

# PLANNING COMMISSION + WORKSHOP #2

**January 5, 2021**



THE CITY OF  
**GOOSE CREEK**  
COMPREHENSIVE PLAN

# TONIGHT'S OBJECTIVES

- Give an update to the planning process
- Communicate what we learned at the first workshop
- Walk you through the second Virtual Public Workshop

# AGENDA

- Process + Schedule
- Scope
- Public Workshop #1 Review
- Public Workshop #2 Walkthrough
- Questions

# WHAT IS A COMPREHENSIVE PLAN?



A comprehensive plan is a **road map** that outlines how a city's long-term vision will be met over time.

Comprehensive plans are **continuously updated**, usually every **5 to 10 years**.

# PLAN SCOPE

**Goose Creek has changed a lot over the last decade, and is at a crossroads: will it stay a bedroom community, or will it become something more?**

This updated plan will:

- Include new and updated goals, objectives, and strategies;
- Provide an ongoing framework for development decisions;
- Be reflective and responsive to the priorities and values of the city's residents and stakeholders; and
- Make policy and project recommendations based on best practices for land use, economic development, transportation, infrastructure, and housing.

# PROCESS + SCHEDULE

## Research + Analysis (100% Complete)

- BCDCOG did existing conditions research and analysis
- Consultants analyzed report and created summary conclusions
- Completed interviews with City Council and residents

## Visioning (100% Complete)

- Confirmed needs and opportunities for the City
- Got input on further wants and needs from the community
- Created goals and policies for the City
- Began to formulate recommendations pertaining to land use, transportation, and economic development

## Draft Recommendations (10% Complete)









- Finalize plan goals and policies
- Present draft recommendations
- Get input on draft recommendations from the community
- Refine ideas based on input
- Create project list
- Draft Plan Open House
- Priority investment

## Final Recommendations March 2021

- Refine / finalize ideas based on input from the Draft Plan Open House and Planning Commission
- Prepare final plan document
- Adoption by City Council



# PROCESS + SCHEDULE

-  ~~Stakeholder Interviews~~  
~~September 10th - 11th~~
-  ~~Planning Commission Meeting #2~~  
~~October 6th~~
-  ~~Public Workshop #1~~  
~~October 15th - November 1st~~
-  ~~City Council Meeting (Update)~~  
~~November 10th~~
-  ~~Planning Commission Meeting #3 +~~  
~~Public Workshop #2~~  
~~January 5th~~
-  ~~Planning Commission Meeting #4~~  
~~February 2nd~~
-  ~~Draft Plan Open House~~  
~~February 3rd~~
-  ~~City Council Meeting (Adoption)~~  
~~March 9th~~

