

Arts & Community Events

Formed in 2016, the Goose Creek Cultural Arts Commission is committed to playing an integral role in the City's development into a premiere community for living, working, playing, and recreating. The Commission's stated mission is to identify, present, and sustain cultural arts initiatives that enrich the lives of Goose Creek residents and visitors. The Commission hosts a monthly Art Talk in the Creek featuring area artists representing a range of visual and oral arts.

The City of Goose Creek highly supports community events that define the City and its culture. These events foster civic pride and community support. Below is a list of the annual events held in the City:

- Goose Creek Fall Festival
- Fabulous Fourth in the Creek Festival
- Spring Concert Series
- Halloween Carnival
- Christmas in the Creek Holiday Parade and Lakeside Lighting Display

Other community events are hosted by the Recreation Department, as well as by local organizations.



Drone footage of the 2018 Fourth of July celebration at City Hall



CULTURAL RESOURCES

Places of Worship

Places of worship are an integral part of the City’s history and culture. Often the congregations of the churches directly reflect the diversity of cultures that reside in Goose Creek. As shown on the next page, Goose Creek has over 30 places of worship within the city limits.

Scenic Resources

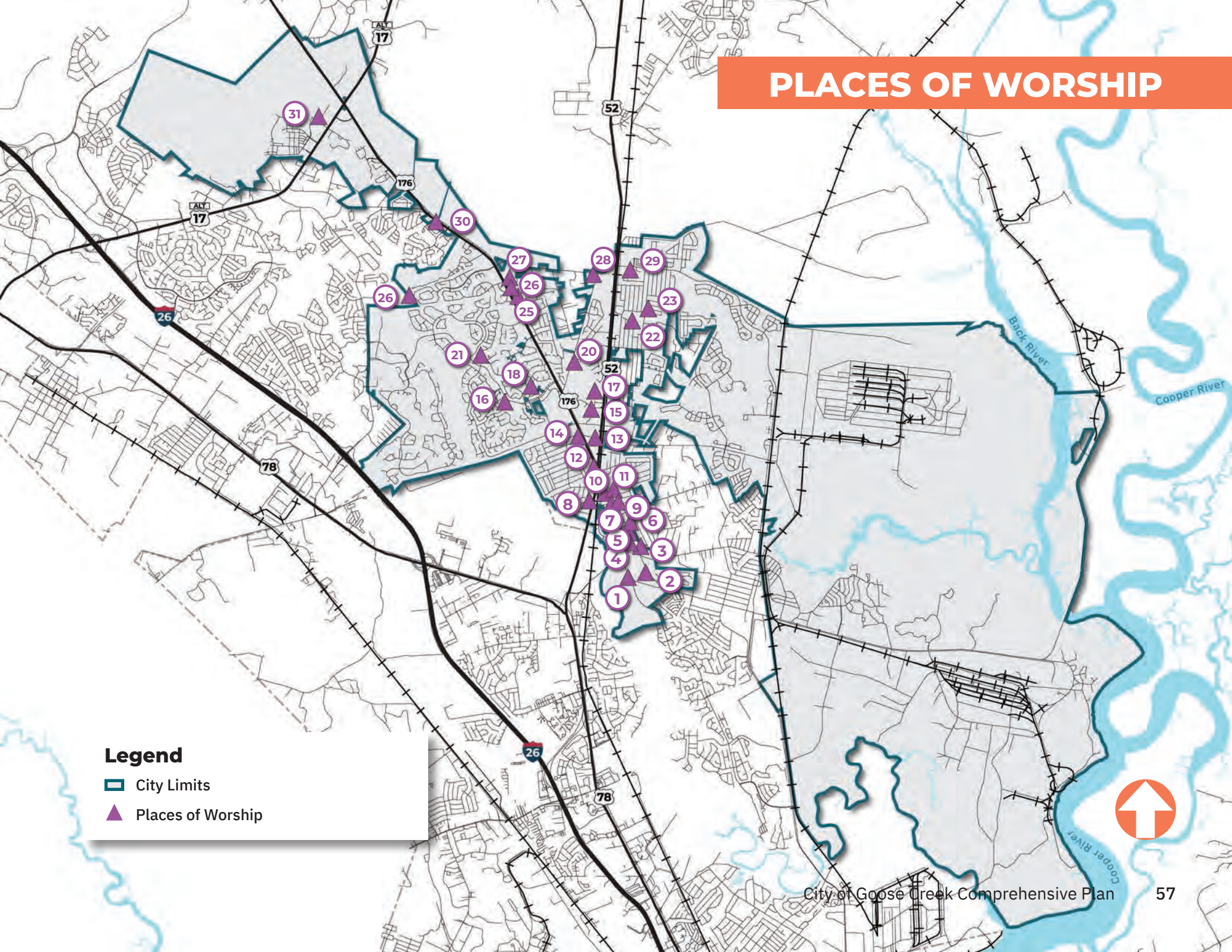
Goose Creek is named for one of the most scenic resources in Berkeley County. The City’s most southern boundary follows the creek as it winds through the Naval Weapons Station out to the Cooper River. As a result, accessibility to the creek within the City’s limits is restricted. Fortunately lower sections of the creek that are boating friendly, the Goose Creek reservoir, are publicly accessible.

Crowfield Plantation, situated in the northwest section of the City, is a 2,850-acre planned development by Westvaco. As previously discussed, Crowfield Plantation was the epitome of southern plantation society in the 18th century. Westvaco Development has respected the historical significance of the manor house ruins and surrounding area by setting aside the house and gardens, along with 20 acres of land, for preservation as a passive park with interpretive signing and a golf course buffer. Along with three park areas in the development; Middleton, Lakeview and Hamlet, these areas also provide community recreation opportunities. Likewise the natural environment of Crowfield Plantation has been carefully preserved to balance growth and development so that negative impacts on the environment are mitigated. The 73-acre Crowfield Lake was developed at the heart of the plantation to function as a storm water management basin and provide recreational opportunities. Concurrently, 3.7-acres of wetlands were created for each acre disturbed by development and a 16-acre man-made island established with trees to create a natural wildlife habitat.

Places of Worship

#	Place of Worship	#	Place of Worship
1	St. James Episcopal Church	17	Metro North Church
2	Heritage Baptist Church	18	International Christian Church
3	Calvary Church of the Nazarene	19	Center The Life Simplified
4	Trinity Baptist Church	20	New Life Baptist Church
5	Alpha and Omega	21	Peace Presbyterian Church
6	Saint Andrews Episcopal Church - Goose Creek Campus	22	International Baptist Church
7	Goose Creek United Methodist Church	23	Open Door Bible Baptist Church
8	St. Timothy Lutheran Church	24	Faith Temple Fellowship Center
9	Kingdom Empowerment Ministries	25	Midway Baptist Church
10	Goose Creek Worship Center	26	Immaculate Conception Church
11	Mt. Carmel RE Church	27	St. James United Methodist Church
12	Living Word Christian Center	28	Church of Christ
13	Dominion Kingdom Worship Center	29	Trident Baptist Church
14	First Baptist Church	30	Kingdom Hall of Jehovah's Witnesses
15	New Vision Baptist Church - Goose Creek	31	Northwood Church
16	Crowfield Baptist Church		

PLACES OF WORSHIP



Legend

- City Limits
- Places of Worship



CULTURAL RESOURCES



Crowfield Lake is a freshwater (man-made) lake that is periodically restocked for fishing and other recreational uses. As a habitat for alligators swimming is not one of the recreational uses allowed.

South of Crowfield Lake, in Huckhole Swamp, a 70-acre tupelo gum and cypress preserve is protected and preserved in its natural state to provide a wildlife habitat for fish, freshwater fowl, and aquatic plant populations.

The Cooper River provides Goose Creek with an abundance of resources. The river flows from its main source, Lake Moultrie, into the Charleston Harbor and eventually out to the Atlantic Ocean. Through Berkeley County, it flows past Mepkin Abbey, Cypress Gardens, Water Front Park, and numerous other scenic sites with Live Oaks, Spanish moss, and Magnolia trees lining its banks.

Due to the high flow of nutrients from Lake Moultrie, calm water, and diverse vegetation, the river also provides a suitable habitat for a variety of fish. Unique characteristics allow for fish such as Large Mouth Bass to grow to “trophy size,” attracting a large number of outdoorsmen yearly. The river is also widely known for its expansive number of fossils. Tourists, recreational divers, and hobbyists dive to the bottom of the Cooper River each year in search of Native American

arrowheads, spear points, and earthenware pottery. However, their main target are prehistoric shark teeth left behind from the giant megalodon shark that once inhabited this area when it was underneath an ancient sea millions of years ago. The Cooper River Underwater Heritage Trail has been established to provide access for divers to visit these historic sites in the river.

Unplanned or haphazard development patterns often have devastating effects on historic and cultural resources. To preserve these unique qualities for future generations, all historic and cultural resources worthy of preservation should be identified and a plan for protection created and implemented. Through the planning process, the community should be involved as much as possible in order to create public awareness and appreciation of these cultural and historic resources.

For more information on the City's cultural resources, see pages 287-296 in the Technical Appendix.



NATURAL RESOURCES

Introduction

Goose Creek and the surrounding areas contain an abundance of natural resources that are essential to supporting the regional ecosystem, including water features, wildlife habitat, wetlands, and soils. These resources offer habitat and refuge for plant and animal species, deliver water quality benefits, serve as drinking water sources, and provide recreational opportunities for residents and visitors. The conservation of these natural resources deserves thoughtful consideration when planning for the future of the City.

Climate

Goose Creek's climate¹ is temperate and controlled by several factors, including the state's location in the northern mid-latitudes, being situated in between the Appalachian Mountains and the Atlantic Ocean, and the City's elevation. The mountains tend to block cold air masses arriving from the west, which leads to generally mild winters, with average daily low temperatures ranging from 39°F to 45°F and high temperatures between 59°F and 65°F from December to February. The proximity to the Atlantic Ocean provides for cooling sea breezes during the summer and warms areas located near the coast during the winter. During the summer months of June through September, temperatures

range from (average lows) of 67°F to 74°F to (average highs) of 84°F to 91°F.

One of the more serious weather concerns for Goose Creek is the occurrence of tropical storms and hurricanes. Hurricane season begins on June 1 and runs through the end of November, with the height of hurricane season occurring from late summer to early fall. Hurricanes and tropical systems can bring high winds, flooding rains and deadly storm surges, all of which can result in detrimental impacts to residents and property.

Sea Level Rise

As the Earth warms and glaciers melt, sea-levels continually rise, both globally and locally. Preparing coastal communities, like the Lowcountry, for sea-level rise and other negative effects of climate change is necessary to ensure the long-term viability of our communities. The forecasts for sea-level rise during the next 50 to 100 years vary, but impacts are expected to be widespread throughout the coastal areas of South Carolina, including tidal creeks and rivers.

The sea level² off South Carolina's coast is up to 10 inches higher than it was in 1950. In the last decade, the speed at which South Carolina's sea level is rising has increased, and is now rising by as much as one inch every two years.




A rise of 1 to 3 feet is forecasted within the next 50 years, but some scientists believe this is too conservative of an estimate, and predict changes in sea level could come more quickly.

