

AGENDA
City of Goose Creek
City Council Meeting
Tuesday – March 8, 2016 - 7:00 p.m.
City Hall – Council Chambers
519 N Goose Creek Boulevard
Goose Creek, South Carolina

Call to Order-Mayor Michael J. Heitzler

Invocation and Pledge of Allegiance

Recognition for Public Service – Volunteer Planning Commission Member – Mr. Doug Quinn

Comments from the Audience (Please proceed to the nearest microphone.)

Approval of Previous Minutes

- 1) City Council Meeting – January 12, 2016

Public Hearings

- 1) AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA, TO PROVIDE FOR CHANGES IN THE ZONING DISTRICTS OF THE FOLLOWING PROPERTIES:

THE PROPERTY LOCATED AT 505 OLD MONCKS CORNER ROAD, DESIGNATED AS TMS #234-08-00-095, AND THE ADJACENT PROPERTY DESIGNATED AS TMS #234-08-00-054 FROM PLANNED DEVELOPMENT TO LOW DENSITY RESIDENTIAL (R-1) (Second and Final Reading)

- 2) AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA, TO PROVIDE FOR CHANGES TO SECTION 151.082 (G)(5) DESIGN STANDARDS (SIDEWALKS) OF THE ZONING ORDINANCE (Second and Final Reading)
- 3) AN ORDINANCE TO ADOPT THE 2015 COMPREHENSIVE PLAN UPDATE FOR THE CITY OF GOOSE CREEK, PURSUANT TO THE SOUTH CAROLINA LOCAL GOVERNMENT COMPREHENSIVE PLANNING ENABLING ACT 1994, AS AMENDED (Second and Final Reading)
- 4) A RESOLUTION FOR THE ADOPTION OF THE BERKELEY COUNTY HAZARD MITIGATION PLAN BY THE CITY OF GOOSE CREEK, SOUTH CAROLINA

Department Reports

- 1) Police Department – Chief of Police Harvey Becker
- 2) Fire Department – Fire Chief Steve Chapman
- 3) Department of Public Works – Director of Public Works Steve Price
- 4) Administration Department – Finance Director Ron Faretra
- 5) Municipal Court – Finance Director Ron Faretra
- 6) Recreation Department – Director of Recreation Gary Stuber
- 7) Golf Department – Director of Golf Operations Troy Sanders
- 8) Public Information Office (Briefing Only/No Report) – Public Information Officer/
Annexation Coordinator – Frank Johnson
- 9) Planning & Zoning (Briefing Only/No Report) –Director of Planning & Zoning – Sarah Hanson

City Administrator's Report

- 1) Request to Purchase – Police Department (Vehicle Equipment)
- 2) Request to Purchase – Recreation Department (Playground Equipment – Shannon Park)
- 3) Request to Dispose of City Property – Legislative Department (City Council)

Mayor's Report

- 1) **CREATE ECONOMIC DEVELOPMENT PLAN** (Item 5 of the 2016 Goals & Objectives)

Comments from the Audience (Please proceed to the nearest microphone.)

Adjournment

NOTE: A copy of this agenda was sent to *The Gazette* and *The Post and Courier*, and a copy was posted in City Hall twenty-four (24) hours prior to the meeting.

For a complete City Council Agenda Packet go to: www.cityofgoosecreek.com and click on the following:

Step 1 – Click on Government (Top of Page); Step 2 – Click on Mayor & Council (In Drop Down Box); Step 3 – Click on Scroll Down on Page & Under **Agendas & Minutes**, Click on **“Most Recent Agenda”**.

If you wish to receive a direct link to City Council’s Agenda of their regular monthly meeting, and you are a Citizen Advisor, please provide Ms. Kelly Lovette, City Clerk, with the following information: email address, physical address and telephone number and send to klovette@cityofgoosecreek.com. If you have questions or comments, please contact Ms. Lovette, at her email address or by calling 797-6220 ext. 1113.

APPROVAL OF PREVIOUS MINUTES

City Council Meeting
January 12, 2016
7:00 P.M.
City Hall

Council Members Present:

Mayor Michael J. Heitzler; Mayor Pro Tem Mark A. Phillips; Councilmember James (Kimo) Esarey; Councilmember Debra Green-Fletcher; Councilmember John McCants; Councilmember Jerry Tekac

Council Members Absent:

None

Staff Present:

City Administrator Dennis C. Harmon; Assistant City Administrator Jake Broom; City Clerk Kelly J. Lovette; Assistant Chief of Police John Grainger; Fire Chief Steve Chapman; Finance Director Ron Faretra; Director of Public Works Steve Price; Director of Recreation Gary Stuber; Director of Golf Operations Troy Sanders; Public Information Officer Frank Johnson; Director of Planning and Zoning Sarah Hanson

Staff Absent:

None

Invocation:

Councilmember Jerry Tekac

Pledge of Allegiance:

Mayor Heitzler

Press Present:

Guests Present:

I. Call to Order:

Mayor Heitzler called the meeting to order at 7:00 p.m.

