



6 COMMUNITY ACTION



Mount Pleasant SC

Comprehensive Plan 2019-2029



6.1 IMPLEMENTATION

The goals and recommendations of any comprehensive plan are vital for setting expectations for the future direction of the community. The Plan has been the result of extensive public input and should not be changed on a whim or without careful forethought. Whether the locality actually moves in the direction defined by the Plan or not depends on the willingness of the governing body to implement the recommendations of the Plan. This implementation might be in the form of ordinance changes, capital improvement projects or new initiatives, but it is the true test of the local commitment to the established plan.

6.2 PRIORITY INVESTMENT



One of the requirements of the State Comprehensive Planning Legislation is that the Town consider how it will pay for needed capital investments. This includes an analysis of all funding sources for public infrastructure and facilities, as well as coordination with other adjacent and relevant jurisdictions and agencies.

Mount Pleasant has been engaged in capital planning for its infrastructure for many years and understands the benefits of coordination with partner agencies. The Town works closely with SCDOT and Charleston County, for instance, on planning and securing funding for construction of road projects. Land for the future Rifle Range Park was purchased by the Town and the Charleston County Parks & Recreation Commission, utilizing County greenbelt, sales tax revenues, and other sources.

The Administrative Services Division prepares the Town's budget, a five-year Capital Improvements Program (CIP), and a one-year Comprehensive Maintenance Plan (CMP) annually. For the first time this year, the Town is also putting together a five-year operating plan to help staff and Council members anticipate future operational costs and needs while better managing the Town's financial resources. For the fiscal year 2019 (July 2018-June 2019), the Town's overall expenditures are anticipated to be:

- Town of Mount Pleasant Budget 2019 – \$158,091,718
- Capital Improvements Program 2019-2023 -- \$319,372,161*
 - Expenditures in years 2019-2023 - \$78,240,692 (funded)
 - Expenditures beyond year 2023 - \$241,131,469 (unfunded)
- Comprehensive Maintenance Plan 2019-2023 -- \$45,502,832

** Includes unfunded future needs.*

Links to the Town's current budget, CIP and CMP are included in Section 7.2 - Background Data. These documents detail the expenditures of these revenues, revenue streams, and projections. It should be noted that in years past, the Town has made ten-year revenue projections for all revenue streams, but at the present time, only special sources are projected out 10 years. Plans are underway to return to ten-year projections for all revenue sources in future budgeting processes.

6.3 PRIORITY ACTIONS

To make best use of projected funding opportunities, it is important to have a workplan that prioritizes projects based upon need, form and function. There are some projects that logically need to be undertaken first, in order to provide needed input or clarity for other, later projects. The following work plan highlights the initial priorities of the comprehensive plan. The Plan and its recommended strategies are comprehensive and extensive. However, as Town resources are finite, it is necessary to prioritize the plan recommendations to make efficient strides towards this established vision. As items on this list are accomplished, priority should shift to other projects contained within the Action Plan. Progress should be tracked in an interactive online implementation matrix to preserve transparency and accountability for the success of the Plan.

Some of these actions can be undertaken easily and for little cost, but the majority of these priority actions will be complicated undertakings. These will likely involve multiple staff and possibly consultants, which will require careful scheduling and budgeting to ensure that projects are able to proceed in a logical and efficient manner. These constraints demand that worthwhile projects are staggered over the next several years in order to manage the workload and financial considerations.

Immediate Efforts



Time Frame: Ongoing – related to established Town processes

- Establish a plan implementation committee, monitor plan implementation, and actively update the matrix and plan as needed. *This can be accomplished in-house, with participation by local Town residents.*
- Utilize the recommendations of this comprehensive plan to develop and rank annual capital improvement priorities. *This can be accomplished in-house during the annual ranking of CIP/CMP projects.*
- Identify and evaluate projects throughout all sectors of Town government needed to maintain established levels of service and include these within the town's annual budgeting processes. *This can be accomplished in-house, during program development and budget approval processes.*
- Collaborate with Charleston County, Mount Pleasant Waterworks, and surrounding municipal partners to ensure planning priorities and policies are aligned across jurisdictional boundaries. *This can be accomplished in-house, during regular project review meetings with associated staff, and through Planning Commission, Waterworks, and Council action.*
- Actively explore opportunities to work with landowners to permanently protect lands and valuable corridors (through conservation easements or other methods) for expansion of the open space network in the Town. *These projects may vary in complexity. Some may be able to be accomplished in-house, with citizen interest groups, while others may require support from a consultant team.*

Short-term Efforts



Timeframe: Start in the next six months and complete within twenty-four months

- Initiate a wholesale revision of Town ordinances to simplify, streamline, and clarify Town Codes, while also implementing recommendations of this comprehensive plan. *This is an involved project that will require participation of multiple staff (Planning and Legal), and likely support from a consultant team.*
- Undertake creating a special area plan of the cultural core. This study should identify opportunities within this area that would simultaneously protect the essential character of the core, promote local history, and create economic and other opportunities to strengthen the community. *This is an involved project that will require participation of multiple staff (Planning, Public Services, Legal), and likely support from a consultant team.*
- Initiate and complete the hubs special area plan, and revise zoning ordinances and land development regulations to define and develop standards for the development of hubs and mixed-use centers. *This is an involved project that will require participation of multiple staff (Planning and Legal), a citizen interest group, and likely support from a consultant team.*
- Prepare the *Mount Pleasant Way* bicycle and pedestrian feasibility study, including an evaluation of the feasibility of a bike share program, and conduct preliminary engineering and cost estimation. *This is an involved project that will require participation of multiple staff (Transportation, Planning and Legal), a citizen interest group, and likely support from a consultant team.*
- Study revenue sources, development patterns, and market conditions to determine the Town's overall financial health and resilience of the community and to identify challenges and opportunities for assuring long-term financial resilience. *This is an involved project that will require participation of multiple staff (Administrative Services, Planning and Legal), a citizen interest group, and likely support from a consultant team.*