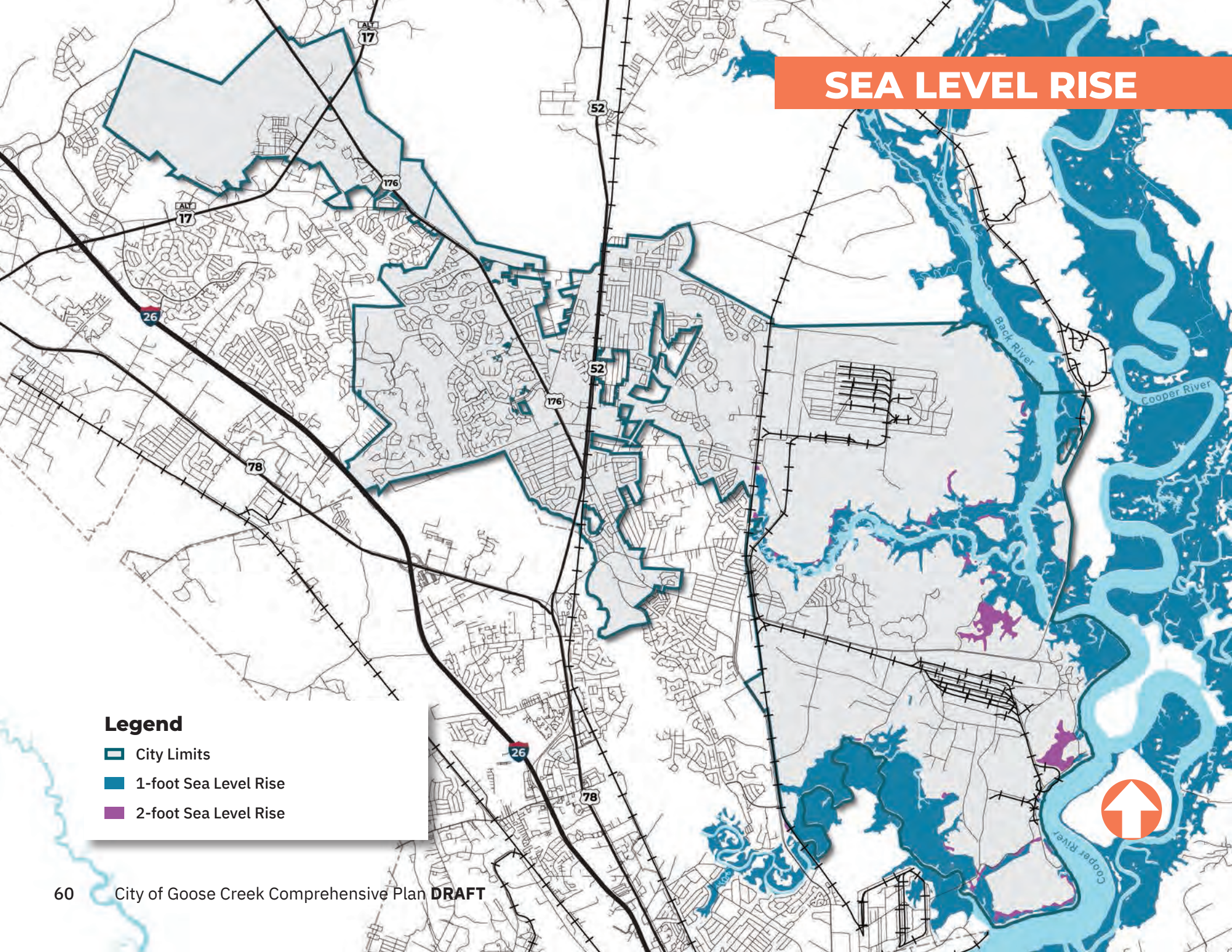
Areas that border waterbodies, such as Goose Creek, Foster Creek, and the Cooper River – are likely to feel the effects of sea level rise in the years to come. Approximately 2,900 developed acres within Goose Creek City limits would be impacted by a 1-foot rise in sea levels (totaling 6.6% of the City's developed area). The majority of this affected area is zoned as government and commercial, with no single family residences anticipated to be impacted by a rise of that magnitude. A 2-foot rise in sea level is forecasted to impact approximately 7.1% of the City's developed land. As is shown on the map on the next page, much of the forecasted impact from sea-level rise in Goose Creek is likely to occur within the footprint of the Naval Weapons Station-Charleston.

1. *Climate and weather data sources: South Carolina State Climatology Office and NASA's MERRA-2 Modern-Era Retrospective Analysis.*
2. *Sea level rise sources: South Carolina Sea Grant Consortium, National Oceanic and Atmospheric Administration (NOAA) and SeaLevelRise.org*

SEA LEVEL RISE

Legend

-  City Limits
-  1-foot Sea Level Rise
-  2-foot Sea Level Rise





NATURAL RESOURCES

Hydrology

Watersheds

A watershed consists of surface water - lakes, streams, reservoirs, and wetlands - and all the underlying groundwater from a land area that drains to a common low point or outlet. Larger watersheds contain many smaller watersheds. All of the land that drains water to the outflow point is the “watershed” for that outflow location.

Watersheds are important because the streamflow and the water quality of a river are affected by what is happening in the upland area of the river/outflow point. Watershed protection is a critical component of both stormwater management and water quality management.

The City of Goose Creek is located within the Cooper River Watershed of the Santee River Basin which lies within the Lower Coastal Plain of South Carolina. Major hydrological features within or adjacent to the Goose Creek municipal boundaries include the Back River and Cooper River (which form a large portion of eastern boundary of the City); the headwaters of Goose Creek and Goose Creek Reservoir; Bushy Park Reservoir; and Foster Creek.

Wetlands

Wetlands function as transitional areas where land meets water near streams, rivers, lakes, and estuaries, or in low-lying flat areas or natural depressions in the landscape, and they can be both freshwater and saltwater, known as brackish. Most of the wetlands in the City are freshwater forested/shrub wetlands located at the headwaters of and alongside stream reaches. Freshwater emergent wetlands exist along the riparian areas of the Cooper and Back Rivers and Foster Creek.

Estuarine and marine wetlands occur upstream of and along the confluence of the Cooper River and Goose Creek. The depth and duration of water saturation combined with landscape position are key factors in determining when wetland soils develop and what plant species inhabit them. The map on the next page depicts the location and type of wetlands in and surrounding the City today.

Wetlands serve important functions relating to fish and wildlife that contribute to commercial, recreational, and tourism activity in the region. Such functions include food chain production, habitat, nesting, spawning, rearing, and resting sites for aquatic and land species and ocean-going species, including the blue crab (*Callinectes sapidus*), shrimp, and other shellfish.

Water Quality Protection

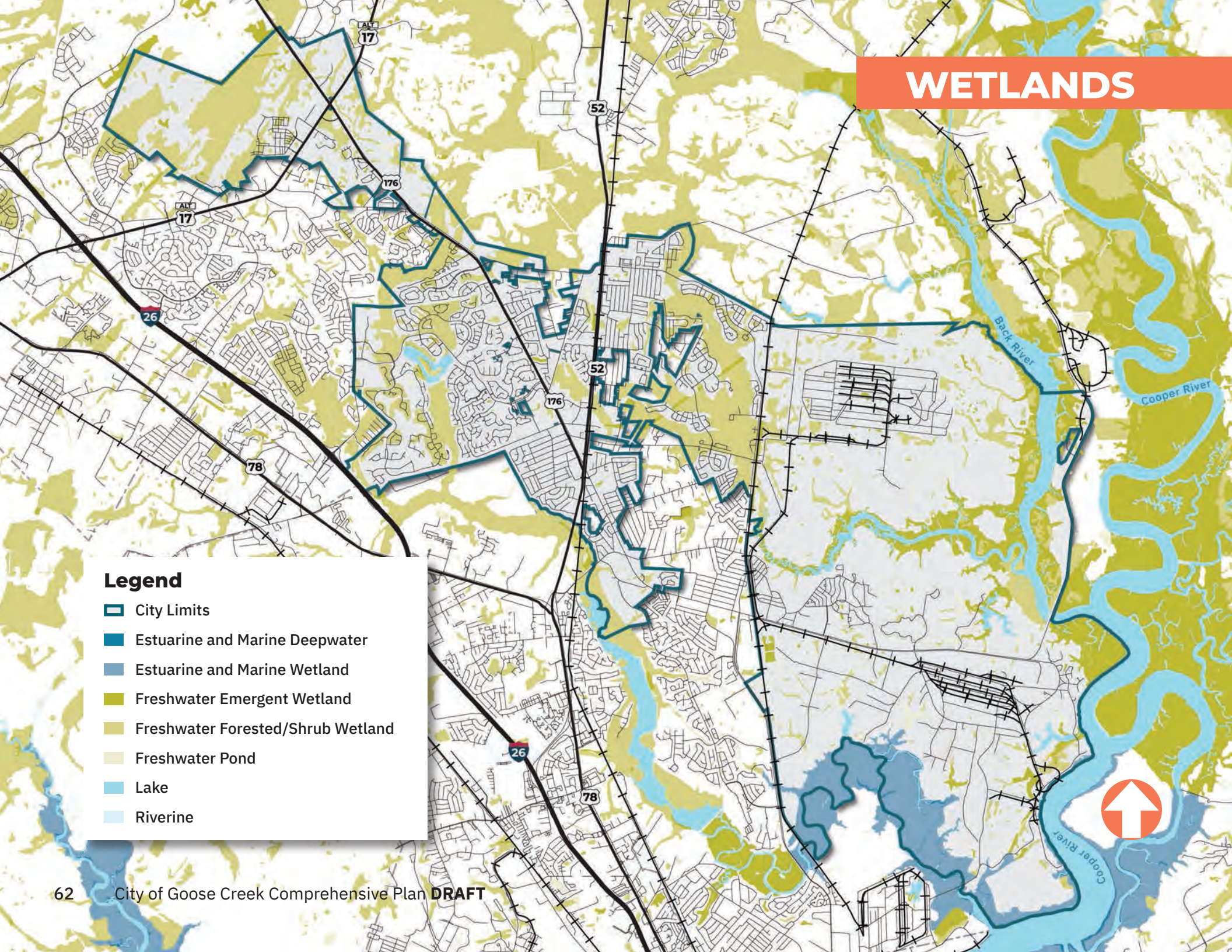
Water quality is the measure of the suitability of water for a particular use based on selected physical, chemical, and biological characteristics. Water bodies are used for many purposes such as recreation (e.g. swimming and boating), scenic enjoyment, fishing, drinking water supply sources, and are the home to many aquatic organisms. To protect human health and aquatic life in these waters, states establish Water Quality Standards. Water Quality Standards help to protect and restore the quality of water in accordance with the Clean Water Act (CWA) and define the goals for a waterbody by designating its uses, setting criteria to protect those uses, and establishing provisions to protect water quality from pollutants. To do this, the state's Department of Health and Environmental Control (DHEC) continually monitors waterbodies and reviews, revises, or creates new standards based on changing water quality conditions.

DHEC routinely monitors surface waters to characterize current water quality, determine if waters are meeting current standards, analyze long-term water quality trends, and help formulate limits for permitted wastewater discharges. There are multiple monitoring stations located in the Goose Creek Reservoir and just below the confluence of Foster Creek and the Back River, as well as in the Cooper River along the eastern edge of the City's boundary.

WETLANDS

Legend

- City Limits
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine





NATURAL RESOURCES

Stormwater Management

Development and urbanization can lead to an increase in polluted stormwater runoff in waterways. When impervious surfaces are developed, rainwater is no longer able to be absorbed into the ground. Instead, it runs across those hardened surfaces, collecting pollutants like fertilizers, motor oil, and pet waste before reaching and dumping them into the nearest storm drain or surface water. Natural features like wetlands and riparian buffers play a critical role in slowing the flow of stormwater and helping to filter and improve the quality of surface water runoff entering the watershed.

A Stormwater Management Program aims to reduce the amount of runoff pollution. It does this by educating the public about how they can reduce the risk of polluting rainwater, permitting and monitoring all new construction sites to prevent the many potential contaminants from entering the storm drain system, and monitoring businesses and residential homes to make sure no pollutants are being discharged directly into larger waterbodies.

In order to implement a comprehensive and economical approach to prevent negative water resource impacts from non-point source pollution, the City of Goose Creek partners with Berkeley County's Stormwater

Management Program. This effort focuses on protecting, maintaining, and enhancing water quality and the environment, as well as the public health, safety, and general welfare of the citizens.

Source Water Protection Areas

Foster Creek, Bushy Park Reservoir, and Goose Creek Reservoir are all identified as Source Water Protection Areas (SWPA) by DHEC. All three waterbodies lie within (or adjacent to) the Goose Creek municipal boundaries or are tributary to waterways within the City limits. All public water systems have potential sources of contamination (e.g. bacteria, nutrients, chemicals, trash, sediment, and runoff). SWPAs are subject to management strategies to reduce or eliminate the potential threat to drinking water supplies (wells or surface water intakes and the land area that contributes to that drinking water source). This can be accomplished either through federal, state, or local authority control or by using non-regulatory measures such as educating the public.

