



**CREEK  
COMPASS**  
City of Goose Creek

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# **PLANNING COMMISSION**

November 1, 2022

Regular Meeting 6:00PM

Marguerite H. Brown Municipal Center

City Hall

519 N. Goose Creek Blvd., Goose Creek, SC



**TO:** MEMBERS OF THE PLANNING COMMISSION

**FROM:** LILI ORTIZ-LUDLUM, ADMINISTRATIVE ASSISTANT

**DATE:** October 27, 2022

**SUBJECT:** NOTIFICATION OF PLANNING COMMISSION MEETING

This is to remind everyone that the next meeting of the Planning Commission is scheduled for Tuesday, November 1, 2022, at 6:00 p.m. This meeting will take place at Marguerite H. Brown Municipal Center in City Hall, 519 N. Goose Creek Blvd, Goose Creek, SC 29445.

Should you have any questions or comments prior to the meeting, please do not hesitate to contact the Planning Department at 843-797-6220 or via e-mail at [planning-zoning@cityofgoosecreek.com](mailto:planning-zoning@cityofgoosecreek.com).



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# MINUTES

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**MINUTES  
CITY OF GOOSE CREEK  
PLANNING COMMISSION  
TUESDAY, SEPTEMBER 6, 2022, 6:00 P.M.  
MARGUERITE H. BROWN MUNICIPAL CENTER**

**I. CALL TO ORDER**

**Action:** Chairperson Edwards called the meeting to order at 6:00 p.m.

**Present:** Judie Edwards; Heather Byrd; Gena Glaze; Anthony Jenkins (6:13); Josh Lilly; Rob Wiggins

**Absent:** Lisa Burdick

**Staff Present:** Planning and Zoning Director Kendra Wise; Planner II Brenda Moneer

**II. PUBLIC MEETING: APPROVAL OF AGENDA**

**III. APPROVAL OF MINUTES: AUGUST 2, 2022**

Commissioner Byrd stated the addition of a seven (7) foot fence should be noted in the minutes.

**Motion:** A motion was made to approve the minutes with corrections. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Wiggins.

**Discussion:** There was none.

**Vote:** All voted in favor. The motion carried (5-0).

**IV. ZONING PUBLIC HEARING**

**A. 2022-050TAMA: ZONING TEXT AND MAP AMENDMENT RED BANK DISTRICT OVERLAY –REQUEST TO AMEND THE ZONING TEXT (CH. 151) AND OFFICIAL ZONING MAP TO CREATE A NEW ZONING OVERLAY DISTRICT (RED BANK DISTRICT - RBD)**

Mrs. Wise presented staff report. Red Bank Road was identified in the City of Goose Creek's Comprehensive Plan (2021) as one of the six village nodes in need of further study and recommendations. On January 4, 2022, the City of Goose Creek Planning Commission instructed staff to begin the process of creating a Red Bank District plan that will serve as a complementary tool for implementing the Comprehensive Plan through development and redevelopment guidelines of the corridor. Between January 2022 and March 2022, the City of Goose Creek undertook a survey for the Red Bank District. Using survey responses and data collected from the Red Bank District study, staff worked to create the Red Bank District Overlay. The intent of this overlay district is to support the transition of Red Bank Road to a pedestrian oriented, mixed-use, pro-arts/artisan, boutique manufacturing corridor that is compatible with surrounding residential development. A draft version of the proposed Red Bank District Overlay zoning text amendment was provided along with the referenced design guidelines and proposed zoning map.

No one from the public spoke in favor or against the request. The board closed the public hearing. It was stated that the property owners were sent letters to notify them of the overlay district, and no feedback was received. A gentleman from the audience inquired if this will affect his business. It was stated any

existing uses on Red Bank Road will stay the same; if a business wants to open with a new use or major expansion, changes will be made according to this text amendment.

**Motion:** A motion was made to approve the zoning text and map amendment of the Red Bank District Overlay. **Moved by** Commissioner Wiggins; **Seconded by** Commissioner Byrd.

