

Subcommittee 1 – Quality of the Built Environment/Place

Goal:

A community where the built environment honors the town's coastal village heritage, while recognizing that different parts of Town have their own unique character.

Objective 1: Concurrency

Balance the rate of development with the provision of infrastructure, so that the demands of growth are met in as timely a manner as possible.

- Amend town ordinances to clarify and quantify the provision of infrastructure in relation to the development process.
 - Consider the adoption of a growth management program to slow the rate of growth until transportation infrastructure can meet acceptable standards (as defined in the Long Range Transportation Plan).
 - Continue to monitor the Town's other capital needs related to stormwater, fire, police, recreation, public services, etc, to ensure that the impacts of new development are also being addressed through the development process.
- Identify alternate strategies to alleviate traffic concerns.
 - Investigate and, if feasible, pursue the expansion of transit opportunities.
 - Investigate and, if possible, adopt creative methods for paying for additional infrastructure.
 - Review land development regulations and the zoning code to identify opportunities for encouraging mixed-use nodes which would minimize the need for additional infrastructure.
- Continue to monitor transportation and non-transportation needs in the community to ensure continued provision of acceptable levels of service.
 - Continue to provide demographic information to Charleston County School District to ensure they have the information needed for their planning purposes.
 - Focus implementation of the Town's Capital Improvement Program on ensuring timely provision of needed infrastructure such as fire, police, public services, stormwater management, recreation and transportation needs.

Objective 2: Business development

Draw business opportunities to Town to create higher-paying employment and diversify the tax base.

- Create a cohesive economic development plan to clearly define the sorts of businesses that would be good fits for the Mount Pleasant community, then pursue those through the regional development alliance.

- Create Economic Development task force to act as emissaries, helping with recruitment of priority businesses and identifying opportunities.
- Areas identified or planned for commercial/economic development uses should be maintained for such to allow future provision of needed services.
- Continue to promote and develop the local business community.
 - Promote the development of incubator buildings to provide opportunities for start-up businesses.
 - Identify steps that the Town can take to incentivize local business development.
 - Study the effect of impact fees on the local business community, and on the market for new business development.
 - Review ordinance requirements pertaining to the redevelopment of existing buildings, to encourage and create opportunities for redevelopment.
- Develop a long-term strategy to focus economic development/growth on identified nodes.
 - Identify appropriate nodes/areas for economic development focus.
 - Properly zone these properties to allow for intended development.
 - Actively market these identified areas through regional and local contacts.

Objective 3: Character Areas

Identify and develop the unique characteristics of each residential, commercial and mixed-use area of the town.

- Establish a process and a timetable for identifying specific character areas of town that should have further study and definition through the preparation of special area plans, and associated ordinance adjustments.
 - Initiate a program of creating area master plans to further refine development goals, standards and needs for each part of Town.
 - Investigate the use of a system such as City Engine to enable 3D modeling of proposed future development projects to determine appropriate size and scale.
- Revise the urban corridor concept to focus instead on the mixed-use development of specific designated nodes in a manner in keeping with the unique characteristics of the specific area.
 - Revise zoning ordinances to define and facilitate the development of nodes. Nodes should be designated throughout the town, with development standards appropriate for their character areas.

- Refine zoning district requirements to allow nodes in different parts of town to have different standards/requirements, based upon their location and the character of the area.

Objective 4: Housing Diversity

Provide a variety of housing types to meet the needs of the Town's changing demographics.

- Encourage the development of housing communities that cater to needs of first-time homebuyers, as well as those down-sizing, with options such as patio homes, duplexes and townhomes.
 - Require the provision of intermediate housing types in the standards developed for mixed-use nodes.
 - Monitor Building Code changes related to tiny house construction, and allow opportunities for this style of development, as appropriate.
- Build flexibility into existing zoning and building code requirements to allow for future modification of existing homes, under appropriate conditions.
 - Develop programs to encourage use of universal design elements in new residential construction.
 - Consider allowing new special exceptions for residentially zoned properties to create a process where a variety of housing types (for example, duplexes, big house multifamily) can be allowed, if certain criteria are met.

Objective 5: Housing Affordability

Provide affordable housing for residents of all incomes.

