



**CITY OF
GOOSE CREEK
2020**

**COMPREHENSIVE
PLAN**

**Planning Commission Meeting
Existing Conditions Overview**

**THE CITY OF
GOOSE CREEK**

BERKELEY CO. EST. 1961 SO. CAROLINA

June 2, 2020



COMPREHENSIVE PLAN BASICS



Uses data to better inform our understanding of the community



Data analyzed and shown in maps, charts, infographics and text



A document is produced to visualize baseline existing conditions



Diverse group of community stakeholders review and provide feedback



A blueprint is developed to guide future land use decisions



EXISTING CONDITIONS ELEMENTS





SURVEY OVERVIEW

Some Big Takeaways

Top 3 Most Important Goals for the City:

- New public recreation amenities and facilities
- Upgrade commercial plazas
- Redevelopment of un-/under-utilized land

Top 3 Biggest Resident Concerns:

- Accessibility and condition of transportation options
- Access to high quality educational opportunities
- Protection and conservation of natural resources



SURVEY OVERVIEW

Land Use Preferences & General Satisfaction Levels

>50% of Respondents said:

- Public Recreation
- Sidewalks
- Protection of air, soil, water
- Restaurants & cafes
- Protection of natural areas
- Small, local retail
- Public green space
- “Town Center” area
- Multi-use community center
- Educational facilities
- “Green” building practices
- Senior Care Center/living
- Kids day care
- SF homes
- Home-based businesses
- Quality affordable housing
- Townhouses/condos
- Multi-family homes

Respondent satisfaction with public, community events

- Most (40%) are neutral/content
 - 30% are “pretty satisfied”

Respondent satisfaction with public space

- Most (35%) are neutral content
- 34% unsatisfied / very unsatisfied
 - 28% satisfied



SURVEY OVERVIEW

Where to focus reinvestment efforts





SURVEY OVERVIEW

Prioritization for Desired Outcomes

"The City must prioritize ..."

"... in order to ..."





SURVEY OVERVIEW

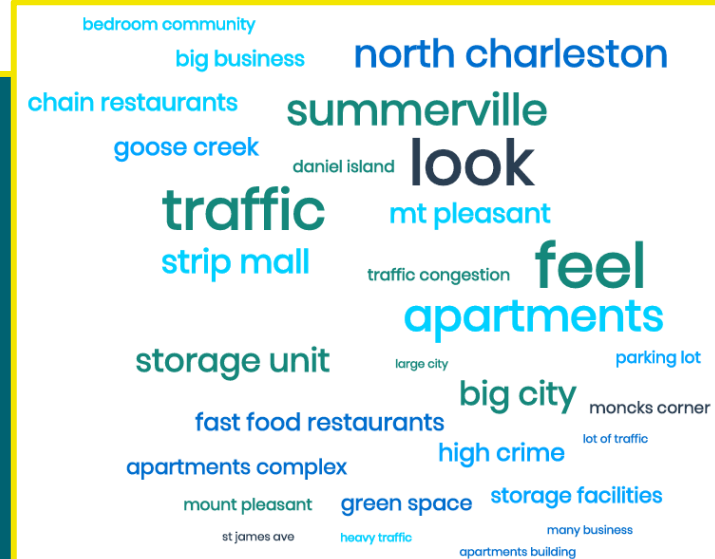
Respondents hopes for the City's future

It Looks & Feels like ...



Specific Words, Concepts & Ideas

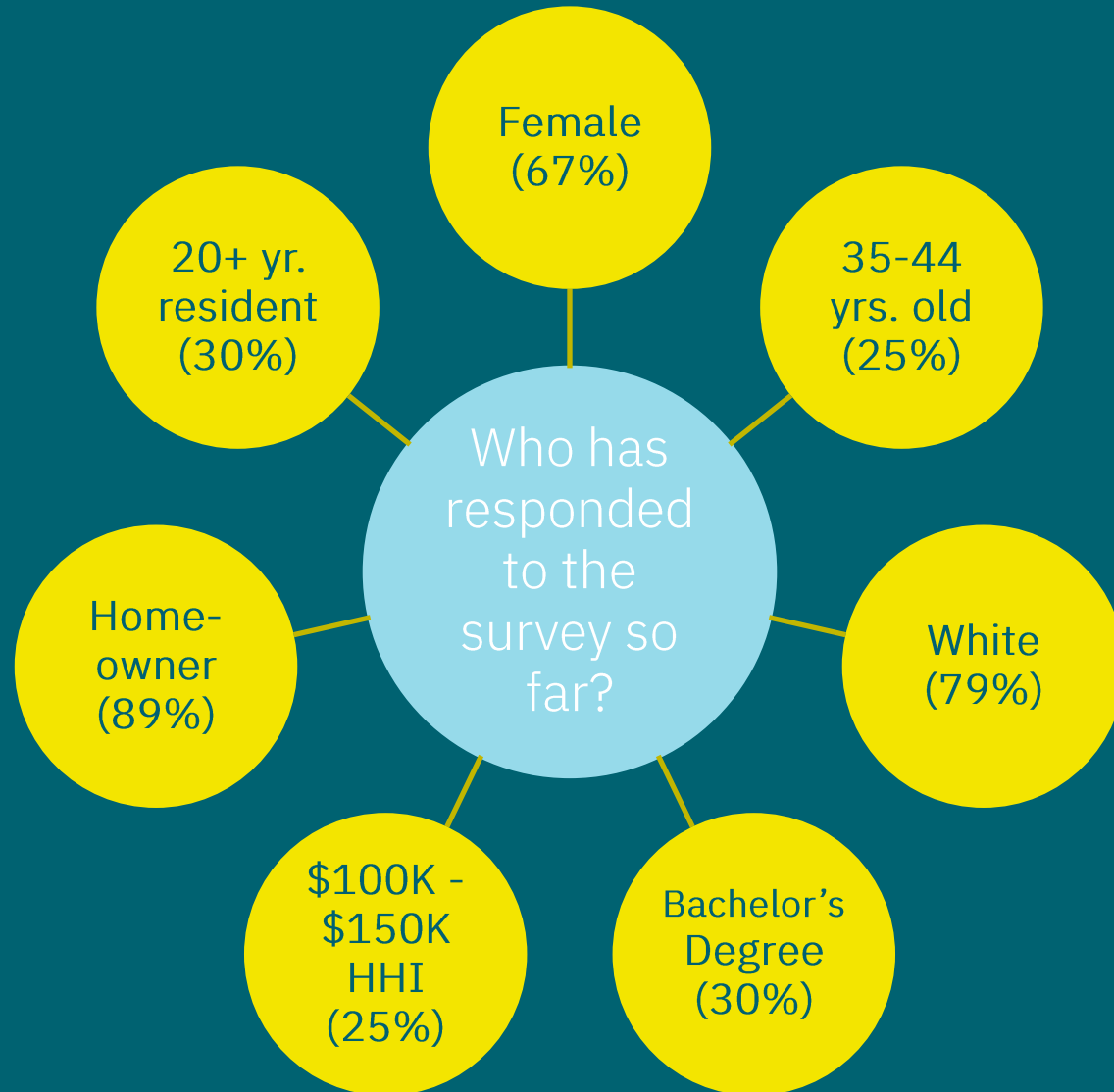
It does NOT ...





SURVEY OVERVIEW

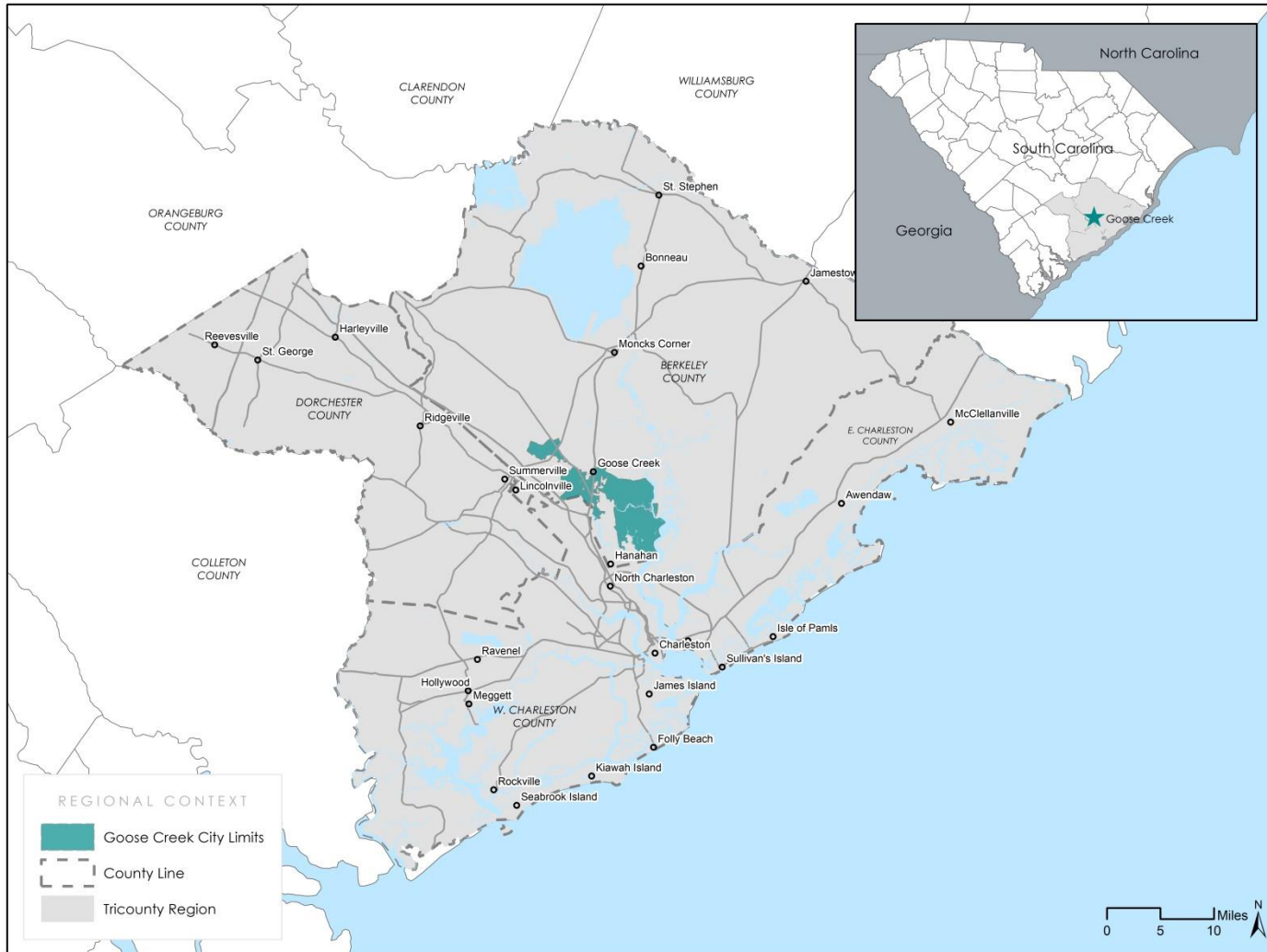
Quick Stats on Survey Respondents





REGIONAL CONTEXT

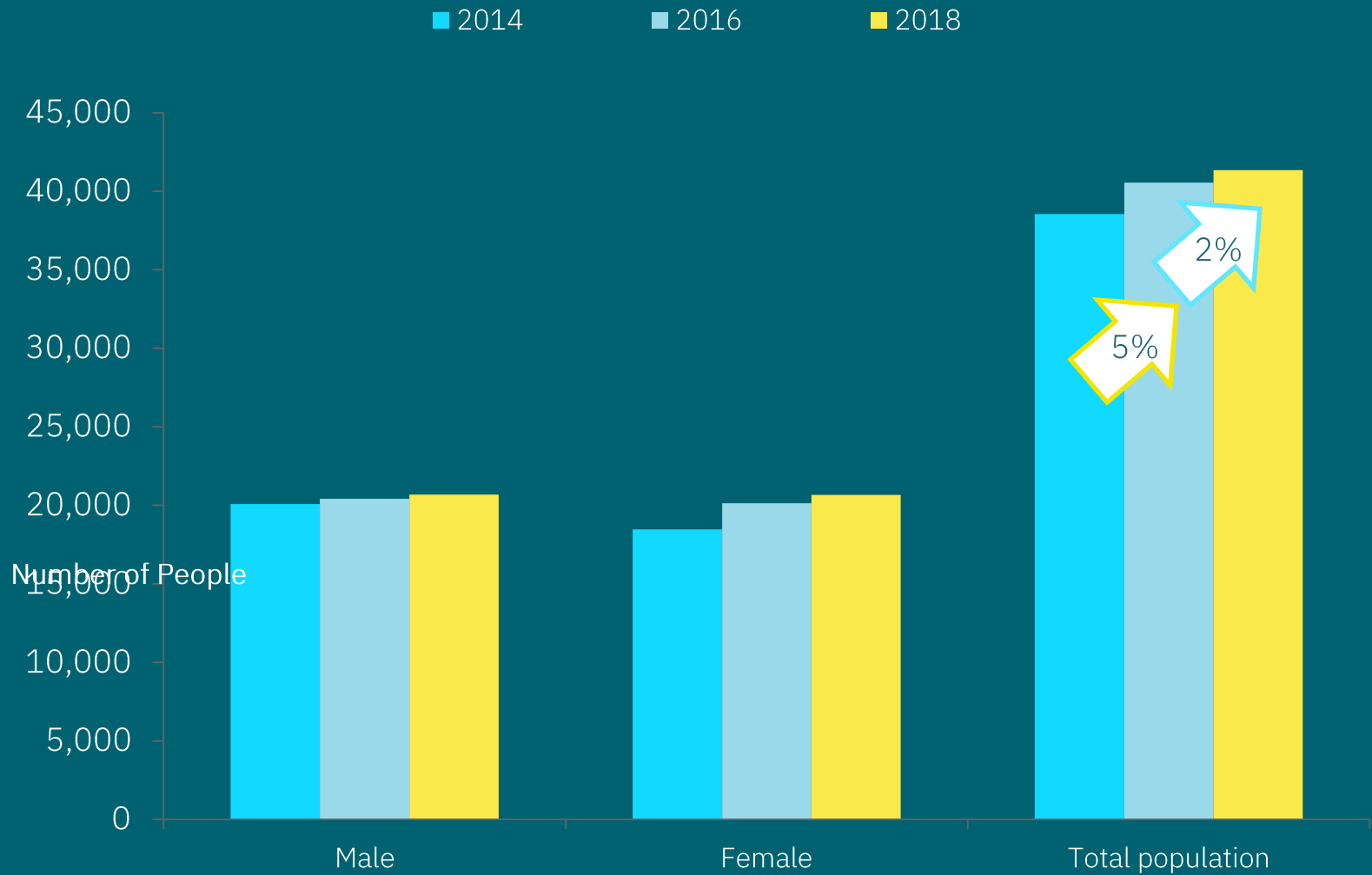
Location Map





POPULATION

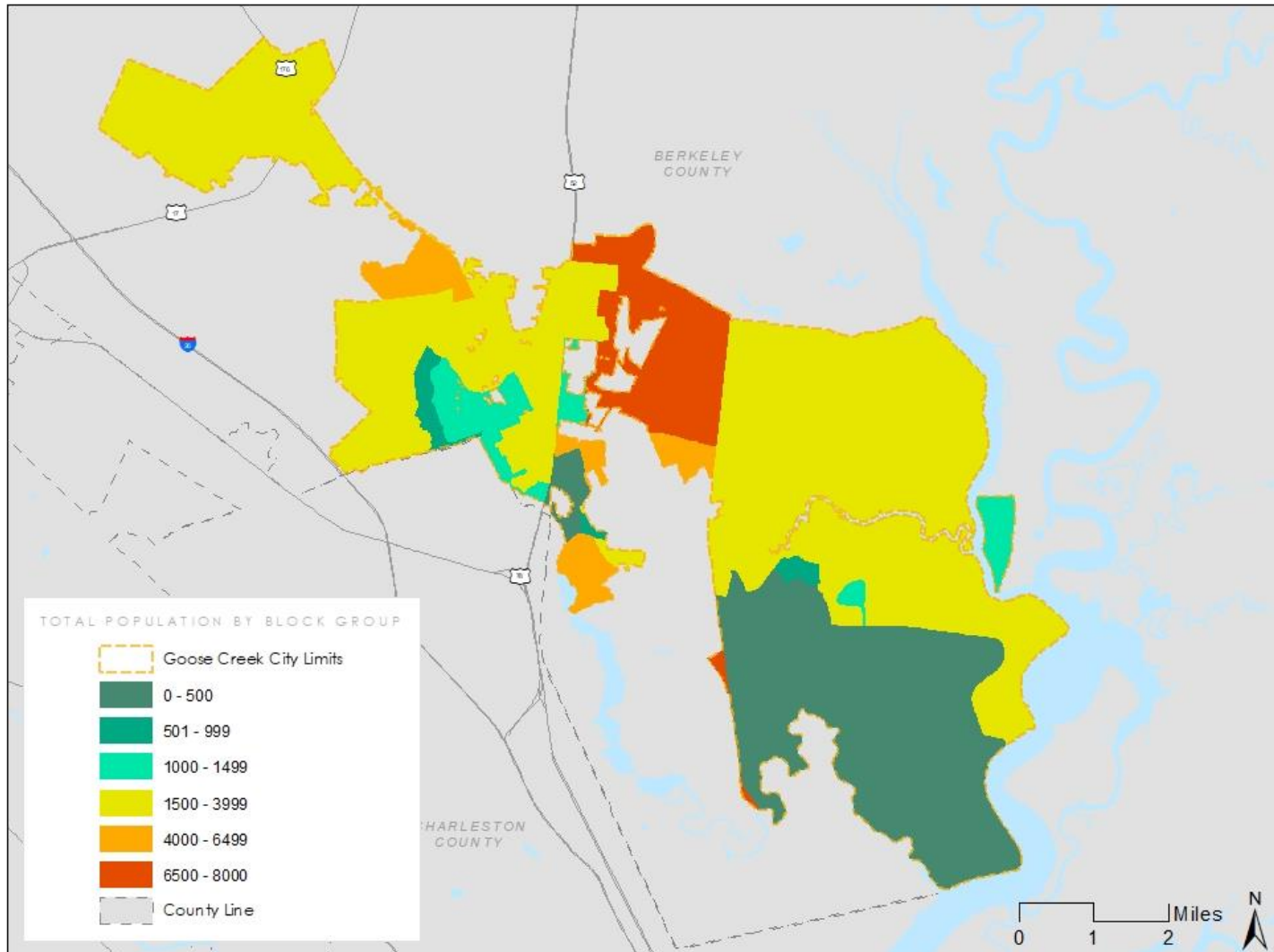
Goose Creek Population Change (2014-2018)





POPULATION

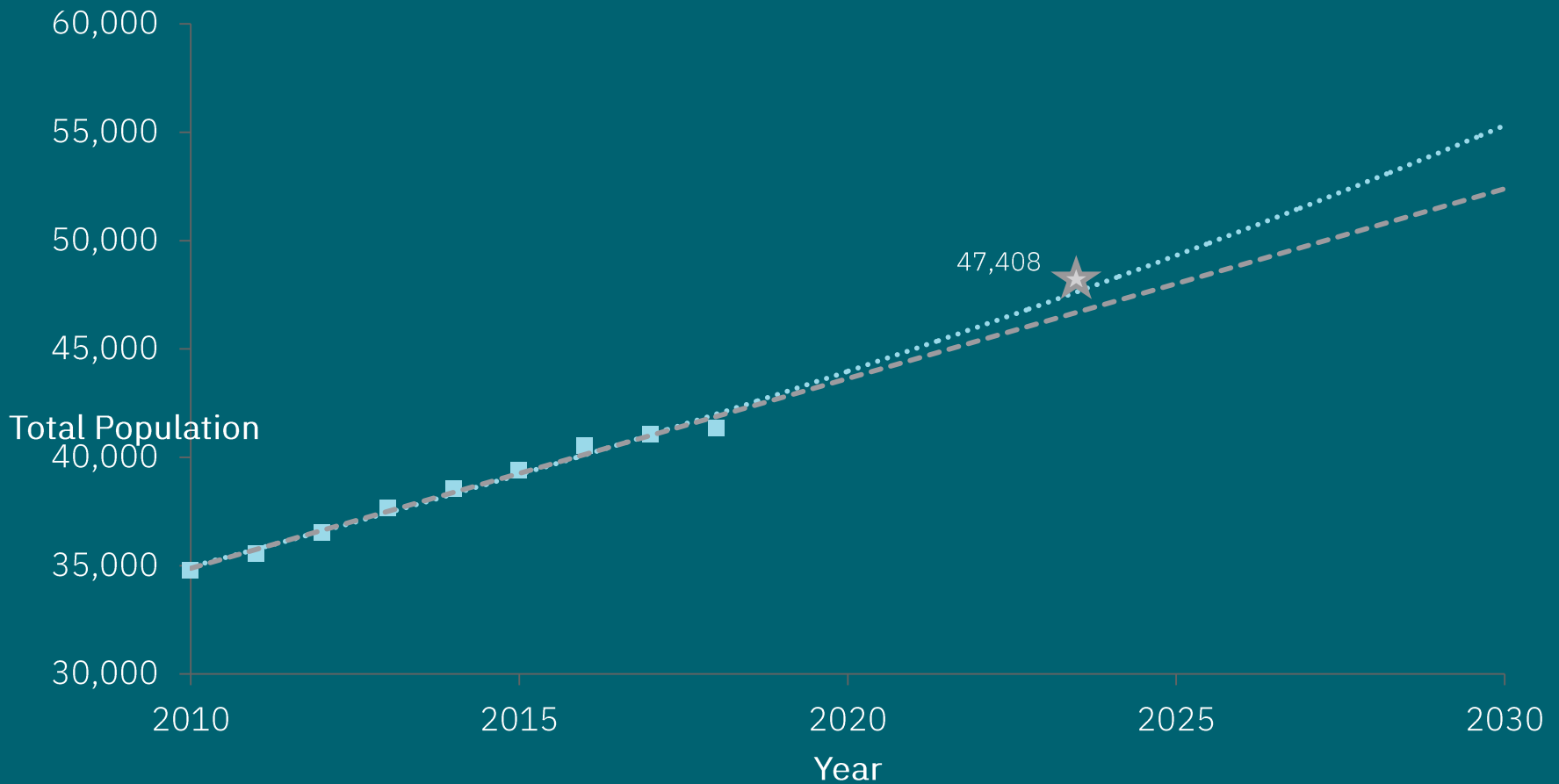
Population Totals by Block Group Map





Population Growth Trends

- Population Estimates
- Population Growth Trendline (low)
- Population Growth Trendline (high)
- ★ ESRI's 2024 Population Projection

