



**AGENDA
PLANNING COMMISSION MEETING
TUESDAY, MARCH 7, 2023 – 6:00 PM
CITY HALL - 519 N GOOSE CREEK BOULEVARD
GOOSE CREEK, SOUTH CAROLINA**

COMMISSIONERS: CHAIRPERSON JUDIE EDWARDS, VICE CHAIRPERSON HEATHER BYRD, LISA BURDICK, GENA GLAZE, ANTHONY JENKINS, JOSH LILLY

IN ACCORDANCE WITH THE FREEDOM OF INFORMATION ACT, THE ELECTRONIC AND PRINT MEDIA WERE DULY NOTIFIED, ALONG WITH A HARD COPY POSTED AT CITY HALL. SHOULD YOU HAVE QUESTIONS OR COMMENTS, PLEASE CONTACT PLANNING AT (843)797-6220.

I. CALL TO ORDER & ROLL CALL

II. PUBLIC MEETING: APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

- a. PLANNING COMMISSION MEETING FEBRUARY 7, 2023

IV. ZONING PUBLIC HEARING

- a. **MAP AMENDMENT 248 AMY DRIVE** - ANNEXATION/MAP AMENDMENT REQUEST FOR THE PARCEL IDENTIFIED AS TMS 235-13-08-043 LOCATED ON AMY DRIVE TO ASSIGN A ZONING OF MEDIUM-DENSITY RESIDENTIAL (R-2)
- b. **MAP AMENDMENT HALLMARK DRIVE/RED BANK ROAD** - REZONING REQUEST FOR THE PARCEL IDENTIFIED AS TMS# 252-00-00-039 (HALLMARK DRIVE/RED BANK ROAD) FROM GENERAL COMMERCIAL (GC) TO MULTI-FAMILY (APARTMENT) DISTRICT (R-5)
- c. **MAP AMENDMENT AVALON POINT** - REZONING REQUEST FOR THE PARCEL IDENTIFIED AS TMS# 244-09-02-008 (117 RED BANK ROAD) FROM GENERAL COMMERCIAL (GC) TO PLANNED DEVELOPMENT (PD)

V. NEW BUSINESS

- a. DISCUSSION OF ZONING ORDINANCE UPDATES

VI. CLOSING REMARKS & ADJOURNMENT



Request for Planning Commission Agenda Item

To: Planning Commission

From: Lili Ortiz-Ludlum, Administrative Assistant

Please check one box

Regular Meeting

Special Meeting

Work Session

Please check one box, if applicable

Ordinance

Resolution

Proclamation

Request to Purchase

Ordinance/Resolution Title

PLANNING COMMISSION MEETING FEBRUARY 7, 2023

Background Summary

Financial Impact

Impact if denied

Impact if approved

Department Head:

City Administrator:

Signature & Date

Signature & Date

**MINUTES
CITY OF GOOSE CREEK
PLANNING COMMISSION
TUESDAY, FEBRUARY 7, 2023, 6:00PM
MARGUERITE H. BROWN MUNICIPAL CENTER**

I. CALL TO ORDER

Action: Chairperson Edwards called the meeting to order at 6:00 p.m.

Present: Judie Edwards; Heather Byrd; Lisa Burdick; Gena Glaze; Anthony Jenkins; Josh Lilly

Absent: None

Staff Present: Planning and Zoning Director Kendra Wise; Planner II Brenda Moneer

II. PUBLIC MEETING: APPROVAL OF AGENDA

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

Discussion: None.

Vote: All voted in favor. The motion carried (6-0).

III. APPROVAL OF MINUTES: JANUARY 3, 2023

Motion: A motion was made to approve the January 3, 2023 minutes. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Glaze.

Discussion: None.

Vote: All voted in favor. The motion carried (6-0).

IV. ZONING PUBLIC HEARING

- a. MAP AMENDMENT HENRY E. BROWN, JR. BOULEVARD - REZONING REQUEST FOR THE PARCEL IDENTIFIED AS TMS# 235-00-00-083 (HENRY E. BROWN, JR. BOULEVARD) FROM PLANNED DEVELOPMENT (PD) TO GENERAL COMMERCIAL (GC) and TOWNHOME DISTRICT (R-4)

Mrs. Wise presented staff report and stated staff's recommendation is for approval. Mr. Eric Leineweber with Blue Current Development, LLC spoke on behalf of the application. He stated this proposal went before City Council and Council's recommendation was to incorporate commercial development. He stated the proposal being presented tonight has incorporated 1.6 acres of service retail in the front of the development with townhomes in the rear. Mr. Leineweber and city staff answered questions from the board. No one from the public spoke in favor or against the proposal.

Motion: A motion was made to approve the rezoning request for the parcel identified as TMS 235-00-00-083 from Planned Development (PD) to General Commercial (GC) and Townhome District (R4). **Moved by** Commissioner Byrd; **Seconded by** Commissioner Burdick.

Discussion: None.

Vote: All voted in favor. The motion carried (6-0).

V. CLOSING REMARKS & ADJOURNMENT

Mrs. Wise stated Planning Commission has a vacancy and City Council will be interviewing potential applicants.

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

Discussion: None

Vote: All voted in favor. Motion carried (6-0).

The meeting adjourned at approximately 6:10 pm.

Date: _____

Judie Edwards, Chair



Request for Planning Commission Agenda Item

To: PLANNING COMMISSION

From: ALEXIS KISER

Please check one box

Regular Meeting

Special Meeting

Work Session

Please check one box, if applicable

Ordinance

Resolution

Proclamation

Request to
Purchase

Ordinance/Resolution Title

MAP AMENDMENT 248 AMY DRIVE - ANNEXATION/MAP AMENDMENT REQUEST FOR THE PARCEL IDENTIFIED AS TMS 235-13-08-043 LOCATED ON AMY DRIVE TO ASSIGN A ZONING OF MEDIUM-DENSITY RESIDENTIAL (R-2)

Background Summary

The subject parcel is currently zone Berkeley County Single-Family Residential (R-1). If annexed into the City it will be zoned Medium-Density Residential, because the lot area does not meet Low-Density Residential requirements.

