





# MODERATE-DENSITY RESIDENTIAL



## Overview

Moderate-density residential areas are designated in locations where such development can provide a transition from low-density neighborhoods to already developed residential and commercial areas. To the extent possible, future communities of this density should be co-located with neighborhood-level centers of non-residential development and should be connected to centers via trails or sidewalks that will provide access to amenities near and in between residential communities. All development activity will be designed to mitigate adverse impacts on any historic, cultural, and/or natural resources.

## Land Uses and Development Types

- Small-lot (< 0.25 acre) single-family residential detached housing
- Accessory dwelling units (ADUs)
- Townhomes
- Duplexes / triplexes / quadplexes
- Neighborhood parks and playfields

- Neighborhood-level amenities and recreation
- Neighborhood-level civic and institutional uses (schools, churches, etc)

## Implementation Measures

- Zoning updates that promote and encourage housing diversity
- Revision of architectural and site design standards to encourage better-quality development
- Encourage Smart Growth and Traditional Neighborhood Development principles, where appropriate
- Complaint-based code enforcement
- Traffic calming, where necessary
- Mixture of planned communities and infill development





# VILLAGE NODE DISTRICT



## Overview

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

## Land Uses and Development Types

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



## Implementation Measures

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





# EMPLOYMENT DISTRICT



## Overview

The Employment District promotes economic development opportunities within Goose Creek and its surrounding areas. The Employment Districts are located along or close to major transportation corridors and existing freight rail lines. These areas are ideal locations for professional office or business parks that can house a variety of uses. Industrial operations providing employment opportunities for area residents are encouraged in this area. Also encouraged are supportive uses like retail and office commercial to serve employees and fulfill complementary needs. Clustering of buildings within these centers is preferred to preserve open space within the development site. Site plans, building design and landscaping should be sensitive to the natural features of the site, including views.

## Land Uses and Development Types

- Commercial retail (shops, restaurants, etc)
- Service retail (salons, gyms, etc)
- Consumer-facing office (banks, real estate, etc)
- Professional office (medical, legal, etc)



- Office / business parks
- Co-working spaces
- Light industrial
- Manufacturing
- Utilities
- Warehouses and storage

## Implementation Measures

- State and Federal economic development programs to promote tax incentives
- Tax/administrative incentives for new businesses/employers
- Tax/administrative incentives for clean industry
- Impose some restrictions of uses such as used car lots, gas stations, contractor yards, vehicle storage, etc.
- Buffering and screening between industrial developments and existing residential neighborhoods
- Marketing geared toward potential employers
- Impact fees





# COMMERCIAL DISTRICT



## Overview

The Commercial District promotes economic development opportunities while providing quality goods and services to Goose Creek residents and patrons. Commercial areas are located along or close to major transportation corridors and in other areas that see a lot of traffic. New commercial areas should place parking in the rear or side of the development, with the development facing streets and sidewalks. Suburban-style shopping centers and other commercial sites located in these areas should be redeveloped considering their proximity to existing infrastructure and surrounding services. Existing shopping centers with large, oversized parking lots should consider out-parceling to facilitate redevelopment.

## Land Uses and Development Types

- Commercial retail (shops, restaurants, etc)
- Service retail (salons, gyms, etc)
- Consumer-facing office (banks, real estate, etc)
- Professional office (medical, legal, etc)



- Mixed-use (i.e. retail on the ground floor, with upper story office or residential)
- Amenities and recreation
- Civic and institutional uses (schools, churches, etc)

## Implementation Measures

- Zoning updates that promote mixed-use and street-oriented commercial development
- Restriction of uses such as used car lots, gas stations, contractor yards, vehicle storage, etc. to industrial areas.
- Lot consolidation incentives
- Revision of architectural and site design standards to encourage better-quality development
- Require inter-parcel connectivity
- Prohibit parcel-wide curb cuts
- Negotiate and enforce shared parking agreements
- Adaptive reuse and “out-parceling”





# INSTITUTIONAL

## Overview

Institutional areas intended to accommodate single uses and activities that already exist and are either not likely to change in the next ten years or 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.

## Land Uses and Development Types

- City / county administrative offices
- Police and fire services
- Berkeley County schools
- Places of worship
- Naval Weapons Station
- Community centers
- Other public / civic uses (not including parks)

## Implementation Measures

- Co-location of facilities whenever possible.
- Joint-use agreements with public and private entities such as schools and non-profit organizations to fund, establish, and maintain civic centers.
- 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.









## FUTURE LAND USE

### Legend

- Planning Area
- City Limits
- Conservation & Open Space
- Parks
- Low-Density Residential
- Moderate-Density Residential
- Village Node Mixed-use
- Employment District
- Commercial District
- Institutional





## Methods of Annexation

The State of South Carolina authorizes three methods of annexation:

- **Method 1: 100% freeholder petition and ordinance.** To be annexed, a petition is signed by each of the property owners of the land subject to annexation.
- **Method 2: 75% freeholder petition and ordinance.** This differs from the previous method in that a petition must be signed by 75% of property owners *and* those property owners must own at least 75% of the assessed value of property in the area to be annexed, and additional steps for annexation. This is a method that is used in the event that 100% of the property owners in an area are not willing to "vote" for annexation via signing the petition. The annexation can also be challenged by the City, a resident of the City, or any resident or property owners in the area.
- **Method 3: 25% elector petition and election.** This is different than the other two methods in that qualified electors *residing* in the area can petition to be annexed into the City. In other words, those signing

the petition do not have to be the owners of the properties subject to annexation. If 25% of qualified electors in an area sign the petition, the City sends a resolution to the County to hold a special election for the area subject to annexation. If a majority of electors vote "yes" to annexation, then a resolution to annex is sent to City Council for approval. However, if 5% of all electors within the City petition otherwise, City Council has to delay the final reading of the annexation ordinance, and hold a special, city-wide election. If a majority of electors within the City vote in favor, the City Council will give the final reading of the ordinance and declare the area annexed. If not, the proposed annexation ordinance is tabled, and may not be voted on for at least 24 months.

Each method has its pros and cons. Method 1 works best in situations where there is one property owner. Method 2 works best in situations where there aren't very many property owners, and those individuals own at least 75% of the area proposed for annexation. Method 3, while complicated, can work if there are property owners not as willing to annex, and residents in the City are otherwise favorable to annexation.

### Project Spotlight: Annexation

The City of Goose Creek provides services to all properties that lie within its boundaries. Currently, the city limits have "donut holes" of unincorporated parcels that receive services from Berkeley County. This creates issues with service delivery — some that are a nuisance, like not knowing who provides a home's electricity or water, and others that are potentially dangerous, such as not knowing which fire or police department is to respond in the event of an emergency.

In addition to making service delivery more efficient, annexation also can increase a City's tax base and provide additional revenues for improvements, provided that they more than the costs of providing the aforementioned services. The BCDCOG conducted a build-out analysis (see pages 314-333 in the Technical Appendix) that looked at scenarios that included a status quo (no annexation) option, and a number of unincorporated Berkeley County parcels. The consultants took the results of these analyses and considered the three scenarios to create an annexation plan.





## LAND USE

Method 1 is the easiest way to annex land into the City boundaries. While it is recommended that the City use Method 1 as much as possible (especially the "donut holes" that consist of one parcel), annexing individual parcels may cause some administrative headache.

Historically, annexation into Goose Creek is driven by new development — developers interested in property outside of the City's boundaries can voluntarily elect to become part of the City and be subject to its regulations, taxes, and laws. In the past, annexation of already-developed and residences has not been successful. It is recommended that the City take an aggressive approach to annex lands within the "donut holes," the Century Aluminum property, and lands in between the existing City boundaries and the City of Hanahan.

The map on the next page shows the annexation plan for the City of Goose Creek. All of the properties shown currently receive services from Berkeley County and are not subject to annexation from other Cities in Berkeley County. The plan includes 5,169 tax parcels and 7,610.46 acres of land with an estimated tax value of \$807,505,195.

### Phase 1 Annexation

Phase 1 annexation focuses on consolidating the City's boundaries by incorporating the "donut holes." Phase 1 would be short-term, within the next three years. The purpose of annexing these lands is to solve service delivery issues referenced in the sidebar to the left. Based on available GIS data, Phase 1, if fully incorporated into the City, will include 871 tax parcels and 763.96 acres of land. It is recommended that the City annex these lands using Method 2. If Method 2 does not work, then the City should try and use Method 3 as described on page 115.

### Phase 2 Annexation

Phase 2 annexation would take place in the mid-term, four to seven years out. The City has made attempts to annex the Century Aluminum property, however, the most recent attempt only resulted in the annexation of 621.63 acres along US-176/ St. James Avenue. It is recommended that the City should re-attempt to annex the full property again in about three to five years. Based on available GIS data, Phase 2, if fully incorporated into the City, will include 2 tax parcels and 4,454.90 acres of land. Because these parcels are owned by one property owner, this can be annexed using Method 1 described on page 115.





### Phase 3 Annexation

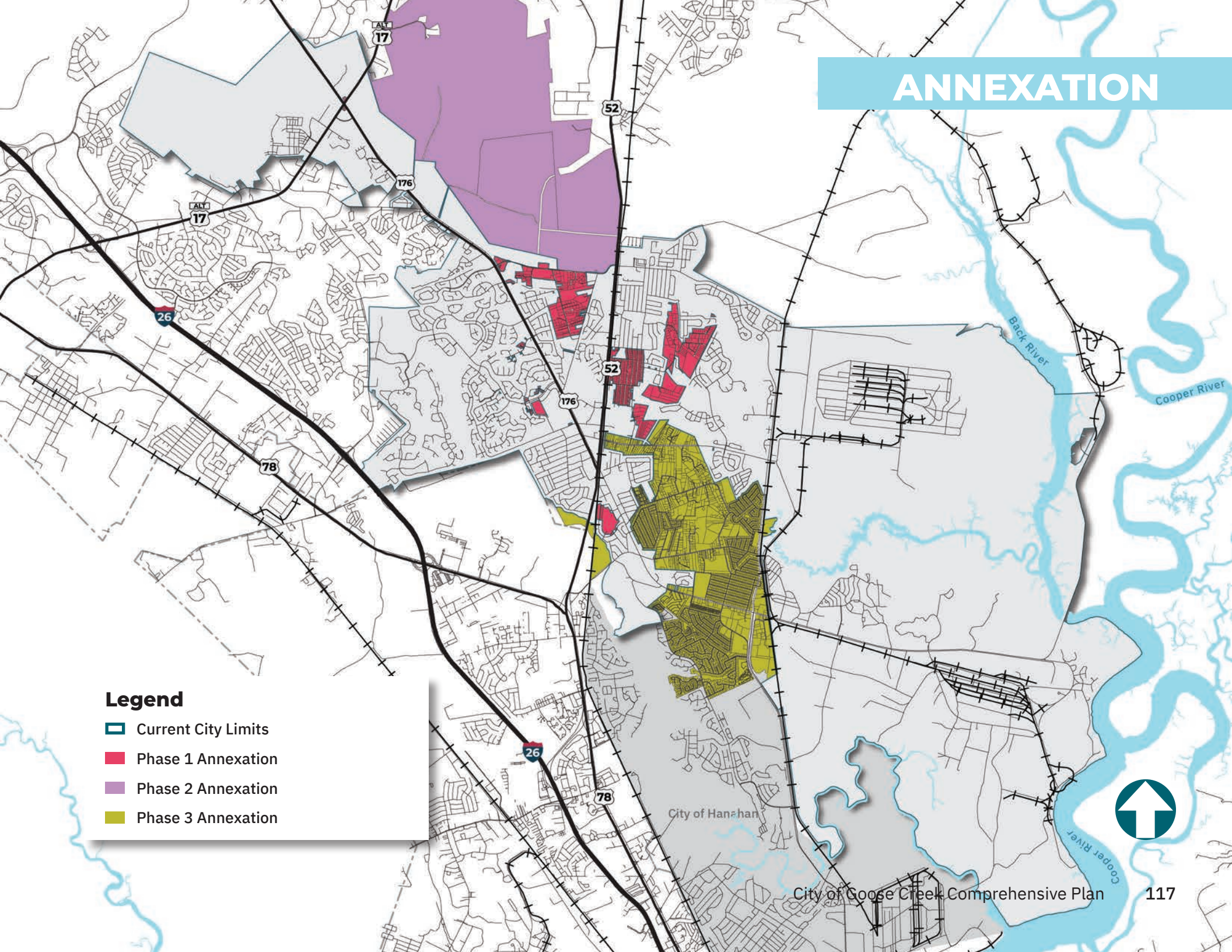
Phase 3 annexation is a more long-term effort, within the next ten years. This phase of annexation focuses on parcels between the existing City boundaries to the south in between those belonging to the City of Hanahan. Based on available GIS data, Phase 3, if fully incorporated into the City, will include 4,296 tax parcels and 2,391.60 acres of land. It is recommended that the City annex this land using Method 2. If Method 2 does not work, then the City should try and use Method 3 as described on page 115. Because of the proximity of properties to the City of Hanahan boundaries, it is possible that some property owners may be hesitant to annex into the City of Goose Creek, and instead would have their sights on annexing into the City of Hanahan instead.