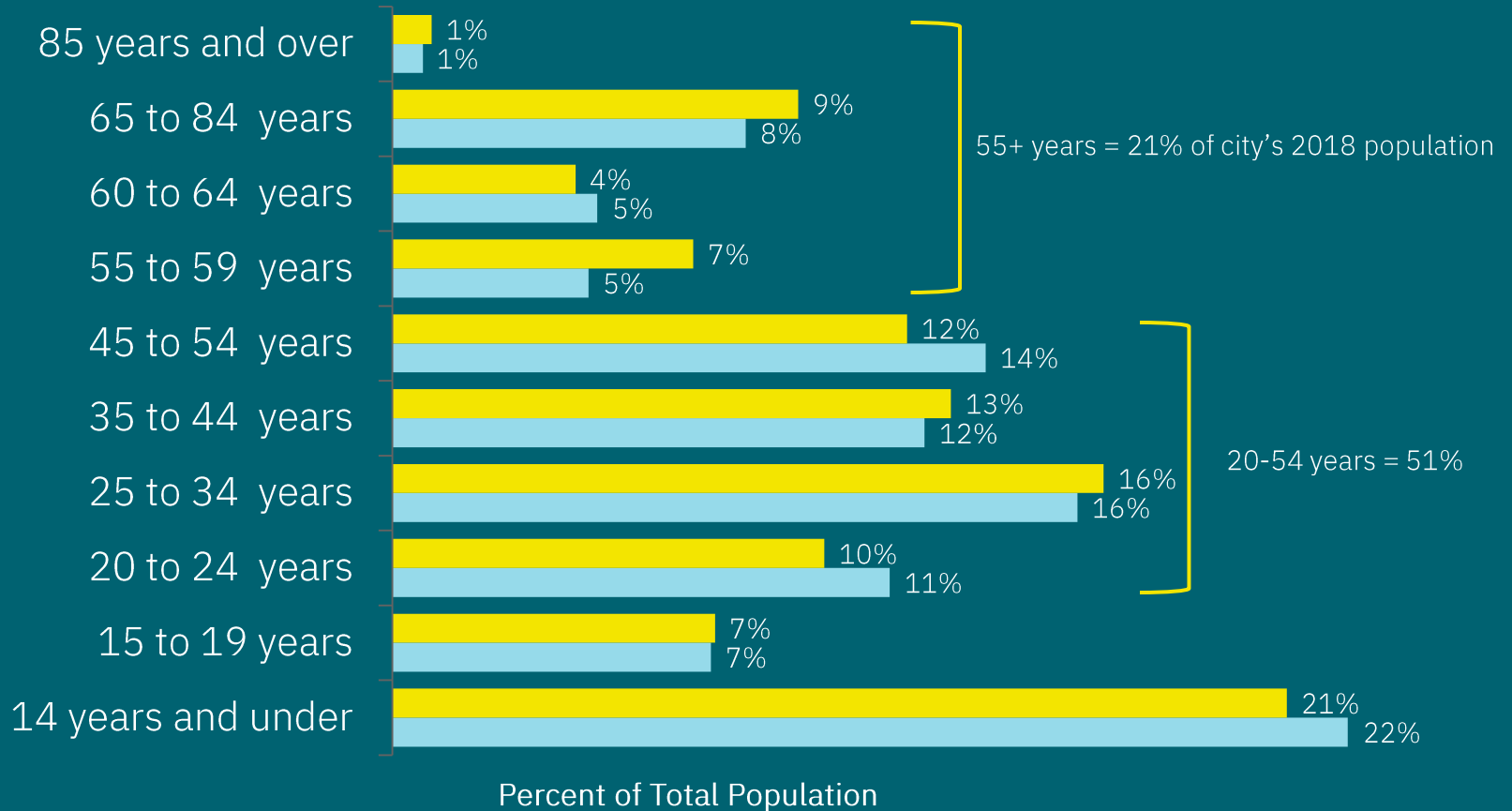




POPULATION

Population Change by Age

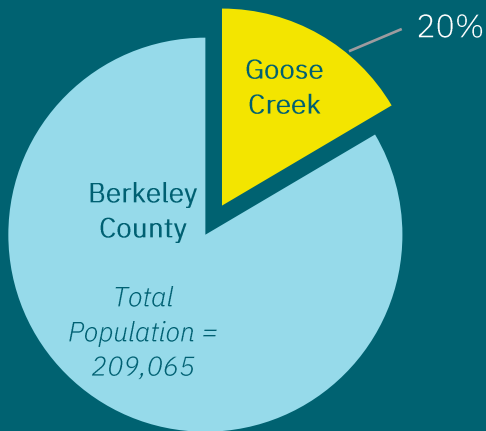
■ 2018 ■ 2014



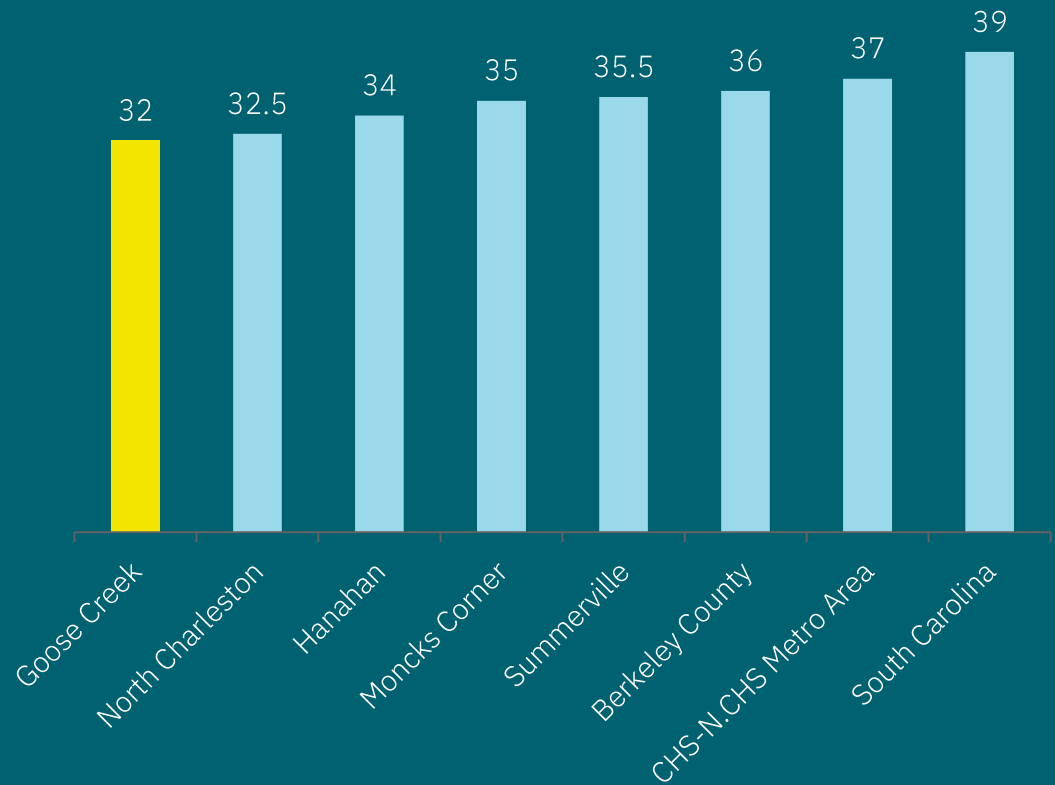


POPULATION

Goose Creek Population as Percentage of Berkeley County's



Median Age in Years (2018)





POPULATION

Racial Diversity by Jurisdiction (2018)

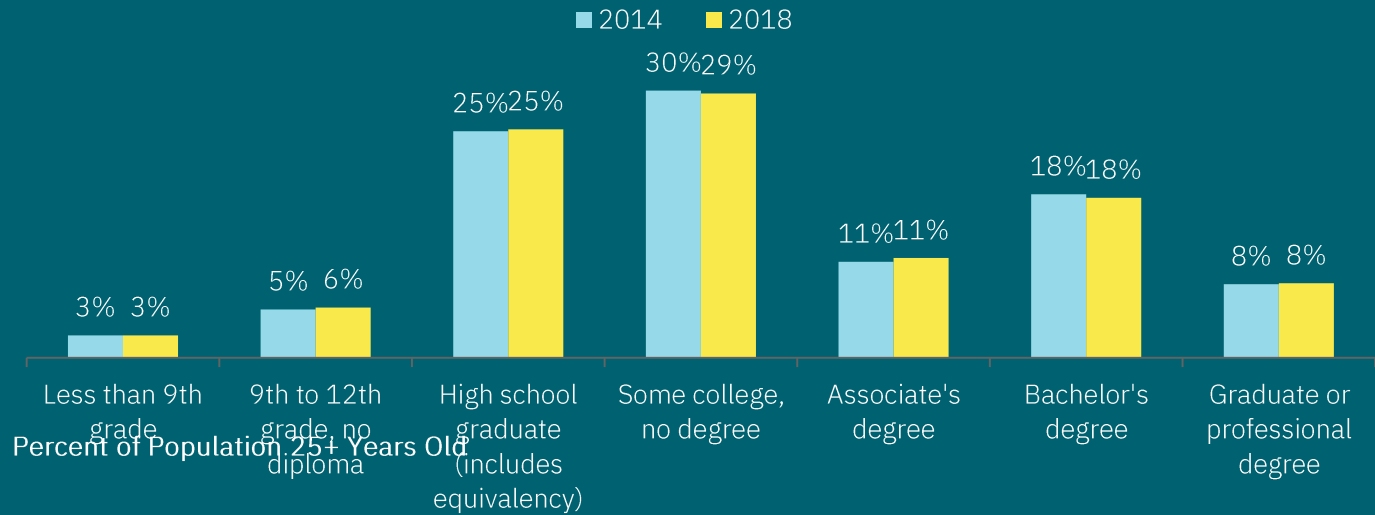
8%
Hispanic/Latino
ethnic population in
2018





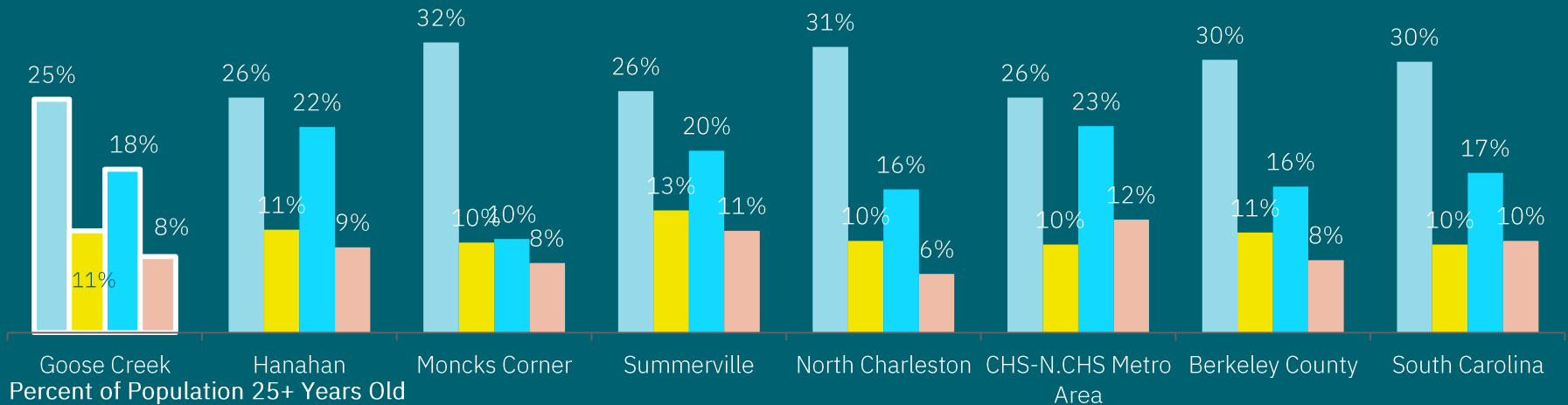
POPULATION

Educational Attainment in Goose Creek



Educational Completion by Jurisdiction (2018)

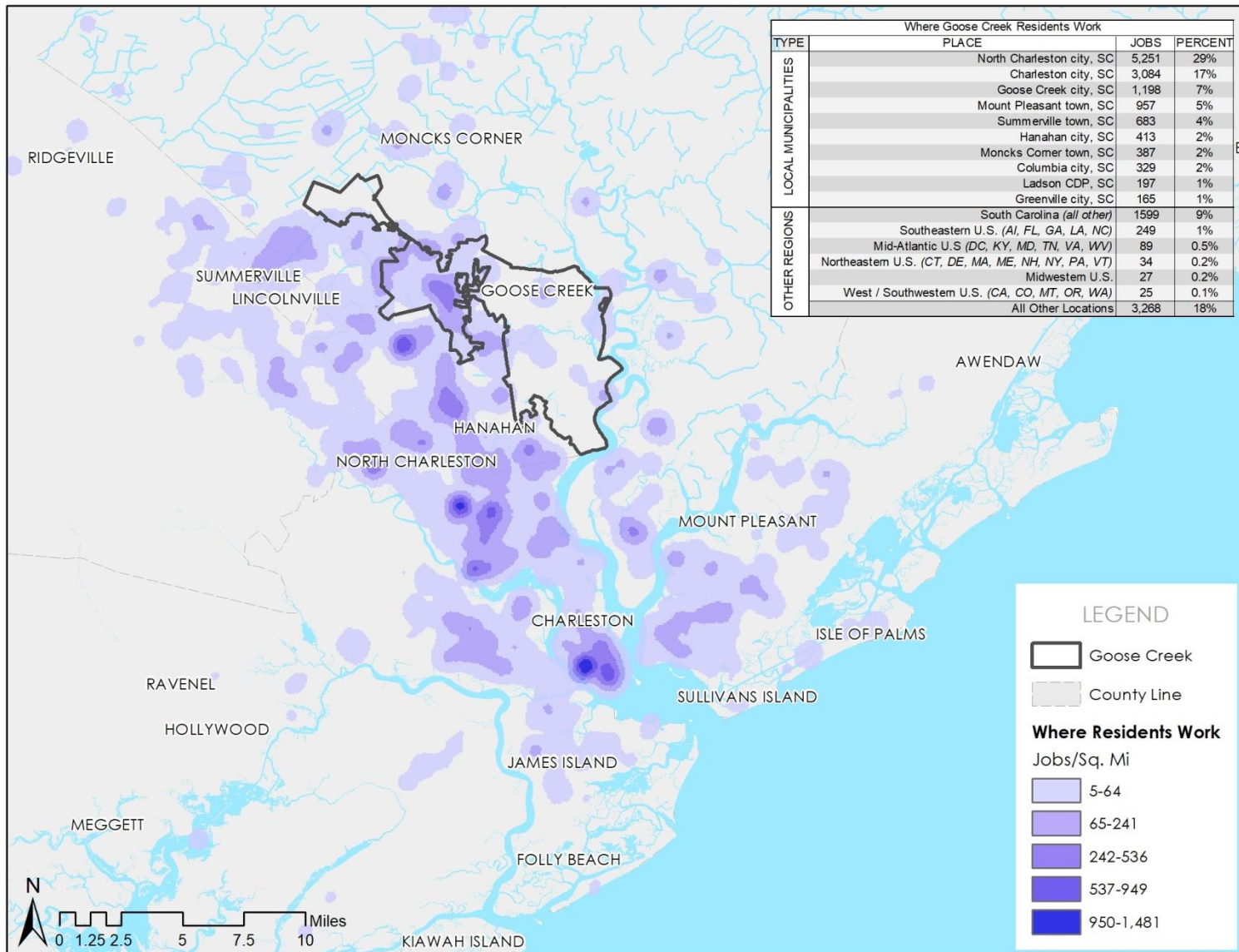
■ High School graduate (or equivalency) ■ Associate's degree ■ Bachelor's degree ■ Graduate or Professional degree



Balance of jurisdictional populations did not complete degree categories



Work Destination & Job Densities Map





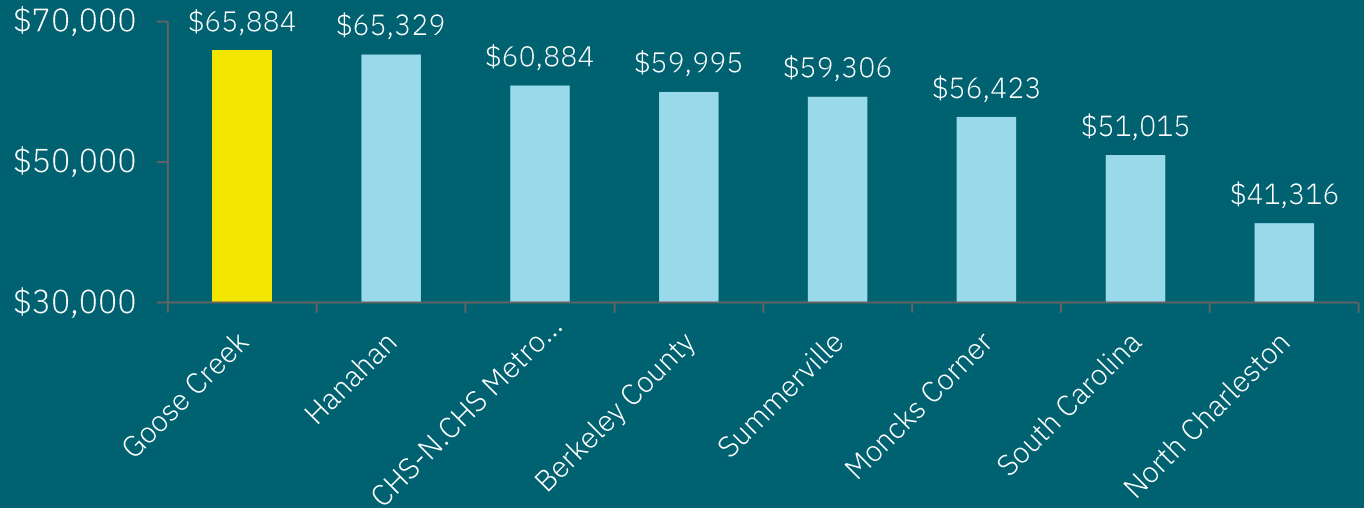
16 / 100

City's Walk Score

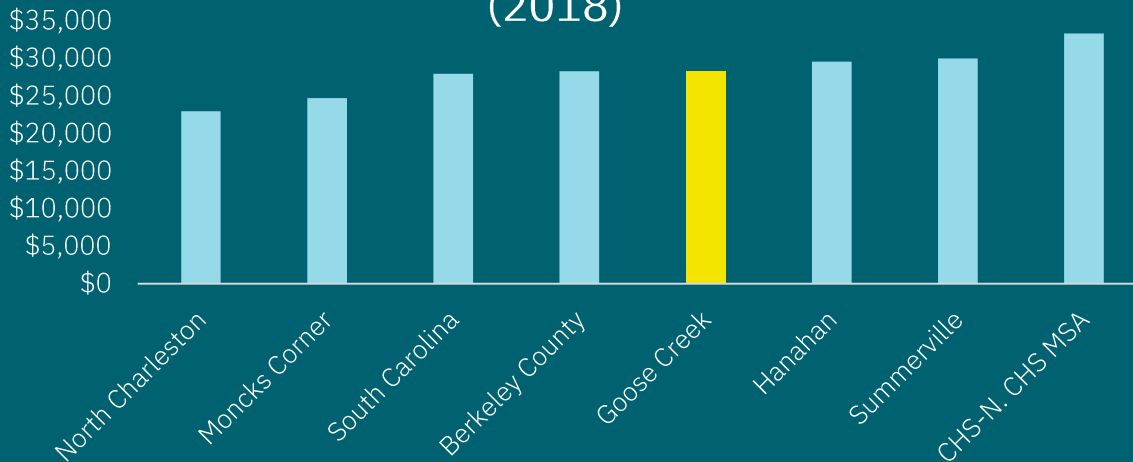
37 / 100

City's Bike Score

Median Household Income by Jurisdiction (2018)