Financial Impact

Impact if denied

Impact if approved

Department Head:

City Administrator:

Signature & Date

Signature & Date



Planning Commission

March 7, 2023, at 6:00 PM

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

Annexation/Zoning Map Amendment 248 Amy Drive

Tax Map:	235-13-08-043
Proposal:	Annex and assign zoning from Berkeley County Single-Family Residential (R-1) to Medium Density Residential (R-2)
Applicant:	John Childs and Barbara Childs
Acreage:	+/- 0.19 acres
Current Use:	Single-Family Residential
Proposed Use:	Single Family Residential
Land Use Classification:	Low-Density Residential
Current Zoning:	Berkeley County Single-Family Residential (R-1)
Proposed Zoning:	Medium-Density Residential (R-2)
Staff Recommendation:	Approve

PLANS, POLICIES, AND LAND USE

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

ZONING DISTRICT SUMMARY

A vicinity zoning map is provided in the packet. This parcel is located on Amy Drive in the Beverly Hills area. The Future Land Use for this parcel is Low-Density Residential, however, the lot area does not meet the Low-Density Residential (R-1) zoning standards. The lot does comply with all standards by zone for the Medium-Density Residential (R-2) District. The adjacent and contiguous parcels that are located in the City of Goose Creek are zoned also zoned Medium Density Residential (R-2).

STAFF RECOMMENDATION

Staff recommends approval for this request for annexation and the assigned zoning of Medium-Density Residential. City of Goose Creek department heads have not indicated that the annexation of this one residential parcel will cause issues with the delivery on municipal services. Annexation of this parcel may lead to additional annexations in the area which will provide continuity of services.

STATE OF SOUTH CAROLINA)
)
COUNTY OF BERKELEY)

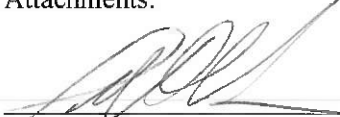
PETITION FOR ANNEXATION


The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City off Goose Creek by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows:

Property Description: WE, CHARLES E. ROBERTS AND EDNA A. ROBERTS, in the State aforesaid for/and in consideration of the sum of TWENTY FIVE THOUSAND AND 00/100 (\$25,000.00) DOLLARS, to us in hand paid at and before the sealing of these presents by JOHN MYRON CHILDS AND BARBARA CHILDS in the state aforesaid the receipt whereof is hereby acknowledged, have granted, bargained, sold and released by these Presents do grant, bargain, sell and release unto the said JOHN MYRON CHILDS and BARBARA CHILDS, the following described property, to-wit: ALL that certain piece, parcel or lot of land, situate, lying and being the County of Berkeley, State of S.C., known and designated as Lot No. Twenty-Three (23), Block AA, Beverly Hills Subdivision, as shown on a plat of said subdivision made by Thomas E. Young, Sr., dated November 10, 1964, revised March 4, 1968, on a plat recorded in the Office of the Clerk of Court for Berkeley County in Plat Book R, Page 150, on July 15, 1968. BEING the same property conveyed to the Grantors herein by deed of Layden M. Barrington, dated May 10, 1972, recorded May 18, 1972, in Book A-239, Page 156, in the Office of the Clerk of Court for Berkeley County. SUBJECT to restrictive covenants recorded in Book C91, Page 200 in the office of the Clerk of Court for Berkeley County, and Subject to the rights-of-way to Berkeley Electric Cooperative, Inc. recorded in Book C-74, Page 14, and C-67, Page 246, and subject, also to any other easement and/or rights-of-way heretofore granted affecting the above described property in the Office of the Clerk of Court for Berkeley County.

Berkeley County TMS: 235-13-08-043
Property Address: 248 Amy Drive, Goose Creek, South Carolina 29445
Berkeley County Zoning: Single-Family Residential District (R-1)
Proposed Zoning: Medium Density Residential (R-2)
Attachments: Berkeley County Property Deed, Map of Property


Signature Street Address, City Date
248 Amy Dr. Goose Creek, SC 29445 / 01-25-2023


Signature Street Address, City Date
248 Amy Dr. Goose Creek 1/25/2023

For Municipal Use:

Petition received by Alexis Kiser, Date 1/25/2023

Description and Ownership verified by Alexis Kiser, Date 1/25/2023

Recommendation ~~Take to City Council~~ Take to City Council

By: [Signature], Date 1/25/2023

W.E. CHARLES B. ROBERTS AND EDNA A. ROBERTS, in the year 1964, recorded in consideration of the sum of TWENTY FIVE THOUSAND AND 00/100 (\$25,000.00) DOLLARS, to be in hand paid at and before the sealing of these presents by JOHN MYRON CHILDS AND BARBARA CHILDS in the sum aforesaid the receipt whereof is hereby acknowledged, have granted, bargained, sold and released to JOHN MYRON CHILDS and BARBARA CHILDS, the following described property, to-wit: ALL that certain piece, parcel or lot of land, situate, lying and being in the County of Berkeley, State of CALIFORNIA, known and designated as Lot Two, Three (23), Block A, Beverly Hills subdivision, as shown on a plat of said subdivision made by Thomas E. Young, Sr., dated November 10, 1964, revised March 4, 1968, on a plat recorded in the Office of the Clerk of Court for Berkeley County in Plat Book 8, Page 150, on July 17, 1968, BEING the same property conveyed to the Grantors herein by deed of Lyden M. Barnington, dated May 10, 1972, recorded May 18, 1972 in Book A-239, Page 126 in the Office of the Clerk of Court for Berkeley County, SUBJECT to restrictive covenants recorded in Book C-1, Page 200 in the office of the Clerk of Court for Berkeley County, and subject to the rights-of-way to Berkeley Historic Cooperative, Inc. recorded in Book C-74, Page 14, and C-67, Page 246, and subject also to any other easement and/or rights-of-way heretofore granted affecting the above described property in the Office of the Clerk of Court for Berkeley County.

