



**CREEK  
COMPASS**  
City of Goose Creek

---

# **PLANNING COMMISSION**

March 1, 2022

Regular Meeting 6:00PM

Marguerite H. Brown Municipal Center

City Hall

519 N. Goose Creek Blvd., Goose Creek, SC



**TO:** MEMBERS OF THE PLANNING COMMISSION

**FROM:** LILI ORTIZ-LUDLUM, ADMINISTRATIVE ASSISTANT

**DATE:** FEBRUARY 25, 2022

**SUBJECT:** NOTIFICATION OF PLANNING COMMISSION MEETING

This is to remind everyone that the next meeting of the Planning Commission is scheduled for Tuesday, March 1, 2022, at 6:00 p.m. This meeting will take place at Marguerite H. Brown Municipal Center in City Hall, 519 N. Goose Creek Blvd, Goose Creek, SC 29445.

Should you have any questions or comments prior to Tuesday's meeting, please do not hesitate to contact the Planning Department at 843-797-6220 or via e-mail at [planning-zoning@cityofgoosecreek.com](mailto:planning-zoning@cityofgoosecreek.com).



---

# MINUTES

---

**MINUTES  
CITY OF GOOSE CREEK  
PLANNING COMMISSION  
TUESDAY, FEBRUARY 1, 2022, 6:00 P.M.  
MARGUERITE H. BROWN MUNICIPAL CENTER**

**I. CALL TO ORDER**

**Action:** Chairwoman Edwards called the meeting to order at 5:00 p.m. and led the Pledge of Allegiance.

**Present:** Lisa Burdick; Heather Byrd; Judie Edwards; Gena Glaze; Anthony Jenkins, Josh Lilly; Rob Wiggins

**Absent:** None

**Staff Present:** Assistant City Administrator Brian Cook; Planning and Zoning Technician Brenda Moneer

**II. PUBLIC MEETING: APPROVAL OF AGENDA**

**Motion:** A motion was made to approve the agenda. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Wiggins.

**Discussion:** There was none.

**Vote:** All voted in favor. The motion carried (7-0).

**III. APPROVAL OF MINUTES: JANUARY 4, 2022**

**Motion:** A motion was made to approve the minutes. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Jenkins.

**Discussion:** There was none.

**Vote:** All voted in favor. The motion carried (7-0).

**IV. DISCUSSION**

**RESILIENCY ELEMENT OF COMPREHENSIVE PLAN AND 2022 PLANNING OUTLOOK (TRAINING, PROJECTS, GOALS)**

Mr. Cook stated staff will bring the 10<sup>th</sup> element of the Comprehensive Plan (Comp Plan) to the Commission called the Resiliency Element which encompasses floods, hurricanes, earthquakes, and hazard events. He stated the Comp Plan is the road map for a municipality during a ten (10) to twenty (20) year period. He stated it outlines a vision then describes the steps to take in order to fulfill it; it's a guiding document for the decisions that are made by the Commission, City Council, and staff. Mr. Cook presented the Comprehensive Planning Guide for Local Governments and stated it's a reference guide that pertains to zoning, planning and state law.

Mr. Cook stated new Planning Commission members must complete six (6) hours of orientation training. He stated everyone else will need to complete three (3) hours of continuing education in the first quarter of this year. He stated this is state law.

Mr. Cook stated the City website has a section called Planning Commission that outlines what the Commission is about, the authority of the Commission, membership and appointment, and organization of the Commission. He notified the Commission that a rewrite of the Zoning Ordinance will take place and input will be requested.

Mr. Cook stated a booklet from the Municipal Association on how to conduct effective meetings will be sent to the Commission. He stated an attorney will be brought in to speak with the Commission to provide a legal perspective. He discussed Planned Developments and stated an attorney will now look at development agreements when they come in.

Mr. Cook provided the timeline for the Resiliency Element:

- City Council Workshop: February 23, 2022
- Planning Commission Meeting: March 1, 2022
- City Council First Reading: March 8, 2022
- City Council Second Reading: April 12, 2022

**V. CLOSING REMARKS & ADJOURNMENT**

**Motion:** A motion was made to adjourn. **Moved by** Commissioner Lilly; **Seconded by** Commissioner Byrd.

**Discussion:** None

**Vote:** All voted in favor. Motion carried (7-0).

The meeting adjourned at approximately 6:44 pm.

\_\_\_\_\_  
Judie Edwards, Chair

Date: \_\_\_\_\_



---

**PUBLIC HEARING**  
**2022-009MA**

---



# PLANNING COMMISSION

March 1, 2022, at 6:00PM

City of Goose Creek Council Chambers, 519 N. Goose Creek Blvd.