II. Comments from the Audience:

Mayor Heitzler recognized Mr. Bob Williams who stated Goose Creek is a very nice residential community with excellent recreational programs and special events, very good police force, sanitation, fire services, and plenty of green space; in short, Goose Creek is a city to be proud of. Mr. Williams commented on the rapid growth of surrounding areas and urged City Council not to allow the same to happen to Goose Creek. Mayor Heitzler recognized Mrs. Veronica Dukes, President of the Goose Creek Chapter of the NAACP (National Association for the Advancement of Colored People), who expressed her support for the possibility of a Cultural Arts Commission. Mrs. Dukes then inquired about the anticipated budget of the Cultural Arts Commission, its mission, focus, and what resources it may use of the City's.

Mayor Heitzler requested Ms. Lovette to provide him with the names of the individuals who currently serve on the Cultural Arts Committee.

III. Approval of Previous Minutes:

None.

IV. Public Hearings:

Mayor Heitzler stated the first item under Public Hearings was the second and final reading to a proposed Ordinance to annex 29.37 acres of land, known as the "Mackey Tract," into the City of Goose Creek. Mayor Heitzler asked if there any questions

regarding the annexation of this land. Mayor Heitzler read the title to the proposed Ordinance.

AN ORDINANCE PURSUANT TO TITLE 5, CHAPTER 3, SECTION 5-3-150, SUBSECTION 3, OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED, TO ANNEX AN AREA IDENTIFIED AS, TMS# 222-00-00-006 (MACKEY TRACT / OLD SUMMERVILLE ROAD), INTO THE CITY OF GOOSE CREEK, A SOUTH CAROLINA MUNICIPAL CORPORATION (Second and Final Reading)

Mayor Pro Tem Phillips made a motion to adopt the proposed annexation Ordinance to property known as the Mackey Tract, as stated by Mayor Heitzler. Councilmember Esarey seconded the motion. Hearing no further discussion, Mayor Heitzler called for the vote. All in favor, none opposed. Motion carried.

Mayor Heitzler stated the second item under Public Hearings was the introduction and first reading of a proposed Ordinance to amend the City's Zoning Ordinance to rezone the Mackey Tract land from Conservation Open Space (CO) to High Density Residential (R-3). Mayor Heitzler recognized Mr. Jerry Glass who inquired if it was a concern of the City to incorporate a large residential development into an already established residential area. Mayor Heitzler stated everything is of concern and the City takes everything into consideration when making decisions. Mayor Heitzler read the title to the proposed Ordinance.

AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA, TO PROVIDE FOR CHANGES IN THE ZONING DISTRICTS OF THE CITY OF GOOSE CREEK BY CHANGING THE ZONING CLASSIFICATION OF THE PROPERTY LOCATED ON OLD SUMMERVILLE ROAD, DESIGNATED AS TMS # 222-00-00-006, FROM CONSERVATION OPEN SPACE (CO) TO HIGH DENSITY RESIDENTIAL (R-3) (Introduction and First Reading)

Councilmember Esarey made a motion to approve the proposed amendment to the Zoning Ordinance, as stated by Mayor Heitzler. Councilmember McCants seconded the motion. There was a brief discussion by City Council wherein they discussed zoning, lot sizes and other development currently going on within the nearby area. Hearing no further discussion, Mayor Heitzler called for the vote. All in favor, none opposed. Motion carried.

Mayor Heitzler stated the third item under Public Hearings was the introduction and first reading of a proposed Ordinance to approve a Development Agreement between the City of Goose Creek and the Estate of Earl E. Mackey, for the area known as the Mackey Tract. Mayor Heitzler recognized Mr. Jerry Glass who stated there is great concern there will only be one (1) entrance/exit into the subdivision, as well as the amount of traffic that will be generated to the area due to new residential development and could the City suggest, recommend or urge the developer to have another way off of the property by creating another entrance/exit. Mayor Heitzler stated yes. Mr. Glass stated he felt the residents who currently reside in that location would greatly appreciate some assistance from the City in trying to get the developer to work out whatever arrangements he can to make another exit. Mayor Heitzler stated these types of things are reviewed by the developers, the City's professional staff, as well as the seven (7) citizens who sit on the City's Planning Commission and City Council, they all review those same concerns before approval is given. He stated City Council appreciates Mr. Glass' comments. Mayor Heitzler recognized Mr. Allen Glass who stated he had concerns about water drainage over the proposed area to be developed. Mayor Heitzler stated water drainage is taken into consideration within the Development Agreement and it is a fundamental element of any planning for development. There was a brief discussion between a gentleman from the audience and Mayor Heitzler, wherein Mayor Heitzler explained what the property was and will be zoned, as well as some of the items addressed within the Development Agreement for this project. Councilmember Esarey stated the other option was for the owner to leave the parcel of land under Berkeley County's jurisdiction and they could do exactly the same thing without the City's oversight. Mr. Harmon concurred with Councilmember Esarey's statement. Councilmember Esarey stated he felt the City would be giving them a better oversight than Berkeley County and the City would require them to do things that the County would not. He stated it is not like if the City does not approve the development project that it is not going to happen; it is only giving the City an opportunity to make sure it happens as best it can. Mayor Heitzler recognized Mr. Larry Monheit stated there is a lot more traffic traveling on US Highway 52 and he inquired if there are any plans for South Carolina Department of Transportation (SCDOT) to be widened. Mayor Heitzler stated the City is working diligently to improve the flow of traffic on the City's major roadways. He stated the City has the plans for the new Henry Brown Boulevard that will loop traffic around the City, but because the City does not own the roadways, we have to depend on SCDOT and Berkeley County to make the improvements because they are the ones who own the roads. There was a brief discussion regarding the conditions of current roads and the plans for future roadways, as well as the use of the One Cent Sales Tax collected by Berkeley County and applied toward the maintenance and development of roadways throughout Berkeley County. Mayor Heitzler recognized a gentleman from the audience who inquired if the City was prepared to handle emergency needs for police or fire assistance within the proposed area to be developed. Mayor Heitzler stated yes and he provided a brief history of the City's millage rates, its growth over the years from land development and new business, to include the future development coming from Roper Hospital. He stated you cannot stop the growth that is coming, some call it progress and thank goodness the City is tenacious and aggressive enough to annex these areas that want to come into the City; and whereby City