Mid-term Efforts



Timeframe: Start within eighteen months and complete within five years

- Create a comprehensive parks, recreation, and open space master plan identifying future recreation projects, as well as open space to be protected as natural areas. *This project will require participation of multiple staff (Recreation and Planning), a citizen interest group, and possibly support from a consultant team.*
- Conduct or update special area or functional plans where needed (as identified in the District Plan discussions). *These projects may vary in complexity. Some may be able to be accomplished in-house, with citizen interest groups, while others may require support from a consultant team.*

- Begin planning and funding processes for a new community center focused on arts and culture. *This is an involved project that will require participation of multiple staff (Planning and Recreation), a citizen interest group, and support from a consultant team.*
- Begin relocating or retrofitting public facilities and infrastructure in accordance with the mobility and resilience focused recommendations of this Plan. *These projects may vary in complexity. Some may be able to be accomplished in-house, with citizen interest groups, while others may require support from a consultant team.*
- Review the plan recommendations and create an updated annual work plan. *This can be accomplished in-house, during program development and budget approval processes.*
- Collaborate with the local communities, Mount Pleasant Waterworks, and Charleston County to develop special area plans for each settlement community, to include consideration of historic designation. *These projects may vary in complexity. Some may be able to be accomplished in-house, with citizen interest groups, while others may require support from a consultant team.*
- Prepare a resilience strategy that includes (at a minimum) an inventory of potential hazards, an assessment of the vulnerability of community systems, and a plan for mitigation and community preparedness. *This is an involved process that will require the support of a consultant.*

Long-Range Efforts



Timeframe: Varies by project, typically more than three years from adoption of the plan.

- Revisit plan policies and assess for effectiveness. *This can be accomplished in-house, during program development and budget approval processes*
- Continue making lower priority capital improvements, as funding allows. *This can be accomplished in-house during the annual ranking of CIP/CMP projects.*
- Prepare for five-year update to the Comprehensive Plan. *This is an involved project that will require participation of multiple staff (Planning), a citizen interest group, and likely support from a consultant team.*

6.4 MAINTAINING THE PLAN

The goals and objectives must be monitored and updated as conditions evolve. This must involve not only the elected and appointed officials responsible for preparing the comprehensive plan, but citizens of the community. A wide range of perspectives is essential to developing creative and realistic programs that will guide the Town successfully through both present and future challenges.

As a document that has been through a public vetting process and adopted by the Town Council, the plan serves as the official policy guide for public and private interests in the Town of Mount Pleasant. When projects are proposed that cannot be found consistent with the adopted plan, amendments may be necessary to the project or, if justified, to the Plan itself. The Plan is only as effective as its implementation, so if the goals are to be achieved, it is important to enforce the recommendations of the Plan in the way they have been written or to consider and address the broad impacts an amendment may have on other parts of the plan and the community. Thus, it is important to ensure broad support and necessity of any potential changes to the Plan. The Plan deliberately integrates land use, transportation and mobility, facilities, and resource preservation in a consistent manner based on our vision statement. The recommendations for these elements are based on a comprehensive set of considerations and values established in this process by the general public and the members of the Plan Forum.

Implementation Committee

This comprehensive plan was created by a citizen committee, the Plan Forum, with substantial input from a series of open public meetings, and supporting online surveys, that were highly publicized to draw participation in the planning process. Over the year-long planning process, hundreds of people from Mount Pleasant's neighborhoods and business community provided insight and input that coalesced into the vision and goals. They then worked in subcommittees to develop actions and reviewed the draft plan maps and recommendations.

A significant component of this Plan is focused on engaging the public in the activities. A Plan Implementation Committee should be formed by Town Council to assist in oversight and prioritization of Plan recommendations for implementation.

- **Membership:** The implementation committee should include ten to twenty council appointed community members that represent the diverse neighborhoods and interest groups of Mount Pleasant, Plan Forum members, Town department staff, a member of Planning Commission, and a Town Council liaison. The community members should be blind selected from self-nominated individuals based on neighborhoods and interest groups represented, age, gender, and ethnic diversity to ensure all portions of the community have a voice on the committee.
- **Forming the Committee:** A call for nominations should be widely published to assemble candidates for citizen representatives on the committee. The contact lists assembled during the plan should be used to spread the request. A self-nomination form should be prepared with criteria to seek participants from diverse neighborhoods and backgrounds. The

members should be selected in a blind panel by either Planning Commission or Town Council.

- **Role and Responsibilities:** The Implementation Committee would be charged to work in collaboration with Planning Commission and other Town departments to:
 - provide oversight and accountability for implementation of the plan
 - prioritize plan strategies and tactics over the life of the plan
 - serve as a steering committee to assist with plan maintenance as described below
 - use their personal and professional networks to extend the awareness of plan activities in their neighborhoods and professional communities
- **Activities:** The initiation of the committee would involve a kick-off retreat to review the initial implementation work plan and establish communications and operational protocols. After initiation the committee could meet on a quarterly or twice a year cycle. The committee should provide an annual report for Planning Commission and Council on the status of implementation using an Implementation Matrix as a guide. The committee may also participate in special events and planning projects and serve as liaisons for pilot projects.

Document Maintenance

There are guidelines for review of comprehensive plans set out in the South Carolina Local Government Comprehensive Planning Enabling Act of 1994. Pursuant to this law, municipalities are required to re-evaluate elements of their comprehensive plans at least every 5 years. The comprehensive plan, and all elements, must be updated at least every 10 years.

Once adopted, the Plan serves as the official guide for redevelopment, economic development, and provision of community infrastructure and services. It is a long-term document and the official policy of the Town in these matters. Because of its long-term visionary purpose, the goals, policies, and priorities may change as they are achieved, or trends may change beyond what is anticipated during the planning process.



Annual Review

The recommendations of this plan create an effective checklist for monitoring the Plan. Each year, Town staff, administration, and officials should meet to determine which recommendations to work on over the upcoming year. At the same time, the Town should look back over the previous year and evaluate what the community accomplished and where there is a need for improvement or focus. An annual review allows for flexibility in determining the tasks the Town will undertake based on budgetary constraints or changing community priority and input. This annual review would be well timed with the annual budgeting cycle to coordinate capital improvements and other programs with the goals of the Plan.