- Improve the availability of workforce housing opportunities by supporting the work of local entities.
 - Coordinate with local organizations (for example, Housing for All-Mount Pleasant) to establish housing programs that allow the organization to hold title to the land, while selling the house affordably with restrictions/covenants that control future sales to keep the property in the "affordable" range.
 - Work with homeowners to retain the existing housing stock as an avenue to maintaining lower cost housing. Such could include programs to assist with rehabilitation, and could require covenants requiring upkeep of property and restricting resale profits for a period to time.
 - Workforce housing units should have maintenance expectations clearly spelled out and enforceable.
 - Consider establishment of a Community Development position within the Town government to coordinate housing affordability issues with local partners.

- Create opportunities within the Mount Pleasant area for the creation of new workforce housing.
 - Establish zoning criteria that require developments of a certain size to include a percentage of affordable housing that remains such for a defined period of time (25 years).
 - Consider modifications to development criteria to facilitate the creation of workforce housing, by streamlining processes and providing lower-cost alternatives to certain development requirements.
 - Work with settlement communities to provide opportunities for community members to create workforce housing opportunities within settlement areas, while building trust in Town processes.

DRAFT

Subcommittee 2 – Quality of Life/Community Character

Goal:

A diverse community where the verdant and historic coastal character of Mount Pleasant can be found in every aspect of daily life, and the friendly, small-town feel is embraced and strengthened through interaction with each other and the natural environment.

Objective 1 : Landscape

Ensure that residents and visitors know they are in Mount Pleasant by the coastal style and scale of development, protection of existing trees and provision of abundant buffers and landscaping.

- Protect the abundance of mature vegetation throughout Town.
 - Modify town regulations to require a pre-planning site analysis meeting of staff (arborist and engineer) with the developer to ascertain site conditions and valuable trees which need to be taken into consideration/protected during the design and development process.
 - Consider modifications to town ordinances to further protect trees in the development of residential lots; such as allowing the designation of a special tree-protection setback on newly recorded plats, to require development on the lot to shift away from protected trees or a prohibition of cutting any trees shown as protected on a final plat, without BOZA approval.
 - Strengthen mitigation requirements for removal of trees.
 - Modify regulations to prevent clear cutting of development sites, while maintaining vegetation in bufferyards.
 - Modify bufferyard requirements to retain smaller trees, and encourage a more natural style buffer along road frontages, rather than replanting landscaping.
 - Require that landscape buffers contain greater than 50% native vegetation to help retain the lowcountry character of the area.
 -
- Refine commercial development standards to ensure that new buildings are compatible with a coastal lowcountry vernacular, and that mature vegetation is maintained wherever possible.
 - Develop area master plans to clearly define the development criteria for the various sections of Town.
 - Modify town ordinances as needed to implement the recommendations of these area master plans.

Objective 2: Open Space Corridors

Create a system of interconnected protected open spaces to provide opportunities to interact with nature, as well as to accommodate multi-use trails, wildlife corridors, and

low-impact drainage strategies that enhance the natural hydrologic characteristics of the area.

- Develop a town-wide initiative to protect an open space network in Mount Pleasant, in coordination with local partners.
 - Partner with local entities to maintain a database of all lands permanently protected from development.
 - Identify opportunities for protection of additional spaces that would further the objective of interconnecting open spaces.
 - Pursue grants and outside funding opportunities for protection of these lands.
- Provide public access to open spaces and local waterways.
 - Identify opportunities for new public open spaces and water access locations.
 - Water access app.
 - Pursue funding opportunities to purchase properties/easements for protection of open spaces and creation of walking trails and water access.
- Establish a higher green space goal/standard, with criteria for guiding property selection/protection.
 - Modify land development regulations to better define criteria for required open spaces, so that it is more usable by nearby residents and provides opportunities for connection with other nearby open spaces.

Objective 3 : Key Properties

Recognize the importance of historic sites, natural areas and scenic views by proactively facilitating permanent protection for key properties that enhance the character of the Town.

- Identify criteria by which properties will be selected for protection which will include their scenic value, their value for interconnecting open space, their value for watershed protection and their inherent value to the community.
 - Evaluate potential sites in the context of these criteria.
- Permanently protect lands which exemplify the lowcountry character of the area, in coordination with East Cooper Land Trust and other key partners.
 - Actively explore opportunities to work with owners of large parcels to permanently protect lands through conservation easements or other methods.

Objective 4 : Recreational Opportunities

Diversify recreational opportunities to provide an outlet and foster community engagement among all segments of the Mount Pleasant population.