Property Description:

Berkeley County TMS: 232-17-08-043

Property Address: 242 Amy Drive, Goose Creek, South Carolina 29445

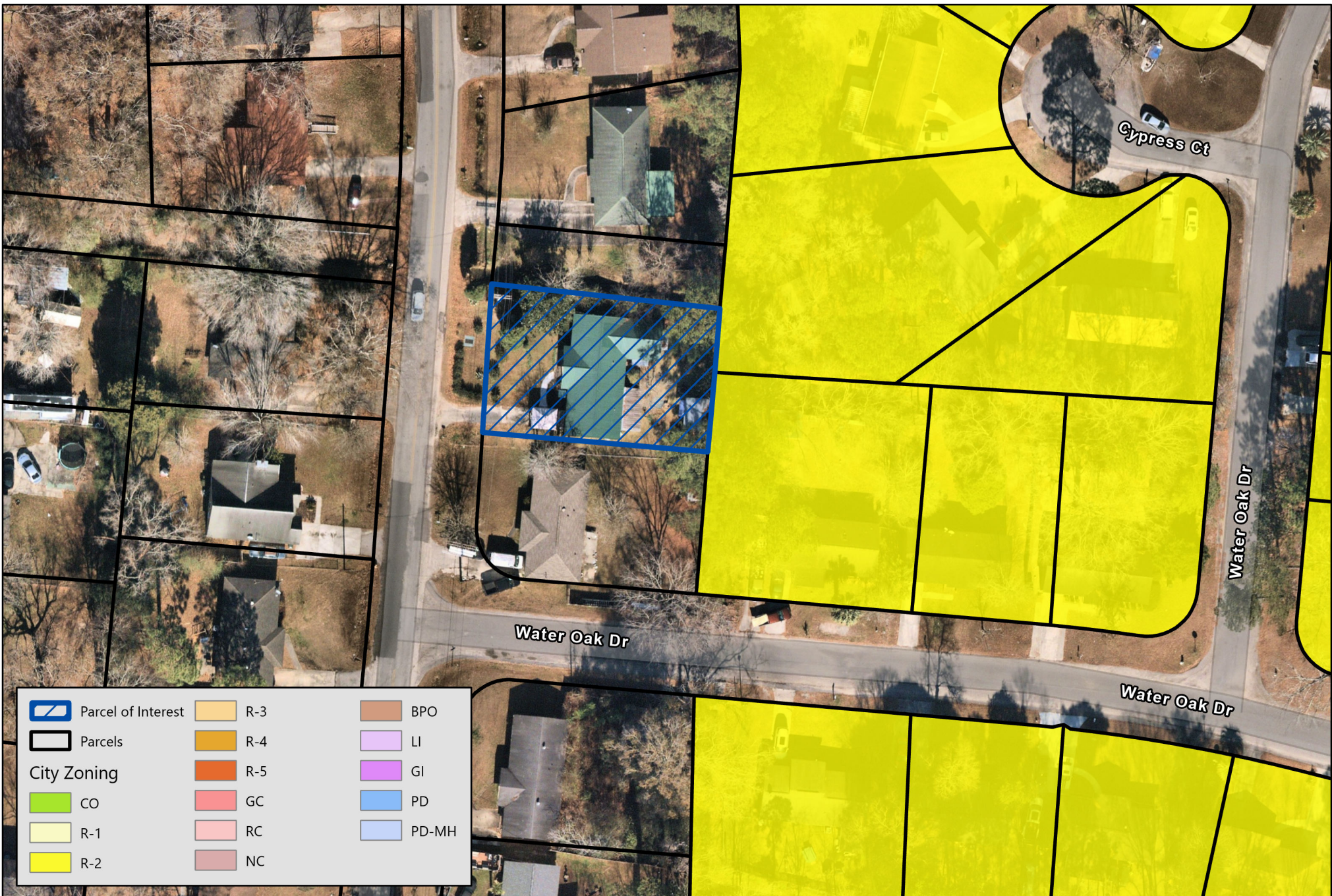
Berkeley County Zoning: Single-Family Residential District (R-1)

Proposed Zoning: Medium Density Residential (R-2)

Attachments: Berkeley County Property Deed, Map of Property

Signature
Street Address, City
Date

Signature
Street Address, City
Date



	Parcel of Interest		R-3		BPO
	Parcels		R-4		LI
City Zoning					
	CO		GC		GI
	R-1		RC		PD
	R-2		NC		PD-MH

TMS# 235-13-08-043 Annexation City Zoning

City of Goose Creek GIS Department
 519 N. Goose Creek Blvd
 Goose Creek, SC 29445
 (843) 797-6220

Scale: 1:750



as of 1/27/2023 4:18 PM

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TMS# 235-13-08-043 Annexation County Zoning

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 Parcel of Interest
 Parcels