The City of Goose Creek's Water Division is tasked with the responsibility of delivering a constant source of potable water to customers within the water service area and monitoring water quality throughout the distribution system. The City is a member

of the Lake Moultrie Water Agency and the American Water Works Association (AWWA) Partnership for Safe Water.

Wetlands in Goose Creek will continue to provide measurable ecological and economic benefits to the community as long as they are conserved and protected. Despite these benefits, wetlands continue to be threatened by land development pressure.

The leading stressor to wetlands in South Carolina is loss or removal of vegetation (Source: EPA's National Wetlands Condition Assessment). As development and population growth continue to increase, these activities will likely cause additional stress to wetlands. Impacts to wetlands should be carefully evaluated and if possible, avoided entirely. Protecting these water features is essential to maintaining clean water for fishing, swimming, paddling, and drinking.

The Clean Water Act grants the United States Army Corps of Engineers (USACE) regulatory authority over wetlands. Activities in wetlands that require a Federal 404 permit are also required to obtain a 401 Water Quality Certification from DHEC. When considering developing in and around wetlands, it is important to adhere to the principles of avoidance and minimization: avoid impacts to wetlands to the extent



NATURAL RESOURCES

practicable and, when necessary, mitigate and minimize any unavoidable wetland impacts. Wetland activities that are subject to regulations include filling, dredging, and draining; construction and lance clearing activities in wetlands; mining or creating impoundments; and managing stormwater runoff. Many agricultural and forestry practices are exempt from wetland permitting.

Floodplains

Floodplain management is a community-based effort to prevent or reduce the risk of flooding, resulting in a more resilient community. Proactive communities can identify flood hazards and act to reduce associated risks through planning and the development review process. Several areas along the major creek and river systems of Goose Creek are within the mapped FEMA-designated 100-year and 500-year flood hazard zones. The 100-year floodplain represents the maximum flood level expected to occur once every 100 years (i.e., there is a 1% chance of a 100-year flood event happening in a given year). Similarly, the 500-year floodplain indicates the area where a flood event has a 1 in 500 (or 0.2%) chance of occurring in a given year.

FEMA maintains flood maps that detail the location and severity of flood zones, including Special Flood Hazard Areas (SFHA). Two of the more at-risk zones for damage from flooding are Zone A and Zone AE, which represent the “base flood” and are located within the 100 year floodplain. Flooding occurs not only in these Special Flood Hazard Areas, but also in areas with a low to moderate hazard, shown as Zone X on a Flood Insurance Rate Map (FIRM). Zone X is located outside of the 100-year floodplain, but may be within the 500-year floodplain. A total of 6,700 acres (or 21% of the City’s land) is within FEMA’s Zone A or Zone AE of the 100-year floodplain. These are categorized as “high risk areas.” A total of 268-acres (or 1% of the City’s land) is within FEMA’s Zone X of the 500-year floodplain, which is categorized as “low or moderate risk areas.”

While FEMA’s mapped flood zones provide guidance about the locations and relative levels of flood risk, it is important to recognize that they are not foolproof. Recent flood events such as Hurricanes Joaquin (2015), Matthew (2016) and Irma (2017) resulted in widespread, historic levels of flooding reaching the 100-year and 500-year floodplain in some places, and even reached levels qualifying as a 1,000-year flood event in parts of the Tricounty area.

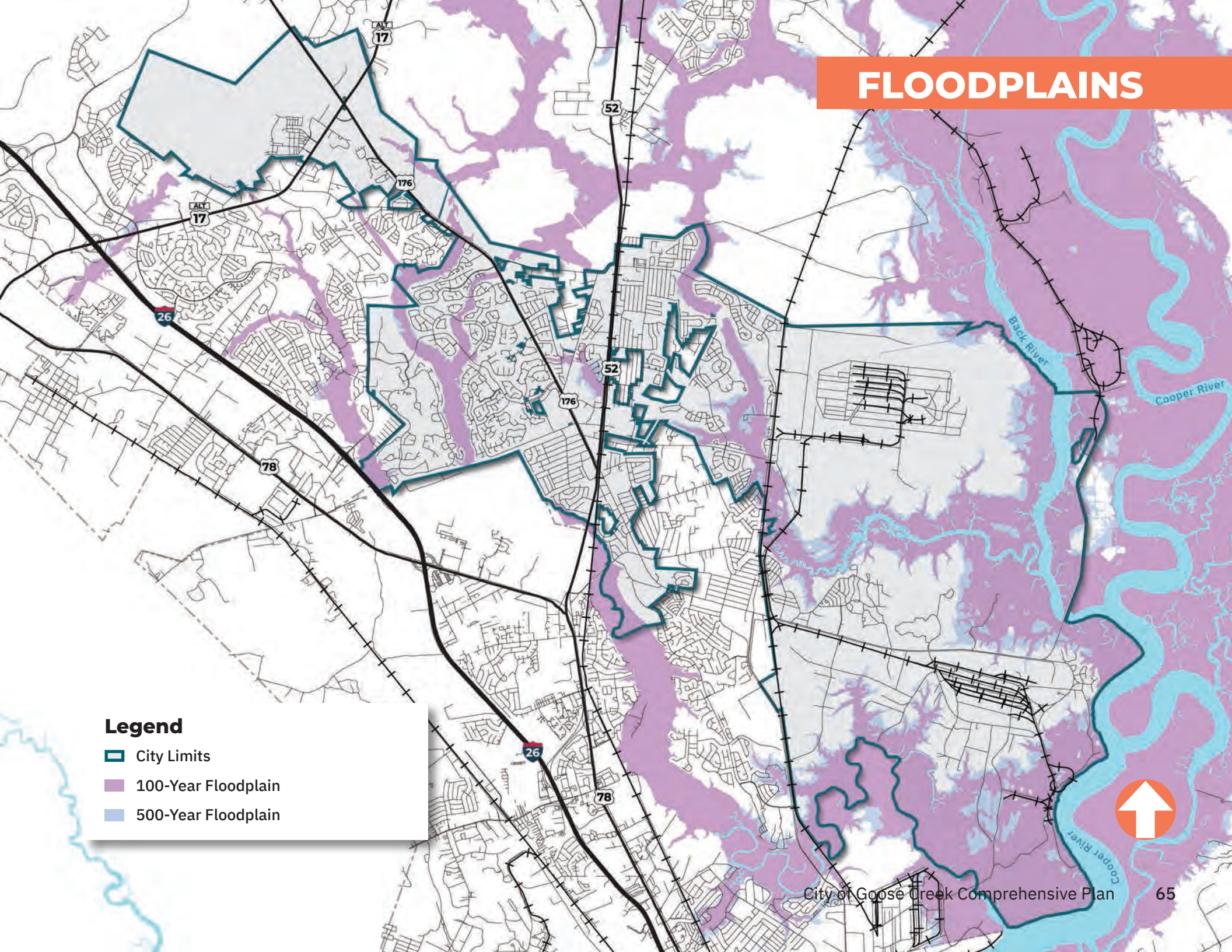
This may be an indicator that rapid changes in climate are impacting the frequency and intensity of flood events locally. Anyone near water can be vulnerable to risks associated with flooding, especially the financial consequences of it.

For example, according to the National Flood Insurance Program Fact Sheet, people outside of FEMA’s designated high-risk areas still file over 20% of flood insurance claims and receive one-third of FEMA’s disaster assistance for flooding. The potential for devastating flood impacts should be carefully considered during land use decision making as areas in the mapped floodplains, and possibly beyond, are at higher risk to incur property damage.




Much like wetlands, floodplains serve important functions such as storing and dissipating floodwaters, groundwater recharge, and filtration of nutrients from stormwater through vegetated buffers and habitat for diverse populations of plant and animal species.

FEMA recommends keeping development out of these areas, not only for the protection of life and property from flooding, but also to preserve the vital ecosystem functioning of floodplains.

FLOODPLAINS



Legend

-  City Limits
-  100-Year Floodplain
-  500-Year Floodplain



NATURAL RESOURCES

Coastal Resource Management

Due to its proximity to the coastline, the City of Goose Creek is subject to additional regulatory oversight of certain protected coastal resources, including tidally-influenced rivers and associated marshes. These regulations are administered by SC DHEC's Office of Ocean and Coastal Resource Management (DHEC-OCRM). This program was established under the federal guidelines of the 1972 Coastal Zone Management Act and functions as a federal-state partnership to comprehensively manage and protect coastal resources. Codified in statute, the mission of the CZMP is to “protect and enhance the state’s coastal resources by preserving sensitive and fragile areas while promoting responsible development in the eight coastal counties of the state.”

All of Berkeley County, including the municipal boundaries of Goose Creek, lies within the OCRM Coastal Zone. This zone is defined as all coastal waters and submerged lands seaward to the State’s jurisdictional limits and all lands and waters in the counties of the State which contain any one or more of the critical areas, including Beaufort, Berkeley, Charleston, Dorchester, Horry, Jasper, and Georgetown counties.

It should be noted the OCRM has indirect permitting authority over development activities located in this area and will issue a Coastal Zone Consistency Certification, when applicable, in conjunction with other necessary state and federal permits.

The southernmost limits of the City of Goose Creek (along the Cooper River) are adjacent to the OCRM Critical Area, which is classified as any of the following: coastal waters (saltwater creeks and rivers), tidelands (marshes), beach/dune systems and, ocean beaches. OCRM has direct permitting authority over these fragile ecosystems, meaning the issuance of a permit does not have to be associated with another permitting authority.

Development activities that occur within the Critical Area typically include the construction of docks, marinas, boat ramps, bulkheads, dredging, and beach re-nourishment.

Plant & Animal Habitats

Threatened and Endangered Species

The Federal Endangered Species Act (ESA) of 1973 was designed to protect certain plants and animals and their habitats from becoming extinct. The purpose of the ESA is to protect and recover those imperiled

species and the ecosystems upon which they depend. Under the ESA, species may be listed as either threatened or endangered. “Endangered” means a species is in danger of extinction throughout all or a significant portion of its range. “Threatened” means a species is likely to become endangered within the foreseeable future.

The prohibition of any taking, disturbance, or destruction of a listed species and its habitat helps to thwart any loss of life that may result. Specific locations of endangered and threatened species are not made available to the public in an effort to prevent poaching or any disturbance of the species’ habitat. The United States Fish and Wildlife Service (USFWS) provides a planning-level evaluation of potential impacts to USFWS trust resources, such as migrating birds, species proposed or listed under the ESA, marine mammals, and wetlands through their IPaC (Information for Planning and Consultation) service.

The USFWS mapped habitats for several threatened and endangered species within or adjacent to the City of Goose Creek municipal boundaries. Protected species are listed on the table on the next page.



Source: Audubon Society, Kenton Gomez



Source: US Fish and Wildlife Service (USFWS)



Source: SC Department of Natural Resources, Al Segars

Protected Species

Species Name	Scientific Name
Red-cockaded woodpecker	Picoides borealis
Bald eagle	Haliaeetus leucocephalus
Florida green water snake	Nerodia floridana
Black swamp snake	Seminatrix pygaea
Carolina gopher frog	Rana capito
Eastern woodrat	Neotoma floridana
Least tern	Sterna anitllarum
Southern myotis	Myotis austroriparius
Yellow fringeless orchid	Platanthera integra
Virginia bunchflower	Melanthium virginicum
Nutmeg hickory	Carya myristiciformis
Multiple waterbird colonies	-

It is noted that Medway Plantation, located along the Back River, has been designated as an Important Bird Area (IBA) by the Audubon Society. This designation means that it provides essential habitat for one or more species of bird, including sites for breeding, wintering, or migrating birds. An IBA is designated on the basis that it supports endangered and threatened species as well as species that are deemed vulnerable due to habitat loss, diminished biodiversity and the inclination to congregate at high densities, such as waterfowl or shorebirds. Medway Plantation has documented colonies and nests of bald eagles, red-cockaded woodpeckers, wood ducks, and wintering ring-necked ducks.

For more information on the City's natural resources, see pages 297-313 in the Technical Appendix.