- Monitor organized recreational trends in the Town and adjust programming to reflect changes in demand and demographics.
 - Identify location for, construct, and staff additional Senior Center.
 - Continue to collaborate with other service providers to broaden recreational opportunities for residents of the Town.
 - Identify and create programming for programs that interest local teenagers.
 - Design and build a Community Recreation Center to provide additional program space to help the Town meet recreational needs of its citizens.

- Promote alternatives to organized recreation through provision of facilities and venues for non-programmed and community use.
 - Construct an outdoor amphitheater to provide a venue for community gatherings and outdoor performances.
 - Create a Cultural Arts Center which would house and support the local arts community, providing opportunities for exhibits, studios, classes, and local performances.
 - Update and renovate outdated Community Centers.
 - Identify locations and construct water access opportunities for paddling watercraft.

- Promote a low impact outdoor lifestyle, through the development of additional pedestrian friendly trails & paths interconnecting various areas of Town.
 - Develop and maintain a database of all bicycle and pedestrian facilities in town, and publish the information in a brochure, online and through an app.
 - Actively work to interconnect segments and improve safety of bicycle and pedestrian facilities.
 - Identify and target opportunities to interconnect existing public spaces within Mount Pleasant.
 - Identify opportunities for a combination pedestrian park/crossing over Highway 17, potentially in combination with adjacent development.
 - Design and build a world-class bicycle/pedestrian facility throughout Town to link the Town's natural, cultural and historic resources with a safe, family-friendly route.

Objective 5 : Historic Cultures

Enhance and elevate the support of local historic cultures.

- Better educate the public about the local historic cultures, and to identify steps to be taken to improve their long-term sustainability, in collaboration with appropriate organizations (local, regional and national).
 - Improve support for local settlement communities and promote educational, historical and cultural efforts in the area, making use of ties with the Gullah-Geechee Cultural Heritage Corridor.

- Expand local knowledge about the area’s history and the ties between the historical Mount Pleasant communities, working with established entities such as the Charles Pinckney House and Boone Hall.
- Engage with Charleston County in a joint planning process to identify options and opportunities for settlement communities individually and the larger Boone Hall/Hamlin Farms/Six Mile/Hamlin community as a whole.
- Continue to educate about historic cultures through Town events and programs such as the Blessing of the Fleet and recreation programs and camps.
- Actively promote the contributions of local historic cultures to the character of Mount Pleasant.
 - Work to promote Gullah cuisine through authentic Gullah restaurants, local festivals and the establishment of culinary programs.
 - Continue to support the local Farmer’s Market and Seafood Market.
 - Continue to support the weaving and sale of sweetgrass baskets, including the annual Sweetgrass Basket Festival.
- Town should engage local cultural organizations to improve communication and opportunities for mutual assistance.
 - Designate representatives with the Town to participate with various local cultural organizations.

Objective 6 : Community Connection

Identify community common areas and promote community events to build trust and town-wide relationships among residents.

- Establish additional regularly scheduled community events to create opportunities for strengthening local ties among residents and businesses.
 - Establish community farm opportunities to support production of local agricultural goods, and improve community connections.
- Encourage the establishment of small scale neighborhood gathering places (parks, playgrounds, coffee shops, small restaurants) within walking distance of local neighborhoods, but not private to individual subdivisions, to provide opportunities for nearby residents to gather.
 - Work with local communities during the creation of area master plans to identify appropriate areas for these gathering places.
 - Establish a “third place” floating zone that could be used to permit these uses.

Objective 7 : Community Promotion

Champion locally-owned businesses, especially traditional industries and local historic cultures, to bolster their competitiveness in a changing economic environment and to protect their sustainability.

- Support local farming, fishing, shrimping, oyster harvesting, crabbing, and similar local industries.
 - Acquire permanent dock space along Shem Creek to offload & sell catch, in coordination with the shrimping/fishing fleet.
 - Promote and expand local Farmer's and Seafood Markets.
 - Build the market for local produce and seafood by facilitating programs to connect local farmers/fishermen with local restaurants.

- Promote Gullah cuisine through support of authentic Gullah restaurants, local festivals and the establishment of culinary programs.
 - Support creation of Gullah culinary programs in local schools.

- Continue to promote the art of sweetgrass basket making.
 - Identify appropriate opportunities for the cultivation of sweetgrass for use by basket weavers.
 - Continue to protect and enhance opportunities for creation of sweetgrass basket stands.