# ANNEXATION

## Legend

-  Current City Limits
-  Phase 1 Annexation
-  Phase 2 Annexation
-  Phase 3 Annexation







# HOUSING

## Goals + Strategies

- Goal** ➤ Goose Creek will protect and enhance the quality of existing housing stock within the City.
- ★ *Identify residential areas and neighborhoods that are aging, threatened by encroaching development, or otherwise in need of preservation.*
  - ★ *Consider need/potential for conservation neighborhood designations, overlay districts, etc to protect Goose Creek's existing housing.*
- Goal** ➤ Goose Creek will ensure that policies and land development regulations allow for decent housing for all residents.
- ★ *Conduct a housing needs assessment and encourage development of a mixture of housing types and price points that meet the needs and wants of Goose Creek's diversifying population.*
  - ★ *Modify residential and/or commercial zoning districts to better allow for these housing products.*

- Goal** ➤ Goose Creek will encourage growth that includes diverse housing options within a range of prices accessible to current and future residents.
- ★ *Allow the development of housing types that address "missing middle housing" types, including multi-family of less than 20 units, townhomes, live/work, duplexes/triplexes/quadplexes, etc.;*
  - ★ *Create policies/standards that permit smaller units, live/work opportunities, walkable/connected developments, and mixed-use buildings.*
  - ★ *Expand residential product by recruiting developers that will build new products – town homes, condos, market rate apartments in or near downtown.*
  - ★ *Consider incentives for private developers to encourage diverse housing options identified here. Tools could include reducing permit fees, density bonuses, rehabilitation grants, as well as amending the current Economic Development grant program in Goose Creek to allow for residential development based on needs.*

- Goal** ➤ Goose Creek will encourage housing developments that provide workforce housing near existing and future employment centers.
- ★ *Recruit employers that provide "work from home" options or employee housing assistance.*
  - ★ *Engage local industries to understand commuting trends, housing needs of employees, telecommuting trends, and employee demographics.*
- Goal** ➤ Goose Creek will encourage multi-family development in mixed-use settings, but not immediately adjacent to single-family subdivisions.
- ★ *Support multi-family as "permitted by-right" in any mixed-use or commercial zone.*
  - ★ *Modify zoning districts to disallow multi-family residential immediately adjacent to established, single-family subdivisions.*
  - ★ *Discourage zoning amendments that would place multi-family in close proximity to areas zoned R-1.*



## Recommendations

### Identify Target Neighborhoods

It is recommended that the City facilitate a planning process that identifies existing residential areas and neighborhoods that are aging, threatened by encroaching development, or otherwise in need of preservation.

### Implement Tools for Neighborhood Preservation

Based on the findings of the exercise above, consider tools for neighborhood stabilization and preservation that could potentially include:

- **Neighborhood Conservation Districts.** These are overlay zoning districts that establish regulations that preserve the development form (lot size, height, setbacks, etc) and character (cohesive design, pedestrian amenities, etc) within a designated district. These districts are often used to protect from the further deterioration of aging neighborhoods. In South Carolina, they can also include design review of new construction or significant additions of existing housing.
- **Local Historic Overlay Districts.** These are similar districts aimed at protecting the architectural character

and form of neighborhoods and buildings that have significance reflecting the historic character of the community. They would require design review of improvements within the district by and Architectural Review Board appointed by the City.

- **National Register Districts and Sites.** Goose Creek only has one site (St James Church) and no districts listed on the National Register of Historic Places. It is a relatively young community, but 23% of Goose Creek houses were constructed in the 1970s or earlier, meeting or approaching the minimum 50-year age for potential eligibility. While a study would be required to determine eligibility, there is the potential that some of its neighborhoods or individual properties could obtain historic status. National Register designation does restrict changes or even demolition of the building however, does bring with it significant federal and state tax incentives for preservation.
- **Funding Tools for Neighborhood Stabilization and Affordable Housing.** Multiple sources of funding can be tapped to fund neighborhood improvement projects including

CBDG funding, low-income housing tax credits, local government incentives, and even impact fees.

### Conduct a Housing Needs Assessment

Many participants in the planning process cited the need for additional housing choice by type (mixed-use, senior housing, live-work) as well as affordability (multi-family, rental, etc). The City should commission a Housing Needs Assessment to determine the demand for different housing types and price points that meet the needs of Goose Creek's diversifying population. This would include an existing housing inventory, a market demand study, evaluation of changing demographics, etc. and would quantify the housing needed by tenure, type, price point, and target markets. It would address the need for both affordable housing, as well as market-rate residential that shows demand. The study would help the city establish housing goals and policies that allow it to target investment and encourage the development of needed housing.

### Amend Zoning Districts to Accommodate Needed Housing Types

Based on the demand data and needs identified in the housing assessment, Goose Creek should review its existing zoning to determine if changes need to be made to





## HOUSING

accommodate new products. For example, there may be a need to allow for mixed-uses and encourage mixed-incomes in some districts, or allow multi-family by-right as opposed to being conditional uses in others.

### **Encourage Development of “Missing Middle” Market-Rate Housing**

74% of Goose Creek’s residential stock is in single-family houses, most of which is in suburban neighborhoods. Regional trends, localized demand, and public input suggest a need for Goose Creek to encourage “missing middle” housing (see facing page for more information). They are compatible in scale to conventional single-family homes, are often located in pedestrian-friendly neighborhoods, and are highly desired and marketable.

Goose Creek should allow for and encourage this development by:

- Shifting the conversation of needed housing away from “density,” “multi-family,” and “affordable,” to a discussion of housing types (townhomes, cottage homes, mixed-use, live-work) and amenities.
- Identifying non-conforming missing middle housing that currently exists in the community and allowing them to be permitted by right, or improved if not allowed for nonconforming uses.

- Consider zoning changes that include development standards, medium densities, increased heights, minimum lot width v. lot size, smaller units, etc.

### **Recruit Developers That Will Build New Product Based on Market Demand**

It is recommended that the City expand residential product by identifying developers within the region who have built similar products (townhomes, condos, market rate apartments, etc.). The City should also invite the brokerage and development community to the City once or twice a year to share market research showing demand and discuss opportunities, sites and projects that show potential in Goose Creek.

### **Consider Incentives for Development of More Diverse Housing**

Incentives for the development of these uses could include reduced permit fees, density bonuses, rehabilitation grants, etc. The City could also amend its current Economic Development Incentives Program to clearly state that it can be used for development of needed residential projects. This may include more specific criteria for eligibility, development standards, and a formalized public-private-partnership process and agreement.

### **Recruit Employers that Provide “Work from Home” Options or Employee Housing Assistance.**

While some companies have been more amenable to their employees working from home for all or part of the work week, the year 2020 created a systematic shift in how companies do business, in particular allowing more remote options. Many companies even use this for talent recruitment. As this trend continues to grow, Goose Creek should capitalize on its proximity to the metro urban center, excellent broadband infrastructure, and exceptional quality of life to target these employers. In fact, more remote working options is also resulting in design changes to single-family housing such as space for home offices, less desire for open floor plans, soundproofing, smart home technology, etc.

### **Engage Local Industries to Understand Changing Trends**

The City should regularly engage local employers to understand commuting trends, housing needs of employees, telecommuting trends, and employee demographics. This could be done through annual employment summits, facilitating employee surveys, etc. Goose Creek can adjust its residential and economic recruitment strategies based on the data of these initiatives.

# What is “Missing Middle Housing?”

An initiative gaining significant traction nationwide is the provision of “missing middle housing.” In many cities and towns, most of the housing stock is comprised of single-family houses and/or large multi-family buildings, which do not fit everyone’s needs as they relate to size, accessibility, and cost. This initiative promotes more varied housing options that exist along a spectrum of size and density.

There are many types of housing that fall under this idea:

- Cottage courts
- Townhomes
- Duplexes (2 units) and triplexes (3 units), with units either stacked or placed side-by-side
- Multiplexes (4-12 units), with units either stacked or placed side-by-side
- Courtyard-style apartments
- Live/work units
- Accessory dwelling units (ADUs)

These units can either be rented or owner-occupied, which make them flexible to changing markets.







# TRANSPORTATION

## Goals + Strategies

- Goal** ➤ Goose Creek will continue to promote its Hiker-Biker Trail System to residents and visitors.
- Goal** ➤ Goose Creek will support improved transportation roadways for commuters traveling to and/or from commercial, residential and employment centers within the region.
  - ★ *Continue coordination with Berkeley County and SCDOT on projects pertaining to Goose Creek.*
- Goal** ➤ Goose Creek will encourage a multimodal transportation system that promotes community and economic development and provides a safe and sustainable balance between pedestrian, bicycle, and automobile traffic.
- Goal** ➤ Goose Creek will focus efforts on transportation improvements that support desired development patterns, better serve residents and employers, and promote enhanced inner-city connectivity.

- Goal** ➤ Goose Creek will improve coordination efforts with other agencies for road plans/improvements and alternatives.
- Goal** ➤ Goose Creek will seek to improve existing traffic and circulation.
  - ★ *Prioritize improvements on streets and intersections with the lowest Level of Service.*
  - ★ *Continue coordination with Berkeley County and SCDOT on projects pertaining to Goose Creek.*
- Goal** ➤ Goose Creek will support 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.

## Recommendations

The map on page 127 shows all the transportation projects described in the Action Matrix on pages 150-163. The consultants selected projects from previous planning efforts to include in the Action Matrix to prioritize projects that will achieve the goals and strategies listed on the left. New projects proposed by the consultants serve to add on and complement those projects. It should be noted that because Berkeley County and SCDOT control the roads in the City, projects will be implemented by them and not the City. The City will need to work with Berkeley County and SCDOT to ensure that new projects recommended by this Comprehensive Plan are part of their future plans, and that the previously programmed/proposed projects listed are prioritized.

The types of transportation projects proposed include roadway improvements, intersection improvement projects, bicycle/pedestrian projects (see pages 124-125 for more information on the different types of improvements), and transit projects. Pages 123 and 126 list all these projects.

## **Roadway Improvement Projects**

### **Access Management Projects**

Access management is the proactive management of vehicular access points. Good access management promotes safe and efficient use of the transportation network. Examples of access management include driveway spacing, designing safe turning lanes, medians, and managing right-of-way for future improvements (Source: FHWA). Below are access management projects recommended for the City.

- T.15 - US-176/St. James Avenue from Mount Holly Road to US-52/Goose Creek Boulevard
- T.16 - US-52/Goose Creek Boulevard from Button Hall Avenue to Red Bank Road
- T.20 - US-52/Goose Creek Boulevard from Montague Plantation Road to Oakley Road
- T.21 - US-17A from US-176/St. James Avenue to East Main Street

### **Capacity Improvement Projects**

Improving capacity on a roadway involves adding travel lanes to decrease existing or forecasted congestion. Below are access management projects recommended for the City.

- T.1 - Henry E. Brown, Jr. Boulevard Phase II Roadway Widening

- T.4 - US-176/St. James Avenue Phase I Roadway Widening
- T.14 - College Park Road from Crowfield Boulevard to I-26
- T.18 - Old Mount Holly Road from US-176/St. James Avenue to US-52/Goose Creek Boulevard

### **Safety Improvement Projects**

Road corridors can be considered dangerous if there is a significant crash rate or infrastructure-related issue causing unsafe driving patterns. Solutions include, but are not limited to, raised medians, sidewalks, and street lighting. Below are safety improvement projects recommended for the City.

- T.3 - Red Bank Road Corridor Improvements
- T.7 - Conduct study along US-176/St. James Avenue to improve pedestrian safety\*

### **New Roadways**

Adding new roadway connections can help take the pressure off more heavily used road by providing additional options for drivers. Goose Creek has a limited number of east-west connections as opposed to north-south connections, which limits the routes drivers can use to travel across the city.

Below are new roadway projects recommended for the City.

- T.9 - Adler Drive Extension from Liberty Hall Plantation to Brickhope Plantation\*
- T.10 - New roadway with sidewalk connecting Hollywood Drive to US-176/St. James Avenue at Old Moncks Corner Road\*
- T.11 - New roadway with sidewalk connecting US-52/Goose Creek Boulevard to US-17A within existing Century Aluminum property\*
- T.19 - College Park Road Extension from College Park Road to Nexton Parkway

### **Traffic Calming**

Traffic calming improvements deliberately slow traffic and limit fast turning movements in residential areas by building speed humps, realigning the roadway, bumping out curbs, or building roundabouts. Below are traffic calming projects recommended for the City.