---

## Zoning Map Amendment Liberty Hall Road

---

<b>Tax Map:</b>	244-05-01-021
<b>Proposal:</b>	Rezone from Conservation Open Space (CO) to Low Density Residential (R-1)
<b>Applicant:</b>	Jose Solis
<b>Acreage:</b>	+/- 6.34 acres
<b>Current Use:</b>	Vacant
<b>Proposed Use:</b>	Residential, Single Family
<b>Land Use Classification:</b>	Low Density Residential (Comprehensive Plan)
<b>Current Zoning:</b>	Conservation Open Space (CO)
<b>Proposed Zoning:</b>	Low Density Residential (R-1)
<b>Staff Recommendation:</b>	Approval

### PLANS, POLICIES, AND LAND USE

The City of Goose Creek Comprehensive Plan (May 11, 2021) has the subject parcel designated as Low Density Residential.

### ZONING DISTRICT SUMMARY

The subject property is currently zoned Conservation Open Space (CO) in an area of large lot single family uses and vacant lots. The area is a mixture of unincorporated Berkeley County and City of Goose Creek, and are zoned predominately as Medium Density Residential (R-2) and Conservation Open Space (CO). The City of Goose Creek owns TMS# 244-06-02-050 (24+/- acres) to the North of the subject parcel with a zoning classification of CO. Records indicate areas of wetlands on the subject parcel and general vicinity. The zoning district map is included in the packet.

### **STAFF RECOMMENDATION**

Staff recommends the Planning Commission recommend to City Council approval for the rezoning request from Conservation Open Space (CO) to Low Density Residential (R-1) based on the Comprehensive Plan Future Land Use Map and current use/zoning in the vicinity.





**LAND USE APPLICATION  
CITY OF GOOSE CREEK**

TODAY'S DATE: 1-11-22'

**PART I. PURPOSE OF SUBMITTAL**

- Site Plan (See Checklist)
- Subdivision Plan (See Checklist)
- Plat Review
- Variance\*
- Rezoning\*
- Conditional Use Permit\*

**PART II. GENERAL INFORMATION**

1. Development Name: \_\_\_\_\_
2. Street Address: n/a
3. TMS #: 244 05 01 021
4. Zoning Classification: CO  
Requested Classification: RI (For rezoning only)
5. Total Site Acres: 6.34 acres

**GOOSE CREEK ZONING DISTRICTS**

- CO:** Conservation Open Space
- CI:** Commercial Industrial
- GI:** General Industrial
- LI:** Light Industrial
- R-1:** Residential Low Density
- R-2:** Residential Medium Density
- R-3:** Residential High Density
- BPO:** Business Professional Office
- RC:** Restricted Commercial
- GC:** General Commercial
- NC:** Neighborhood Commercial
- PD:** Planned Development
- PD-MH:** PD for Mobile Home

**PART III. CONTACT INFORMATION**

Owner/Developer Name: Jose Solis

Street Address: [REDACTED] City: [REDACTED] St: [REDACTED] Zip: [REDACTED]

[REDACTED] Cell Phone: [REDACTED] Fax: [REDACTED]

E-mail Address: [REDACTED]

**PART IV. SUBMITTAL INFORMATION (IF APPLICABLE)**

Proposed Building Use: Building Single family home

Proposed Total Building Area (gross sq. ft.): \_\_\_\_\_

Max. Building Height: \_\_\_\_\_ Total Number of Buildings/Units/Lots: 1

Is The Property Restricted by Any Recorded Covenant Which Conflicts With or Prohibits The Proposed Use: \_\_\_\_\_

