

# GOALS & OBJECTIVES



**To meet the recommendations outlined in the Comprehensive Plan, the City of Goose Creek is updating the current Zoning and Land Development Ordinance with the following goals in mind:**

- Modernize our zoning code to reflect our community's current and future needs, values and aspirations.
- Guide the design and development of main streets, neighborhoods and activity centers to support community goals while celebrating the unique character of our neighborhoods and creating a sense of place for residents.
- Ensure the Goose Creek zoning code is fair, predictable, and accessible.



## **Great Neighborhoods**

A modern code will protect the character of our unique neighborhoods and create opportunities for small businesses.



## **Movement for Everyone**

A modern code encourages building homes and businesses along transportation corridors so residents can choose how they move around our city whether by foot, bike, or car.



## **A Home for Everyone**

A modern code makes more housing types possible, so our kids can return home to start their lives in the place they grew up, our aging parents can downsize and stay close to friends and family, and our workforce can find housing for their families.



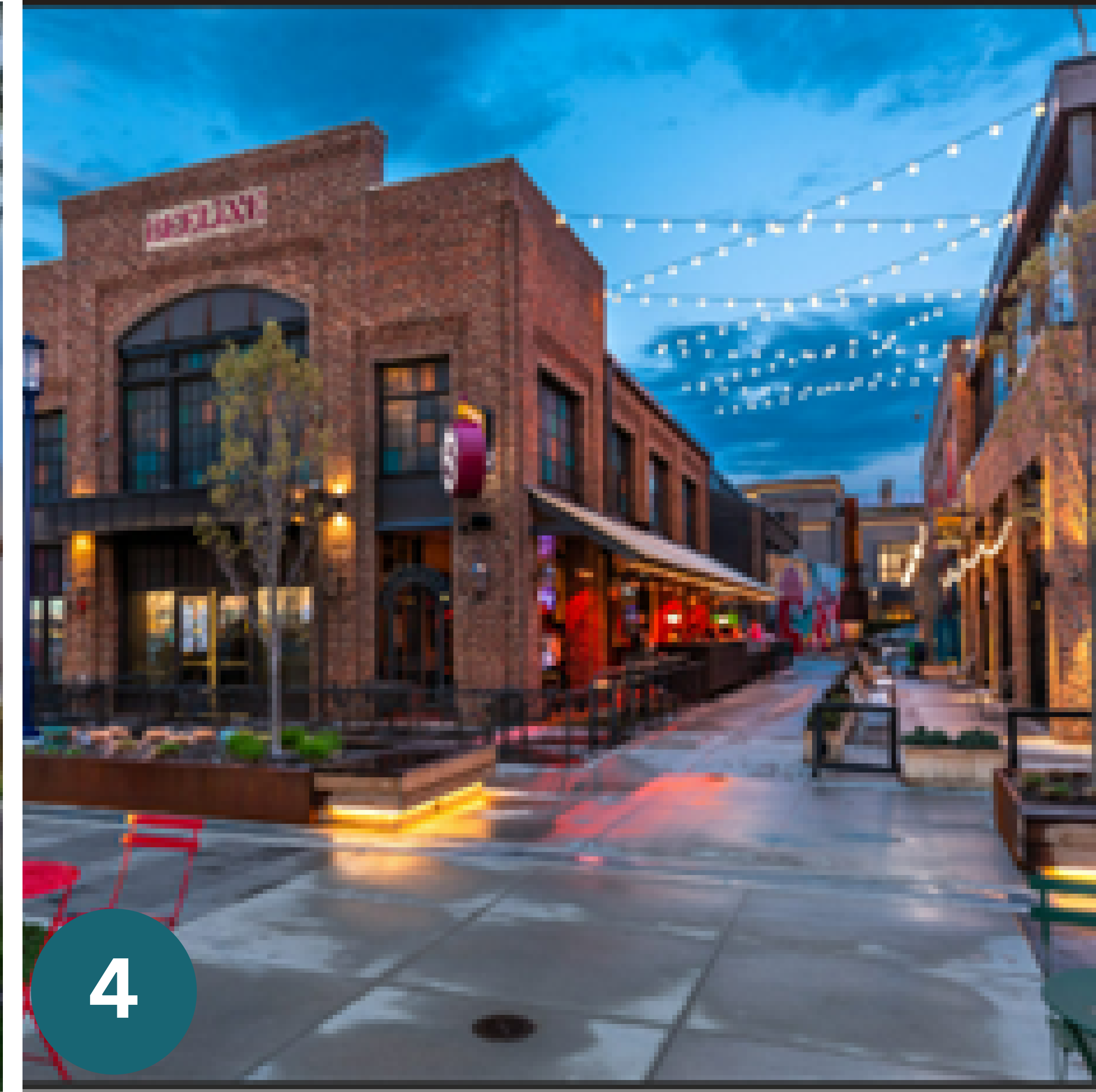
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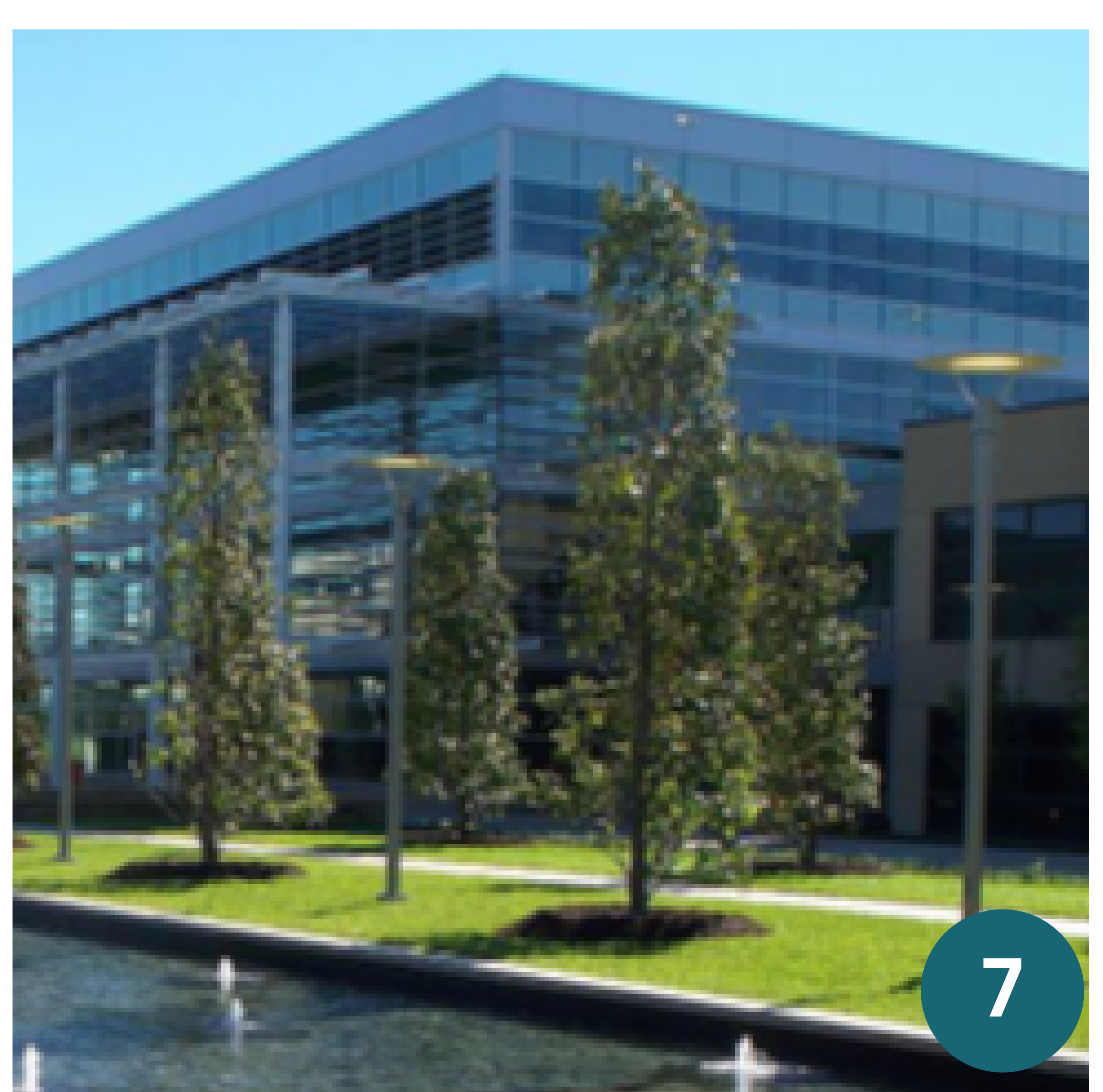
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# ZONING DISTRICTS