- Continue to promote locally-owned, traditional businesses for their "Buy local" benefits of job creation, historic protection, and local sustainability.
 -

Objective 8 : Community Protection

Protect the surviving local historic communities from further encroachment and redevelopment.

- Understand and work to protect Gullah culture as a way of life.
 - Work with communities to define a shared vision for the community.
 - Revise existing zoning to ensure the compatibility of future development with the existing community in terms of lot size, uses, road network and density.
 - Coordinate with Charleston County to create a historic district for all the settlement communities with a "Settlement Community Review Board" with membership from each of the communities to give local residents a voice in activities occurring within their communities.

- Partner with the recently created African American Settlement Community Historical Commission to help address development-related issues in the settlement communities.

- Work with settlement communities to identify programs that would assist with maintaining affordable home ownership.
- Utilize resources of the Gullah-Geechee Corridor to identify & preserve sites and data for the benefit and education of the public and to help the Gullah-Geechee community to be economically sustainable.
- Work with appropriate entities to assist with resolving heir's property issues.
- Coordinate with local communities to educate resident about the costs, benefits, and process of annexation.
- Other communities...
-

Objective 9: Community Education

Expand appreciation and understanding of local historic cultures and communities through comprehensive outreach and educational efforts.

- Educate local citizens about the Mount Pleasant area's rich history, and continuing traditions.
 - Make use of ties with the Gullah-Geechee Cultural Heritage Corridor, and other appropriate organizations to improve support for local traditional communities and to promote educational, historical and cultural efforts in the area.
 - Coordinate with the Charles Pinckney House, Boone Hall, and other local historic entities to expand local knowledge about the area's history and the ties between the historical Mount Pleasant communities.
- Promote recognition of and education about Mount Pleasant's various traditional communities.
 - Expand placement of historical markers throughout the area and create an app to promote and connect the sites in driving or walking tours
 - Develop and promote historic "trails" that could tell the story of the various traditional communities in the Mount Pleasant area.

Subcommittee 3 – Safe & Efficient Mobility

Goal:

A reliable, sustainable and accessible 21st Century transportation system with multiple travel options that safely connects our communities, businesses and cultural areas.

Objective 1: Safety

Recognize user safety as a foundational and overarching objective in transportation system design and operations, implement modern safety features into new and existing transportation facilities, and establish support programs involving education, enforcement and emergency response.

- Utilize crash analyses to identify candidate projects for safety improvements.
- Review feasibility for enhanced pedestrian and bicycle crossings of arterial roadways in relation to existing usage as well as proposed facilities creating additional demand.
- In conjunction with CARTA, review transit stops to enhance sidewalk connections and develop more prominent roadway crossings between transfer/shelter locations.
- Coordinate with Wando Welch Terminal and SCDOT personnel to identify opportunities for safety enhancement projects and programs on Long Point Road.
- Through an ongoing social media program, identify information and educational materials that will enhance public awareness of safety issues related to transportation facilities and operations.
- Identify opportunities to coordinate and share safety information with the Police and Fire Departments and other public safety agencies.
- Investigate and participate in the development of regional incident management teams with adjacent local governments.

Objective 2: Roads

Provide a connected road network designed to respond to changing demand and utilizing innovative technology.

- Monitor advances in transportation industry technology and when appropriate invest in new technology.
- Undertake traditional capacity improvement projects as warranted to improve or maintain the functionality of the roadway network.
- Continue to require multiple roadway connections, where possible, for any new development.
- Identify and construct new connections to existing developments to further disperse traffic.

Objective 3: Bikes and Pedestrians

Integrate bike and pedestrian facilities and programs into the Town's road network, connecting various destinations within the planning area.

- Support a bike share program to allow citizens and visitors to utilize bicycle facilities.
- Connect existing bike lanes to improve their functionality.
- Expand and enhance other established facilities such as the East Coast Greenway and Battery to Beach routes.
- Coordinate with SCE&G to determine the feasibility for multi-use paths within power line rights-of-way to provide alternate linkages between areas.

Objective 4: Mount Pleasant Way

Build a world-class, family-friendly bicycle and pedestrian connector path that links the Town’s citizens and visitors to natural, cultural and historic resources and provides travel, exercise, recreational and educational opportunities.

