

**TOWN OF MOUNT PLEASANT, SOUTH CAROLINA
COMPREHENSIVE PLAN FORUM
MARCH 6, 2018
MINUTES**

Present: Pearl Ascue, Billy Barnwell, Tracy Blanchard, Daniel Brock, Michael Carmody, Lorraine Cichowski, Sara Couch, Hamer Darby, Pat Eardley, Kathryn Ellis, Grant Gilmore, Randy Glenn, Lucy Gordon, Stephanie Hunt, Julie Hussey, Pam Ireland, Matt Jones, Lisa Jones-Turansky, LaShaun Key, Bruce Koedding, Catherine Main, Jody McAuley, Scott Mesa, Dominique Milton, Mark Monaghan, Robert O’Neill, Ingrid Schneider, Jessica Shipman, Adriane Smalls-Owens, Austin Sneed, Thomasena Stokes-Marshall, Pat Sullivan, Kai Yeh

Absent: Charles Coker, Benjy Cooke, Molly Neumeyer, Karin Peace, Michael Samuel, Bernard Steed, Patricia Sy, Mike Zettel

Staff: Christiane Farrell, Jeff Ulma, Brad Morrison, Liz Boyles, Austin Rutherford, Lynnette Lynes

Also: Consultants: Jennifer Humphreys, Emily Crow, Tim Smith,
Ariel Weyandt
Charleston County: Joel Evans, Andrea Pietras, Andrea Harris-Long

Ms. Boyles called the meeting to order at 12 noon.

1. Public Comment

There being no public comment, Ms. Boyles continued with the agenda.

2. Presentation: The Goals/Objectives and Drafting the Plan. A summary presentation of the next steps in the planning process and the Plan Forum’s role.

Ms. Boyles updated the Forum members on the results of the open house and work to date. She reviewed the goals and objectives that resulted from the previous meetings, subcommittee meetings, and open house. She stated that going forward, these would be revised as necessary.

Ms. Crow introduced herself and stated that she has been working with Greg Dale on the draft plan. She stated that the Comprehensive Plan would include the goals and objectives and further reviewed these with the forum. She stated that once the goals and objectives are finalized, an action plan would be completed to outline and prioritize the different aspects of the Comprehensive Plan and determine a

timeline for implementation. She stated that the finalized Comprehensive Plan would also be used to complete the Long Range Transportation Plan (LRTP).

Ms. Crow stated that there are areas within the Town that do not have a clear future development strategy and stated that this should be clarified and better defined. She introduced representatives from Charleston County to provide information relevant to this issue.

3. Guest Speakers-Informational presentations by Charleston County Planners regarding ongoing planning efforts for the Settlement Communities.

Mr. Joel Evans, Director of Planning for Charleston County, stated that CDM Smith worked with Charleston County in updating their Comprehensive Plan. He stated that they also coordinated with the different municipalities within Charleston County. He reviewed the Urban Growth Boundary (UGB) with the Forum and stated that it is used as a planning tool to implement zoning districts in Charleston County.

It was asked who controls the UGB. Mr. Evans stated that each jurisdiction approves their own UGB. He stated that the Town and Charleston County coordinated to keep the UGB the same for each jurisdiction.

Ms. Andrea Harris-Long reviewed the Charleston County Comprehensive Plan update efforts with the Forum. She stated that they have several community plans that they have been updating in conjunction with their comprehensive Plan update. She stated that one of their next steps is coordinating with the Town for revisions to some specific areas like the Old Georgetown Loop area and several historic African-American settlement communities.

Ms. Harris-Long stated that they have several public workshops scheduled, with the workshop for the East Cooper are scheduled for Wednesday, March 21st at Wando High School. She invited everyone to attend if possible to provide input.

Ms. Boyles introduced Ms. Heather Hodges, Executive Director of the Gullah Geechee Cultural Heritage Corridor Commission. Ms. Hodges stated that the corridor is managed by the Commission and to implement the strategic and management plan in protecting the cultural assets in the corridor. She stated that

as the Comprehensive Plan update moves forward, she would be available to offer information and guidance.

4. Presentation & Discussion: Land Use Analysis and the Big Questions, a continuing discussion of the big policy questions with information from the recently completed land use analysis. Continue working towards actions and strategies for implementation.

Ms. Crow reviewed the outstanding issues that the Forum needs to finalize. She reviewed the land inventory in the Town and potential number of dwelling units that have been approved with the Forum. She stated that the future land use recommendation was applied to the vacant land in order to anticipate the number of dwelling units that could be developed.

Ms. Boyles stated that while the overall buildout is an important factor, the bigger issue is “what do we want for our Town and how do we get there”. She stated that this has been discussed in every subcommittee meeting.

The Forum discussed how the Comprehensive Plan and UGB can be used as planning tools. They discussed future growth and how this should be balanced between what is desired for the Town as whole and the rights of the property owner.

Ms. Boyles stated that the important issues need to be identified so that the strategies and an action plan can be determined.

The Forum discussed where more urban-type development should occur and where rural development is more desired. They discussed growth beyond the UGB.

The Forum discussed the Urban Corridor Overlay District (UC-OD) and how different areas would have different requirements. Ms. Boyles stated that this could be further discussed in subcommittee.

The Forum discussed the need for a zoning classification for the historic communities and coordinating with Charleston County to ensure that the needs of those communities are being met.

The Forum discussed the cultural corridor and how future development should be handled.

Ms. Boyles stated that staff would continue to work on the strategies and action plan and bring back recommendations to the Forum.

5. Presentation & Discussion: Transportation Priorities. A presentation of new transportation information and discussion of transportation element preferences

Ms. Humphreys reviewed the common themes that have emerged through discussions with the Forum, subcommittees, and the open houses.

She reviewed the origin destination study map with the Forum. She stated that this shows the information compiled from the various Bluetooth traffic detectors that were installed around the Town to measure destination trips. She stated that based on the data, there is more traffic along I-526 as compared to I-26 and shows that the traffic issues are regional in nature.

Ms. Humphreys stated that crash data was included in the study as well and shows not only the number of crashes, but where they occur and reasons for the crashes.

Ms. Humphreys updated the Forum on the progress of the update of the Long Range Transportation Plan (LRTP). She stated that the bike and pedestrian needs will be evaluated and included as well. She stated that mass transit would be reviewed as well, but stated that the results from the open house did not see this as a major issue. She stated that from a regional standpoint, mass transit would be included in the LRTP.

The Forum discussed technological advancements in transportation modes and how or if this would be included. Ms. Humphreys answered that technology advancements would be recognized and noted in the LRTP, but no specifics would be included at this time because of how fast it is changing and progressing.

The Forum asked if all access points into and out of Mount Pleasant were included in the origin destination study. Ms. Humphreys answered in the affirmative and noted all of the access points included for the Forum. The Forum discussed future development that has already been approved or just started and if they are

included in the study. Ms. Humphreys answered in the affirmative and that the CHATS model includes current conditions as well as previously approved projects. She stated that they are in the process of reviewing the CHATS data to ensure that there are no discrepancies or errors.

Mr. Morrison stated that the magnitude of the growth would be controlled through the policies determined and included in the Comprehensive Plan and the LRTP. He stated that this is the reason for this effort and ensuring that the information is as accurate as possible.

There being no further business, the meeting adjourned at 3:00 pm.

Submitted by,
L. Lynes
CompPlan03062018