TMS# 235-13-08-043 Annexation Overview

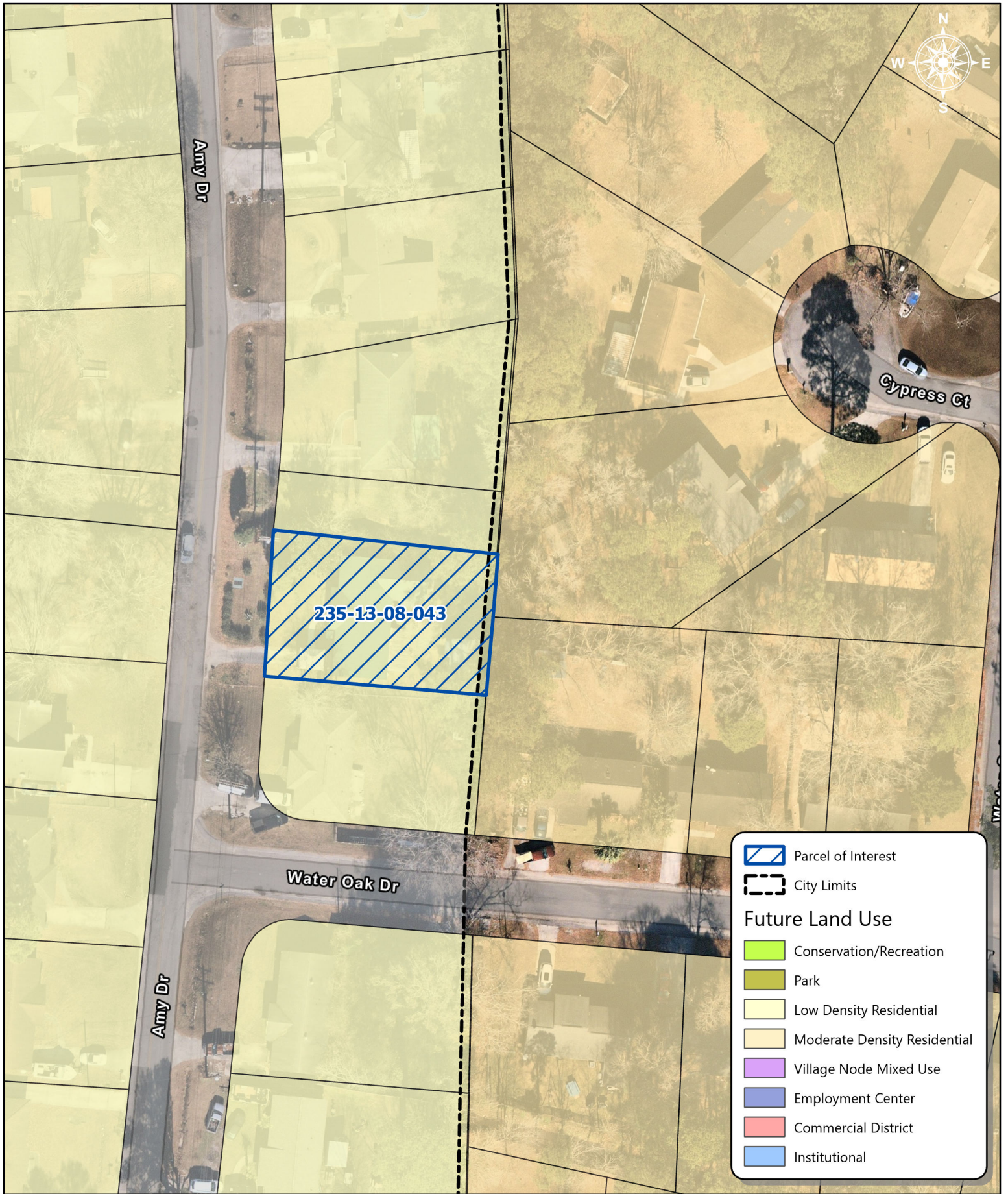
City of Goose Creek GIS Department
 519 N. Goose Creek Blvd
 Goose Creek, SC 29445
 (843) 797-6220

Scale: 1:750



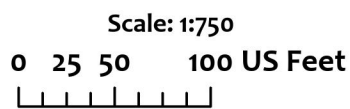
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235-13-08-043 Future Land Use

City of Goose Creek GIS Department
 519 N. Goose Creek Blvd
 Goose Creek, SC 29445
 (843) 797-6220



as of 3/1/2023 3:16 PM

Parcel of Interest

City Limits

Future Land Use

- Conservation/Recreation
- Park
- Low Density Residential
- Moderate Density Residential
- Village Node Mixed Use
- Employment Center
- Commercial District
- Institutional

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Request for Planning Commission Agenda Item

To: Planning Commission

From: Kendra Wise, Planning and Zoning Director

Please check one box

Regular Meeting

Special Meeting

Work Session

Please check one box, if applicable

Ordinance

Resolution

Proclamation

Request to Purchase

Ordinance/Resolution Title

MAP AMENDMENT HALLMARK DRIVE/RED BANK ROAD - REZONING REQUEST FOR THE PARCEL IDENTIFIED AS TMS# 252-00-00-039 (HALLMARK DRIVE/RED BANK ROAD) FROM GENERAL COMMERCIAL (GC) TO MULTI-FAMILY (APARTMENT) DISTRICT (R-5)

Background Summary

The proposal seeks to rezone one parcel from General Commercial (GC) to Multi-Family (Apartment) District (R-5). Vicinity zoning is included in the packet.

Financial Impact

Impact if denied

Impact if approved

Department Head:

City Administrator:

Signature & Date

Signature & Date



PLANNING COMMISSION

March 7, 2023, at 6:00 PM

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

Zoning Map Amendment Hallmark Drive/Red Bank Road

Tax Map:	252-00-00-039
Proposal:	Rezone from General Commercial (GC) to Multi-Family (Apartment) District (R-5)
Applicant:	John O. Williams, II
Acreage:	+/- 26.02 acres
Current Use:	Residential, Multi-Family (Apartments)
Proposed Use:	Residential, Multi-Family (Apartments)
Land Use Classification:	Village Node Mixed-use (Comprehensive Plan)
Current Zoning:	General Commercial (GC)
Proposed Zoning:	Multi-Family (Apartment) District (R-5)
Staff Recommendation:	Approval

PLANS, POLICIES, AND LAND USE

The City of Goose Creek Comprehensive Plan (May 11, 2021) designates the parcel as Village Node Mixed-use.

