AGENDA
Regular Planning Commission Meeting
Tuesday, December 1, 2026 at 6:00PM
Municipal Court - 519 N Goose Creek Boulevard, Bldg. D
Goose Creek, South Carolina

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 NOVEMBER 3, 2026

IV. NEW BUSINESS

a. A RESOLUTION RECOMMENDING THAT CITY COUNCIL APPROVE THE UPDATED DEVELOPMENT IMPACT FEE STUDY, CAPITAL IMPROVEMENTS PLAN, AND ASSOCIATED DEVELOPMENT IMPACT FEE ORDINANCE

b. MAP AMENDMENT 222 AMY DRIVE - ANNEXATION/MAP AMENDMENT REQUEST FOR THE PARCEL IDENTIFIED AS TMS # 235-13-08-018 TO ASSIGN A ZONING OF RESIDENTIAL MIXED ZONING (RM)

c. MAP AMENDMENT NEAR ASHTON DRIVE AND SUSSEX COURT- ANNEXATION/MAP AMENDMENT REQUEST FOR THE PARCEL IDENTIFIED AS TMS # 234-00-00-079 AND TO ASSIGN A ZONING OF CONSERVATION (C)

d. MAP AMENDMENT 588 OLD MT. HOLLY ROAD - ANNEXATION/MAP AMENDMENT REQUEST FOR THE PARCEL IDENTIFIED AS TMS# 234-00-00-143 AND TO ASSIGN A ZONING OF GENERAL COMMERCIAL (GC)

e. STREET NAME APPROVAL - MEDWAY AT LAUREL BAY (STRT-26-4)

f. STREET NAME APPROVAL - NELLO FRD (STRT-26-5)

V. GENERAL PUBLIC COMMENTS

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 NOVEMBER 3, 2026
Background Summary
Financial Impact
Impact if denied
Impact if approved

Department Head: _____ *Signature & Date*

City Administrator: _____ *Signature & Date*

MINUTES
CITY OF GOOSE CREEK
PLANNING COMMISSION
TUESDAY, NOVEMBER 3, 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; Heather Byrd; Lisa Burdick; Gena Glaze; Josh Lilly; Nick Matthews; Anthony Jenkins

Absent: None

Staff Present: Kendra Wise, Planning and Zoning Director

II. PUBLIC MEETING: APPROVAL OF AGENDA

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

Discussion: None.

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

III. APPROVAL OF MINUTES

a. PLANNING COMMISSION MEETING OCTOBER 6, 2026

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

Discussion: None.

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

IV. REPORTS OF OFFICERS

a. DEVELOPMENT IMPACT FEE STUDY UPDATE (DISCUSSION ITEM ONLY)

Tyler Howanyk, Chief Financial Officer (CFO), presented an update on the City's Development Impact Fee Study. He explained that development impact fees are intended to ensure that new development contributes its proportionate share toward the capital improvements needed to accommodate growth, thereby reducing the financial burden on existing residents and businesses. Mr. Howanyk stated that the purpose of the presentation was to introduce the study, review the proposed Capital Improvements Plan and fee calculations, and provide an opportunity for questions and discussion. He then presented the study and responded to questions from the Commission. He noted that the item would return for further action at the December meeting.

V. NEW BUSINESS

a. ZONING TEXT AMENDMENT - TO AMEND TITLE XV: LAND USAGE, CHAPTER 151: THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA, SECTION 5.2

TREE CORRIDOR, SECTION 5.5 SITE LANDSCAPING, SECTION 5.6 ACCESS AND PARKING, AND SECTION 6.2 OPEN SPACE

Director Wise presented the proposed amendments to the Unified Development Ordinance and provided an overview of the recommended changes. The presentation included revisions to the tree corridor, site landscaping, access and parking, and open space sections of the Ordinance. Commissioners discussed the proposed amendments, offered comments, and asked questions throughout the presentation. Director Wise responded to questions regarding the proposed amendments.

Motion: A motion was made to deny the recommendation to amend Title XV: Land Usage, Chapter 151: The Unified Development Ordinance of the City of Goose Creek, South Carolina, Section 5.2 Tree Corridor, Section 5.5 Site Landscaping, Section 5.6 Access and Parking, and Section 6.2 Open Space. **Moved by** Commissioner Lilly; **Seconded by** Commissioner Matthews.