- T.8 - Traffic calming measures along Adler Drive and Centennial Boulevard

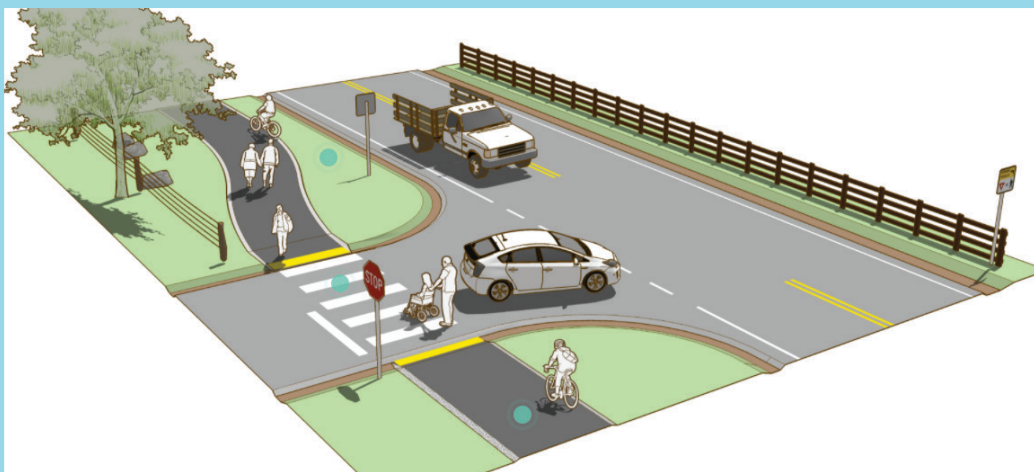
*\*Denotes new projects recommended by the consultants*



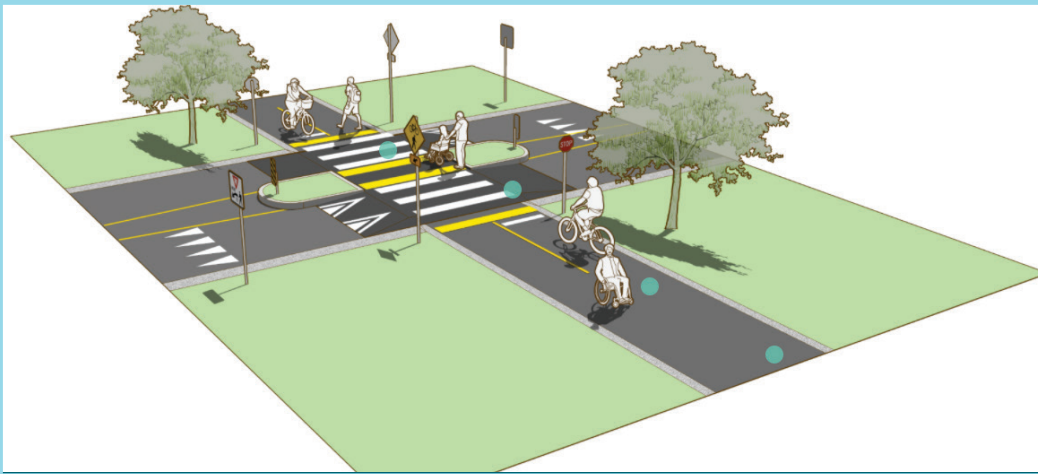
# Bicycle & Pedestrian Improvement Types



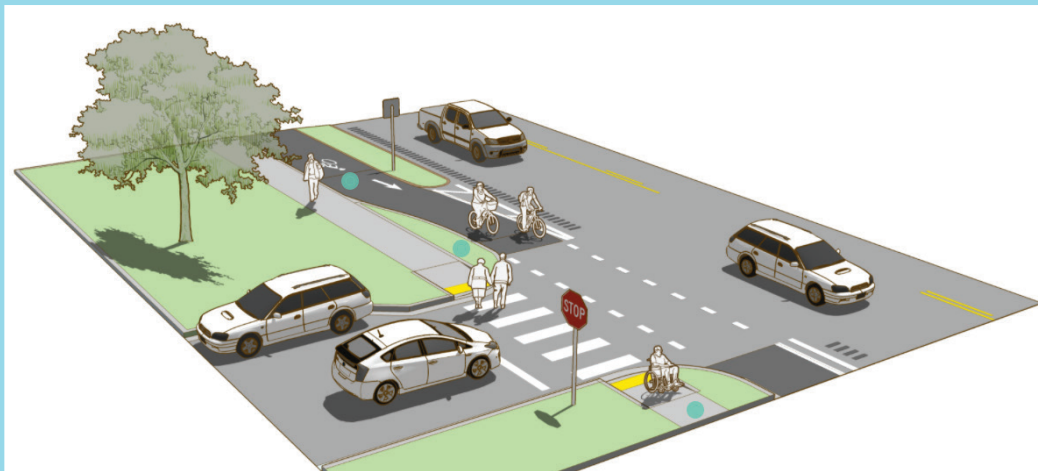
**Sidewalks** provide dedicated space intended for use by pedestrians that is safe, comfortable, and accessible to all. Sidewalks are physically separated from the roadway by a curb or unpaved buffer space.



A **sidepath** is a bi-directional shared use path located immediately adjacent and parallel to a roadway. Sidepaths can offer a high-quality experience for users of all ages and abilities as compared to on-roadway facilities in heavy traffic environments, allow for reduced roadway crossing distances, and maintain rural and small town community character.



A **shared use path** provides a travel area separate from motorized traffic for bicyclists, pedestrians, skaters, wheelchair users joggers, and other users. Shared use paths can provide a low-stress experience for a variety of users using the network for transportation or recreation.



A **separated bike lane** is a facility for exclusive use bicyclists that is located within or directly adjacent to the roadway and is physically separated from motor vehicle traffic with a vertical element.





# TRANSPORTATION

## Intersection Improvement Projects

Intersection improvements are intended to optimize turning movements, ease vehicular congestion, and increase safety for all users. Below are intersection improvements recommended for the City.

- T.5 - Crowfield Boulevard at Loganberry Circle intersection improvements\*
- T.6 - Crowfield Boulevard at Centennial Boulevard intersection improvements\*
- T.12 - US-176/St. James Avenue at US-52/Goose Creek Boulevard intersection improvements
- T.13 - US-17A at US-176/St. James Avenue intersection improvements
- T.17 - College Park Road at Treeland Drive intersection improvements

## Bicycle/Pedestrian Projects

### Sidewalks

Below are sidewalk projects recommended for the City.

- T.22 - Boulder Bluff Pedestrian Safety (Sidewalk improvements along Amy Dr)\*
- T.33 - Sidewalk extension along Stephanie Drive from Pointer Drive to US-52/Goose Creek Boulevard\*

### Sidepaths

Below is a sidepath projects recommended for the City.

- T.28 - Goose Creek Boulevard sidepath extension

### Shared-Use Paths

Below are shared-use projects recommended for the City.

- T.23 - Devon Forest Elementary/ Northwood Academy Access - Cobblestone Village to Spring Lake Way\*
- T.24 - Henry E. Brown, Jr. Boulevard, Phase II
- T.25 - Goose Creek Trail System (Community Center Connections) - Old Mount Holly Road to Community Center\*
- T.26 - Old Mount Holly path
- T.27 - Pineview Hills path extension
- T.29 - Howe Hall AIMS Elementary School path
- T.32 - Red Bank Road path
- T.34 - Widen Shared-Use Path from 8 feet to 10 feet along US-52/Goose Creek Boulevard from Seewee Drive to City Hall\*
- T.35 - Crowfield Boulevard path
- T.36 - Alliance Drive path

- T.38 - Crossroads connector
- T.39 - Tanner/Foster Creek trail connections
- T.41 - Liberty Hall Plantation Path - Lindy Creek Road to Henry E. Brown, Jr. Boulevard within utility easement\*
- T.42 - Wannamaker North Trail access
- T.46 - Goose Creek High School path

### Separated Bike Lanes

Below are separated bike lane projects recommended for the City.

- T.37 - Liberty Hall route
- T.43 - Wide Awake access
- T.44 - Ryan Creek Park access
- T.45 - Etling Park access

### At-Grade Pedestrian Crossings

Below are at-grade pedestrian crossing projects recommended for the City.

- T.31 - US-52/Goose Creek Boulevard crossing
- T.32 - Red Bank Road crossing

### Transit Projects

Below are transit improvements recommended for the City.

- T.47 - Add Park & Ride location to CS1 at proposed Central Village node\*
- T.48 - Add Park & Ride location to CS1 at Roper Hospital\*

# TRANSPORTATION PROJECTS

## Legend


New | Previously Proposed

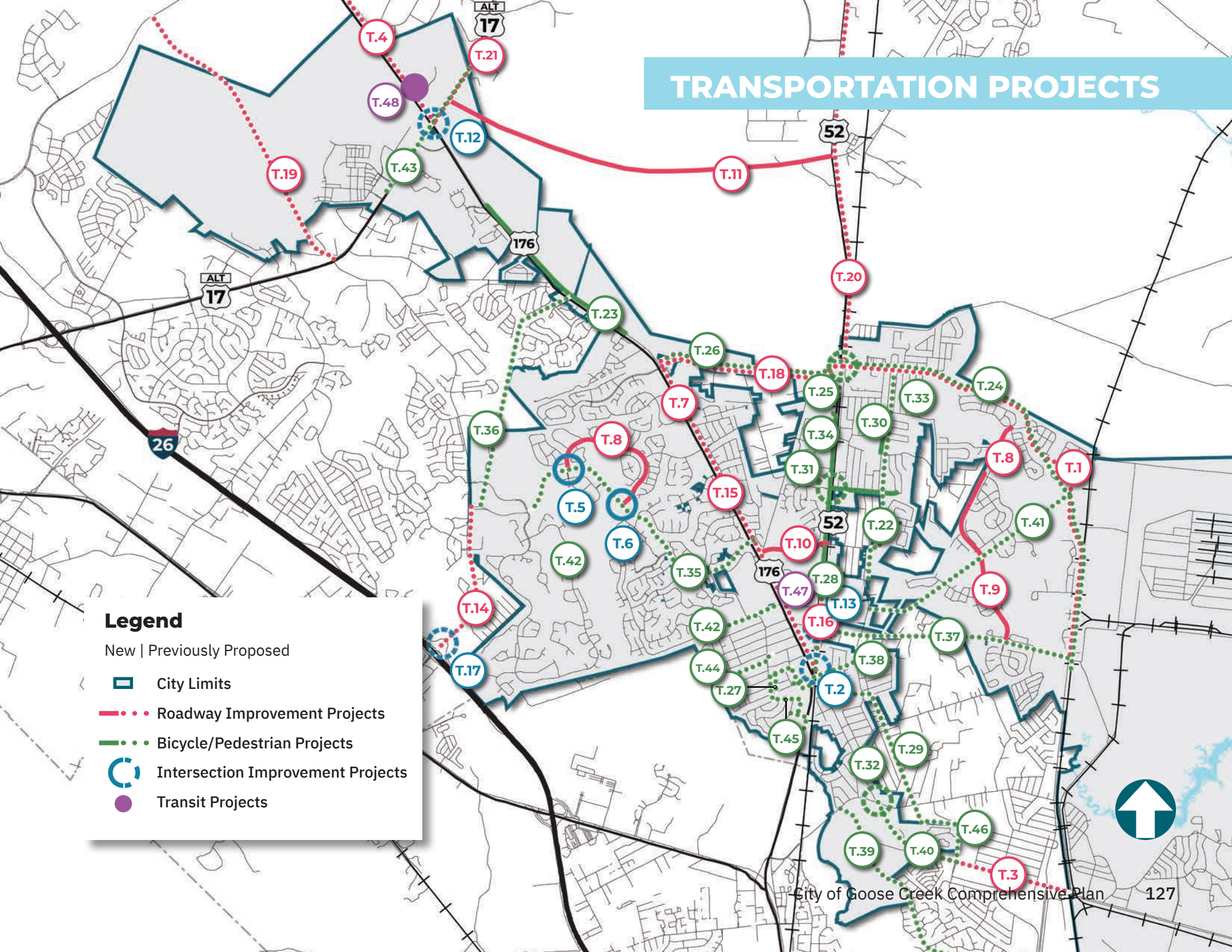
 City Limits

 Roadway Improvement Projects

 Bicycle/Pedestrian Projects

 Intersection Improvement Projects

 Transit Projects







# ECONOMICS

## Goals + Strategies

**Goal** ➤ Goose Creek will encourage the expansion of existing local businesses and provide opportunities for their expansion.

**Goal** ➤ Goose Creek will enhance its economic development programming to recruit new investment, support existing industry, and invest in development and redevelopment areas.