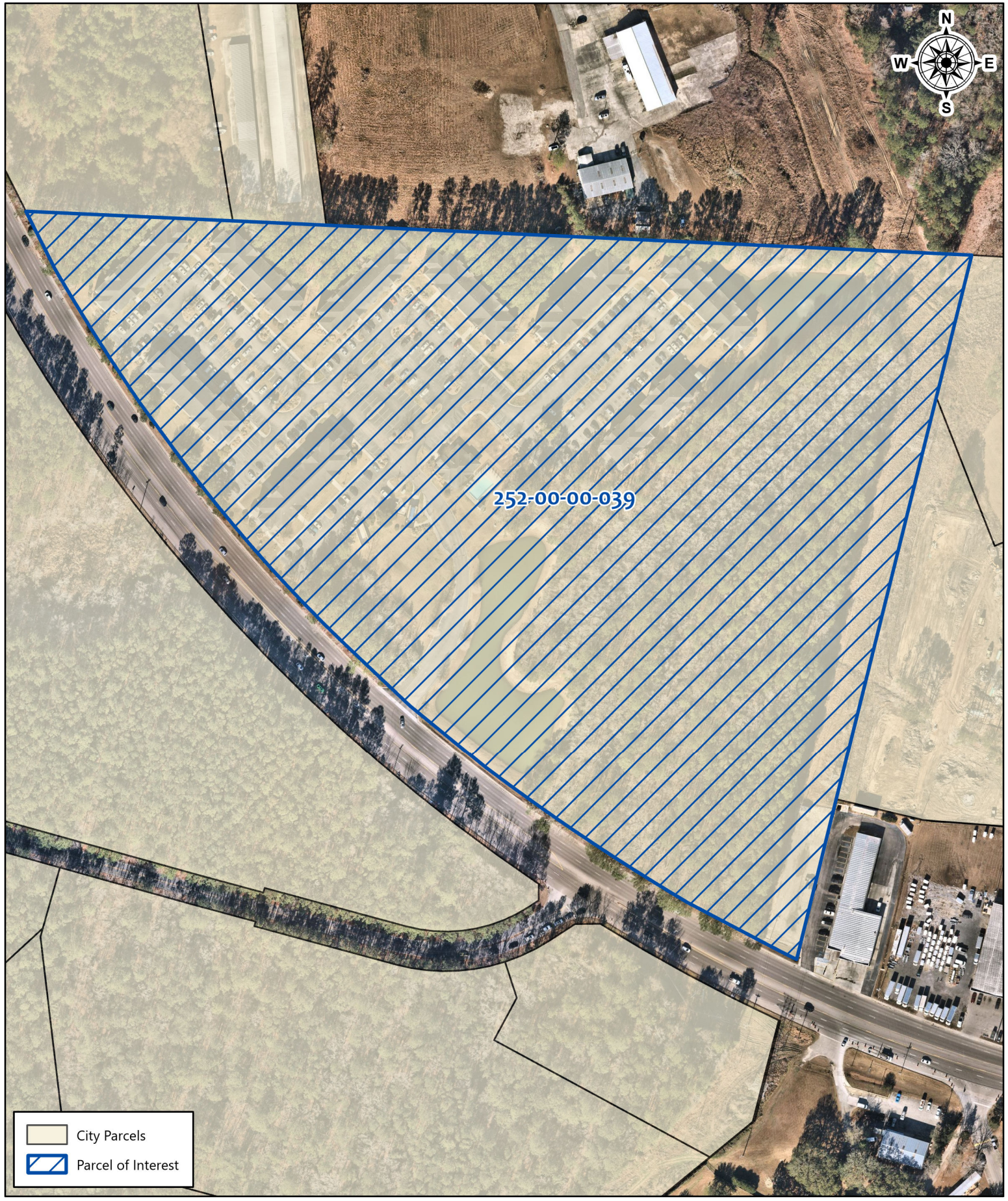
ZONING DISTRICT SUMMARY

The subject property is zoned General Commercial (GC) in an area that is part of the Red Bank District Overlay. The property to the West and South of this parcel and across Red Bank Road is zoned Goose Creek Conservation Open Space (CO) and is undeveloped. Adjacent land to the East includes the Goose Creek Rural Fire Department which is zoned Berkeley County Office and Institutional District (OI) as well as the mostly undeveloped property of Lakeview Commons which is zoned Goose Creek Planned Development (PD). The land to the North is adjacent to five different parcels of which two are zoned Goose Creek General Commercial (GC), two are zoned Berkeley County General Commercial (GC), and one is zoned Berkeley County Office and Institutional District (OI). Vicinity zoning is included in the packet.



Currently, there are nine apartment buildings on this parcel which comprise Hallmark at Timberlake Apartments. The purpose of the Multi-Family (Apartment) District (R-5) is to develop housing that meets the needs of residents and provides long-term value to the community while involving smart design choices with careful attention to site planning, design, and architecture in addition to making a positive contribution to our neighborhoods.

