



STAFF REPORT FOR THE CITY OF GOOSE CREEK PLANNING COMMISSION

For reference, the City of Goose Creek Code of Ordinances are available online at <https://www.cityofgoosecreek.com/government/code-ordinances>

Agenda Item	
Applicant:	Thomas Hill
Location/Address:	Parcel located off Highway 176/Grey Goose Dr.
Request:	Rezone from Conservation/Open Space (CO) to High Density Residential (R-3)

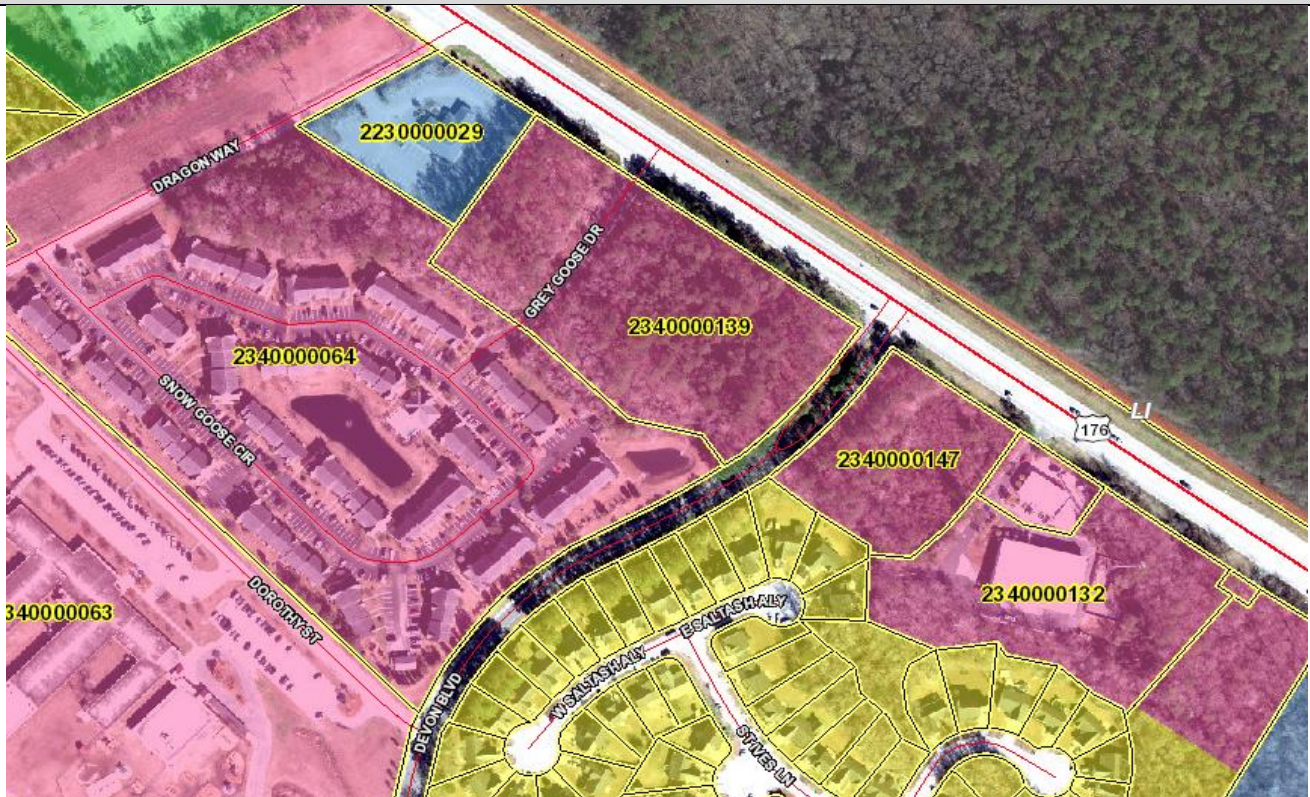
Subject Parcel	
Property Owner:	Goose Creek Developers Outparcels LLC., Britt Simon, Manger
Tax Map Number:	234-00-00-139
Approximate Acreage:	5.16
Plat Book & Page:	Plat CAB Q – 57-E
Comprehensive Plan Future Land Use Map Designation:	Low Density Residential (Zoned Berkeley County - General Commercial prior to annexation). Neighborhood Mixed Use Located across Highway 176.

Property Zoning to the		Property Uses to the	
North:	Berkeley County HI – Heavy Industrial	North:	Century Aluminum
South:	Berkeley County R1	South:	Single Family Homes
East:	Berkeley County- GC	East:	General Commercial
West:	CO-Conservation Open Space	West:	Religious Institution