★ *Consider Multi-County Industrial Park Designations for the City's two incentive zones.*

★ *Create a non-profit Development Corporation to work with City's Economic Development Department and City Administration to recruit new industry and investment, while also supporting and retaining existing businesses. The Development Corporation would have the ability to acquire and dispense of property, acquire debt, provide incentives to investors, etc.*

★ *Establish an Economic Development Fund.*

**Goal** ➤ Goose Creek will attract industries with higher paying jobs.

★ *Create targeted recruitment strategy focusing on small warehouse/distribution, supply chain businesses, etc.*

★ *Identify areas conducive for employment and industry and ensure appropriate zoning and infrastructure are in place to receive development.*

★ *Incorporate potential development sites just outside of Goose Creek into the annexation strategy on pages 115-117.*

**Goal** ➤ Goose Creek will reinvest in and improve existing commercial areas.

★ *Formalize a public-private partnership (PPP) program and establish criteria for investment and development, as well as potential public participation (infrastructure, parking, streetscape, land acquisition, public spaces, etc).*

**Goal** ➤ Goose Creek will encourage the revitalization of old shopping centers to attract new business, improve curb appeal, and to incorporate improved commercial site and architectural design solutions.

★ *Evaluate current economic development incentives and amend (if necessary) to apply to the wholesale revitalization and reinvestment in suburban shopping centers, establish design standards, investment thresholds, etc.*

★ *Implement small-scale incentives for beautification, signage, façade enhancements, etc of individual buildings and sites.*

**Goal** ➤ Goose Creek will continue to emphasize regional sports-related and/or arts-related tourism to grow the local economy.

★ *Facilitate discovery visits to other communities that have leveraged/developed these assets. Learn the successes and implement appropriate policies in Goose Creek.*

★ *Continue to diversify recreational offerings (Joint City/County Sports Complex, expanded aquatics, gymnastics, etc)*

**Goal** ➤ Goose Creek will cultivate an entrepreneurial economy.

- ★ *Coordinate small-business development programming with the BCD Chamber and the North Charleston SBDC that features lessons on business planning, networking, mentoring, and marketing.*
- ★ *Establish a small business empowerment program to existing businesses and startups.*

### **Project Spotlight: Multi-County Industrial Park Designation**

A multi-county industrial park (MCIP) is a tool that communities have used to promote traditional industrial development in business parks, but also to incentivize commercial or mixed-used developments. In Goose Creek, this could be the development of village nodes, recruiting investment to Century Aluminum's undeveloped property, or otherwise tied to the City's two Incentive Zones to bring in new employment investment. The designation would require the participation of Berkeley plus an adjacent county, and would allow the MCIP to partner with a private developer and negotiate a fee-in-lieu of property taxes and other tax incentives. This can fund infrastructure, streetscape enhancements, and other public improvements necessary for the private development to occur. Partnering counties ultimately share the tax revenues generated by the initial investment and future development.

### **Project Spotlight: Establish an Economic Development Fund (EDF)**

Goose Creek should establish a fund that is earmarked directly for economic development, recruitment, and incentivizing investment. The City has already established its Economic Development Incentive Program, and has also appropriated \$250,000 for small-business loans administered through the Charleston LDC. An EDF would consolidate these and other strategies from this plan and the Economic Development Strategic Plan. It should be tied to the formal PPP program and administered by a Development Corporation (see sidebar on page 130). The fund could be used for everything from small business grants, to incentives, land acquisition, public improvements, etc.

In Goose Creek, the EDF could be established using resources from the MCIP mentioned on the sidebar to the left, and supplemented through other sources to be determined.





## ECONOMICS



### Project Spotlight: Goose Creek Development Corporation (GCDC)

This entity would work with City to recruit new industry and investment, while also supporting and retaining existing businesses. The GCDC would have the ability to purchase and dispense of property, acquire debt, provide incentives to investors, etc.

A great example for a development corporation that the City could model theirs after is in Greer, SC. The Greer Development Corporation has had tremendous success over the years in fostering economic development. The communities are of similar size, are bedroom communities to a larger metro, and have major industries nearby that are a magnet for innovation and supplier-

based companies. The difference between the two is that Greer is also a major employment center, much of which is due directly to its development corporation. The 501(c)(4) non-profit has a board of directors that includes the city manager, Greer councilman, GSP Airport, public utilities, chamber, and others. The agency provides all economic development functions of the city including targeted recruitment, strategic marketing, and retention of existing employers. Its annual budget comes from investments from the City, Commission of Public Works, GSP Airport, and Greer Partnership for Tomorrow.

## **Recommendations**

### **Create a Targeted Recruitment Strategy**

Goose Creek should capitalize on anchor industries within the region such as Boeing, Volvo, and Mercedes-Benz Vans as well as its favorable location off of I-26. Its recruitment strategy should target small scale manufacturers, warehouse distribution, and supply chain businesses. This can include strategic marketing of sites and opportunities, providing incentives tied to these industries, and conducting economic discovery visits to places like Greer, SC who has had success in a community with very similar dynamics to Goose Creek.

### **Identify Areas for Employment and Industry**

Goose Creek's biggest challenge with recruitment of industry is a lack of receiving areas for development. The community is virtually built-out with limited undeveloped areas for new investment. Being land-locked by the cities of North Charleston, Summerville, and Hanahan, as well as the Century Aluminum property further complicates this issue. Short of annexation, the City should identify specific sites within the current city limits that are conducive for new industry, including small-scale manufacturing sites. Once identified, the City

should ensure that the appropriate zoning and infrastructure are in place to receive development.

### **Plan for Potential Development Sites in Annexation Strategy.**

The only way for Goose Creek to designate land for new employment uses of any significance is through the targeted annexation strategy described on pages 115-117. Any strategy Goose Creek employs must include the identification of future economic development sites as part of the overall annexation plan, including installing proper zoning and creating a plan for infrastructure to support investment.

### **Formalize a Public-Private Partnership (PPP) Program**

Partnerships with the private sector are often needed to incentivize investment or recruit needed development. The level of partnership can range from small initiatives such as expedited review, to larger efforts such as incentives, land swaps, cash grants, public infrastructure, etc. Goose Creek currently has its Economic Development Incentive Program which often results in public-private partnerships. However, the current program can be enhanced by "formalizing" it in a manner that maximizes flexibility and negotiation, while communicating to investors its willingness to work together.

The City of Greenville, SC has long used PPP to drive economic development, from large public parking decks in conjunction with anchor developments, to small public pocket-parks that may be needed to bring in key investment. The City has formalized these partnerships creating an application and clear development criteria for each effort, tying each of its potential public funding strategies to potential developments.

### **Evaluate Current Economic Development Incentives**

Goose Creek's current Economic Development Incentives Program is designed to maximize flexibility which is important to the effectiveness of any incentive strategy. The incentives are applied to the City's two incentive zones (Basic and Super) and utilize a number of tools to recruit investment. This can include reduction or elimination of development impact fees, building permit and licensing fees, local hospitality taxes, as well as coordination of State incentive programs. These incentives should be reviewed and amended if necessary, to address the goals and strategies of this comprehensive plan including:

- Reviewing and amending boundaries of the two incentive zones.





## ECONOMICS

- Adding more specific language that relates to the formalized PPP program above, identifying other potential incentives or public investment (cash grants, land swaps, infrastructure, parking, streetscape, public parks, etc.)
- Developing more specific criteria (eligibility, design standards, investment thresholds) for types of investment that could utilize the incentive. This should include redevelopment/suburban retrofit of older shopping centers, mixed-used or residential economic investment, etc.

### **Implement Small-Scale Incentives for New Investment**

The current economic development incentive program requires an investment threshold that begins at \$750,000. This may not be applicable to smaller-scale projects that require simple improvements to existing sites, nor would it assist in recruiting small, independent businesses and entrepreneurs. These small incentives could be the same as the current program (reduction of fees and coordination), but also could be cash grants for beautification, signage, façade enhancements, etc. of individual buildings and sites.

### **Facilitate Discovery Visits to Successful Communities**

Other communities in South Carolina have had success in developing sports and arts tourism assets, enhancing the quality of living in their community while also leveraging additional private investment. For example, the City of Anderson, SC has long focused on building the creative economy as part of its economic development strategy. This begins with developing and promoting the arts but is followed up by the recruitment of creative entrepreneurs (makers, artists & galleries, architects, etc.). Similarly, the City of Rock Hill, SC has focused on sports tourism and recreation as a key component of its economic strategy. For example, The Rock Hill Outdoor Center is a 250-acre public recreation complex featuring a Velodrome Olympic standard cycling track, BMX Supercross track, Criterium Course, kayak launch, MTB trails, soccer fields, etc. It brings in national sporting events that support its visitor economy, but is also part of a master-planned mixed-use community which includes 850 single-family homes, 250 townhomes, 500 apartments, retail and restaurants.

Goose Creek has created exceptional recreational facilities including most recently a Gymnastics Center. It should visit these other communities to hear of their success

and learn how to take the recreation and arts economy to the next level in Goose Creek.

### **Coordinate Small Business Development Programming**

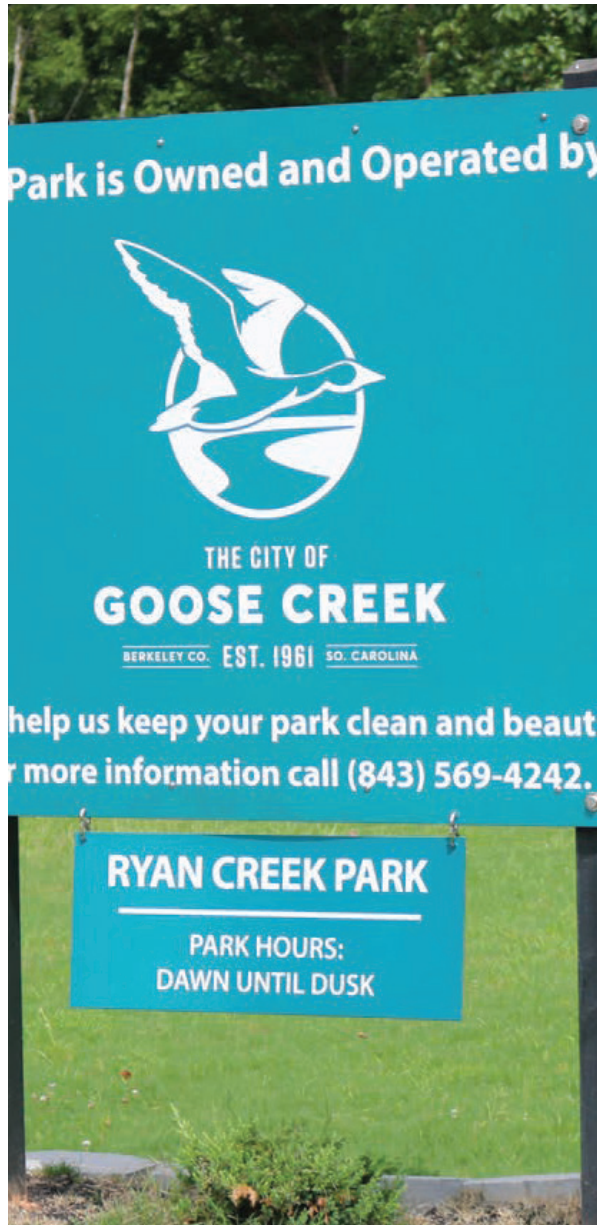
The City should evaluate current small business support programming available for Goose Creek businesses, and work with the BCD Chamber and North Charleston SBDC to enhance programming for business planning, networking, mentoring, marketing, etc. In addition to reviewing current programming, the City's role would be assisting its partners in promotion and connecting entrepreneurs with these opportunities.

### **Establish a Small Business Empowerment Program**

Goose Creek should partner with other agencies to create an empowerment program aimed at small businesses and startups. The effort would be a platform for the sharing of ideas and knowledge base with peer businesses. Other cities across the state conduct the "1 Million Cups" program funded by the Kaufman Foundation. The programs focus on mentoring and often includes topics related to merchandising, marketing, legal considerations, social media, etc.



# COMMUNITY FACILITIES



## Goals + Strategies

**Goal** ➤ 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.

- ★ *Explore funding sources in addition to impact fees for expansion of community facilities and services.*
- ★ *Develop level of service measures that determine when new services or facilities are needed.*

**Goal** ➤ Goose Creek will continue to seek out opportunities to create and program new green space and recreational facilities.

- ★ *Require all land developers to set aside some land for recreational purposes ("recreational land set asides") or provide funding in lieu to enhance existing recreational amenities.*
- ★ *Utilize and program green space near public gathering spots to encourage patronage.*

- ★ *Develop the Goose Creek Reservoir as a recreational amenity.*
- ★ *Develop a "Central Park" that could serve as a gathering place for events and recreation.*

**Goal** ➤ Goose Creek will continue to provide industry leading services to our sanitation customers by maintaining and purchasing vehicles on a fixed schedule and adding crews to ensure efficient service to all.

**Goal** ➤ Goose Creek will continue to provide healthy, high quality water to our customers while controlling costs to ensure maximum value for every dollar spent.

**Goal** ➤ Goose Creek will continue replace aging infrastructure to ensure continuous delivery of water from the water plant to the faucet.