**Discussion:** There was none.

**Vote:** All voted in favor. The motion carried (5-0).

**B. 2022-051TAMA: ZONING TEXT AND MAP AMENDMENT CARNES CROSSROADS PLANNED DEVELOPMENT – REQUEST TO AMEND ZONING DISTRICT OF THE CARNES CROSSROADS PLANNED DEVELOPMENT (PD TO AMENDED PD)**

Mrs. Wise presented staff report. The City of Goose Creek Comprehensive Plan (May 11, 2021) designates the parcel as Village Node Mixed-use. The subject parcels are currently zoned Planned Development (PD) and are part of the Carnes Crossroads Planned Development. City staff recommended approval of the request.

No one from the public spoke in favor or against the request. The public hearing was closed. A representative, Andy Smith, shared the changes that were proposed and answered questions from the board.

**Motion:** A motion was made to approve the zoning text and map amendment of the Carnes Crossroads Planned Development. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Wiggins.

**Discussion:** There was none.

**Vote:** All voted in favor. The motion carried (5-0).

**C. 2022-054MA: MAP AMENDMENT HENRY E. BROWN JR. BLVD - REZONING REQUEST FOR THE PARCEL IDENTIFIED AS TMS 235-00-00-083 (HENRY E. BROWN JR. BLVD) FROM PLANNED DEVELOPMENT (PD) TO TOWNHOME DISTRICT (R-4)**

Mrs. Wise presented staff report. The City of Goose Creek Comprehensive Plan (May 11, 2021) designates the parcel as Village Node Mixed-use. The subject property is currently zoned Planned Development (PD) as part of the Brickhope Plantation Development. Currently, this lot is part of the area previously designated for commercial use, which comprised approximately 37 acres of the estimated total site acreage of 729.34. The vicinity zoning was included in the packet. The R-4 (Townhome District) zoning would demand adherence to specific design requirements, and any project would need review/approval by the Architectural Review Board. The R-4 zoning permits 12 units per acre with no more than 6 units attached, and for this parcel, a maximum of 147 townhome units could be developed. These figures were based on maximum gross density and could be reduced by additional infrastructure requirements in addition to the impact of wetlands on the property. Staff recommended approval.

No one from the public spoke in favor of the request. A woman from the audience spoke against the request due to traffic concerns. Andrew Todd-Burke, on behalf of the applicant, answered questions from the board. The public hearing was closed.

**Motion:** A motion was made to approve the rezoning request for parcel identified as TMS 235-00-00-083 (Henry E. Brown Jr. Blvd) from Planned Development (PD) to Townhome District (R-4). **Moved by** Commissioner Byrd; **Seconded by** Commissioner Lilly.

**Discussion:** Commissioner Byrd stated she is concerned with traffic.

**Vote:** All voted in favor. The motion carried (6-0).

**V. ACTION ITEM**

**A. 2022-60SN: STREET NAME APPROVAL – HAWTHORNE LANDING PHASE 2 -CHAPMAN STREET TO CHAPMAN CIRCLE**

**Motion:** A motion was made to approve the street name change request from Chapman Street to Chapman Circle. **Moved by** Commissioner Wiggins; **Seconded by** Commissioner Glaze.

**Discussion:** None.

**Vote:** All voted in favor. The motion carried (6-0).

**VI. CLOSING REMARKS & ADJOURNMENT**

Mrs. Moneer stated Mr. Anthony Jenkins came into the meeting at 6:13 pm and participated in the vote for the map amendment for Henry E. Brown Jr. Blvd and street name approval. Mrs. Wise stated staff will be sending information regarding training opportunities for commission members for this fall.

**Motion:** A motion was made to adjourn. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Wiggins.

**Discussion:** None

**Vote:** All voted in favor. Motion carried (6-0).

The meeting adjourned at approximately 6:31 pm.

\_\_\_\_\_  
Judie Edwards, Chair

Date: \_\_\_\_\_



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PUBLIC HEARING  
**2022-063ANNEX**  
MAP AMENDMENT

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# PLANNING COMMISSION

November 1, 2022, at 6:00 PM

City of Goose Creek Council Chambers, 519 N. Goose Creek Blvd.