Discussion: None.

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

b. A RESOLUTION BY THE CITY OF GOOSE CREEK PLANNING COMMISSION RECOMMENDING THE CITY OF GOOSE CREEK CITY COUNCIL TO APPROVE THE ADOPTION OF THE FIVE-YEAR REVIEW OF THE CITY OF GOOSE CREEK COMPREHENSIVE PLAN, IN ACCORDANCE WITH THE SOUTH CAROLINA LOCAL GOVERNMENT COMPREHENSIVE PLANNING ENABLING ACT OF 1994, S.C. CODE OF LAWS ANN. § 6-29-510, et seq

Mr. Wyatt Stitely, with the Berkeley-Charleston-Dorchester Council of Governments (BCDCOG), presented the draft of the five-year review of the City of Goose Creek Comprehensive Plan. He explained that the plan is the culmination of a planning process that began in October of 2025 and involved collaboration among BCDCOG staff, the Planning Commission, City Council, City staff, and the public. Mr. Stitely noted that, as the required five-year review, the document is not a complete rewrite, but rather an update that builds upon the vision, goals, objectives, and actions outlined in the 2020 Comprehensive Plan. Mr. Stitely reviewed the proposed updates and responded to questions from the Commission.

Motion: A motion was made to approve the resolution by the City of Goose Creek Planning Commission recommending the City of Goose Creek City Council to approve the adoption of the five-year review of the City of Goose Creek Comprehensive Plan, in accordance with the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, S.C. Code of Laws ann. § 6-29-510, et seq. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Burdick.

Discussion: None.

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

VI. MISCELLANEOUS

a. PLAT APPROVAL (INFORMATIONAL PURPOSES ONLY)

- FINAL SUBDIVISION PLAT OF PLANET ROAD TOWNHOUSES PHASE 2 (12.37 Acres)
- SUBDIVISION OF TMS# 235-13-04-045 INTO LOT 42-A AND LOT 42-B ON BEVERLY DRIVE

b. 2027 CALENDAR (INFORMATIONAL PURPOSES ONLY)

Director Wise noted that the Planning Commission calendar will be revised to reflect the cancellation of the meeting on November 2, 2027. She explained that the date falls on Election Day and that voting activities will be taking place on the municipal campus. Director Wise stated that the updated calendar will be posted once the revision is finalized.

VII. GENERAL PUBLIC COMMENTS

No public comments were made.

VIII. CLOSING REMARKS & ADJOURNMENT

No closing remarks were made.

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

Discussion: None.

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

Chairperson Edwards adjourned the meeting at approximately 7:47 p.m.

_____ Date: _____

Judie Edwards, Chair

Request for Planning Commission Agenda Item

To: CITY OF GOOSE CREEK PLANNING COMMISSION

From: TYLER HOWANYK, CHIEF FINANCIAL OFFICER

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

A RESOLUTION RECOMMENDING THAT CITY COUNCIL APPROVE THE UPDATED DEVELOPMENT IMPACT FEE STUDY, CAPITAL IMPROVEMENTS PLAN, AND ASSOCIATED DEVELOPMENT IMPACT FEE ORDINANCE

Background Summary

The City of Goose Creek engaged Willdan Financial Services to update its Development Impact Fee Study and associated Capital Improvements Plan. Development impact fees help fund the cost of public facilities and infrastructure improvements necessitated by new growth, ensuring that new development contributes its proportionate share of these costs.

The updated study evaluates projected growth, anticipated capital needs, and proposed impact fees for general government and parks and recreation facilities. It also identifies capital improvements and funding requirements over the planning period.

The Planning Commission has reviewed the proposed study and is being asked to consider a resolution recommending approval of the updated Development Impact Fee Study, Capital Improvements Plan, and associated ordinance by City Council, subject to any recommended revisions or clarifications.

