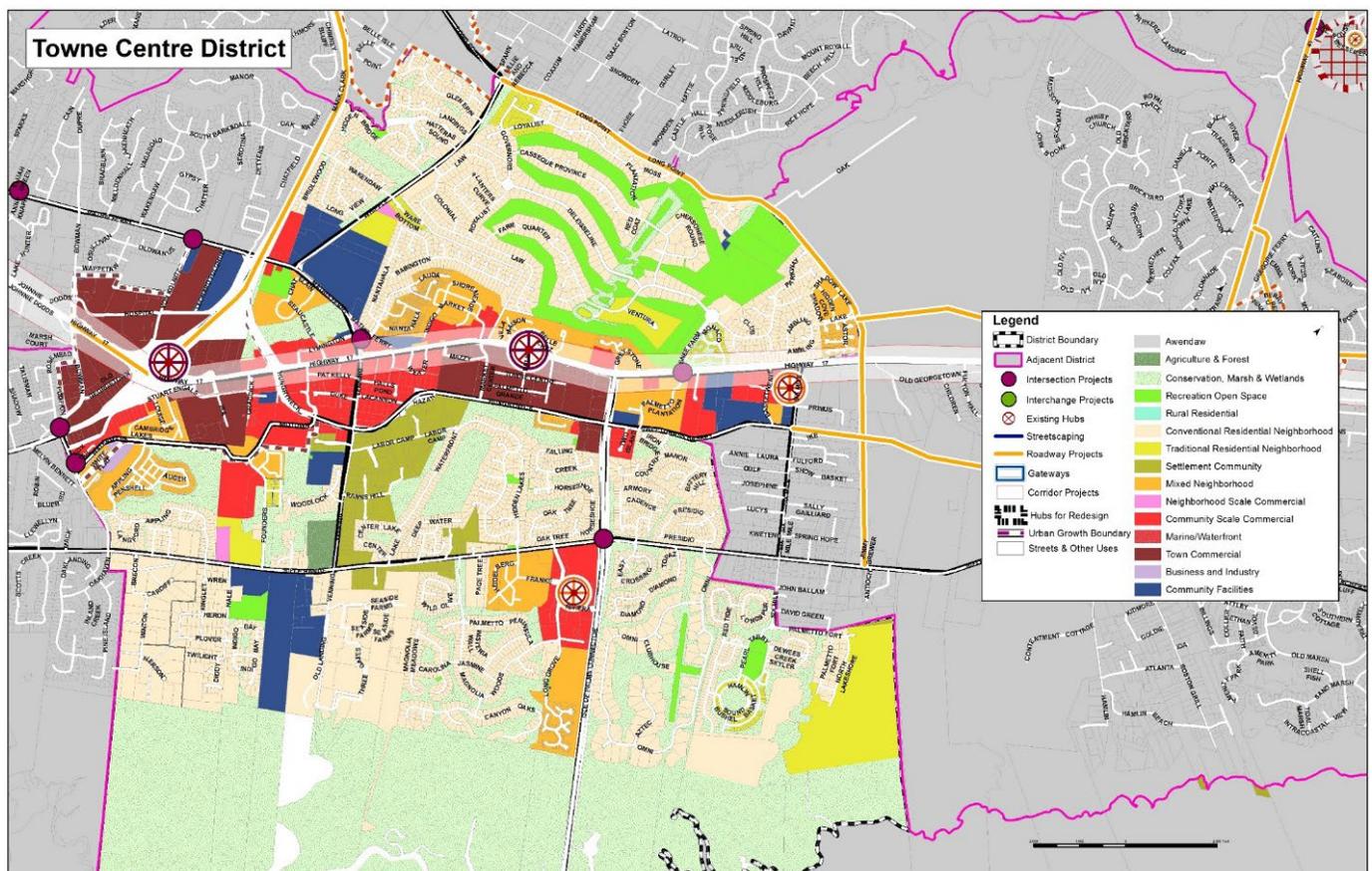


District Plans

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.



❖ Towne Centre District

The Towne Centre District stretches along Highway 17 from Bowman Road to the foot of Long Point Road, and from Whipple and Long Point to the neighborhoods along Rifle Range Road. As might be expected, the need to define appropriate commercial development is paramount, along with a focus on defining a redevelopment center of mixed uses to improve the quality of development surrounding the I-526-US17 interchange. Roadway connections and improvements are particularly important, especially in the area of the new Lucy Beckham High School. Reflecting the number of recent

commercial rezonings in the area, the portion of the Four Mile Community between US-17 and Hungryneck Boulevard has been recommended for commercial uses in this draft.

Recommendations

1. Commercial development along US Highway 17 should be primarily community focused and of a medium scale (max 2-3 story) to complement existing businesses along this route.
2. Redevelop the area near the terminus of I-526. This area encompasses many uses and could be a prime candidate for mixed use redevelopment to tie in with retail, hotel, and health care uses in the vicinity, as well as the ongoing MidTown development.
3. Pay particular attention to the management of traffic in the vicinity of Lucy Beckham High School. Improve bicycle and pedestrian facilities in the area to facilitate viable, safe alternatives to vehicular travel to the school.
4. Create roadway connections between subdivisions, complete Billy Swails Boulevard, and connect Wando Crossing to Watermark/Midtown Ave.
5. Designate portions of the Venning Road corridor as community commercial, given recent commercial rezonings in the area, while protecting the integrity of the remaining Settlement Community that abuts Venning Road.

DRAFT COMPREHENSIVE PLAN REFERENCE: P. 123 (P. 5-29)

<https://www.tompsc.com/DocumentCenter/View/29786/TCDraftPlanReduced>