- Develop a route recommendation, to include most feasible facility type for implementation (bike lanes, multi-use path, sidewalks, etc.) as well as estimated cost.
- Maximize use of existing multi-use paths, existing sidewalks and utility easements for implementation.
- Target secondary, lower speed roadways for path routing.
- Partner with other local as well as national bikeways to expand opportunities for cycling throughout the region.
- Coordinate with local neighborhoods and communities to identify beneficial connections to the path.
- Create an app with map of the trail that would also provide information to riders about destinations and points of interest in the community. (Potentially in coordination with app recommended for historic education.)
- Coordinate with Charleston County Parks, Battery 2 Beach, and East Cooper Trail to plan and implement the route in order to maximize opportunities and manage costs.

Objective 5: Land Use

Coordinate transportation and land use planning by aligning the Long Range Transportation Plan recommendations with Comprehensive Plan goals to proactively manage congestion and demand.

- Consider the transportation implications of all land development decisions within the approval process.
- Review the transportation impact assessment program to ensure that all impacts of a development are mitigated in a timely manner, and that transportation infrastructure is in place to meet the needs of approved development.
- Review Land Development Regulations to ensure that site design standards meet the goals of this Comprehensive Plan.

- Increase the connectivity of the transportation network through site design standards by requiring interconnectivity between developments.

Objective 6: Transit and Transportation Demand Management

Create inviting transit opportunities that serve the needs of residents, tourists, and the work force.

- Partner with CARTA and interregional entities to improve the area's transit network.
- Study the opportunities for creating a Mount Pleasant circulation route, to connect various destinations within the town.
- Coordinate with CARTA on the establishment of park and ride facilities in the Town.
- Review feasibility of providing ferry service to the Cities of Charleston and North Charleston.
- Coordinate and enhance human services coordination transportation.
- Develop programs that include strategies for traditional and active transportation demand management.
- Investigate ride-share opportunities for citizens and employees working in the Town.

Objective 7: Port traffic

Move port-related traffic efficiently to minimize the impact to local roadways and communities.

- Support the investigation of a barging program to move containers from the Wando Terminal to other local facilities.
- Coordinate with I-526 East project to investigate the feasibility of interchange improvements, including dedicated truck facilities at the Wando Welch Terminal, to remove freight traffic from the local traffic system.
- Review impacts of the Intermodal Container Transfer Facility and work with appropriate agencies to define mitigation efforts.
- Identify and designate primary freight routes within town limits.
- Identify public safety considerations unique to primary freight routes and develop an incident management plan including secondary freight routes for rerouting freight traffic.

Subcommittee 4 – Taking the Long View

Goal:

A sustainable and resilient community that adapts to evolving conditions while enhancing and maintaining high standards and quality of life that residents expect.

Objective 1: Fiscal Sustainability

Ensure adequate long-term revenue and the financial health of the Town through fiscally sustainable practices.

- Maintain a good balance between residential and non-residential development to protect the Town's AAA credit rating.
 - Recognizing that almost a third of the town's revenues come from fees and permits associated with real estate development, investigate opportunities for diversifying the Town's revenue sources to minimize dependence on any one market sector.
 - Balance land uses within the Town to ensure an appropriate mix of residential and non-residential uses.
 - Educate the public about the composition of the Town's revenue stream, the various funding options available, and how the Town balances its various budgets.
- Continue to manage the projects in the Capital Improvements Plan in a fiscally sustainable manner, leveraging outside funding sources whenever possible to expedite projects.
 - Identify projects throughout all sectors of Town government to be included within the Town's Capital Improvement Plan and its annual revisions.
 - Focus implementation of the Town's Capital Improvement Program on ensuring timely provision of needed infrastructure for fire, police, public services, recreation and transportation needs.
 - Incorporate anticipated long-term environmental conditions into the design and planning for Capital Improvement Projects.
 - Pursue opportunities, such as tax increment financing, municipal improvement Districts, public/private partnerships, to leverage funding to facilitate construction of projects within the Capital Improvement Program.
- Create a cohesive economic development plan to target businesses that would diversify the Mount Pleasant business community, then pursue those through the regional development alliance.
 - Identify business sectors to pursue through the Town's economic development policies.

