



Planning Commission Meeting
Tuesday, January 5, 2016
6:30 p.m.

City of Goose Creek
Marguerite H. Brown Municipal Center
519 N. Goose Creek Blvd.
Goose Creek, South Carolina



MEMORANDUM

TO: Members of the Planning Commission

FROM: Sarah Hanson
Planning Director

DATE: December 29, 2015

SUBJECT: Notification of Planning Commission Meeting

This is to remind everyone that the next meeting of the Planning Commission is scheduled for Tuesday, January 5, 2016, at 6:30 p.m. at City Hall. Enclosed please find agenda material for the meeting.

****NOTE:** SIX PUBLIC HEARINGS**

Should you have any questions or comments prior to Tuesday's meeting, please don't hesitate to contact me at 797-6220 ext. 1118. I look forward to seeing you Tuesday evening.

**AGENDA
CITY OF GOOSE CREEK
PLANNING COMMISSION
TUESDAY, JANUARY 5, 2016, 6:30 P.M.
MARGUERITE BROWN MUNICIPAL CENTER
CITY HALL COUNCIL CHAMBERS
519 N. GOOSE CREEK BLVD.**

- I. Call to Order - Chairman Allen Wall
- II. Approval of Agenda
- III. Review of Minutes from December 1, 2015 Meeting
- IV. Public Hearing – Proposed Ordinance Amendment;
Section 151.082 (G)(5) - Sidewalks
- V. Public Hearing – Rezoning Request for 505 Old Moncks Corner Road; Request
to Rezone from Planned Development (PD) to Residential Low Density (R1)
- VI. Public Hearing – Resolution for 2015 Comprehensive Plan Update
- VII. Public Hearing – Zoning Request for Mackey Tract; Property identified as
TMS#222-00-00-006; Request to Zone to High Density Residential (R3)
- VIII. Public Hearing – Proposed Mackey Tract Development Agreement; Property
identified as TMS#222-00-00-006
- IX. Public Hearing – Rezoning Request for property identified as TMS#234-00-00-
146; Request to Rezone from Residential Low Density (R1) to High Density
Residential (R3)
- X. Comments from the Commission
- XI. Comments from Staff
- XII. Adjournment

Please note this Agenda was posted at City Hall and on the City Website prior to meeting.

**MINUTES
CITY OF GOOSE CREEK
PLANNING COMMISSION
TUESDAY, DECEMBER 1, 2015, 6:30 P.M.
GOOSE CREEK MUNICIPAL CENTER
519 N. GOOSE CREEK BLVD.**

I. Call to Order – Chairman Allen Wall

Chairman Wall called the meeting to order at 6:31 p.m.

Present: Paul Connerty, Connie Myers, Doug Quinn, Jeffrey Smith (6:38), Allen Wall, Barry Washington, Darrell Williams

Absent: none

Staff Present: Sarah Hanson, Brenda Moneer

II. Approval of Agenda

Motion: Mr. Quinn made a motion to approve the Agenda as posted. Mr. Connerty seconded.

Discussion: There was none.

Vote: 6-0 voted in favor.

III. Review of Minutes from November 3, 2015

Motion: Mr. Williams made a motion to accept the minutes as written. Mr. Connerty seconded.

Discussion: There was none.

Vote: 6-0 voted in favor.

IV. Discussion – Comprehensive Plan

Chairman Wall opened the discussion to Staff. Ms. Hanson summarized the modifications in regards to the 2010 and the 2015 updated Comprehensive Plan. She highlighted specific modifications to the Implementation Program in section two. Staff also reviewed section three and the land use map. There was some discussion about the modifications to the Plan. Ms. Hanson noted that Chairman Wall suggested language be added to the introduction section that states this is the required revision of the Comprehensive Plan. Staff presented the suggested language to be inserted to the Introduction to the Commission. There was discussion about adding the insert after the first paragraph, and deleting the first sentence.

Motion: Mr. Smith made a motion to accept the modifications to the Comprehensive Plan with the insert added to the Introduction. Mr. Williams seconded.

Discussion: There was none.

Vote: 7-0 voted in favor.

V. Discussion – Zoning Ordinance - Sidewalks

Chairman Wall opened the discussion. Chairman Wall inquired to Staff if the American Disabilities Act (ADA) prohibits asphalt. Ms. Hanson stated the requirements as per the City zoning ordinance section 151.082 (G)(5). There was a detailed discussion about the description of the language for concrete sidewalks within the zoning ordinance, and the ADA sidewalk requirements. There was some discussion about development agreements pertaining to sidewalk requirements, and ensuring the sidewalks meet the ADA criteria. Chairman Wall requested the language for the sidewalk ordinance modifications be added to the next Public Hearing.

VI. Discussion – End of Year Business

Mr. Williams motioned to bring back to the table the discussion for the election of Vice Chair. Mr. Connerty seconded the motion. Ms. Myers declined the nomination for Vice Chair from the previous meeting, and nominated Mr. Williams for Vice Chair of the Planning Commission; Mr. Smith seconded the nomination. Mr. Williams accepted the nomination by acclamation.

There was some discussion about having a gathering for the Commission after the first of the year.

VII. Comments from the Commission

Chairman Wall thanked Mr. Quinn for his time and service to the Planning Commission on behalf of the City and personally. Mr. Quinn stated he enjoyed his time serving on the Commission and thanked Staff for their support. Mr. Connerty also expressed a deep gratitude to Mr. Quinn for his service.

VIII. Comments from Staff

Ms. Hanson thanked Mr. Quinn for all his efforts and dedication to the Planning Commission over the years since 2004, and expressed her appreciation. Staff mentioned upcoming commercial developments and a new residential project south of Carnes Crossroads, consisting of approximately twenty eight acres requesting annexation into the City. Ms. Myers inquired with Staff about the upcoming training. Staff mentioned the training would be held December 9th at 5:30 pm. There was a brief discussion about the status of the Century Aluminum in Mt. Holly.

IX. Adjournment

Mr. Smith made a motion to adjourn, and Mr. Quinn seconded. All voted in favor. The meeting adjourned at approximately 7:17 p.m.

Allen Wall, Chairman

Date: _____

IV

Public Hearing – Proposed
Ordinance Amendment; Section
151.082 (G)(5) - Sidewalks

§ 151.082 DESIGN STANDARDS.

(G) *Minimum design standards; subdivisions, planned developments and commercial sites.* In addition to other provisions of this chapter, adopted Building Codes and the like, these supplemental minimum design standards apply in designing planned developments, subdivisions and commercial site:

(5) All Sidewalks must be concrete, shall be a minimum width of 48 inches, and shall meet all ADA (American Disabilities Act) requirements.

V.

Public Hearing – Rezoning Request for 505
Old Moncks Corner Road; Request to Rezone
from Planned Development (PD) to
Residential Low Density (R1)



CITY OF
**GOOSE
CREEK**

REZONING PROFILE
DEPARTMENT OF PLANNING AND ZONING

ADDRESS:	505 Old Moncks Corner Rd.	LOT/BLOCK	B-1
OWNER/DEVELOPER:	Pyatt, Leroy and Gladys	SITE SIZE	6.27 Acres combined
TMS NUMBER:	# 234-08-00-095 & # 234-08-00-054	EXISTING STRUCTURE	3,786SF
LAND USE:	Residential	SITE SETBACKS:	30, 10/25, 25
CURRENT ZONING:	Planned Development	YEAR BUILT:	2015
		FLOOD ZONE:	Zone X



STATUS REPORT



The applicant proposes to rezone their property located at 505 Old Moncks Corner Road, designated as TMS #234-08-00-095, and the adjoining parcel, TMS #234-08-00-054. The applicant is requesting the property be zoned Low Density Residential (R1)

DATE: Dec. 28, 2015

APPROVED.

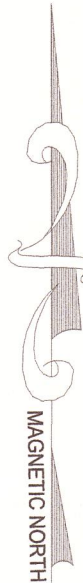
CITY OF GOOSE CREEK, S.C.

OFFICIAL: Sarah Hanson

DATE: 12.21.15



2015042032
BK: PLAT CABS
PG: 335b
PRESENTED & RECORDED:
12-21-2015 03:02:14 PM
CYNTHIA B FORTE
REGISTER OF DEEDS
BERKELEY COUNTY, SC

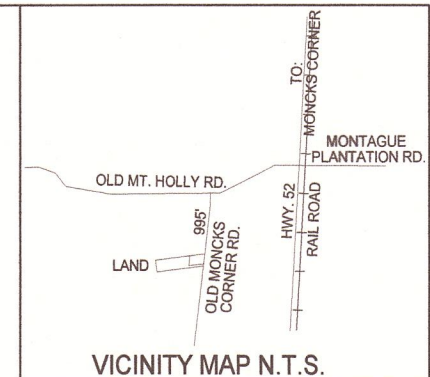


LAND ZONED "P-D"
LAND APPEARS TO LIE IN FLOOD ZONE "X"

BOUNDARY SURVEY OF TMS# 234-08-00-054 & 095
LABELED AS TRACT "B" & LOT "B-1"
OWNED BY: LEROY McCANTS PYATT & GLADYS SASS PYATT
2ND GOOSE CREEK PARISH
BERKELEY COUNTY, SOUTH CAROLINA

NOVEMBER 27, 2015; REV.: 12-16-15

- NOTES: (1): THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, AND FIND THE SURVEY DESCRIBED IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- (2): AREA WAS DETERMINED BY THE COORDINATE METHOD AND ALL INFORMATION SHOWN ON THIS PLAT OUTSIDE THE SURVEYED PROPERTY LINES IS FOR DESCRIPTIVE INFORMATION ONLY.
- (3): ALL REFERENCED MATERIALS ON THIS PLAT WERE USED TO PERFORM THIS SURVEY ONLY, THERE HAS NOT BEEN ANY TITLE SEARCH TO ACQUIRE THE INFORMATION SHOWN.
- (4): THERE HAS BEEN NO SURVEY DONE TO DETERMINE WETLANDS AND/OR UNSEEN STRUCTURES TO PROHIBIT DEVELOPEMENT OF THIS PROPERTY.