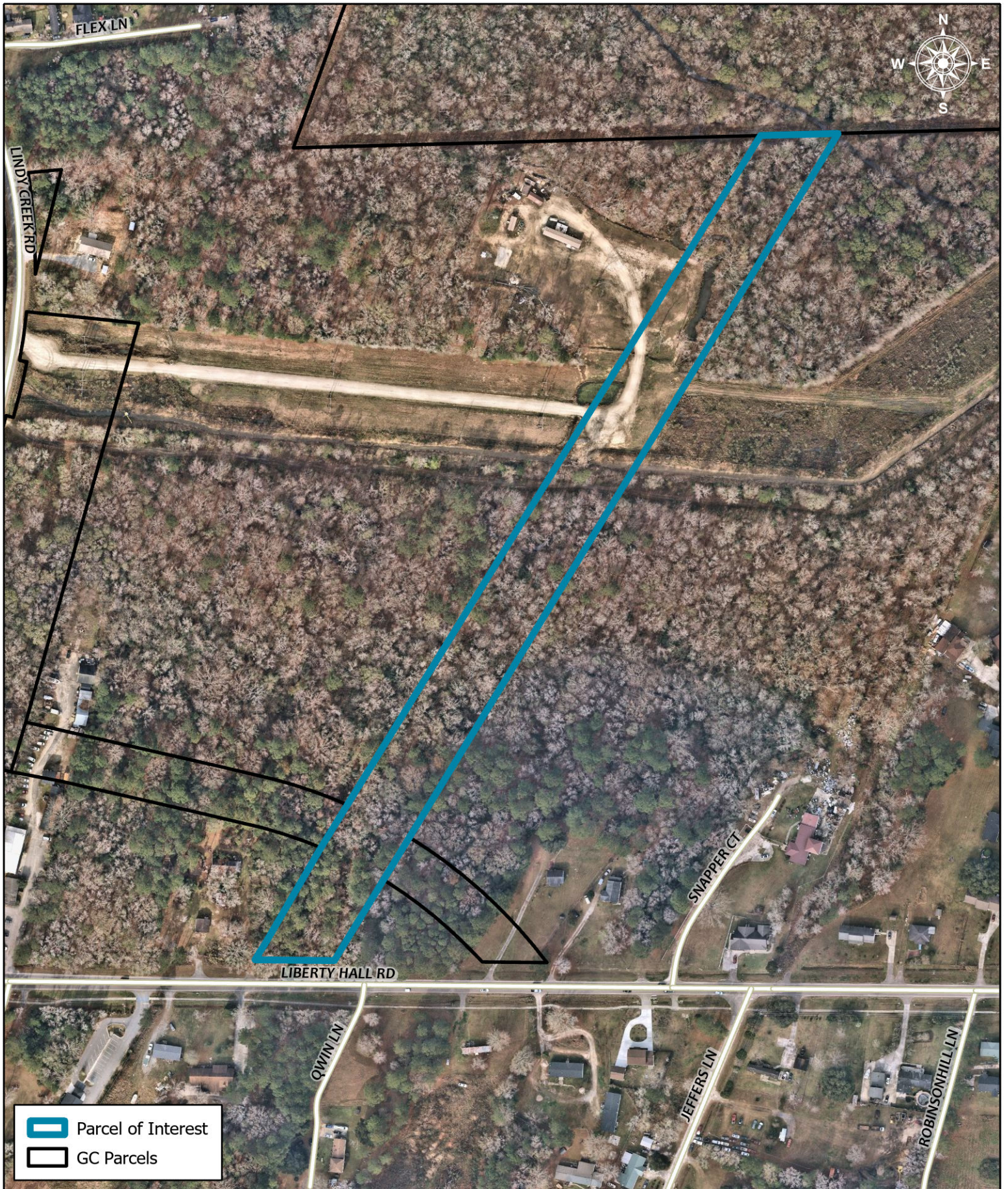
**AGENT WAIVER**



*In filing this plan as the property owner, I do hereby agree and firmly bind myself, my heirs, executors, administrators, successors and assignees jointly and severally to construct all improvements and make all dedications as shown on this proposed site plan as approved by the City of Goose Creek, South Carolina. I hereby designate \_\_\_\_\_ to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meetings regarding this application.*