 Red Bank District Overlay

 Central Creek District Overlay

 1 Conservation

 2 Residential Single-Family

 3 Light Industrial

 4 Village Node District


 5 Residential Mixed District

 6 General Commercial

 7 Employment Campus

 8 Heavy Industrial

 Planned Development District

 Naval Support Activity Charleston



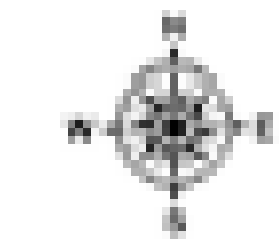
# GOOSE CREEK PROPOSED ZONING MAP

Date of Production: 7/18/2023

Scale: 1:15,000

**CREEK  
COMPASS**  
City of Goose Creek

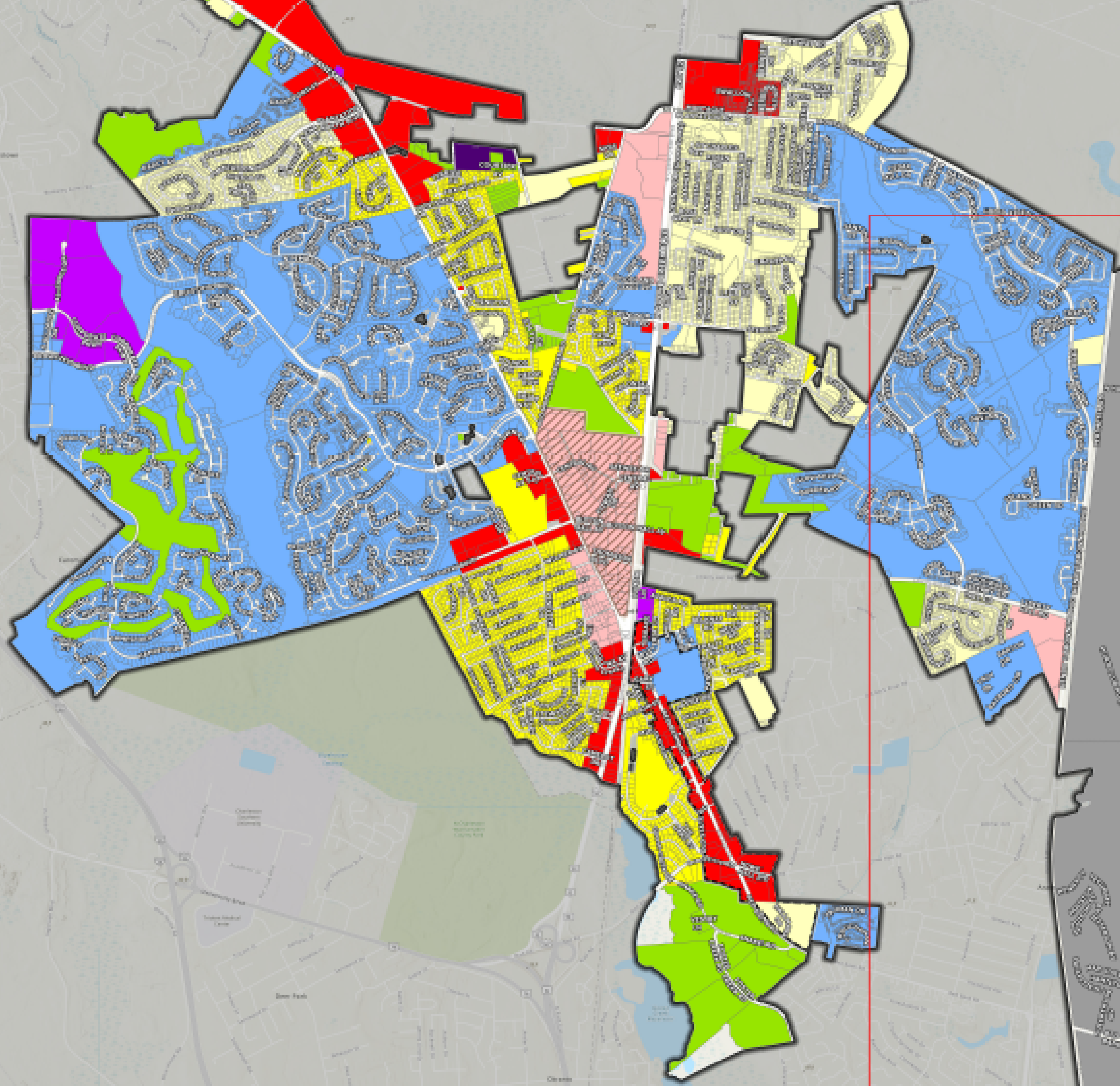
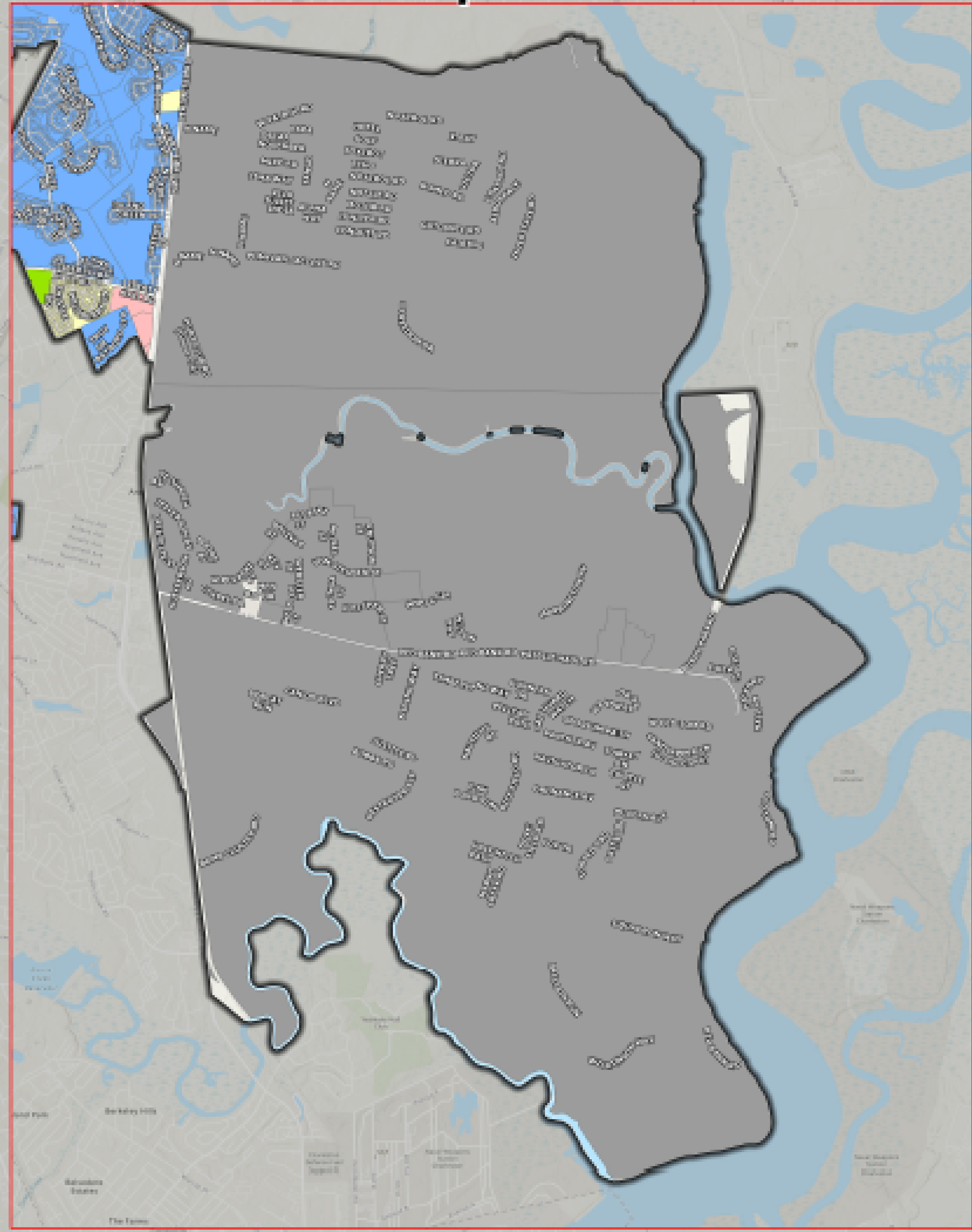
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Goose Creek, SC 29445