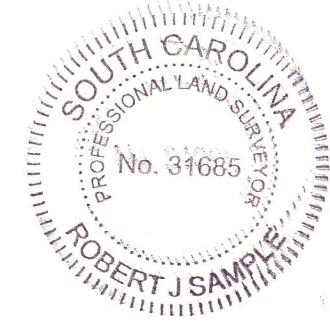
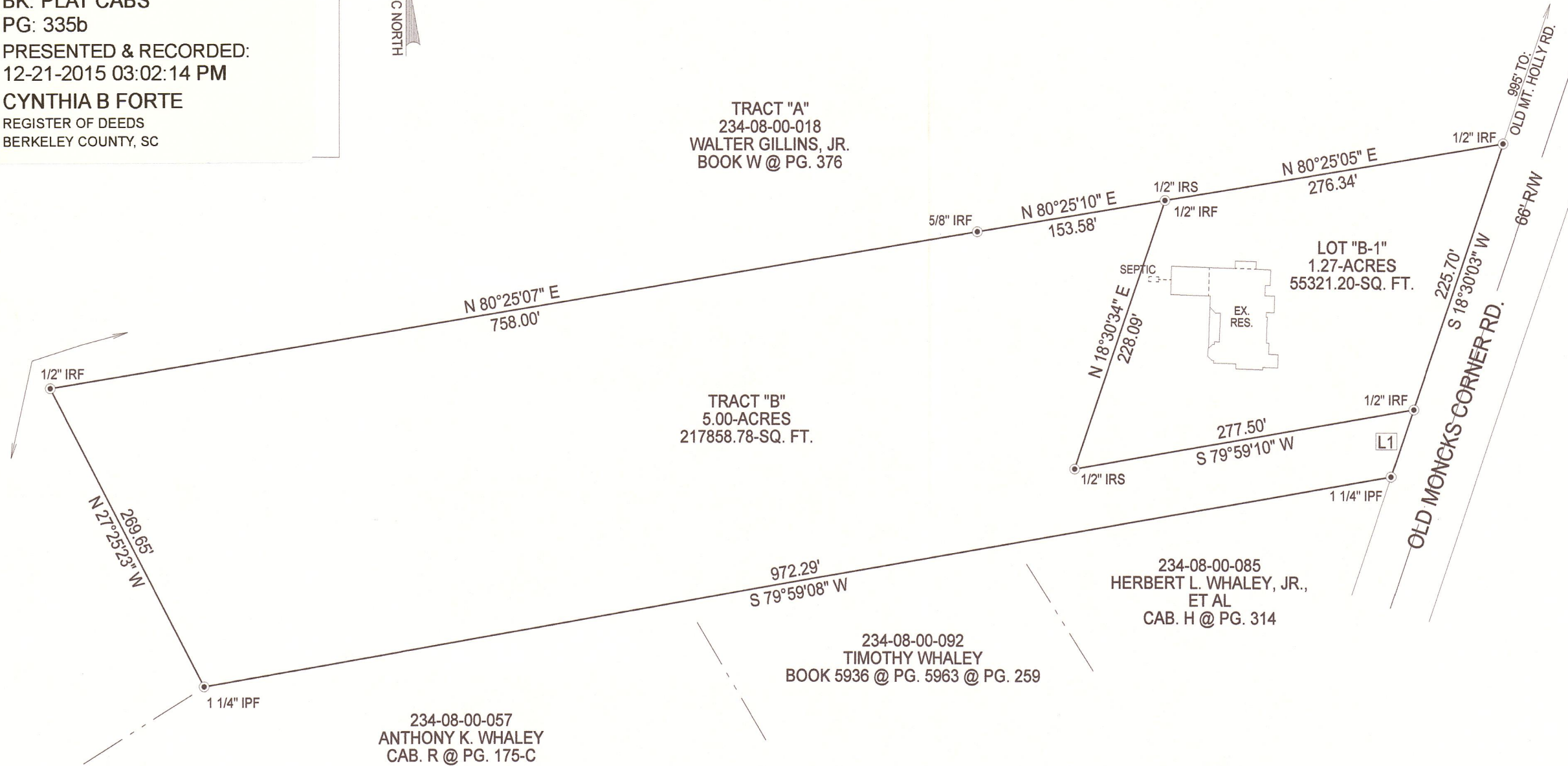


TRACT "B" - TMS# 234-08-00-054
DEED REF.: BOOK 8603 @ PG. 212
PLAT REF.: CAB. R @ PG. 200-P

LOT "B-1" - TMS# 234-08-00-095
DEED REF.: BOOK 8603 @ PG. 212
PLAT REF.: CAB. R @ PG. 200-P

IRF: IRON ROD FOUND
IRS: IRON ROD SET
IPF: IRON PIPE FOUND
IPS: IRON PIPE SET
CMF: CONCRETE MONUMENT
△: CALCULATED POINT

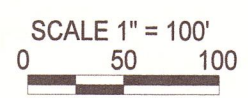
Id	Bearing	Distance
L1	S 18°30'18" W	56.90'



I HEREBY STATE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "C" SURVEY AS SPECIFIED THEREIN.

ROBERT J. SAMPLE
RLS# 31685

ROBERT J. SAMPLE, R.L.S.
340 HOLLYWOOD DR.
WEST ASHLEY, S.C. 29407
(843) 766- 8224
bsample61@yahoo.com



VI.

Public Hearing – Resolution for 2015
Comprehensive Plan Update



COMPREHENSIVE PLAN 2015



Goose Creek is a city that has achieved a balance between growth, the environment and the preservation of a small town character. The City's primary concern is for the lifelong needs of all its citizens. Goose Creek is a partnership between its people, businesses, community institutions and its governments in the determination of the City's future.

VOLUME I:
ISSUES & OPPORTUNITIES
PLAN IMPLEMENTATION
LAND USE & DEVELOPMENT PRINCIPLES



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Introduction

The basis for this planning process is in the state Local Government Comprehensive Planning Enabling Act of 1994 (SC Code §6-29-310 through §6-29-1200), which repealed and replaced all existing state statutes authorizing municipal planning and zoning. The 1994 Act establishes the comprehensive plan as the essential first step of the planning process, and mandates that the plan must be systematically evaluated and updated. Elements of the plan must be reevaluated at least once every five years, and the entire plan must be updated at least once every ten years.

The 2010 Comprehensive Plan is a document intended to both identify the important positive attributes and components which continue to define Goose Creek, while guiding the growth and development of Goose Creek for the next fifteen to twenty years. It is essentially a new blueprint for the City's future. In 2015 information was updated as necessary, and the Plan Implementation Program was revised based on the accomplishment and/or the change in vision for the project or activity.

The Plan is comprehensive in that it relates long-range objectives to a number of interdependent elements and incremental changes, including population trends and characteristics, housing, economic development, transportation networks, community facilities, land use, natural environment, and many other factors that impact the quality of life for current and future Goose Creek residents.

The Plan was created through a collaborative effort involving the Goose Creek Planning Commission, interested officials and entities, citizen input, and data research and analysis. One of the best ways to strengthen a community is to create opportunities for citizens to work collaboratively on the challenges that shape their community.

A successful comprehensive plan begins with a process of thinking about and visualizing the future. It is about carrying on a dialogue with the community concerning its vision for evolving and growing. The public participation process used throughout this endeavor was crafted with these principles in mind, with the overall goal of better decisions supported by the public. Through a multi-faceted participation process the City was able to properly identify and define its vision, goals, policies, priorities and implementation strategies.

Purpose

The purpose of this Plan is to lay out a roadmap of the City's future, developed through a public process that involved stakeholders, community leaders, and the public. Based on a study of existing conditions and a series of public workshops, it includes the City's vision for the future, key issues and opportunities to be addressed during the planning period, and implementation strategies for achieving this vision. It is intended to generate local pride and enthusiasm about the future of the community, thereby ensuring that citizens are involved with the implementation of the plan.

The Comprehensive Plan establishes a set of guidelines and procedures for use by decision-makers including government agencies, residents, private developers, property owners and private organizations concerned with guiding development and preserving the City's natural and cultural resources.





The goals in this Plan do not supersede those adopted by Berkeley County or other jurisdictions; however they identify areas where coordinated planning should be done on inter-jurisdictional issues that affect both the City and its neighbors.

The result is a concise, user-friendly document intended to operate in conjunction with adopted and amended zoning and land use regulations and to be a mechanism for which future land use and development decisions can be made that will help shape the future of Goose Creek.

Vision

Throughout the planning process, Planning Commission and citizen input has consistently come back to the same basic ideas or principles of how Goose Creek is envisioned. This includes concerns over issues such as rapid growth, adequate infrastructure and quality of life; it includes opportunities such as better planning, more jobs, and preservation of natural and cultural resources. Based on the information gathered, the following overall vision evolved:

Goose Creek is a close-knit community that has achieved a balance between continued growth and preservation of its cultural amenities and small town character. The City will continue to promote a high level of quality of life by implementing the following five guiding principles of the adopted comprehensive plan:

- *Goose Creek will strive to maintain a balance between green and open spaces and a growing population spurring new development;*
- *Goose Creek will promote reinvestment in existing residential and commercial neighborhoods in order to provide options to a diverse population;*
- *Goose Creek will maintain the exceptional level of safety and security of its residents as well as the protection and preservation of its natural and cultural resources;*
- *Goose Creek will continue to provide planned infrastructure in order to adequately support designated and compact future growth; and*
- *Goose Creek will continue to promote excellence in education through the provision of exceptional public schools, enabling the local populace to meet the needs and qualifications of existing and prospective businesses and industries.*

This vision will be achieved through a planning process that ensures all development is consistent with the comprehensive plan and does not diminish the quality of life for current and future generations of Goose Creek residents.



Acknowledgements

Appointed by elected officials, members of the Goose Creek Planning Commission are both residents and stakeholders of the City who serve without remuneration. In the spring of 2009, the Goose Creek Planning Commission began the comprehensive planning process. The planning process constituted a complete replacement of the City's 1999 Comprehensive Plan to keep the City in compliance with the requirements of South Carolina Planning Enabling Act of 1994. Over the following several months, the Planning Commission, interested officials, entities, and citizens created the Comprehensive Plan described on the following pages. After adoption by the Commission, the document is forwarded to City Council for final approval.