**PUBLIC  
WORKSHOP  
#1 REVIEW**



# PARTICIPATION

**36**

Live Presentation  
Viewers



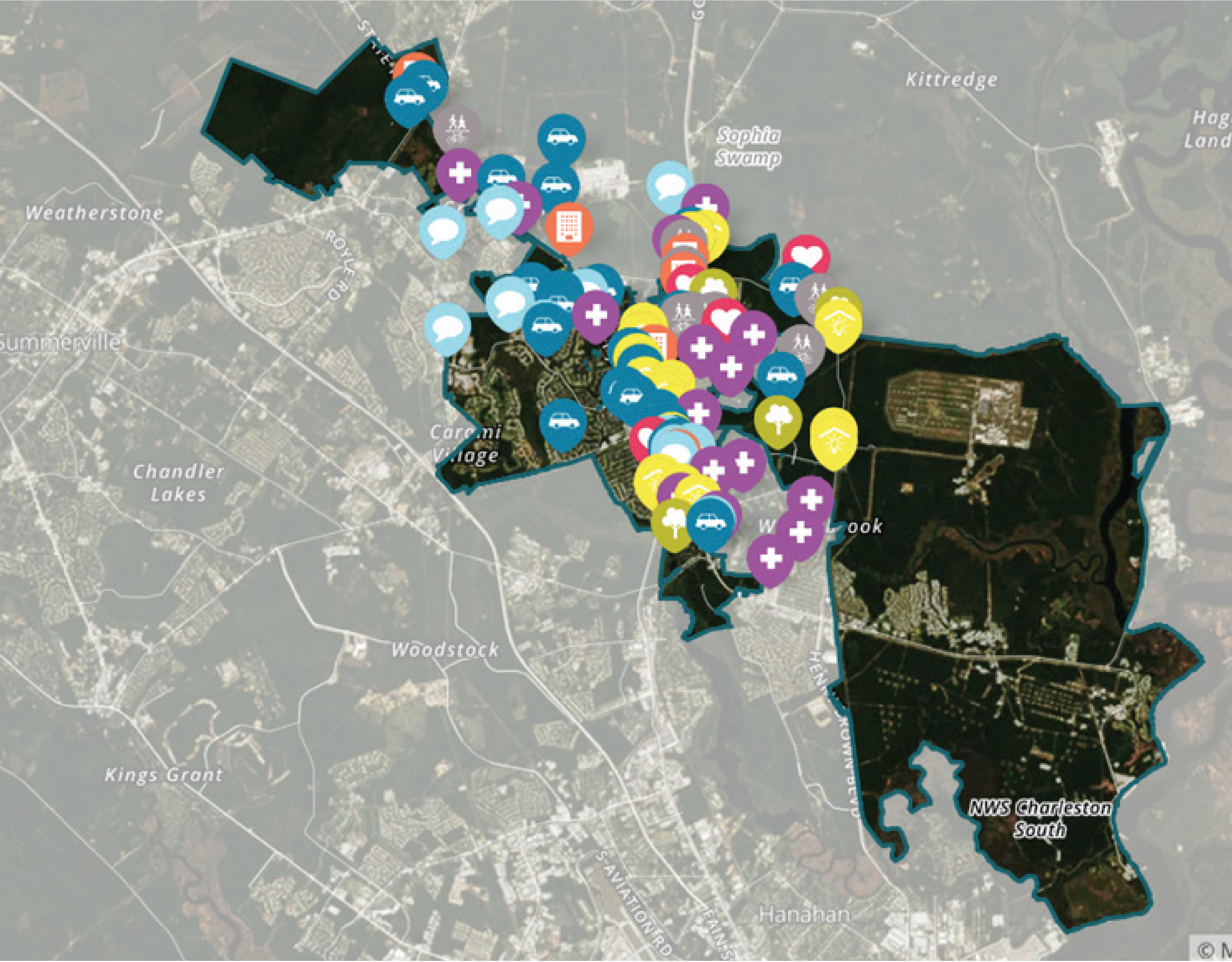
Participants

**111**









Map  
Comments

**248**

Survey  
Responses



## Legend

-  Places to Preserve
-  Transportation Concerns
-  Places for Bike/Ped Improvements
-  New Park
-  Places to Change or Redevelop
-  Places for a Town Center
-  Areas to Annex
-  Other Comments

# PUBLIC WORKSHOP #1



# PUBLIC WORKSHOP #1

## Top Map Comments

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

*Preserve woodland area behind Montague Plantation.*

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

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

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

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

*\*comments edited for clarity*

# PUBLIC WORKSHOP #1

## Goals

- Presented 53 goals across 8 topics
- Most responded neutrally or positively to the goals presented.
- 4 goals that got the most “disagree” responses:
  - **“Goose Creek should encourage growth that includes diverse housing options within a range of prices accessible to current and future residents.” (12%)**
  - **“Goose Creek should consider permitting higher density residential uses in and around underperforming commercial areas by right.” (27%)**
  - **“Goose Creek should promote development that is appropriate and compatible with neighboring developments.” (11%)**
  - **“Goose Creek should work harder to achieve a better live/work/play balance to move beyond its bedroom community status.” (17%)**

# PUBLIC WORKSHOP #1

## **What have we learned?**

- Multi-family continues to be a hot-button issue for residents.
- Quality commercial (i.e. better restaurants) is desired.
- Traffic continues to be a chief transportation concern and it erodes quality of life for residents.
- General consensus that a location for a town center/downtown area needs to be established.

# PUBLIC WORKSHOP #1

## What have we learned?

- Several aging commercial properties were identified as redevelopment opportunities.
- Appropriate scale of new commercial development is going to be important.
- Community is generally supportive of continuing annexation efforts and consolidating city boundaries.

**PUBLIC  
WORKSHOP #2  
WALKTHROUGH**



# WEBSITE + ACTIVITIES

## Activities:

1. Future Land Use
2. Transportation
3. Redevelopment Areas
4. Forum


[www.tinyurl.com/goosecreekcompplan](http://www.tinyurl.com/goosecreekcompplan)



Or, you can just scan this.

# UPCOMING EVENTS

*there are other ways to get involved!*

-  **Public Workshop #2**  
January 5th - 26th
-  **Draft Plan Open House**  
February 3rd
-  **City Council Meeting (Adoption)**  
March 9th

**You can help us by  
spreading the word on  
upcoming workshops  
to your friends and  
neighbors!**

*dates subject to change*

**MORE PARTICIPANTS**



**MORE INPUT + FEEDBACK**



**A BETTER QUALITY PLAN**

# **QUESTIONS?**

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