



AGENDA
Regular Planning Commission Meeting
Tuesday, October 6, 2026 at 6:00PM
Municipal Court - 519 N Goose Creek Boulevard, Bldg. D

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

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 AUGUST 04, 2026

IV. NEW BUSINESS

- a. STREET NAME APPROVAL - ENCLAVE AT LINDY CREEK
- b. STREET NAME APPROVAL - ESSENCE AT BELLHAVEN GROVE (MYERS LANDING)

V. MISCELLANEOUS

- a. PLAT APPROVAL (INFORMATIONAL PURPOSES ONLY)

VI. GENERAL PUBLIC COMMENTS

VII. 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 AUGUST 04, 2026

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, AUGUST 4, 2026, 6:00 PM
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; Gena Glaze; Anthony Jenkins; Josh Lilly; Nick Matthews

Absent: Lisa Burdick; Heather Byrd

Staff Present: Kendra Wise, Planning and Zoning Director; Emma Hall, Planner II; John Farrell, Planner II; Reagan Osbon, Special Projects Manager

II. PUBLIC MEETING: APPROVAL OF AGENDA

Motion: A motion was made to approve the agenda as written. **Moved by** Commissioner Jenkins; **Seconded by** Commissioner Glaze.

Discussion: None.

Vote: All voted in favor. The motion carried (5-0).

III. APPROVAL OF MINUTES

a. PLANNING COMMISSION MEETING MAY 5, 2026

Motion: A motion was made to approve the minutes as provided. **Moved by** Commissioner Glaze; **Seconded by** Commissioner Lilly.

Discussion: None.

Vote: All voted in favor. The motion carried (5-0).

IV. NEW BUSINESS

a. MAP AMENDMENT BERKELEY FARMS ROAD - ANNEXATION/MAP AMENDMENT REQUEST FOR THE PARCELS IDENTIFIED AS TMS# 233-08-03-019 (134 BERKELEY FARMS ROAD, ET AL.) AND TMS# 233-08-03-053 (146 BERKELEY FARMS ROAD) TO ASSIGN A ZONING OF PLANNED DEVELOPMENT (PD)

Mr. Regan Osbon, Special Project Manager, presented staff report. He stated the applicant is seeking to annex and assign zoning classification to two parcels, totaling +/-3.41 acres, into the City of Goose Creek. The applicant is requesting a zoning designation of Planned Development (PD).

The applicant was present to answer any questions from the Board.

Motion: A motion was made to recommend approval of map amendment Berkeley Farms Road - annexation/map amendment request for the parcels identified as TMS# 233-08-03-019 (134 Berkeley Farms Road, et al.) and TMS# 233-08-03-053 (146 Berkeley Farms Road) to assign a zoning of Planned Development (PD). **Moved by** Commissioner Lilly; **Seconded by** Commissioner Jenkins.

Discussion: Commissioner Matthews inquired if these parcels were a part of the original PD. The applicant stated no. The applicant presented the site plan.

Vote: All in favor. The motion carried (5-0).

- b. MAP AMENDMENT BERKELEY FARMS ROAD AND COLLEGE PARK ROAD – REZONING REQUEST FOR THE PARCELS IDENTIFIED AS TMS# 233-00-00-057 (888 COLLEGE PARK ROAD, ET AL.), 233-00-00-081(125 BERKELEY FARMS ROAD, ET AL.), 233-08-03-024 (159 BERKELEY FARMS ROAD, ET AL.), 233-08-03-018 (128 BERKELEY FARMS ROAD), 233-08-03-043 (130 BERKELEY FARMS ROAD), 233-08-03-035 (132 BERKELEY FARMS ROAD), 233-08-03-017 (122 BERKELEY FARMS ROAD, ET AL.), 233-08-03-020 (144 BERKELEY FARMS ROAD), 233-08-03-021 (148 BERKELEY FARMS ROAD), 233-08-03-054 (152 BERKELEY FARMS ROAD), 233-08-03-055 and 233-08-03-022 (160 BERKELEY FARMS ROADS) FROM PLANNED DEVELOPMENT (PD) TO PLANNED DEVELOPMENT (PD)

Director Wise presented staff report. She stated this rezoning proposal is a result of the annexation request for two additional parcels to be added into the Berkeley Farms Planned Development. She stated because of this major modification to the prior document that all twelve previous parcels must now be rezoned into a new Planned Development that includes the two additional parcels presented for annexation. Director Wise mentioned none of the proposed design standards, density for lot sizes, or types of uses has changed from what was previously approved. She stated the only modification is for the addition of the two properties, and she noted that the intent was always to add additional properties into this Planned Development as the additional lots become available. Staff recommended approval.