Financial Impact

Impact if denied

Impact if approved
Department Head: _____ *Signature & Date* City Administrator: _____ *Signature & Date*

RESOLUTION NO. _____

A RESOLUTION DIRECTING THE CITY OF GOOSE CREEK PLANNING COMMISSION TO REVIEW THE CITY'S DEVELOPMENT IMPACT FEE STUDY UPDATE AND PROPOSED CAPITAL IMPROVEMENTS PLAN AND TO MAKE RECOMMENDATIONS REGARDING DEVELOPMENT IMPACT FEES PURSUANT TO THE SOUTH CAROLINA DEVELOPMENT IMPACT FEE ACT

WHEREAS, the City of Goose Creek, South Carolina (the "City"), acting through City Council as its governing body (the "City Council") is a municipal corporation organized and existing under the laws of the State of South Carolina; and

WHEREAS, the South Carolina Development Impact Fee Act, S.C. Code Ann. §§ 6-1-910 et seq. (the "Act"), authorizes qualifying governmental entities to impose development impact fees ("Impact Fees") to fund the proportionate share of system improvement costs attributable to new development; and

WHEREAS, the City Council, at the recommendation of the Goose Creek Planning (the "Planning Commission") previously enacted Ordinance No. 2023-18 dated July 11, 2023 implementing an program for Impact Fees imposed under the Act (the "Impact Fee Program"), which imposed such fees for general government, police, fire protection, public works, and parks/recreation facilities and equipment; and

WHEREAS, since the implementation of the Impact Fee Ordinance, ongoing growth and development within the corporate limits of the City have placed increased demands upon existing Public Facilities (as defined in the Act), resulting in capacity constraints and evidencing the need for the construction and expansion of additional Public Facilities; and

WHEREAS, the City has determined that it is necessary to review and update its Impact Fees in response to the anticipated growth and development; and

WHEREAS, to initiate such review and update, Council, by this Resolution, intends to direct the City's Planning Commission (the "Planning Commission") to conduct updated studies (expressly including a Capital Improvements Plan (as such term is defined in the Act) and recommend an updated Impact Fee ordinance, including a new schedule of Impact Fees for municipal facilities and equipment.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Goose Creek, South Carolina, as follows:

Section 1. Pursuant to Section 6-1-950 of the Act, City Council hereby directs the Planning Commission to review and consider the Impact Fee Program, including the existing Capital Improvements Plan, growth projections, land use assumptions, public facility needs, service units, cost allocations, proposed development impact fees, and related supporting information.

Section 2. In carrying out this direction, the Planning Commission is authorized to utilize and consider the studies, analyses, data, professional reports, and other materials prepared by or on behalf of the City, including any preliminary or initial study materials prepared by the City's consultants, and to request such additional information or analysis as the Planning Commission determines appropriate.

Section 3. The City Administrator or her designee shall act as liaison with any consultant or City personnel who may have been tasked to date, or who may be tasked in the future, to assist in the performance of requirements incident to the updated impact fee study and recommendation of whether to revise or update the Impact Fee Program, including, but not limited to, the performance of any required review, analysis, and study, the generation of any required plans and reports, and the structuring of the proposed ordinance.

Section 4. Following its review, the Planning Commission shall develop and make recommendations to City Council concerning the Capital Improvements Plan and development impact fees by service unit, including any recommendations concerning the proposed development impact fee ordinance, in accordance with the applicable provisions of the Act.

Section 5. The Planning Commission is requested to complete its review and transmit its recommendations to City Council within 60 days following adoption of this Resolution, or within such additional time as City Council may authorize.

Section 6. The City Manager and all other appropriate officials and employees of the City are hereby authorized to execute, deliver, and receive any other agreements and documents, and perform such tasks, as may be required by the City or Planning Commission in order to carry out, give effect to, and consummate the study and recommend an impact fee ordinance, as authorized by this Resolution.

Section 7. This Resolution shall take effect upon its adoption and Council shall cause a copy of this Resolution to be delivered to the Planning Commission.

DONE AND RESOLVED, this 13 day of October, 2026.

