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

There being no quorum at this time, the Forum continued with only discussion.

1. **Public Comment**

   Mr. George Freeman referred to a transportation map and expressed concern that some previous decisions made by Town Council appears to be changing with the Comp Plan. He stated that he is opposed to the connection from Billy Swails to Hwy 41. He stated that the preference would be to connect through Porcher Bluff Rd.

   Ms. Boyles stated that she received some correspondence from Susannah Smith-Myles regarding historic preservation of areas and artifacts and distributed this to the Forum.

2. **Transportation Recommendations and Discussion**

   Ms. Humphreys provided an overview of the mobility element of the Comprehensive Plan.
A quorum was obtained at this time (12:32 pm).

The forum discussed the current land use scenario and the number of trips versus hours. They discussed what the overall goal would be in terms of reducing the number of trip delays.

The forum discussed what transportation projects should be included in the plan and that those projects definitely not wanted should be removed.

The forum discussed NA2 (Longpoint Road realignment) and if it should be included.

The forum noted that there is not a recommendation for the Wingo Way area and suggested that this should be reviewed to determine if any recommendations should be included in the plan.

The Forum reviewed changes, modifications, or additional items to review:

- There is a capacity issue and if taken from one area then have to account for it in another.
- Some decisions made by Town Council that forum does not have control over. If there is no connection through Boone Hall then another alternative is needed.
- Have action point to work with property owner of Boone Hall and Charleston County for a solution to provide the relief needed without further impacting resources.
- More concerned with land use portion. Land use affects the transportation network.
- Present the plan, but indicate what options are not desired.
- Agree that Wingo Way area should be restudied.
- Make sure to note that some projects are recommended as result of future scenarios.
- Good plan and lays out process. A lot of checks and balances included. Not get “too down in weeds”. Need to be planning for future years, all scenarios, and recommendations for solutions.
- Major vehicle changes coming in near future that will dramatically change transportation.
➢ Need to be a balance. How will projects be funded. Funding information is included in the plan.
➢ Need to think out of the box on what alternatives are available. Push the envelope on solutions available.
➢ Concerned with financial long-term sustainability. Limited number of revenue streams. Concerned with lack of affordable housing, senior housing, and economic development property. Still staff and consultant plan, not a forum plan. Should continue with work and not complete at this meeting.
➢ Need to look to the future and Longpoint Road extension is a key component. Should not hold status quo, but should be proactive and think ahead.
➢ Concerned with bike/pedestrian network and that it needs to be more solutions. Also consider an elevated network for bike/pedestrian access. Should not disturb settlement communities or historic resources (Boone Hall).

The Forum convened for a short break at 2:04 pm and reconvened at 2:23 pm.

➢ Ms. Boyles stated that having a balance was an important aspect of the Comprehensive Plan. She suggested that a balance has been included in the plan. She suggested that the plan would not be at its current draft without input from the forum. She stated that some of the information was included by staff, but it was based on input from the forum. She stated that for those areas of conflict, such as Boone Hall, the plan can include the note from the forum on what the desired action should be and an if/then scenario included.

The forum discussed the need to review the land use portion of the plan and fully discuss and address this portion.

Ms. Gordon asked to discuss the different hubs and expressed concern with the proximity of the hubs and whether they are large scale or community hubs. The forum discussed where regional hubs are appropriate and balancing those with other community hubs and surrounding land uses. The forum discussed balancing between county property and jurisdiction and town recommendations.

The forum discussed the hubs and expressed concern that the regional or large scale hubs might include more big box businesses than the more desired economic development. Ms. Boyles suggested that the recommendation for special area plans would be vital in having a viable comp plan.
The forum discussed the need for revenue stream diversity and how this can be achieved or if taxes would have to be increased.

Ms. Cotov stated that the Town is looking at a five year budget to determine what funding is needed and how to accomplish those needs. She stated that the Town is working on being financially stable and not be dependent on growth.

The Forum discussed whether the Comprehensive Plan is balanced, where is more work needed and how can it be resolved—

- Good job in trying to keep plan balanced.
- Understand importance of character of the Town. Need to ensure the unintended consequences of some of the recommendations are considered and identified.
- Need more balance—need further discussion.
- Fairly balanced—some issues like affordability need further review. Maintaining settlement communities may need further review and discussion.
- Anti-business climate is not in balance. Determine if there is more land that can be incorporated into the Town so that taxes are not be increased. Where are areas for redevelopment.
- Need more meetings. Not balanced yet. Look at other areas to help determine solutions for transportation issues. Need to have more discussion on bike/ped options and solutions.
- Need fiscal responsibility. Some property will not be taxable because not developable—how account for that.
- Good baseline. Sections need to be able to stand alone as well as be a part of the whole plan. More discussion on mobility and interconnectivity.
- Goals have been addressed and challenges identified. Need to be more specific on what innovation should be accomplished.
- Shortfall in how tax base will be increased. Affordability options for workforce needs to be included and addressed outside of apartments. Maybe consider tiny houses as an affordability option. Consider flyovers as an option.
- Made some great strides. Need affordable housing better addressed. Some additional discussion on land use and hubs.
➢ Like balance. Like hubs and inclusion of accessory dwelling units (ADUs). Like having better understanding of why things have occurred.

➢ Need more meetings to discuss and possibly break up plan into sections to better come to consensus.

➢ Need more understanding on tax base and how to address future shortfall. Need more discussion on hubs. Should set some parameters for the special area plans and more specificity on when the special area plans will be accomplished and implemented.

➢ Progress being made. Fiscal sustainability (question 26 of survey) still real estate based and need to identify other revenue sources. Infill and middle mission housing should be expanded and affordable housing encouraged. Life cycle housing part of affordable housing.

➢ Plan overall is balanced. Can have further discussion. Make sure there is accountability for implementation of the plan.

➢ Concerned with trying to address and appease everyone on every aspect; not a realistic approach. Concerned that Mount Pleasant does not have what is desired by the younger generation such as more density, walkability, etc. and that they are going to other areas where they can get those things. Does not seem to be willing to expand roadways to include amenities such as HOV lanes. Should be able to have taller buildings in the hubs. See some balance in the plan. Part of issue is that there is an identity issue with what this Town has grown into compared to what it was. Need more discussion on where the town wants and needs to go in terms of growth, development, etc. Cannot stay a small Town.

Ms. Boyles stated that the next meeting is tentatively scheduled for Thursday, November 15th at noon. Once the date is finalized, the Forum will receive notice. She stated that a revised draft would be sent to the Forum as well.

There being no further business, the meeting adjourned at 4:15 pm.

Submitted by,
L. Lynes
CompPlanForum10162018