Council and City staff are conscientious about development and try their best in controlling how projects are developed instead of just allowing it to happen. Hearing nothing further, Mayor Heitzler read the title of the proposed development agreement.

AN ORDINANCE TO APPROVE A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF GOOSE CREEK AND THE ESTATE OF EARL E. MACKEY, FOR AN AREA IDENTIFIED AS THE MACKEY TRACT, TMS # 222-00-00-006, OLD SUMMERVILLE ROAD, CONSISTING OF APPROXIMATELY 29.37 ACRES (Introduction and First Reading)

Councilmember Esarey made a motion to approve the proposed Ordinance, as stated by Mayor Heitzler. Mayor Pro Tem Phillips seconded the motion. Hearing no further discussion, Mayor Heitzler called for the vote. All in favor, none opposed. Motion carried.

Mayor Heitzler stated the last item under Public Hearings was a proposed Ordinance to establish a Cultural Arts Commission (CAC) for the City of Goose Creek. He stated this item was previously tabled; therefore, a motion must come from the prevailing side. Mayor Heitzler stated the prevailing side included Councilmember Tekac, Councilmember Moore and Councilmember Esarey. Mr. Harmon stated he was correct. Mayor Heitzler stated the members of the CAC would not have a budget, or an office and they would have to come before City Council to give them their ideas in the months, years and decades to come to see if City Council will develop their concept of fine arts for the City of Goose Creek. Mayor Heitzler recognized Ms. Veronica Dukes who inquired as to what the mission of the CAC would be and how individuals would be selected to be seated on the CAC. Mayor Heitzler stated the CAC would be comprised of seven (7) people with various backgrounds who live in the City and are interested in cultural arts which may consist of poetry, dance, musical instruments, painting or sculpting, etc. and those seats have not yet been filled. He stated the process in which individuals would be selected would be by responding to an advertisement that will be placed by City staff and wherein interviews and a selection process will be conducted by City Council. A brief discussion followed regarding the importance of diversity on the CAC and ensuring various cultures and backgrounds would be represented.

Mayor Heitzler read the names of the individuals who currently sit on the City's Cultural Committee (not the CAC), who were present at the Committee's recent meeting and are willing to serve on the CAC: Sandy Chapman, Dr. Richard Hernandez, Pam Smith, Carol Skelly. He stated those who are willing to serve on the CAC, but absent were: David Stevens, Evangela Myers, Marge Kennedy-Williams.

Mayor Heitzler recognized a lady from the audience who stated Goose Creek has become very diverse with several different cultures and there should be inclusion of all colors. She stated she would like an advertisement to be placed in order to give people an opportunity to adequately apply to serve on the CAC. Mr. Alan Wall raised a Point of Order in that the prevailing side had not brought the item off the table. Mayor Heitzler stated he was only seeking public input at that moment and he thanked him for raising a Point of Order.

Councilmember Moore made a motion to remove the proposed Ordinance to form a Cultural Arts Commission from the table. Councilmember Tekac seconded the motion. Hearing no further discussion, Mayor Heitzler called for the vote. All in favor, none opposed. Mayor Heitzler read the title of the proposed Ordinance.

AN ORDINANCE TO ESTABLISH A CULTURAL ARTS COMMISSION FOR THE CITY OF GOOSE CREEK, SOUTH CAROLINA (Introduction and First Reading)

Councilmember Tekac made motion to approve. Mayor Pro Tem Phillips seconded the motion. Mayor Heitzler stated there would now be discussion by City Council. Councilmember Tekac stated he agreed with the comments from the audience in that an advertisement would be needed and that City Council should interview those wishing to serve on the CAC. Councilmember McCants requested reviewing the proposed Ordinance before voting in order to address a duplication located in paragraph number four (4). There was a brief discussion regarding the duplication. Councilmember Green-Fletcher stated all actions regarding the proposed Ordinance were being done in good faith to include everyone. Councilmember Phillips spoke to the importance of culture, history and the arts to the community. Hearing no further discussion, Mayor Heitzler called for the vote. Six (6) in favor, One (1) opposed. Motion carried. (Note: Councilmember McCants voted no.)