Median Per Capita Income by Jurisdiction (2018)

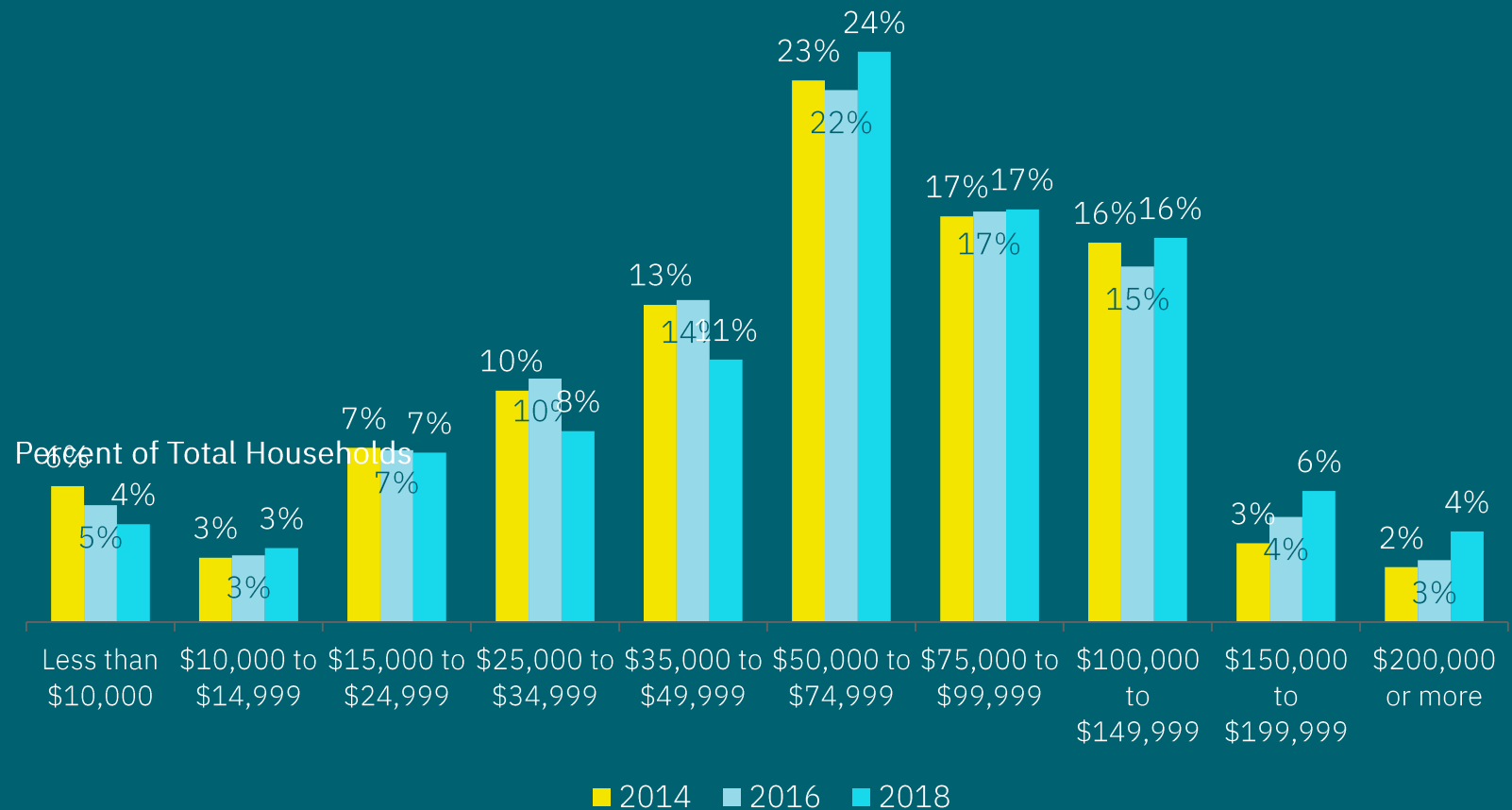


Commuting Habits (2018)

- 76% drove personal vehicle
- 8% carpooled
- 1% public transportation
- 11% walked
- 4% worked from home
- 1% other means



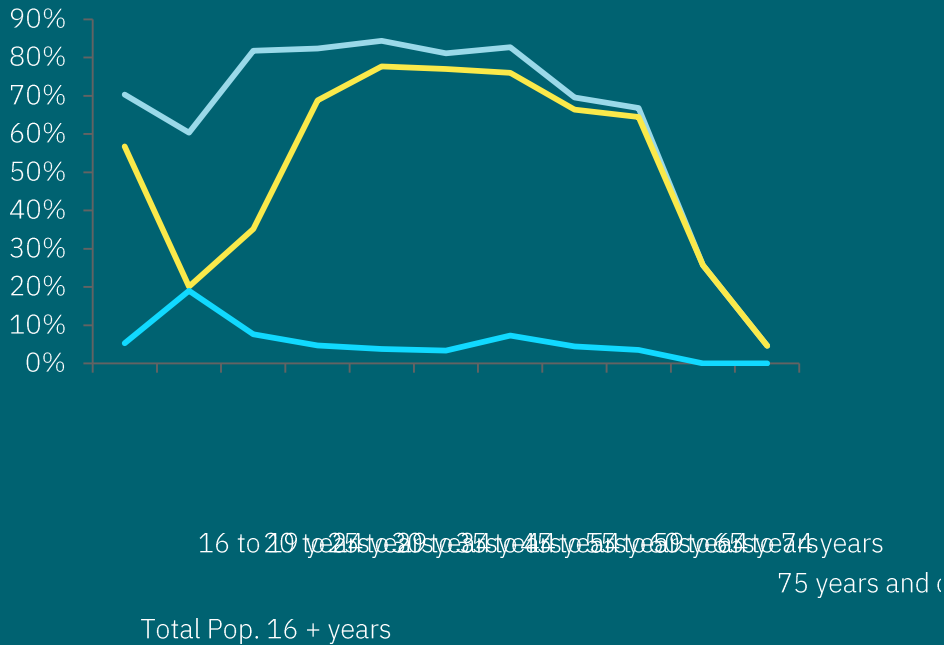
Changes in Household Income



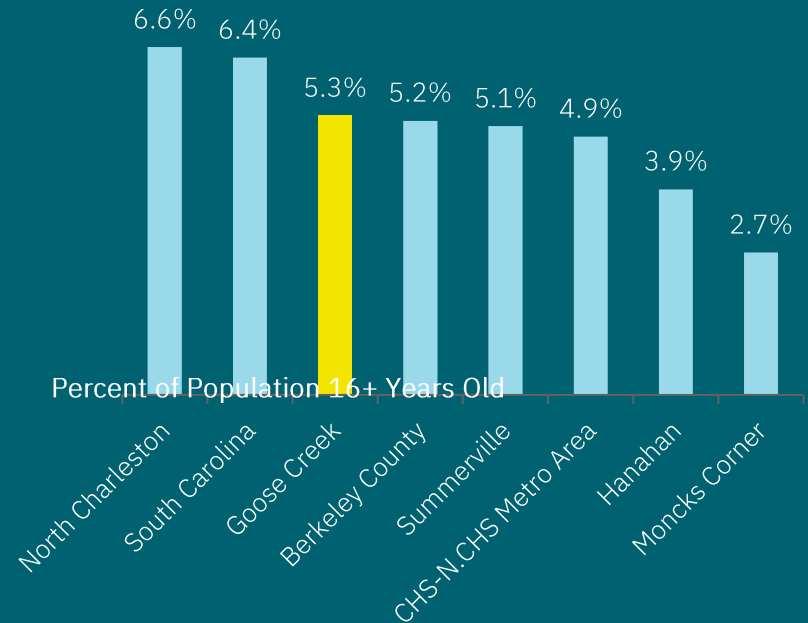


Employment Characteristics (2018)

— Labor Force Participation Rate — Emp./Pop. Ratio — Unemp. Rate



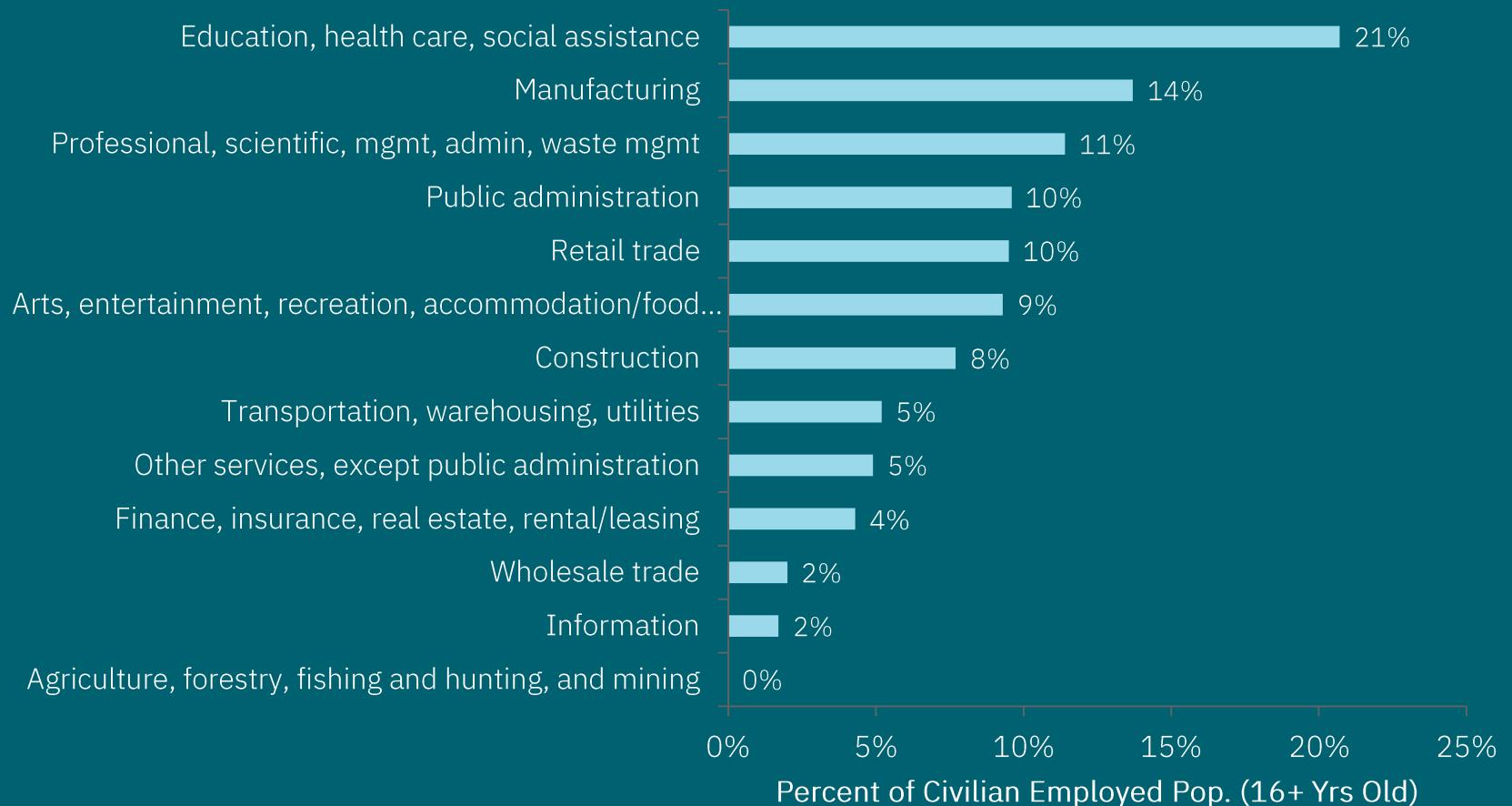
Unemployment Rate by Jurisdiction (2018)



Unemployment steadily decreased from 2013 – 2018, and likely through 2019. The 2020 COVID pandemic will effect this trend going forward.

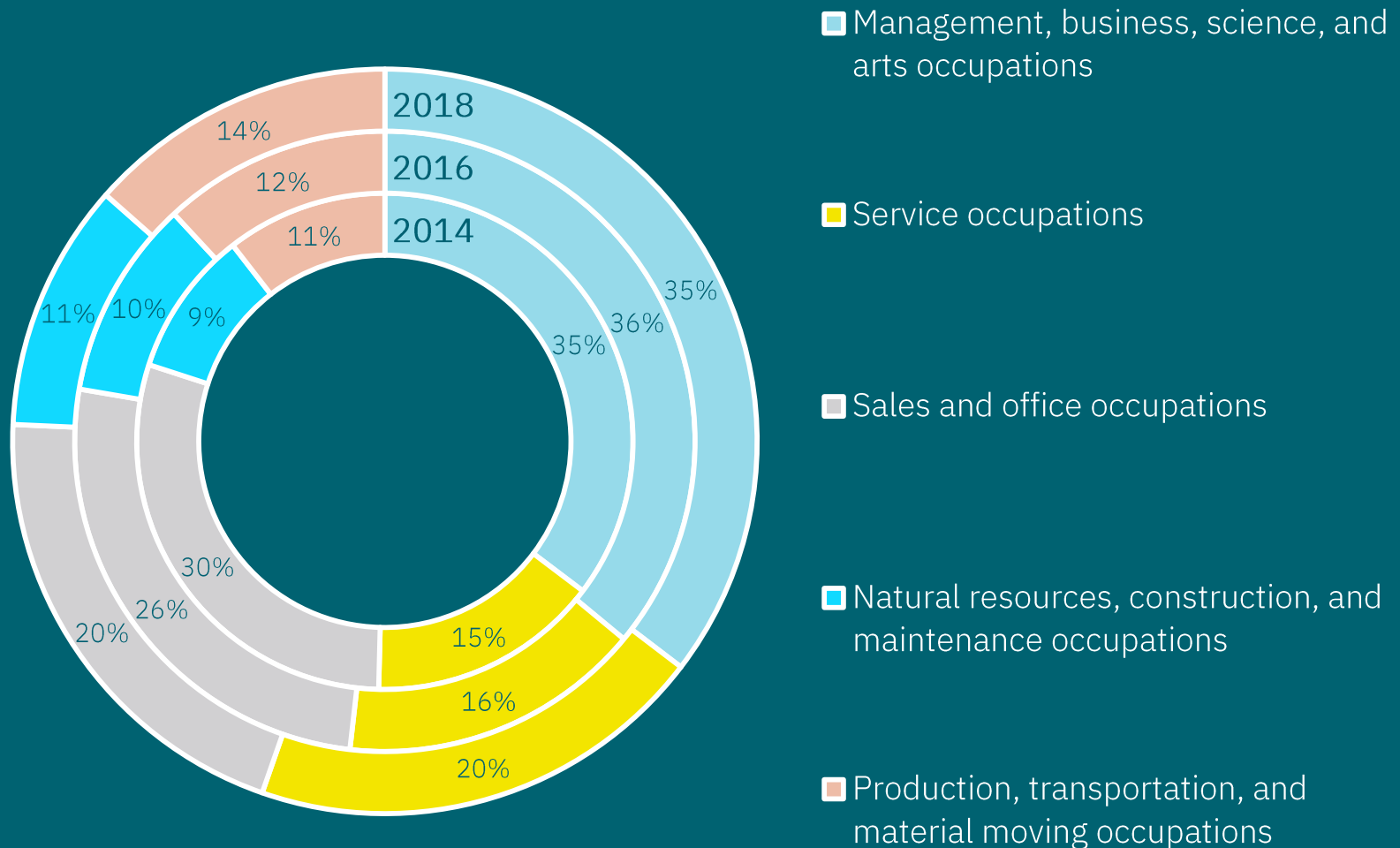


Employment Characteristics of Residents by Industry (2018)



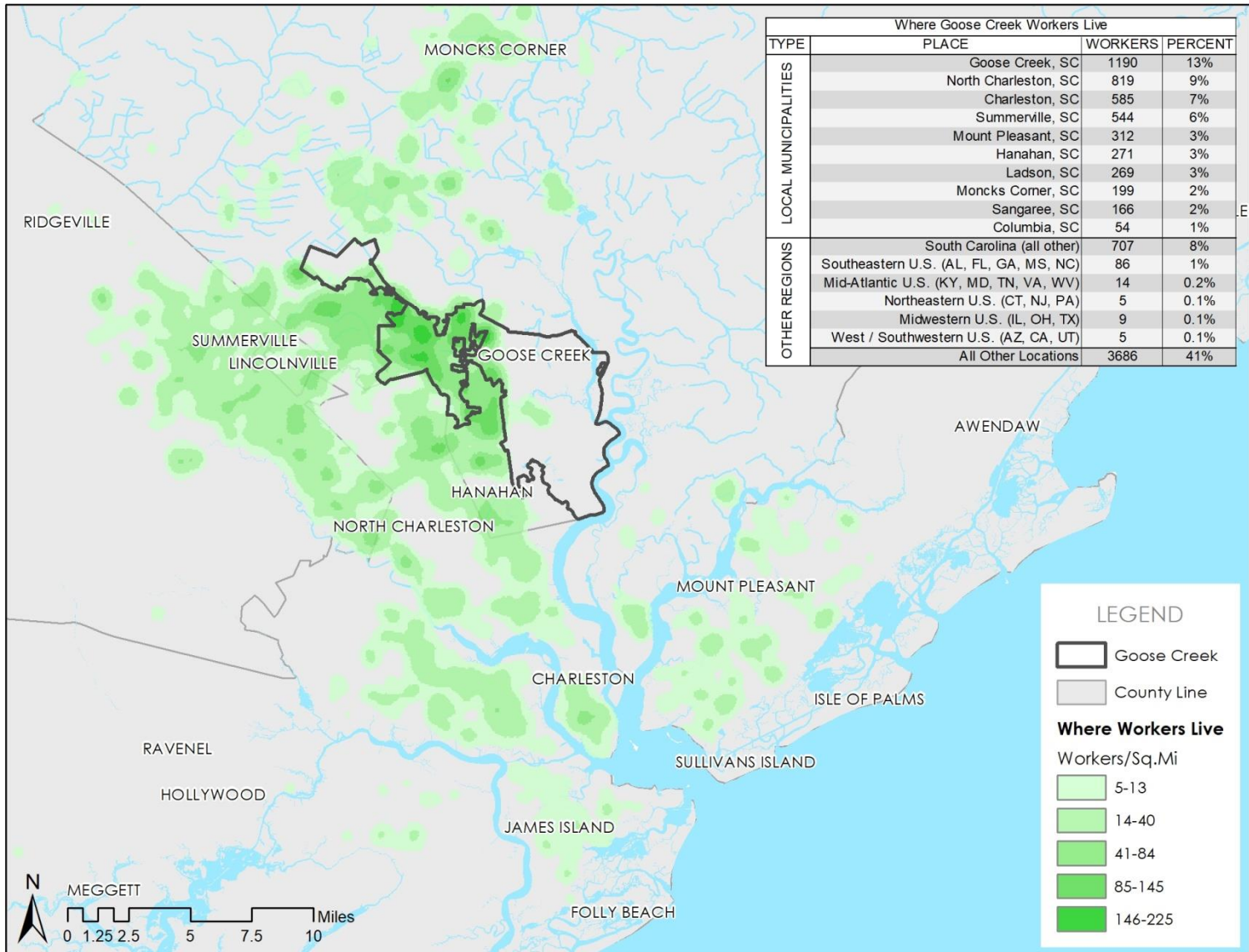


Change in Occupational Characteristics (2014 – 2018)