Goose Creek Zoning	
	Red Bank District Overlay
	Central Creek District Overlay
	CD
	RSP
	PM
	PD
	VW
	GC
	LI
	HI
	IMS-RSA

THIS PROJECT IS FOR PLANNING PURPOSES ONLY. NO INFORMATION MUST BE VALUED WITH THE CITY BEFORE TAKING ANY OFFICIAL ACTIONS.

## Naval Weapons Station



# LAND USE



Land use describes what uses are allowed in different zoning districts. Below represents a snapshot of how land uses will be updated with the new Zoning Ordinance.

A full copy of permissible uses for each district can be found on the City's website.



## Employment Campus

This district will accommodate a mix of employment, research and development, and light industrial.

### Allowable Uses:

- Trade Schools
- Offices
- Research & Medical Laboratories
- Medium-Intensity Manufacturing
- Multifamily Dwellings
- Restaurants & Retail



## Village Node District

Village Nodes will focus on pedestrian-oriented, mixed-use developments such as restaurants, retail, and multifamily dwellings.

### Allowable Uses:

- Service oriented businesses
- Offices
- Public & Institutional
- Mixed-use developments
- Restaurants & Retail
- Entertainment Venues



## Residential Mixed District

This district will provide a mix of residential uses including single-family, two-family, and small scale multifamily development.

### Allowable Uses:

- Townhomes
- Single-family detached
- Duplexes
- Quad/Eightplexes
- Staple Food Stores
- Community Centers



## General Commercial

General Commercial district will accommodate a wide range of auto-oriented uses, serving areas outside of activity centers.

### Allowable Uses:

- Commercial services
- Eating & drinking establishments
- Hotels
- Vehicle sales & services
- Personal & retail services
- Large Entertainment Venues

# SITE DEVELOPMENT

## 1 Formal Design Standards

The integration of formal design standards, tied to zoning districts, to enforce the communities vision for the city and create variation in the built environment.

1



## 2 Tree Preservation

Prohibiting the clear cutting of parcels to encourage the retention of existing trees to create a mature, resilient setting for commercial and residential developments.

2



## 3 Activated Open Space

Requiring more dedicated open space that is activated with art, site furnishings, and intentional landscaping.

