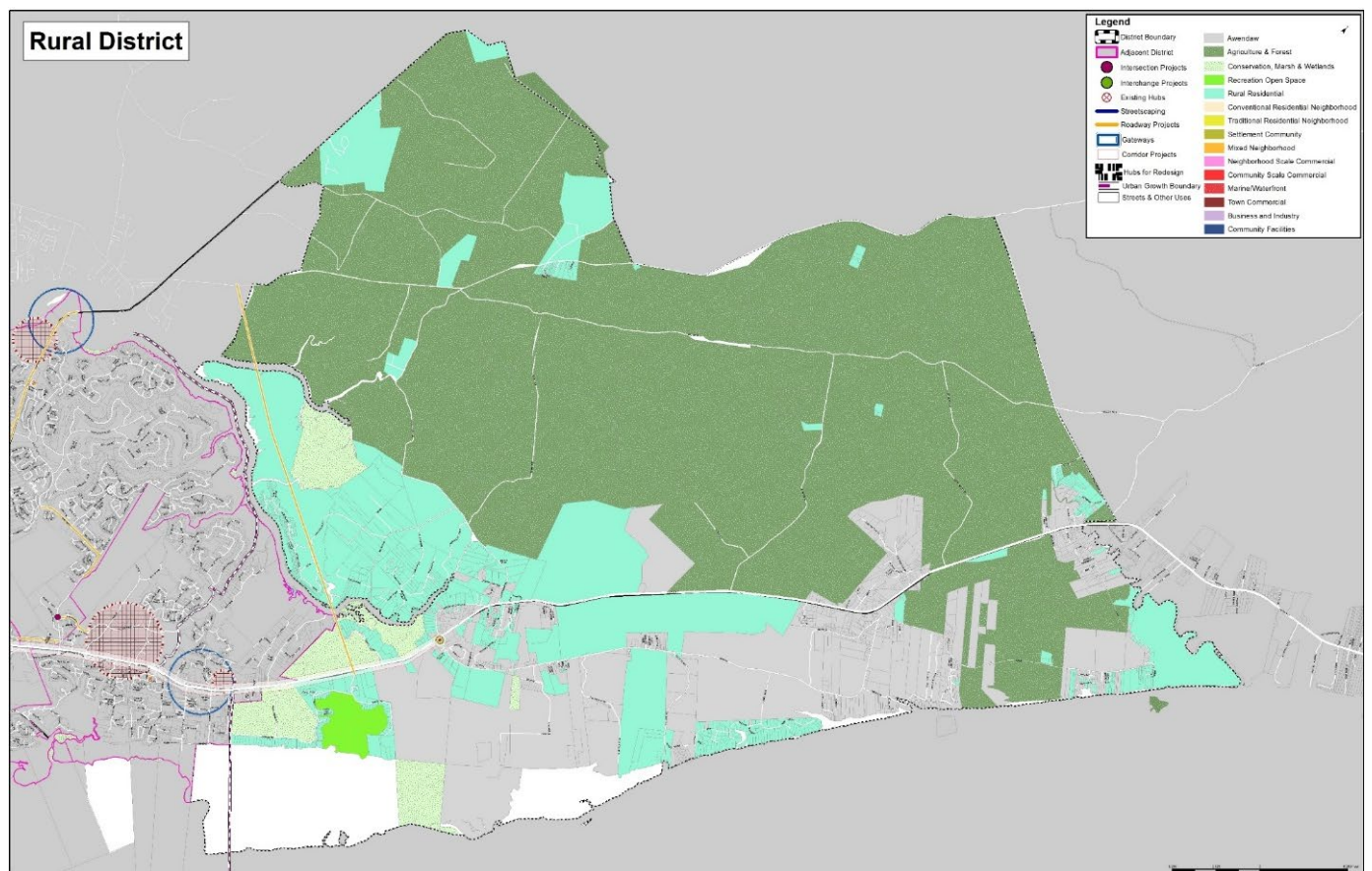


## District Plans

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.



### ❖ *The Rural District*

This District covers everything from Sewee Preserve and Wando Farms north along Highway 17 to Steed Creek Road. This includes the areas along Guerin’s Bridge Road, Paradise Island, Cat Island, the Francis Marion National Forest up to the Berkley County line, and unincorporated areas surrounding the Town of Awendaw. Recommendations in the plan are to maintain the rural nature of this area with extremely low densities, and support for agriculture and forestry throughout the area.

## Recommendations

1. Support agriculture and forestry uses throughout the area.
2. Maintain rural development patterns in this part of the Planning Area, with densities of development in the ranges of:
  - a. Woodville/Paradise Island – 1 unit per 3 acres
  - b. Cat Island – 1 unit per 10 acres
  - c. Guerin’s Bridge and beyond – 1 unit per 25 acres.
3. Low intensity uses are necessary in this area to protect its rural nature, as well as the Francis Marion National Forest and Cape Romain National Wildlife Refuge.
4. Interconnect the public road system as development occurs, taking every opportunity to create alternatives for traffic flow throughout the District.
5. Link bicycle and pedestrian facilities through the District to expand recreational opportunities through the area.
6. Revise criteria for RC-1 and RC-2 zoning classifications and/or create new zoning districts (larger lot residential and agricultural) to better implement the intended rural characteristics of this area.

**DRAFT COMPREHENSIVE PLAN REFERENCE: P. 136 (P. 5-42)**

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