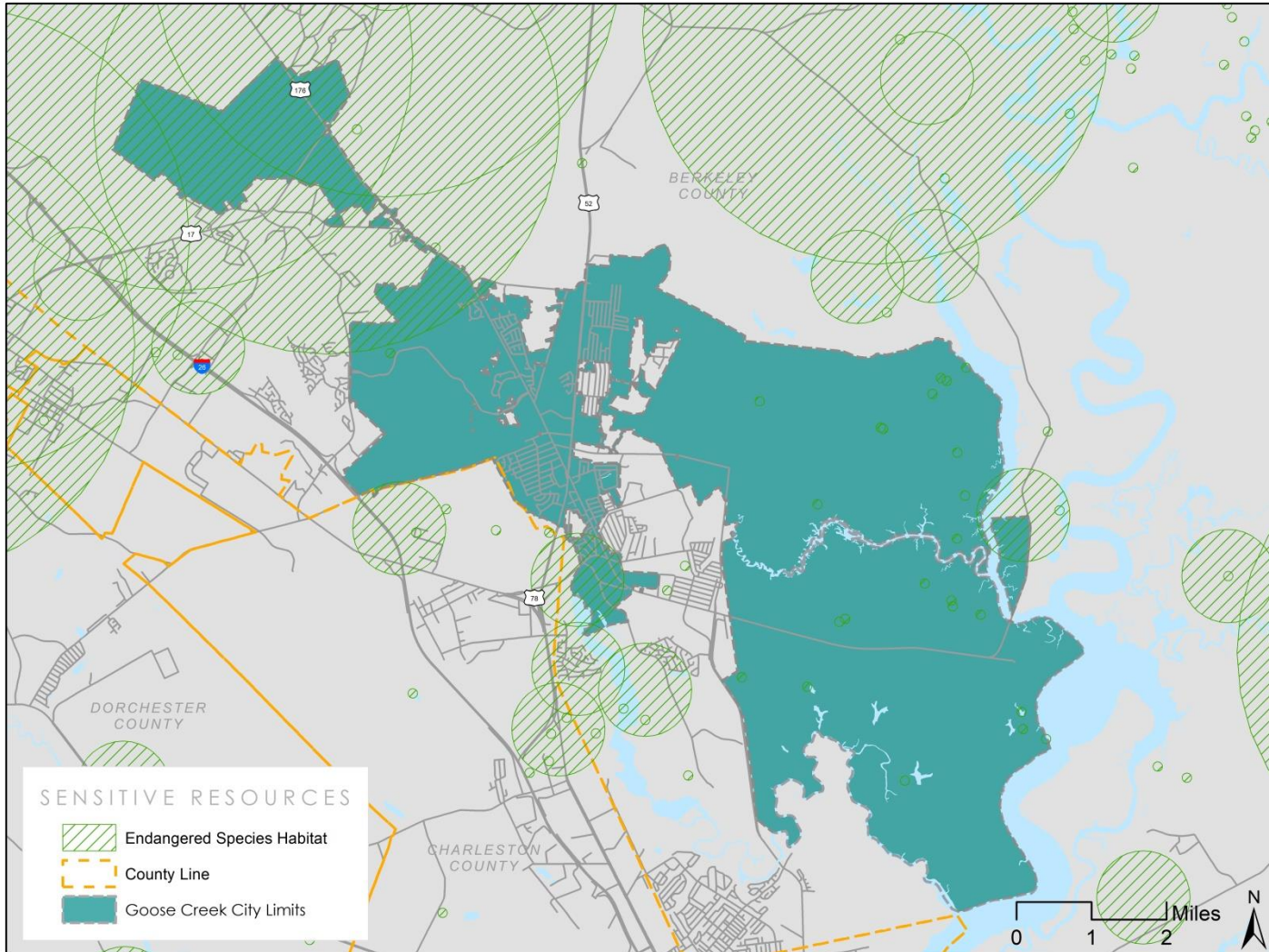
Home Location of Goose Creek Workers Map





NATURAL RESOURCES

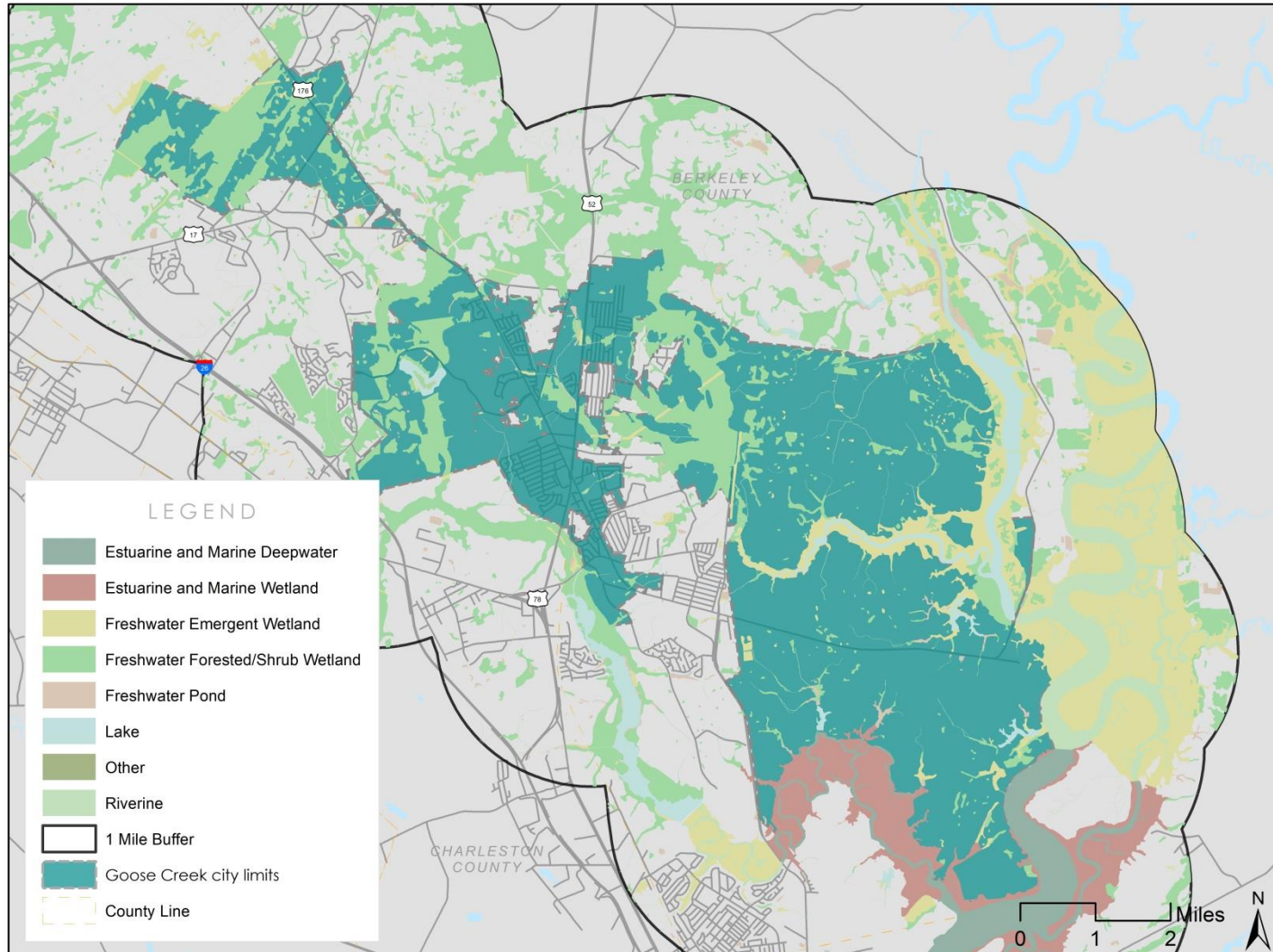
Threatened & Endangered Species Habitats Map