- Identify and rezone properties that would be appropriate for targeted businesses.
- Review and adopt appropriate incentives for attracting desired economic development opportunities, including potential port and hotel districts.
- Undertake a public/private partnership to develop a flagship economic development district.
- Work with the regional development alliance to pursue targeted businesses, with a goal of diversifying the Town's tax base, to minimize the potential effects of future economic downturns.
- Support existing businesses, and incentivize use of local businesses to maintain the health of our community.
 - Encourage home-based business opportunities through the provision of state of the art IT infrastructure and modifications to local regulations, if needed.
 - Coordinate with Local Works to develop a business incubator within a commercial area of Mount Pleasant to provide small businesses opportunities.
 - Modify town ordinances to grant relief of impact fees for redevelopment projects, increasing the grace period from 2 years to 5 years.
 - Modify development impact fees to reflect infrastructure zones, allowing for different fee structures for redevelopment areas with adequate infrastructure.

Objective 2: Services & Infrastructure

Provide services and infrastructure required to support anticipated future conditions in the Town.

- Maintain the current level of service provided by developing a long-term management plan to quantify that level of service and to modernize operations to support the growing demands of established development plans. (To include staffing, staff training, technology, equipment, etc).
 - Develop a review program to monitor Town services to determine continued need and appropriateness of individual programs.
 - Identify projects throughout all sectors of Town government needed to maintain established levels of service, and include these within the Town's Capital Improvement Plan and its annual revisions.
 - Continue to coordinate with Charleston County School District, providing them with population and housing data to allow them to prepare for and provide appropriate education facilities for the youth of the Town.
- Identify efficiencies to be pursued in the provision of services to Town residents.

- Continue to coordinate use of athletic and arts facilities with local schools, to allow for shared use, and construction efficiencies.
- Continue to coordinate fire and police protection services with nearby districts to improve levels of service.
- Expand recreational offerings through contracting with local private vendors where feasible.
- Continue to review opportunities within Town government to identify operational efficiencies.
- Require that developers of property provide all necessary infrastructure for the support of their development (roads, fire, police, public services, recreation), or pay a fee in lieu of such infrastructure needs.
 - Review the Town's impact assessment ordinance to ensure that it provides adequate means of identifying the relevant impacts of a new development, and establishes appropriate mitigation requirements and procedures.
 - Monitor the development of individual plans to ensure provision of all required infrastructure prior to final inspection.
 - Require substantial compliance of development plans with all aspects of the Comprehensive Plan and withhold approvals until such compliance can be demonstrated.

Objective 3: Environmental Sustainability

Protect the integrity of the natural environment for its value as habitat, floodplain and water quality management, buffers, recreation, etc.

- Continue to educate local businesses, the construction industry, and residents about the benefits of adopting sustainable practices.
 - Continue to work with Clemson's Carolina Clear and other local partners to develop and promote educational materials to teach the value of native landscaping and undisturbed buffers.
 - Coordinate with Charleston Regional Project Impact and other local partners to develop and promote materials to teach the benefits of sustainable and resilient building practices.
 - Look for opportunities to create demonstration projects at Town facilities, to help to educate locals about sustainable development practices.
 - Conduct educational seminars with the local engineering community to promote use of higher standards to raise the bar on local development practices.
- Minimize the impact of the built environment on the natural environment through adoption of sustainable and resilient building practices.

- Develop plan to update town ordinances so that they adhere to best sustainable/resilient/LID/LEED development practices.
 - Create program to incentivize the use of Low Impact Development (LID) techniques that enhance water quality.
 - Improve our Town's Community Ratings System score by 1 class within the next five years.
 - Encourage/advocate for the strategic buyouts of at risk property and promote open space preservation.
 - Institute restrictions on development within the V-zone.
 - Support State efforts to prevent off-shore drilling.
 - Investigate opportunities for the use and promotion of solar power in the Mount Pleasant Area.
 - Transition areas currently served by septic to the public system, by working with MPW and residents.
 - Modify Town codes to require that drainage easements be provided whenever public drainage systems are established and that swales should be private and dedicated to the HOA, with no landscaping or structures allowed within the drainage easement.
 - Study and understand local environmental problems and sources of pollution to identify and fund solutions.
 - Identify undeveloped lands to target for protection, for their long-term environmental benefits to the area, in coordination with appropriate local interests.
 - Continue to constrain suburban-style development to the area within the Urban Growth Boundary line, to minimize development pressures and fragmentation of the habitats north of that point.
 - Coordinate with Charleston County to establish criteria and process for any future adjustments to the Urban Growth Boundary line.
 - Pursue opportunities to improve water quality of all local water bodies.
- Investigate implementing watershed-based hydrologic planning (to take a holistic look at wetland/drainage systems and hydrology) in coordination with other local entities such as Charleston County, Berkeley County, DHEC, DOT, etc.
 - Coordinate with adjoining jurisdictions to standardize storm water design requirements by watershed.
 - Invest in an update of the Town's GIS system to include mapping of buffers and wetlands to enable watershed-based planning.
 - Design stormwater management programs to protect and augment natural wetland systems whenever possible.
 - Investigate creating an opportunity to allow for wetlands mitigation within the Mount Pleasant community.