## COMMUNITY FACILITIES

### Project Spotlight: Central Park

The City of Goose Creek owns approximately 50 acres in the middle of its commercial core (sometimes called "Central Park"). The property is bounded by US-176/St. James Avenue and US-52/Goose Creek Boulevard, which sees a lot of vehicular traffic. The property abuts multiple properties zoned for general commercial that is prime for development and redevelopment of existing structures. The City recently sold an adjacent under-utilized property to a developer with plans to redevelop nearby commercial properties to get higher-end, amenity style tenants. Central Park presents a tremendous opportunity to create a small node of mixed-use activity that could spur further redevelopment and create a gathering place for the community.

Central Park is a wooded property, and a 2019 wetlands survey showed that much of it is indeed a wetland. However, there are approximately 12 developable acres. The City is also interested in purchasing adjoining properties that are for sale to assemble approximately 25 acres of undeveloped property also in the middle of the City's commercial core.

The City would work with an experienced real estate consultant to conduct a market analysis of the properties to understand what types of businesses would thrive in that location and to include a more solid understanding of the wetlands situation on site. Once finished, a master plan would be created for the entire assemblage of properties that reflects the market studies, and envisions mixed-uses with amenity style commercial but also higher density residential. Once completed, City staff and its partners (such as brokers) would market the entire project to appropriate development teams that would help us achieve our vision. An alternate idea is to release a Request for Proposals (RFP) to selected regional and national development teams. These teams would compete for purchase of the property based on the market analysis and the needs of the City.

### Project Spotlight: Reservoir Park

The Goose Creek Reservoir lies just west of the City's southern boundary, and continues south along the City of Hanahan's western boundary and Charleston County's eastern boundary. The reservoir presents an interesting opportunity to create a recreational, water-based amenity that can serve the residents of Goose Creek and become a regional destination.

The City can develop the area in one of two ways: the first involves using Foster Creek Park (an active, City-owned park) to connect to the Reservoir and placing the amenities necessary for water activities. If using Foster Creek Park is not an option, the other option is to purchase the two properties to the south of Foster Creek Park. Those two properties are mostly wetland and are otherwise not developable. They can be used as a passive recreation park, and include necessary amenities to access the water.



## CULTURAL RESOURCES



### Goals + Strategies

- Goal** ➤ Goose Creek will continue to preserve and protect its historic and cultural resources for future generations.
- Goal** ➤ Goose Creek will continue to program events to foster community pride .
- Goal** ➤ Goose Creek will create new opportunities for public art, cultural sites, events, and traditions, in order to better meet the cultural and economic needs of the community.
- ★ *Facilitate an Arts Master Plan and establish policies for identifying, funding, implementing and maintaining public art, growing arts-related activities and events, and cultivating local partnerships*

### Project Spotlight: Arts Master Plan

Public art can serve two functions: it can serve as an economic development tool and be a source of culture for a community. One of the best ways to create a sense of place is through public art installations. Examples of public art include art displays in public buildings, sculptures in parks and plazas, painted murals on walls, and creatively designed streetscape elements (benches, crosswalks, planters, etc). Displays can be permanent, or rotate with the seasons.

The City of Goose Creek has limited arts-related assets outside of events led by the Cultural Arts Commission. This programming is greatly appreciated by citizens, but the City lacks arts venues, public art installations, or creative businesses. Goose Creek should look to incorporate creative economy into its economic development programming. This would begin with an Arts Master Plan to establish policies for identifying, funding, implementing and maintaining public art, growing arts-related activities and events, and cultivating local partnerships.





# NATURAL RESOURCES

## Goals + Strategies

- Goal** ➤ Goose Creek will support preservation of green space.
- Goal** ➤ Goose Creek will continue to develop its trail systems.
- Goal** ➤ Goose Creek will increase efforts to safeguard physical and environmental resources through the addition and enhancement of community facilities and services.
- Goal** ➤ Goose Creek will continue to regulate the preservation of protected tree species as development occurs.
- Goal** ➤ Goose Creek will preserve natural areas and other key natural resources.
  - ★ *Preserve and protect wetlands.*
  - ★ *Preserve and protect important wildlife habitat areas.*
  - ★ *Preserve and replace native plant species that support local wildlife.*



(Photo credit: Jacob Beal)



# PRIORITY INVESTMENT

## Overview

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 + Strategies

**Goal** ➤ Goose Creek will encourage and facilitate coordination with other jurisdictions, agencies and public service authorities to promote and sustain the quality of life enjoyed and shared by the City's residents and those within the established planning area.

- ★ *Continue to improve working relationship with Berkeley County.*
- ★ *Continue to improve communications and coordination efforts with the State of South Carolina, other county governments, and the Berkeley County School District.*

- ★ *Continue to encourage collaboration and support between municipal departments and agencies.*

**Goal** ➤ Goose Creek will form a Development Corporation that will help fund and execute catalytic development projects.

- ★ *Leverage an Economic Development Fund*

**Goal** ➤ Goose Creek will update its zoning ordinance to promote higher quality development that is more in line with modern development trends.

- ★ *Fix discrepancies identified by the BCDCOG's Existing Conditions Analysis (see page 19).*
- ★ *Create architectural standards that encourage quality architecture in new development and redevelopment.*
- ★ *Establish new zoning districts that accommodate the City's visions for redevelopment, address unique development issues, and create development incentives.*
- ★ *Establish a new zoning district for multi-family residential.*

- ★ *Prohibit incompatible uses that are over-saturated or not conducive to an aesthetically pleasing environment from existing zoning districts.*

**Goal** ➤ Goose Creek will establish a group of village nodes

- ★ *Conduct a plan for a Civic Village Node near the existing City Hall on City-owned land.*
- ★ *Conduct a plan for a Central Village Node near the proposed Central Park*



# REDEVELOPMENT PLANS

## Overview

Goose Creek's unique geography and transportation network makes establishing one Town Center difficult. Input received at the Draft Plan Open House revealed that a network of "Village Nodes" was a more appropriate strategy for the City. This makes sense, considering that Carnes Crossroads has already become a node for residents and visitors living nearby. Through a combination of analysis and public input, seven potential village nodes were identified (see the map on the facing page for reference):

- ① Carnes Crossroads (already in development)
- ② Civic Village Node
- ③ Central Village Node (see page 141 for a framework concept plan)
- ④ Neighborhood Village Node (see page 143 for a framework concept plan)
- ⑤ Liberty Hall Village Node
- ⑥ Red Bank Road Corridor (see page 145 for a framework concept plan)
- ⑦ Century Aluminum Village Node

Each Village Node will serve as a mixed-use center with a level of residential and/or commercial density that is appropriate for its surrounding area and its existing infrastructure. Developing each node will have its own set of challenges. For example, although most of the lands that make up the Civic Village Node are owned by the City of Goose Creek, a lot of that land is not developable due to the presence of wetlands. The lands that make up the Central Village Node are mostly



developed with many individual owners. The Century Aluminum property has yet to be annexed. The Red Bank Road corridor has many commercial parcels that could be redeveloped but many of them have shallow lot depths and restrictive zoning regulations. Creating master plans for each of these areas (with the exception of Carnes Crossroads) will give the City a vision of each Village Node moving forward, as well as a way to market opportunities to developers.

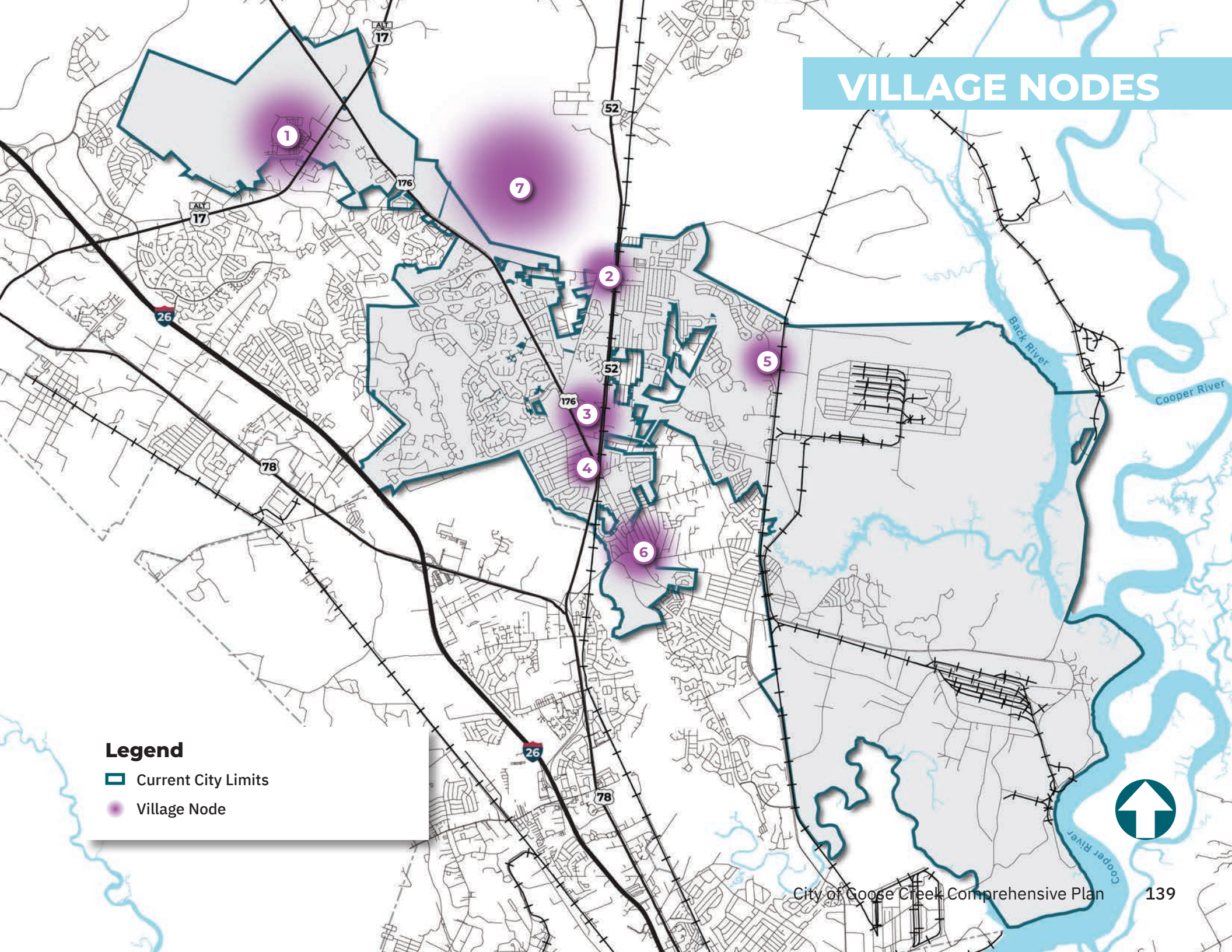




# VILLAGE NODES

## Legend

-  Current City Limits
-  Village Node





# CENTRAL VILLAGE NODE

## Overview

The Central Village Node is located where many identify as the traditional center of Goose Creek. The concept plan to the right shows a long-term framework for redevelopment. Fully developed, this village node will have living options, offices, shops and restaurants, and green space in a walkable setting. The street network builds upon the existing network and attempts to create a "grid." Although this won't function as the official "Town Center" for Goose Creek, the new Central Park can provide a gathering place for residents and visitors, as well as serve as a place for community events.