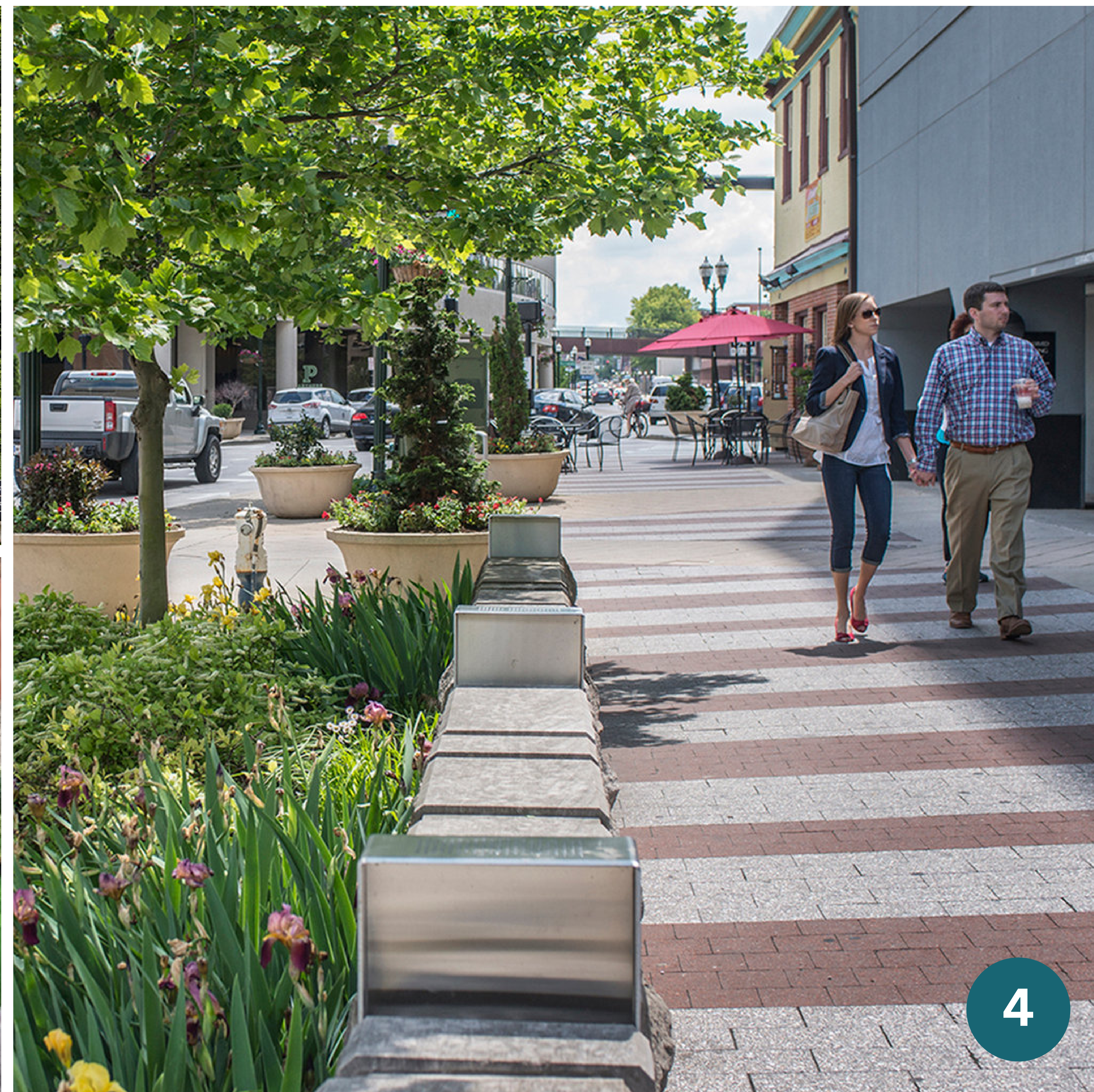
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## 4 Pedestrian & Bicycle Circulation

New developments and redevelopments will focus on pedestrian circulation rather than vehicular to improve the way residents interact with their surroundings.