NATURAL RESOURCES

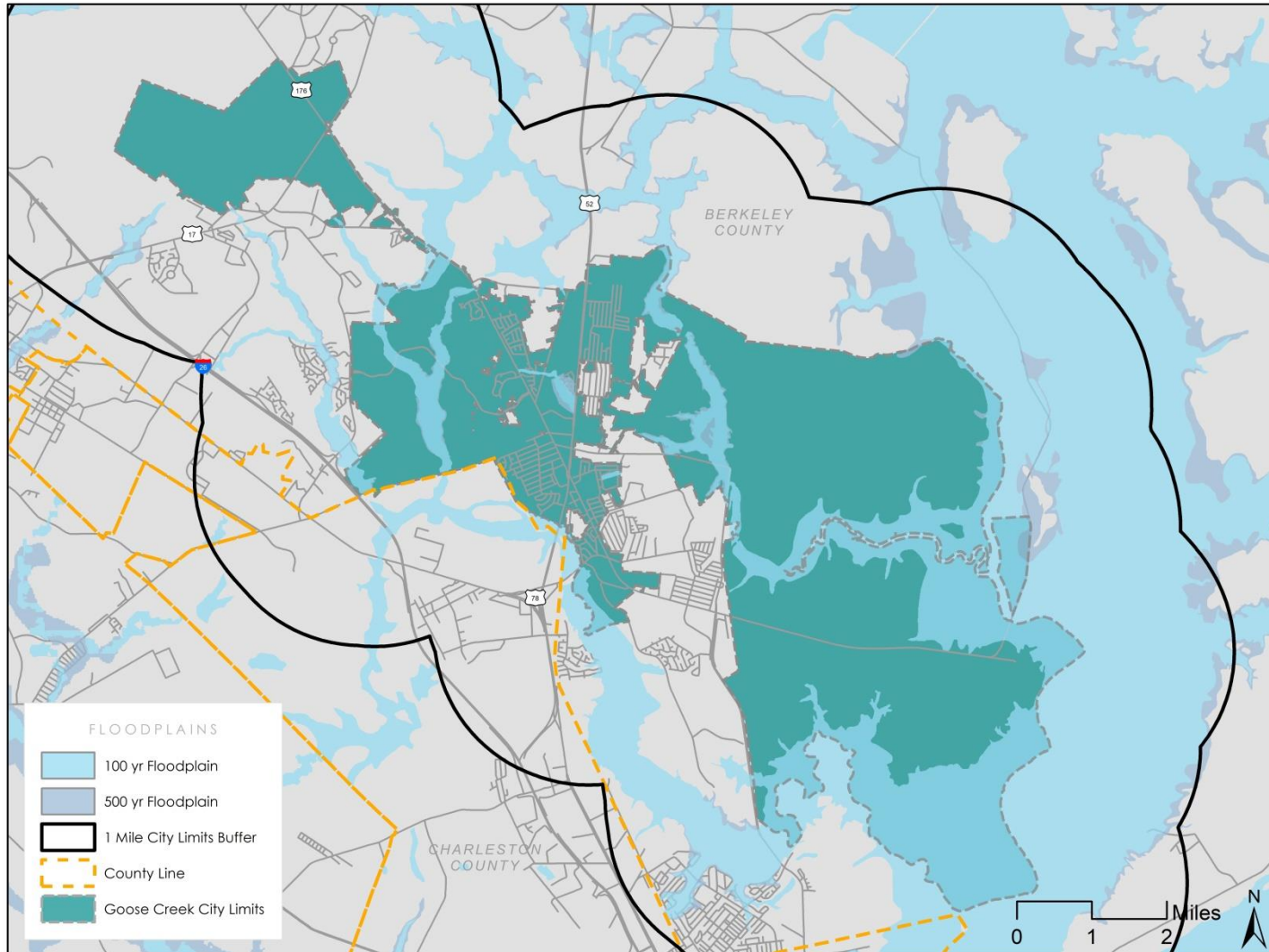
Wetlands Map





NATURAL RESOURCES

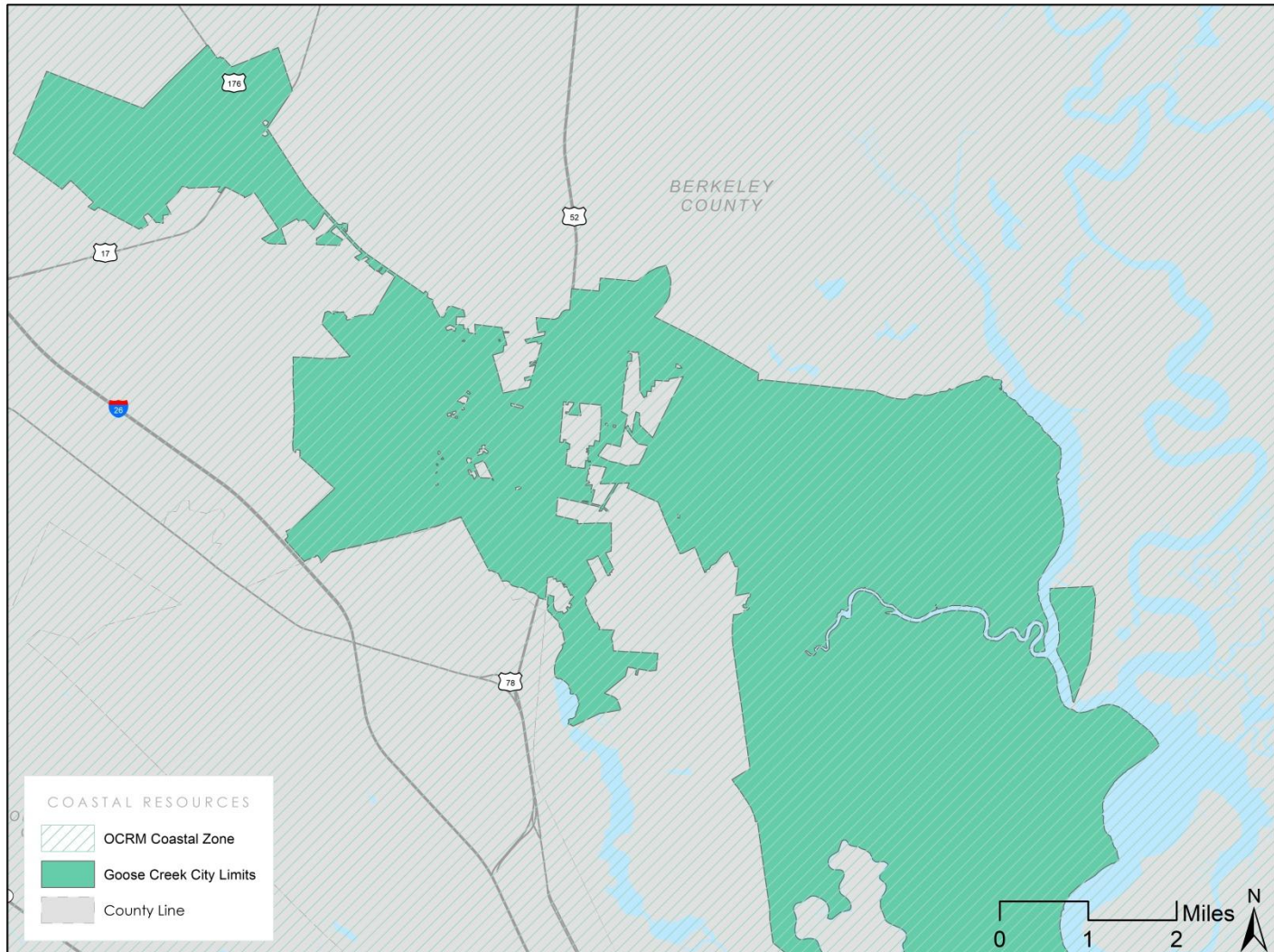
Floodplains Map





NATURAL RESOURCES

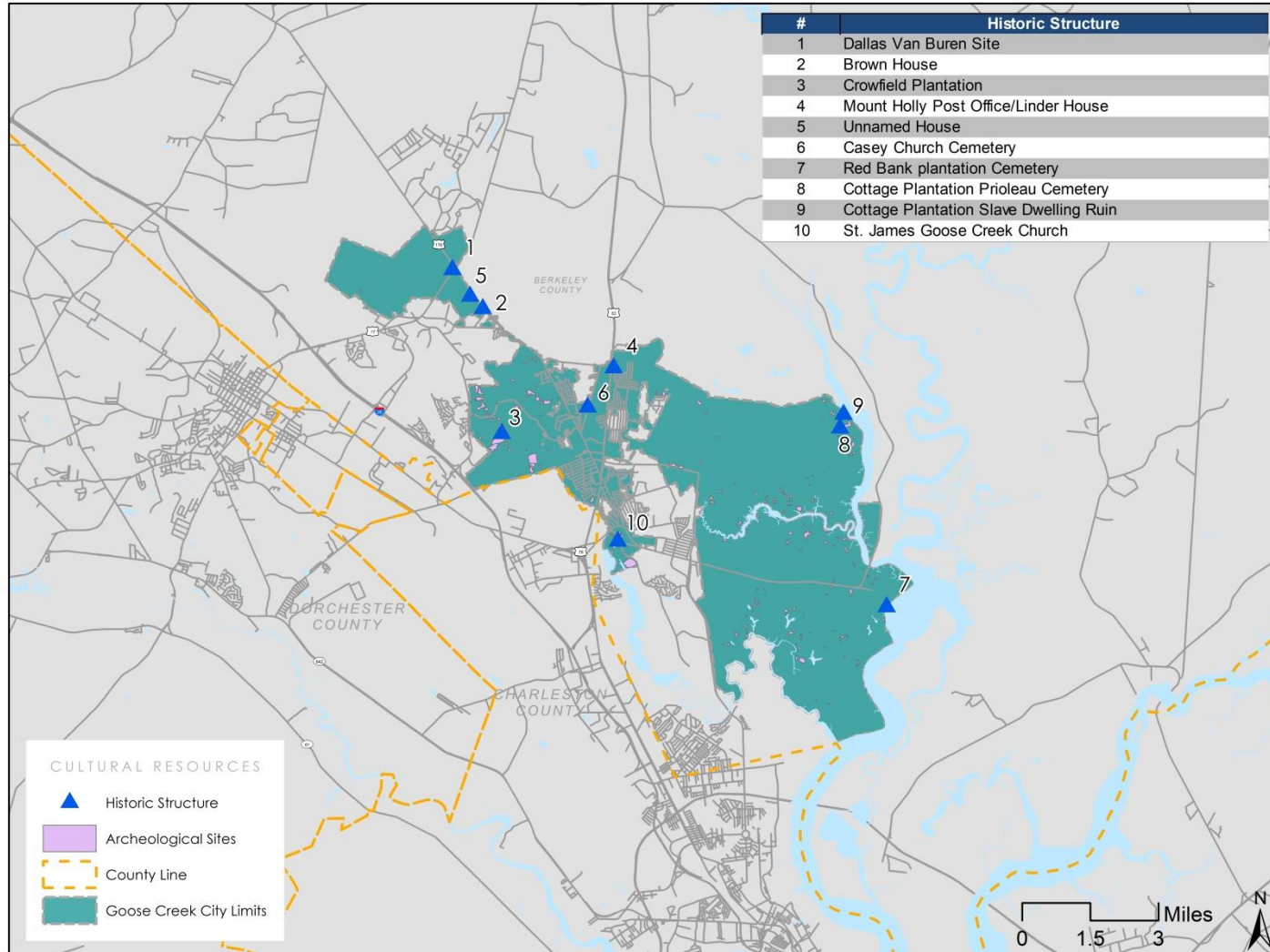
Coastal Resources Protection Map





CULTURAL RESOURCES

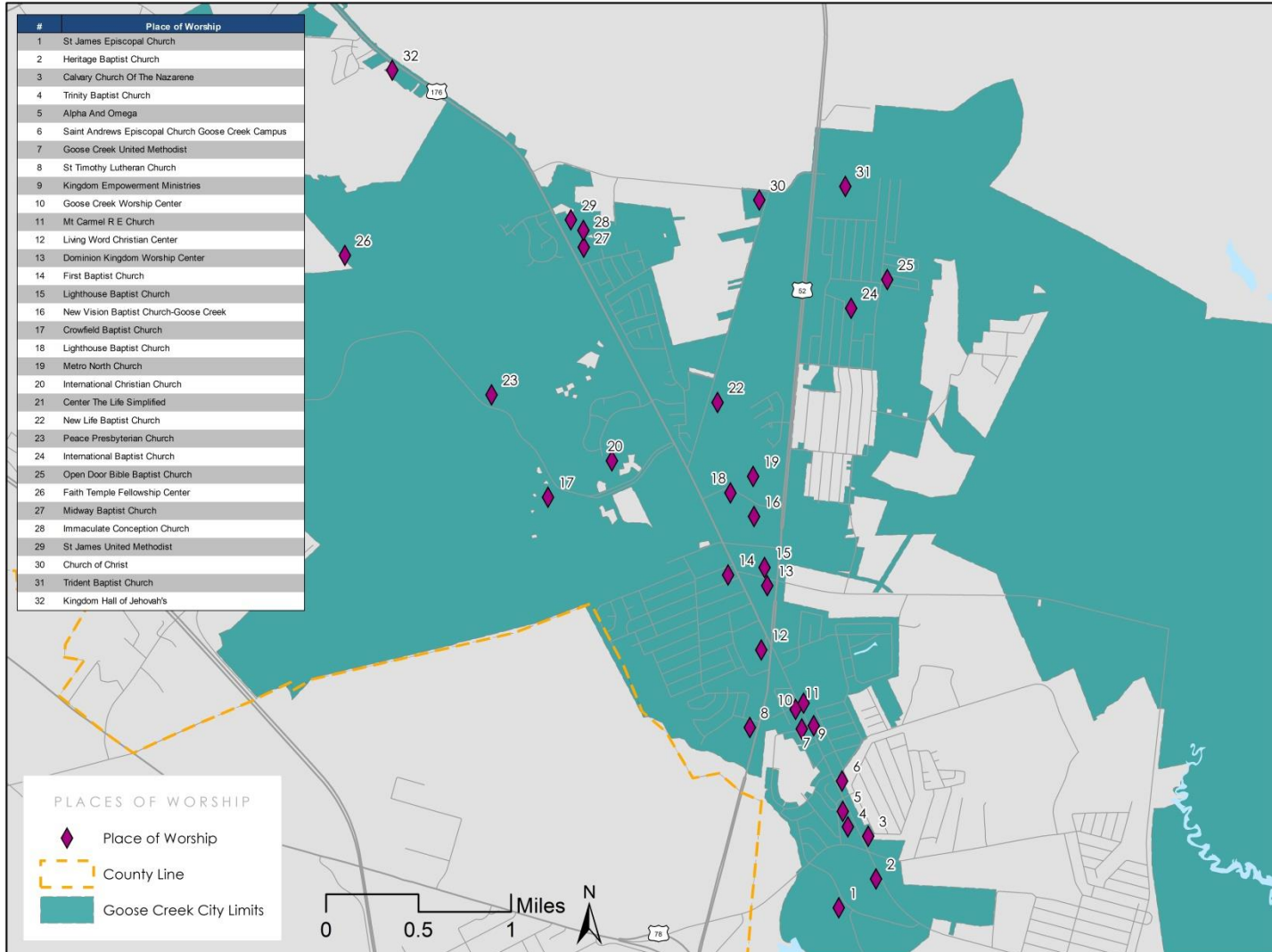
Historic Structures & Features Map





CULTURAL RESOURCES

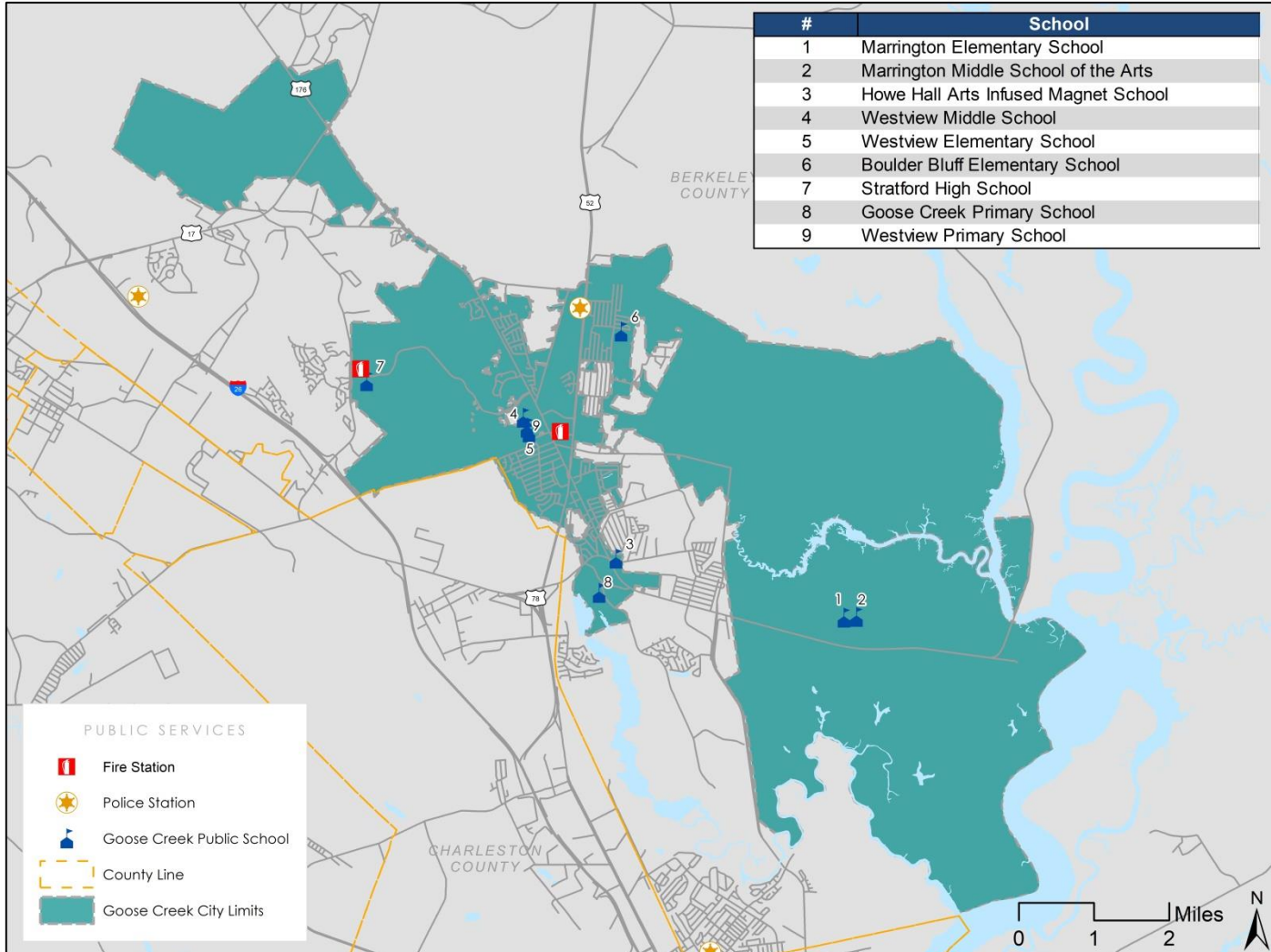
Places of Worship Map





COMMUNITY FACILITIES

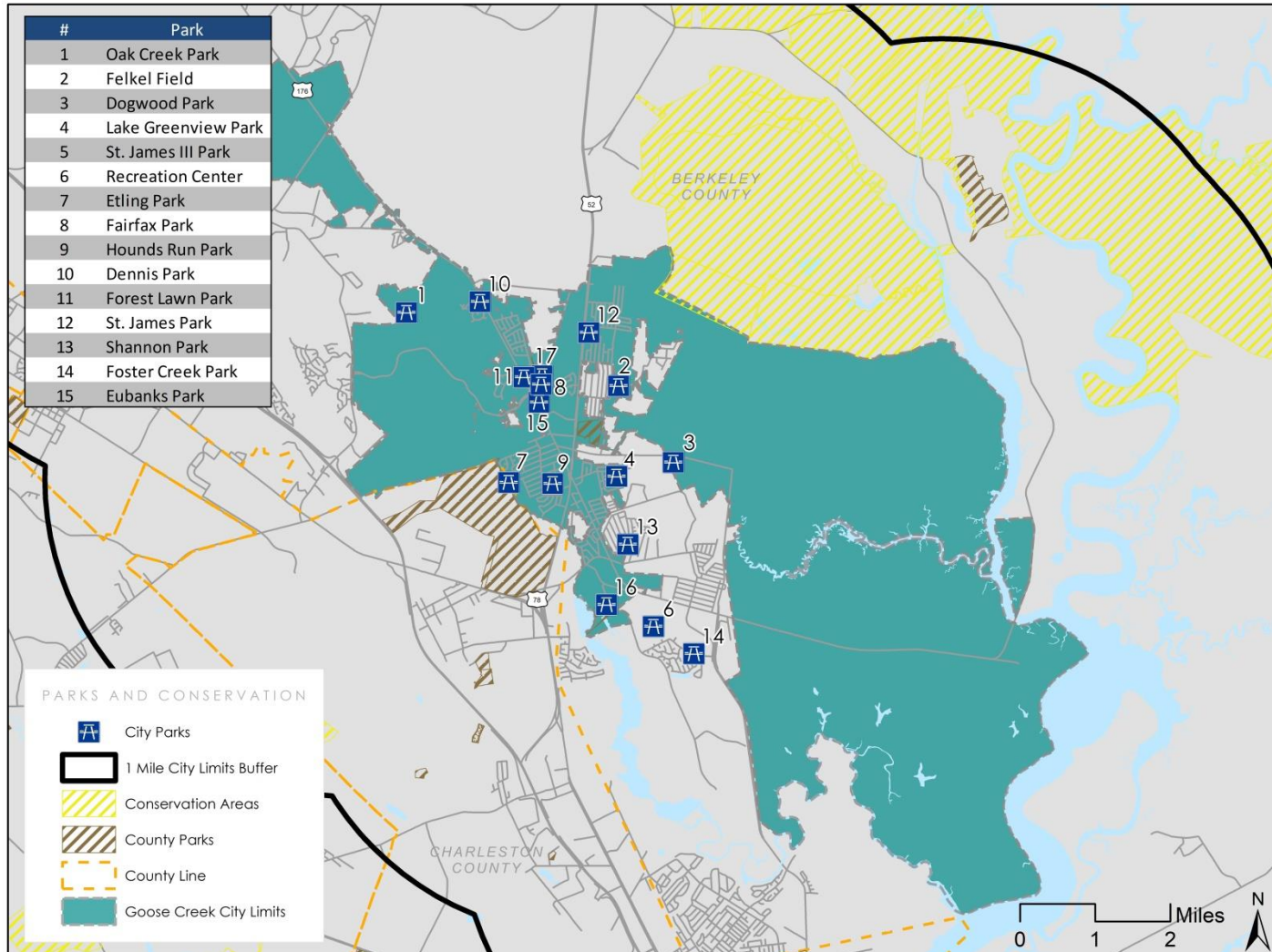
Municipal Facilities & Services Map





COMMUNITY FACILITIES

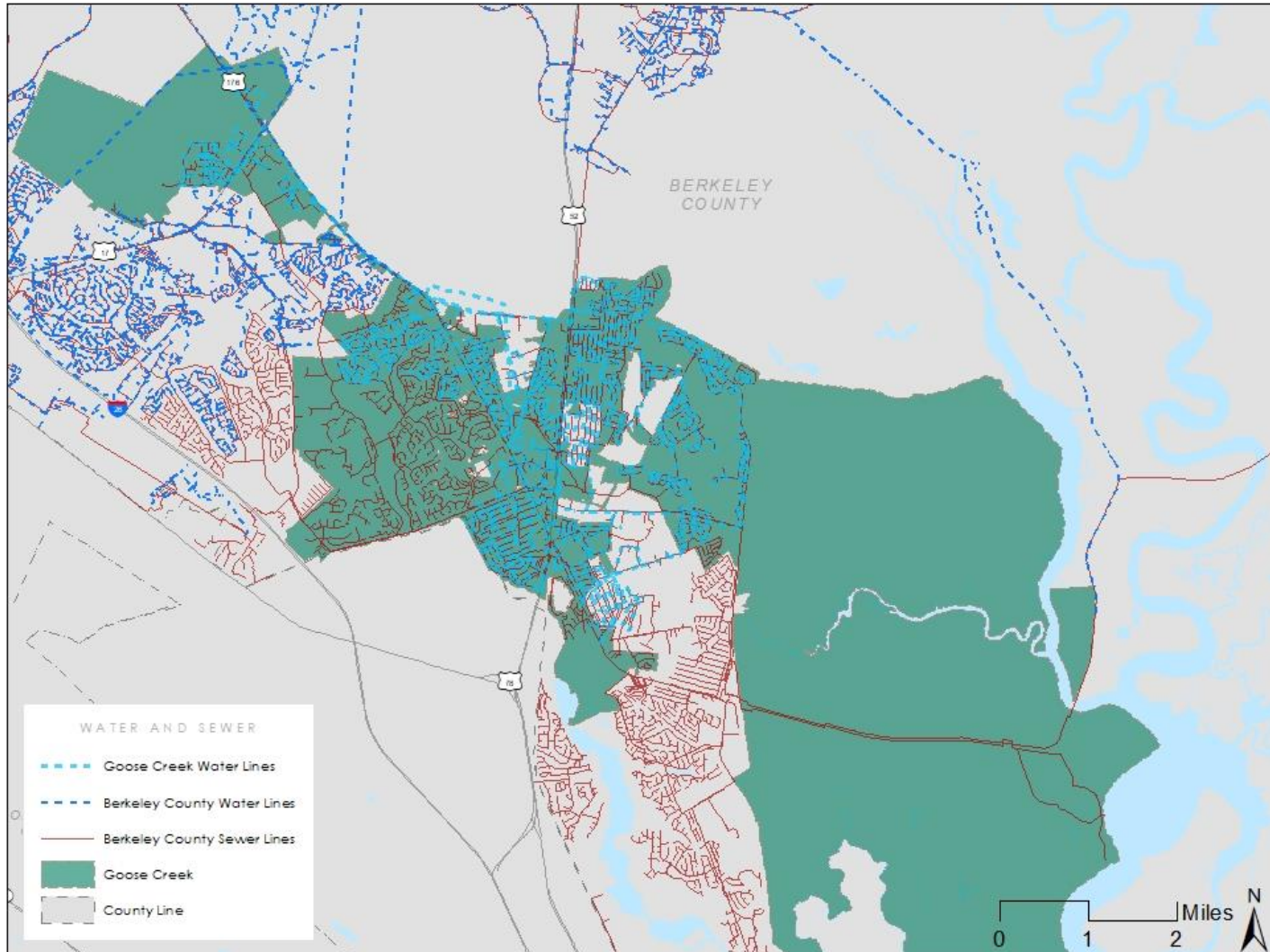
Parks & Open Space Map





COMMUNITY FACILITIES

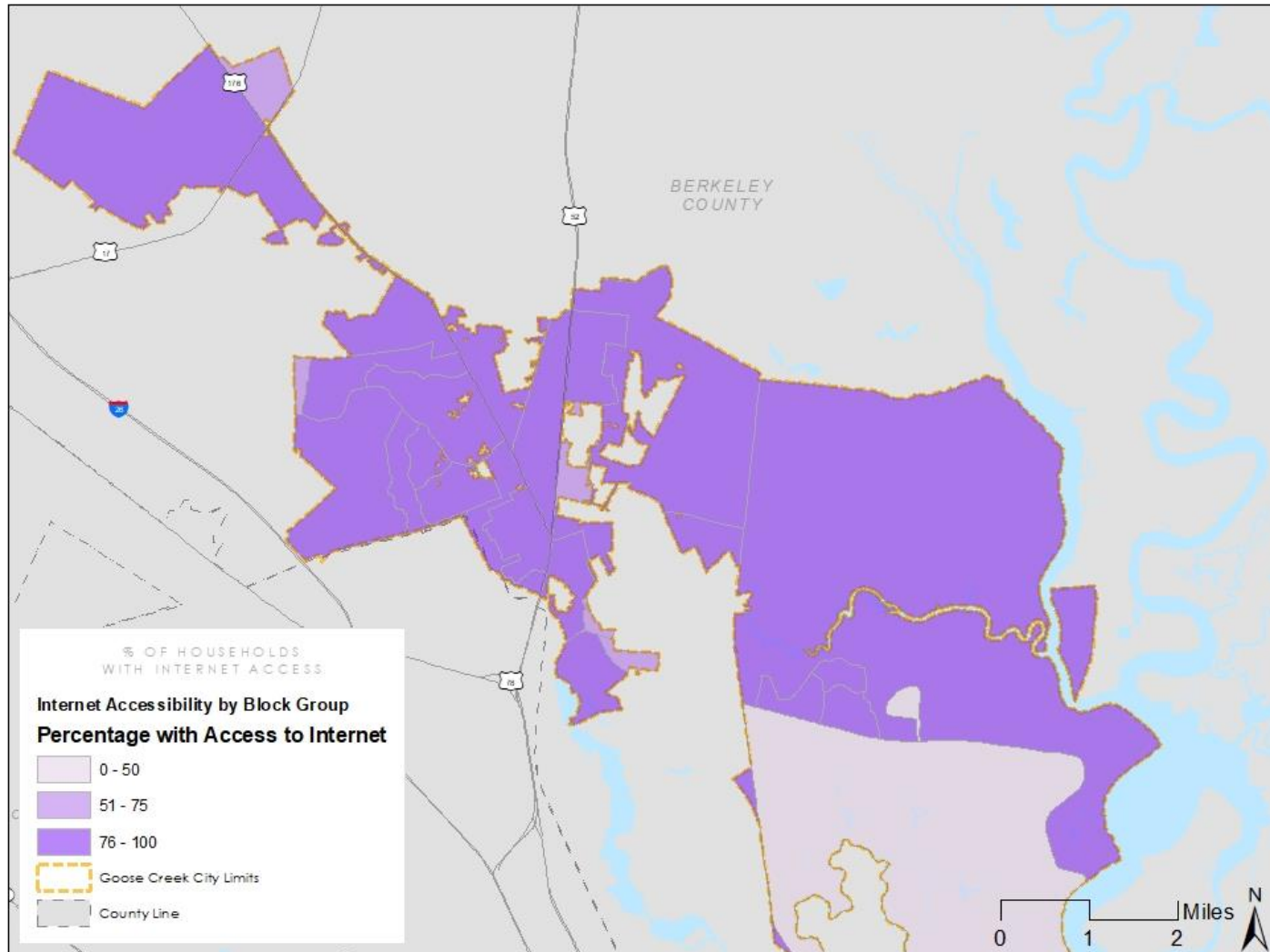
Water & Sewer Map





COMMUNITY FACILITIES

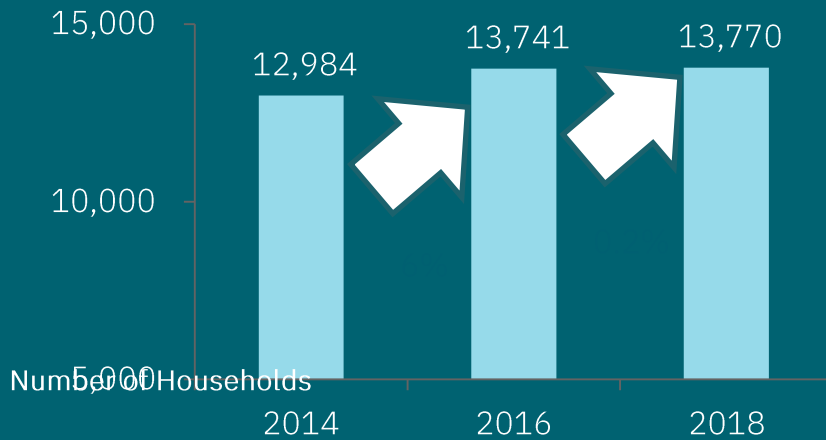
Internet Access Map





HOUSING

Total Households in Goose Creek



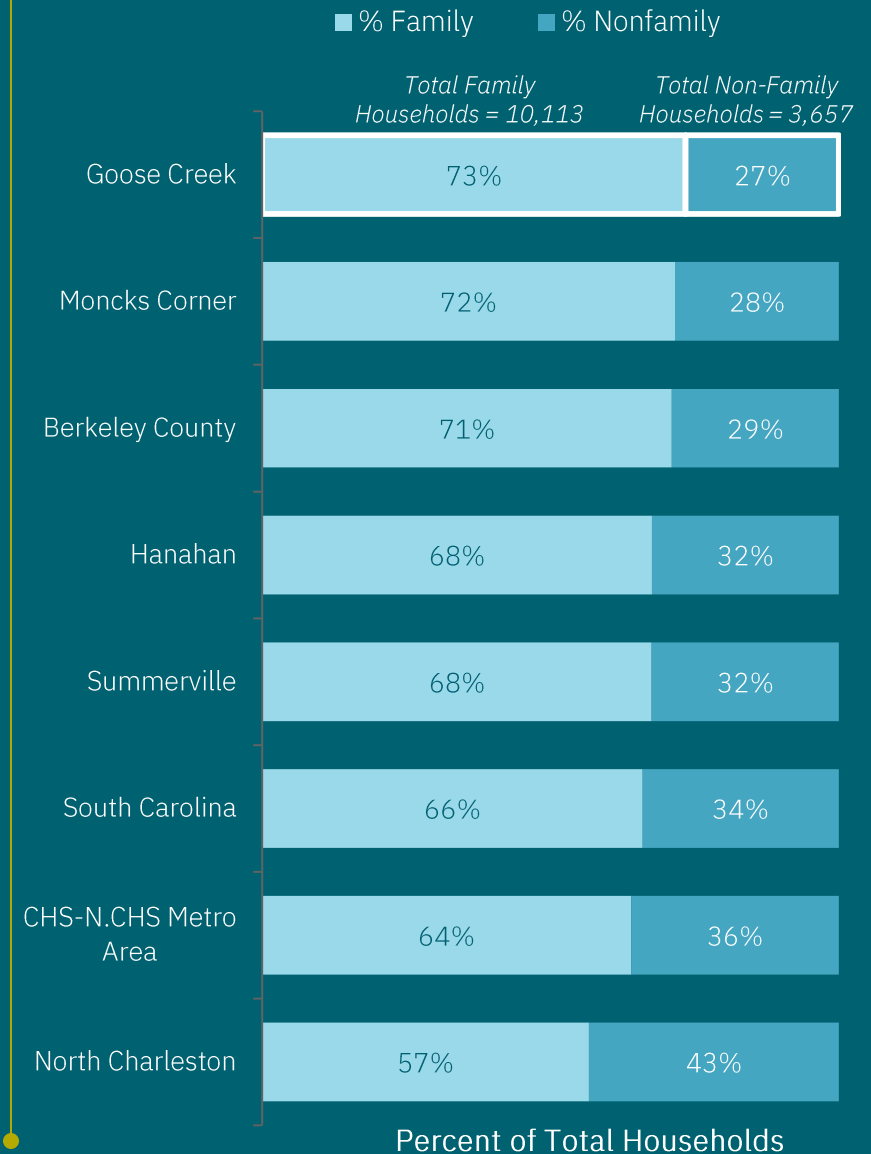
2.89

Avg. Owner-Occupied Household Size (2018)