Goose Creek City Council

Mayor Michael J. Heitzler

Mayor Pro-Tem Kimo R. Esarey

Councilmember Debra Green-Fletcher

Councilmember John B. McCants

Councilmember Franklin Moore

Councilmember Mark A. Phillips

Councilmember Jerry Tekac

Goose Creek Comprehensive Plan Steering Committee

Allen Wall, Planning Commission Chairman

Paul Connerty, Planning Commission

Connie Myers, Planning Commission

Doug Quinn, Planning Commission

Jeffrey Smith, Planning Commission

Barry Washington, Planning Commission

Darrell Williams, Planning Commission

Sarah Hanson, Planning Director



Acronyms Used in This Plan

ADT	Average Daily Trips	L RTP	Long-Range Transportation Plan
AIMS	Arts Infused Magnet School	LQ	Location Quotient
BCDCOG	Berkeley-Charleston-Dorchester Council of Governments	MGD	Million Gallons per Day
BCWSA	Berkeley County Water and Sanitation Authority	MPF	Maritime Prepositioning Force
BEC	Berkeley Cooperative Electric	MPO	Metropolitan Planning Organization
CARTA	Charleston Area Regional Transit Authority	MSA	Metropolitan Statistical Area
CDBG	Community Development Block Grant	MSC	Military Sealift Command
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act	MUSC	Medical University of South Carolina
CHATS	Charleston Area Transportation Study	MWR	Morale, Welfare, and Recreation Department
CIP	Capital Improvements Program	ND	Neighborhood Development
CNO	Chief of Naval Operations	NMU	Neighborhood Mixed Use
CRDA	Charleston Regional Development Alliance	NWSC	Naval Weapons Station Charleston
CRS	Center for Resource Solutions	ORS	Office of Research and Statistics
DHEC	South Carolina Department of Health and Environmental Control	PaCE	Palmetto Clean energy
DMU	Downtown Mixed Use	PIA	Priority Investment Area
EDAC	Economic Development Advisory Committee	RID	Residential Improvement District
EPA	Environmental Protection Agency	SCDAH	South Carolina Department of Archives and History
EMS	Emergency Medical Services	SCDEW	South Carolina Department of Employment and Workforce
EMT	Emergency Medical Technicians	SCDHEC	South Carolina Department of Health and Environmental Control
FEMA	Federal Emergency Management Agency	SCDNR	South Carolina Department of Natural Resources
FHWA	Federal Highway Administration	SCDOT	South Carolina Department of Transportation

FLUM	Future Land Use Map	SCORE	Service Corps of Retired Executives
GCRC	Goose Creek Recreation Commission	SCEMD	South Carolina Emergency Management Department
HOA	Homeowners Association	TIF	Tax Increment Fund
HUD	Housing and Urban Development	TIP	Transportation Improvements Program
ISO	Insurance Services Office	TDR	Transfer of Development Rights
LEED	Leadership in Energy and Environmental Design	USDA	United States Department of Agriculture
LOST	Local Option Sales Tax	USGS	United States Geological Survey

Section 1
Issues and
Opportunities

Overview

This section organizes the various issues and needs that were identified during the preparation of this Plan in relationship to the existing conditions, the future envisioned, and the adopted Guiding Principles for Goose Creek. In addition to a summary of issues related to each Guiding Principle are goals and policies that have been identified for achieving these goals. The issues and goals were assembled during the public participation phase of the comprehensive planning process, which included discussions of existing conditions and future scenarios. The goals are intended to realize an ultimate vision for the City, one that achieves a balance between managing growth while protecting and preserving the character and quality of life for the residents of Goose Creek.

At the end of the Guiding Principles in Section 1 is a Priority Investment Area. This essentially identifies additional goals and policies that support the prioritization of public investments in capital facilities, planning initiatives and program coordination with governmental entities and utilities – Berkeley County, other municipalities, public service districts, school district, public and private utilities, transportation agencies and other public entities – which lay the foundation for implementation actions necessary to meet objectives of the Plan.

Section 2 of this document is the Implementation Program, which consists of tables identifying short and long term strategies to help the City achieve its goals. Included in the tables are suggested time frames and a list of entities responsible for implementation.

Guiding Principle 1

Goose Creek will strive to maintain a balance between green and open spaces and a growing population spurring new development.

Summary of Issues

As the largest municipality in Berkeley County, Goose Creek has experienced significant population growth over the last forty years. In 1970, Goose Creek’s resident population was recorded as 3,656 persons. During the 1970s the total population nearly quadrupled to 17,899 persons. Between 2000 and 2008 the population increased another twenty-two percent (22.2%). According to the 2010 Census, the City’s population was 35,938 persons, a sixteen percent (16%) increase during the first decade of this century. The population in 2014 was 40,370, another 12.3% increase.

Goose Creek also has a diverse natural environment that is home to a variety of plants and animals. Natural resources have contributed to the economy and quality of life of the City since its inception, from the many benefits the wetland areas provide, to the importance of protecting its endangered species.

As the population continues to increase and the City experiences more development, there is the potential for human encroachment upon the natural environment, resulting in diminishment of these benefits. Goose Creek must continue to maintain the balance between growth and a high quality of life for its residents through the protection of existing and the creation of new green and open spaces.

These issues should be addressed through planning, sufficient preservation, and the implementation of protection mechanisms, such as the use of Transfer of Development Rights (TDR). Allowing market-based compensation to landowners in return for the development rights of that property, TDR programs, like other protective measures, are useful for preserving open and green spaces, farmland, historic buildings and housing.

It is important that future development patterns avoid fragmenting existing green spaces and natural habitats, while at the same time providing new community green and open spaces for parks, walking/biking trails, and other recreational uses.

Goals and Policies

G1.1 Goose Creek will guide population growth to allow for inevitable expansion without sacrificing the environment or the quality of life which currently characterizes Goose Creek.

1. The City will promote growth that is compatible with current conditions and does not harm the environment and quality of life by educating the public about options.
2. The City will support public awareness about various programs or policies to protect valuable natural resource areas.

G1.2 Goose Creek will support preservation of natural areas and green space and encourage the development of new green space areas.

1. The City will encourage the preservation of open and green spaces, natural areas, prime farmlands, important wildlife habitat areas, wetlands, and other key natural resources.
2. The City will continue beautification planning and environmental protection efforts.
3. The City will promote the preservation and replacement of native plant species that support local wildlife.

G1.3 Goose Creek will promote set asides during land development that are appropriate and dedicated toward expanding neighborhood recreational amenities.

1. The City will explore ways to facilitate procurement and development of land set aside for recreation.
2. The City will implement schedules and timelines for development of existing and future recreational land set asides.
3. The City may require developers to set aside land or provide funding to enhance existing recreational amenities.
4. The City will work with neighboring jurisdictions to ensure that new development in areas surrounding the City encourages recreational set asides.

G1.4 Goose Creek will continue to develop its trail systems and will explore ways to advance the benefits and uses of the Goose Creek Reservoir.

1. The City will continue development of its Hiker/Biker Trail Plan, including the prioritization of future projects.

2. The City will explore ways to better market the Goose Creek Reservoir's benefits as a source of recreation, including boating, fishing, bird watching, and the water trail from John R. Bettis Landing around the reservoir. The City will also explore ways to improve accessibility to the Reservoir.

Guiding Principle 2

Goose Creek will promote reinvestment in existing residential and commercial neighborhoods in order to provide options to a diverse population.

Summary of Issues

The Goose Creek Planning Area has a healthy mix of different land uses comprising its nearly 55,302 acres. Due to the Naval Weapons Station Charleston, military is the largest land use type by acreage, covering nearly one-third (28%) of the land area. In an effort to capture a clearer representation of the land use calculations in the Planning Area, military has been "excluded". After the military, the largest land use type is vacant (24.6%), followed by conservation/recreation (20.6%), single-family residential (17.2%), and industrial (15.7%). Encompassing the remaining percentages are: infrastructure & utilities (10.8%), agriculture/forestry (4.2%), institutional (1.8%), office/commercial (1.8%), mobile home park (1.4%), multi-family residential (1.0%), and parks/recreation (0.9%).

This large quantity of vacant land presents considerable opportunities for growth within the City boundaries in the form of infill and redevelopment opportunities where appropriate infrastructure exists. Infill development would encourage new homes/businesses to be built on unused and underutilized lands within the existing urban areas. Redevelopment opportunities exist in blighted areas of the City.

In order to ensure that future infill development is in character with the surrounding existing conditions, the City will revise zoning regulations, as required, to include performance standards. While traditional zoning separates uses, these set standards do not take into account conditions which vary from site to site and may be particularly difficult to apply in infill situations. In contrast, performance zoning/standards would focus on directly controlling the impacts of a development. If adverse impacts on adjacent development are adequately addressed, the development is permitted and dissimilar uses can be made compatible neighbors.

Because reinvestment in town centers and business districts is vital to the local economy, the City should focus efforts on its future downtown redevelopment strategy to help create a community focal point and to ensure the long-term occupancy of businesses in this area.

Infill and redevelopment are great opportunities for the provision of more varied housing options. Goose Creek's housing is not significantly diverse, as the 2000 US Census showed eighty two percent (82%) of the City's housing stock was comprised of attached or detached single family homes.

Encouraging infill development and redevelopment keeps resources where people already live and allows rebuilding to occur, making it the most logical tool to accommodating growth and redesigning the City to be more environmentally, socially, and fiscally sustainable.

Goals and Policies

G2.1 Goose Creek will pursue infill and redevelopment opportunities where appropriate to maximize the use of existing infrastructure.

1. The City will encourage new growth in areas where public services already exist and are adequate to handle the increased needs so the City can continue to provide the highest quality of essential services.
2. The City will encourage the development of vacant and/or underutilized land within the City limits.
3. The City will continue to review plans for new development to ensure its consistency in character and scale with existing development.
4. The City will support the provision of adequate public infrastructure and services throughout the City to serve existing residents.

G2.2 Goose Creek will create more opportunities for the development and provision of diverse housing types.

1. The City will encourage new growth that provides diverse housing options within a range of prices accessible to current and future residents.
2. The City may provide incentives for creative housing developments that provide workforce housing in close proximity to existing and future employment centers.

G2.3 Goose Creek will continue to invest in its Downtown Redevelopment Strategy

1. The City will continue beautification projects as part of its Downtown Redevelopment Strategy and explore new funding sources for further beautification planning.
2. The City will encourage new businesses and restaurants to locate in the commercial areas within the designated Downtown Mixed Use (DMU), as identified on the Future Land Use Map (Attached), in an effort to redevelop the downtown.

G2.4 Goose Creek will promote development that is appropriate and compatible with neighboring uses.

1. The City will consider adopting alternatives to conventional zoning, such as performance zoning/standards, to guide new and infill development.
2. The City will implement setback, landscaping and buffering requirements to ensure that incompatible uses are separated from one another.
3. The City will encourage infill and redevelopment opportunities to fill existing commercial and light industrial space where appropriate.
4. The City will work with neighboring jurisdictions to ensure that new development in areas surrounding the City is consistent with the land uses within the City.

Guiding Principle 3

Goose Creek will maintain the exceptional level of safety and security of its residents as well as the protection and preservation of its natural and cultural resources.

Summary of Issues

Goose Creek has a rich history, including historical sites and structures such as Otranto and Medway Plantations and St. James Church. Two other plantations, Crowfield and the Oaks, have been surveyed and documented for historical significance, but have not yet been listed on the National Register. Goose Creek also offers its residents diverse cultural resources with its places of worship, and scenic resources like the Cooper River and the Goose Creek Reservoir, and various wetlands and endangered species habitats throughout the planning area.

While all of these serve to represent the City's culture and history and many are protected, it is important that the City continue to protect and preserve these resources and work to provide new ones to a growing and diverse population. This includes ensuring historical landmarks are protected, in addition to ensuring surface and ground water systems will be of safe and healthy quality for drinking purposes, wildlife proliferation, and recreational activities.