WHAT THE PEOPLE SAID

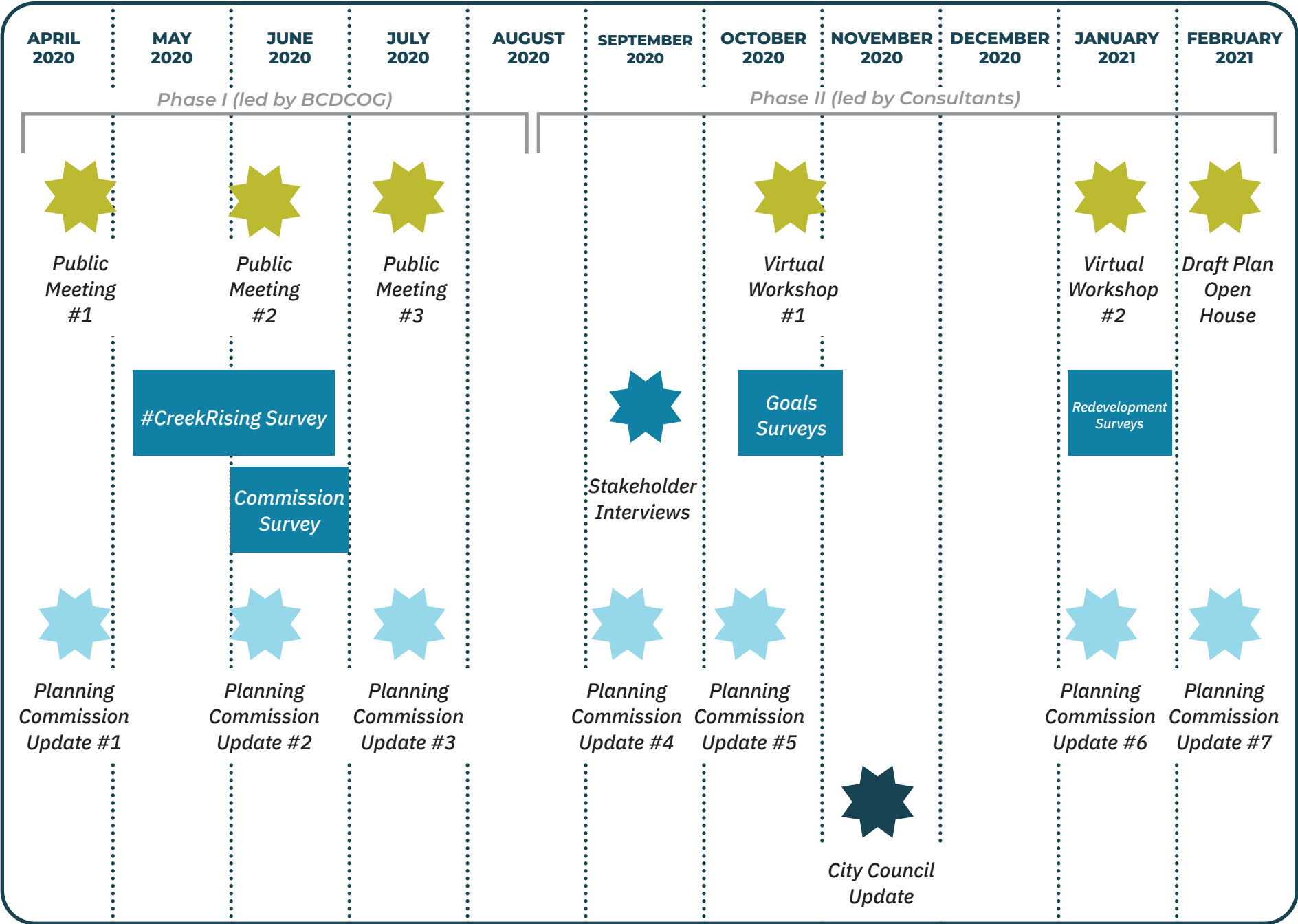
OVERVIEW

Public engagement is a critical component of any planning exercise. The City of Goose Creek participated in a robust process of collecting and analyzing input from stakeholders, including residents, employees, business owners, City staff, and elected and appointed officials. The process was a collaboration between the City, the Berkeley-Charleston-Dorchester Council of Governments (BCDCOG), and the consultants.

The timing of the COVID-19 pandemic limited in-person meetings and events, and forced most of the public engagement to happen virtually. Meetings were held via video conferencing (Zoom) and Facebook Live, and input was gathered using digital platforms.

The public engagement process kicked off in April 2020. The BCDCOG led the first half of the public engagement process (Phase I), and the consultants led the second half (Phase II) starting in September 2020. The process was completed in February 2021.

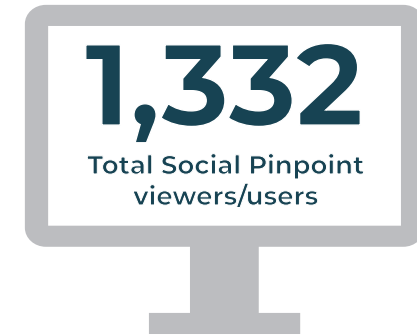
The diagram on the right summarizes the process, and the following pages describe the outreach methods used, results of surveys, meetings and events, and the results of all public input.



Public Engagement by the Numbers



1,445
Estimated total
participants and
stakeholders



1,332
Total Social Pinpoint
viewers/users



132
Participants at all
three workshops



27,663
reached with
social media ads



1,127
Total #creekrising
survey results



1,059
Total number of
comments and
feedback given at
workshops

OUTREACH METHODS

Overview

To maximize the number of people reached to give input, the following methods were used.

Branding

The City already has a strong visual brand known as #CreekRising that is widely recognized in the community. Under the City's direction, this plan leveraged that name and brand recognition.

Web Presence

A project webpage was developed and hosted on the City's website where it serves as the informational hub of an integrated communication program. The page included information about the plan's purpose, process, and progress. The page hosted the #CreekRising Community Survey, received comments or questions, and provided plan information as it became available for public consumption.

Media Relations

All media relations efforts were handled by City staff.

Messaging

During this plan's initial phase of public engagement, City staff and BCDCOG worked together to develop a set of key messages related to the Comprehensive Plan update, including information describing the basics of the plan, its purpose, the reason for the 2020 update, the importance of it, how to participate, and other relevant details.

Stakeholder Identification & Management

Working in close coordination with City staff, BCDCOG developed a list of 30 stakeholders and influencers who served to seed the plan's initial outreach database. This group received information related to all Phase I activities and direct invitations to respond to the Community Survey.

Social Media Advertising

A key component of the initial public education process was awareness building, and social media advertising proved to be an effective way to accomplish that goal. A five-week, targeted social media campaign in May and June 2020 netted more than 4,100 survey link clicks indicating its reach, and 1,127 survey fills (out of a total of 1,325 survey responses) and 390 email contacts serving as a growing audience as the project advanced. Facebook was used to advertise the Virtual Workshops and the Draft Plan Open House. Targeted social media campaigns for each of those events were created. The website used for the two Virtual Workshops got an average of 2,087 clicks and 667 viewers, and had a total of 126 participants who filled out surveys or used the mapping tools available to give input.



MEETINGS & EVENTS

Overview

The purpose of public engagement during Phase I was to open the doors of communication between interested parties and the City by reaching residents, property owners and stakeholders and requesting feedback on their concerns, needs and desires for the community's future.

Phase II of public engagement sought to get reactions from the Planning Commission and interested members of the community. Preliminary goals, strategies, and recommendations were presented during three meetings including two Virtual Workshops and the Draft Plan Open House.

The City's Planning Commission served as the Comprehensive Plan Committee. Three Planning Commission meetings, described below, included discussion of the Comprehensive Plan update, and were advertised and open to the public for participation. The Comprehensive Plan discussions were facilitated by the BCD Council of Governments staff and included a question and answer segment.

Public Meeting #1

The first public meeting was held virtually via Zoom on April 29, 2020, and served to provide the Planning Commission and attendees from the public with a general overview of the project from an educational perspective. This meeting reviewed the purpose of Comprehensive Plans, the state mandate regarding community planning, the project timeline, and the Phase I components.

Public Meeting #2

The second public meeting was held in-person at City Hall on June 2, 2020, and provided Planning Commission members and attendees an overview of the research, data analysis, and mapping that had been completed related to the eight required planning elements, as well as results of the community survey. Additionally, Commission members were given a "homework" assignment that entailed reading a brief, document about land annexation, reviewing an ArcOnline StoryMap with interactive project maps and additional information related to the eight planning elements, and a two-part, 12 question survey. Part one of the survey sought to gauge their level of agreement or disagreement with multiple planning-related statements gleaned from

previous City documents. Part two of the survey asked Commissioners to consider their experience with recent growth trends in the City, and indicate which of three planning scenario areas would best address and respond to any perceived need for the City to annex land to accommodate future growth.

Public Meeting #3

The third public meeting was held virtually via Zoom on July 16, 2020 and reviewed some of the final components of Phase I, including: key findings of the former plans and studies reviewed for this 2020 Plan update, the housing affordability assessment and housing needs projections, the economic base analysis, the buildout analysis, and also a brief discussion of some preliminary outcomes from the Planning Commission's survey.

Stakeholder Interviews

To kick off Phase II of the public engagement process, the consultants came to Goose Creek on September 9-10, 2020 to visit the city, interview stakeholders, and meet with City staff.

Stakeholders interviewed included all members of the City Council, the mayor, and community members identified by the Planning Commission. Questions asked by the consultants included priority items for the plan update, goals, challenges and issues, needs and wants, opportunities, redevelopment areas, and annexation.

After the stakeholder interviews were completed, a compiled list of notes separated by theme were sent to the City staff and the City Council for reference. A summary is shown on the right.

Interview Summary

- Goose Creek needs an identity – who are we, where are we going?
- Outside perceptions of the City are improving – it’s a great place to live and people recognize it.
- There is a desire to move past “bedroom community” identity.
- Traffic (along major roads and intersections) and safety (car accidents) are among the biggest challenges.
- There are reservations about future growth because of the existing traffic issues.
- The biggest needs include more connectivity (vehicular and non-vehicular) throughout the city, a town center development, diversification of the City’s tax digest in the form of new and higher quality businesses, and safety improvements.
- There are a lot of opportunities for the city: its location and demographics (younger, more affluent population), the economic climate is improving (even with COVID-19), the new brewery, the success of Carnes Crossroads, and the annexation of the Century Aluminum property.
- A lot of priorities were identified for the comprehensive plan update:
 - Transportation enhancements (road improvements, traffic management, and connectivity);
 - Infrastructure enhancements;
 - Retaining the city’s quality of life; and
 - Growth management.
- Most agreed that there is a need for a central gathering place for Goose Creek (town center, downtown etc). But there are a lot of different opinions/ideas on where to place it and how to develop it.
- There is a lot of support for annexation in Goose Creek, especially the Century Aluminum property. Most agreed that annexation, in general, will be good for the City.
- People identified Summerville, Nexton, and North Charleston as places that they visit and spend money outside of Goose Creek.
- There is a lot happening in Berkeley County / metro Charleston area isn’t happening in Goose Creek. The City is treated as an afterthought when it comes to important issues like funding transportation projects.