## Land Uses and Development Types

- "Front doors" of all development should be sidewalk-oriented, with parking placed in the rear
- Townhomes
- Duplexes/triplexes/quadplexes
- Small apartments/condominiums (5-19 units)
- 1-2 story commercial that houses retail and office uses

- 3-story mixed use buildings that have retail uses on the ground floor, and office or residential on the upper stories
- Central Park
- Pocket parks that can accommodate neighborhood amenities such as playgrounds and dog runs, and create opportunities for art and placemaking

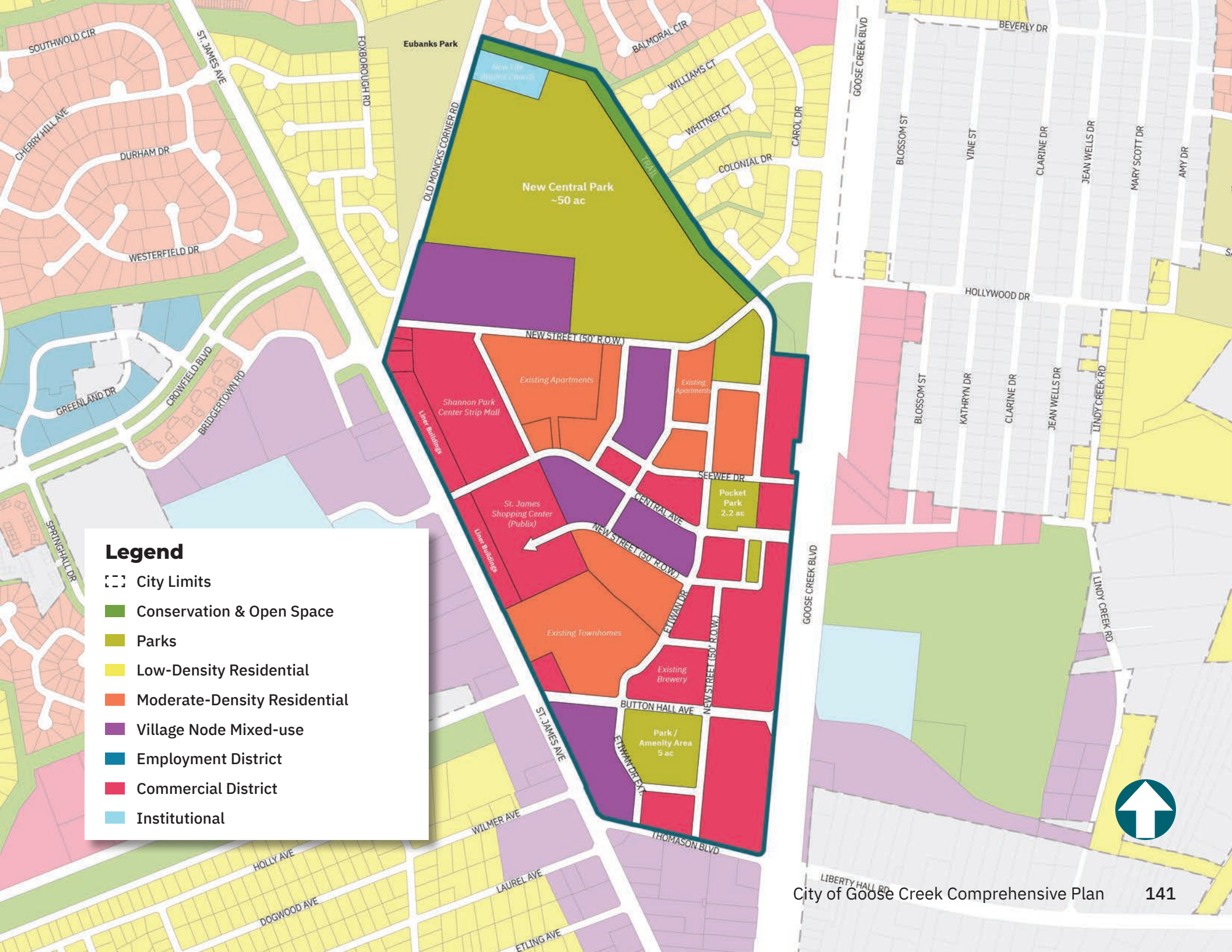
## Implementation Measures

- Develop a mixed-use zoning district to regulate development of village nodes.
- Develop a Central Village Node Master Plan that analyzes market demand for the area and makes specific recommendations about streets and streetscape design, building types and placement, and phasing.
- Work with property owners of the two shopping centers (Shannon Park Center Strip Mall and the St. James Shopping Center) to place liner buildings along US-176/St. James Avenue on existing parking.
- Give Development Corporation legal power to purchase real estate on behalf of the City.

- Encourage developers to rent or sell 10% of new housing units below market-rate to preserve affordability through financial or development incentives.
- Encourage the development of senior housing.
- Develop a Central Park Master Plan that outlines a framework for design and construction.
- Collaborate with Berkeley County to construct new road right-of-ways per the Master Plan
- Amend the zoning ordinance to reduce parking requirements and encourage shared-parking agreements.
- As redevelopment progresses, encourage developers to prioritize displaced business owners as tenants for new retail or office spaces.

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*The concept plan to the right illustrates ideas for the long-term future. This concept plan is intended to depict potential redevelopment in the area, however, development will occur based on market conditions and willingness of the current owners to sell or redevelop.*



## Legend

- City Limits
- Conservation & Open Space
- Parks
- Low-Density Residential
- Moderate-Density Residential
- Village Node Mixed-use
- Employment District
- Commercial District
- Institutional



# NEIGHBORHOOD VILLAGE NODE

## Overview

The 27-acre Neighborhood Village Node is near the intersection of US-52/Goose Creek Boulevard and US-176/St. James Avenue. It is also adjacent to two local, neighborhood-serving roads (Marilyn Street and Carolina Avenue). While largely vacant, there are some low-density commercial buildings and mobile home parks currently in the area. This area was chosen as a village node because it is largely vacant, and its proximity to the Central Village Node and an existing residential neighborhood. These factors make it an ideal place to locate a walkable, neighborhood-scale, mixed-use center that can serve many needs. The concept plan to the right shows a mid-term framework for redevelopment.

## Land Uses and Development Types

- "Front doors" of all development should be sidewalk-oriented, with parking placed in the rear
- Townhomes
- Small apartments/condominiums (5-19 units)
- 1-2 story commercial that houses retail and office uses

- 3-story mixed use buildings that have retail uses on the ground floor, and office or residential on the upper stories
- A small park that can accommodate neighborhood amenities such as a playground, a dog run, or community garden

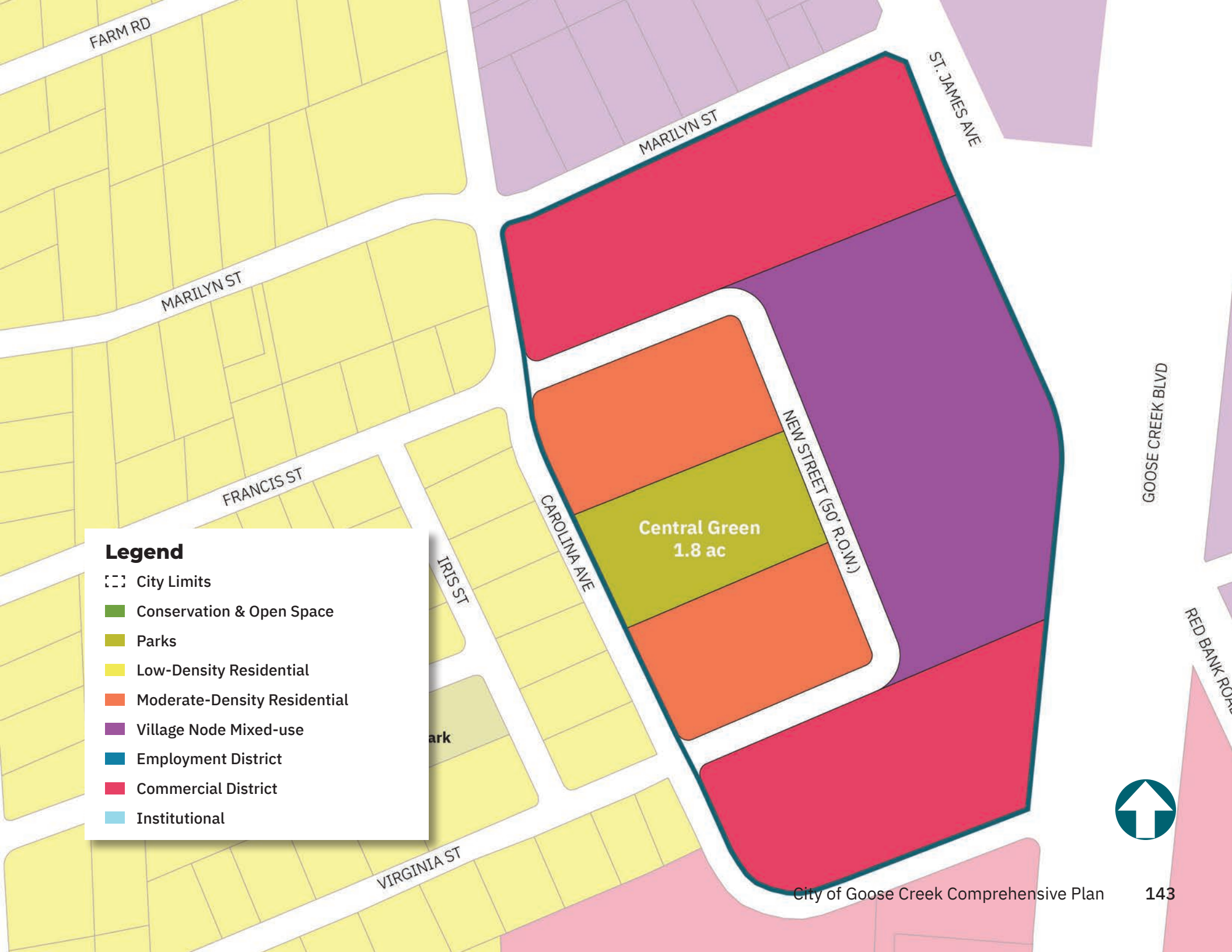
## Implementation Measures

- Develop a mixed-use zoning district to regulate development of village nodes.
- Develop a Neighborhood Village Node Master Plan to be included in the Central Village Node Master Plan that makes specific recommendations about streets and streetscape design, building types and placement, and phasing.
- Prohibit the construction of new curb cuts along both US-52/Goose Creek Boulevard and US-176/St. James Avenue.
- Encourage developers to rent or sell 10% of new housing units below market-rate to preserve affordability through financial or development incentives.

- Encourage the development of senior housing.
- Collaborate with Berkeley County to construct new road right-of-ways per the Master Plan
- Amend the zoning ordinance to reduce parking requirements and encourage shared-parking agreements.

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*The concept plan to the right illustrates ideas for the long-term future. This concept plan is intended to depict potential redevelopment in the area, however, development will occur based on market conditions and willingness of the current owners to sell or redevelop.*



FARM RD

MARILYN ST

FRANCIS ST

IRIS ST

VIRGINIA ST

MARILYN ST

ST. JAMES AVE

GOOSE CREEK BLVD

RED BANK ROAD

### Legend

- City Limits
- Conservation & Open Space
- Parks
- Low-Density Residential
- Moderate-Density Residential
- Village Node Mixed-use
- Employment District
- Commercial District
- Institutional

Central Green  
1.8 ac

NEW STREET (50' R.O.W.)

park





# RED BANK ROAD CORRIDOR

## Overview

The Red Bank Road corridor is in need of re-imagining. Its proximity to churches and schools make it a prime area to place a walkable, neighborhood-scale, mixed-use corridor that can serve a variety of patrons. Developing the section of Red Bank Road from US-52/Goose Creek Boulevard to Snake Road may be a catalyst for redeveloping the rest of the corridor headed into the Naval Weapons Station, as well annexation of those areas.

The corridor will be challenging to redevelop. Many of the zoned commercial parcels along the corridor have narrow lot depths, and abut existing single-family residential neighborhoods. Residential parcels abutting commercial parcels could be acquired to remedy the issue, but it would be nearly impossible to do so. Also, an existing utility easement uses a lot of otherwise developable land. Before that land could be purchased or developed, the existing power lines would need to be buried.

## Land Uses and Development Types

- "Front doors" of all development should be sidewalk-oriented, with parking placed in the rear

- Small-lot single-family housing
- Townhomes
- Small apartments/condominiums (5-19 units)
- 1-2 story commercial that houses retail and office uses
- 3-story mixed use buildings that have retail uses on the ground floor, and office or residential on the upper stories
- Pocket parks that can accommodate neighborhood amenities such as playgrounds and dog runs, and create opportunities for art and placemaking

## Implementation Measures

- Create a zoning district that addresses the challenges of redeveloping the corridor (setbacks, buffers requirements, parking, etc.).
- Develop a Corridor Master Plan that analyzes market demand for the area and makes specific recommendations about streets and streetscape design, zoning, building types and placement, and phasing.
- Encourage developers to rent or sell 10% of new housing units below market-rate to preserve affordability

through financial or development incentives.

- Encourage the development of senior housing.
- Lot consolidation incentives to encourage developers to purchase small, contiguous commercial parcels and develop at the same time.
- Prohibit uses that are already over-saturated along the corridor, particularly auto-oriented uses.
- Bury utilities underground to minimize limitations to new development and to increase aesthetics.
- Collaborate with Berkeley County to construct new road right-of-ways per the Master Plan.
- Ensure the preservation of existing schools and churches.
- As redevelopment progresses, encourage developers to prioritize displaced business owners as tenants for new retail or office spaces.