STAFF RECOMMENDATION

Approval

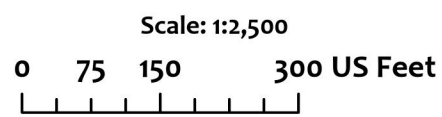


252-00-00-039

	City Parcels
	Parcel of Interest

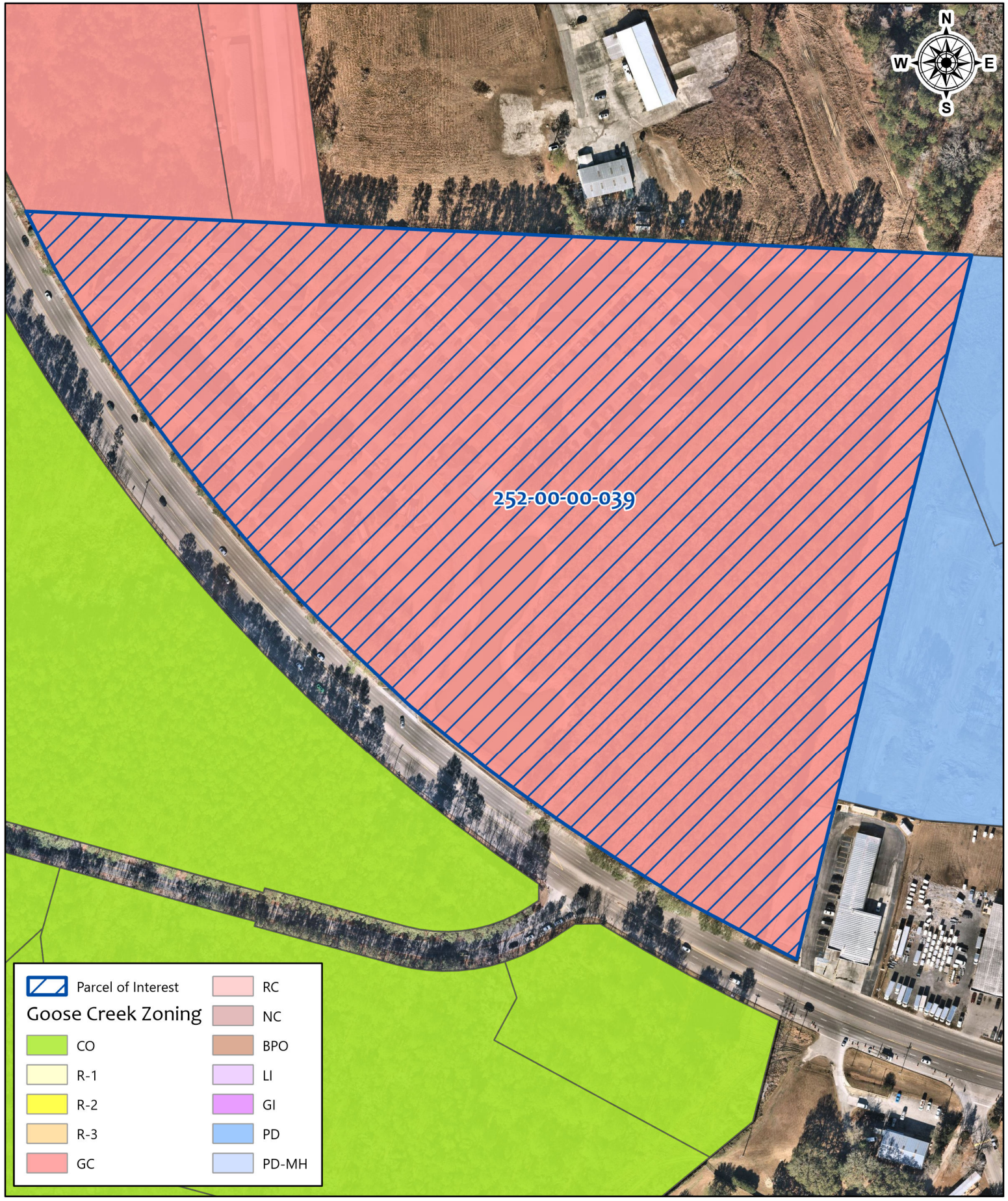


252-00-00-039 Overview
 City of Goose Creek GIS Department
 519 N. Goose Creek Blvd
 Goose Creek, SC 29445
 (843) 797-6220



as of 2/27/2023 11:01 AM

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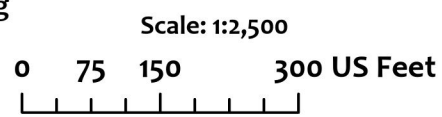
252-00-00-039

	Parcel of Interest		RC
Goose Creek Zoning			NC
	CO		BPO
	R-1		LI
	R-2		GI
	R-3		PD
	GC		PD-MH