Another important way to maintain the safety and security of Goose Creek residents is to ensure all current and future residents of Goose Creek will have the opportunity to live in sound, healthy and safe housing. Eighty percent (80%) of Goose Creek's housing structures were built prior to 1990, indicating an aging housing stock that will require additional maintenance and renovation to maintain housing quality.

The City will continue to preserve and protect neighborhoods from physical deterioration resulting from substandard construction practices, lack of maintenance, and encroachment of incompatible development. This might include more strict enforcement of existing building codes related to housing maintenance and construction, and revising codes as needed.

The City should also develop incentives and other positive measures to maintain and enhance residential properties, such as education, repair fairs with local hardware stores, and neighborhood clean-up programs. Such efforts would help to promote a sense of community and encourage safe and sound neighborhoods for Goose Creek residents.

Goals and Policies

G3.1 Goose Creek will increase efforts to safeguard physical and environmental resources through the addition and enhancement of community facilities and services.

1. The City will explore implementing curbside recycling for its residents.
2. The City will explore mechanisms to protect and preserve critical watersheds, wetlands and other water bodies.
3. The City will continue to maintain high quality surface and ground water through the reduction of nonpoint source pollution.

4. The City will continue ongoing efforts to improve drainage conditions.
5. The City will explore the feasibility of implementing a funding source for stormwater management, such as a stormwater utility, to finance improvements to its stormwater system.
6. The City will explore the feasibility of alternative stormwater systems, including rain gardens, bioswales, and other such systems.

G3.2 Goose Creek will protect and enhance the quality of existing housing stock within the City.

1. The City will support Home Owners Associations to prevent the deterioration of neighborhoods.
2. The City will encourage property owners to maintain their property in good condition through enforcement of building codes, city ordinances, and other measures.
3. The City will encourage the repair, removal, or replacement of blighted or abandoned structures, both residential and commercial, via better enforcement of existing ordinances and the implementation of new ones.
4. The City will work with the County and other appropriate entities regarding the identification of housing assistance programs utilized for housing maintenance, rehabilitation, and preservation and locating and applying for grants to pay for renovation projects.
5. The City will develop regulations to encourage densities and designs of new structures that improve and enhance existing conditions.

G3.3 Goose Creek will continue to preserve and protect its historic and cultural resources for future generations.

1. The City will pursue federal, state and local protective measures for its historic and culturally significant resources.
2. The City will promote the maintenance, renovation and repair of identified historic structures.
3. The City will promote public awareness of its historical nature and the need to protect significant historic structures.
4. The City will support local institutions that preserve and promote significant historic structures and properties
5. The City will explore location and funding sources for a new City Museum.
6. The City will consider the impact of new land development on identified and designated historic and archaeological resources in an effort to prevent damage or destruction.

G3.4 Goose Creek will promote a sense of community among its residents and neighborhoods.

1. The City will continue to promote and expand community activities and events that reflect pride in the community, including festivals, cleanup and beautification efforts, educational programs, and historic preservation.
2. The City will continue to encourage well-planned, inclusive “community-oriented” neighborhoods that provide residents with a sense of identity and promotes the small-town character for which Goose Creek desires to be known.
3. The City will encourage and facilitate neighborhood pride and resident involvement in neighborhood improvement projects in order to foster a “sense of community” among its citizens.
4. The City will continue to support the provision of community services, including quality housing, healthcare, daycare and elderly care for its diverse and growing population.

Guiding Principle 4

Goose Creek will continue to provide planned infrastructure in order to adequately support designated and compact future growth.

Summary of Issues

Goose Creek is fortunate in that it has copious recreational opportunities, including recreation centers, over twenty public parks within the Greater Goose Creek area, and the continually developing hiker/biker trails. The City also has a high rating for service provision in the areas of police, fire and rescue services, despite relatively low tax rates. Given these positives, there are areas where the City needs to make improvements and plan for expansion, such as the need for additional fire and police substations.

Goose Creek currently has impact fees to help fund many of their projects, but the City will need to explore other funding sources in order to keep up with growth and maintain high levels of service delivery. One such method for financing new infrastructure is to employ Residential Improvement Districts (RID's). RID's would allow the City, with the approval of all real property owners situated within a proposed district, to impose an assessment in order to finance new public improvements, which could include parks, schools, road construction or improvements, and water and sewer lines.

With increased population comes more pressure on the transportation networks currently serving Goose Creek residents. These transportation networks include the road network (including state highway facilities, collector roads, and the local street system), pedestrian and bicycle facilities, railroads, and transit and ridesharing opportunities. The City has made pedestrian and bicycle facilities a priority through the development of its hiker/biker trails and its connectivity to parks, recreational facilities, and public transportation opportunities.

Goose Creek currently has a number of planned road improvement projects, both funded and nonfunded, either planned for or underway. As growth continues, the City will continue to plan for greater demand on existing roadways by focusing on all transportation modes. This includes planning for all new roads/streets to include accommodations to extend the existing hiker/biker trail system.

As the City has experienced rapid growth, new developments have not always been consistent with available infrastructure and services. In response to this, the City will strive for better infrastructure "concurrency," which refers to the capacity and availability of roads, sewer and water lines, schools, and the ability to keep pace with demand for service. As development continues, the City will focus on development that will reduce sprawl, make the most of infrastructure already in place, and avoid leapfrog development across undeveloped areas.

Goals and Policies

G4.1 Goose Creek will continue to provide high levels of service provision through needed improvements and expansion in order to meet the needs of the growing community.

1. The City will coordinate their Capital Improvements Program (CIP) with the Comprehensive Land Use Plan.
2. The City will develop a Facilities/Infrastructure Plan for future growth, including planning for additional fire and police substations, and better defining of recreation commission functions and responsibilities.
3. The City will follow the recommendations of the 2010 Recreation Needs Assessment.
4. The City will plan for City-wide oversight of community amenities.
5. The City will explore funding sources in addition to impact fees for expansion of community facilities and services.

G4.2 Goose Creek will plan for inevitable growth by promoting orderly and efficient land use patterns and development that will enhance the quality of life for future generations.

1. The City will guide land use patterns that achieve more efficient use of the existing infrastructure.
2. The City will establish zoning and land use regulations that support the Comprehensive Plan and ensure that new growth reflects the density and quality of development addressed in the Comprehensive Plan.
3. The City will develop and implement an annexation strategy that is supported by the Comprehensive Plan and Future Land Use Map, to achieve a cohesive approach towards infrastructure “concurrency.”

G4.3 Goose Creek will support improved transportation roadways for commuters traveling to and/or from commercial, residential and employment centers within the greater planning area and region.

1. The City will focus efforts towards transportation improvements that support desired development patterns, better serve residents and employers, and promote connectivity while accommodating multiple functions.
2. The City will better coordinate with other agencies for road plans/improvements and alternatives.
3. The City will work to improve existing traffic and circulation conditions as well as various beautification projects to aesthetically improve its corridors.

G4.4 Goose Creek will encourage a multimodal transportation system that promotes community and economic development and provides a sustainable balance between pedestrian, bicycle and automobile traffic.

1. The City will support the development of a Mass Transportation Plan that encourages alternative transportation options such as park and ride, commuter rail, and promotes potential partnerships with CARTA and TriCounty Link.
2. The City will continue to develop and expand its Hiker/Biker Trail System, including prioritizing future projects.
3. The City will identify priority areas in older neighborhoods that need sidewalks, improved access ways, or other improvements necessary to ensure all areas are accessible to residents, and plan for funding of said projects on a timely basis.

Guiding Principle 5

Goose Creek will continue to promote excellence in education through the provision of exceptional public schools, enabling the local populace to meet the needs and qualifications of existing and prospective businesses and industries.

Summary of Issues

Residents of Goose Creek are fortunate in that they have access to eighteen public schools that serve the Greater Goose area, nine of these located within the City limits. The schools provide a variety of courses and quality education to students, such as the Howe Hall Arts Infused Magnet School (AIMS), a designated model site for arts infusion in South Carolina. This top-rated school was selected in 2007 as a Kennedy Center Creative Ticket School of Excellence and in 2010 as a National Blue Ribbon School. From here students can move onto the equally rated Marrington Middle School for the Arts.

For non-traditional high school students, Goose Creek High School offers evening courses as an alternative learning environment. While there are no higher education facilities within the Greater Goose Creek Area, just minutes away residents have access to Charleston Southern University, Trident Technical College, and Virginia College.

A quality education is the driver of economic success. Numerous studies and researchers have found that when people are better educated, either in terms of higher test scores or in the sense of higher educational attainment, there is a much higher likelihood of employment and, once employed, higher wages.

The City of Goose Creek has a diverse economic base – from Charleston Naval Weapons Station to a variety of science, manufacturing, and consulting firms. Nonetheless, nearly half of Goose Creek residents commute outside of Berkeley County to work.

Because sound education, business retention, expansion and recruitment efforts are vital in maintaining a successful economy, it is important for the City of Goose Creek to continually address the needs of its educational system, local businesses, and to expand and recruit additional businesses.

Goals and Policies

G5.1 Goose Creek will actively support the enhancement of its educational system and access to continuing education facilities.

1. The City will work with Berkeley County to discuss methods to maintain and improve the quality of the public education system and to further identify and pursue job training programs and opportunities.
2. The City will encourage and support efforts to develop curricula and provide courses that allow students opportunities to match their skills to those demanded by existing and prospective businesses throughout the region.

3. With continued growth and demand for continuing educational opportunities, the City will support the recruitment of satellite facilities within the Greater Goose Creek Area to better serve the needs of residents.
4. The City will support a quality educational and job training environment where all levels of the educational system coordinate activities and programs and develop new programs to address varied and future needs.
5. The City will support the active involvement in the school of parents and citizens of Goose Creek through mentoring programs, volunteering, and attending meetings concerning school activities.

G5.2 Goose Creek will encourage the expansion of existing local businesses and provide opportunities for their expansion.

1. The City will explore ways to assist local business owners in improving their commercial areas, such as making available information regarding storefront revitalization grants and loans.
2. The City will explore ways to assist local entrepreneurs who wish to start or expand a business.
3. The City will explore establishing Business Incubators or other methods of business support resources and services, to accelerate the successful development of entrepreneurial businesses.
4. The City will encourage the location of businesses that employ local residents or serve the needs of local residents.
5. The City will utilize its website to demonstrate an “easy to do business” atmosphere to potential entrepreneurs and businesses considering locating to or expanding in Goose Creek. This includes business educational information, business application processes, business training materials, and other relevant licensing and permitting information.
6. The City will encourage existing businesses to participate and work with the Economic Development Advisory Committee and the Berkeley Chamber in developing materials, publications, and increasing website interaction to better promote their services.

Priority Investment

The Priority Investment Act Legislation was passed in 2008 to require a ninth comprehensive planning element. This element instructs local governments to identify the likely federal, state, and local funds available for public infrastructure and facilities improvements during the next ten years.