V. Department Reports:

Police Department – Congratulations were given from several members of City Council to Major Grainger on his recent promotion from Captain.

Fire Department – There were no comments or questions.

Department of Public Works (DPW) – Councilmember Tekac inquired of Mr. Price the status of Gainsborough Drive regarding the bids for the project. Mr. Price stated he did know the status for the bids, but he was aware they were advertised. Mr. Harmon concurred with Mr. Price by stating the City has not been advised as to the status of the bids.

Administration Department & Municipal Court – There were no comments or questions.

Recreation Department – Mr. Stuber stated both basketball season started and baseball registration opened Monday, the day prior. Councilmember McCants inquired if the Stratford Swim Team would be using the pool again in 2016. Mr. Stuber stated it was his understanding that both Goose Creek and Stratford High Schools would be using the pool.

Golf Department – There were no comments or questions.

Public Information Officer/Annexation Coordinator – Mr. Johnson stated the City Yard Sale was scheduled to be held Saturday, April 9th, at the soccer fields by the Casey Center and those interested in participating could contact the Recreation Department to reserve table space.

Planning Department – There were no comments or questions.

VI. City Administrator's Report:

Request to Contract – Boulder Bluff Park Master Plan – Mr. Harmon stated City Council was aware of a completed transfer of 21+ acres from the Berkeley County School District to the City of Goose Creek, to be combined with other property, including Dennis Park, to create a potential new park in the Boulder Bluff subdivision equaling approximately 48 acres. He stated the contract for transfer requires a master plan to be done within one (1) year from the date of transfer of said property; and, that the property be developed within five (5) years into a park system. Mr. Harmon stated a proposal has been negotiated with LandPlan Group South Incorporated out of Columbia, South Carolina, in the total amount of \$49,720, for the Master Plan. Mr. Harmon recommend monies be used from the Hospitality Tax Fund and requested City Council's consideration for approval.

Councilmember McCants made a motion to approve the request, as stated by Mr. Harmon. Councilmember Green-Fletcher seconded the motion. Hearing no further discussion, Mayor Heitzler called for the vote. All in favor, none opposed. Motion carried.

Request to Contract – Golf (Golf Cart/Equipment Leases) – Mr. Harmon stated before City Council was a request and supporting documentation from the Director of Golf Operations to lease golf carts and golf course maintenance equipment. He stated the City's golf course staff recommends the City continue to contract with Yamaha Golf Cart Company, Nunan, Georgia, in the total amount of \$5,128.45, per month for seventy (70) carts and associated equipment; contract with Smith Turf & Irrigation, Charlotte, North Carolina, in the total amount of \$9,159.13, per month for mowing and associated equipment. He stated City staff also supports these recommendations. Mr. Harmon requested City Council's consideration for approval of the contracts for the services he specified. {58:52} Mayor Heitzler recognized Mr. Larry Hearn who inquired about the financial security of the proposed contracts before City Council and stated his displeasure with City Council moving forward to consider them for approval. Mr. Hearn also inquired as to how the leases would be funded. Mr. Harmon stated funds would come from Golf Operations. Mr. Harmon stated the proposed contracts are normal operating procedures within the golf industry. Mr. Hearn stated he did not agree with the recommendations and felt the contracts were not sound financial decisions. Mayor Heitzler inquired of Mr. Harmon to reinforce the legitimacy of the contracts. A brief discussion followed regarding the financial aspects of the lease agreements in conjunction to the golf course operations.

Councilmember Esarey made a motion to approve the requests to contract with Yamaha Golf Cart Company and Smith Turf & Irrigation, as stated by Mr. Harmon. Councilmember Tekac seconded the motion. Councilmember Tekac inquired what would happen if the vote was delayed. Mr. Harmon stated the ability to operate the golf course as a business entity would be

lost. Mr. Harmon stated current contracts could be renegotiated but there was very little time to do so. He stated he would not recommend delaying the vote. Councilmember Phillips inquired how the contract prices compared to current lease payments. Mr. Harmon deferred to Mr. Sanders. Mr. Sanders indicated a slight increase in both contracts. Hearing no further discussion, Mayor Heitzler called for the vote. Six (6) in favor, one (1) opposed. Motion carried. (Note: Councilmember McCants voted no.)

Request to Solicit for 2016 – Mr. Harmon stated before City Council was a memorandum for solicitation by various departments of the City. They were stated as follows: Helping Hands of Goose Creek, City of Goose Creek Annual Blood Drive, St. Jude Children’s Hospital, National Child Safety Council, Koman G. Foundation “Race for the Cure”, Buck-A-Cup/Brace-A-Child and the Recreation Department’s request to solicit in accordance with City Ordinance. At this time, Mr. Harmon requested City Council’s consideration to approve the solicitations as presented.

Councilmember McCants made a motion to approve the request to solicit, as presented by Mr. Harmon. Councilmember Tekac seconded the motion. Hearing no further discussion, Mayor Heitzler called for the vote. All in favor, none opposed. Motion carried.