MEETINGS & EVENTS

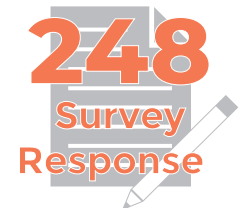
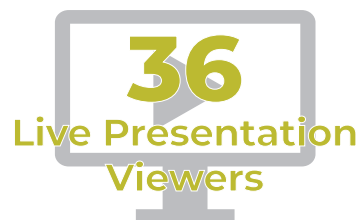
Virtual Workshop #1

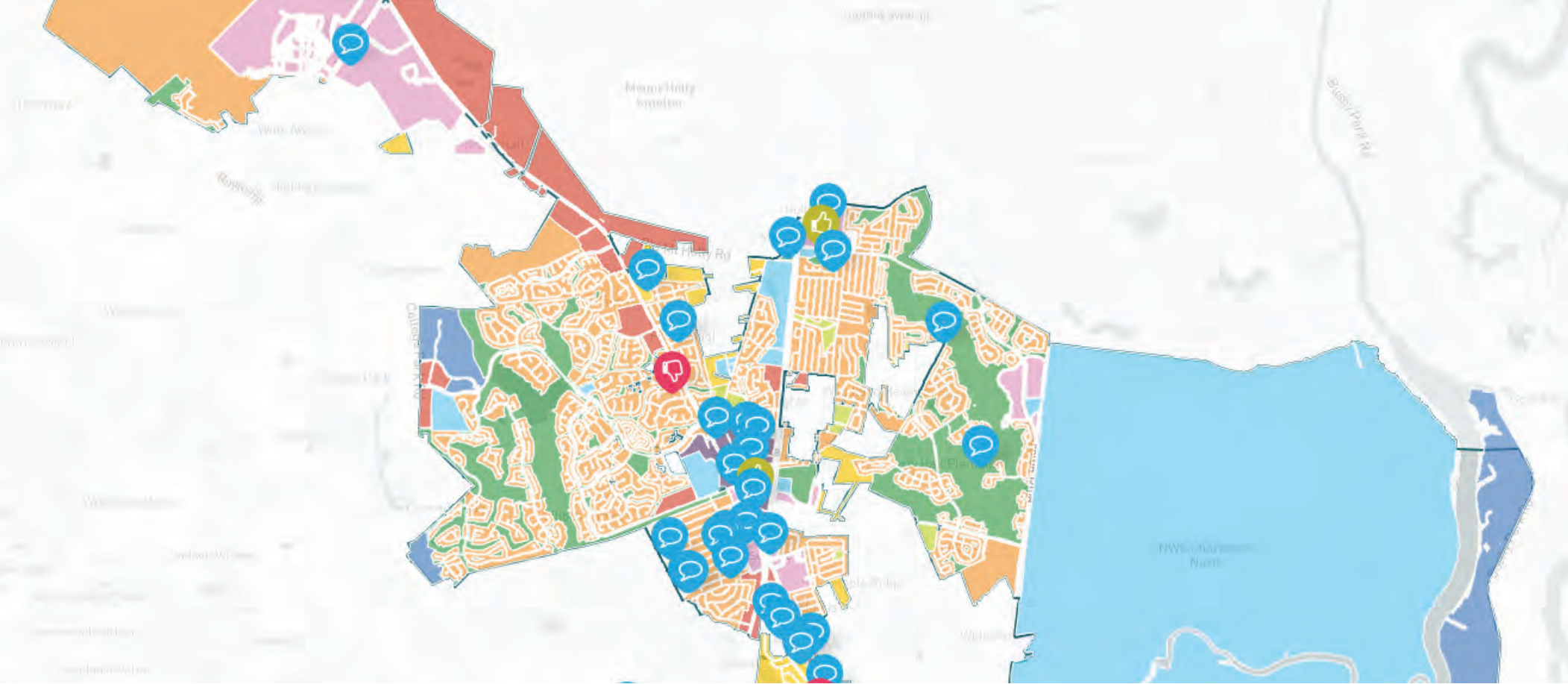
Because of the second wave of the COVID-19 pandemic, the first public workshop planned had to become virtual.

The first Virtual Workshop was hosted through Social Pinpoint, a community engagement platform between October 15 and November 1, 2020. The workshop featured surveys on plan goals, a mapping activity where participants placed virtual "stickers" on a map of the city to show ideas, and a forum for participants to use to submit additional comments.

The consultants did a presentation through Facebook Live on October 15, 2020 where they introduced Phase II of the process, the schedule, what they had learned during the stakeholder interviews, and did a live polling exercise with viewers. The consultants also presented the Social Pinpoint page and demonstrated how to give input. The presentation was recorded, and placed on the Social Pinpoint landing page for interested participants to watch.

A summary of the feedback received can be found on pages 82-84.





Virtual Workshop #2

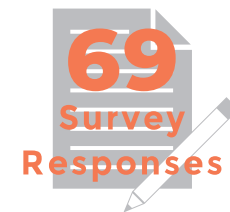
Because of the impending third wave of the COVID-19 pandemic, the second public workshop planned had to become virtual.

The second Virtual Workshop was also hosted through Social Pinpoint. It was live between January 5-26, 2021. The workshop presented recommendations regarding future land use, transportation, and redevelopment, and participants placed virtual "stickers" to show their feedback. They were also surveyed on their overall

level of support of the recommendations presented, and what kinds of development they want to see in the proposed redevelopment areas. Additionally, a forum was provided for participants to use to submit additional comments.

The consultants did a presentation during the Planning Commission meeting on January 5, 2021 where they presented the Social Pinpoint page and demonstrated how to give input. The presentation was recorded, and placed on the Social Pinpoint landing page for interested participants to watch.

A summary of the feedback received can be found on pages 85-87.



MEETINGS & EVENTS

Draft Plan Open House

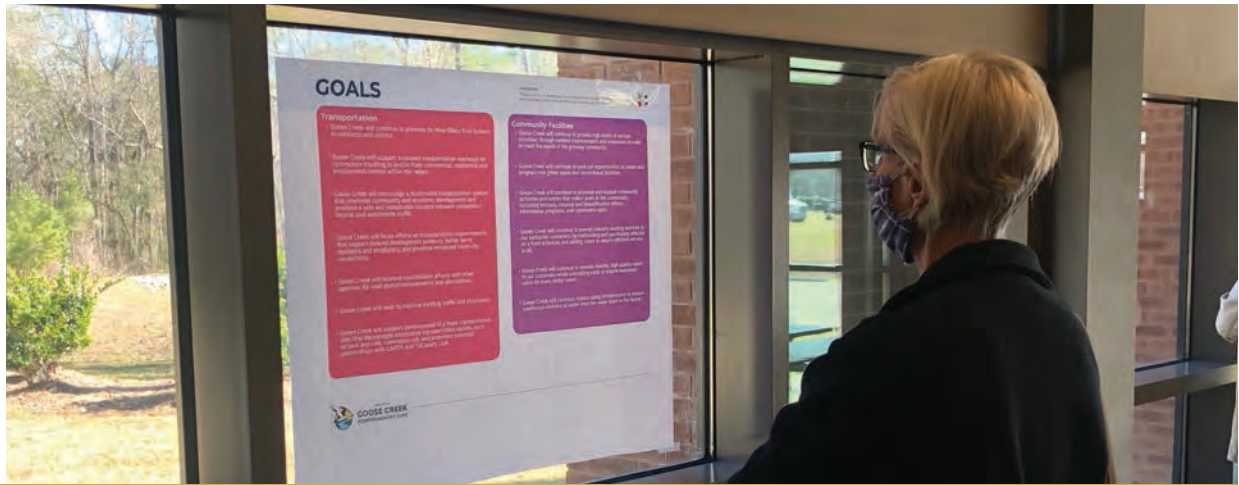
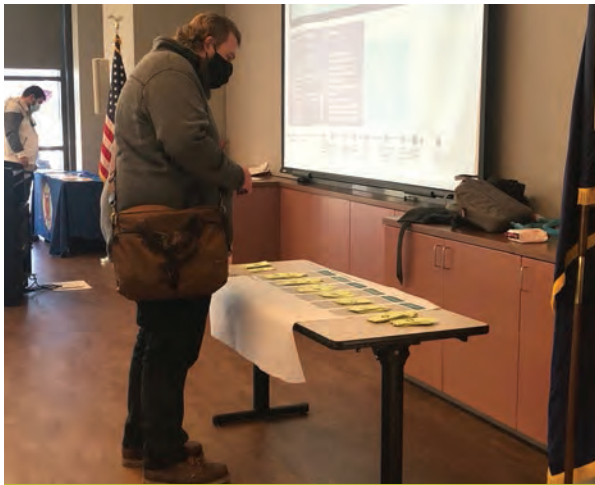
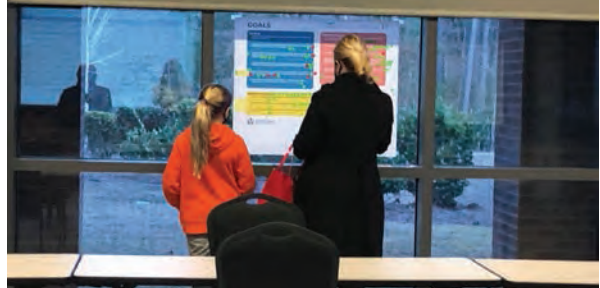
The Draft Plan Open House was hosted in-person at the Fire Department Headquarters on February 3, 2021. The event was a drop-in event that began at 2:00pm, and concluded at 7:00pm. Approximately 40 people were in attendance. The meeting got coverage on the local news channel and the Post & Courier. Masks were required at the Open House, and people were encouraged to stay six feet apart and follow a one-way path around the room to view the recommendations.

The consultants presented updated goals, an update map of the future land use plan, an updated transportation map, and development framework plans of the Red Bank Road Corridor, the proposed Town Center, and the Neighborhood Center Area. Boards were hung up on the wall, with red and green dots and post-it notes provided to give feedback. Participants had the opportunity to complete a priority funding exercise where they were given ten "planning dollars" to distribute among 6 potential priority investment items. Lastly, a presentation that summarized public input was displayed on a continuous loop for interested people to view.

A summary of the feedback received can be found on pages 88-89.



The Draft Plan Open House was held at the Fire Department Headquarters. The event was marketed through flyers, social media posts, and local news outlets.



The Draft Plan Open House saw approximately 40 participants. Social distancing measures were enforced.

RESULTS OF INPUT

#CreekRising Community Survey

Overview

The #CreekRising Community Survey was designed to gain input on how Goose Creek residents envision the future of their City. The survey asked questions regarding respondents' general concerns, goals, and top priorities for the City of Goose Creek. The data derived from the survey provided insight that has helped guide the Comprehensive Plan update.

The #CreekRising Community Survey was available online and remained open to the public from May 5, 2020 through June 19, 2020, during which time it received 1,325 total responses.

Top Concerns Among Residents

Respondents were asked "People often have concerns relating to how their city is growing or changing and the possible impacts of those changes. How concerned are you about the items listed below?"

- Cost of living expenses (housing, food, taxes, healthcare, childcare, etc.)
- Availability of housing types for people of all ages, incomes, and needs
- Earned income/wages and job opportunities

- Ease of access to basic needs, like fresh foods, pharmaceuticals and medical care
- Accessibility and condition of transportation options (roadways, sidewalks, etc.)
- Protection and conservation of natural resources (wetlands, plant and animal habitats, etc.)
- Creating a sense of place and a strong community atmosphere
- Access to high quality educational opportunities
- Recreation activities and opportunities for all ages
- Other

Response choices included: "Neutral or N/A," "Not at all concerned," "Somewhat concerned," "Fairly concerned," or "Very concerned." Each of these responses corresponded to sliding scale rating from 0-4, with "Neutral or N/A" being equivalent to 0 and "Very Concerned" being equivalent to 4.

According to the weighted averages, the top three concerns of Goose Creek residents are:

1. Accessibility and Condition of Transportation Options;

2. Protection and Conservation of Natural Resources; and
3. Access to high quality educational activities.

Respondents were least concerned about the availability of housing types for people of all incomes, ages, and needs.

Most Important Goals

Respondents were asked "What do YOU think are the top three (3) most important goals for the City in the near and/or long-term future? Please select/check ONLY THREE."

The top three goals chosen by respondents were

1. The creation of new public recreation, amenities, and community facilities;
2. Upgrading the appearance of existing commercial shopping centers; and
3. The redevelopment of unutilized or underutilized land.

The least selected goal category was "increased housing options" which aligns with the responses given in the concerns section in which housing availability was the lowest ranking concern among respondents.

RESULTS OF INPUT

Visual Preference Survey

As a means to help inform future zoning and policy decisions related to housing, survey respondents were asked, “What kind of housing options would you like to see built in the City in coming years? Please select all images you generally ‘like’ the look of and would support having in Goose Creek.” The question presented nine images of various housing types without any text description or other cues.

Because the majority of the City’s housing stock is fairly uniform, low-density, single-family suburban units, the goal of this question was to gain insight on residents’ and stakeholders’ preferences based solely on the look and visual appeal of the unit(s) to gauge whether there is local interest in, and support for, other forms of housing.