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## Annexation/Zoning Map Amendment St. James Avenue/Highway 176

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<b>Tax Map:</b>	223-13-04-033, 223-13-04-002
<b>Proposal:</b>	Annex and assign zoning from Berkeley County Rural Neighborhood Commercial (RNC) to General Commercial (GC)
<b>Applicant:</b>	Gregory Googer for CDP Summerville, LLC
<b>Acreage:</b>	+/- 1.51 acres
<b>Current Use:</b>	Vacant
<b>Proposed Use:</b>	Commercial Retail Establishment
<b>Land Use Classification:</b>	Village Node District (Comprehensive Plan)
<b>Current Zoning:</b>	Berkeley County Rural Neighborhood Commercial (RNC)
<b>Proposed Zoning:</b>	General Commercial
<b>Staff Recommendation:</b>	Approval

### PLANS, POLICIES, AND LAND USE

The City of Goose Creek Comprehensive Plan (May 11, 2021) has the subject parcels designated as Village Node District (Comprehensive Plan).

### ZONING DISTRICT SUMMARY

A vicinity zoning map is provided in the packet. These two (2) parcels are located along St. James Avenue (Highway 176), and total +/- 1.51 acres. The Future Land Use for these parcels is Village Node District which is intended to encourage a mixture of residential, commercial, and institutional land uses in a walkable setting. Surrounding properties are zoned Berkeley County Manufactured Residential District (R-2), Berkeley County Single-family Residential (R-1), and Goose Creek General Commercial (GC). Highway 176 is owned and maintained by SCDOT. This parcel would result in an additional curb cut on this roadway.

