Ms. Boyles called the meeting to order at 12:05 pm.

1. Public Comment

Ms. Marie Louise Moletto, 1133 Liberty Court, expressed concern with ensuring the Arts are included in the Comprehensive Plan as it is a valuable asset for quality of life. She asked that the Arts should be a focal point of the community and not just a tourism component.

Ms. Carol Hallman, 2352 Parsonage Woods Lane, read a comment from Mr. John Cammer, a Snee Farm resident, regarding performance arts. He stated that he is a performing musician and suggested that there should be a performance venue for art performances and events such as the Charleston Music Hall. He stated that there is a rich, vibrant arts community in Mount Pleasant and if supported, could be a valuable asset for the Town and Mount Pleasant could become a cultural center for the region. He asked that the Forum support efforts to bring first-class art center to Mount Pleasant.

There being no further comments, Ms. Humphreys continued with the agenda.
Ms. Humphreys reviewed the progress of the meeting for the Forum. She suggested that in addition to “tweaking” the plan to ensure it includes the desired content, it should be readable and organized.

2. Overview of Plan Process & Plan Draft Review

Ms. Humphreys reviewed the development of the plan with the Forum.

Ms. Humphreys reviewed the draft plan with the Forum. The Forum asked if the community issues are in priority order. Ms. Humphreys answered in the negative. Ms. Crow noted that the percentage of support is noted in those sections. It was noted that the response should be noted that the percentages represent only a small portion of the population. It was noted that the Forum is a good representation of the population demographics.

Ms. Stokes-Marshall expressed concern with having restricted ingress/egress of neighborhoods and that there is not interconnectivity, which being in a hurricane zone, can be a safety issue.

Ms. Crow reviewed the community character portion of the draft plan and how the subsections were determined.

Ms. Sullivan stated that the colors on the hazard area network map is not easily readable because of the scale and colors. Ms. Crow stated that the draft plan does not show the exact map size for the final version. She stated that this would be reviewed before final version is available.

Ms. Ascue asked if there is coordination with Charleston County and the City of Charleston. Ms. Boyles answered that the focus is with the Town planning area, but there is some coordination with Charleston County. Mr. Yeh asked if the hazard area map is based on the FEMA maps. Ms. Boyles answered in the affirmative. Mr. Barnwell asked if this is the new proposed FEMA maps or the current ones. Ms. Boyles answered that this is the current map.

Ms. Hussey asked about repetitive loss areas and stormwater drainage issues. Ms. Humphreys stated that the Town is completing a number of watershed/stormwater studies. She stated that this is referenced in the plan as well. Ms. Stokes-Marshall
expressed concern with stormwater issues due to increased development in the area and suggested that this should be noted and addressed as well.

Ms. Boyles reviewed the land use and community design subsection with the Forum. She reviewed the district plan maps with the Forum.

Mr. Yeh suggested that the FEMA map info be included on the district maps. Ms. Boyles answered that this would be considered. She stated that they were separated for ease of readability. Mr. Yeh suggested that the maps should be somewhat interactive to provide as much specific information as possible.

Ms. Ascue asked what is a special area plan. Ms. Boyles answered that these are areas identified where a more specific plan is needed. She stated that this would be undertaken after the Comprehensive Plan is completed and approved.

Ms. Boyles asked that the Forum review the various district maps and see if there are any discrepancies.

Ms. Boyles reviewed the community action section with the Forum.

Ms. Humphreys reviewed the outcome of the June Comprehensive Plan Open House with the Forum.

Ms. Sullivan asked if there was anything different from the June open house that was not previously addressed. Ms. Boyles answered in the negative and stated that the comments were similar to what was addressed with previous open house meetings, forum comments, and identified issues. Ms. Sullivan suggested that a better synopsis of the open house comments should be provided for the forum to ensure that the plan addresses those areas. Ms. Humphreys suggested that this could be provided.