Five-year Review and Update

Major changes can occur in a very short time, including changes in infrastructure funding availability, the transportation system, development methods, and even changes in elected officials, state law, or other regulations that can have a significant impact on the recommendations and relevance of this Plan.

Ten-Year Update

The purpose of this Plan is to set a long-range vision for Mount Pleasant. It is also intended to be a flexible and dynamic document that responds to the changing needs of the Town over time to achieve its vision. Over the next decade, the Town should continue to work toward the overall vision and goals of the plan. If it does so, many of the specific recommendations will have been accomplished in time for a ten-year update. For this reason, Mount Pleasant should go through an extensive comprehensive planning process, similar to the one that led to this plan and its predecessors, every ten years.

6.5 ACTION TYPE AND RESPONSIBILITY

Throughout the Plan, actions and tools are classified into typologies to help define the level of effort it will require to complete them or integrate them into operations. The following sections define the various classifications used in the Plan.

Action or Tool Type

The implementation tools are classified into the following typologies:

Administrative/Organizational:

Administrative or organizational policies, practices, and actions that are used to implement regulations, initiatives, or other actions or tools. This is the upper level approach to assigning both human and hard resources to executing the vision of the Town and plan. These changes can often be addressed within current staffing or resources just through modification in daily actions, making them potentially low or no-cost actions for implementation. Examples of Administrative/Organizational Tools include: "Support existing businesses and incentivize the use of local businesses..." and "Consider the transportation implications of all land development decisions," etc.

Regulatory/Guidelines

Adopted standards or guidelines that are either formally enforced as a law or may provide guidance for practices and actions that are not as enforceable as law but still represent official positions of the town. Examples of Regulatory/Guideline Tools include: amendments to the zoning code and development impact fee ordinance, modifications to the design of storm water management, etc.

Civic Engagement Opportunities

Civic Engagement Opportunities denote situations where the Town should work with citizen groups to lay out a course of action that would entail the use of other types of tools or actions. Most initiatives or capital improvements would use a plan, study, or strategy process to execute their mission. Recommendations considered Civic Engagement Opportunities will provide a process for improvement and suggested changes to implement. Examples of Civic Engagement Opportunities include: creation of cultural core Special Area Plan, writing of other special area plans, settlement community visioning and planning, etc.

Partnership/Collaboration

Partnership/Collaborations are actions or tools that combine resources and efforts across departments, agencies, and jurisdictions to make the most of limited resources. These are critical in decision making and in capital projects or programs that impact the Town across specialties or systems. Examples of Partnership/Collaboration efforts include: workforce housing initiatives, planning and construction of the *Mount Pleasant Way*, sharing of emergency/safety information, etc.

Initiative/Program:

An activity or event that is designed to have a tangible set of results and may involve a spectrum of tools or mechanisms to achieve those results. Initiatives/Programs may be long-standing, and the

mission or vision of these efforts may evolve over time. These tools are multi-faceted and complex and are the core of the recommendations of the Plan. Often an Initiative or Program can implement many of the strategies and recommendations of the Plan. Examples of Initiative/Program Tools include: creating support for attainable housing through creative methods, studying the effect of impact fees on the local business community, incorporating environmental conditions into the planning for the capital improvement program, etc.

Capital Improvement:

A capital improvement is a tangible building or structure that is required for infrastructure, utilities, and the provision of services to the community. Capital improvements are the most tangible of all the actions or implementation tools. A capital improvement likely has an initial cost associated with acquiring or constructing the item and then an ongoing maintenance cost to keep the improvement in service. Examples of capital improvements include installation of road improvements, building new recreation facilities, etc.

Priority

Within this Plan, the intent is to establish priorities for the various action items, to facilitate the creation of a work plan. Priority recommends the scheduling of items within a given time frame.

High

Tasks that need to be completed as soon as possible.

Medium

Tasks that are less crucial than the high priority tasks but are still important to complete in a timely manner.

Low

Tasks that should be accomplished but do not have the same level of urgency as those in the medium to high priority category.

Time Frame

The Time Frame for a proposed action indicates the intended start date for the item. Not everything can be accomplished at once, and some items need to be accomplished before others can realistically be started.

Ongoing

Tasks that are continuous and likely already underway. They are customary practices that are typically administrative in nature. There is no set start or completion date.

Short Term

Tasks that are high-or medium priority that should be started as soon as possible and take less than 2 years to complete. The completion of these tasks may be necessary before beginning some of the Mid-or Long-Term tasks. These projects should begin and be completed within six to twenty-four months from the adoption of this plan.

Mid-Term

Tasks that are of a medium priority are somewhat complex and may require completion of other tasks before commencement. These projects should begin within two to five years from the adoption of the plan. They may have a completion date of six months to five years from commencement.

Long Term

Tasks that are of a medium to low priority because conditions may change making these tasks less relevant over time. These projects are usually sought to be accomplished five or more years after adoption of the plan and will likely be reassessed in either the five-year update or the ten-year update of the comprehensive plan. Capital Improvements with a long-term timeframe are unlikely to show up in the five-year Capital Improvement Program.

6.6 COMPLETE ACTION WORK PLAN

Scheduling will depend on both the item's priority as well as the recommended time frame for completion. Something may be High Priority, but not recommended for action until a Mid-Term timeframe. The Timeframe takes precedence, and the Priority controls the order of projects within that. The goals referenced are coded to the list of goals on pages 2-1 through 2-3. The indicated comprehensive plan element is the primary one that coincides with each action item, though there are likely other related elements which are not indicated.