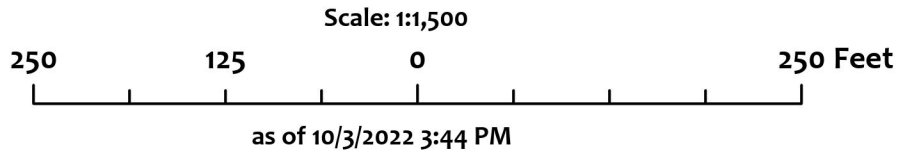


### **STAFF RECOMMENDATION**

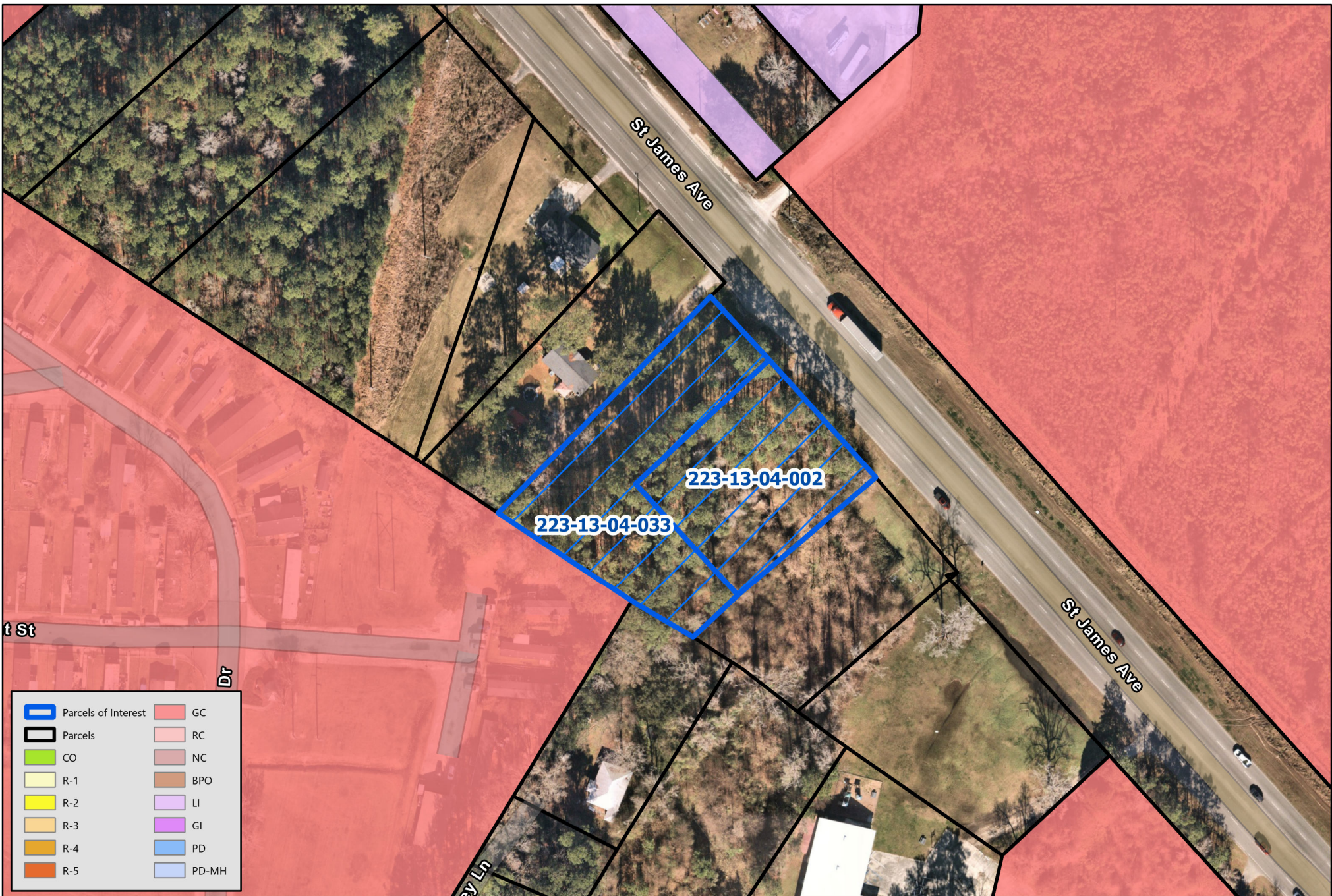
Staff recommends approval for request for annexation and assigned zoning of General Commercial (GC). The Comprehensive Plan calls for commercial retail in the Village Node District future land use. The applicant proposes a general retail establishment on 1.51 acres, which would provide commercial retail to residents in the area. Further, the Village Node District is intended to encourage a mixture of residential, commercial, and institutional land uses in a walkable setting. Commercial uses should front existing and future roadways and uses should be “stacked” to create mixed-use buildings where appropriate. Given the size of this proposed development and its proximity to established neighborhoods, a zoning of General Commercial could be appropriate at this location to create a mixture of uses in the area. Annexation of these parcels would allow for a continued consolidation of properties located within the city jurisdiction in this area and along Highway 176, reducing donut holes.



**Highway 176 Annexation**  
 City of Goose Creek GIS Department  
 519 N. Goose Creek Blvd  
 Goose Creek, SC 29445  
 (843) 797-6220



**PRODUCT IS FOR PLANNING/  
 INFORMATIONAL PURPOSES ONLY.  
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	Parcels of Interest		GC
	Parcels		RC
	CO		NC
	R-1		BPO
	R-2		LI
	R-3		GI
	R-4		PD
	R-5		PD-MH

### Highway 176 Annexation City Zoning

City of Goose Creek GIS Department  
 519 N. Goose Creek Blvd  
 Goose Creek, SC 29445  
 (843) 797-6220

