



Mount Pleasant Growth Management Plan

Framework

Mission

The mission of this plan is to manage growth so as to preserve quality of life attributes such as public safety, public education, public recreation, mobility, culture, and history among other things. Actions taken as part of this plan seek to provide balance between development and livability in order to protect the general welfare of Mount Pleasant residents.

Two components will be used to achieve the mission of this plan. They are zoning and financial.

Goals

Curb the allowed number of residential units, increasing the cost of development onto development, and raising money for open space and recreation are the goals of this plan. With regard to a timeline, it is expected that the plan will begin upon approval of Town Council.

Goal 1: Curb the number of allowable residential units as a means to responsibly manage density and population.

Objectives

1. Amend the Town of Mount Pleasant Zoning Code to eliminate all bonus density allowances.

2. Amend the Town of Mount Pleasant Zoning Code to eliminate increased densities in mixed use planned developments.
3. Add a 100 percent commercial street frontage requirement for multifamily projects in the Urban Corridor Overlay District.
4. Explore reducing the metes and bounds of the Urban Corridor Overlay District.

Goal 2: Appropriately adjust development costs to pay for public infrastructure such as roads (i.e. growth pays for growth)

Objectives

1. Increase impact fee for transportation.
2. Eliminate waiver of recreation impact fee for developments providing amenities.

Goal 3: Enhance quality of life through the acquisition of open space and the expansion of recreational lands.

Objectives:

1. Use taxation with a sunset provision to acquire, for the public's use and enjoyment, properties important to preserving the quality of life of Mount Pleasant.
2. Use taxation with a sunset provision to fund the design and construction of publically owned recreational lands.