Administrative/Organizational

Ref	Action	Priority	Time frame	Goals	Element
A01	Maintain an appropriate balance between residential and non-residential development to provide a broad tax base and protect the town's AAA credit rating.	High	Ongoing	S	
A02	Support existing businesses and incentivize the use of local businesses to maintain the economic health of our community.	High	Short-Term	B, J	
A03	Consider the long-term economic benefit of a project as criteria in the decision-making process.	Medium	Ongoing	S	
A04	Identify and rezone properties that would be appropriate for targeted businesses, and refrain from rezoning commercial properties for residential use.	High	Short-Term	B	
A05	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.	High	Ongoing	A	
A06	Encourage development of housing communities to address the needs of first-time homebuyers, as well as those down-sizing, with options such as patio homes, duplexes and townhomes.	Medium	Mid-Term	D	
A07	Consider the transportation implications of all land development decisions within the approval process.	Medium	Short-Term	P	
A08	Encourage HOAs to permanently protect their open space to maintain its availability.	Medium	Long-Term	F	
A09	Consider designating appropriate Town properties for permanent protection as open space.	Medium	Long-Term	F	
A010	Understand and work to protect Gullah culture as a way of life.	Medium	Ongoing	K	
A011	Avoid rezonings or recommendations that seriously harm community and/or quality of life in the settlement areas. Local families and communities should not be displaced.	High	Ongoing	K	
A012	Support State efforts to prevent off-shore drilling.	Medium	Ongoing	U	
A013	Pursue opportunities to improve water quality of all local water bodies.	Medium	Mid-Term	U	
A014	Design upgrades to local infrastructure, especially evacuation routes, to maximize resilience and minimize potential hazards.	Medium	Mid-Term	V	
A015	Monitor Town services to determine continued need and appropriateness of individual programs.	High	Ongoing	T	
A016	Continue to review opportunities within Town government to identify operational efficiencies.	High	Ongoing	S	
A017	Continue to monitor the town's other capital needs related to storm water, fire, police, recreation, public services, etc., to ensure that the impacts of new development are also being addressed through the development process.	High	Ongoing	T	
A018	Continue to support and balance Department specific plans and goals that support this Plan through the budgeting and implementation processes.	High	Ongoing	T	

Ref	Action	Priority	Time frame	Goals	Element
A019	Consider revisions to town codes that would require a supermajority of Council to approve changes to the Comprehensive Plan.	High	Short-Term	T	

Regulatory/Guidelines

Ref	Action	Priority	Time frame	Goals	Element
RG1	Initiate a wholesale revision of Town ordinances to simplify, streamline and clarify Town Codes, while also implementing recommendations of this comprehensive plan	High	Short-Term	C,D,E,K ,P,S,T,U	
RG2	Modify Town ordinances as needed to implement the recommendations of any new special area plans.	High	Mid-Term	C,D,E,K ,P,S,T,U	
Commercial Development					
RG3	Revise zoning ordinances and land development regulations to define and develop standards for the development of Hubs.	High	Short-Term	B,D,P,Q ,S	
RG4	Modify Boulevard Overlay Districts to address scale/height/parking/layout etc. concerns, and other recommendations of this plan, including appropriate changes related to residential uses which might currently be allowed as a “by right” use under existing overlay zoning. Consider embedding appropriate elements within base zoning as an alternative to use of the overlay district.	High	Short-Term	B,C,S	
RG5	Modify Town ordinances to encourage and facilitate the adaptive reuse of vacant or obsolete structures with a context-sensitive use, to include grant programs to reimburse impact fees for qualified businesses.	High	Short-Term	A,B	
RG6	Modify NC zoning category (or create new category) to create a zone appropriate for very small-scale neighborhood hubs to allow for community gathering places with walkable access to nearby neighborhoods.	Medium	Mid-Term	I,J	
RG7	Adopt changes to the Economic Development District to appropriately plan for Port-related development opportunities.	High	Short-Term	B,S	
RG8	Identify and rezone properties that would be appropriate for targeted businesses.	Medium	Mid-Term	B,C,S	
Residential Development					
RG9	Establish zoning criteria that require developments of a certain size to include at a minimum 20% of workforce units that remain as such for 25 years.	Medium	Mid-Term	D	
RG10	Modify zoning and land development criteria to facilitate the creation of workforce housing, in designated areas, by potentially creating a new zoning category, streamlining processes, and providing lower-cost alternatives to certain development requirements, or incentives to developers.	Medium	Mid-Term	D	
RG11	Modify restrictions on allowing unrelated people to live in the same house, sharing cooking facilities, to provide opportunities for individuals to share housing costs, potentially linked to the number of bedrooms in the structure.	Medium	Mid-Term	D	

Ref	Action	Priority	Time frame	Goals	Element
RG12	Identify appropriate locations for future lifecycle and missing middle housing.	Medium	Mid-Term	D	
RG13	Monitor Building Code changes related to “tiny house” construction and modify codes to allow opportunities for this style of development, in appropriate areas.	Low	Mid-Term	D	
RG14	Expand the Old Village Historic District to include more of the Old Village in order to preserve its historic character and integrity.	Medium	Mid-Term	G,K	
RG15	Adopt regulations for ADUs and short-term rentals to appropriately manage them and capitalize on their use as revenue sources.	High	Short-Term	D,J	
RG16	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 in new development, if certain criteria are met.	Medium	Mid-Term	D	
RG17	Revise existing zoning to ensure the compatibility of future development with existing surrounding communities and this plan in terms of lot size, uses, road network and density.	High	Short-Term	C	
Land Development Criteria/Compatibility					
RG18	Revisit Sweetgrass Basket Overlay District to ensure the compatibility of future development with the existing community in terms of lot size, uses, road network and density, and to prevent developers from removing land from the district in order to protect the integrity of the settlement communities.	High	Short-Term	G,K	
RG19	Adopt historic preservation ordinance to match that adopted by Charleston County for the protection of the settlement communities, with members of the settlement communities serving on the associated historic preservation commission.	High	Short-Term	G,J,K	
RG20	Consider creation of a Cultural Core Historic District or other zoning classification to implement recommendations of the Cultural Core Special Area Plan.	High	Mid-Term	C,F,G,H,I,J,K	
RG21	Focus on correcting specific problems within older storm water systems with an objective to match or exceed current storm water management standards.	Medium	Mid-Term	T,V	
RG22	Modify regulations to require the design of storm water management programs to protect and augment natural wetland systems whenever possible, to include treatment of point source storm water discharges.	Medium	Mid-Term	U,V	
RG23	Require jurisdictional wetland surveys as part of the land development process.	Medium	Mid-Term	U,V	
RG24	Institute a program to buy out repetitive loss properties in areas outside FEMA Special Flood Hazard zones, using the properties to address storm water, park, and open space needs.	Medium	Mid-Term	T,V	