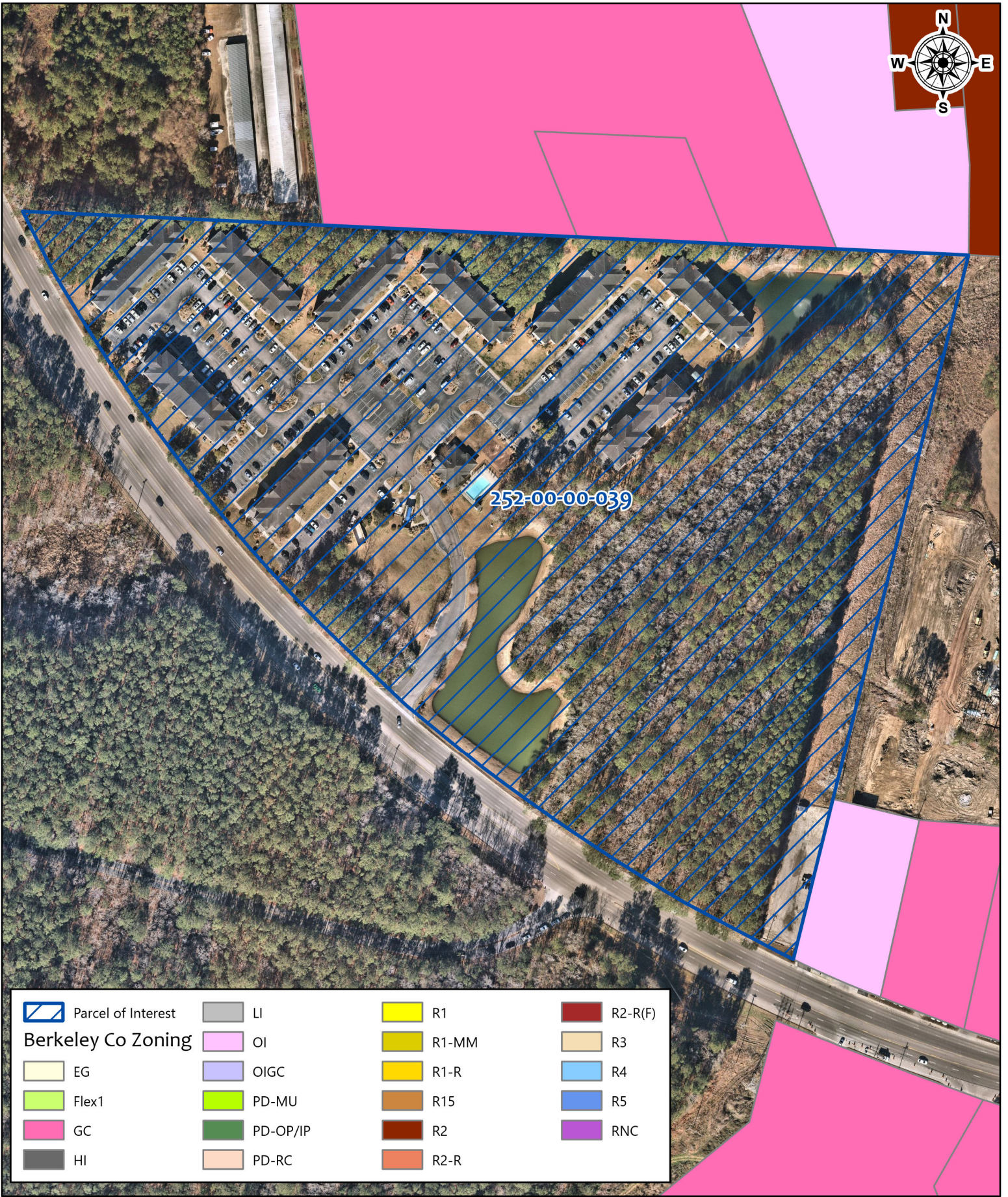
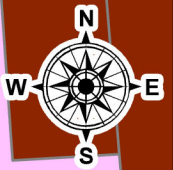
252-00-00-039 Goose Creek Zoning

City of Goose Creek GIS Department
519 N. Goose Creek Blvd
Goose Creek, SC 29445
(843) 797-6220



as of 2/27/2023 11:03 AM

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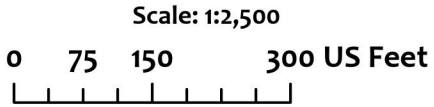
252-00-00-039

	Parcel of Interest		LI		R1		R2-R(F)
	EG		OI		R1-MM		R3
	Flex1		OIGC		R1-R		R4
	GC		PD-MU		R15		R5
	HI		PD-OP/IP		R2		RNC
			PD-RC		R2-R		



252-00-00-039 Berkeley Co Zoning

City of Goose Creek GIS Department
519 N. Goose Creek Blvd
Goose Creek, SC 29445
(843) 797-6220



as of 2/27/2023 11:04 AM

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VILLAGE NODE DISTRICT



Overview

The Village Node District is intended to encourage mixture of residential, commercial, and institutional land uses in a walkable setting. Commercial uses should front existing and future roadways, and uses should be “stacked” to create mixed-use buildings where appropriate. A variety of medium-density residential types will be promoted to attract residents of varying lifestyles and income levels. New development and redevelopment should be careful to respect existing residential areas and civic/ institutional areas in their design. For example, land uses similar in size, scale, intensity, and character are encouraged along the edge of established residential neighborhoods and communities to create a smooth transition. Landscape features and buffers may be used to transition dissimilar land uses with differing levels of size, scale, intensity, and character.

Land Uses and Development Types

- Limited small-lot (< 0.25 acre) single-family residential detached housing
- Townhomes
- Duplexes / triplexes / quadplexes
- Accessory dwelling units (ADUs)
- Small apartment / condominium buildings (5-19 units), from studio units up to 3 bedrooms
- Commercial retail (shops, restaurants, etc)
- Service retail (salons, gyms, etc)
- Consumer-facing office (banks, real estate, etc)
- Professional office (medical, legal, etc)
- Mixed-use (i.e. commercial on the bottom, with upper-story office or multi-family units)
- Neighborhood-level or community-level parks
- Amenities and recreation
- Civic and institutional uses (schools, churches, etc)

Implementation Measures

- A mixed-use zoning district
- Permit multi-family housing **by-right**
- Prohibit multi-family from being placed directly adjacent to established single-family neighborhoods
- Street design standards for future internal streets lined with sidewalks
- Require inter-parcel connectivity
- Lot consolidation incentives
- Prohibit parcel-wide curb cuts
- Adaptive reuse
- Infill development
- Building performance standards for new construction and rehabilitation of older buildings
- Tax incentives, density bonuses, and an expedited development and site plan review process for new development / redevelopment
- Flexible shared parking standards





TODAY'S DATE: FEBRUARY 7, 2023

PART I. PURPOSE OF SUBMITTAL

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

PART II. GENERAL INFORMATION

- Development Name: HALLMARK AT TIMBERLAKE APARTMENTS
- Street Address: 800 HALLMARK DRIVE / 1000 HALLMARK DRIVE
- TMS #: 252-00-00-039
- Zoning Classification: GC
Requested Classification: ~~GC~~ R5 (For rezoning only)
- Total Site Acres: 26.02

PART III. CONTACT INFORMATION

Owner/Developer Name: HALLMARK HOMES AT REDBANK ROAD, LP
 Street Address: 433 E. LAS COLINAS BLVD SUITE 300 City: IRVING St: TX Zip: 75039
 Telephone: 843-826-1086 Cell Phone: _____ Fax: _____
 E-mail Address: john@theberkeleylawyer.com

AGENT

PART IV. SUBMITTAL INFORMATION (IF APPLICABLE)

Proposed Building Use: APARTMENTS
 Proposed Total Building Area (gross sq. ft.): 247,267sf
 Max. Building Height: 3 stories (<50') Total Number of Buildings/Units/Lots: 10/224/1
 Is The Property Restricted by Any Recorded Covenant Which Conflicts With or Prohibits The Proposed Use: NO

APPLICATION SUMMARY:

The current property is utilized as an apartment complex in the GC zoning district, which makes the use non-conforming. For financing and insurance reasons, the property owner desires to have the property rezoned to become conforming as an R5 Zoned parcel.