VII. Mayor’s Report:

Advance Road Improvement Plan Item #3 of the 2015 Goals and Objectives): Mayor Heitzler stated earlier in the meeting he had already reviewed the plan to advance road improvements and would not waste anyone’s time repeating the same information.

VIII. Comments and Questions:

Mayor Heitzler recognized Mr. Wall who stated he agreed with the creation of a CAC and inquired if the proposed Ordinance was the first reading. Mr. Harmon clarified that it was the first reading, it did not specify because the item had been previously tabled and had to be brought back off the table with a motion to reconsider before it could be considered for first reading. Mayor Heitzler recognized a gentleman from the audience who inquired why the City waited until the last minute to make a decision on the golf carts and maintenance of the greens. Mayor Heitzler deferred the question to Mr. Sanders who stated there was not a delay and that based on golf cart rollout the City was on schedule. Mayor Heitzler stated he agreed with the gentleman from the audience that despite cart rollout, the item should have been discussed previously so options were available if the motion did not pass. Mayor Heitzler recognized Mr. Hearn who inquired of Chief Chapman why the Fire Department has yet to take ownership of Fire Station III, as he believed during the December 2015, City Council Meeting, a turnover date of December 2015, was given. Chief Chapman stated there was no concrete turnover date, the contractor was finishing up small items and there were still eight (8) positions to fill. Mr. Harmon clarified the question in regard to the turnover date stating that in his own report at the December meeting, he stated the anticipated turnover date was December 23, 2015, however, Chief Chapman indicated he did not anticipate moving into the station until the end of January 2016.

Adjournment:

Councilmember Esarey made a motion to adjourn. All in favor, none opposed. Motion carried. Meeting adjourned at 8:22 p.m.

Date: March 8, 2016

Kelly J. Lovette, MMC
City Clerk

A copy of this meeting's agenda was sent to the Post and Courier and The Goose Creek Gazette; it was posted in City Hall 24 hours prior to the meeting.

PUBLIC HEARINGS

ORDINANCE NO.:

AN ORDINANCE

AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA, TO PROVIDE FOR CHANGES IN THE ZONING DISTRICTS OF THE FOLLOWING PROPERIES:

THE PROPERTY LOCATED at 505 OLD MONCKS CORNER ROAD, DESIGNATED AS TMS #234-08-00-095, AND THE ADJACENT PROPERTY DESIGNATED AS TMS #234-08-00-054 FROM PLANNED DEVELOPMENT TO LOW DENSITY RESIDENTIAL (R-1)

WHEREAS, the Planning Commission of the City of Goose Creek held public hearings on January 5, 2016, to receive public comment and to consider a change in zoning classification from Planned Development (PD) to Low Density Residential (R-1) for the above mentioned properties,

WHEREAS, pursuant to said public hearing, the Planning Commission has recommended that the zoning classification of the property aforesaid be changed to the Low Density Residential (R-1) zoning district.

NOW, THEREFORE, BE IT ORDAINED and ordered by the Mayor and City Council of the City of Goose Creek, South Carolina, that the Zoning Map of the City of Goose Creek, South Carolina, is hereby amended by changing the zoning district classification of the properties located on Old Moncks Corner Road, 505 Old Moncks Corner Road designated as Tax Map #234-08-00-095, and the adjacent property designated as TMS #234-08-00-054 from Planned Development (PD) to Low Density Residential (R-1).

All ordinances and provisions in conflict herewith are repealed, and if any sentence, clause, phrase or word contained herein shall be held invalid, such invalidity shall not affect the validity of the remainder of this ordinance.

This ordinance shall become effective immediately upon adoption.

INTRODUCED the 9th day February, 2016.

DONE the day of March, 2016.

Mayor Michael J. Heitzler, Ed.D.