Ref	Action	Priority	Time frame	Goals	Element
RG25	Modify regulations to require low impact and advanced stormwater management practices for drainage system directly discharging to marshlands or Waters of the State	Medium	Mid-Term	U,V	
RG26	Evaluate Town land development regulations and storm water management standards to ensure the latest techniques, methods, and best management practices are incorporated into future subdivision design.	High	Short-Term	C,E,F,M ,T,V	
Open Space/Trees/Buffers					
RG27	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.	High	Short-Term	E, F, U, V	
RG28	Improve or enhance current buffer ordinances to protect environmentally sensitive areas such as wetlands, marshes, and historical/ cultural resources	Medium	Mid-Term	F,G,U	
RG29	Require provisions for public easements along waterways/ protected resources to ensure continued public access.	Medium	Mid-Term	F,G,U	
RG30	Modify land development regulations to create criteria for preserving natural vistas and extending viewing corridors through better design and structure placement	Medium	Mid-Term	F,G,U	
RG31	Consider the creation of an Open Space Bank that developers can contribute to in lieu of the provision of their open space requirement, under specified conditions. Open Space Bank would use funds for the provision of publicly accessible open spaces and trails.	Medium	Mid-Term	E, F, U, V	
RG32	Advocate open space development that incorporates smaller lot sizes to minimize total impervious areas, reduce total construction costs, conserve natural areas, provide community recreational space, and promote watershed protection.	Medium	Mid-Term	E, F, U, V	
RG33	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 and protected during the design and development process.	High	Short-Term	E, F, U, V	
RG34	Consider modifications to Town ordinances to further protect trees in the development of residential lots. This might include allowing the designation of a special tree-protection setback on newly recorded plats, or a prohibition of cutting any trees shown as protected on a final plat, without BOZA approval.	High	Short-Term	E	
RG35	Strengthen mitigation requirements for removal of trees.	High	Short-Term	E	

Ref	Action	Priority	Time frame	Goals	Element
RG36	Modify regulations to prevent clear cutting of development sites, while maintaining designated trees on site and vegetation in buffer yards.	High	Short-Term	E	
RG37	Create town-designated scenic corridors to protect tree-lined character of specific local roadways.	Medium	Mid-Term	E, U	
RG38	Modify buffer yard requirements to retain smaller trees and encourage a more natural style buffer along road frontages, rather than replanting landscaping.	High	Short-Term	E, U	
RG39	Require that landscape buffers contain greater than 50% native vegetation to help retain the Lowcountry character of the area.	High	Short-Term	E, F	
RG40	Review all existing corridor and buffer overlay districts, to determine if the codes can be simplified and streamlined, also while incorporating recommendations of this Plan.	High	Short-Term	E, F,U	
Financial/Capital Considerations					
RG41	Review and adopt appropriate incentives for attracting desired economic development opportunities, and to encourage development within Hubs, to include grant programs to reimburse impact fees for qualified businesses.	Medium	Mid-Term	B, S, T	
RG42	Amend the development impact fee ordinance to modify fee structures to encourage business development in areas with adequate infrastructure. Also consider other ways to provide relief to small, locally owned and run businesses seeking to redevelop existing buildings.	High	Short-Term	B, S, T	
RG43	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 Mobility Plan).	Medium	Mid-Term	A, T	
RG44	Review the impact assessment program to ensure that impacts of a development are mitigated in a timely manner, and that storm water and transportation infrastructure is in place to meet the needs of approved development.	High	Short-Term	A, T	
RG45	Amend the requirements of an impact assessment to include a financial impact analysis of the proposed project, to determine if the project would have a net positive impact on town finances.	High	Short-Term	A, S	
RG46	Identify resilience strategies appropriate for inclusion within building and development standards and regulations and amend ordinances to enact these changes.	Medium	Mid-Term	A, L, M, T, V	

Civic Engagement

Ref	Action	Responsible Department	Priority	Time frame	Goals	Element
CE1	Initiate a program of creating special area plans to further refine development goals, standards and needs for designated parts of town.	Planning	High	Mid-Term	C	
CE2	Undertake creating a special area plan of the Cultural Core. This study should identify opportunities within this area that would simultaneously protect the essential character of the Core, promote local history, and create economic and other opportunities to strengthen the community.	Planning/ Transportation	High	Short-Term	C,F,G, H,I,J,K	
CE3	Engage the public to identify criteria by which properties will be selected for protection as open space, which will consider their scenic value, their value for interconnecting open space, their value for watershed protection and their inherent value to the community.	Planning	Medium	Mid-Term	E,F,U	
CE4	Prepare a Parks, Recreation, and Open Space Master Plan to identify programming and maintenance of town-owned facilities and green spaces, as well as to identify areas to maintain as natural open spaces and opportunities for the arts.	Planning and Recreation	Medium	Mid-Term	E,F,G, H,I,K,U	
CE5	Work with settlement communities and others to identify programs that would assist with maintaining affordable home ownership, and to provide opportunities for community members to create workforce housing opportunities.	New Community Development position	Low	Mid-Term	D,K	
CE6	Work with settlement communities, Mount Pleasant Waterworks, and Charleston County to define a shared vision for the community to help inform local plans and ordinances, including provision of services such as water and sewer.	Planning	Medium	Mid-Term	C,K	
CE7	Coordinate with local communities to educate residents about the costs, benefits, and process of annexation.	Planning	Medium	Ongoing	S,T,V	
CE8	Coordinate with local neighborhoods to create and open new roadway connections to improve overall traffic flow.	Transportation	Medium	Short-Term	M,P,T, V	