2.71

Avg. Renter-Occupied Household Size (2018)

Family vs Nonfamily Households (2018)

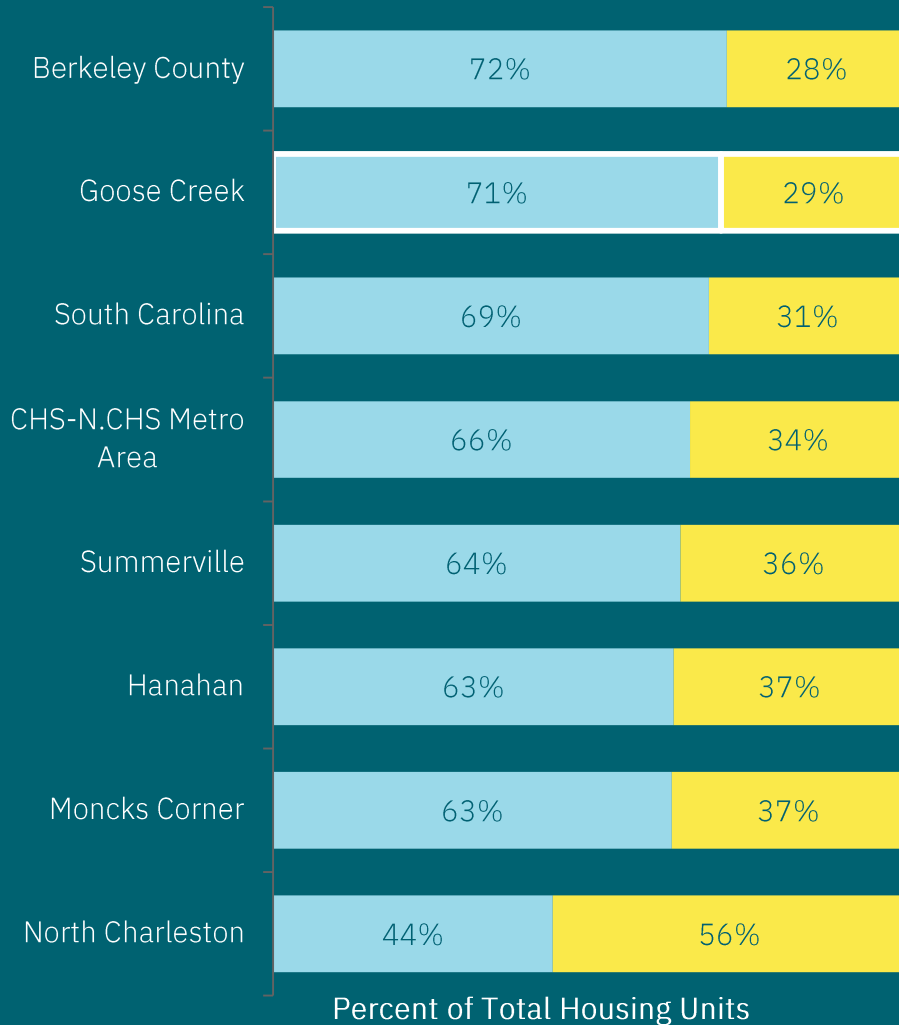




HOUSING

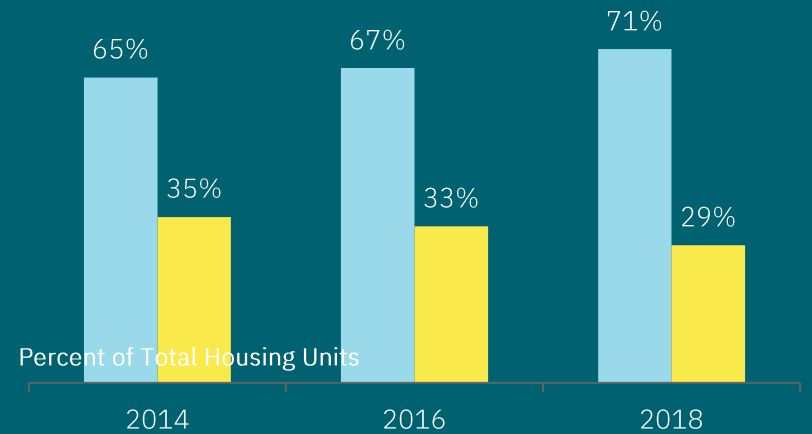
Owner vs Renter Occupied Units (2018)

■ Owner-occupied housing units ■ Renter-occupied housing units



Change in Goose Creek Housing Tenure

■ Owner-occupied housing units ■ Renter-occupied housing units



6%

Increase in Owner Occupancy
(2014-2018)

5%

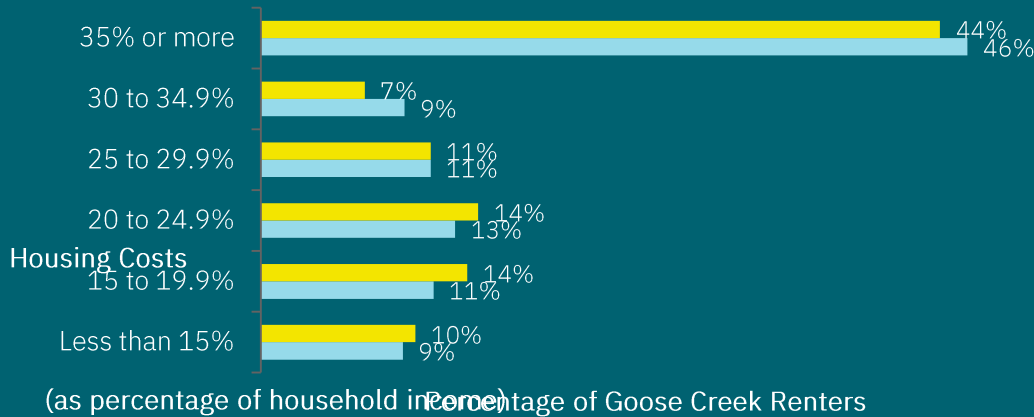
Housing Unit Vacancy Rate
(2018)



HOUSING

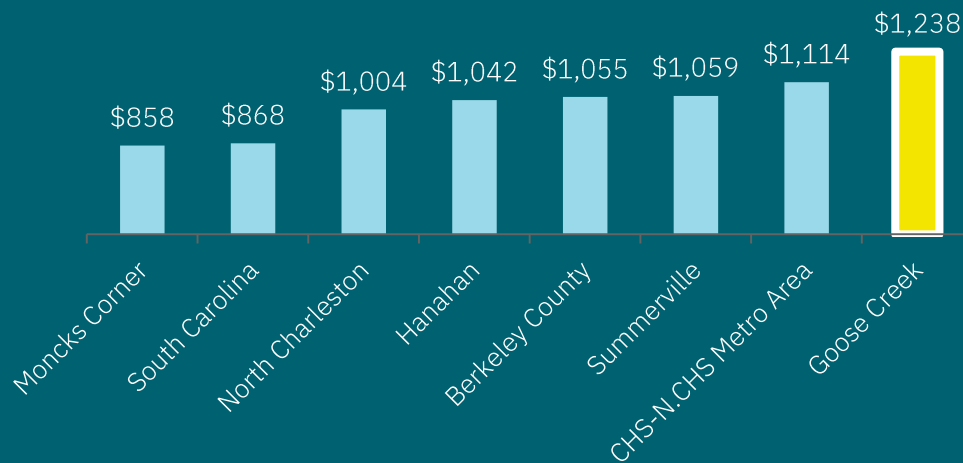
Rental Housing Affordability

■ 2018 ■ 2014

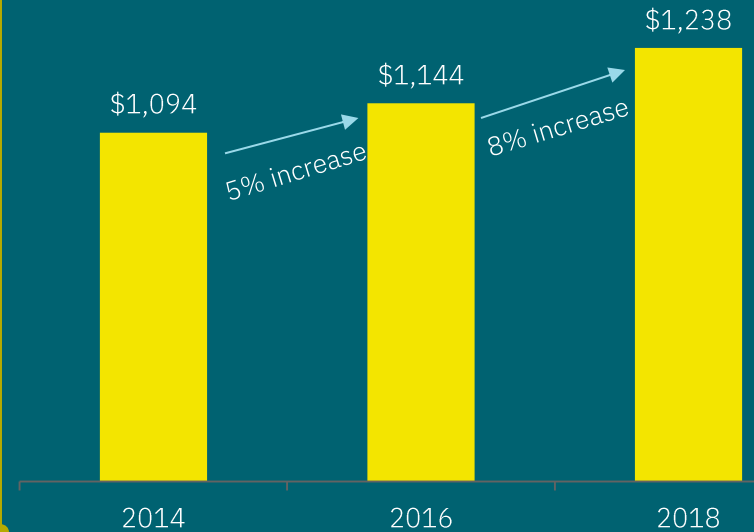


3.3%
Avg. Increase in Rent Per Year
(2014-2018)

Median Rent Comparison (2018)



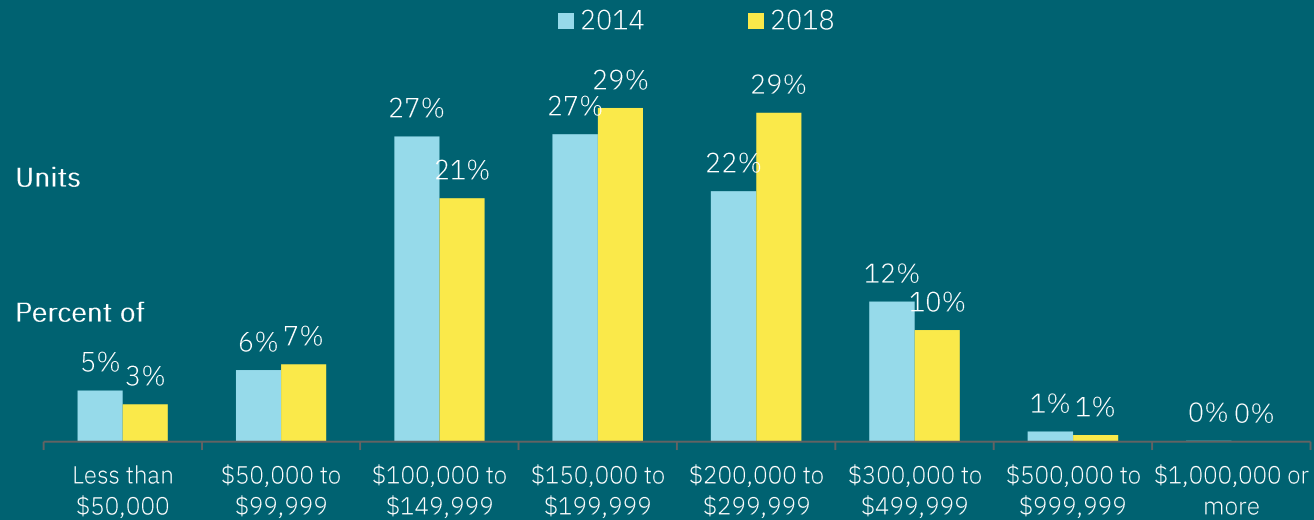
Median Rent in Goose Creek



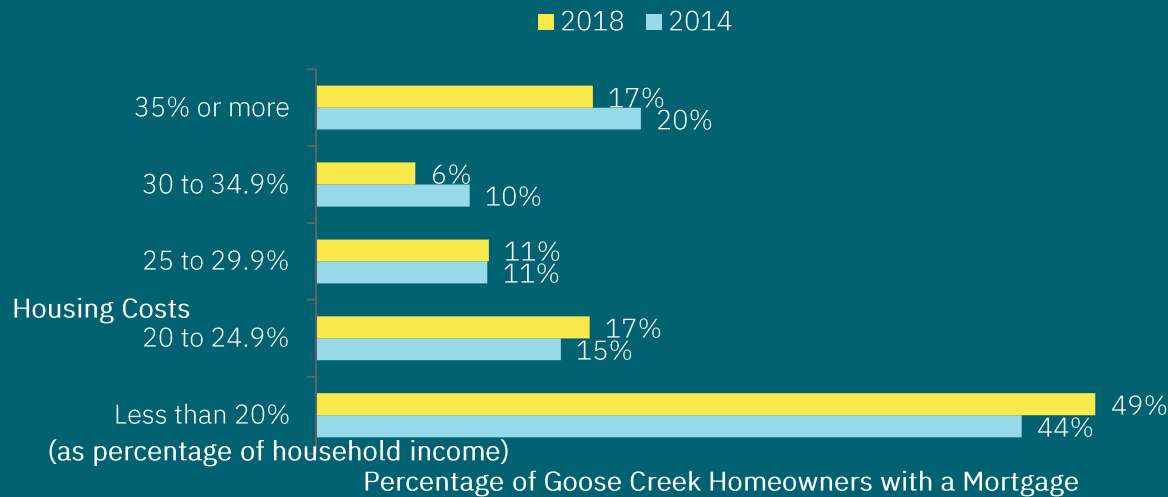


Value of Owner-Occupied Units

\$178,500
Median home value
(2018)