The Act also encourages the prioritization of funds for these improvements, which might include water, sewer, roads, and schools. Coordination is recommended between local governments and neighboring jurisdictions, in addition to relevant agencies such as public and private utilities, school districts, transportation agencies and other public entities affected by or that have planning authority over said projects.

The purpose of this element is to enhance coordination of local governments and public service agencies in the City of Goose Creek Planning Area to coordinate public and private investment in land and infrastructure and to conserve natural, cultural and economic resources. Successful implementation of the Comprehensive Plan requires identification of priority investments in activities and further planning that align with its goals and policies.

Goals and Policies

PI.1 Goose Creek will encourage and facilitate coordination with other jurisdictions, agencies and public service authorities in an effort to promote and sustain the quality of life enjoyed and shared by the residents of the planning area.

1. The City will work to improve interface with Berkeley County.
2. The City will improve communications with State and County Governments and school districts.
3. The City will encourage collaboration and support between rural and municipal fire departments.

PI.2 Goose Creek will develop more efficient communication methods with its citizens.

1. The City will continually update its website, making it user-friendly and an effective tool for communicating with and involving its citizens. The City will explore other methods of social media (Facebook, Twitter, etc.) to improve interaction with the public.
2. The City will establish a list of key communicators to make the lines of communication more efficient and will expand upon its use of Citizen Advisory Groups to help keep citizens informed and involved in the City's decision-making processes.
3. The City will continue to conduct monthly meetings with individual neighborhoods.

PI.3 Goose Creek will coordinate public facilities and services with land use planning to promote more compact development, and encourage infill and redevelopment opportunities when possible.

1. The City will use planned infrastructure to support ideas identified in the Comprehensive Plan as suitable for development.
2. The City will protect existing infrastructure investments by encouraging infill and redevelopment of vacant and/or blighted properties.
3. The City will encourage a pattern of future development expansion in areas contiguous to developed areas with a utility extension policy that is sequential and phased.

PI.4 Goose Creek will create new opportunities for cultural sites, events, and traditions, in order to better meet the cultural and economic needs of the community.

1. The City will explore the creation of cultural related support groups, committees or commissions to better meet its cultural needs.
2. The City will explore location and funding sources for the development of new cultural and recreational centers for its residents.
3. The City will continue to provide recreational and social opportunities for its youth, particularly the teen populace.

PI.5 Goose Creek will encourage diversification of the local economic base by attracting more corporate offices and higher paying jobs to the community.

1. The City will explore ways to attract regional corporate offices to locate in the City limits.
2. The City will market itself and utilize incentives to attract new businesses and corporations.



3. The City will make investments in community facilities and infrastructure in coordination with city and county economic development strategies, to ensure that adequate public services are available for new development.
4. The City will encourage new development that is located in suitable areas, in an effort to minimize damage to natural or cultural resources.

PI.6 Goose Creek will establish a downtown area that serves as a community focal point providing a mix of uses for the local citizens.

1. The City will focus efforts on creating a “city center” that will serve as a focal point for the community. The city center should be a place where Goose Creek residents can walk, eat, shop at local businesses, and gather for community events.
2. The City will establish land use regulations that encourage uses in the town center to those that serve city residents and visitors, including retail, professional office, service uses, and residential where appropriate.
3. The City will encourage location of new businesses and restaurants within city limits in existing commercial areas.

Section 2:
Plan
Implementation



Implementation Program

The Comprehensive Plan is a living document, and a critical part of its evolution is the Implementation Program. As such, the Implementation Program serves as the overall strategy for Goose Creek to achieve its vision for the future. In addition, the Implementation Program encourages compliance with both the Future Land Use Plan and Future Land Use Map. It also aids the City as it seeks to address the identified issues and concerns.

By identifying specific policies, programs and tasks to be undertaken by the City in order to implement the future land use plan, the Implementation Program is in the form of a table organized according to the Five Guiding Principles identified in Section 1. The table consists of short-term implementation projects, which are to be completed in one to five years, and long term projects, which are to be completed in five to ten years. Ongoing projects are either already occurring or should be occurring on a regular basis. A proposed schedule with responsible parties is also outlined within this program.



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PROJECT OR ACTIVITY	2016	2017	2018	2019	2020	RESPONSIBLE PARTY	COLLABORATORS
GUIDING PRINCIPLE 1							
Develop land use regulations that encourage preservation of open space, development of recreational amenities, natural areas and wetlands, and agricultural areas, and minimize the impact of new development on these areas. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Planning Staff	SC Department of Natural Resources
Educate the public about protective measures like transfer of development rights (TDR's), voluntary conservation easements, or other policies to protect valuable natural resource areas. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Planning Staff	SD Department of Natural Resources, SC Department of Health and Environmental Control
Continue to expand the City's Hiker/Biker Trail System, including the construction of the MHB Municipal Center/Community Center connection; an extension to Montague Plantation; and an extension of the trail system along Plantation North Boulevard. Also link the trail to other regional trail systems. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Goose Creek Recreation Commission	SC Department of Natural Resources, SCDOT
Implement plan for the development of a boardwalk in nature preserve behind the MHB Municipal Center and Foster Creek Park at the Goose Creek Reservoir. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Planning Staff, Public Works Department, Goose Creek Recreation Commission	
Adopt guidelines to facilitate procurement and development of land set aside for recreation, and implement timelines for development of existing and future set asides. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Goose Creek Recreation Commission	





PROJECT OR ACTIVITY	2016	2017	2018	2019	2020	RESPONSIBLE PARTY	COLLABORATORS
Encourage developers to set aside land or provide funding to enhance existing recreational amenities. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Goose Creek Recreation Commission	Developers
Explore ways to market the Goose Creek Reservoir and its benefits to the public. (Ongoing Activity)	X	X	X	X	X	City Council, Mayor, Planning Commission	SC Department of Natural Resources
GUIDING PRINCIPLE 2							
Encourage the development of vacant and/or underutilized land within the City limits. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Planning Staff	
Explore utilizing performance standards to guide new and infill development.	X	X				City Council, Planning Commission, Planning Staff	
Continue to invest in acquiring vacant or blighted properties for reuse/redevelopment and explore obtaining grants and other funding sources to purchase properties. (Ongoing Activity)	X	X	X	X	X	City Council, Mayor, Planning Commission, Planning Staff	BCDCOG, SC Department of Commerce, Lowcountry Housing Trust, HUD
Explore additional funding sources for future beautification planning, such as grants through PalmettoPride or Rural Enhancement funding.	X	X	X			City Council, Planning Commission, City Staff, Economic Development Advisory Committee	BCDCOG, SCDOT, PalmettoPride
As part of Downtown Redevelopment, continue railroad/drainage improvements. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Economic Development Advisory Committee, Public Works	Berkeley County Chamber of Commerce





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PROJECT OR ACTIVITY	2016	2017	2018	2019	2020	RESPONSIBLE PARTY	COLLABORATORS
As part of Downtown Redevelopment, continue US Highway 52/US Highway 176 Beautification Projects						Accomplished	
Implement revised Master Plan and implementation strategies with timelines for X.O. Bunch and Central Park properties.			X	X	X	City Council, Planning Commission, Economic Development Advisory Committee, Goose Creek Recreation Commission	
As part of beautification planning and environmental protection, continue to work with Berkeley Electric Cooperative to place power lines underground along the City's major thoroughfares. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Planning Staff	Berkeley County Government, Berkeley Electric Cooperative
Continue to promote beautification projects such as tree lined streets, lamp posts, marked boundaries, etc. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission	SCDOT
Support investments in community facilities and services to ensure adequate infrastructure is available to existing and new commercial development. (Ongoing Activity)	X	X	X	X	X	City Council, Mayor, Planning Commission, Economic Development Advisory Committee	Berkeley County Chamber of Commerce
Promote creative housing developments that provide workforce housing in close proximity to existing and future employment centers. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission	Lowcountry Housing Trust, Developers





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PROJECT OR ACTIVITY	2016	2017	2018	2019	2020	RESPONSIBLE PARTY	COLLABORATORS
Develop regulations to encourage densities and designs of new structures that improve and enhance existing conditions.	X					City Council, Planning Commission, Planning Staff	Lowcountry Housing Trust, Developers
Develop regulations to encourage the provision of diverse housing types within planned developments.	X	X				City Council, Planning Commission, Planning Staff	Lowcountry Housing Trust, Developers
Promote initiatives such as HOME Investment Partnerships Program to help provide diverse housing options. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Planning Staff	Lowcountry Housing Trust, South Carolina State Housing Finance and Development Authority
GUIDING PRINCIPLE 3							
Continue to support the provision of community services such as quality housing, healthcare, daycare and elderly care that are available for its diverse and growing population. (Ongoing Activity)	X	X	X	X	X	City Council, Mayor, Planning Commission	
Consider implementing curbside recycling for Goose Creek Residents						Berkeley County is providing this service	
Ensure all permits for land development involving identified and designated historic and archaeological resources are reviewed by South Carolina Department of Archives and History and South Carolina Institute of Archaeology and Anthropology. (Ongoing Activity)	X	X	X	X	X	Planning Commission, Planning Staff	South Carolina Department of Archives and History, South Carolina Institute of Archaeology and Anthropology





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PROJECT OR ACTIVITY	2016	2017	2018	2019	2020	RESPONSIBLE PARTY	COLLABORATORS
Explore the feasibility of implementing a stormwater utility and other alternatives, such as rain gardens and bioswales						Accomplished	
Conduct sidewalk inventories in order to identify sidewalks in disrepair and other accessibility projects and report to Berkeley County. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Planning Staff, Public Works Department	
Explore funding sources for sidewalk repair and other accessibility projects (Ongoing activity)	X	X	X	X	X	Berkeley County has accepted responsibility for sidewalks	BCDCOG, USDA, HUD
Continue to enforce building and zoning codes in order to prevent the deterioration of property and neighborhoods. (Ongoing Activity)	X	X	X	X	X	City Building and Code Enforcement Department	
Work with Home Owners Associations to initiate neighborhood programs such as a "Neighborhood Clean-Up" and "Clean and Green" to help keep neighborhoods clean and to encourage community collaboration. (Ongoing Activity)	X	X	X	X	X	City Council, Mayor, Planning Commission, Planning Staff	Lowcountry Housing Trust, Home Owners Associations
Promote public awareness of the City's historical sites and the need to protect them through various outlets, such as mail-outs, governmental offices and local businesses. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Planning Staff	South Carolina Department of Archives and History, Berkeley County Historical Society