Ref	Action	Responsible Department	Priority	Time frame	Goals	Element
CE9	Coordinate with local neighborhoods to develop a route recommendation for the Mount Pleasant Way, including most feasible facility type(s) (bike lanes, multi-use path, sidewalks, etc.), beneficial neighborhood connections, phasing and estimated cost.	Transportation w/ Planning	High	Short-Term	F,H,J,K ,L,N,O	
CE10	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.	Finance	Medium	Mid-Term	S,T	
CE11	Continue to educate local businesses, the construction industry, local engineering community, and residents about the benefits of adopting sustainable development practices.	Planning & Public Services	Medium	Ongoing	D,F,L, Q,U,V	
CE12	Look for opportunities to create demonstration projects at Town facilities, to help to educate locals about sustainable development practices.	Public Services	Medium	Ongoing	H,L,Q, S,T,U,V	
CE13	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.	Emergency Management w/ Police, Fire	High	Short-Term	H,V	
CE14	Establish emergency notification and communication capabilities to keep citizens informed prior to, during, and after emergencies.	Emergency Management w/ Police, Fire	High	Short-Term	V	
CE15	Update the Town's 1988 Cultural Resource Study	Planning	High	Mid-Term	G,K	

Partnership/Collaboration

Ref	Action	In Partnership with	Priority	Time frame	Goals	Element
PC1	Create opportunities within the Mount Pleasant area for the development of new workforce housing by supporting the work of local housing entities, to include creation of a grant program to offset costs of impact fees.	Housing for All- Mt Pleasant, ECCO, Habitat for Humanity, Charleston Area Justice Ministry, etc.	Medium	Mid-Term	D,K	
PC2	Investigate opportunities and provide incentives to encourage the rehabilitation of existing multi-family complexes into designated workforce/senior housing units.	Housing for All, Mt Pleasant, ECCO, Habitat for Humanity, Charleston Area Justice Ministry, etc.	Medium	Mid-Term	D	
PC3	Facilitate the redevelopment of the Edmund Jenkins Homes.	Charleston Housing Authority	Low	Long-Term	D,K	
PC4	Work with homeowners to retain the existing housing stock as an avenue to creating lifecycle housing.	Housing for All- Mt Pleasant, ECCO, Habitat for Humanity, etc.	Medium	Mid-Term	D	
PC5	Work with large employers to create an equity share program to help employees live in the Mount Pleasant community.	Local employers	Medium	Mid-Term	D	
Traditional Communities						
PC6	Promote recognition of and education about Mount Pleasant’s various traditional communities, to include placement of historical markers and creation of an app to promote and connect the sites through promotion of historic “trails” to tell the story of the various traditional communities in the Mount Pleasant area	African American Settlement Community Historical Commission (AASCHC), Town Historical Commission	Medium	Mid-Term	H,I,J,K	

Ref	Action	In Partnership with	Priority	Time frame	Goals	Element
PC7	Address development-related issues in the settlement communities and other traditional communities, to include acquiring permanent dock space along Shem Creek to offload & sell catch and ensuring the compatibility of future development with the existing traditional community.	AASCHC and the Gullah Geechee Cultural Heritage Corridor (GGCHC), East Cooper Land Trust, SCDNR, Shem Creek Fisheries, local fishermen and farmers	High	Ongoing	J,K	
PC8	Ensure that policies and zoning ordinances serve to protect the interests and character of the settlement communities and other traditional communities, while also protecting the natural environment.	Charleston County, AASCHC, Shem Creek Fisheries, local fishermen and farmers	High	Short-Term	J,K	
PC9	Identify & preserve Gullah-Geechee sites and data for the benefit and education of the public and to help that community to be economically sustainable.	Gullah Geechee Cultural Heritage Corridor	Medium	Mid-Term	I,J,K	
PC10	Work with appropriate entities to assist with resolving heir's property issues.	Center for Heirs Property	Medium	Long-Term	K	
PC11	Address the future of the Cultural Core through creation of a study that would look at opportunities within this area that would simultaneously protect the essential character of the Core, promote local history, and create economic and other opportunities to strengthen the community.	Charleston County, property owners and community members	High	Short-Term	C,F,G,H,I,J,K	
PC12	Create educational opportunities to teach the public about the area's history and the ties between the historical Mount Pleasant communities.	Charles Pinckney National Historic Site, Boone Hall, AASCHC, Town Historical Commission	Medium	Ongoing	K	

Ref	Action	In Partnership with	Priority	Time frame	Goals	Element
PC13	Improve public support for local traditional communities and promote educational, historical and cultural efforts in the area, including: promoting and protecting the art of sweetgrass basket making and selling; creating Gullah history, culture and culinary programs in local schools; promoting Gullah cuisine; promoting and expanding local Farmer’s and Seafood Markets; and facilitating programs to connect local farmers/fishermen with local restaurants.	AASCHC, GGCHC, SCDNR, Shem Creek Fisheries	High	Ongoing	J,K	
Community Development						
PC14	Pursue targeted businesses, with a goal of diversifying the town’s tax base, to minimize the potential effects of future economic downturns.	Charleston County Economic Development office; Regional Development Alliance	High	Mid-Term	B,S	
PC15	Continue to develop the local business community to include: promoting the development of incubator buildings to provide opportunities for start-up businesses; identifying steps that the Town can take to incentivize local business development; studying the effect of impact fees on the local business community and on the market for new business development; and reviewing ordinance requirements pertaining to the redevelopment of existing buildings, to encourage and create opportunities for redevelopment.	Mount Pleasant Chamber of Commerce; Charleston County Economic Development office; local business leaders	High	Ongoing	B,S	