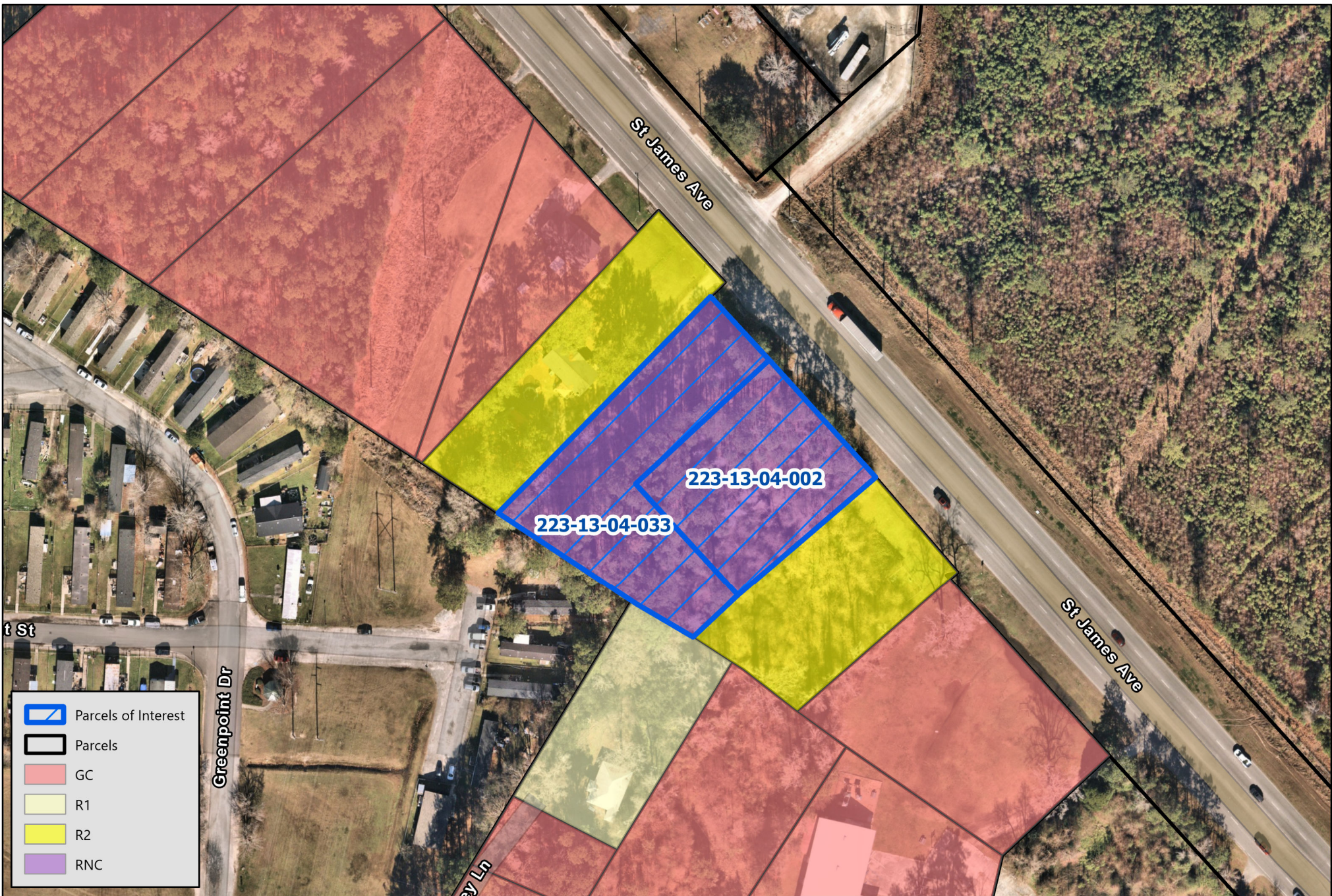
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


as of 10/4/2022 2:31 PM

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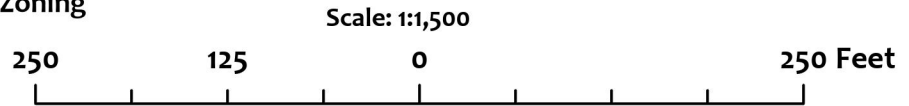