The applicant answered questions from the Commission. Chairperson Edwards shared concerns pertaining to additional parking for guests. Commissioner Matthews also suggested adding a bypass for pedestrian safety. Discussion ensued pertaining to ownership of the roads and storm water.

Motion: A motion was made to recommend approval the map amendment Berkeley Farms Road and College Park Road – rezoning request for the parcels identified as TMS# 233-00-00-057 (888 College Park Road, et al.), 233-00-00-081(125 Berkeley Farms Road, et al.), 233-08-03-024 (159 Berkeley Farms Road, et al.), 233-08-03-018 (128 Berkeley Farms Road), 233-08-03-043 (130 Berkeley Farms Road), 233-08-03-035 (132 Berkeley Farms Road), 233-08-03-017 (122 Berkeley Farms Road, et al.), 233-08-03-020 (144 Berkeley Farms Road), 233-08-03-021 (148 Berkeley Farms Road), 233-08-03-054 (152 Berkeley Farms Road), 233-08-03-055 and 233-08-03-022 (160 Berkeley Farms Road) from Planned Development (PD) to Planned Development (PD).

Moved by Commissioner Jenkins; **Seconded by** Commissioner Lilly.

Discussion: Commissioner Glaze shared concerns about the importance of having additional parking for guests. Commissioner Matthews stated he would like to note that it is important to have connectivity between the Commercial and Residential Districts. He also stated that he would like to see the discharge paths of the stormwater ponds and a lighting plan along College Park Rd for the Commercial District.

Amended

Motion: Commissioner Jenkins stated he would like to amend his motion to include all the necessary requests from the Commissioners.

Vote: All in favor. The motion carried (5-0).

- c. MAP AMENDMENT LIBERTY HALL ROAD - ANNEXATION/MAP AMENDMENT REQUEST FOR THE PARCEL IDENTIFIED AS TMS# 244-05-01-056 ON LIBERTY HALL ROAD TO ASSIGN A ZONING OF VILLAGE NODE (VN)

Mr. Reagan Osbon stated the City purchased this property to preserve the City's ability to expand the Public Works facility if needed in the future. He requested to annex this parcel into the City of Goose Creek with a zoning designation of Village Node (VN). Staff recommended approval.

Motion: A motion was made to recommend approval of annexation/map amendment request for the parcel identified as TMS# 244-05-01-056 on Liberty Hall Road to assign a zoning of Village Node (VN). **Moved by** Commissioner Matthews; **Seconded by** Commissioner Glaze.

Discussion: None.

Vote: All in favor. The motion carried (5-0).

- d. MAP AMENDMENT MATTHEWS LANE - REZONING REQUEST FOR THE PARCEL IDENTIFIED AS TMS# 234-07-05-027 (120 MATTHEWS LANE) FROM CONSERVATION (C) TO RESIDENTIAL SINGLE FAMILY (RSF)

Ms. Emma Hall, Planner II, presented the staff report. She stated the applicant is Ms. Deloris Matthews, and the acreage is approximately 1.30. This property borders two parcels located within Berkeley County with a Residential Single-Family zoning district designation (R1) and a Multisection Manufactured Residential zoning district designation (R1-MM). Within the City of Goose Creek, this property is bordered by two parcels zoned Conservation (C); one parcel also has a single-family dwelling unit located on it. The other City of Goose Creek property that borders TMS# 234-07-05-027 is zoned General Commercial (GC).

Staff recommends denial for the map amendment request to change the zoning district for the parcel identified as TMS# 234-07-05-027 from Conservation (C) to Residential Single-Family (RSF) based on the Comprehensive Plan and the Future Land Use Map. However, Ms. Hall noted that the proposed zoning designation would align with the current use of the property as well as current uses located on adjacent parcels.

Ms. Hall answered questions from the Commission.

Motion: A motion was made to recommend approval of map amendment Matthews Lane - rezoning request for the parcel identified as TMS# 234-07-05-027 (120 Matthews Lane) from Conservation (C) to Residential Single Family (RSF). **Moved by** Commissioner Matthews; **Seconded by** Commissioner Glaze.