CITY OF GOOSE CREEK, SOUTH CAROLINA

_____
Mayor Gregory S. Habib

Attest: _____
Kelly J. Lovette, MMC, City Clerk

_____ Mayor Pro Tem Jerry Tekac	_____ Councilmember Debra Green-Fletcher
_____ Councilmember Christopher Harmon	_____ Councilmember Gayla S.L. McSwain
_____ Councilmember Corey McClary	_____ Councilmember Melissa Enos-Sims

THE CITY OF
GOOSE CREEK
BERKELEY CO. EST. 1961 SO. CAROLINA

ADMINISTRATIVE DRAFT

DEVELOPMENT IMPACT FEE STUDY UPDATE

SEPTEMBER 17, 2026

WILLDAN Financial Services

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Executive Summary

This report summarizes an analysis of development impact fees needed to support future development in Goose Creek, South Carolina through 2035 (over the next ten years). It is the City's intent that the costs representing future development's share of public facilities and capital improvements be imposed on that development in the form of a development impact fee, also known as a public facilities fee. The public facilities and improvements included in this analysis are divided into the fee categories listed below:

- General Government Facilities
- Park Facilities

Background and Study Objectives

The primary policy objective of a development impact fee program is to ensure that new development pays the capital costs associated with growth. Although growth also imposes operating costs, there is not a similar system to generate revenue from new development for services. The primary purpose of this study is to calculate and present fees that will enable the City to expand its inventory of public facilities, as new development creates increases in service demands.

Willdan understands that the City of Goose Creek's ("City") Development Impact Fees were implemented in 1988. Since the fees have not been adjusted since implementation they are exempt from the conditions set forth in the *South Carolina Development Impact Fee Act of 1999*, Title 6 Article 9 of the South Carolina Code of Laws. The City is concerned that the current, grandfathered fees are not keeping up with the capital needs associated with recent growth.

At present, the City seeks to consider and recommend modifications to the existing impact fee structure, as well as create a Capital Improvement Plan (CIP) and draft an impact fee ordinance that complies with South Carolina statute. In South Carolina, impact fees may be used for: design and engineering; right-of-way acquisition; construction; land purchase; utility relocation; and project financing. Impact fees may not be used for: maintenance, administrative costs, operating costs, or existing deficiencies.

All development impact fee-funded capital projects should be programmed through the City's five-year Capital Improvement Plan (CIP). Using a CIP can help the City identify and direct its fee revenue to public facilities projects that will accommodate future growth. The City of Goose Creek does not currently maintain a CIP. As such, this study also includes the preparation of a proposed CIP for the purpose of informing the updated Development Impact Fee schedule. By programming fee revenues to specific capital projects, the City can help ensure a reasonable relationship between new development and the use of fee revenues as required by the South Carolina Development Impact Fee Act of 1999.

Facility Standards and Costs

This study uses two approaches to calculate facilities standards and allocate the costs of planned facilities to accommodate growth in compliance with the *Development Impact Fee Act* requirements.

The **system plan** approach is based on a master facilities plan in situations where the needed facilities serve both existing and new development. This approach allocates existing and planned facilities across existing and new development to determine new development's fair share of facility needs. This approach is used when it is not possible to differentiate the benefits of new facilities between new and existing development. Often the system plan is based on increasing

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facility standards, so the City must find non-impact fee revenue sources to fund existing development's fair share of planned facilities. This method is used to calculate the general government facilities fees.

The **planned facilities** approach allocates costs based on the ratio of planned facilities that serve new development to the increase in demand associated with new development. This approach is appropriate when specific planned facilities that only benefit new development can be identified, or when the specific share of facilities benefiting new development can be identified. Examples include street improvements to avoid deficient levels of service or a sewer trunk line extension to a previously undeveloped area. This approach is used for the park facility fees.

Administrative Requirements

Table E.1 identifies the administrative reporting requirements, and the relevant government code sections. Further detail regarding fee adjustments and updates is included in the Program Implementation, and Inflationary Adjustments sections of this report.