	Parcels of Interest
	Parcels
	GC
	R1
	R2
	RNC



### Highway 176 Annexation County Zoning

City of Goose Creek GIS Department  
519 N. Goose Creek Blvd  
Goose Creek, SC 29445  
(843) 797-6220



as of 10/4/2022 2:30 PM

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## VILLAGE NODE DISTRICT



### Overview

The Village Node District is intended to encourage mixture of residential, commercial, and institutional land uses in a walkable setting. Commercial uses should front existing and future roadways, and uses should be “stacked” to create mixed-use buildings where appropriate. A variety of medium-density residential types will be promoted to attract residents of varying lifestyles and income levels. New development and redevelopment should be careful to respect existing residential areas and civic/ institutional areas in their design. For example, land uses similar in size, scale, intensity, and character are encouraged along the edge of established residential neighborhoods and communities to create a smooth transition. Landscape features and buffers may be used to transition dissimilar land uses with differing levels of size, scale, intensity, and character.

### Land Uses and Development Types

- Limited small-lot (< 0.25 acre) single-family residential detached housing
- Townhomes
- Duplexes / triplexes / quadplexes
- Accessory dwelling units (ADUs)
- Small apartment / condominium buildings (5-19 units), from studio units up to 3 bedrooms
- Commercial retail (shops, restaurants, etc)
- Service retail (salons, gyms, etc)
- Consumer-facing office (banks, real estate, etc)
- Professional office (medical, legal, etc)
- Mixed-use (i.e. commercial on the bottom, with upper-story office or multi-family units)
- Neighborhood-level or community-level parks
- Amenities and recreation
- Civic and institutional uses (schools, churches, etc)

### Implementation Measures

- A mixed-use zoning district
- Permit multi-family housing **by-right**
- Prohibit multi-family from being placed directly adjacent to established single-family neighborhoods
- Street design standards for future internal streets lined with sidewalks
- Require inter-parcel connectivity
- Lot consolidation incentives
- Prohibit parcel-wide curb cuts
- Adaptive reuse
- Infill development
- Building performance standards for new construction and rehabilitation of older buildings
- Tax incentives, density bonuses, and an expedited development and site plan review process for new development / redevelopment
- Flexible shared parking standards



STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF BERKELEY )

PETITION FOR ANNEXATION

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City off Goose Creek by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows:

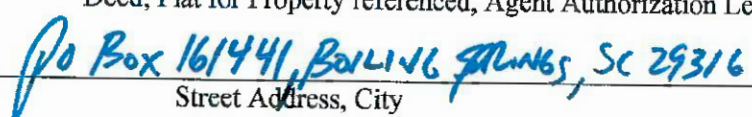
Property Description: ALL that certain piece, parcel or tract of land, with buildings and improvements thereon, situate, lying and being near Carnes Cross Road in the County of Berkeley, State of South Carolina, MEASURING AND CONTAINING 0.81 acres, more or less, shown as Tract B, on a plat entitled "PLAT SHOWING TMS 223-13-04-001, BEING SUBDIVIDED INTO TWO TRACTS, OWNED BY ORDELL WALKER" prepared by John David Bass, PLS dated March 11, 2015 and recorded in the Office of the Register of Deeds for Berkeley County in Plat Cabinet S, at Page 98-C. BUTTING AND BOUNDING according to said plat as follows to-wit: on the Northeast by Right-of-Way of St. James Avenue; on the East by other lands of Lloyd Walker; on the Southeast by other lands of Lloyd Walker; on the South and Southwest in part by lands of Cynthia Marie Bryant and Dwayne Bryant, and in part by lands of Green Point Inc; and on the West and Northwest by Tract A, about to be conveyed to Darlene Walker Smith. Reference to said plat is hereby craved for a more complete and accurate description thereto.

TMS NO.: 223-13-04-033

BEING a portion of the same property conveyed to Darlene Walker Smith and Lloyd E. Walker by Deed of Ordell Smalls Walker, Reserving A Life Estate, dated March 11, 2014 and recorded March 11, 2014 in the Office of the Register of Deeds for Berkeley County in Book 10646, at Page 254; with the Life Estate of Ordell Smalls Walker being release by Deed dated May 28, 2015 and recorded July 5, 2016 in the Office of the Register of Deeds for Berkeley County Book 2215, at Page 7.