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*The concept plan to the right illustrates ideas for the long-term future. This concept plan is intended to depict potential redevelopment in the area, however, development will occur based on market conditions and willingness of the current owners to sell or redevelop.*

## Legend

City Limits

Conservation & Open Space

Parks

Low-Density Residential

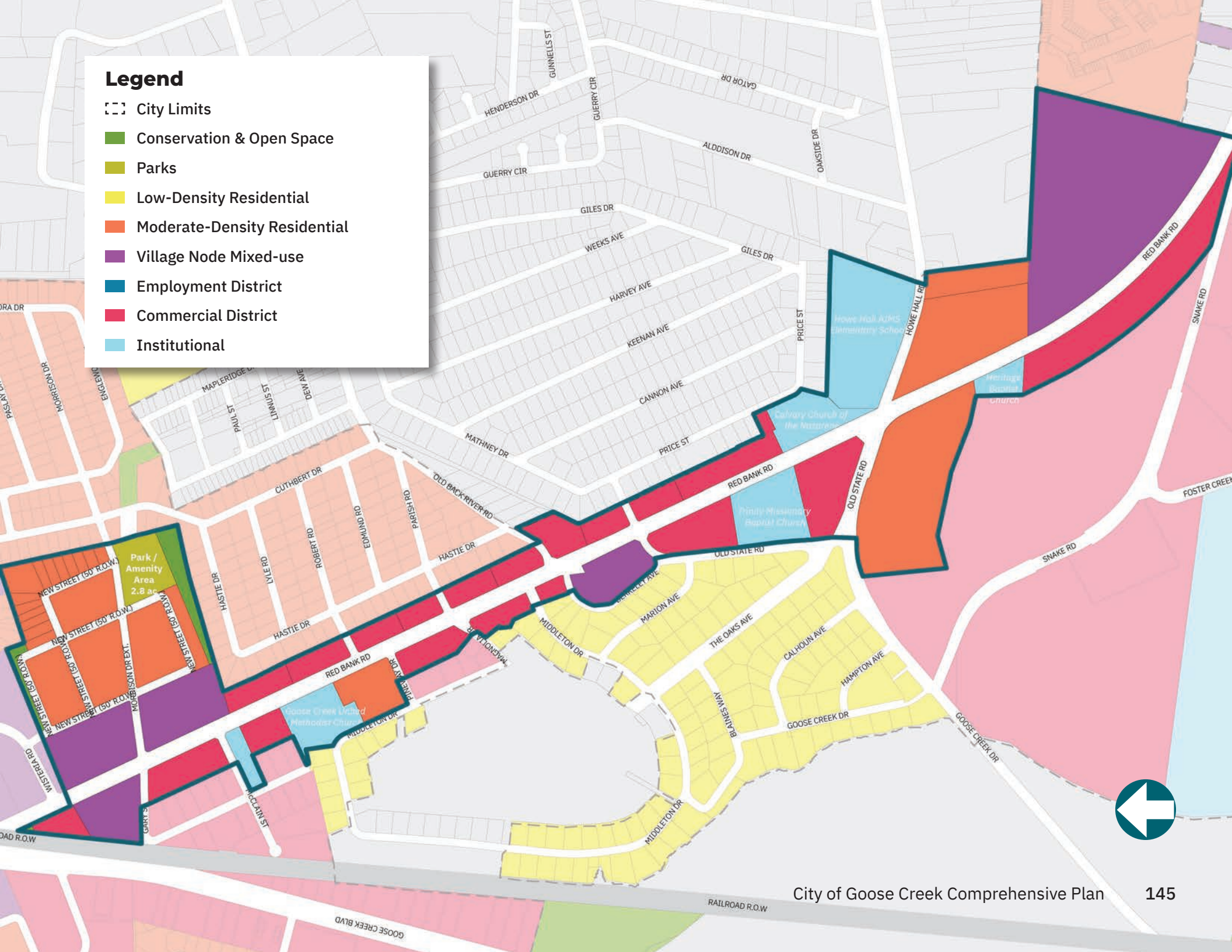
Moderate-Density Residential

Village Node Mixed-use

Employment District

Commercial District

Institutional





# HOW TO GET IT DONE

## IMPLEMENTATION PROGRAM

### Overview

In order for the City of Goose Creek to successfully implement this plan, they will need to bring together many people, organizations, and tools as available.

### Actors

#### Action Matrix

The Action Matrix, starting on page 150, lists every project to be completed within the next ten years to implement the first phases of this plan's vision. The Matrix also identifies the timeframe of each project, as well as the estimated costs, funding sources, and the actors responsible for implementation.

#### Regulations

The regulations that are most likely to be instrumental in implementing the plan are zoning and other development regulations.

In cases where projects do not match the requirements set forth in the City's regulations, recommendations outlined in Chapter 4 suggest where changes may be made.

### Elected & Appointed Officials

Not only do elected officials vote to adopt local plans, they are important in the timeline and implementation of individual projects, whether they be public or private sector. Appointed officials (the Planning Commission, for example) can steer the direction of individual projects and provide the necessary tools for implementation.

## City Staff & Agencies

Most public projects will be managed by the City of Goose Creek's staff in various departments and agencies:

- Planning & Zoning;
- Annexation Officer;
- Public Works;
- Parks & Recreation; and
- Economic Development.

Some projects may require the heavy use of staff time, instead of the use of funds.

## Regional & Community Partners

Regional and community partners may include non-profits, City committees and commissions, agencies outside of Goose Creek, schools, special interest groups, and advocacy groups. While not every project may warrant their participation, care should be taken to involve the appropriate groups when necessary to ensure a project's success.

These regional and community partners may include the following organizations:

- Recreation Commission;
- Cultural Arts Commission;





# IMPLEMENTATION PROGRAM

- Berkeley County;
- Berkeley-Charleston-Dorchester Council of Government (BCDCOG);
- SCDOT;
- CARTA;
- TriCounty Link;
- Berkeley County Schools;
- Berkeley Chamber of Commerce;
- Charleston Metro Chamber of Commerce;
- Charleston Area Small Business Development Center (SBDC); and
- Neighborhood associations

## Private Sector

Many ideas set forth in this plan will require the participation from the private sector, mostly real estate developers.

## Funding Sources

Total, the Action Matrix proposes over \$310 million of projects to be implemented over the next five years. Nearly \$300 million (97%) of this total is made up of transportation projects alone. The majority of non-transportation projects will be funded through Goose Creek's general fund. The general fund is the City's principal operating fund, and is funded through property taxes; licenses, permits, and franchise taxes; service charges; and fines. The City also receives local sales tax, accommodations taxes, and grants from the State of South Carolina and some grants from the federal government as part of the general fund.

The City also collects revenues from water service charges, the golf course, recreation, hospitality tax, impact fees.

The following outside sources have been identified to supplement the funding of projects:

- **County sales tax.** Sales tax in Berkeley County is 8% — the State's sales tax is 6%, 1% goes toward the County's general fund, and the final 1% is a special option local sales tax that funds capital improvement projects. Part of this funds transportation projects for the entire

county. Since the County and the State of South Carolina control the City's roads, they are the agencies responsible for funding roadway improvement projects.

- **SCDOT Highway Safety Improvement Program (HSIP).** HSIP is a core, Federal-aid program with the goal of achieving a significant reduction of fatalities and serious injuries on publicly-controlled roads. Funding is allocated between projects related to roadway departure, interstate safety programs, rumble strips, intersection safety programs, and non-motorized projects.
- **SCDOT Transportation Alternative Program (TAP).** The TAP program is focused on providing safe routes for non-motorized travel, including on- and off-street bicycle facilities and trails, access to public transportation and schools, and other planning and design efforts associated with these projects. The program is a "grant" program under Federal regulation. It is not an "up-front" grant program and funds are available only on a reimbursement basis. Only after a project has been approved by the SCDOT or Metropolitan Planning Organization and the FHWA division

office, can costs become eligible for reimbursement. Costs must be incurred after FHWA division office project approval, or they are not eligible for reimbursement. The Federal government will pay for up to 80% of eligible project costs for a TAP project. A local match is required to pay for 20% or more of the remaining project costs.

- **SCDOT Recreational Trails Program (RTP).** The South Carolina Department of Parks, Recreation and Tourism (SCPRT) administers the Recreational Trails Program (RTP) under the approval of the Federal Highway Administration (FHWA). RTP, a federally funded program, receives its funding from a portion of federal gas taxes paid on fuel used in non-highway recreational vehicles. Similar to TAP, funding is provided by this program on a cost-reimbursement basis — the grant recipient must pay 100% of the cost of an item before submitting a reimbursement request for 80% of eligible costs.
- **South Carolina Arts Commission.** The Arts Commission offers a variety of grants for artists, arts education, and community arts development.
- **South Carolina Municipal Association.** The State's Municipal Association provides a number of grants to local governments related to development, infrastructure, recreation, hazard mitigation, and community facilities. One grant in particular, the Hometown Economic Development Grant, supports economic development projects that will make a positive impact on a municipality's quality of life. The maximum award amount is \$25,000. A number of the Land Use and Economics projects listed in the Action Matrix may be eligible for consideration.
- **Kauffman Foundation.** The Kauffman Foundation is an organization that conducts research and provides grants focused on advancing entrepreneurship, improving education, and supporting civic development. Their entrepreneur support grants can help the City foster an environment for small business development.



# ACTION MATRIX

#	Project	Timeframe
<b>Land Use</b>		
LU.1	Zoning Ordinance Rewrite	Priority
LU.2	Civic Village Master Plan	Priority
LU.3	Phase 1 Annexation	Short-Term
LU.4	Central Village Master Plan	Short-Term
LU.5	Acquire properties adjacent to proposed Central Park to be developed	Short-Term
LU.6	Phase 2 Annexation	Mid-Term
LU.7	Red Bank Road Corridor Redevelopment Plan	Mid-Term
LU.8	Century Aluminum Village Node Master Plan	Mid-Term
LU.9	Liberty Hall Village Node Master Plan	Long-Term
LU.10	Phase 3 Annexation	Long-Term
<b>Housing</b>		
H.1	Conduct a Housing Needs Assessment	Short-Term
H.2	Encourage development of missing middle, market-rate housing	Short-Term
H.3	Recruit employers that provide "work from home" options	Short-Term
H.4	Engage local industries to understand trends that impact housing need.	Short-Term
H.5	Identify target neighborhoods	Mid-Term

Estimated Cost	Funding Source(s)	Responsible Parties	Notes
\$150,000	City	Planning & Zoning	
\$40,000	City	Planning & Zoning	
Staff Time	-	Annexation Officer	
\$100,000	City	Planning & Zoning	This will include a plan for the Neighborhood Village Node
\$3,400,000	City	Economic Development	
Staff Time	-	Annexation Officer	
\$50,000	City	Planning & Zoning	
\$100,000	City	Planning & Zoning	To follow annexation of the Century Aluminum property (Phase 2 Annexation)
\$50,000	City	Planning & Zoning	
Staff Time	City	Annexation Officer	
\$150,000	City	Planning & Zoning	
\$40,000	City	Planning & Zoning	
Staff Time	-	Annexation Officer	
\$75,000	City	Planning & Zoning	
\$3,400,000	City	Economic Development	



# ACTION MATRIX

#	Project	Timeframe
<b>Housing (continued)</b>		
H.6	Implement tools to project Neighborhoods	Mid-Term
H.7	Recruit residential developers based on market demand	Mid-Term
H.8	Consider incentives for diverse housing options	Mid-Term
<b>Transportation</b>		
<i>Roadway Improvement Projects</i>		
T.1	Henry E. Brown, Jr. Boulevard Phase II Roadway Widening	Short-Term
T.2	US-176/St. James Avenue at US-52/Goose Creek Boulevard Intersection Improvements	Short-Term
T.3	Red Bank Road Corridor Improvements	Short-Term
T.4	US-176/St. James Avenue Phase 1 Roadway Widening	Short-Term
T.5	Crowfield Boulevard at Loganberry Circle Intersection Improvements	Short-Term
T.6	Crowfield Boulevard at Centennial Boulevard Intersection Improvements	Short-Term
T.7	Conduct study along US-176/St. James Avenue to improve pedestrian safety	Short-Term
T.8	Proposed Traffic Calming Measures	Short-Term
T.9	Adler Drive Extension from Liberty Hall Plantation to Brickhope Plantation	Long-Term
T.10	New roadway with sidewalk connecting Hollywood Drive to US-176/St. James Avenue at Old Moncks Corner Road	Long-Term

Estimated Cost	Funding Source(s)	Responsible Parties	Notes
Staff Time	-	Annexation Officer	
\$50,000	City	Planning & Zoning	
\$100,000	City	Planning & Zoning	To follow annexation of the Century Aluminum property (Phase 2 Annexation)
\$33,800,000	County Sales Tax	Berkeley County	In ROW acquisition phase
\$30,900,000	County Sales Tax	Berkeley County	In design/development phase
\$2,500,000	SCDOT - HSIP	SCDOT	In design/development phase
\$53,359,339	County Sales Tax	Berkeley County	In design/development phase
\$200,000	SCDOT, City	SCDOT, Public Works	New project; potential traffic signal and pedestrian crossings
\$200,000	SCDOT, City	SCDOT, Public Works	New project; potential traffic signal
\$50,000	SCDOT, City	SCDOT, Public Works	Perform along entire stretch of US-176/St. James Avenue within Goose Creek city limits
\$5,000/Speed Hump; Minor Roadway Realignment - \$150/ft"	SCDOT, City	SCDOT, Public Works	New project; speed humps or the addition of chicanes and median islands for minor roadway realignment to slow vehicular traffic. Proposed along Adler Drive and Centennial Boulevard
\$2,000,000	County Sales Tax	SCDOT, Public Works	New project; will provide additional entrance/exit for Liberty Hall Plantation residents
\$3,500,000	County Sales Tax	SCDOT, Public Works	New project; will provide east-west connectivity. Allows vehicular traffic to avoid US-52/Goose Creek Boulevard at US-176 intersection



