



GUIDE TO REZONING

DEPARTMENT OF PLANNING AND ZONING

WHAT IS A ZONING DISTRICT?

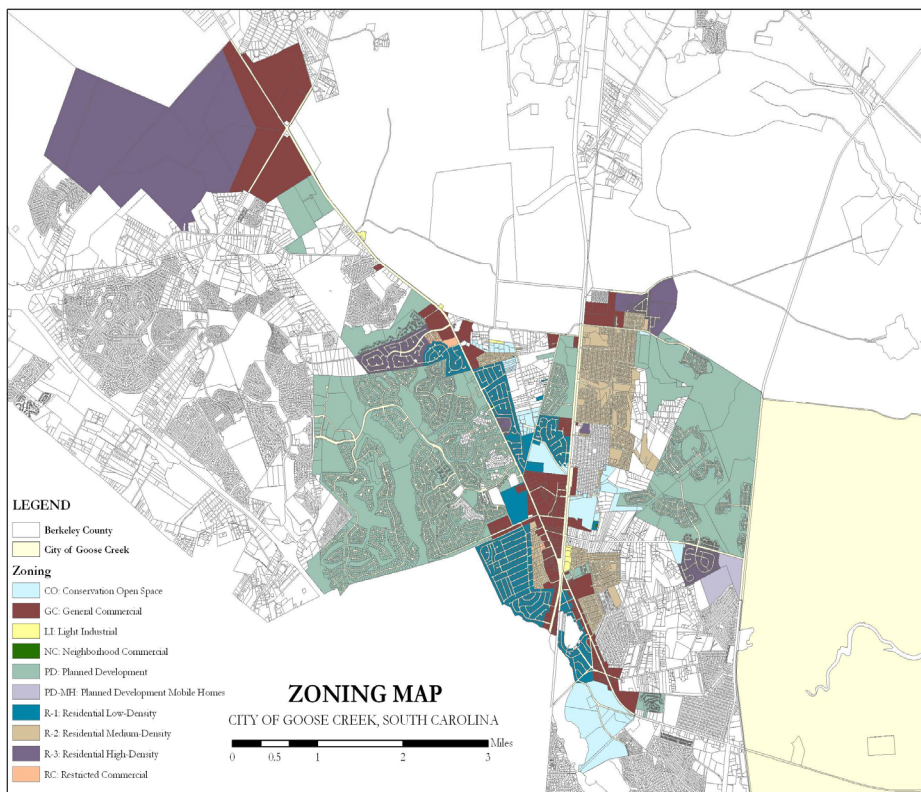
The City of Goose Creek is comprised of ten (15) zoning districts: Conservation Open Space, Residential Low Density Single Family, Residential Medium Density Single Family, Residential High Density, Town-home District, Multi-Family Apartments, Planned Development Mobile Home, Planned Development, General Commercial, Restricted Commercial, Neighborhood Commercial, Business Professional Office, Light Industrial, General Industrial, Heavy Industrial. Zoning districts are intended to regulate land uses.

According to City Code, Section 151.028, "Rezoning/Zoning Amendments are used to meet the evolving needs of the City. Rezoning changes the zone classification on a given parcel of land while amendments usually refer to changes in the Ordinance text. For example, the construction of a new road may provide access to areas well suited for commercial uses. Prior to the construction of the road, the area was zoned residential. For the owner to construct a commercial facility he must request a rezoning of the property...(Reference Section 151.047)."

The Department of Planning and Zoning for the City of Goose Creek oversees Land Use Applications for variances, site plans, rezoning's, conditional use permits and residential subdivision developments. All rezoning requests are subject to review by the Planning Commission and ultimately ratified by the City Council. Once the Planning Commission makes a recommendation, City Council will review and vote on the request within 45 days. The City Council is not required to review rezoning requests that do not receive a formal recommendation by the Commission.

A Land Use Application is available at the Department of Planning and Zoning or at www.cityofgoosecreek.com. Submit the completed application, a letter of intent, all supporting supplemental materials, and fee to the Department of Planning and Zoning. The Department will post a sign on the property informing the community of the rezoning request. In addition, a public notice will be printed in the newspaper, on the City Website, and at City Hall prior to the Planning Commission hearing.

A Zoning Map is available on the City's website:



ZONING ORDINANCE

The 1994 State of South Carolina's Code of Laws Title Six, Chapter 29 establishes the state laws for Planning Commissions, the governing body for all local municipalities' rezoning hearings. To view the Title Six, visit:

www.scstatehouse.net/code/t06c029.htm

The Department of Planning and Zoning enforces the City's Zoning Ordinance adopted November 14, 1978 as amended. Section 151.047 of City Code outlines the "Procedure for Amendments" to the Ordinance. Section 151.047 (A) discusses the process for "Initiation of Amendments to the Ordinance." Section 151.047 (B) outlines the "Application Procedure for Amendments to the Ordinance." Section 151.047 (C) presents the "Commission and Council Review" process. Section 151.047 (D) explains the procedure for "Public Hearing on Proposed Amendment." Lastly, Section 151.047 (E) summarizes the process for "Changes in the Ordinance."

To view the City's zoning ordinance, visit: www.cityofgoosecreek.com

FOR MORE INFORMATION

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