Housing Affordability for Homeowners with a Mortgage

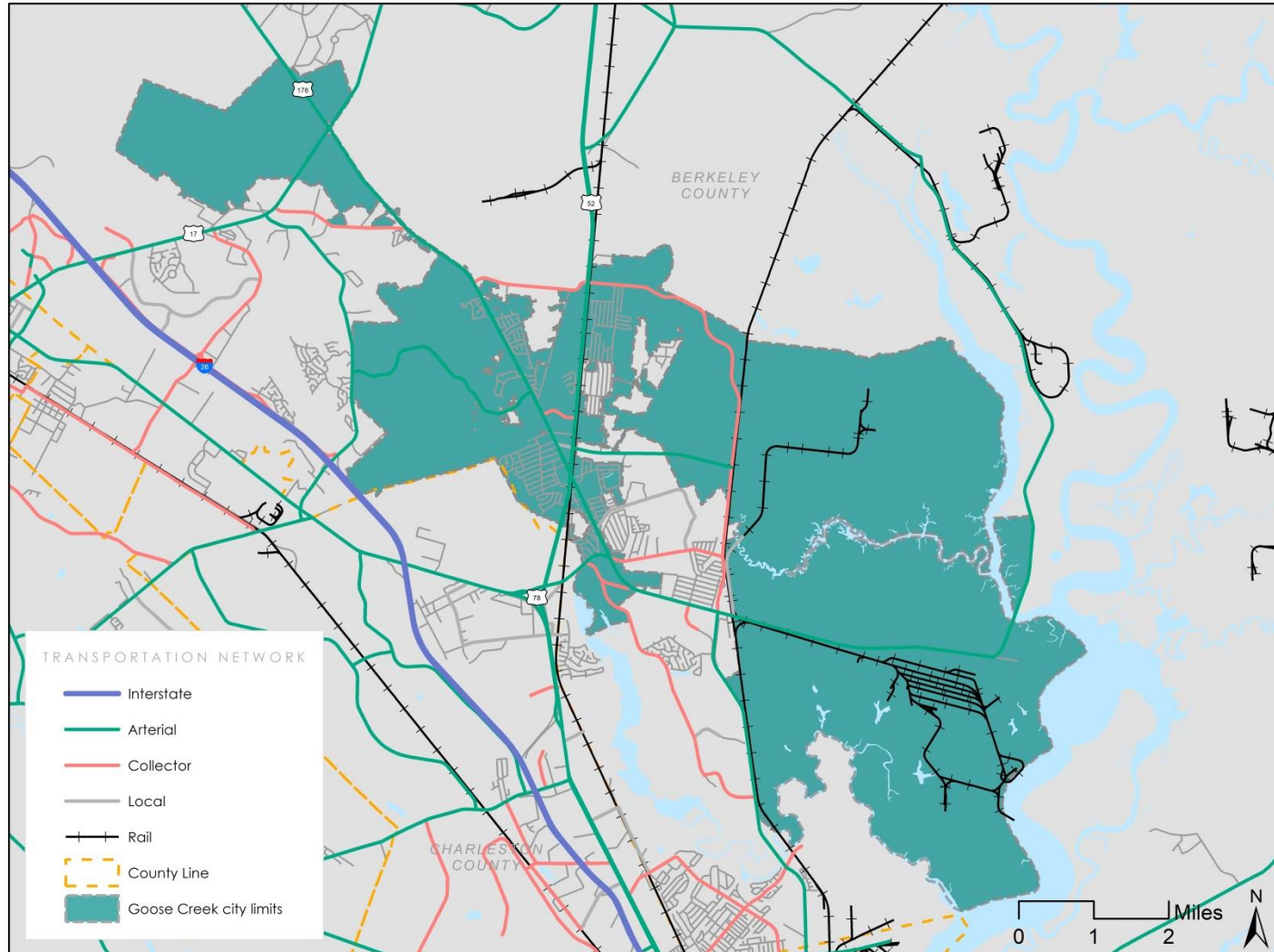


Majority of 2018 housing units were single, detached homes



TRANSPORTATION

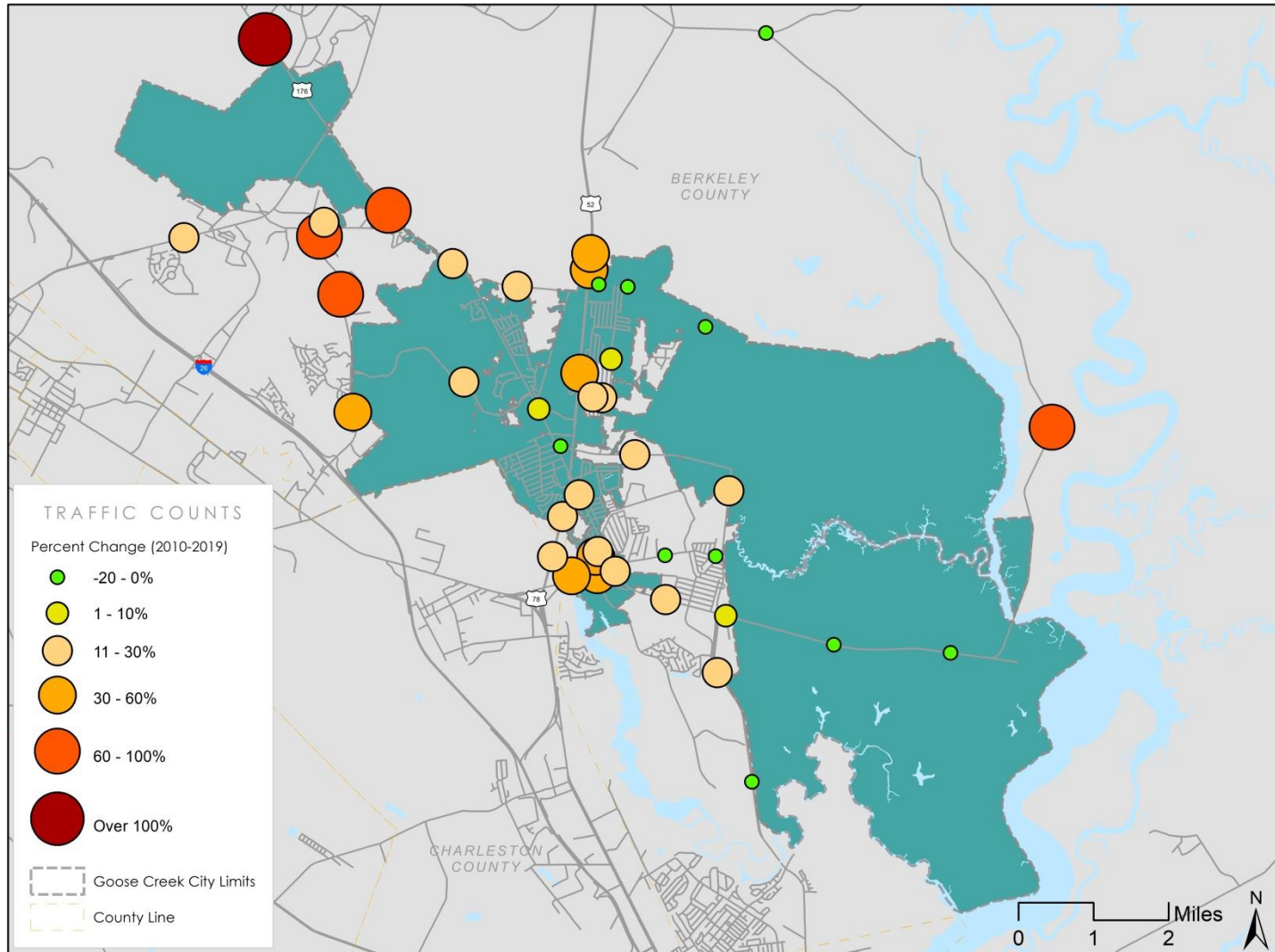
Transportation Network Map





TRANSPORTATION

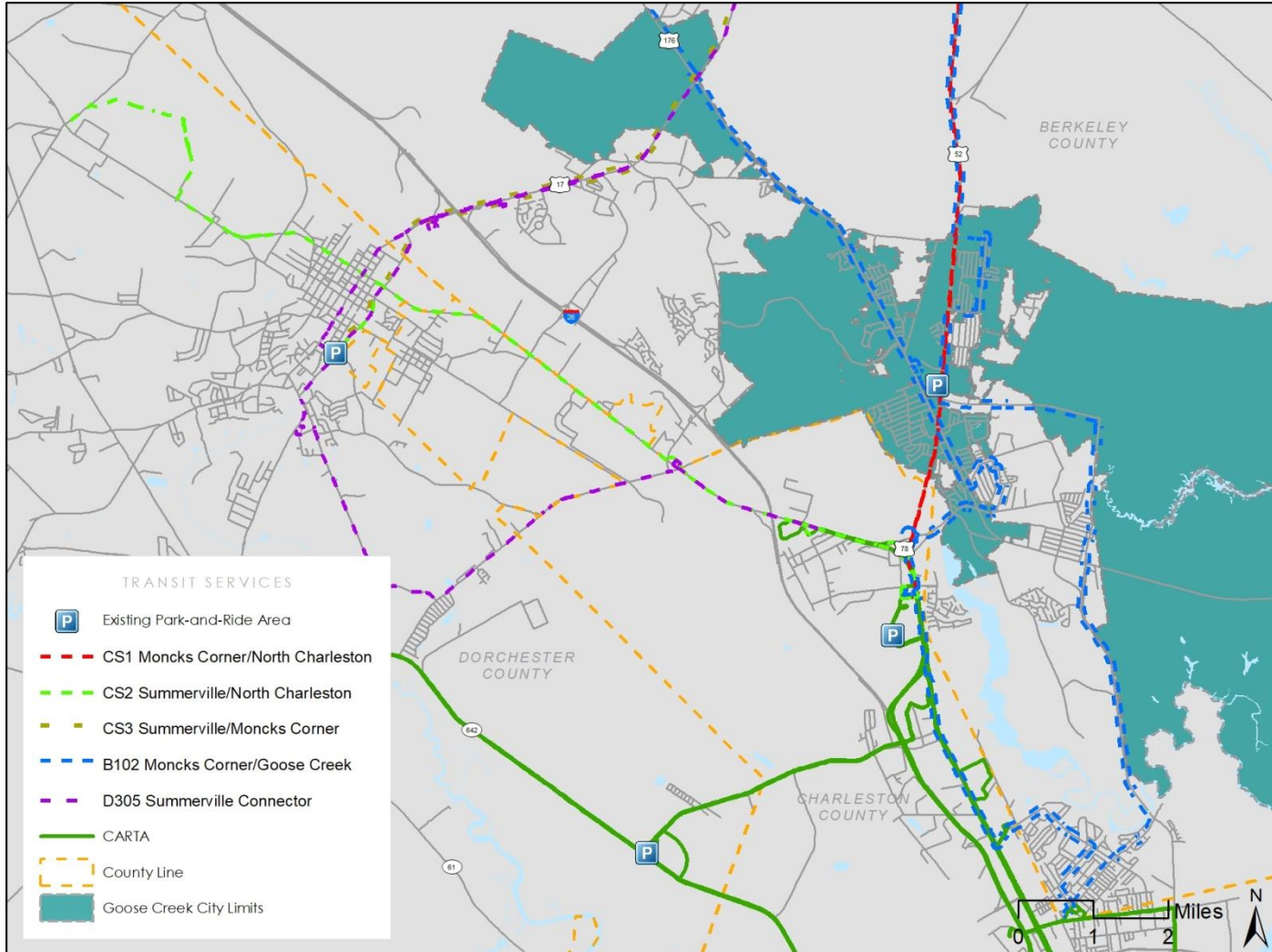
Traffic Counts Map





TRANSPORTATION

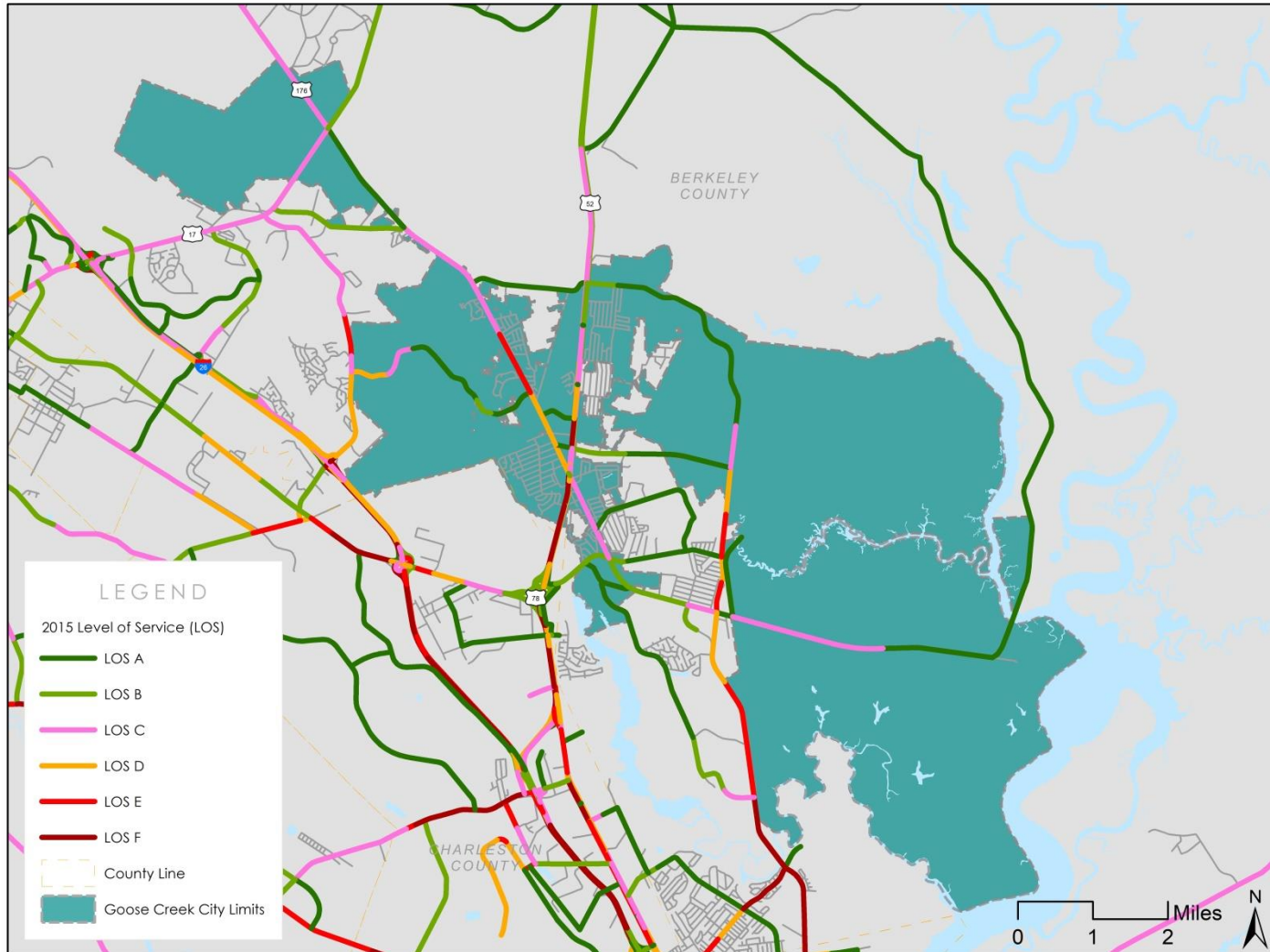
Existing Transit Map





TRANSPORTATION

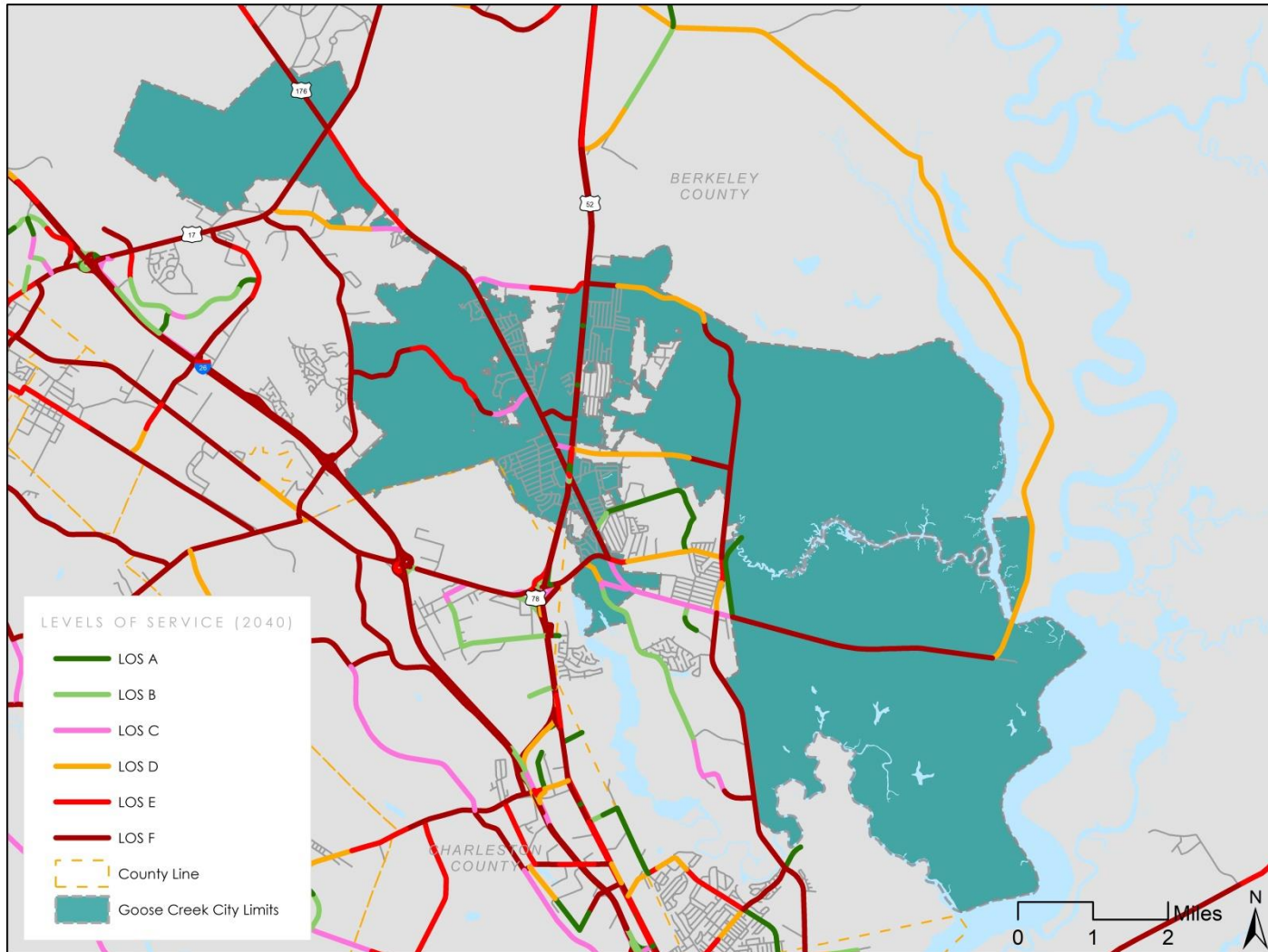
2015 Level of Service (LOS) Map





TRANSPORTATION

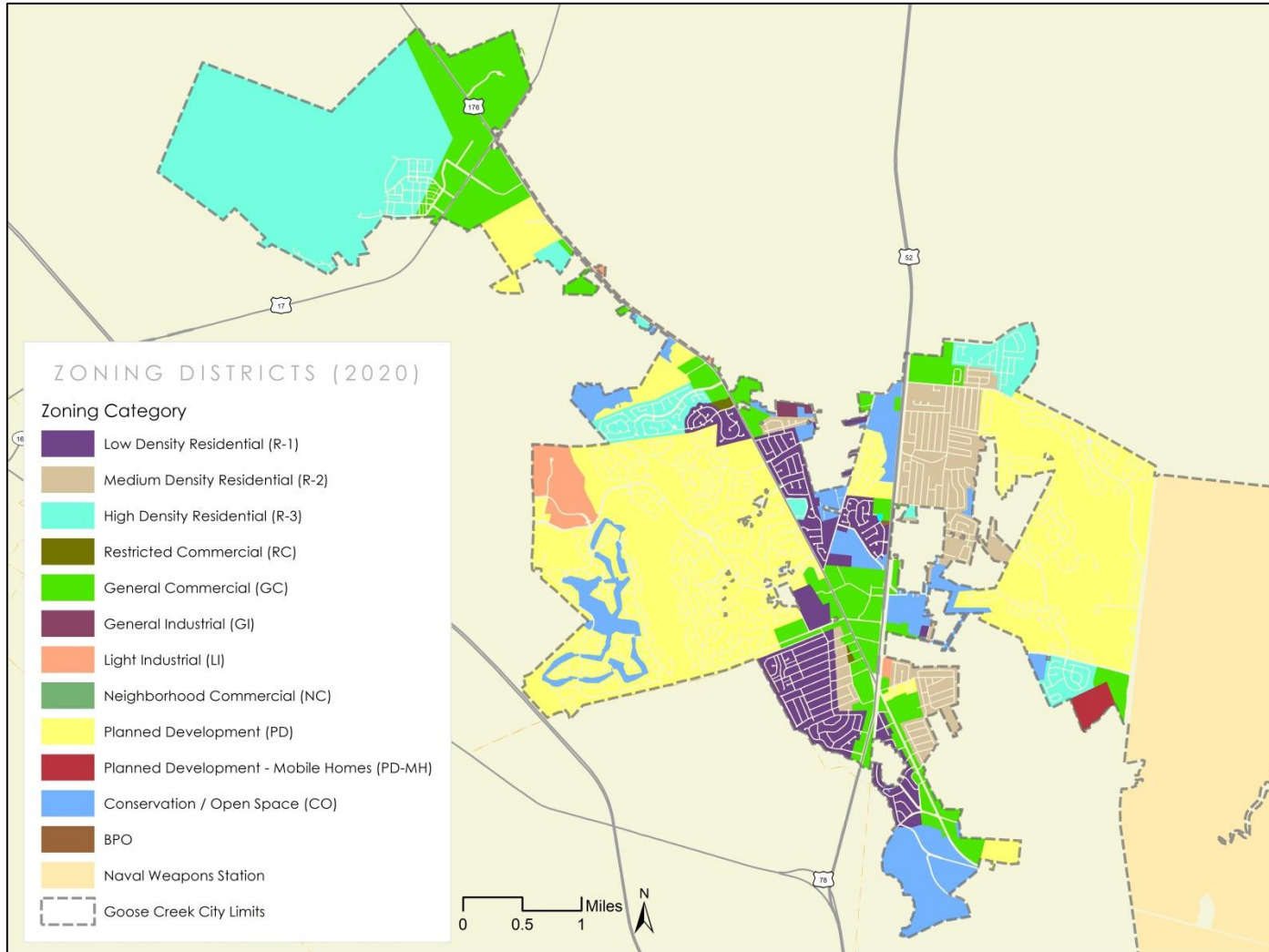
2040 Level of Service (LOS) Map





LAND USE

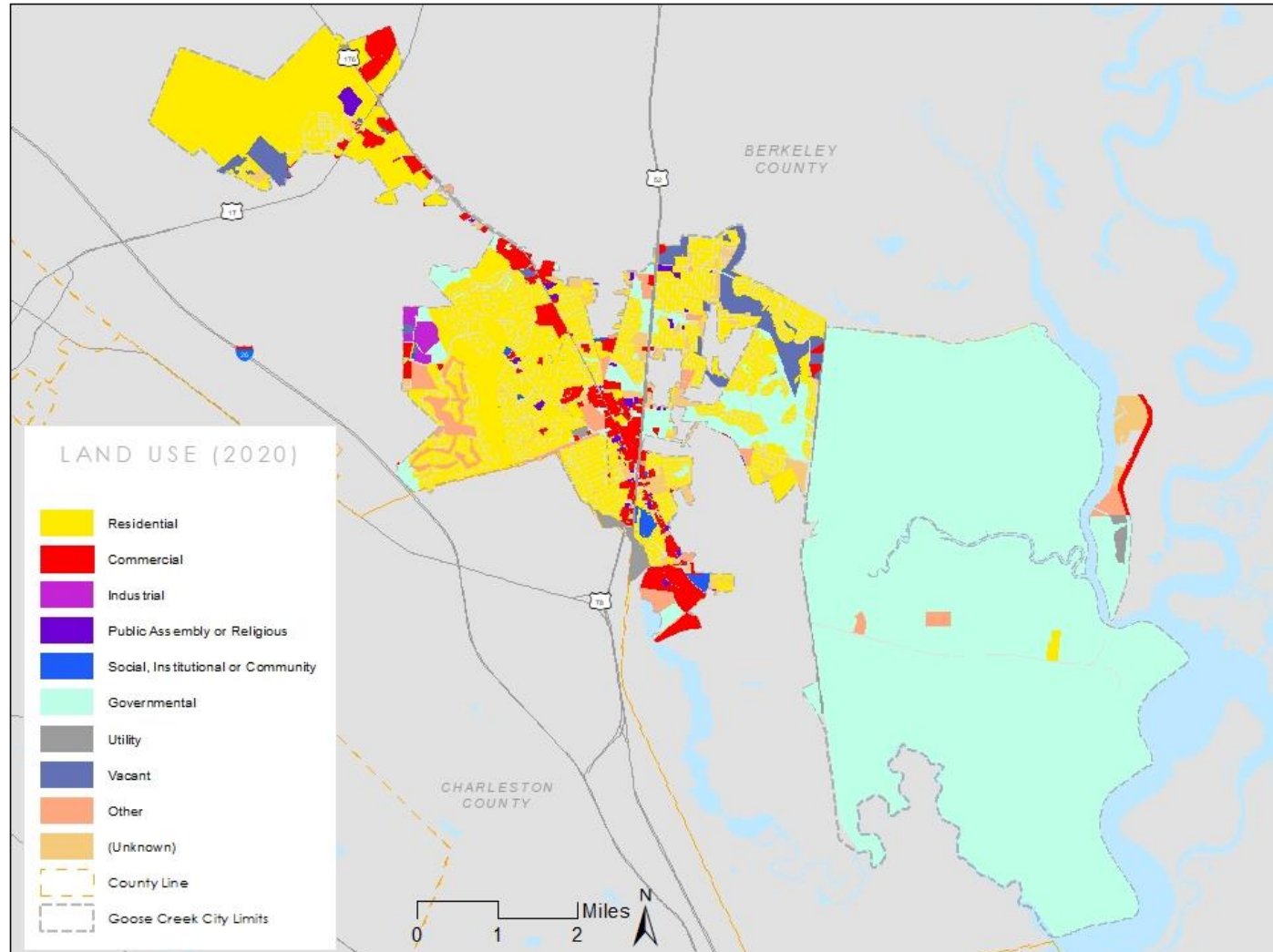
Current Zoning Map (2020)





LAND USE

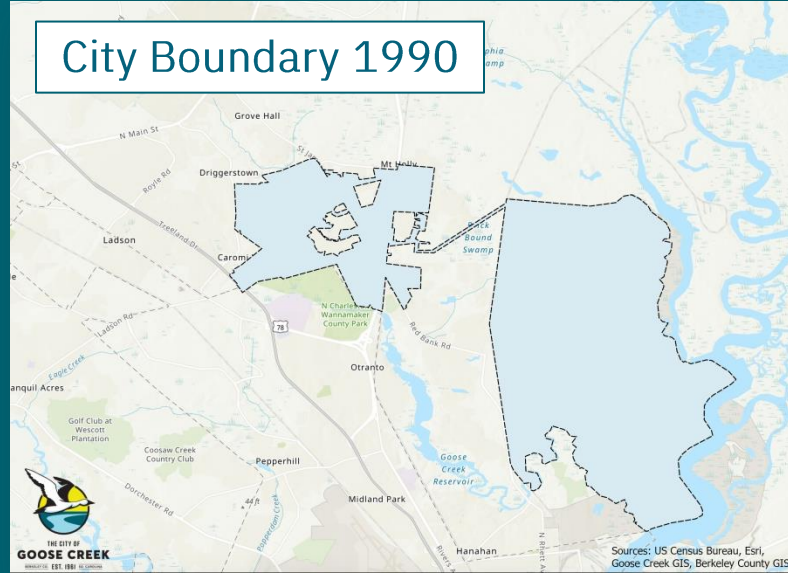
Current Land Use Map (2020)