Ref	Action	In Partnership with	Priority	Time frame	Goals	Element
PC16	Develop a long-term strategy to focus economic development/growth in identified hubs through identifying appropriate nodes/areas for economic development focus; properly zoning these properties to allow for intended development; possibly lowering impact fees; and actively marketing these identified areas through regional and local contacts.	Mount Pleasant Chamber of Commerce; Charleston County Economic Development office; Regional Development Alliance	High	Mid-Term	B,S	
PC17	Create an Economic Development task force of local business leaders to act as emissaries, helping with recruitment of priority businesses and identifying opportunities.	Mount Pleasant Chamber of Commerce; Charleston County Economic Development office; local business leaders	Medium	Mid-Term	B,S	
PC18	Continue to provide demographic information to other government entities to ensure they have the information needed for their planning purposes.	CCSD, MPW, SCDOT, Charleston County	Medium	Ongoing	T,V	
PC19	Designate representatives of the Town to participate with various local cultural organizations to improve coordination.	Various	Low	Ongoing	I,K	
PC20	Identify opportunities to coordinate and share safety information.	Various other public safety agencies	Medium	Mid-Term	V	
PC21	Investigate and participate in the development of regional incident management teams with adjacent local governments and service providers.	Various other public safety agencies	Medium	Ongoing	T,V	
PC22	Transition areas in the MPW 208 Water Quality Management Plan, wastewater service area currently served by septic to the public wastewater system.	MPW, DHEC, local residents	Medium	Ongoing	U,V	
PC23	Develop and promote materials to teach the benefits of sustainable and resilient building practices.	Charleston Regional Project Impact, local partners	Low	Mid-Term	U,V	

Ref	Action	In Partnership with	Priority	Time frame	Goals	Element
PC24	Coordinate with appropriate agencies to inform and prepare citizens for emergencies and hazards.	Various other public safety agencies	High	Short-Term	V	
	Open Space					
PC25	Participate in initiatives to protect an open space network in Mount Pleasant, to include maintaining a database of all lands permanently protected from development; identifying opportunities for protection of additional spaces that would further the objective of interconnecting open spaces; and pursuing grants and outside funding opportunities for protection of these lands and corridors	East Cooper Land Trust, Nature Conservancy, SCCCL, others	Medium	Short-Term	E,F,H,U	
PC26	Actively explore opportunities to work with landowners to permanently protect lands and corridors considered to be valuable for expansion of the open space network in the Town through conservation easements or other methods.	East Cooper Land Trust, Nature Conservancy, SCCCL, others	Medium	Mid-Term	E,F,G,U	
PC27	Provide public access to open spaces and local waterways by identifying opportunities for new public open spaces and water access locations, creating an app to publicize water-based trails designed for non-motorized watercraft, and pursuing funding opportunities to purchase properties/easements for protection and creation of this system.	East Cooper Land Trust, Nature Conservancy, SCCCL, CCPRC, others	Medium	Mid-Term	G,H	
PC28	Develop and promote educational materials to teach the value of native landscaping and undisturbed buffers.	Clemson's Carolina Clear, local partners	Low	Ongoing	F,U	
PC29	Work with local groups to create awareness of pollution sources such as automotive oil leaks, lawn treatment products, pet waste, trash and other potential hazards to local natural resources.	Local partners	Low	Ongoing	U	

Ref	Action	In Partnership with	Priority	Time frame	Goals	Element
	Transportation					
PC30	Partner with local and national bikeways to expand opportunities for cycling throughout the region.	East Coast Greenway, CCPRC, Battery 2 Beach, and East Cooper Trail	Medium	Mid-Term	H,L,N,O	
PC31	Plan, promote and create the Mount Pleasant Way with partners in order to maximize opportunities and manage costs, while also investigating creative methods of building and financing the project.	East Coast Greenway, Charleston County Parks, Battery 2 Beach, and East Cooper Trail	High	Short-Term	H,L,N,O	
PC32	Connect existing bike lanes to improve their functionality.	SCDOT, local businesses & developers	High	Short-Term	L,N	
PC33	Determine the feasibility for multi-use paths within MPW, SCE&G, Berkeley Electric and other rights-of-way to provide alternate linkages between areas.	MPW, SCE&G, Berkeley Electric	Medium	Short-Term	N,O,P	
PC34	Require new developments and future redevelopment plans to include accommodations for future transit stops/opportunities.	CARTA, SCDOT, local businesses & developers	Medium	Mid-Term	A,Q,T	
PC35	Support a bike share program to allow citizens and visitors to utilize bicycle facilities.	Local businesses, hotel industry	Low	Long-Term	N,Q	
PC36	Review transit stops to enhance sidewalk connections and develop more prominent roadway crossings between transfer/shelter locations.	CARTA, SCDOT	Medium	Mid-Term	L,N,P,Q, T	
PC37	Partner with CARTA and interregional entities to improve the area's transit network, to include park & ride facilities, ride share opportunities, human services coordination, and the consideration of a Mount Pleasant circulator route.	CARTA, local businesses, senior living facilities	Medium	Mid-Term	A,B,L,P, Q,T	
PC38	Review feasibility of providing regular water taxi service to the Cities of Charleston and North Charleston.	CARTA, Charleston, North Charleston, private entities	Low	Long-Term	Q,T	

Ref	Action	In Partnership with	Priority	Time frame	Goals	Element
PC39	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.	Wando Welch Terminal and SCDOT	Medium	Mid-Term	L,P,R	
PC40	Review impacts of the Intermodal Container Transfer Facility and work with appropriate agencies to define mitigation efforts, to include investigation of a barging program to move containers from the Wando Terminal to other local facilities.	Wando Welch Terminal and SCDOT	Medium	Long-Term	L,P,R	
PC41	Identify opportunities for safety enhancement projects and programs on Long Point Road.	Wando Welch Terminal and SCDOT	High	Short-Term	L,P,R	
PC42	Identify and adopt creative methods for paying for additional infrastructure.	SCDOT, Charleston County	Medium	Mid-Term	S,T	
PC43	Undertake traditional capacity improvement projects as warranted to improve or maintain the functionality of the roadway network.	SCDOT, Charleston County	Medium	Mid-Term	L,M,N,P	
Community Facilities						
PC44	Continue to coordinate use of athletic and arts facilities with local schools, to allow for shared use and construction efficiencies.	CCSD	Medium	Ongoing	H,S,T	
PC45	Continue to coordinate fire and police protection services with nearby districts to improve levels of service.	Various service districts	High	Ongoing	S,T,V	