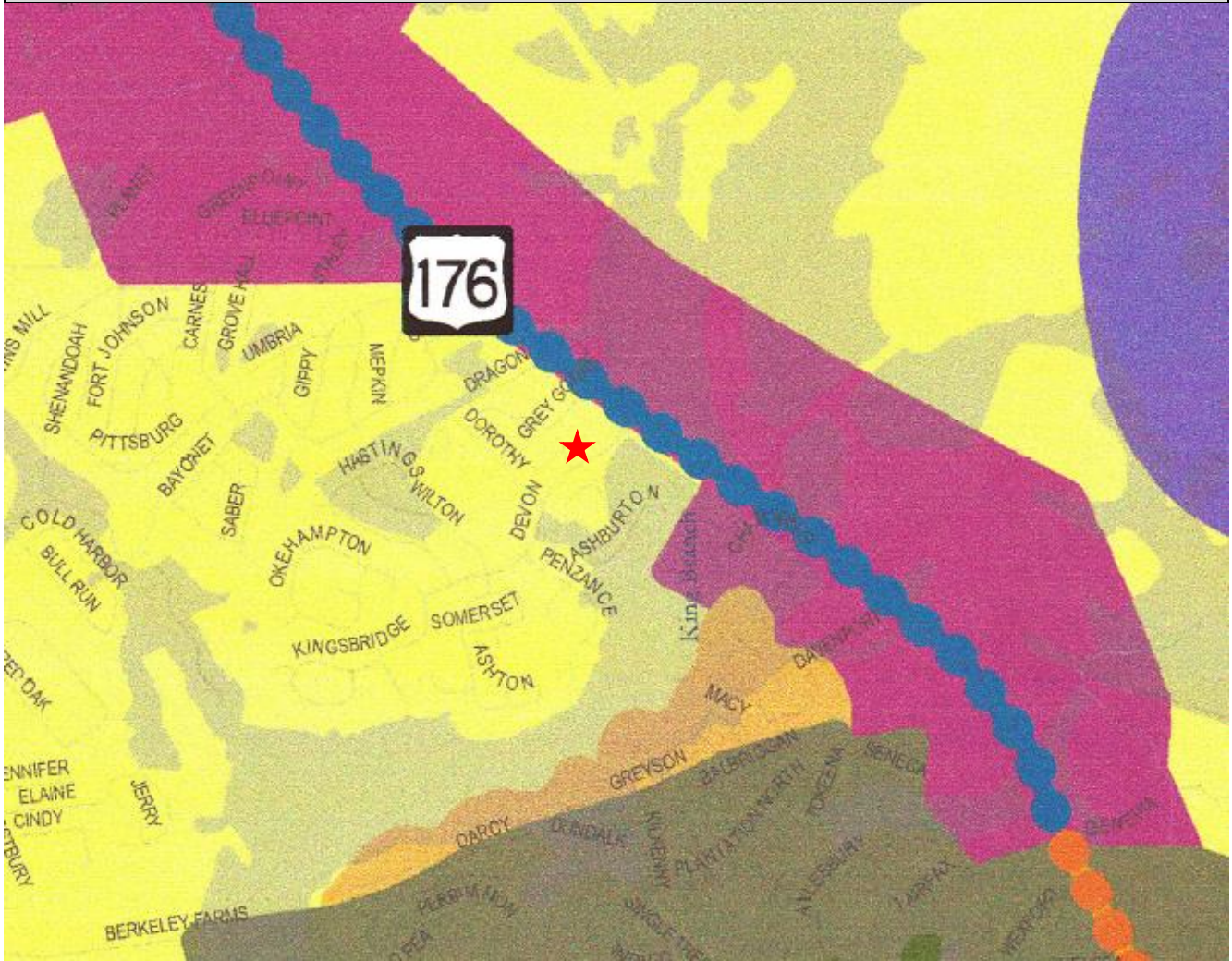
Aerial Map



Zoning Map



Comprehensive Plan



Comprehensive Plan Key

Future Land Use Districts

- Commercial District
- Conservation/Recreation
- Developed
- Downtown Mixed Use
- Employment
- Institutional
- Low Density Residential
- Moderate Density Residential
- Neighborhood Mixed Use

Corridors

- Commercial
- Limited Access
- Community Oriented
- Development Constraints
- Goose Creek Planning Area
- Interstate
- US Highway
- SC Highway
- Local road
- Lakes & Rivers

Relationship to Comprehensive Plan
<p>Low Density Suburban areas will be developed with diverse housing choices, in neighborhoods that promote a sense of community. Development will be concentrated in densities and locations where it can be served efficiently by infrastructure, facilities and services, and transportation networks. All development activity will be designed to mitigate adverse impacts on any cultural and/or natural resources.</p> <p>This district is primarily single-family residential detached housing, including a continuation of existing neighborhoods. Open space, civic and recreation, and mixed-uses are also acceptable, where appropriate.</p> <p>The Neighborhood Mixed Use District is intended to encourage the integration of commercial and residential land uses.</p> <p>This District promotes neighborhood service-oriented businesses and residential land uses. Services should include low intensity commercial land uses such as sales of consumer goods, health and personal care, financial services, senior housing and religious institutions. Residential land uses such as, townhomes, rowhouses, duplexes, single-family housing, and accessory dwelling units are encouraged in the NMU District. Medium to high residential densities are recommended for the NMU District.</p>

History of Property		
Date	Type of Request	Decision
3/12/2019	Annexation 1st Reading	Approved
NA	NA	NA

Staff Comments/Additional Information
<p>Applicant is seeking to rezone property from Conservation Open Space (CO) to High Density Residential to complete 2nd phase of Devon Point Apartments. Devon Point II will consist of 56 apartments (9 buildings, 1 Fitness). City Council approved 1st reading of the annexation (3/12/2019). Upon approval of both annexation and rezoning, applicant will seek a conditional use for apartments from the Zoning Board of Appeals.</p>

Anticipated Meeting Schedule		
Body	Meeting Date	Action
Planning Commission	April 2, 2019	
City Council Meeting	April 9, 2019	
City Council Meeting	May 14, 2019	
ZBA	TBD	
<i>City Council Meetings subject to change. Please check the website for up-to-date information.</i>		

Planning Commission Voted to _____ to _____ to _____ the request.	
Planning Commission Comments:	
Planning Commission Chair Signature:	Date:
Josh Johnson	