Berkeley County TMS: 223-13-04-033  
Property Address: Saint James Avenue (Highway 176)  
Proposed Zoning: General Commercial (GC)  
Attachments: Deed, Plat for Property referenced, Agent Authorization Letter.

  
Signature

  
Street Address, City

  
Date

**For Municipal Use:**

Petition received by Alexis Kiser, Date 10/4/2022

Description and Ownership verified by Alton C. Zuer, Date 10/11/2022

By: Alton C. Zuer, Date 10/11/2022

All that certain piece parcel or tract of land with building and improvements thereon situate being near James Avenue in the County of Berkeley, State of North Carolina, MEASURING AND CONTAINING 0.31 acres more or less, shown as Tract B, on a plat entitled "PLAT SHOWING TRACTS 223-13-04-03 OF BERKELEY SUBDIVISION" INTO TWO TRACTS, OWNED BY ORDELL W. WALKER, prepared by John David Bass, PLS dated March 11, 2014 and recorded in the Office of the Register of Deeds for Berkeley County in Plat Case 2, at Page 98-99, (CUTTING AND BOUNDING) according to said plat as follows to-wit: on the Northeast by Right-of-Way of St. James Avenue; on the East by other lands of Lord Walter on the boundary by other lands of Lord Walter on the South and Southwest in part by lands of Cynthia Smith (part and Dwight Bryant, and in part by land of Green Point, Inc. and on the West and Northwest by Tract A, shown to be conveyed to Barbara Walker Smith. Reference to said plat is hereby made for a more complete and accurate description hereof.

TMS NO: 223-13-04-03

BEING a portion of the same property conveyed to Barbara Walker Smith and Lord R. Walker by Deed of Ordele Smith Walker, Reserving A Life Estate, dated March 11, 2014 and recorded March 11, 2014 in the Office of the Register of Deeds for Berkeley County in Book 10845, at Page 234; with the Life Estate of Ordele Smith Walker being released by Deed dated May 28, 2012 and recorded July 2, 2016 in the Office of the Register of Deeds for Berkeley County Book 2212, at Page 7.

223-13-04-033

Berkeley County TMS:

St. James Avenue (Highway 170)

Property Address:

General Comments (GC)

Proposed Zoning:

Good, Fair for property returned, Agent Authorization Letter

Notes/Comments:

10-11-22  
St. James Avenue, City

Signature

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF BERKELEY )

PETITION FOR ANNEXATION

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City off Goose Creek by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows:

Property Description: All of that certain parcel of land containing 0.70 acres more or less, situated in Second Goose Creek Parish, County of Berkeley and State of South Carolina bounded on the Northeast by S.C. Highway 176; on the Southeast by lands of Lemon Frazier; on the Southwest by lands of Robert and James Walker; and on the Northwest by lands of Robert and James Walker; and having such shape, form, courses, distances, buttings, boundaries and delineations as are more fully shown on a plat captioned "PLAT OF LOT OF LLOYDE E. WALKER". Prepared by James E. Shuler, RLS, on December 13, 1977, and revised November 29, 1983, a copy of which plat is recorded in the R.M.C. Office for Berkeley County, S.C. in Plat Cabinet E at Page 207; and reference is hereby craved to said plat and same is made a part and parcel of this description.

Berkeley County TMS: 223-13-04-002

Property Address: Saint James Avenue (Highway 176)

Proposed Zoning: General Commercial (GC)

Attachments: Deed, Plat of Property referenced, Agent Authorization Letter.

  
Signature

P.O. Box 161441, Rolling Springs, SC 29316  
Street Address, City

9-7-22  
Date

**For Municipal Use:**

Petition received by Alexis Kiser, Date 9/14/2022

Description and Ownership verified by Alexis Kiser, Date 9/14/2022

By: , Date 9/14/2022