Programs/Initiatives

Ref	Action	Responsible Department	Priority	Time frame	Goals	Element
PI1	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, Capital Maintenance Plan and annual revisions.	General Government	High	Ongoing	A,S,T,V	
PI2	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.	General Government	High	Ongoing	A,S,T,V	
PI3	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.	General Government	Medium	Mid-Term	S,T,V	
PI4	Monitor advances in transportation industry technology and when appropriate invest in new technology.	Transportation	Medium	Ongoing	L,M,Q,S,T,V	
PI5	Develop programs that include strategies for traditional and active transportation demand management.	Transportation	Medium	Mid-Term	L,S,T,V	
Resilience						
PI6	Incorporate anticipated long-term environmental conditions (including sea level rise) into the design and planning for Capital Improvement Projects.	General Government, Emergency Management	High	Ongoing	F,T,U,V	
PI7	Identify mitigation projects to reduce system vulnerability such as flood mitigation infrastructure and drainage improvements, to be constructed as Capital Improvement Projects.	General Government, Emergency Management	High	Ongoing	T,U,V	
PI8	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.	Emergency Management, Planning, IT	High	Short-Term	S,T,U,V	
PI9	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.	Emergency Management	High	Short-Term	T,U,V	
PI10	Invest in technology to identify, understand and predict flooding hazards, integrating roadway elevations into the model to identify potential problem areas.	Emergency Management	High	Mid-Term	S,T,U,V	
PI11	Model watersheds for rainfall and water rise impacts.	Public Services	High	Mid-Term	T,U,V	

Ref	Action	Responsible Department	Priority	Time frame	Goals	Element
PI12	Review areas by watershed for area specific needs for flood control and water quality, considering implementing low impact development design.	Public Services, Planning	High	Mid-Term	T,U,V	
PI13	Map existing required buffers for analysis/tracking.	Public Services, Planning	Medium	Mid-Term	T,U,V	
PI14	Improve Mount Pleasant’s Community Ratings System score by 1 class within the next five years. (The CRS recognizes and encourages community floodplain management activities that exceed the minimum National Flood Insurance Program standards.)	General Government	Medium	Mid-Term	T,U,V	
Operational Initiatives						
PI15	Investigate opportunities to create support for attainable housing through creative methods, possibly to include tax credits, grants, or changes to capital gains law.	Future Community Development	Medium	Mid-Term	D	
PI16	Study the effect of impact fees on the local housing market, and if warranted, make modifications to facilitate the development of attainable/workforce/lifecycle residential uses.	General Government, Planning, Transportation	High	Short-Term	A,D,S,T	
PI17	Study the effect of impact fees on the local business community, and on the market for new business development, and if warranted, make modifications to facilitate the development of desired uses in desired locations, to include the possible creation of impact fee zones or additional categories.	General Government, Planning, Transportation	High	Short-Term	A,B,S,T	
PI18	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.	Planning	High	Mid-Term	C,E	
PI19	Create a Town app that provides information on the Mount Pleasant Way and other bicycle/pedestrian trails, along with historic/cultural information about sites along the trails, and other points of interest in the community.	General Government, Recreation, Planning, Transportation	High	Mid-Term	I,J,K,O	
PI20	Investigate the possibility of establishing a Transfer of Development Rights program to protect desired open space.	Planning	Medium	Mid-Term	F,G,S,U	
PI21	Investigate creating an opportunity to establish a wetlands mitigation program to protect water quality and open space within the Mount Pleasant community.	Planning, Public Services	High	Mid-Term	F,U,V	
PI22	Develop programs to encourage use of universal design elements (as defined in the International Housing Code) in new residential construction.	Planning (Building Inspection)	Medium	Long-Term	T,V	

Ref	Action	Responsible Department	Priority	Time frame	Goals	Element
PI23	Consider establishment of a Community Development position within the Town government to coordinate housing affordability (and other) issues with local partners.	General Government	Medium	Mid-Term	C,D,K,T	
Cultural/Recreational Initiatives						
PI24	Continue to collaborate with other service providers to broaden recreational opportunities for residents of the town, especially teenagers and seniors.	Recreation	High	Ongoing	H,T	
PI25	Continue to educate about local historic cultures through events and programs such as the Blessing of the Fleet, Sweetgrass Basket Festival, recreation programs, and camps.	General Government, Recreation	High	Ongoing	H,I,T	

Capital Improvement

Ref	Action	Responsible Department	Priority	Time frame	Goals	Element
CI1	Create a Cultural/Arts Center which would blend the history and culture of Mount Pleasant by housing and supporting the local arts community, and providing opportunities for exhibits, studios, classes, and local performances.	General Government, Recreation	High	Mid-Term	A,H,I,J,K,T	
CI2	Design and build a new Community Recreation Center to provide additional program space to help the Town meet recreational needs of its citizens, including Seniors.	Recreation	High	Mid-Term	A,H,I,T	
CI3	Update and renovate outdated Community Centers to improve their desirability as neighborhood gathering places, and possibly future neighborhood hubs.	General Government, Recreation	High	Mid-Term	H,I,T	
CI4	Construct an outdoor amphitheater to provide a venue for community gatherings and outdoor performances.	General Government, Recreation	Medium	Long-Term	H,I,T	
CI5	Actively work to interconnect segments and improve safety of bicycle and pedestrian facilities.	Transportation	High	Mid-Term	H,L,N,O,T	
CI6	Identify and target opportunities to interconnect existing public spaces within Mount Pleasant with bicycle/pedestrian facilities.	Transportation, Recreation	High	Mid-Term	F,H,N,O,T	
CI7	Identify opportunities for a combination pedestrian park/crossing over Highway 17.	Transportation, Recreation	High	Long-Term	F,H,L,N,P,T	
CI8	Implement the recommendations of the Mobility Plan within the CIP.	Transportation	High	Ongoing	L,M,N,O,P,Q,R,T,V	
CI9	Designate funding for the new Rifle Range Park, create a schedule, and proceed with development according to the CIP.	Recreation	Medium	Mid-Term	F,G,H,I,N,O,T,U	
CI10	Implement recommendations of Park, Recreation and Open Space Plan.	Recreation	Medium	Long-Term	F,G,H,I,N,O,T,U	
CI11	Implement capital needs identified in the CIP to maintain Town's level-of-service standards.	All	High	Ongoing	A,F,H,T,V	