Attest: _____
Kelly J. Lovette, MMC, City Clerk

Mayor Pro Tem Mark A. Phillips

Councilmember John B. McCants

Councilmember Kimo Esarey

Councilmember Franklin Moore

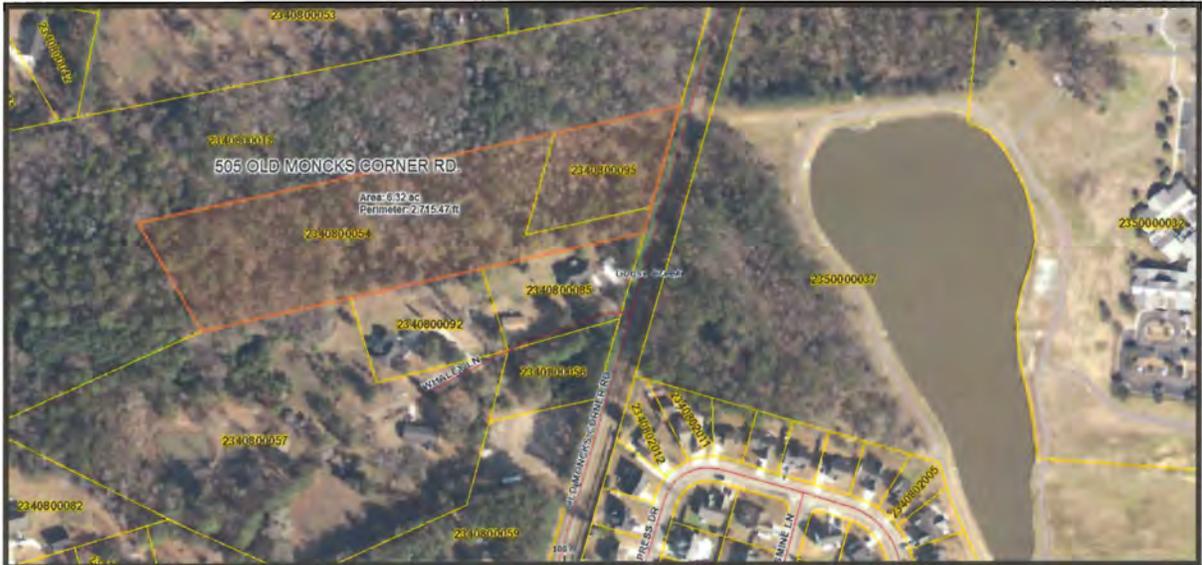
Councilmember Debra Green-Fletcher

Councilmember Jerry Tekac



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: February 1, 2016



MICHAEL J. HEITZLER, Ed.D.
Mayor
MARK A. PHILLIPS
Mayor Pro-Tem
DENNIS C. HARMON
City Administrator

JOHN B. McCANTS
KIMO ESAREY
JERRY TEKAC
FRANKLIN MOORE
DEBRA GREEN-FLETCHER
City Council

January 26, 2016

The Honorable Mayor and City Council
The City of Goose Creek
Marguerite H. Brown Municipal Center
519 N. Goose Creek Blvd.
Goose Creek, SC 29445

Re: Rezoning of 505 Old Moncks Corner Road, TMS #234-08-00-095
And Property Identified as TMS #234-08-00-054

Dear Mayor Heitzler and City Council Members:

The Planning Commission held a public hearing on January 5, 2016, regarding a rezoning request for the property located at 505 Old Moncks Corner Road, designated as TMS #234-08-00-095, and adjacent property identified as TMS# 234-08-00-054. The request was to rezone the properties from Planned Development (PD) to Low Density Residential (R1). During the public hearing the Commission reviewed the history of the property, zoning, usage, as well as the zoning and usage of surrounding properties.

The Planning Commission voted unanimously to recommend that the property be rezoned to Low Density Residential (R1).