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PROJECT OR ACTIVITY	2016	2017	2018	2019	2020	RESPONSIBLE PARTY	COLLABORATORS
Educate the public on protective measures such as conservation easements and historic preservation. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Planning Staff	South Carolina Department of Archives and History, Berkeley County Historical Society
Support local institutions that preserve and promote the City's cultural resources and educate the public about their importance. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Planning Staff, Goose Creek Recreation Commission	South Carolina Department of Archives and History, Berkeley County Historical Society
Continue to promote and expand community activities and events that reflect pride in the City, including festivals, cleanup and beautification efforts, educational programs, and historic preservation. (Ongoing Activity)	X	X	X	X	X	City Council, Mayor, Planning Commission	Recreation Commission
Explore opportunities for additional events and activities to promote pride in the City and community involvement. (Ongoing Activity)	X	X	X	X	X	City Council, Mayor, Planning Commission	Recreation Commission
GUIDING PRINCIPLE 4							
Maintain and update the Capital Improvements Program (CIP) and ensure its coordination with the Comprehensive Land Use Plan. (Ongoing Activity)	X	X	X	X	X	City Council, Mayor, Planning Commission	Berkeley County
Consider creating Residential Improvement Districts to pay for new infrastructure.	X	X				City Council, Mayor, Planning Commission	





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PROJECT OR ACTIVITY	2016	2017	2018	2019	2020	RESPONSIBLE PARTY	COLLABORATORS
Develop a Facilities/Infrastructure Plan for future growth that includes planning for additional fire and police substations. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Public Works Department, Fire and Police Departments	
Revise zoning and land use regulations to support the Comprehensive Plan to ensure that new growth reflects the density and quality of development currently in the City.	X	X				City Council, Planning Commission, Planning Staff	
Develop and implement an annexation strategy focusing efforts on filling gaps in the City limits, thereby making code enforcement more consistent.	X					City Council, Mayor, Planning Commission, Planning Staff	Berkeley County
In accordance with the 2010 Recreation Needs Assessment, prioritize the needed parks and explore additional funding sources. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Goose Creek Recreation Commission	
Continue efforts to acquire Crowfield Water System(s)/The Oaks Water System						No longer applicable	
Explore coordinating hiker/biker trails with the development of a stormwater system						Hiker/biker trail master plan has been created	





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PROJECT OR ACTIVITY	2016	2017	2018	2019	2020	RESPONSIBLE PARTY	COLLABORATORS
Develop a more detailed road transportation plan that will inventory the transportation facilities available, help identify and prioritize road improvement projects, and then set goals for the City. The plan should promote interconnectivity to existing and proposed development (tie into land development regulations); examine issues like traffic timing and street circulation; and incorporate all modes of transportation. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission	SCDOT, Berkeley County
Incorporate "Complete Street" concepts into the transportation plan, which encourages traditional designs with interconnectivity and community transportation networks (streets, sidewalks) and can usually improve access and congestion. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission	SCDOT
Develop a Mass Transportation Plan that includes a bus service for the City, working with CARTA and TriCounty Link. (Ongoing Activity)	X	X	X	X	X	City Council, Mayor, Planning Commission	CHATS, SCDOT
Enhance coordination with SCDOT for road plans/improvements and alternatives. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Planning Staff, Public Works Department	SCDOT
GUIDING PRINCIPLE 5							
Work with Berkeley County on enhancing the quality of education and to further identify and pursue job training programs. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission	Berkeley County





PROJECT OR ACTIVITY	2016	2017	2018	2019	2020	RESPONSIBLE PARTY	COLLABORATORS
Encourage and foster continuing education opportunities through collaboration among schools, senior centers, and nearby institutions of higher learning. (Ongoing Activity)	X	X	X	X	X	City Council, Mayor	Berkeley County Adult/Community Education
Support efforts to develop curricula and provide courses that allow students opporunities to match their skills to those demanded by existing and prospective businesses.						Deleted as guiding principle	
Support the recruitment of satellite educational facilities within the City. (Ongoing Activity)	X	X	X	X	X	City Council, Economic Development Advisory Committee	
Identify workforce training resources to match the need of the local workforce. This may be from formal educational programs, private providers, specialized workforce training, or other sources. (Ongoing Activity)	X	X	X	X	X	City Council, Economic Development Advisory Committee	SC Department of Employment and Workforce
Support active involvement of parents and citizens in schools through mentoring programs, volunteering, and attending meetings concerning school-related activities. (Ongoing Activity)	X	X	X	X	X	City Council, Mayor	Goose Creek Citizens
Use resources available through existing programs, such as FastTracSC, SCORE, and Tate Center for Entrepreneurship, to assist local entrepreneurs who wish to start or expand a business. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Economic Development Advisory Committee	FastTrac, Service Corps of Retired Executives (SCORE), Tate Center for Entrepreneurship
Promote initiatives such as Buy Local/Be Local to support local businesses. (Ongoing Activity)	X	X	X	X	X	City Council, Mayor, Planning Commission	Lowcountry Local First, Berkeley County Chamber of Commerce





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PROJECT OR ACTIVITY	2016	2017	2018	2019	2020	RESPONSIBLE PARTY	COLLABORATORS
Establish Business Incubators or other methods of business support resources and serves. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Economic Development Advisory Committee	Berkeley County Chamber of Commerce
In an effort to support the local workforce, encourage the location of businesses that serve the needs of local residents and employ local residents. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Economic Development Advisory Committee	Berkeley County Chamber of Commerce, SC Department of Employment and Workforce
Identify and promote locations for corporate offices, including the marketing of the Crowfield Corporate Center. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Economic Development Advisory Committee	Berkeley County Chamber of Commerce, CRDA
Provide and improve upon methods of communication and networking for community businesses, including better utilization of the City website to provide business educational information, application processes, and other relevant licensing and permitting information. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Economic Development Advisory Committee	Berkeley County Chamber of Commerce, CRDA
Continue to adopt business-friendly policies and processes, including marketing and utilization of incentives such as job tax credits, corporate headquarters credits, and investment tax credits to attract new businesses/corporations. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Economic Development Advisory Committee	Berkeley County Chamber of Commerce, CRDA





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PROJECT OR ACTIVITY	2016	2017	2018	2019	2020	RESPONSIBLE PARTY	COLLABORATORS
PRIORITY INVESTMENT AREAS							
Explore the creation of Cultural related support groups, committees, or commissions to develop ideas to meet the needs of the growing and diverse population and to explore ways to fund activities.	X					City Council, Mayor, Planning Commission, Economic Development Advisory Committee, Goose Creek Recreation Commission	Goose Creek residents, Various civic organizations, Berkeley County Chamber of Commerce
Create additional cultural and recreational centers, and recreational programs such as tennis and adult softball tournaments, skate competitions, swim teams, etc. to meet the needs of the growing and diverse population and explore additional funding sources. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Planning Staff, Economic Development Advisory Committee, Goose Creek Recreation Commission	Berkeley County Chamber of Commerce
Explore creating more opportunities for Goose Creek's youth such as a weekend teen center, Hobby Shop, skateboard park, and movie theater.	X					City Council, Planning Commission, Planning Staff, Economic Development Advisory Committee, Goose Creek Recreation Commission	Berkeley County Chamber of Commerce
Continue Entryway Beautification projects such as Boulder Bluff Amenity Park. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Planning Staff	Berkeley County Government
Work with Berkeley County and neighboring jurisdictions to ensure that new development in areas surrounding the City is consistent with the land uses within the City. (Ongoing Activity)	X	X	X	X	X	City Council, Mayor, Planning Commission, Planning Staff	Berkeley County, City of Hanahan, City of North Charleston, Town of Moncks Corner, Town of Summerville





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PROJECT OR ACTIVITY	2016	2017	2018	2019	2020	RESPONSIBLE PARTY	COLLABORATORS
Encourage the location of new restaurants and businesses to existing commercial areas identified in the Future Land Use Map as part of the Downtown Redevelopment Strategy. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Economic Development Advisory Committee	Berkeley County Chamber of Commerce
Improve the existing commercial areas by researching and making available information about storefront revitalization grants and loans available to local business owners. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Economic Development Advisory Committee	Berkeley County Chamber of Commerce, SC Department of Commerce
Continue to revisit the City Council's Community Strategic Plan annually in order to better serve the citizens of Goose Creek. (Ongoing Activity)	X	X	X	X	X	City Council, Mayor, Planning Commission, City Staff	
Involve resident County Council members in City processes in an effort to improve communication with Berkeley County. (Ongoing Activity)	X	X	X	X	X	City Council, Mayor, Planning Commission	Berkeley County Council
Invite elected officials to meet with City Council. (Ongoing Activity)	X	X	X	X	X	City Council, Mayor	Appropriate jurisdictions and elected officials
Continue to meet with neighboring jurisdictions to encourage collaboration and support between rural and municipal fire departments. (Ongoing Activity)	X	X	X	X	X	City Council, Mayor	Appropriate Fire Departments
Systematize communication between Mayor of Goose Creek, citizen advisors, key communicators and City Council. (Ongoing Activity)	X	X	X	X	X	City Council, Mayor, Planning Commission	Appropriate jurisdictions and Goose Creek citizens





2015 Comprehensive Plan Update

PROJECT OR ACTIVITY	2011	2012	2013	2014	2015	RESPONSIBLE PARTY	COLLABORATORS
Increase the number of citizen advisors to expand City-Wide representation. (Ongoing Activity)	X	X	X	X	X	City Council, Mayor	Goose Creek Citizens
Continue to provide and update the City's user-friendly website to ensure it provides the latest in on-line business and communication tools, emphasizing ease of navigation, attractive graphics, and community interests. (Ongoing Activity)	X	X	X	X	X	Public Information Officer	
Explore using other methods of social media (Facebook, Twitter, etc.) to increase communications with citizens.	X	X				Public Information Officer	
Establish a list of key communicators to enhance communications and expand upon its use of Citizen Advisory Groups to help keep citizens informed and involved in the City's decision-making process. (Ongoing Activity)	X	X	X	X	X	City Council, Mayor, Planning Commission, Public Information Officer	Appropriate jurisdictions and elected officials, Berkeley County Chamber of Commerce
Continue to conduct monthly meetings between City and individual neighborhoods. (Ongoing Activity)	X	X	X	X	X	City Council, Mayor, Planning Commission, Planning Staff	Goose Creek Citizens, HOA's
Use planned infrastructure to support ideas identified as suitable for development and direct intense land uses to areas where infrastructure and carrying capacity already exist. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Planning Staff	





2015 Comprehensive Plan Update

PROJECT OR ACTIVITY	2011	2012	2013	2014	2015	RESPONSIBLE PARTY	COLLABORATORS
Protect existing infrastructure investments by encouraging infill and redevelopment of vacant and/or blighted properties. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Planning Staff, Economic Development Advisory Committee	
Encourage a pattern of future development that is consistent with the Future Land Use Plan and Future Land Use Map. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Planning Staff	
Focus efforts on creating a “city center” that will serve as a focal point for the community. The city center should be a place where Goose Creek residents can walk, eat, shop at local businesses, and gather for community events. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Planning Staff, Economic Development Advisory Committee	Berkeley County Chamber of Commerce





Long-Term Activities

This section of the Implementation Program outlines long-term action items developed for use by local government officials, community organizations and leaders, boards and authorities, and other entities responsible for shaping the future of Goose Creek. Long-term activities are specific implementation strategies that are either on-going or last beyond the initial five-year time frame of the Comprehensive Planning period.