Ms. Sullivan expressed concern with the timeline for reviewing and approving the draft plan to send to the Planning Commission for review and recommendation to Town Council. Ms. Gordon agreed and suggested that there should be discussion with the entire Forum. The forum discussed how the plan should be reviewed and if the draft plan should be sent to Town Council to receive feedback and then working on those issues. They discussed if it would be beneficial to meet more informally to review the plan. Ms. Boyles stated that additional meetings could be
scheduled to review the draft plan if desired. The discussed if it would be possible to have informal meetings. Mr. Ulma answered that legal counsel would have to weigh in on this issue and if there would be any freedom of information act (FOI) issues.

3. Overview of Topics and Breakout Discussion
4. Full Group Recap and Discussion of Vital Topics

The Forum agreed to discuss the topics as an entire group rather than breakout into small groups.

Ms. Boyles reviewed the vital topics with the Forum and stated that they would like to break out into groups to review and discuss these vital topics and then recap the discussions. She asked if the preference would be to discuss the vital topics as a whole group rather than breaking into smaller groups.

The Forum convened for a small break at 1:38 pm and reconvened at 2:00 pm.

Mr. Ulma stated that legal counsel was consulted regarding informal meetings and stated that they are discouraged, because of being an appointed body. He stated that the best means going forward would be to have scheduled meetings. He stated that in regard to schedules, additional meetings can be scheduled as desired. He stated that only after the Forum was comfortable with the plan, would it then move forward to the Planning Commission and ultimately Town Council.

The Forum discussed the vital topics as follows—

- Affordable, workforce housing

The Forum discussed how viable affordable housing is in the Town and if affordable housing can be accomplished. The Forum discussed including some tools and resources within the plan to provide more specificity within the plan on how affordable housing could be accomplished. The Forum discussed the challenges with having affordable housing. They discussed if affordable housing is important, and if so, what is the extent the Town should go to address and resolve the issue. The Forum discussed whether partnering with the Housing for All Mount Pleasant should be recommended since they are working on this issue. They discussed whether affordable housing should be a requirement for new neighborhoods and
as a component of mixed use development. They discussed having incentives in place for affordable housing or some type of tax breaks or reduced fees to incentivize more affordable housing. They discussed having rental affordable housing a priority to having affordable housing that can be purchased. They discussed recommending a separate study or consultant to determine what percentage of affordable housing should be considered. They discussed whether affordable housing is accepted or desired by Town officials and stakeholders. There is a perception that affordable housing would change the character of the Town.

➢ The Forum discussed that some citizens have concern with utilizing municipal funds to provide affordable housing as there are other vital issues that should have priority.

➢ Affordable housing should be a requirement for new neighborhoods and subdivisions.
➢ Plan should be more specific.
➢ The Forum discussed whether affordable housing should be required in commercial and residential development.
➢ The Forum discussed the need to have flexibility within the ordinances for different housing types that could provide affordable housing.

Hubs (Nodes)

➢ The Forum discussed how hubs should be identified and how the hubs should be defined and mixed use. They discussed the mixed use should only be allowed in the commercial hubs and not in the community scale commercial.

➢ Opportunity to better clarify the intent of the land use and community design designations.
➢ Should ensure there are designated areas for regional commercial and hubs. Height should be increased.
➢ Intent needs to be clarified within the plan. Better definition of critical areas.
➢ Should we identify additional hubs on the north end of the town.
➢ Make sure plan is clear and understandable.
➢ Conduct a needs assessment to determine where hubs should be located. Re-evaluate all densities and lower.
➢ Slightly increase height in certain areas where appropriate. Divide map into different districts.
➢ Not include secondary streets; only show major arterials to simplify map.
➢ Maps should have layers that can be turned on and off.
➢ Recognize that Town has grown and provide flexibility for future growth.
   Need to have foresight.

5. **Set next meeting date**

Ms. Boyles stated that the next meeting would be on Oct 16\textsuperscript{th} 12 pm-4 pm. She asked that the forum review the maps that are on the website and provide feedback and comments by Sept 20\textsuperscript{th}.

The forum asked that a “red line” document be provided showing what has been changed in the draft plan.

There being no further business, the meeting adjourned at 4:03 pm.

Submitted by,
L. Lynes
CompPlanForum09062018