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Table 1.1: Administrative Requirements

SC Gov't Code	Requirement
SECTION 6-1-940. Amount of impact fee.	A governmental entity imposing an impact fee must provide in the impact fee ordinance the amount of impact fee due for each unit of development in a project for which an individual building permit or certificate of occupancy is issued. The governmental entity is bound by the amount of impact fee specified in the ordinance and may not charge higher or additional impact fees for the same purpose unless the number of service units increases or the scope of the development changes and the amount of additional impact fees is limited to the amount attributable to the additional service units or change in scope of the development. The impact fee ordinance must: (1) include an explanation of the calculation of the impact fee, including an explanation of the factors considered pursuant to this article; (2) specify the system improvements for which the impact fee is intended to be used; (3) inform the developer that he may pay a project's proportionate share of system improvement costs by payment of impact fees according to the fee schedule as full and complete payment of the developer's proportionate share of system improvements costs; (4) inform the fee payor that: (a) he may negotiate and contract for facilities or services with the governmental entity in lieu of the development impact fee as defined in Section 6-1-1050; (b) he has the right of appeal, as provided in Section 6-1-1030; (c) the impact fee must be paid no earlier than the time of issuance of the building permit or issuance of a development permit if no building permit is required.

Source: https://www.scstatehouse.gov/code/t06c001.php

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Table 1.1: Administrative Requirements, Continued

SC Gov't Code	Requirement
SECTION 6-1-960. **Recommended capital improvements plan; notice; contents of plan.**	(A) The local planning commission shall recommend to the governmental entity a capital improvements plan which may be adopted by the governmental entity by ordinance. The recommendations of the commission are not binding on the governmental entity, which may amend or alter the plan. After reasonable public notice, a public hearing must be held before final action to adopt the ordinance approving the capital improvements plan. The notice must be published not less than thirty days before the time of the hearing in at least one newspaper of general circulation in the county. The notice must advise the public of the time and place of the hearing, that a copy of the capital improvements plan is available for public inspection in the offices of the governmental entity, and that members of the public will be given an opportunity to be heard. (B) The capital improvements plan must contain: (1) a general description of all existing public facilities, and their existing deficiencies, within the service area or areas of the governmental entity, a reasonable estimate of all costs, and a plan to develop the funding resources, including existing sources of revenues, related to curing the existing deficiencies including, but not limited to, the upgrading, updating, improving, expanding, or replacing of these facilities to meet existing needs and usage; (2) an analysis of the total capacity, the level of current usage, and commitments for usage of capacity of existing public facilities, which must be prepared by a qualified professional using generally accepted principles and professional standards; (3) a description of the land use assumptions; (4) a definitive table establishing the specific service unit for each category of system improvements and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial, agricultural, and industrial, as appropriate; (5) a description of all system improvements and their costs necessitated by and attributable to new development in the service area, based on the approved land use assumptions, to provide a level of service not to exceed the level of service currently existing in the community or service area, unless a different or higher level of service is required by law, court order, or safety consideration; (6) the total number of service units necessitated by and attributable to new development within the service area based on the land use assumptions and calculated in accordance with generally accepted engineering or planning criteria; (7) the projected demand for system improvements required by new service units projected over a reasonable period of time not to exceed twenty years; (8) identification of all sources and levels of funding available to the governmental entity for the financing of the system improvements; and (9) a schedule setting forth estimated dates for commencing and completing construction of all improvements identified in the capital improvements plan. (C) Changes in the capital improvements plan must be approved in the same manner as approval of the original plan.

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Use of Fee Revenues

Impact fee revenue must be spent on new facilities or expansion of current facilities to serve new development. Facilities can be generally defined as capital acquisition items with a useful life greater than five years. Impact fee revenue can be spent on capital facilities to serve new development, including but not limited to: land acquisition, construction of buildings, the acquisition of vehicles or equipment, information technology, software licenses and equipment. In South Carolina impact fees may not be used for: maintenance, administrative costs, operating costs, or existing deficiencies.

Development Impact Fee Schedule Summary

Table E.2 summarizes the development impact fees that meet the City's identified needs and comply with the requirements of the *South Carolina Development Impact Fee Act*.

Table E.2: Maximum Justified Development Impact Fee Schedule

Land Use	General Government	Parks[1]	Total	Current	Change
Residential - per Dwelling Unit					
Single Family	$ 3,534	$ 773	$ 4,307	$ 3,253	32%
Multifamily	2,604	569	3,173	1,952	63%
Nonresidential - per 1,000 Square Feet					
Commercial	$ 873	-	$ 873	$ 590	48%
Office	951	-	951	448	112%
Industrial	285	-	285	265	8%

Sources: Tables 3.6 and 4.8.