Similar to the short-term implementation items, Goose Creek has identified the following activities and entities responsible for implementing the action items.

Project or Activity	Long-Term (5-10 years)	Responsible Party	Collaborators
Explore location and funding sources for a new City Museum.	X	City Council, Planning Commission, Planning Staff, Economic Development Advisory Committee	Berkeley County Chamber of Commerce
Explore location and funding sources for a new amphitheater, farmers market, and other indoor or outdoor facilities for the citizens of Goose Creek.	X	City Council, Planning Commission, Planning Staff, Economic Development Advisory Committee, Goose Creek Recreation Commission	Berkeley County Chamber of Commerce
Identify and register properties that are eligible for the Statewide Survey of Historic Places and/or the National Register of Historic Places.	X	City Council, Planning Commission, Planning Staff	South Carolina Department of Archives and History, Berkeley County Historical Society
Explore additional protective measures, such as local preservation ordinances, for those properties that are valuable but not necessarily eligible for the register.	X	City Council, Planning Commission, Planning Staff	South Carolina Department of Archives and History, Berkeley County Historical Society
Identify and pursue funding sources that can be used to promote historic preservation of structures in need of maintenance, renovation or repair.	X	City Council, Planning Commission, Planning Staff	South Carolina Department of Archives and History, Berkeley County Historical Society
Develop a long term plan for the golf course.	X	City Council, Mayor, Planning Commission, Recreation Commission	



Section 3: Future Land Use

Future Land Use

Developing a vision for future growth and development direction is one of the most important aspects of a comprehensive plan. In its simplest form, it is the process of looking at the historical development of a community and the natural resource restraints of the land and developing a vision to effectively accommodate future growth and development in desirable locations in a city.

A future land use plan will allow our city to grow intelligently and predictably. Development will be encouraged where the existing infrastructure can best accommodate growth. Through this process, the City will be able to maintain its special character while economic development will be fostered through predictable patterns of growth.

Our community's future development is outlined below, and addresses a balance of diverse future land use districts to guide future expansion and land development in and around the City of Goose Creek. Recommendations are prescribed for each individual land use district to achieve long term planning goals and objectives of the City, while preserving quality of life and promoting community prosperity for existing and future residents.

As is true in any community, a multitude of factors including demographics and the regional economy will affect future land use in Goose Creek. We have before us a wonderful opportunity to implement a vision of the type of community we want Goose Creek to become.

Employment District

The Employment Growth District promotes economic development opportunities within the Planning Area.

The Employment Districts are effectively located along or within close proximity to major transportation corridors and existing freight rail lines in the Planning Area. The Employment District is an ideal location for professional office or business parks. Industrial operations providing employment opportunities for area residents should be encouraged.

Clustering of buildings within these centers is preferred to preserve open space within the development site. Site plans, building design and landscaping will be sensitive to the natural features of the site, including views.

Recommended uses are office, construction, manufacturing, transportation, communication, utilities, warehousing, welding, and wholesale trade. Residential land uses are not recommended in the Employment District. The City should consider State and Federal Economic Development programs to promote tax incentives for these desirable land uses.

Commercial District

The Commercial District classifies commercial land uses providing a variety of general commercial goods and retail services within the Planning Area.

Traditional suburban style shopping centers and other commercial sites located in these Commercial Districts should be redeveloped considering the proximity to existing infrastructure and surrounding services.

High density residential and mixed use is recommended and should be planned in redevelopment projects. Shopping centers with large oversized parking lots should consider out-parceling to facilitate redevelopment. Out-parceling is a lot separated from a commercial development which may be sold or developed.

Tax incentives, density bonuses and expedited development and site plan review process should be implemented in the Commercial District.

Downtown Mixed Use District

Enhance and expand the center of the City by promoting a combination of light commercial and residential land uses. The intersection of Highway 52 and Highway 176 is the primary focal point and main transportation intersection for the City.

This District promotes a mixture of commercial and residential land uses with varying forms of structural intensity and residential density. High density residential housing types such as townhomes, rowhouses, condominiums, and residential above retail space should be encouraged in this district to create a vibrant walkable downtown area.

Minimum lot size requirements should be reduced in the Downtown, with less emphasis on land use and more importance on structural building form and how it's assimilated to the surrounding environment. Building performance standards should be implemented for all new construction and rehabilitation of older buildings.

Front and side yard building setbacks should be reduced to the greatest possible extent, road widths and curb radii should be designed to accommodate all modes of transportation including bicycle, pedestrian, and transit in addition to automobile traffic.

On-street parking is essential for streets within the Downtown District and should be encouraged. A walkable and interconnected street network and grid pattern for all modes of transportation should be promoted in the Downtown District while considering natural and environmental topographic barriers and constraints.

Landscaping techniques including the planting of canopy and shade trees along roads and the design of sidewalks should be encouraged with new construction and development proposals in this District. New development should preserve the City's aesthetic landscape by preserving roadside trees and creating well designed driveways and parking facilities.

A well designed and carefully crafted mixture of residential and commercial development in a pedestrian friendly setting within the Downtown will contribute to the economic vitality of the City and restore a sense of proportion to the central downtown area. Medium to High residential densities are recommended for the Downtown Mixed Use District.

The City of Goose Creek should coordinate the vision, goals and objectives of this plan with property owners in the Commercial District to create a credible inventory of properties and marketing materials to encourage restaurants, family-oriented businesses and specialty shops in the region to relocate to the City.

Tax incentives, density bonuses, and an expedited development and site plan review process should be implemented in the Downtown Mixed Use District.

Moderate Density Residential District

Moderate Density Suburban areas are designated in locations where such development can provide a transition from low-density suburban to already developed residential and commercial areas.

These areas are already proposed for development with various new communities that should strive to include walkable neighborhood units within the community. To the extent possible, future communities should be co-located with neighborhood centers of nonresidential development.

New neighborhoods/neighborhood units should each include a system of interconnected trails or sidewalks that will provide access to parks, recreation, and open space areas focused near and in between residential communities.

Low Density Residential District

Low Density Suburban areas will be developed with diverse housing choices, in neighborhoods that promote a sense of community. Development will be concentrated in densities and locations where it can be served efficiently by infrastructure, facilities and services, and transportation networks. All development activity will be designed to mitigate adverse impacts on any cultural and/or natural resources.

This district is primarily single-family residential detached housing, including a continuation of existing neighborhoods. Open space, civic and recreation, and mixed-uses are also acceptable, where appropriate.

Conservation/Recreation District

Conservation/Recreation areas are prioritized for greater protection from development activities in order to maintain natural habitats, provide flood protection, and protect water quality. These areas are also prioritized to provide for recreational opportunities, water access and water-oriented commercial activities. Any development in these areas should be constrained to minimize impacts to these natural features and assets.

Land uses appropriate for this area include active recreation, passive recreation, eco-tourism establishments, wildlife refuges, water-oriented commercial, community and neighborhood parks.

Neighborhood Mixed Use District

The Neighborhood Mixed Use District is intended to encourage the integration of commercial and residential land uses.

This District promotes neighborhood service-oriented businesses and residential land uses. Services should include low intensity commercial land uses such as sales of consumer goods, health and personal care, financial services, senior housing and religious institutions. Residential land uses such as, townhomes, rowhouses, duplexes, single-family housing, and accessory dwelling units are encouraged in the NMU District. Medium to high residential densities are recommended for the NMU District.

Commercial development in Neighborhood Mixed Use Districts should be guided by a strong set of performance standards including strict limitations on light, noise, and waste products while limiting potential negative impacts on the surrounding area.

Through carefully planned curb cuts, well designed driveways, parking areas and an interconnected transportation network providing access to surrounding residential communities, appropriate commercial development can blend harmoniously into the size, scale, and character of adjoining future land use districts.

Land uses similar in size, scale, intensity and character are encouraged along the edge of established residential neighborhoods and communities providing a smooth transition. Landscape features and buffers may be used to transition dissimilar land uses with differing levels of size, scale, intensity and character.

Residential density bonuses and flexible shared parking allocation standards should be encouraged in neighborhood retail centers and mixed use developments in these areas. Building footprints should be limited to a small percentage of the lot with a maximum limit on the size of a footprint to regulate structural intensity. Large commercial ventures are discouraged in this district.

Institutional District

Institutional areas designated on the Future Land Use Map are intended to accommodate single uses and activities that already exist and are not compatible with other land use designations. The characteristics and locational requirements of institutional needs will vary on an individual basis. All new institutional facilities of the same magnitude should be co-located with existing areas whenever possible.

The City should consider joint-use agreements with public and private entities such as schools and non-profit organizations to fund, establish, and maintain civic activity centers. The City Hall is located within this District and houses municipal administrative staff.

The Naval Weapons Station of Joint Base Charleston is also included within this District. In the event of a base closure, the City should consider creating a master plan for this specific area in addition to updating the Comprehensive Plan.

Developed

The Developed designation identifies areas that are primarily planned developments that have extremely limited opportunity for redevelopment or change, which may include deed restrictions or some other such measure.

