

TOWN WIDE

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https://www.surveymonkey.com/r/TOMP_2



1. The Town should actively pursue annexation of unincorporated areas.
2. A well-organized, efficient circulator transit route around the Mount Pleasant community would be a useful addition to the community.
3. Tree protection standards should be strengthened to minimize the cutting of existing trees (including pines) during the development process.
4. A Town-wide designated bicycle/pedestrian facility linking all parts of town, including recreational sites, neighborhoods and commercial areas, would be an attractive amenity for our community.
5. The Town could benefit from the creation of a Cultural Arts Center to promote local artists and provide space for community events.
6. The Town should pursue the development of workforce housing that is accessible to all who live or work in Mt. Pleasant.

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INNER NEIGHBORHOODS (shown in light yellow on the Community Framework Map)

1. Short-term rentals (VRBO, Airbnb) are appropriate within residential neighborhoods.
2. Accessory Dwelling Units are appropriate within residential neighborhoods.
3. Accessory Dwelling Units are appropriate to be used as short-term rentals.
4. Infrastructure and drainage system improvement and maintenance should be a priority for the Town.

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OUTER NEIGHBORHOODS (shown in dark yellow on the Community Framework Map)

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1. Nearby community commercial areas are needed, containing a mixture of uses to serve local residents.
2. New roadway connections should be made to allow for alternate routes to help avoid traffic.
3. The Town should pursue the development of high quality office spaces or business headquarters in Carolina Park.

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WATERFRONT GATEWAY (shown in red on the Community Framework Map)

1. Gateway areas (Both Patriots Point area and Wando/41) should be designed and built as “destinations”, with a mix of built and passive uses for the general public, including opportunities for public access to that waterfront.
2. Buildings in the vicinity of the Ravenel Bridge should be taller than elsewhere in Town.
3. Patriots Point or Waterfront Park should include a waterborne passenger hub or terminal.

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WANDO TERMINAL (shown in purple on the Community Framework Map)

1. Economic development and port related uses should continue to be the predominant activities within this area.
2. The addition of family-related activities and warehouse/industrial uses is appropriate in this area.
3. The Town should partner with the SC Ports Authority and SC Department of Transportation to maximize options to move freight from the Wando terminal to other destinations in the region.

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OLD TOWN/SHEM CREEK (shown in blue on the Community Framework Map)

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1. Portions of the Urban Corridor in this area should be modified to limit higher residential densities and heights to specified nodes. (Nodes are areas where residential, retail, dining, and service uses are concentrated at a neighborhood level.)
2. Shem Creek’s charm is a result of the water-based uses that should remain as the predominant uses on the Creek.
3. A working waterfront is vital to the character of Shem Creek, so the Town should work to permanently protect docks and landside sales areas for use by the commercial fleet.
4. The Town should prioritize efforts in the Shem Creek area to improve water quality.
5. The Town should consider expanding the purview of the Old Village Historic District Commission to cover all residential areas south of Coleman Boulevard in order to protect the scale and character of the entire area.

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HIGHWAY DISTRICT (shown in pink with red outline on the Community Framework Map)

1. Portions of the Urban Corridor in this area should be modified to limit higher residential densities and heights to specified nodes. (Nodes are areas where residential, retail, dining, and service uses are concentrated at a neighborhood level.)
2. A Park & Ride opportunity with links to major employment centers would be a benefit to the Mount Pleasant community.

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SETTLEMENT COMMUNITIES (shown in yellow with orange dot pattern on the Community Framework Map)

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1. These historic African-American communities should be protected from further encroachment by modern styles of development.

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2. The Town should work with the County to establish a Settlement Historic Commission to review plans proposed for within the communities in order to assure community involvement and support.

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CULTURAL CORRIDOR (shown in brown on the Community Framework Map)

1. This area should be designated as a cultural resource district and a specific plan adopted to define and protect the area for its educational, cultural, and community benefits.

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2. The Sweetgrass Basket Overlay District (essentially the south side of 17 from Six Mile to Porcher's Bluff) should be modified to allow an increase in commercial uses.

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3. This agricultural green belt should be maintained in its existing character to help prevent overdevelopment of the Mount Pleasant area, even if it means an increase in Town taxes or fees.

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4. Given its central location, this area could accommodate a mix of cultural/ educational facilities and employment centers.

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RURAL COMMUNITY (shown in olive green on the Community Framework Map)

1. Maintaining restrictions on density and development outside the designated Urban Growth Boundary is necessary to manage the effects of growth in the overall Planning Area.

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2. Commercial development in this area should be constrained to a rural scale node designed to provide convenience options for area residents.

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