Print Name: Jose Solis Date: 1-13-22

Signature: Jose Solis

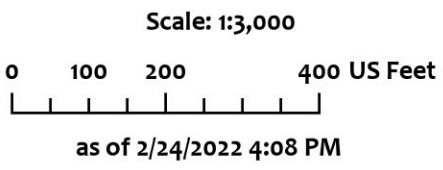
#2022-009MA



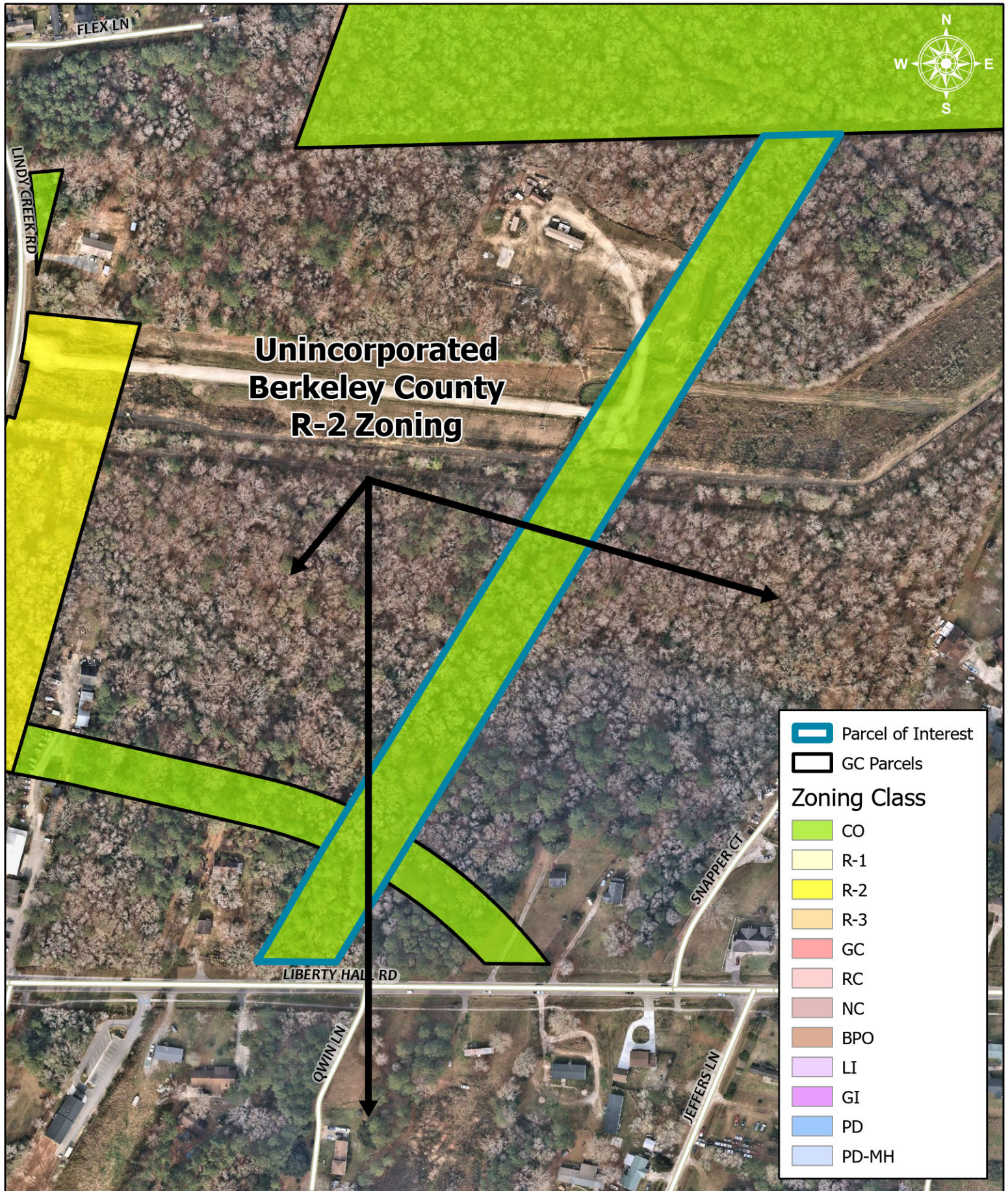
 Parcel of Interest  
 GC Parcels



**244-05-01-021 Overview**  
 City of Goose Creek GIS Department  
 519 N. Goose Creek Blvd.  
 Goose Creek, SC 29445  
 (843) 797-6220



**PRODUCT IS FOR PLANNING/  
 INFORMATIONAL PURPOSES ONLY.  
 ALL INFORMATION SHOULD ALWAYS  
 BE VALIDATED WITH THE CITY BEFORE  
 TAKING ANY OFFICIAL ACTIONS.**

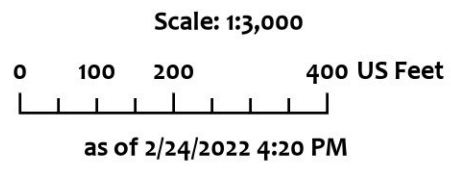


**Unincorporated  
Berkeley County  
R-2 Zoning**

	Parcel of Interest
	GC Parcels
<b>Zoning Class</b>	
	CO
	R-1
	R-2
	R-3
	GC
	RC
	NC
	BPO
	LI
	GI
	PD
	PD-MH



**244-05-01-021 Zoning**  
 City of Goose Creek GIS Department  
 519 N. Goose Creek Blvd.  
 Goose Creek, SC 29445  
 (843) 797-6220



**PRODUCT IS FOR PLANNING/  
 INFORMATIONAL PURPOSES ONLY.  
 ALL INFORMATION SHOULD ALWAYS  
 BE VALIDATED WITH THE CITY BEFORE  
 TAKING ANY OFFICIAL ACTIONS.**

# LOW-DENSITY RESIDENTIAL



## Overview

Low-density residential areas will be developed in both new areas and existing neighborhoods that promote a sense of community. Development will be located 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 historic, cultural, and/or natural resources.

## Land Uses and Development Types

- Large-lot (> 0.25 acre) single-family residential detached housing
- Neighborhood parks smaller than 3 acres
- Neighborhood-level amenities and recreation
- Neighborhood-level civic and institutional uses (schools, churches, etc)
- Planned communities and infill housing on larger lots.

## 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
- Local streets that connect to collector streets
- Pedestrian amenities such as connected sidewalks and trails
- Infill development