Sincerely,

Allen Wall
Planning Commission Chairman

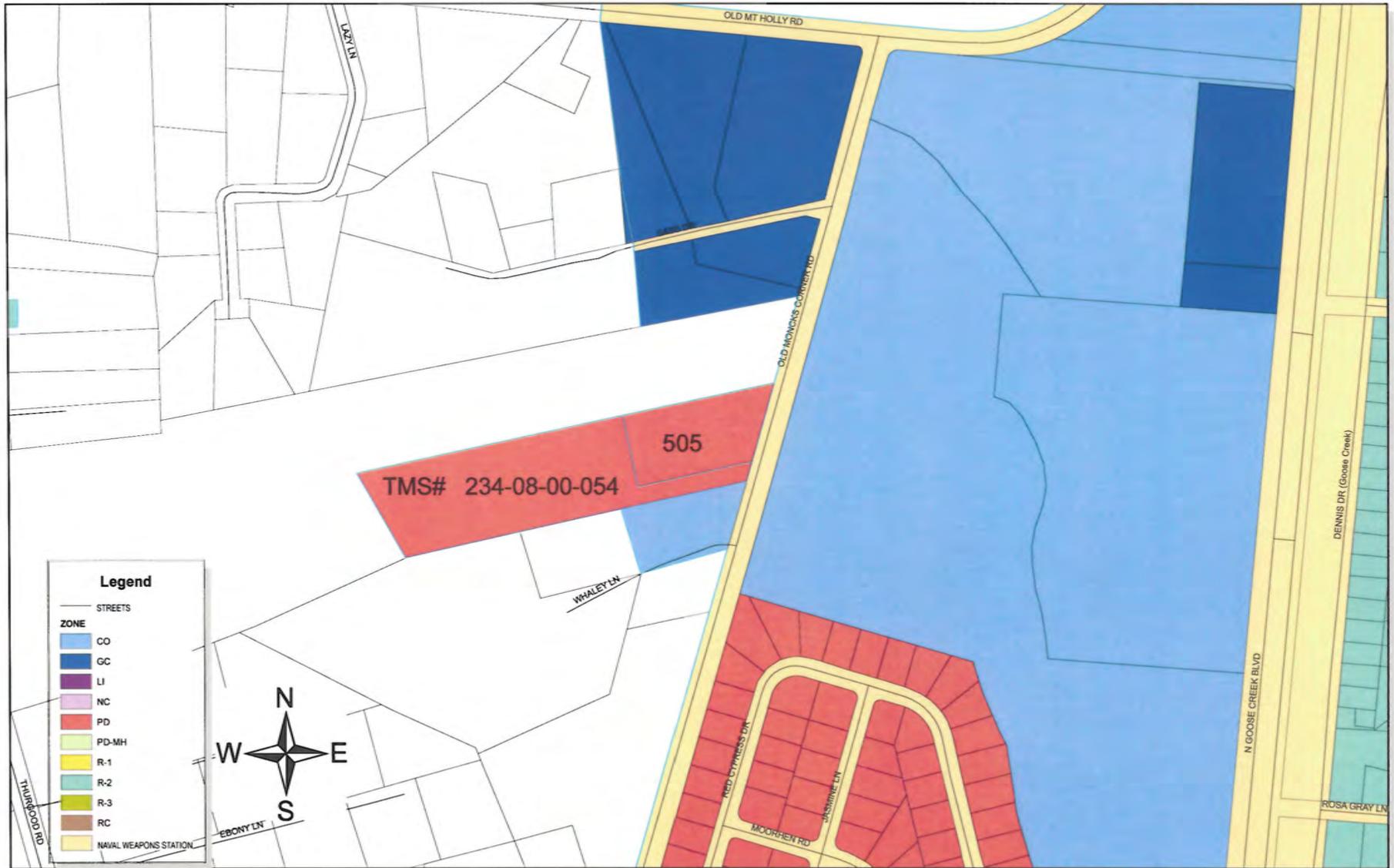


CITY ZONING MAP

GOOSE CREEK, SOUTH CAROLINA

Produced by the City of Goose Creek
Information Provided by Berkeley County GIS
Published February 4, 2016

www.cityofgoosecreek.com



TMS # 234-08-00-095
TMS # 234-08-00-054

PROPOSED REZONING
Planned Development (PD) to Low Density Residential (R1)
505 Old Moncks Corner Road

ORDINANCE NO.:

AN ORDINANCE

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA, TO PROVIDE FOR CHANGES TO SECTION 151.082 (G)(5) DESIGN STANDARDS (SIDEWALKS) OF THE ZONING ORDINANCE

WHEREAS, the Planning Commission of the City of Goose Creek held a public hearing on January 5, 2016, to receive public comment and to consider changes to Section 151.082(G)(5) Design Standards; and

WHEREAS, pursuant to said public hearing, the Planning Commission has recommended the Zoning Ordinance be amended as follows:

- 1. Zoning Ordinance Section 151.082(G)(5) Design Standards, to read as follows: "All sidewalks shall be concrete, shall be a minimum width of 48 inches, and shall meet all ADA (American Disabilities Act) requirements."

NOW, THEREFORE, BE IT ORDAINED and ordered by the Mayor and City Council of the City of Goose Creek, South Carolina, that the Zoning Ordinance of the City of Goose Creek, South Carolina, is hereby amended by amending Section 151.082(G)(5) Design Standards, Minimum design standards;

All ordinances and provisions in conflict herewith are repealed, and if any sentence, clause, phrase or word contained herein shall be held invalid, such invalidity shall not affect the validity of the remainder of this ordinance.

This ordinance shall become effective immediately upon adoption.

INTRODUCED the 9th day of February 2016.

DONE the ___ day of March 2016.

Mayor Michael J. Heitzler, Ed.D.

Attest: _____
Kelly J. Lovette, MMC, City Clerk

Mayor Pro Tem Mark A. Phillips

Councilmember John B. McCants

Councilmember James (Kimo) R. Esarey

Councilmember Franklin Moore

Councilmember Debra Green-Fletcher

Councilmember Jerry Tekac

§ 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.



MICHAEL J. HEITZLER, Ed.D.
Mayor
MARK A. PHILLIPS
Mayor Pro-Tem
DENNIS C. HARMON
City Administrator

JOHN B. McCANTS
KIMO ESAREY
JERRY TEKAC
FRANKLIN MOORE
DEBRA GREEN-FLETCHER
City Council

January 6, 2016

Mayor Michael Heitzler
City Council Members
City of Goose Creek
Marguerite Brown Municipal Center
519 N. Goose Creek Blvd.
Goose Creek, SC 29445

Re: Zoning Ordinance Amendment; Section 151.082 (G) (5) – Design Standards

Dear Mayor Heitzler and City Council Members:

Please be advised that on Tuesday, January 5, 2016, the Planning Commission held a public hearing to discuss amending the above referenced section of the City's Zoning Ordinance and voted unanimously (6-0) to approve and recommend for adoption the proposed amendment to Section 151.082 (G) (5) – Design Standards, more specifically the requirements for sidewalks. Please find attached a copy of said ordinance amendment for your consideration.

Should you need any further information please do not hesitate to contact Sarah Hanson, Planning Director at 797-6220, ext. 1118.

Sincerely,

Allen Wall
Planning Commission Chairman

MEMORANDUM

TO: Mayor Michael Heitzler
Members of City Council
Dennis Harmon

FROM: Sarah Hanson

DATE: January 28, 2016

SUBJECT: Recommended Zoning Ordinance Amendments

Berkeley County has advised all municipalities within their jurisdiction that all sidewalks must be constructed to the American Disability Act (ADA) standards if they are to be accepted into their roads system. Therefore, Staff recommended to the Planning Commission that this be expressly stated in or zoning ordinance. In response to our request, the Commission has amended Section 151.082 (G) (7) (i) and added the language requiring ADA compliance.