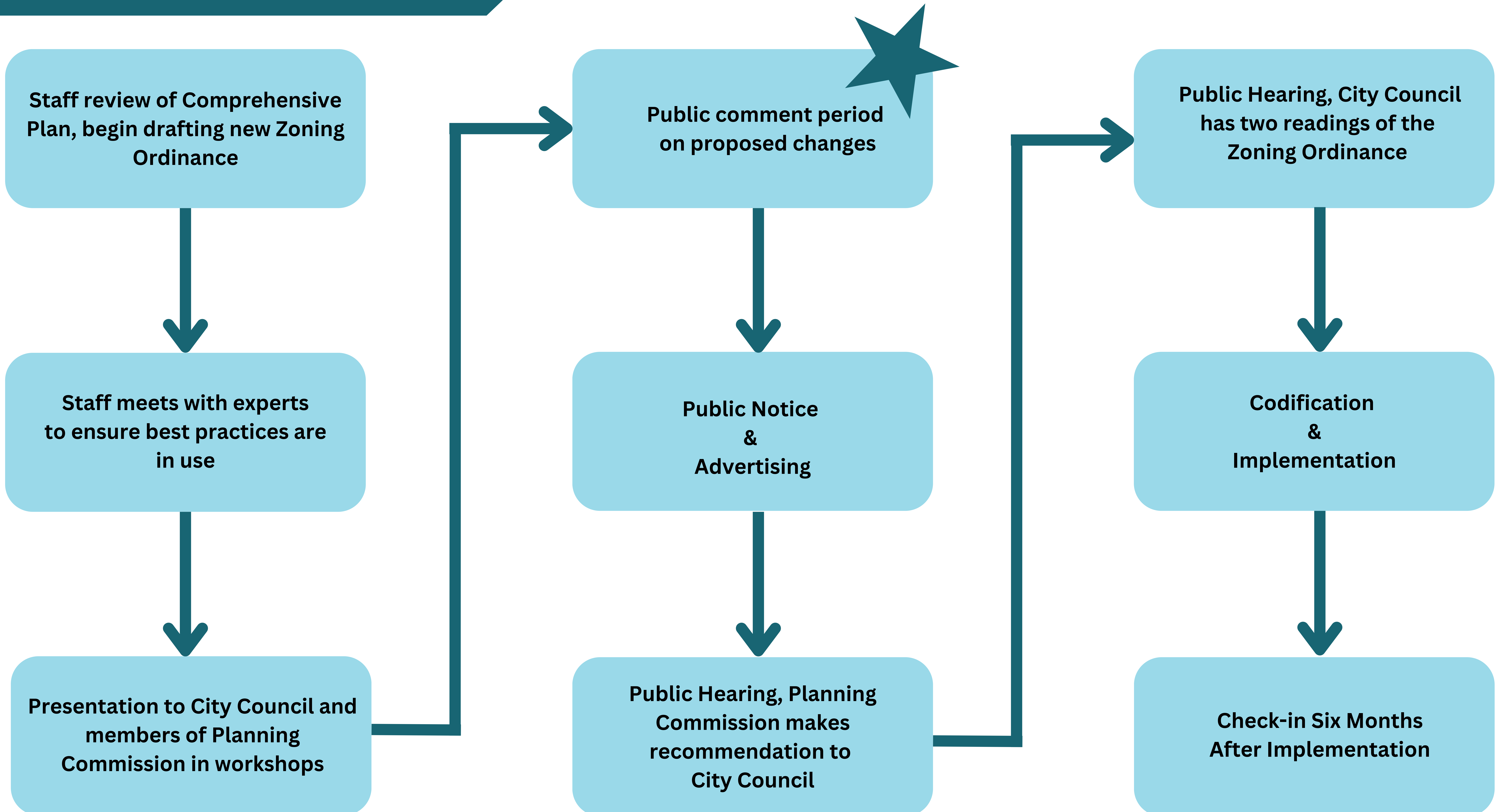
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# WHAT'S NEXT?

# ZONEiN

Goose Creek



# WHAT IS A COMPLETE STREET?



# PEDESTRIAN INFRASTRUCTURE

A complete streets approach integrates people and place in the planning, design, construction, operation, and maintenance of our transportation network.

## Proposed Projects

Corridor	From	To	Miles	Priority
Hiker-Biker Trail Extension #1	Montague Plantation Road	Recreation Center	0.29	
St. James Road Shared-Use Path	Carnes/North Main Street	Old Mount Holly Road	3.28	
Old Mount Holly Road Shared-Use Path	N. Goose Creek Blvd.	St. James Avenue	1.56	
Pineview Trail	North Wannamaker Trailhead	St. James Avenue	1.36	
Hiker-Biker Trail Extension #3	Existing Hiker-Biker Trail at NAD Road	Red Bank Road	1.15	
Wannamaker County Park Connector	Existing North Wannamaker Trails	Existing Hiker-Biker Trail along Rivers Avenue	0.93	
Liberty Hall Shared-Use Path	N. Goose Creek Blvd.	Henry Brown Blvd.	2.13	
Red Bank Road Complete Street	St. James Avenue	Henry Brown Blvd.	2.87	
Button Hall Road Shared- Use Path	St. James Avenue	N. Goose Creek Blvd.	0.35	
St. James Avenue Complete Street	Old Mount Holly Road	Red Bank Road	1.31	

Create a community network of on and off street walkways, bikeways, and trails designed for all ages, abilities, and user groups.

Capitalize on existing scenic natural resources, including recreation and historical amenities, and attractiveness of Goose Creek.

Improve the safety and comfort of bicycling and walking routes to destinations such as schools and parks.

Promote bicycling, walking, and trail usage for both transportation and recreation.

Ensure all recommendations are implemented equitably.

**TAKE THE SURVEY**