Planning Commission Survey

In June 2020, all seven members of the City’s Planning Commission (the “Commission”) as well as the City’s Planning Director, responded to a two-part survey. Part one of the survey posed a series of statements and inquired about Commission members’ level of agreement or disagreement with the statements. All statements were derived from previously identified goals and objectives from the 2010 Comprehensive Plan and the 2019 Strategic Plan. The purpose was to gauge if, and how much, attitudes and sentiments about these past goals and objectives may have changed in the past several years. Part two of the survey inquired about Commission members’ perceptions of recent growth trends and if there was a perceived need for the City to expand its land area by means of annexation. The purpose of the Commission’s survey was to gauge current interest in and support of these same previously identified ideals, to see if and how sentiments may have changed in the past several years and if these concepts should be reconsidered and addressed in the 2020 Plan update.

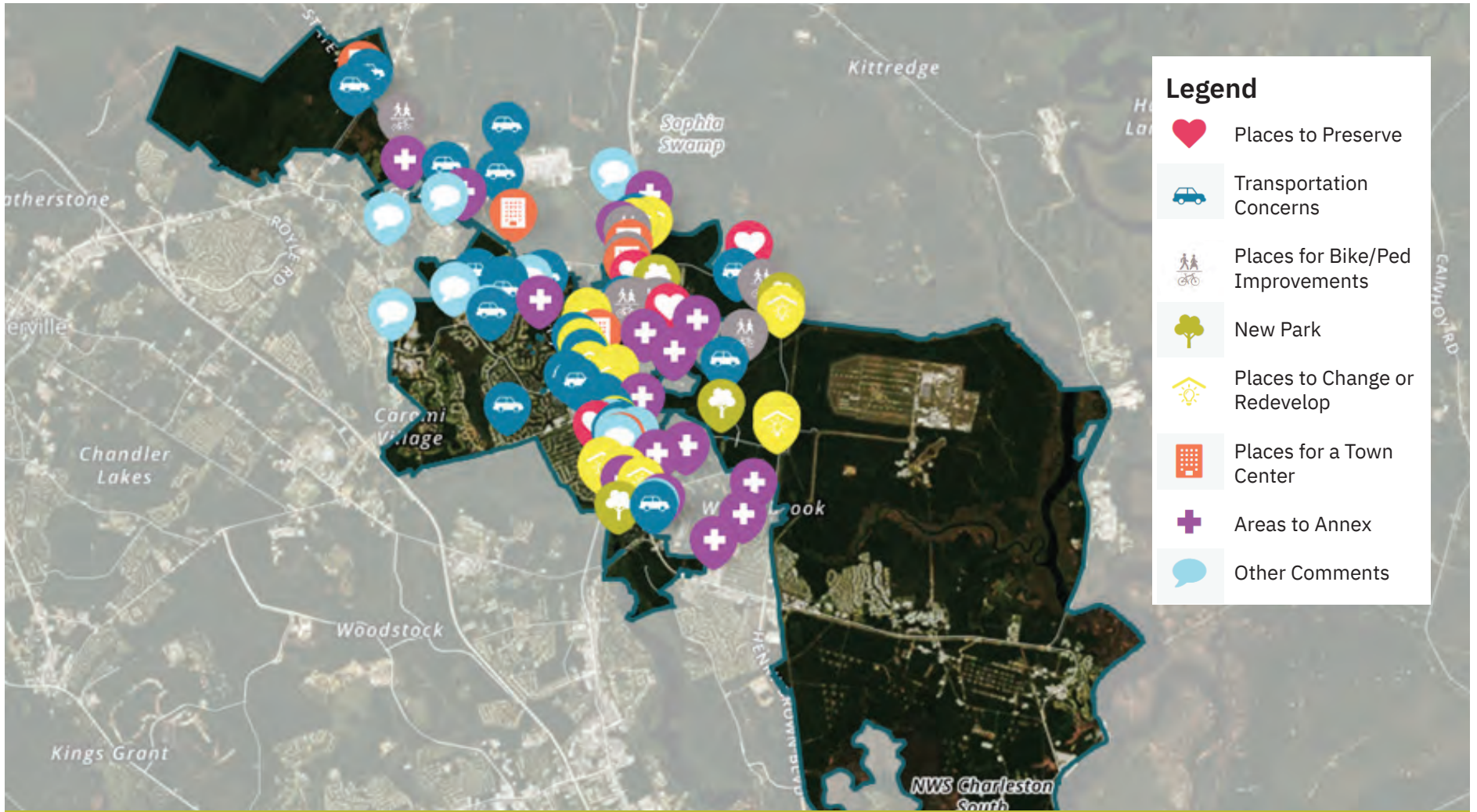
The Planning Commission’s responses related to the demand for growth and need for annexation of land were unanimously in support of the idea and indicated a high demand for growth in all sectors. For this reason, the buildout analysis used the Planning Area Scenario 3 model, considering a larger potential land area in addition to incorporated City limits.

The results of the Planning Commission survey can be found in the Technical Appendix on pages 177-185.

Main Survey Topics

- **Services and amenities**
- **Downtown/town center**
- **Diversified economy**
- **Revitalization of old shopping centers**
- **Businesses**
- **Financial assistance programs**
- **Housing stock and options**
- **Workforce housing**
- **Public education**
- **Pedestrian accessibility**
- **Green spaces**
- **Impact fees**
- **Transportation**
- **Infrastructure**
- **Expansion of community activities and events**
- **Natural resource preservation**
- **Beautification of corridors**
- **Reducing development impacts**
- **Amend zoning for higher residential density**
- **Identify areas for multi-family housing**
- **Accommodating growth**
- **Annexation strategy**

RESULTS OF INPUT



The mapping activity had 111 unique comments related to suggestions and ideas for improvements, as well as where issues and challenges lie.

Remodel the shopping centers between Button Hall Ave and Thomason Blvd to make them aesthetically pleasing. The backs of the stores that face the road are ugly and uninviting. Some of the entrances are hard to get in and out of and are at awkward locations.



There's an opportunity to have recreational activities by the reservoir.



St. James has become busy and dangerous. Traffic study is in order based on accident rate and mitigation measures put into place.



The buildings next to the old fire station are ugly. They are right next to the new brewery, but it does nothing to improve the area. Plus there is an empty lot next to it that could be developed.



Annex the holes, clean up, reduce crime, enforce codes, and work with counties to help keep North Charleston crime from slipping up into Goose Creek from the back door.



Preserve woodland area behind Montague Plantation.



Virtual Workshop #1

Mapping Activity Results

The mapping activity asked participants to place virtual stickers on areas they want to preserve, see transportation issues, place new bicycle and pedestrian improvements, build new parks, see change or redevelop, place a town center, or annex. As they placed stickers on the map, they were prompted to add a comment to explain their thoughts.

A total of 111 comments were placed on the map. Participants could view other comments and "upvote" if they agreed, and "downvote" if they disagree. They could also reply to comments to add to the conversation.

Overall, the stickers revealed that there are a lot of transportation concerns along the US-176/St. James Avenue corridor, and its intersection at US-52/Goose Creek Boulevard. People expressed a desire to annex the "donut holes" and some areas outside of city limits. There was no clear consensus as to where a town center could be located, and many areas were identified as redevelopment opportunities that could become important nodes.

The infographics to the left shows the top comments that received the most "upvotes."

**comments edited for clarity*

RESULTS OF INPUT

Goals Survey Results

The workshop presented 53 goals for consideration across 8 topics: population, land use, housing, transportation, economic development, community facilities, cultural facilities, and natural resources. The surveys generated a total of 248 responses.

Most responded neutrally or positively to the goals presented. Four goals had at least 10% disagree:

- “Goose Creek should consider permitting higher density residential uses in and around under-performing commercial areas by right.” (27%)
- “Goose Creek should work harder to achieve a better live/work/play balance to move beyond its bedroom community status.” (17%)
- “Goose Creek should encourage growth that includes diverse housing options within a range of prices accessible to current and future residents.” (12%)
- “Goose Creek should promote development that is appropriate and compatible with neighboring developments.” (11%)

Although those four goals got a more significant number of "disagree" votes, the majority responded either neutrally or positively. These particular goals informed the consultants that topics related to higher density residential development (particularly multi-family housing) and redevelopment of existing commercial areas were a hot topic for a number of people in the community. Another topic that got some attention is Goose Creek's identity. Some felt that the city should keep its current status as a bedroom community, rather than become more of a regional destination for employment, retail, or experiences.



What Did We Learn?

- **Multi-family continues to be a hot-button issue for residents.**
- **Quality commercial (i.e. better restaurants) is desired.**
- **Traffic continues to be a chief transportation concern and it erodes quality of life for residents.**
- **General consensus that a location for a town center/downtown area needs to be established.**
- **Several aging commercial properties were identified as redevelopment opportunities.**
- **Appropriate scale of new commercial development is going to be important.**
- **Community is generally supportive of continuing annexation efforts and consolidating city boundaries.**

Virtual Workshop #2

Future Land Use Activity Results

A map of a proposed future land use plan was shown on Social Pinpoint for consideration. Participants could click on each land use on the map to read a draft narrative, a list of proposed land uses and development types, and proposed implementation measures. Participants could give feedback two ways: they could comment directly on the narratives, or place one of three stickers onto the map to share their input (like, dislike, or comment).

The infographics on the right show the top comments received concerning land use. Some of the more general comments are listed below:

- "Placing commercial on Snake Road and Foster Creek Road doesn't make any sense to me."
- "The density of apartments and houses is absurd. All the trees have been taken."
- "Annex for low-density residential."
- "A walkable town center is a number-one priority."
- "If done correctly, integrating mixed-use with trails and parking would be interesting."

*Medium-Density Residential:
I'm not a fan of duplexes and triplexes.*



*Commercial:
We do not need any more development around here. Traffic is already bad enough. Leave well enough alone!*



*Town Center Mixed-use:
You wouldn't want multi-family as a use by right because it would take up space from the mixed-use. You want to allow multi-family as an accent to the commercial such as on a higher floor above retail.*



*Neighborhood Mixed-use:
Parking appears to steer parking. Very little seems to be addressing it. We don't want to be another Daniel Island.*



*Parks:
Unfortunately the trails, waterways and throughout wooded areas and neighborhoods are polluted with trash and camp/dump sites.*



*Conservation & Open Space:
Let's conserve more of this beauty.*



**comments edited for clarity*

RESULTS OF INPUT

Transportation Activity Results

A map of a proposed transportation improvements was shown on Social Pinpoint for consideration. These recommendations included previously proposed projects from other planning efforts that the consultants felt should be prioritized by the City for implementation, as well as new projects that address transportation concerns expressed in the survey and first virtual workshop. The map also showed other previously proposed projects so participants could see what else has been proposed, and how they connect to the new recommendations.

Participants could click on each newly proposed project type to read its description and where that particular project type was proposed. Participants could give feedback two ways: they could comment directly on the description, or place one of three stickers onto the map to share their input (like, dislike, or comment).

The infographics on the right show the top comments received concerning transportation.

Some of the more general comments are listed below:

- "Traffic congestion on Pineview Drive needs addressing. It's a major cut-through from US-52 to Crowfield Plantation."
- "Adler Drive does not need speed bumps. Perhaps speed could be controlled in another way by adding a roundabout or adding some gentle curves to the road."
- "Stop signs do not calm traffic. Speed humps lower property values. Roundabouts are better."
- "A left-turn signal is needed at Vixen Boulevard."
- "We need more sidewalks and more greenspace."
- "Montague Plantation Road is not working for traffic flow. Widening it needs priority."
- "We need a hiker-biker path all along Montague Plantation Road with safe crossing across US-52 that connects to the paths by the Municipal Complex to access city offices, the gym complex and businesses along US-52."