# ACTION MATRIX

#	Project	Timeframe
<b>Transportation (continued)</b>		
<i>Roadway Improvement Projects (continued)</i>		
T.11	New roadway with sidewalk connecting US-52 to US-17A within existing Century Aluminum property	Long-Term
T.12	US-17A at US-176/St. James Avenue Intersection Improvements	Long-Term
T.13	US-52/Goose Creek Boulevard at Liberty Hall Road Intersection Improvements	Long-Term
T.14	College Park Road from Crowfield Boulevard to I-26	Long-Term
T.15	US-176/St. James Avenue from Mount Holly Road to US-52/Goose Creek Boulevard	Long-Term
T.16	US-52/Goose Creek Boulevard from Button Hall Avenue to Red Bank Road	Long-Term
T.17	College Park Road at Treeland Drive Intersection Improvements	Visionary
T.18	Old Mount Holly Road from US-176/St. James Avenue to US-52/Goose Creek Boulevard	Visionary
T.19	College Park Road Extension from College Park Road to Nexton Parkway	Visionary
T.20	US-52 from Montague Plantation Road to Oakley Road	Visionary
T.21	US-17A from US-176/St. James Avenue to E. Main Street	Visionary

Estimated Cost	Funding Source(s)	Responsible Parties	Notes
\$20,000,000	County Sales Tax	Berkeley County	New project; will provide east-west connectivity to northern portion of Goose Creek
\$5,740,000	TBD	SCDOT, Berkeley County	CHATS 2040 RTP
\$2,882,000	TBD	SCDOT, Berkeley County	CHATS 2040 RTP
\$20,941,000	TBD	SCDOT, Berkeley County	CHATS 2040 RTP
\$6,183,000	TBD	SCDOT, Berkeley County	CHATS 2040 RTP
\$1,185,000	TBD	SCDOT, Berkeley County	CHATS 2040 RTP
\$5,764,000	TBD	SCDOT, Berkeley County	CHATS 2040 RTP
\$21,713,000	TBD	SCDOT, Berkeley County	CHATS 2040 RTP
\$31,229,000	TBD	SCDOT, Berkeley County	CHATS 2040 RTP
\$13,939,000	TBD	SCDOT, Berkeley County	CHATS 2040 RTP
\$22,893,000	TBD	SCDOT, Berkeley County	CHATS 2040 RTP

# ACTION MATRIX

#	Project	Timeframe
<b>Transportation (continued)</b>		
<i>Bicycle &amp; Pedestrian Improvement Projects</i>		
T.22	Boulder Bluff Pedestrian Safety (Sidewalk improvements along Amy Drive)	Short-Term
T.23	Devon Forest Elementary/Northwood Academy Access - Cobblestone Village to Spring Lake Way	Short-Term
T.24	Henry E. Brown, Jr. Boulevard (Phase II)	Short-Term
T.25	Goose Creek Trail System (Community Center Connections) - Old Mount Holly Road to Community Center	Short-Term
T.26	Old Mount Holly Path	Short-Term
T.27	Pineview Hills Path Extension	Short-Term
T.28	Goose Creek Boulevard Sidepath Extension	Short-Term
T.29	Howe Hall AIMS Elementary School Path	Short-Term
T.30	Boulder Bluff Pedestrian Safety Project - Judy Drive to Eather Drive	Short-Term
T.31	N. Goose Creek Boulevard Crossing	Short-Term
T.32	Red Bank Road Crossing	Short-Term
T.33	Sidewalk Extension along Stephanie Drive from Pointer Drive to US-52	Short-Term
T.34	Widen path from 8 feet to 10 feet along US-52 from Seewee Drive to City Hall	Short-Term
T.35	Crowfield Boulevard Path	Mid-Term
T.36	Alliance Drive Path	Mid-Term



Estimated Cost	Funding Source(s)	Responsible Parties	Notes
\$500,000	SCDOT - TAP	SCDOT, Public Works	In design/development phase
\$1,200,000	City, SCDOT - TAP, SCDOT - RTP	SCDOT, Public Works	Shared-Use Path (proposed project includes only 1 section of Devon Forest Elementary/Northwood Academy Access)
\$3,000,000	County Sales Tax	Berkeley County	Shared-Use Path
\$225,000	City, SCDOT - TAP, SCDOT - RTP	SCDOT, Public Works	Shared-Use Path (proposed project includes only 1 section of Goose Creek Trail System)
\$225,000	City, SCDOT - TAP, SCDOT - RTP	SCDOT, Public Works	Shared-Use Path
\$75,000	City, SCDOT - TAP, SCDOT - RTP	SCDOT, Public Works	Shared-Use Path
\$900,000	City, SCDOT - TAP, SCDOT - RTP	SCDOT, Public Works	Sidepath
\$225,000	City, SCDOT - TAP, SCDOT - RTP	SCDOT, Public Works	Shared-Use Path
\$60,000	City, SCDOT - TAP, SCDOT - RTP	SCDOT, Public Works	Sidewalk (proposed project includes only 1 section of Boulder Bluff Pedestrian Safety Project)
\$200,000	City, SCDOT - TAP, SCDOT - RTP	SCDOT, Public Works	Intersection Treatment
\$200,000	City, SCDOT - TAP, SCDOT - RTP	SCDOT, Public Works	Intersection Treatment
\$280,000	City, SCDOT - TAP, SCDOT - RTP	SCDOT, Public Works	Sidewalk
\$740,000	City, SCDOT - TAP, SCDOT - RTP	SCDOT, Public Works	Shared-Use Path widening, includes signage and striping
\$2,500,000	City, SCDOT - TAP, SCDOT - RTP	SCDOT, Public Works	Shared-Use Path
\$525,000	City, SCDOT - TAP, SCDOT - RTP	SCDOT, Public Works	Shared-Use Path

# ACTION MATRIX

#	Project	Timeframe
<b>Transportation (continued)</b>		
<i>Bicycle &amp; Pedestrian Improvement Projects (continued)</i>		
T.37	Liberty Hall Route	Mid-Term
T.38	Crossroads Connector	Mid-Term
T.39	Tanner/Foster Creek Trail Connections	Mid-Term
T.40	Red Bank Road Path	Mid-Term
T.41	Liberty Hall Plantation Path - Lindy Creek Road to Henry E. Brown, Jr. Boulevard within utility easement	Long-Term
T.42	Wannamaker North Trail Access	Long-Term
T.43	Wide Awake Access	Long-Term
T.44	Ryan Creek Park Access	Long-Term
T.45	Etling Park Access	Long-Term
T.46	Goose Creek High School Path	Long-Term
<i>Mass Transit Projects</i>		
T.47	Add Park & Ride location to CS1 at Roper hospital	Mid-Term
T.48	Add Park & Ride location to CS1 at proposed Central Village Node	Long-Term

Estimated Cost	Funding Source(s)	Responsible Parties	Notes
\$300,000	City, SCDOT - TAP, SCDOT - RTP	SCDOT, Public Works	Bikeway
\$475,000	City, SCDOT - TAP, SCDOT - RTP	SCDOT, Public Works	Shared-Use Path
\$650,000	City, SCDOT - TAP, SCDOT - RTP	SCDOT, Public Works	Shared-Use Path
\$400,000	City, SCDOT - TAP, SCDOT - RTP	SCDOT, Public Works	Shared-Use Path
\$1,275,000	City, SCDOT - TAP, SCDOT - RTP	SCDOT, Public Works	Shared-Use Path (proposed project includes only 1 section of Liberty Hall Plantation Path)
\$400,000	City, SCDOT - TAP, SCDOT - RTP	SCDOT, Public Works	Shared-Use Path
\$1,000,000	City, SCDOT - TAP, SCDOT - RTP	SCDOT, Public Works	Bikeway
\$600,000	City, SCDOT - TAP, SCDOT - RTP	SCDOT, Public Works	Bikeway
\$1,050,000	City, SCDOT - TAP, SCDOT - RTP	SCDOT, Public Works	Bikeway
\$550,000	City, SCDOT - TAP, SCDOT - RTP	SCDOT, Public Works	Shared-Use Path
\$2,000,000	County Sales Tax	City, Berkeley County	Park & Ride Addition listed in BCD Regional Park & Ride Study
\$2,000,000	County Sales Tax	City, Berkeley County	Park & Ride Addition



# ACTION MATRIX

#	Project	Timeframe
<b>Economics</b>		
E.1	Create non-profit Goose Creek Development Corporation (GCDC)	Priority/Ongoing
E.2	Multi-County Industrial Park Designation	Short-Term
E.3	Establish an Economic Development Fund (EDF)	Short-Term
E.4	Create targeted recruitment strategy	Short-Term/Ongoing
E.5	Identify receiving areas for employment and industry	Short-Term
E.6	Plan for potential development sites in Annexation Strategy	Short-Term
E.7	Evaluate current economic development incentives	Short-Term
E.8	Facilitate discovery visits to successful communities with sports- and arts-based tourism	Short-Term
E.9	Coordinate small business development programming	Short-Term
E.10	Implement small-scale incentives for new investment	Mid-Term
E.11	Continue to diversify recreational offerings for economic development.	Mid-Term
E.12	Establish a small business empowerment program	Mid-Term

Estimated Cost	Funding Source(s)	Responsible Parties	Notes
\$400,000/year	City, Chamber of Commerce, Private Sector	Economic Development	Estimated cost is based on operating budget of Greer Development Corporation founded in 1992. Initial budget for GCDC could be lower and would be based on its ultimate mission and responsibilities, as well as capacity of partner agencies to support.
TBD	City, Private Sector	Economic Development, Berkeley County, Adjacent County(ies)	
TBD	MCIP, City	Economic Development	
\$150,000/year	Hospitality Tax	Economic Development	Support similar strategy in Economic Development Strategic Plan. Estimated costs would be staff time in addition to Economic Development Department marketing budget.
Staff Time	-	Economic Development, Planning & Zoning	
Staff Time	-	Economic Development, Planning & Zoning	
Staff Time	-	Economic Development	
Travel Costs	City	Economic Development	Rock Hill, SC: sports tourism, Anderson, SC: creative economy, etc.
TBD	Chamber of Commerce, SBDC	City, Chamber of Commerce, Economic Development	City plays a supporting role here. Strategy also ties to Economic Development Strategic Plan.
\$50,000	City	Economic Development	The City should determine an appropriate budget for these incentive. The figure to the left is similar to that of other peer communities. Supports similar strategy in Economic Development Strategic Plan.
TBD	City	Recreation, Economic Development	
TBD	City, Chamber of Commerce, Kauffman Foundation	Chamber of Commerce, Economic Development	

# ACTION MATRIX

#	Project	Timeframe
<b>Community Facilities</b>		
C.1	Eubanks Park Rehabilitation	Short-Term
C.2	Central Park Master Plan	Short-Term
C.3	Central Park engineering and construction	Mid-Term
C.4	Parks & Recreation Master Plan	Mid-Term
C.5	Reservoir Park Master Plan	Mid-Term
C.6	Reservoir Park engineering and construction	Long-Term
C.7	Underground utilities installation	Long-Term
C.8	City-wide Signage and Wayfinding Plan	Long-Term
<b>Cultural Resources</b>		
CR.1	Facilitate an Arts Master Plan	Mid-Term

## Timeframes:

Priority: Years 0-1

Short-Term: Years 1-3

Mid-Term: Years 4-7

Long-Term: Years 8-10

## Acronyms:

HSIP: Highway Safety Improvement Program

MCIP: Multi-County Industrial Park designation

RTP: Recreation Trails Program

SBDC: Small Business Development Center

SCDOT: South Carolina Department of Transportation

TAP: Transportation Alternatives Program



Estimated Cost	Funding Source(s)	Responsible Parties	Notes
TBD	City	Recreation, Recreation Commission	RFP released in early 2021.
\$50,000	City	Recreation, Recreation Commission	
TBD	City	Recreation, Recreation Commission	
\$80,000	City	Recreation, Recreation Commission	Could be instrumental in further exploring the opportunity of making the City a sports destination
\$30,000	City	Recreation, Recreation Commission	
TBD	City	Recreation, Recreation Commission	
TBD	City	Public Works	Would likely need to be a phased approach
\$65,000	City	Planning & Zoning	A plan will help with signage and wayfinding consistency as village nodes develop
\$25,000-\$50,000	SC Arts Commission, City, SC Municipal Association	Cultural Arts Commission, Economic Development	The City of Anderson, SC recently completed a Downtown master plan that focused on the creative economy. It used a \$25,000 Hometown Economic Development Grant from the Municipal Association.