Required Non-Fee Funding

Impact fees may only fund the share of public facilities related to new development in the City of Goose Creek. They may not be used to fund the share of facility needs generated by existing development or by development outside of the City. As shown in **Table E.3**, approximately $34.3 million in funding will be needed to undertake the City's proposed Capital Improvement Plan to accommodate existing and future development, of which approximately $16.6 million will be funded by Development Impact Fees.

Non-fee funding is required to fully implement the proposed Capital Improvement Plan to fund improvements to the City's facilities and equipment that would serve both existing and new development. The City can use any other funding source such as new general fund revenues, existing or new taxes, special assessments, and grants other than impact fees to fund existing development's share of the planned facilities.

The following report provides the detailed methodology and calculations supporting the proposed impact fee values.

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Table E.3: Non-Impact Fee Funding Required

Fee Category	Total Project Cost	Development Fee Revenue	Additional Funding Required
General Government	$ 46,511,294	$ 14,137,462	$ 32,373,832
Parks	4,423,844	2,484,514	1,939,330
Total	$ 50,935,138	$ 16,621,976	$ 34,313,162

Sources: Tables 3.5 and 4.7.

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1. Introduction

This report presents an analysis of the need for public facilities to accommodate new development in the City of Goose. This chapter provides background for the study and explains the study approach under the following sections:

- Public Facilities Financing in South Carolina;
- Study Objectives;
- City of Goose Creek City Impact Fee Program;
- Fee Program Maintenance;
- Study Methodology; and
- Organization of the Report.

Public Facilities Financing in South Carolina

The changing fiscal landscape in South Carolina since the Development Impact Fee Ordinance was passed in 1988 has steadily undercut the financial capacity of local governments to fund infrastructure. Several dominant trends facing the City of Goose Creek stand out:

- Rapid growth and development in the Charleston, SC region
- Continued construction costs escalation (nationally and globally)
- Local resistance to increased property taxes
- Local expectation that growth shares in the cost of growth
- Declining popular support for bond measures to finance infrastructure for the next generation of residents and businesses; and
- Steep reductions in federal and state assistance.

Faced with these trends, cities and counties in South Carolina are increasingly adopting a policy of "growth pays its own way." This policy shifts the burden of funding infrastructure expansion from existing ratepayers and taxpayers onto new development. This funding shift has been accomplished primarily through the imposition of assessments, special taxes, and development impact fees also known as public facilities fees. Assessments and special taxes require the approval of property owners and are appropriate when the funded facilities are directly related to the developing property. Development impact fees, on the other hand, are an appropriate funding source for facilities that benefit all development jurisdiction-wide. Development impact fees need only a majority vote of the legislative body for adoption.

Study Objectives

The primary purpose of this study is to update the City's impact fees based on the most current available facility plans and growth projections. The proposed fees will enable the City to expand its inventory of public facilities as new development leads to increases in service demands. Accordingly, public facilities fee programs are structured to ensure that new development pays the capital costs associated with growth.

The City of Goose Creek 2021 Comprehensive Plan states in the Community Facilities Goals and Strategies that "Goose Creek will continue to provide high levels of service provision through

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needed improvements and expansion in order to meet the needs of the growing community."[1] The fees calculated in this report support this goal by providing a funding source from new development to pay for development's fair share of needed facilities.

The City of Goose Creek is forecast to experience moderate growth through this study's planning horizon of 2035 (a net increase of 14,971 residents and 3,077 jobs). This growth will create an increase in demand for public services and the City facilities required to deliver them. Given the revenue challenges described above, Goose Creek City has decided to continue to use a development impact fee program to ensure that new development funds the share of facility costs associated with growth. This study makes use of the most current available growth forecasts and facility plans to update the City's existing fee program to ensure that the City's fee program is representative of the facility needs resulting from new development.

Goose Creek City Impact Fee Program

Goose Creek City currently charges impact fees to fund the expansion of general government facilities and park facilities to serve new development. This study provides the documentation needed for a comprehensive update of the City's impact fee program.