*Transit:
Please consider youth/teens in these plans, who may be riding public transportation without adults. Make signs easy to understand and consider the experience from their perspective.*



*Intersection Improvements:
Traffic signals are not the answer to everything.*



*Shared Use Paths:
Kids need a safe sidewalk system to get to Mevers School from surrounding neighborhoods. They have to walk/bike in the road or wet grass.*



**comments edited for clarity*

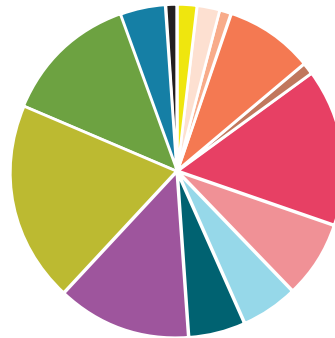
Redevelopment Survey Results

Participants were asked to weigh in on what kinds of land uses and development types they wanted to see in the three proposed redevelopment areas: the Red Bank Road corridor, a neighborhood center along Carolina Avenue, and the "Town Center" area. The results are shown below and to the right.

Legend

- Small-lot single-family residential housing
- Townhomes
- Duplexes
- Triplexes
- Quadplexes
- Accessory Dwelling Units (ADUs)
- Small apartment/condominium buildings (5-19 units)
- Large apartment/condominium buildings (20+ units)
- Commercial retail
- Commercial services
- Consumer-facing office
- Professional office
- Mixed-use
- Parks and plazas
- Amenities and recreation
- Civic and institutional uses
- Other

Town Center Area



Neighborhood Center Area



Red Bank Road Corridor



What Did We Learn?

- Feedback is consistent with first round of public input.
- Land use and transportation recommendations are widely supported.
- Multi-family is most acceptable when it's part of mixed-use building or a "missing middle" housing type (think: small condominium buildings).
- Housing strategies need to consider affordable or low-income housing geared toward seniors because of the limited options that already exist.
- Transportation improvements need to be geared toward people of all ages (8-80 rule).
- Residents want to see better pedestrian/bicycle connectivity throughout the city.
- Red Bank Road should continue to remain more commercial if it redevelops.
- The Town Center area should have a large gathering space and lots of higher-density, quality, commercial and mixed-use development.

RESULTS OF INPUT

Draft Plan Open House

Dot Exercise Results

Participants used dots to share their support of a recommendation — green if they liked or supported it, and red if they disliked it or didn't support it. Overall, the recommendations received a lot of support, and anything that received red dots highlighted the things that needed to be revised before adoption.

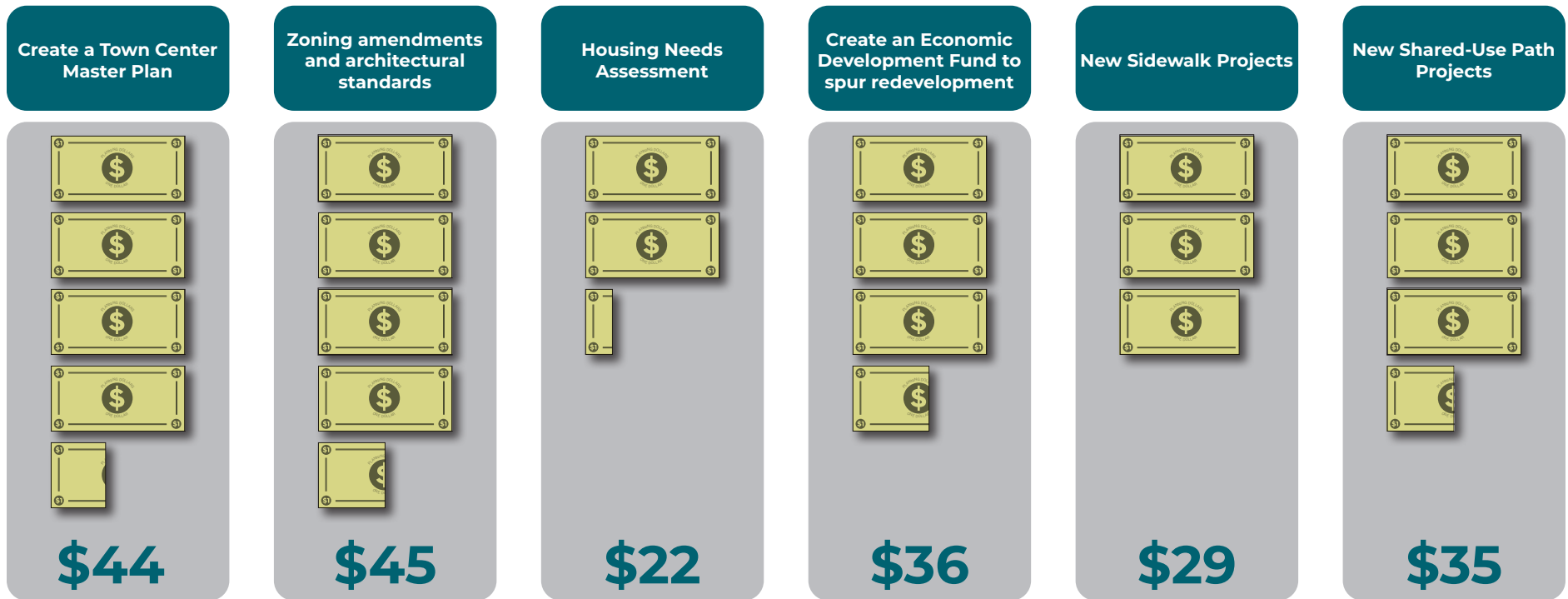
Participants were also able to place post-it notes to share any specific thoughts. Some of them are listed below:

- Allow higher-density, mixed-use development along US-52/Goose Creek Boulevard and incorporate open space.
- The proposed shared-use path along Westview Boulevard should be extended all the way to St. James Avenue.

- If these redevelopment plans were to happen, what happens to the existing businesses?
- Consider preserving right-of-way along US-52/Goose Creek Boulevard.

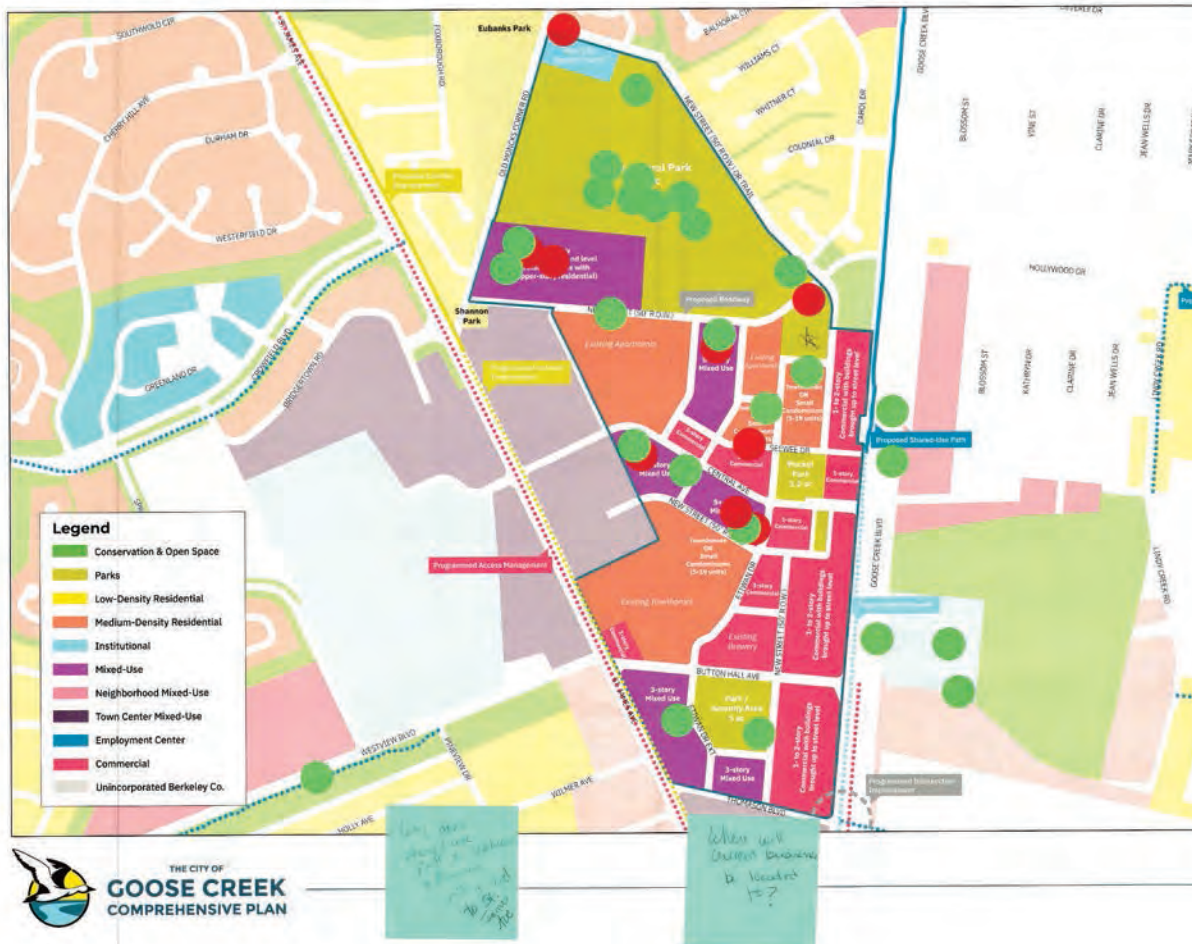
Priority Funding Exercise Results

Participants received ten "planning dollars" to fund any combination of six potential priority investment items. The results are shown below.



TOWN CENTER AREA

Place a **green dot** on ideas you **like or support**, and a **red dot** underne (but not on top) of ideas you **dislike or don't support**.



What Did We Learn?

- Overall, feedback was positive toward the recommendations presented, particularly the goals.
- Annexation goals received a lukewarm response, likely due to the perception that the City wants to embark on a widespread annexation strategies rather than consolidating City boundaries.
- A recurring theme of comments was that because of the existing geography of the City, a group of "village nodes" is more preferable to one central Town Center.
- The area designated as the Town Center should be considered a village node rather than the Town Center.
- A civic node should be located around the existing City Hall and Community Center.
- The zoning ordinance will need to undergo a major update to address some of the major challenges related to redevelopment.

Participants placed green or red dots over recommendations they liked or disliked, respectively, and could place sticky notes with specific comments.

GOOSE CREEK TOMORROW

ISSUES & OPPORTUNITIES

The following lists of issues and opportunities are a culmination of those identified through the BCDCOG's existing conditions report, stakeholder interviews, public workshops, and observations by the consultants. Some issues and opportunities were carried over from the previous comprehensive plan update.

Issues

- Goose Creek operates as a bedroom community. There are few employment opportunities for residents, and not many places for people to spend disposable income. The majority of working residents are away all day to work and will spend more money there.
- The City is beginning to grow beyond its identity as a bedroom community. However, some residents have said that they want it to remain the same.
- Not much exists in Goose Creek by way of upscale restaurants and retail. To get those experiences, residents go elsewhere and spend disposable income there. People are most likely to visit North Charleston, downtown Summerville, Nexton, or downtown Charleston.
- Unlike its neighbors, Goose Creek does not have a traditional/historic downtown area or a central town center that draws in residents and visitors.
- There isn't a lot of developable vacant land left for new development.
- The existing Zoning Ordinance was written in 1985; therefore, it does not account for current and projected development trends, like vertical mixed-use and missing middle housing. Several discrepancies exist in the ordinance today, likely due

ISSUES & OPPORTUNITIES

to various amendments that have occurred in the years since.