ORDINANCE NO.:

AN ORDINANCE TO ADOPT THE 2015 COMPREHENSIVE PLAN UPDATE FOR THE CITY OF GOOSE CREEK, PURSUANT TO THE SOUTH CAROLINA LOCAL GOVERNMENT COMPREHENSIVE PLANNING ENABLING ACT 1994, AS AMENDED.

WHEREAS, the Mayor and City Council is mindful of the necessity to comply with the Comprehensive Planning Enabling Act of 1994; and

WHEREAS, it is expressly understood that the Comprehensive Plan including all elements, shall be updated at least once every ten (10) years; and

WHEREAS, it is expressly understood that the Comprehensive Plan, including all elements, shall be reviewed and amended as necessary no less than every five (5) years; and

WHEREAS, the 2010 Comprehensive Plan of the City of Goose Creek, consisting of the basic components, including an inventory of existing conditions, a statement of needs and goals and implementation strategies on the following elements pursuant to S.C. Code Title 6, Chapter 29, Section 6-29-510: population, economic development, natural resources, cultural resources, community facilities, housing, and land use was adopted by ordinance on January 10, 2012; and

WHEREAS, the 2015 update to the 2010 Comprehensive Plan of the City of Goose Creek reviewed and amended as necessary the statement of needs and goals and implementation strategies on the following elements pursuant to S.C. Code Title 6, Chapter 29, Section 6-29-510: population, economic development, natural resources, cultural resources, community facilities, housing, and land use; and

WHEREAS, it is expressly understood that after the adoption of the Comprehensive Plan and the 2015 update to the Comprehensive Plan, no new street, structure, park, or other public way, grounds, open space, or public buildings for any use, whether publicly or privately owned, may be constructed or authorized in the City of Goose Creek that would be in conflict with the Comprehensive Plan of the City as to the location, character, and extent of the proposal. All utility companies whose plans have been approved by the City are exempt from this provision; and

WHEREAS, any of the above-mentioned proposals that are in conflict with the Comprehensive Plan shall first be reviewed by the Planning Commission, and then by the Mayor and City Council of the City of Goose Creek. If the Mayor and City Council approve the proposal, the intention to proceed and the reasons for the action shall be published as a public notice in a newspaper of general circulation in the City at least thirty (30) days prior to awarding a contract or beginning construction.

NOW, THEREFORE BE IT ORDAINED and ordered by the Mayor and City Council of the City of Goose Creek, South Carolina, in Council duly assembled, that the 2015 Update to the 2010 Comprehensive Plan of the City of Goose Creek be hereby approved and adopted.

INTRODUCED the 9th day of February, 2016.

Done the day of March, 2016.

Mayor Michael J. Heitzler, Ed.D.

Attest: _____
Kelly J. Lovette, MMC, City Clerk

Mayor Pro Tem Mark A. Phillips

Councilmember Kimo Esarey

Councilmember Debra Green-Fletcher

Councilmember John McCants

Councilmember Franklin Moore

Councilmember Jerry Tekac



MICHAEL J. HEITZLER, Ed.D.
Mayor
MARK A. PHILLIPS
Mayor Pro-Tem
DENNIS C. HARMON
City Administrator

JOHN B. McCANTS
KIMO ESAREY
JERRY TEKAC
FRANKLIN MOORE
DEBRA GREEN-FLETCHER
City Council

January 6, 2016

Honorable Mayor Michael Heitzler
City Council Members
City of Goose Creek
519 N. Goose Creek Blvd.
Goose Creek, SC 29445

RE: 2015 Update to Comprehensive Plan

Dear Mayor Heitzler and City Council Members:

Please be advised that on Tuesday, January 6, 2016, the Planning Commission held a public hearing and voted unanimously (6-0) to recommend for adoption, by resolution, the draft of the 2015 update to the 2010 Comprehensive Plan. A copy of the draft is attached as well as a summary of the suggested updates to the Plan.

Should you need any further information, please do not hesitate to contact the Planning office at 843-797-6220.

Sincerely,

Allen Wall, Chairman
Planning Commission

Attachments

MEMORANDUM

TO: Mayor Michael Heitzler
Members of City Council
Dennis Harmon

Cc: Members of Planning Commission

FROM: Sarah Hanson

DATE: December 23, 2015

SUBJECT: Recommended Updates – City of Goose Creek Comprehensive Plan

Per the requirements of the Local Government Comprehensive Planning Enabling Act of 1994, the City's Comprehensive Plan must be reviewed and updated every five years. The City's Planning Commission was tasked with this revision in September 2015. Information was revised as necessary, and Section II, the Plan Implementation Program, was revised accordingly.

Revisions to the plan are as follows:

- Addition of language to the Introduction explaining the requirement for revision;
- Revision to the Acknowledgements to update the members of City Council and the Planning Commission at the time of the Plan update;
- Update Census information provided in Guiding Principle 1, page 1-1;
- Update of the Implementation Plan to indicate priorities which have been accomplished since the Plan was written in 2010 as well as to indicate principles which will continue to be a priority for the next five years of the Plan.
- Review and Update of the Land Use Plan for the City.



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





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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	





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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.