Fee Program Maintenance

Once a fee program has been adopted it must be properly maintained to ensure that the revenue collected adequately funds the facilities needed by new development. To avoid collecting inadequate revenue, the inventories of existing facilities and costs for planned facilities must be updated periodically for inflation, and the fees recalculated to reflect the higher costs. The use of established indices for each facility included in the inventories (land, buildings, and equipment), such as the Engineering News-Record, is necessary to accurately adjust the impact fees. For a list of recommended indices, see Chapter 6.

While fee updates using inflation indices are appropriate for annual or periodic updates to ensure that fee revenues keep up with increases in the costs of public facilities, it is recommended to conduct more extensive updates of the fee documentation and calculation (such as this study) when significant new data on growth forecasts and/or facility plans become available. For further detail on fee program implementation, see Chapter 6.

Study Methodology

Development impact fees are calculated to fund the cost of facilities required to accommodate growth. The six steps followed in this development impact fee study include:

1. **Estimate existing development and future growth:** Identify a base year for existing development and a growth forecast that reflects increased demand for public facilities;
2. **Identify facility standards:** Determine the facility standards used to plan for new and expanded facilities;
3. **Determine facilities required to serve new development:** Estimate the total amount of planned facilities, and identify the share required to accommodate new development;

[1] City of Goose Creek Comprehensive Plan, Adopted May 11, 2021, page 133.

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4. **Determine the cost of facilities required to serve new development:** Estimate the total amount and the share of the cost of planned facilities required to accommodate new development;
5. **Calculate fee schedule:** Allocate facilities costs per unit of new development to calculate the development impact fee schedule; and
6. **Identify alternative funding requirements:** Determine if any non-fee funding is required to complete projects.

The key public policy issue in development impact fee studies is the identification of facility standards (step #2, above). Facility standards document a reasonable relationship between new development and the need for new facilities. Standards ensure that new development does not fund deficiencies associated with existing development.

Types of Facility Standards

There are three separate components of facility standards:

- *Demand standards* determine the amount of facilities required to accommodate growth, for example, park acres per thousand residents, square feet of library space per capita, or gallons of water per day. Demand standards may also reflect a level of service such as the vehicle volume-to-capacity (V/C) ratio used in traffic planning.
- *Design standards* determine how a facility should be designed to meet expected demand, for example, park improvement requirements and technology infrastructure for City office space. Design standards are typically not explicitly evaluated as part of an impact fee analysis but can have a significant impact on the cost of facilities. Our approach incorporates the cost of planned facilities built to satisfy the City's facility design standards.
- *Cost standards* are an alternate method for determining the amount of facilities required to accommodate growth based on facility costs per unit of demand. *Cost standards* are useful when demand standards were not explicitly developed for the facility planning process. *Cost standards* also enable different types of facilities to be analyzed based on a single measure (cost or value), and are useful when different facilities are funded by a single fee program. Examples include facility costs per capita, cost per vehicle trip, or cost per gallon of water per day.

New Development Facility Needs and Costs

To determine how to allocate costs and generate revenue to fund the proposed capital improvements to support new development requires a two-step process: (1) identify total facility needs, and (2) allocate to new development its "fair share" of those needs.

There are three common methods for determining new development's fair share of planned facilities costs: the **system plan method**, the **planned facilities method,** and the **existing inventory method**. Often the method selected depends on the degree to which the community has engaged in comprehensive facility master planning to identify facility needs.

The formula used by each approach and the advantages and disadvantages of each method is summarized below:

System Plan Method

This method calculates the fee based on: the value of existing facilities plus the cost of planned facilities, divided by demand from existing plus new development:

$$\frac{\text{Value of Existing Facilities + Cost of Planned Facilities}}{\text{Existing + New Development Demand}} = \$/\text{unit of demand}$$

This method is useful when planned facilities need to be analyzed as part of a system that benefits both existing and new development. It is difficult, for example, to allocate a new fire station solely to new development when that station will operate as part of an integrated system of fire stations that together achieve the desired level of service.

The system plan method ensures that new development does not pay for existing deficiencies. Often facility standards based on identified facilities needed to serve the City through the planning horizon can be higher than existing facility standards. This method enables the calculation of the existing deficiency required to bring existing development up to the implied facility standard. The local agency must secure non-fee funding for that portion of planned facilities required to correct the deficiency to ensure that new development receives the level of service funded by the impact fee. This method is used to calculate the general government facilities fees.