- Goose Creek has the highest residential rents in the Tricounty region. At least half of renters are cost-burdened while homeowners with mortgages are less cost-burdened.
- The City's Zoning Ordinance contains at least four regulatory provisions that may be negatively impacting the potential for affordable housing development, such as minimum design standards, parking and loading space standards, multi-family minimum lot requirements, and Zoning District R-3 (High-Density Residential).
- Any multi-family, higher density developments are conditional uses per the Zoning Ordinance, requiring approval by a conditional use permit issued by the Zoning Board of Appeals (ZBA). Conditional uses are permitted if they meet a series of 17 conditions. This discourages the development of affordable, higher density multi-family units in the City, due to a perceived lack of predictability encountered by developers.
- A majority 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 high housing quality.
- Residents are hesitant about multi-family development, citing concerns about transient populations and an increase in vehicle traffic.
- Although residents are reported to be mostly happy with how things are going in the City, they are not likely to be involved in planning processes so critical voices are missed.
- With increased population growth comes more pressure on the transportation networks, infrastructure, and services currently serving Goose Creek residents.
- Traffic congestion on major roads has caused a decrease in quality of life for residents, specifically along US-176/St. James Avenue and US-17A.
- The intersection of US-176/St. James Avenue and US-52/Goose Creek Boulevard was identified by stakeholders as an intersection that causes the most issues with travel.
- Crosstown connectivity is a challenge. Most roads run north-south and very few roads run east-west.
- East side of N. Goose Creek Blvd doesn't have sidewalks, goat paths exist showing some demand for walkability.
- There are some unknowns with how the economic climate will be affected long-term by COVID-19.
- 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 diminishing of these benefits.
- "Donut holes" within the city limits make it difficult to know which areas are served by the City or by Berkeley County.
- 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.

ISSUES & OPPORTUNITIES

Opportunities

- The City's economic climate is growing.
- The demographics of Goose Creek residents skew younger (median age is 32), and more affluent (median per-capita income is around \$50,000). This will impact the types of businesses that will want to locate themselves in Goose Creek.
- Proximity to the Volvo plant, Boeing, and other key employment centers makes Goose Creek desirable for both prospective residents and new businesses.
- The new brewery at the old fire station building may catalyze redevelopment in the area.
- There are significant opportunities for quality commercial development at newly annexed land along St. James Avenue
- The low inventory of developable, vacant land presents the opportunity for infill development and redevelopment.
- Goose Creek's housing is not significantly diverse, but redevelopment opportunities can bring opportunities for missing middle housing.
- While there are no higher education facilities within the City, Charleston Southern University and Trident Technical College are relatively close by.
- Streamlining the business licensing process will improve the process of doing business in Goose Creek.
- Goose Creek is fortunate in that it has many recreational opportunities and the continually developing hiker-biker trails.
- The diversity of the Red Bank Road area should be acknowledged if that corridor is redeveloped.
- The City has an Economic Development director that is working to recruit new businesses, identify locations for new development, and create incentives to draw in new businesses and developers.
- The Coast Guard, the nearby naval base, and military training bring people in from all over the world. These people will need places to live and businesses to get goods and services.
- Street enhancements at the intersection of US-52/Goose Creek Boulevard and US-176/St. James Avenue will help improve traffic flow, which will improve quality of life for residents.
- The existing Hiker-Biker Trails and proposed additions will continue to connect areas of the City, promote active modes of transportation, and create opportunities for recreation.
- Expanding rapid transit to Goose Creek will provide a lot of benefits to residents, workers, and visitors.
- Goose Creek could be a place for "destination sports" — a recreation complex for sports tournaments with artificial turf that could host events 365 days a year. With those facilities come the demand for more restaurants, hotels, etc., which would be good for the City's tax base.
- Annexing land in the "donut holes," the Century Aluminum property, and other areas around the existing city limits will not only help solve service delivery issues, but will increase the City's tax base to help fund new initiatives.

PLAN FRAMEWORK

Per the standards set by the State of South Carolina, this plan address nine elements:



Population



Land Use



Housing



Transportation



Economics



**Community
Facilities**



**Cultural
Resources**

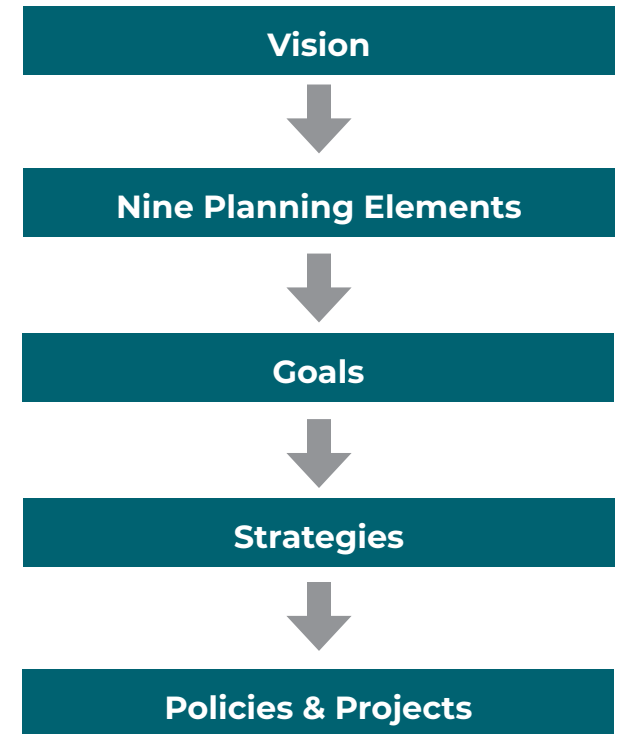


**Natural
Resources**



**Priority
Investment**

How This Plan Works



This plan features a Future Land Use Plan, which describes a framework of future development in Goose Creek (pages 98-114). Several framework redevelopment plans show the possibilities of how "village nodes" within the City can develop.

Vision

Goose Creek is a close-knit community that seeks to achieve a balance between continued growth, new development, and the preservation of quality of life. The City will promote smart growth principles by implementing the following guidelines:

- Create and enforce guidelines and principles that promote high-quality development and redevelopment throughout the city;**
- Provide planned infrastructure improvements to adequately support future population and employment growth;**
- Maintain a balance between creating new greenspace and conserving open space when new development and redevelopment occurs;**
- Promote reinvestment in existing residential neighborhoods in order to provide more diverse housing options to a growing and changing population;**
- Attract new businesses and industries that meet the needs of the population and spur economic development; and**
- Maintain the exceptional level of safety and security of its residents.**



POPULATION

Goals + Strategies

- Goal** → Goose Creek will promote a sense of community and cultivate a unique identity that is supported by its residents.
- Goal** → 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.

Goal → Goose Creek will support its diverse and growing population by continuing to provide access to community services.

Goal → Goose Creek will attract businesses and create community facilities that accommodate its shifting demographic makeup.

Goal → Goose Creek will maintain efficient communication methods with its citizens.

- ★ *Continue to update the City's website to keep it user-friendly and effective.*
- ★ *Continue to use social media (Facebook, NextDoor, etc.) to improve interaction with the public.*
- ★ *Continue to maintain a list of key communicators to make the lines of communication.*



LAND USE

Goals + Strategies

Goal ➤ Goose Creek will plan for inevitable growth via the use of Smart Growth principles.

- ★ *Promote efficient land use patterns in both new development and redevelopment.*
- ★ *Encourage mixed-use, pedestrian-friendly development in areas that are conducive to walking and biking.*
- ★ *Maximize the use of existing facilities, infrastructure, and services.*
- ★ *Maintain a balance between green/open space preservation and new development.*

Goal ➤ Goose Creek will discourage adverse development-related impacts.

- ★ *Revise and enforce applicable zoning, land development, and design regulations.*
- ★ *Promote high quality urban design aesthetics on all levels (site, neighborhood, and city).*
- ★ *Promote development that is appropriate and compatible alongside neighboring developments.*

Goal ➤ Goose Creek will work to achieve a better live/work/play balance to help move the City beyond its bedroom community status.

Goal ➤ Goose Creek will continue to promote the creation and expansion of both neighborhood and City-wide recreational amenities through zoning and land development regulations.

Goal ➤ Goose Creek will establish “village nodes” that serve as community focal points providing a mix of uses.

- ★ *Continue to support the development of Carnes Crossroads.*
- ★ *Create a redevelopment plan for the Civic Village node.*
- ★ *Create an incremental redevelopment plan for the Central Village and Neighborhood Village node that accounts for a new town green, existing housing and catalytic developments, and new mixed-use development.*
- ★ *Create an incremental redevelopment plan for the Red Bank Road corridor that addresses its existing development challenges and leverages its unique, international character.*

★ *Create an incremental development plan for the newly annexed Century Aluminum commercial property along US-176/St. James Avenue.*

★ *Create an incremental redevelopment plan for the village node off Henry E. Brown, Jr. Boulevard by the Mevers School of Excellence.*

Goal ➤ Goose Creek will encourage the transition of underutilized commercial areas into high-quality mixed-use developments.

- ★ *Create vision plans that make land use, transportation, and housing recommendations for these areas.*
- ★ *Establish a new zoning district for multi-family residential.*
- ★ *Modify the zoning code to reflect the vision of those areas and incentivize the transition.*
- ★ *Explore various administrative incentives to attract developers.*

Goal ➤ Goose Creek will develop and implement an annexation strategy that consolidates city boundaries and considers future growth (see page 117 for a proposed annexation plan).

Future Land Use

Developing a vision for future growth and development is one of the most important aspects of this Comprehensive Plan. Future land use encompasses looking at the historical development of a community along with any restraints of the land (i.e. natural resources, protected properties, etc) to create the vision. This vision will allow Goose Creek to grow intelligently and predictably. Development will be encouraged where the existing infrastructure can best accommodate growth.

The City's proposed future development is outlined on pages 98-114, and addresses a balance of diverse future land use "districts." The future land use plan from the previous plan was used as a base, and was updated based on comments from public input and observations made by the consultants and stakeholders. Land uses, development types, and implementation measures are prescribed for each individual land use district to achieve planning goals and objectives of the City, while preserving quality of life and promoting community prosperity for existing and future residents.

Project Spotlight: Zoning Ordinance Rewrite

The Comprehensive Plan outlines a long-term vision for how Goose Creek will develop. However, it is the Zoning Ordinance that regulates this development. The City's Zoning Ordinance was written in 1985 and has undergone a series of updates over the years. Goose Creek has changed a lot since the Ordinance was written, and it needs to reflect that.

In order to ensure that development in Goose Creek is in line with the vision outlined in this Comprehensive Plan, it is recommended that the City rewrite the Zoning Ordinance. Rewriting the Ordinance will involve a thorough audit of the current regulations, a diagnostic report, and robust stakeholder involvement. It is recommended that the rewrite include the following:

- Modifications to reflect the City's vision of redevelopment areas and incentivize the transition;
- A new zoning district for multi-family residential;
- A new zoning district for mixed-use development;

- Multi-family as permitted by-right in any mixed-use or commercial zone;
- Modification of zoning districts to disallow multi-family residential immediately adjacent to established, single-family subdivisions;
- Permission of housing types that address "missing middle housing" types, including multi-family of less than 20 units, townhomes, live/work, duplexes/triplexes/quadplexes, etc.;
- Prohibition of incompatible uses that are over-saturated or not conducive to an aesthetically pleasing environment from existing zoning districts;
- Lot consolidation regulations and incentives;
- Various administrative incentives to attract developers; and
- Architectural standards that encourage quality architecture in new development and redevelopment.

CONSERVATION & OPEN SPACE



Overview

Conservation and open space areas are lands that are environmentally sensitive and are to be protected from development to maintain natural habitats, provide flood protection, and protect water quality, or are otherwise not suitable for any other kind of development. These areas may provide informal recreational opportunities, river access, and river-oriented commercial activities. Development in these areas should be limited to support any recreational uses and should minimize impacts to these natural features and assets.

Land Uses and Development Types

- Privately-owned passive recreation areas
- Privately-owned parks and amenities (i.e. HOA amenities)
- Trails and walking paths
- Eco-tourism establishments
- Wildlife refuges
- River-oriented commercial (only on lands that are not classified as being environmentally sensitive)

Implementation Measures

- Development standards to protect wetlands and wildlife habitats





Overview

Lands that are owned by the City and operated by the City that house active and passive recreation opportunities are classified as parks. Future parks are also identified on the future land use map. These lands differ from Conservation / Open Space in that they are publicly owned and operated, and may not be located in environmentally-sensitive areas. Parks should be near residential and commercial areas and should be connected to sidewalks, bicycle facilities, and multi-use paths and trails.

Land Uses and Development Types

- Community parks
- Sports facilities
- Water-oriented recreation
- Trails and walking paths

Implementation Measures

- Identify lands appropriate for new sports facilities to create sports tourism opportunities
- Create new park at Goose Creek reservoir
- Create new town green near the Central Village Node