LAND DEVELOPMENT SERVICES

Subdivision Plat Review	1-10 LOTS	\$100.00
Subdivision Plat Review	Over 10 LOTS	\$200.00 Plus/\$1.00 Lot
Commercial Review	0-10 ACRES	\$200.00
Commercial Review	10-100 ACRES	\$200.00 Plus \$2.00 Acre
Rezoning Request		\$300.00
Temporary Use Permit		\$ 25.00
Development Agreement		\$500.00 **
Planned Development		\$500.00

***Fee charged will also include a reimbursement for the City's incurred legal fees related to the review of the development agreement.*

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 JOHN O. WILLIAMS II 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: DAVID KANEY

Signature: [Handwritten Signature]

Person Completing this Application: JOHN O. WILLIAMS II

Signature of Person Completing this Application: [Handwritten Signature]

GOOSE CREEK ZONING DISTRICTS

COMMERCIAL/INDUSTRIAL

ZONING CLASSIFICATIONS

- BPO:** Business Professional Office
- CC:** General Commercial
- CI:** General Industrial
- HI:** Heavy Industrial
- LI:** Light Industrial
- NC:** Neighborhood Commercial
- RC:** Restricted Commercial

RESIDENTIAL ZONING CLASSIFICATIONS

- R1:** Low Density Residential
- R2:** Medium Density Residential
- R3:** High Density Residential
- PD:** Planned Development
- PD-MH:** PD for Mobile Home

BLANK ZONING CLASSIFICATION

- CO:** Conservation Open Space

CONTACT PLANNING-ZONING@CITYOFGOOSECREEK.COM FOR QUESTIONS PERTAINING TO THIS FORM



Request for Planning Commission Agenda Item

To: Planning Commission

From: Kendra Wise, Planning and Zoning Director

Please check one box

Regular Meeting

Special Meeting

Work Session

Please check one box, if applicable

Ordinance

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Proclamation

Request to Purchase

Ordinance/Resolution Title

MAP AMENDMENT AVALON POINT - REZONING REQUEST FOR THE PARCEL IDENTIFIED AS TMS# 244-09-02-008 (117 RED BANK ROAD) FROM GENERAL COMMERCIAL (GC) TO PLANNED DEVELOPMENT (PD)

Background Summary

The applicant seeks to rezone one parcel from General Commercial (GC) to Planned Development (PD). Vicinity zoning is included in the packet.

Financial Impact

Impact if denied

Impact if approved

Department Head:

City Administrator:

Signature & Date

Signature & Date



PLANNING COMMISSION

March 7, 2023, at 6:00 PM

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

Zoning Map Amendment Avalon Point

Tax Map:	244-09-02-008
Proposal:	Rezone from General Commercial (GC) to Planned Development (PD)
Applicant:	Beazer Homes/Tom Wallington
Acreage:	+/- 34.35 acres per Berkeley County Records (+/-32.26 acres per Planned Development packet/survey pending)
Current Use:	Vacant
Proposed Use:	Residential and Commercial
Land Use Classification:	Village Node Mixed-use (Comprehensive Plan)
Current Zoning:	General Commercial (GC)
Proposed Zoning:	Planned Development (PD)
Staff Recommendation:	Conditional Approval

PLANS, POLICIES, AND LAND USE

The City of Goose Creek Comprehensive Plan (May 11, 2021) designates the parcel as Village Node Mixed-use.

ZONING DISTRICT SUMMARY

The subject property is currently zoned General Commercial (GC) and is surrounded in part by the established (single-family) neighborhoods of Greenview Acres, West Greenview Acres, and Gardenia Villas. Other properties including the Ernest E. Kennedy Center, a car wash, and vacant land also border this parcel. Vicinity zoning is provided in the packet.

The residential areas of the proposed Avalon Point Planned Development comprise approximately 28.8 acres. The development as presented incorporates 142 total residential lots to include 71 single-family residences and 71 townhome units. The commercial area totals approximately 3.5 acres.

This parcel is adjacent to Red Bank Road, which is maintained by SCDOT. In addition, the surrounding properties utilize access by Wisteria Road, Pandora Drive, and Hastie Drive. Those roads are also maintained by SCDOT. Access to the development is proposed to be provided via one right-in/right-out driveway along Red Bank Road and one proposed full access driveway along Wisteria Road. A traffic impact analysis has been provided.

Any development will have to complete full reviews by all applicable outside agencies as well as comply with floodplain management and stormwater regulations. This property also contains approximately 3.2 acres of a Santee Cooper utility easement, and final approval from Santee Cooper must be included with submission of the site plan.

STAFF RECOMMENDATION

Conditional Approval. Staff has provided applicant with a list of requested changes to be incorporated into the document prior to first reading by City Council.

The Village Node Mixed-use District is intended to encourage mixture of residential and commercial land uses in a walkable setting. In addition, a variety of medium-density residential types are recommended to attract residents of varying lifestyles and income levels. Small-lot (< 0.25 acre) single-family residential detached housing and townhomes are examples of such development types.