Discussion: None

Vote: Commissioner Matthews and Commissioner Glaze voted in favor. Chairperson Edwards, Commissioner Jenkins and Commissioner Lilly opposed. The motion failed (2-3).

V. MISCELLANEOUS

- a. PLAT APPROVAL (INFORMATIONAL PURPOSES ONLY)

- PLAT CREATING NEW PARCELS A THRU H FROM TMS 234-00-00-001; 046; 044; 021; 074; 234-16-02-040; 041; 042; 043; 044

- CARNES CROSSROADS PARCEL I, LOT 2 TO CREATE PARCEL I, LOT 2-9 AND PARCEL I, LOT 2-10
- A LOT LINE RECONFIGURATION PLAT OF 22.64 ACRES ON HENRY E. BROWN JR. BLVD
- PROPERTY LINE ADJUSTMENT OF LOT 43, .0269 ACRES TMS# 244-13-01-041
- EASEMENT PLAT ON TMS# 251-01-01-29 AND 030
- EASEMENT PLAT FOR COBBLESTONE 164, LLC
- FINAL SUBDIVISION PLAT OF TRACT P (+/- 383.42 ACRES) & TRACT Q (+/- 108.06 ACRES) TO CREATE PHASE 20 (+/- 45.46 ACRES) IN CARNES CROSSROADS
- A PLAT OF THE SUBDIVISION OF TMS# 244-00-00-018 TO CREATE TRACT A-2 (16.60 ACRES)

VI. GENERAL PUBLIC COMMENTS

No public comments were made.

VII. CLOSING REMARKS & ADJOURNMENT

Ms. Wise shared upcoming events with the Commission.

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

Discussion: None.

Vote: All voted in favor. The motion carried (5-0).

Chairperson Edwards adjourned the meeting at approximately 6:37 p.m.

Date: _____

Judie Edwards, Chair



Request for Planning Commission Agenda Item

To: Planning Commission

From: Kendra Wise, Planning 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

STREET NAME APPROVAL - ENCLAVE AT LINDY CREEK

Background Summary

- CUSTOMS WAY
- DE SAUSSURE LANE
- OSPREY WATCH COURT
- OLDE OAK PASS
- MAGNOLIA REGURE WAY
- CORDES LANE

Financial Impact

Impact if denied

Impact if approved

Department Head:

City Administrator:

Signature & Date

Signature & Date



Request for Planning Commission Agenda Item

To: Planning Commission

From: Kendra Wise, Planning 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

STREET NAME APPROVAL - ESSENCE AT BELLHAVEN GROVE (MYERS LANDING)

Background Summary

- AMITY LANE
- BELLHAVEN GROVE BLVD
- CANNA CREST LANE
- CAPE JASMINE CIRCLE
- CASSENA HOLLY LANE
- CYPRESS HAVEN WAY
- DAHOON WALK LANE
- ESSENCE WAY
- IVORY OAK WALK
- MAPLE GROVE WAY
- OAKMERE LANE
- WISTERIA VINE WAY

Financial Impact

Impact if denied

Impact if approved

Department Head:

City Administrator:

Signature & Date

Signature & Date



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

PLAT APPROVAL (INFORMATIONAL PURPOSES ONLY)

Background Summary

- FINAL SUBDIVISION PLAT OF A PORTION OF CARNES CROSSROADS WEST TRACT TO CREATE LEDBEDER STREET, TRACT W2-D, TRACT W2-E, OPEN SPACE W2-1, OPEN SPACE W2-2, OPEN SPACE W2-3, and WEST TRACT RESIDUAL
- RECOMBINATION PLAT OF TMS# 235-00-00-038 & TMS# 235-00-00-088
- FINAL SUBDIVISION PLAT OF TRACT Q TO CREATE PHASE 21 OF CARNES CROSSROADS
- SUBDIVISION PLAT OF TRACT "A1" TO CREATE TRACT "A1" RESIDUAL AND TRACT "A3" from TMS# 243-00-00-049
- FINAL SUBDIVISION PLAT OF CARNES CROSSROADS TRACT 17B-1 TO CREATE PHASE 17B LOT 17-218 THRU 17-249
- FINAL SUBDIVISION PLAT OF CARNES CROSSROADS TRACT N TO CREATE PHASE AA4

Financial Impact

Impact if denied

Impact if approved

Department Head:

City Administrator:

Signature & Date

Signature & Date