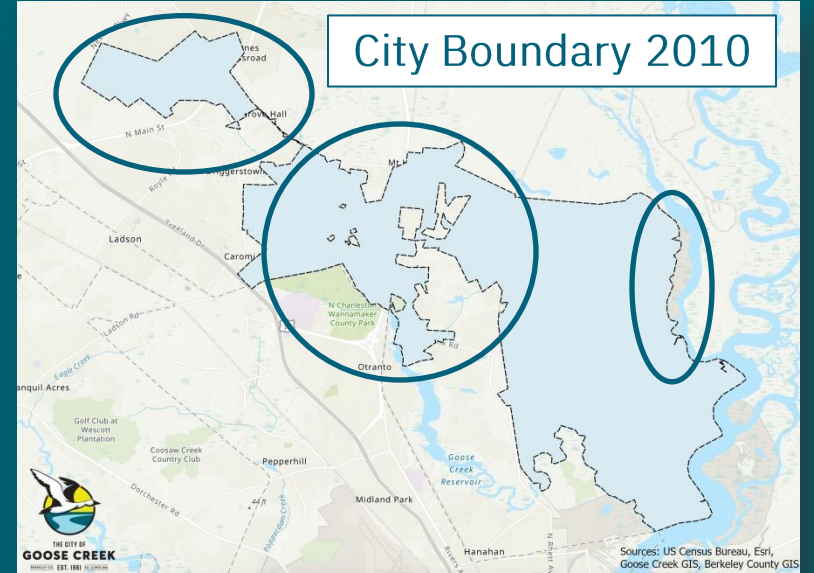


RECENT CHANGES IN CITY BOUNDARY

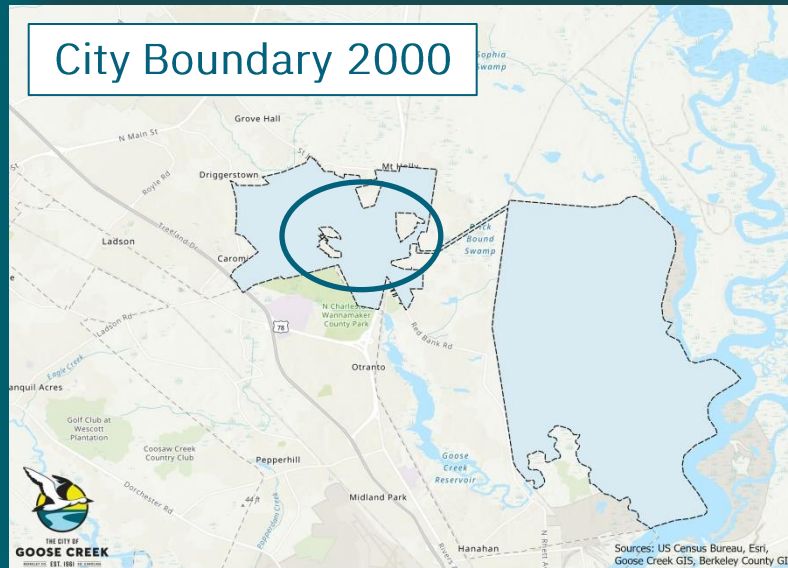
City Boundary 1990



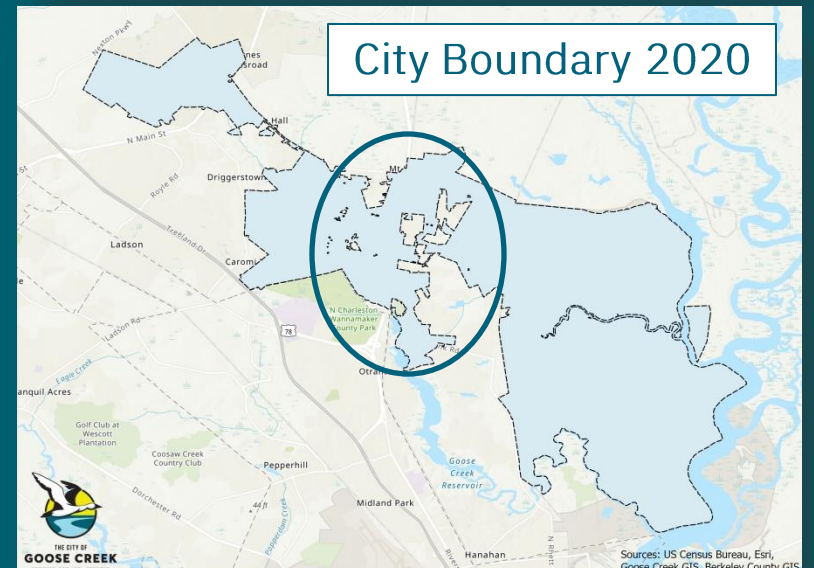
City Boundary 2010



City Boundary 2000



City Boundary 2020





BUILD OUT ANALYSIS

Assessing Impact of Current Regulations on Land Development

Why?

- If existing ordinances remain unchanged, how much land could ultimately be developed?

To Answer
Basic Land
Development
Questions,
such as:

- At what density and where?

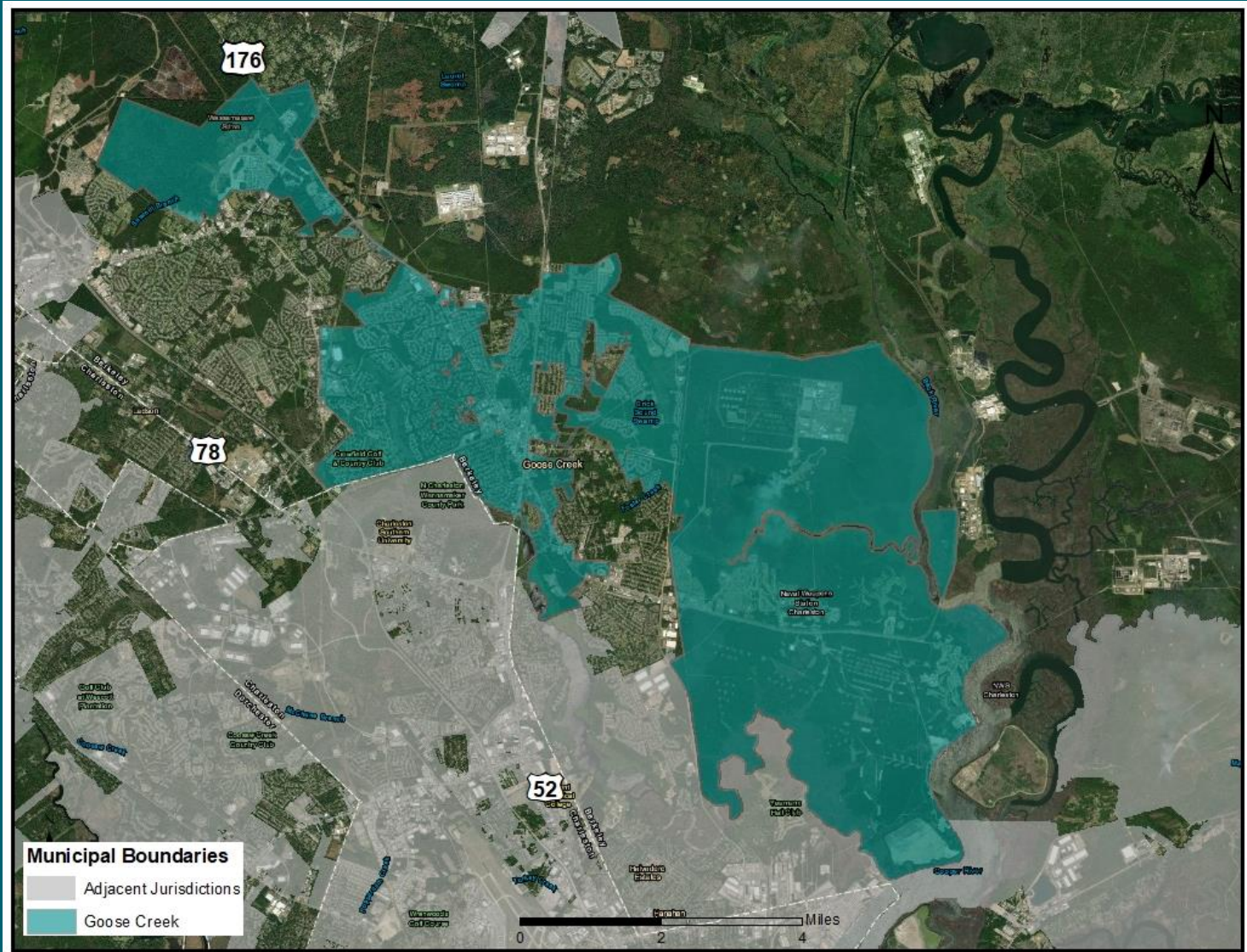
- How might it be developed (e.g. uses)?

- What impact could it have on the community?



PLANNING AREA SCENARIO 1

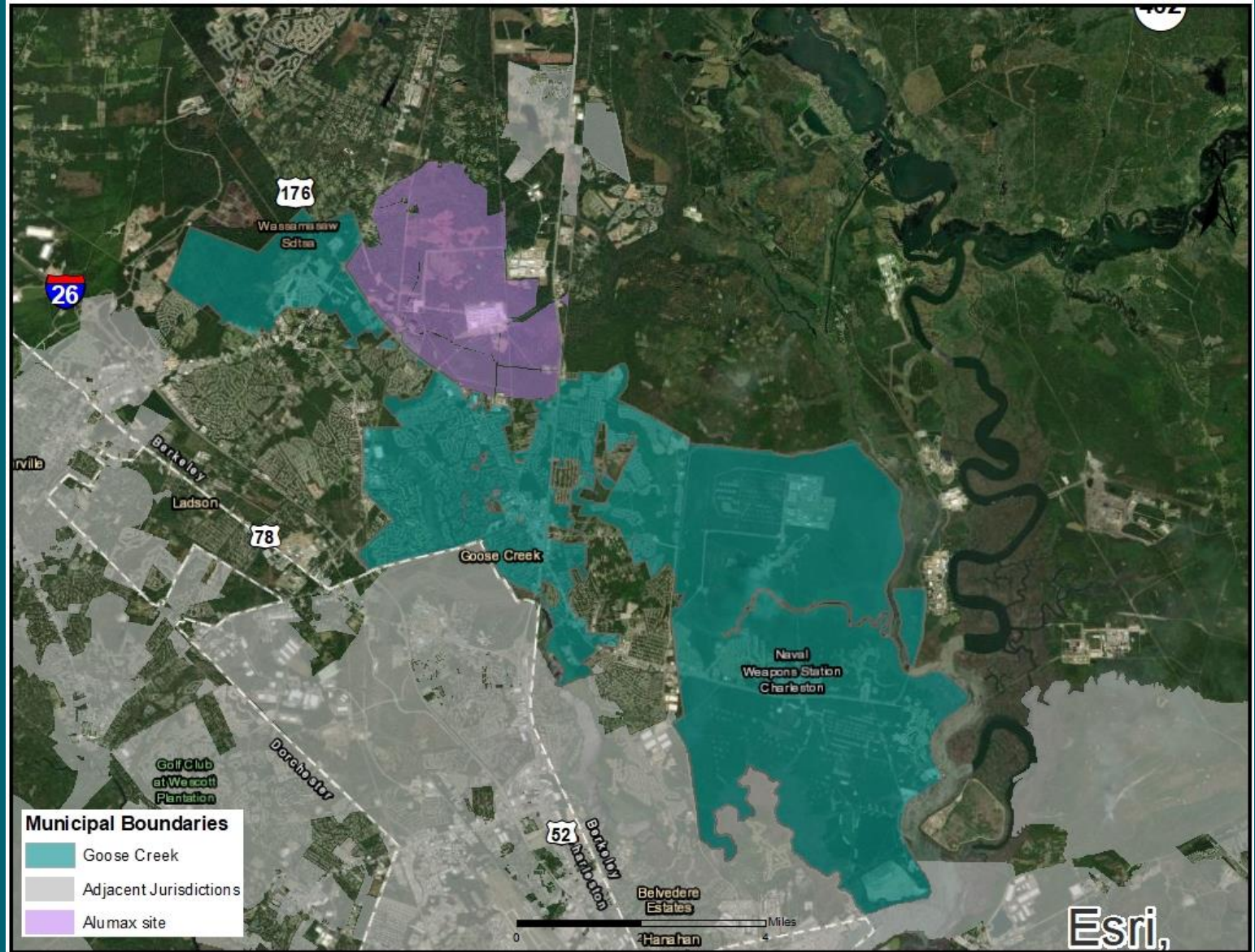
MAINTAIN CURRENT CITY BOUNDARIES





PLANNING AREA SCENARIO 2

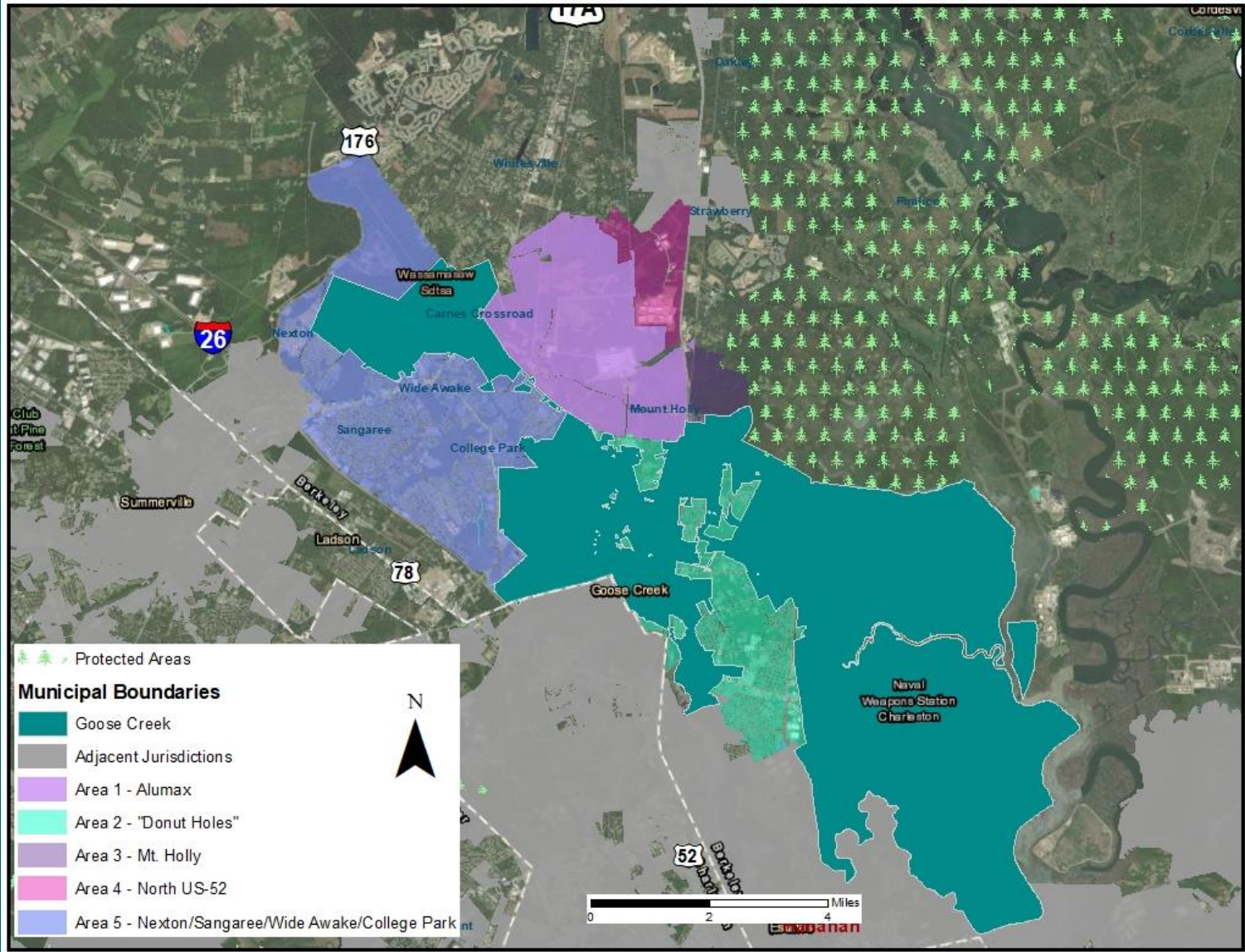
MODERATE EXPANSION





PLANNING AREA SCENARIO 3

LARGER EXPANSION





AND NOW, A HOMEWORK ASSIGNMENT ...

New survey designed specifically for Planning Commission members

PC members will receive email tonight inviting you to take it

by *Monday, June 8th*

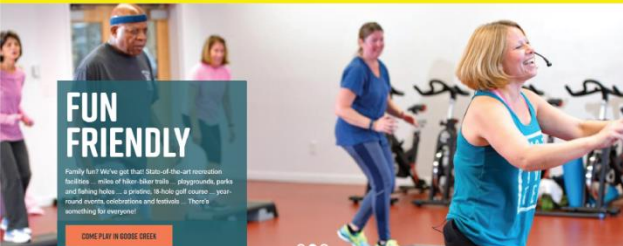
12 questions total, ~30-min completion time

- Questions 1-7: “agree or disagree” with variety of statements
- Short, 2-page overview to read about annexation
- Questions 8-12: on land annexation, scenario planning areas for buildout analysis
- *Note: Maps will be available online in full scale (BCDCOG will provide hyperlink)*

THE CITY OF GOOSE CREEK

SEARCH [] HOW DO IT - DEPARTMENTS -

ABOUT RESIDENTS RECREATION GOVERNMENT ECONOMIC DEVELOPMENT AND STARTING A BUSINESS



FUN FRIENDLY

Family fun! We've got that State-of-the-art recreation facilities miles of hike-bike trails playgrounds parks and fishing holes... a growing 18-hole golf course year-round events celebrations and festivals... there's something for everyone!

COME PLAY IN GOOSE CREEK

Notify Me - Online Payments - Report A Concern - Employment - Contact Us

WE ARE BUSINESS FRIENDLY
Looking to open shop in Goose Creek? We're here to help. Let us show you how southern hospitality works.
[Learn More >](#)

WHAT'S HAPPENING
Something's always going on in Goose Creek. Find out what's up next.
[Learn More >](#)

GOOSE CREEK IS RECREATION FRIENDLY
We offer something for everyone, from teams for kids and adults, to fitness classes and walking trails.
[Learn More >](#)

NEWS AND EVENTS



APR 9 2020 CROWFIELD GOLF CLUB TEMPORARILY CLOSES

In light of Gov. McMaster's latest directive, Crowfield Golf Club will close its golf course, driving range, and bar & grill - the...



APR 8 2020 COUNTY PROVIDES TURN LANE CONSTRUCTION UPDATES

The City has received an update from Berkeley County regarding the county's turn lane construction at Old Mt. Holly Road and Hwy...



APR 2 2020 COVID-19 UPDATES

April 2: Because of the latest Covid-19 data, Crowfield Golf Club has updated its policies regarding course play. Beginning...

[See All News >](#)



APR 7 2020 PLANNING COMMISSION

The Goose Creek Planning Commission meets at 9:30 a.m. on the first Tuesday of the month at City Hall. All Planning Commission...



APR 13 2020 CULTURAL ARTS COMMISSION - CANCELLED

The Goose Creek Cultural Arts Commission meets from 7 to 8 p.m. on the second Thursday of every month at the Goose Creek Community...



APR 14 2020 CITY COUNCIL MEETING

Goose Creek City Council meets at 7 p.m. on the second Tuesday of the month. All City Council meetings are open to the public, and...

[See All Events >](#)



SMALL TOWN VIBE. BIG TIME RECREATION.

RECREATION IN GOOSE CREEK

The City of Goose Creek
810 North Goose Creek Blvd
P.O. Drawer 1708
Goose Creek, SC 29445
Ph: 843-797-6220
F: 843-863-8208

- Contact
- How Do I
- Employment



THE CITY OF GOOSE CREEK
BERKELEY CO. EST. 1961 SO. CAROLINA



Goose Creek Website

<https://www.cityofgoosecreek.com/>

Contact:

BCD COUNCIL OF GOVERNMENTS

T: 843-529-2122

[E: SHANNONB@BCDCOG.COM](mailto:SHANNONB@BCDCOG.COM)

SHANNON BUSH, PROJECT MANAGER

CITY PLANNING DEPARTMENT

T: 843-797-6220

PLANNING-ZONING@CITYOFGOOSECREEK.COM

MARK BRODEUR, DIRECTOR



THE CITY OF
GOOSE CREEK
BERKELEY CO. EST. 1961 SO. CAROLINA