Community Oriented Corridor

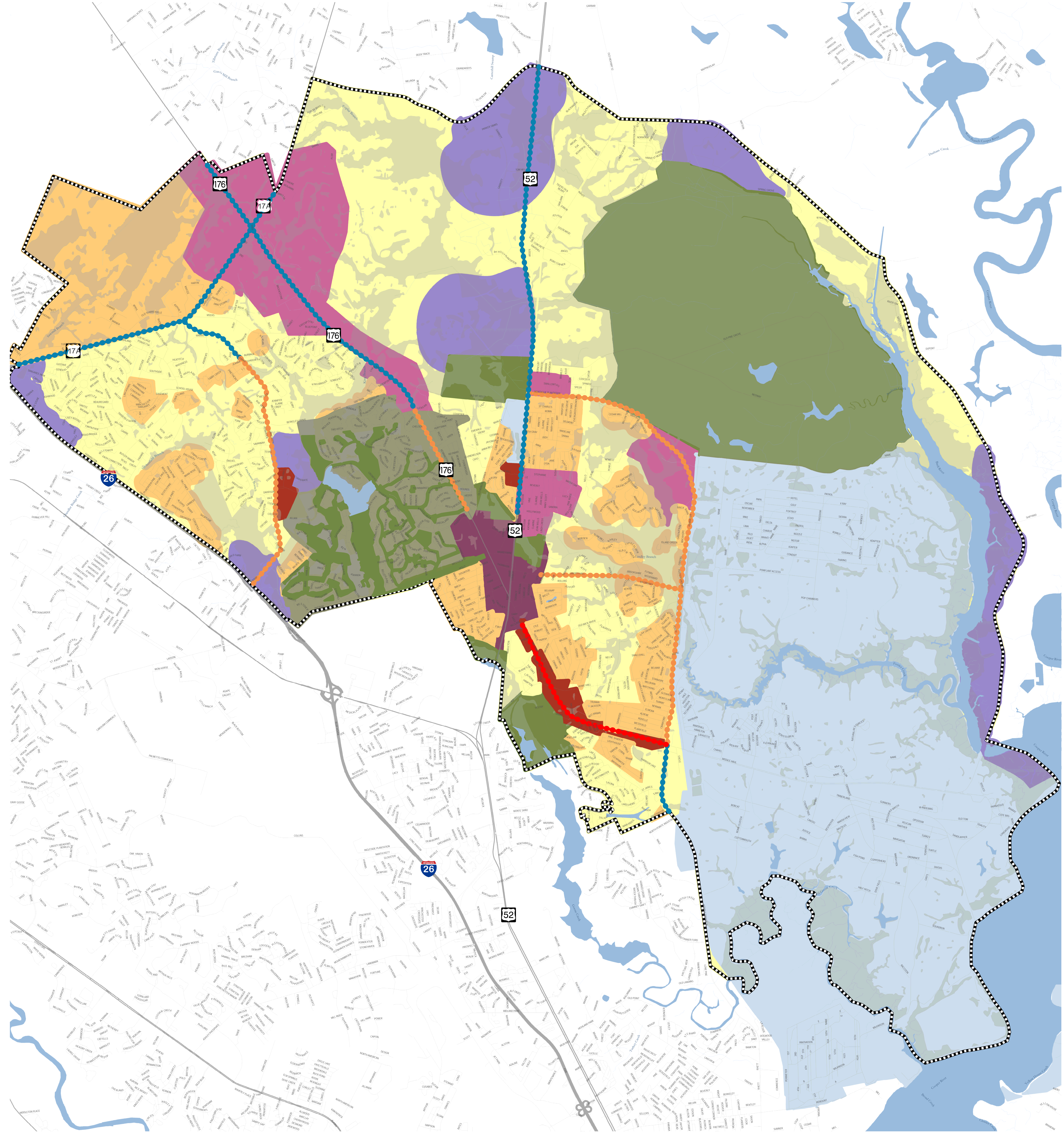
These corridors are intended to support neighborhood services such as doctor's offices and small scale retail establishments. Commercial uses such as restaurants, supermarkets and gas stations are appropriate within Commercial Activity Centers along these corridors. Detached single-family units and townhouses are recommended along these corridors while planned neighborhoods along these corridors may include higher residential densities and mixed use.

Commercial Corridor

This corridor is intended to facilitate a variety of general commercial uses, including gas stations, supermarkets, restaurants and shopping malls. General commercial sales and service oriented land uses are suitable along these corridors. Higher residential housing densities and mixed use are allowable, single-family residential land uses are discouraged along Commercial Corridors.

Limited Access Corridor

These corridors are intended to provide alternative community transportation routes and/or community bypass. Limited vehicular and pedestrian access to adjoining land uses is recommended. Adjoining land uses should have access by way of perpendicular streets leading to the planned intersections of these corridors. Transportation mobility is the primary function of Limited Access Corridors.



Future Land Use Districts

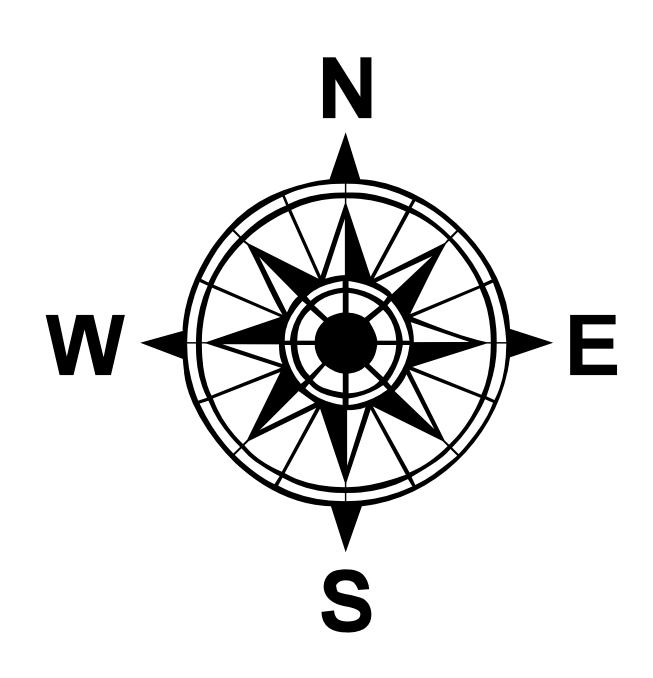
- Commercial District
- Conservation/Recreation
- Developed
- Downtown Mixed Use
- Employment
- Institutional
- Low Density Residential
- Moderate Density Residential
- Neighborhood Mixed Use

Corridors

- Commercial
- Limited Access
- Community Oriented
- Development Constraints

Goose Creek Planning Area

- Interstate
- US Highway
- SC Highway
- Local road
- Lakes & Rivers



**Prepared by Goose Creek Planning Commission
with assistance of the
Berkeley-Charleston-Dorchester Council of Governments
and
City of Goose Creek Planning and Zoning Department**



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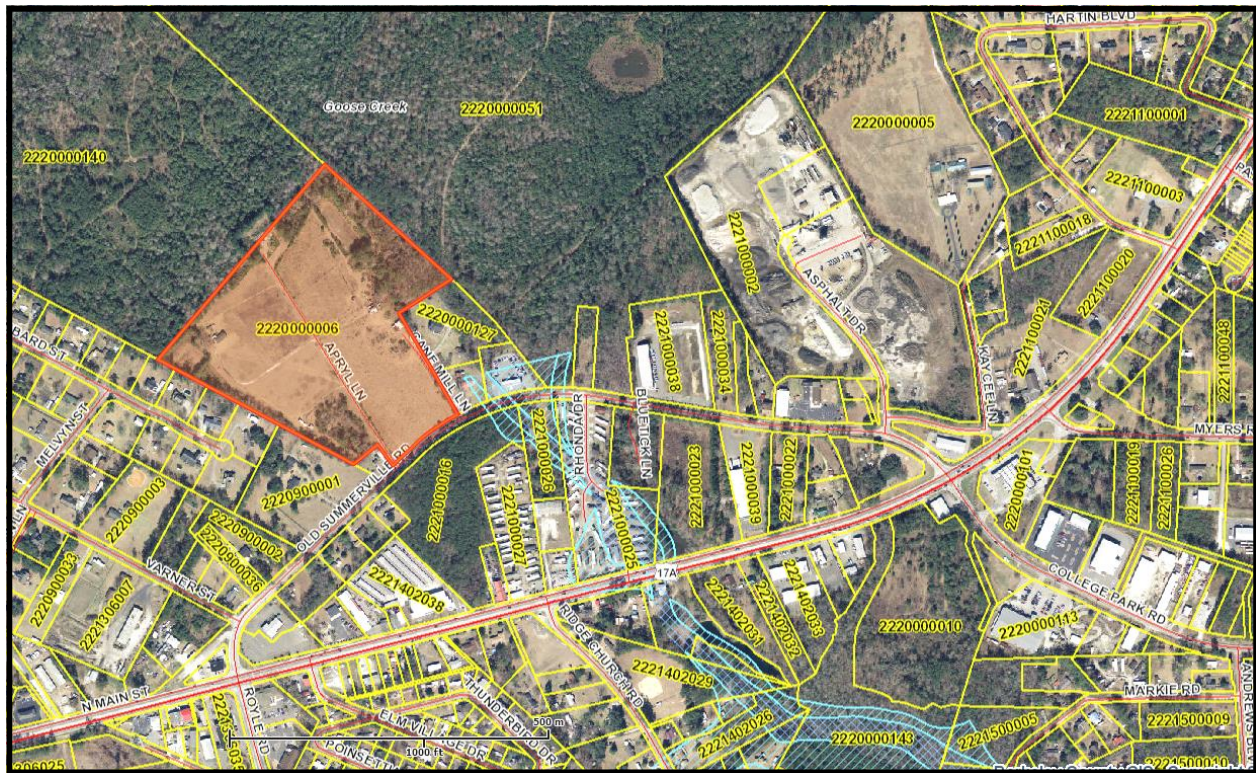
VII.

Public Hearing – Zoning Request for
Mackey Tract; Property identified as
TMS #222-00-00-006; Request to
Zone to High Density Residential
(R3)



REZONING PROFILE
DEPARTMENT OF PLANNING AND ZONING

ADDRESS:	N/A	LOT/BLOCK	TR A
OWNER/DEVELOPER:	Mackey Estate	SITE SIZE	29.37 Acres
TMS NUMBER:	222-00-00-006	EXISTING STRUCTURE	N/A
LOCATION:	Off Apryl Ln./US 17A	SITE SETBACKS:	20, 7/15, 20
LAND USE:	Undeveloped	YEAR BUILT:	To be Developed
PROPOSED ZONING:	High Density Residential (R3)	FLOOD ZONE:	Zone X



STATUS REPORT

The applicant requests to zone the property located on Old Summerville Rd, designated as TMS #222-00-00-006. The property is currently in the process of being annexed into the City with the intention of being developed for Single Family Residential use. High Density Residential (R3).

DATE: Dec. 28, 2015

IX.

Public Hearing – Rezoning Request
for property identified as
TMS#234-00-00-146;
request to rezone from
Residential Low Density (R1) to
Residential High Density (R3)



REZONING PROFILE
DEPARTMENT OF PLANNING AND ZONING

ADDRESS:	N/A	LOT/BLOCK	N/A
OWNER/DEVELOPER:	Faith Assembly	SITE SIZE	Apprx. 10.03 ac.+/-
TMS NUMBER:	234-00-00-146	EXISTING STRUCTURE	none
LAND USE:	Undeveloped	SITE SETBACKS:	30, 15/35, 25
CURRENT ZONING:	Low Density Residential (R1)	YEAR BUILT:	N/A
		FLOOD ZONE:	Zone X



STATUS REPORT

The applicant proposes to rezone a portion of the property located on Old Moncks Corner Road, designated as TMS #234-00-00-146. The applicant is requesting the property be rezoned from Low Density Residential (R1) to High Density Residential (R3)

DATE: Dec. 28, 2015