- Support Mount Pleasant Waterworks' efforts to pursue recharge of the Mittendorf Aquifer to minimize the risk of subsidence that could contribute to relative sea level rise.

Objective 4: Emergency Management

Enhance the Town's ability to anticipate, mitigate and adapt to changing conditions in order to better withstand and rapidly recover from large-scale emergencies and disasters.

- Develop and institutionalize a resilience strategy that specifies Preparedness, Mitigation, Response & Recovery requirements, to reduce vulnerability and increase capacity at every level of Town government.
 - Build a GIS database for modeling hazard, prevention and development scenarios, that includes current infrastructure, critical resources, road and property elevations, repetitive loss properties, social vulnerability, and other relevant data points.
 - Prepare an assessment (to be updated annually) that considers the Town's vulnerability to specific hazards, as well as identifies critical systems, processes, and infrastructure required to respond.
 - Identify mitigation projects to reduce system vulnerability such as flood mitigation infrastructure and drainage improvements, to be performed in the Capital Improvement Project process.
 - Coordinate with government, private organizations, non-profit, and critical utility providers.
- Develop a risk awareness and education program for community members and businesses to learn about their risk to hazards and methods to reduce or eliminate risk, as well as what to do in an emergency.
 - Establish emergency notification and communication capabilities to keep citizens informed prior to, during, and after emergencies.
 - Coordinate with appropriate agencies to inform and prepare citizens for emergencies and hazards.
- Build resilience practices into the Town codes so that future development will be built to appropriate standards.
 - Identify resilience strategies appropriate for inclusion within building and development standards and regulations, and amend ordinances to enact these changes.
 - Invest in technology to identify, understand and predict flooding hazards, integrating roadway elevations into the model to identify potential problem areas.

- Upgrades to local infrastructure, especially evacuation routes, must be designed to maximize resilience and minimize potential hazards.

DRAFT

Definitions:

- **Affordable Housing** – decent, quality housing that costs no more than 30% of a household's gross monthly income, including rent/mortgage payment and utilities.
- **Bike and Pedestrian Facilities** – pathways built, installed, or established for use by bicycles and pedestrians
- **Character Areas** – Designated areas of Town that have similar character. These will be the basis for area master plans, and for defining local land use policies, and design guidelines for nodes.
- **Community** – an interacting population of diverse individuals and neighborhoods in a common location
- **Congestion** – the state of being overcrowded with traffic
- **Local Historic Cultures (Communities)** – groups of people sharing a common history in the community. In this context, specifically refers to members of the shrimping/fishing industry, Gullah communities, and farmers.
- **Neighborhood** – a defined area of residences, including, but not limited to subdivisions having distinguishing characteristics
- **Node** – concentration of residential, retail, dining and service uses that are available at a community level and easily walkable from surrounding areas. May be smaller or larger, and have differing design guidelines, based upon the needs and requirements of the surrounding character area.
- **Open Space** – land areas retained for use as active or passive recreation areas or for resource protection in an essentially undeveloped state. Open space areas should be contiguous or connected to each other by a pedestrian and bicycle path or sidewalk system. Open space areas intended for active or passive recreation use shall be of sufficient size so as to constitute meaningful and usable space. Open space areas may include high ground and wetland buffer areas but do not include freshwater or saltwater wetlands.
- **Resilience** – the capacity to survive, adapt and grow no matter what kinds of chronic stresses and acute shocks are experienced
- **Sustainability** – the ability to be maintained at a certain rate or level
- **Sustainable Development** – a long-term, integrated approach to developing and achieving a healthy community by jointly addressing economic, environmental, and social issues, whilst avoiding the over consumption of key natural resources
- **Traditional Industries** –productive enterprises in a field of historical import to the community. In this context, specifically refers to shrimping/fishing, crabbing, oyster harvesting, agriculture, sweetgrass basket production, and preparation of Gullah foods.
- **Transit** – Conveyance of people or goods from one place to another, especially on a local public transportation system.
- **Transportation system** – a facility consisting of the means and equipment necessary for the movement of passengers or goods

DRAFT