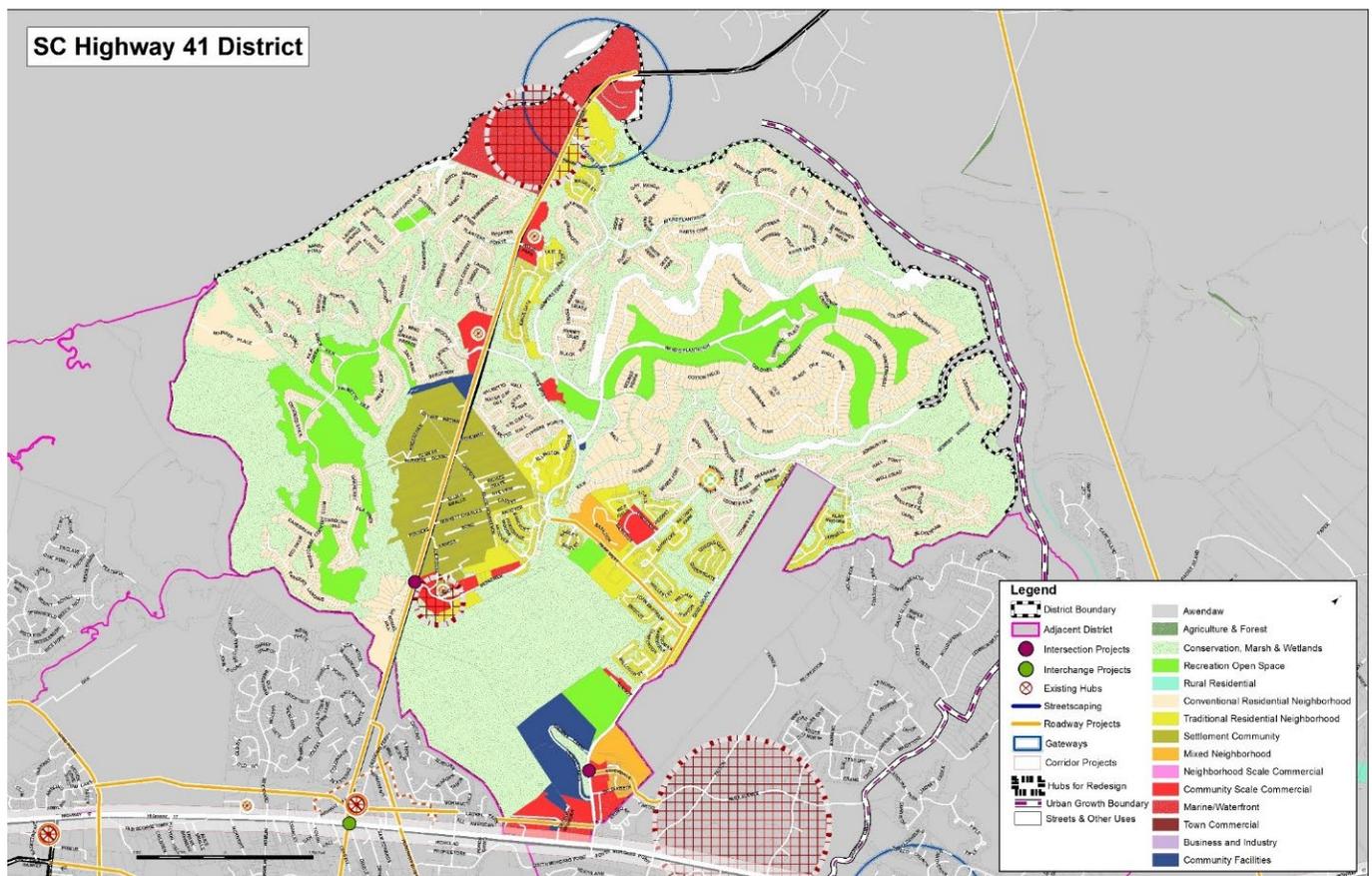


District Plans

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.



❖ Highway 41 District

The Highway 41 District covers the SC 41 corridor, including all the neighborhoods that access the highway. The mid-term widening of 41 will obviously have a bearing on activity in this area, but a focus of this plan is to improve opportunities for interconnections and local business development in this area. The Republic Tract on the Wando River is designated as a proposed center of activity, in hopes of guiding the future development of that property in accordance with the needs of the surrounding area

and the gateway nature of this entrance to the town. The plan recommends working with the Phillips community to protect the integrity of this historic area.

Recommendations

1. Complete SC Highway 41 widening in partnership with Charleston County to ameliorate traffic in this corridor.
2. Focus on creating roadway connections between subdivisions and the widened SC Highway 41.
3. Protect the integrity of the Phillips Community by working closely with Charleston County and community members to determine the best methods to meet the neighborhood's needs, including limiting rezonings, supporting residents' traditional businesses, and considering creation of a historic district.
4. Consider approving neighborhood scale commercial development in this area to provide convenient access for residents to everyday needs.
5. Coordinate planning and development of the Republic Tract through a Special Area Plan. This property has the potential to be a huge asset to the local community, providing public water access and neighborhood hub that are lacking in this area.
6. Develop lands along the approach to this corridor from the Wando River as a "gateway" entrance to the town, with development of a scale and design intended to respect the forested character of the corridor.

DRAFT COMPREHENSIVE PLAN REFERENCE: P. 130 (P. 5-36)

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