Existing Inventory Method

The existing inventory method allocates costs based on the ratio of existing facilities to demand from existing development as follows:

$$\frac{\text{Current Value of Existing Facilities}}{\text{Existing Development Demand}} = \$/\text{unit of demand}$$

Under this method, new development funds the expansion of facilities at the same standard currently serving existing development. By definition, the existing inventory method results in no facility deficiencies attributable to existing development. This method is often used when a long-range plan for new facilities is not available. Only the initial facilities to be funded with fees are identified in the fee study. Future facilities to serve growth are identified through an annual capital improvement plan and budget process, possibly after completion of a new facility master plan. This method was not used to calculate in this report.

Planned Facilities Method

The planned facilities method allocates costs based on the ratio of planned facility costs to demand from new development as follows:

$$\frac{\text{Cost of Planned Facilities}}{\text{New Development Demand}} = \$/\text{unit of demand}$$

This method is appropriate when planned facilities will entirely serve new development, or when a fair share allocation of planned facilities to new development can be estimated. An example of the former is a wastewater trunk line extension to a previously undeveloped area. An example of the latter is a portion of a roadway that has been identified as necessary to mitigate the impact from new development through traffic modeling analysis. Under this method new development will fund the expansion of facilities at the standards used in the applicable planning documents. This approach is used for the park facilities fees in this report.

Organization of the report

The determination of a public facilities fee begins with the selection of a planning horizon and development of growth projections for population and employment. These projections are used throughout the analysis of different facility categories, and are summarized in Chapter 2.

Chapters 3 through 4 identify facility standards and planned facilities, allocate the cost of planned facilities between new development and other development, and identify the appropriate development impact fee for each of the following major facility categories:

- General Government Facilities
- Park Facilities

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General Government includes administration, information technology, public works, fire, and police. The report provides detailed calculations for each individual line item for review purposes.

Chapter 5 provides the consolidated draft Capital Improvement Plan (including a funding and phasing schedule).

Chapter 6 summarizes the procedures that the City must follow when implementing a development impact fee program. Impact fee program adoption procedures are found in *South Carolina Government Code* Article 9, Sections 6-1-910 through 6-1-2010.

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2. Growth Forecasts and Unit Costs

Growth projections are used as indicators of demand to determine facility needs and allocate those needs between existing and new development. This chapter explains the source for the growth projections used in this study based on a 2025 base year and a planning horizon of 2035.

Estimates of existing development and projections of future growth are critical assumptions used throughout this report. These estimates are used as follows:

- The estimate of existing development in 2025 is used as an indicator of existing facility demand and to determine existing facility standards.
- The estimate of total development at the 2035 planning horizon is used as an indicator of future demand to determine total facilities needed to accommodate growth and remedy existing facility deficiencies, if any.
- Estimates of growth from 2025 through 2035 are used to (1) allocate facility costs between new development and existing development, and (2) estimate total fee revenues.

The demand for public facilities is based on the service population, dwelling units or nonresidential development creating the need for the facilities. The service population for law enforcement facilities, fire facilities, and road maintenance equipment facilities includes residents and workers. The service population for parks includes only residents.

Land Use Types

To ensure a reasonable relationship between each fee and the type of development paying the fee, growth projections distinguish between different land use types. The land use types that impact fees have been calculated for are defined below.

- **Single family:** Detached and attached one-unit dwellings.
- **Multifamily:** All attached multifamily dwellings including duplexes and condominiums.
- **Commercial:** All commercial, retail, educational, and hotel/motel development.
- **Office:** All general, professional, and medical office development.
- **Industrial:** All manufacturing and warehouse development.

Some developments may include more than one land use type, such as a mixed-use development with both multifamily and commercial uses. In those cases, the facilities fee would be calculated separately for each land use type.

The City has the discretion to determine which land use type best reflects a development project's characteristics for purposes of imposing an impact fee and may adjust fees for special or unique uses to reflect the impact characteristics of the use.

Existing and Future Development

Table 2.1 shows the estimated number of residents, dwelling units, employees, and building square feet in Goose Creek City, both in 2025 and in 2035. The base year estimates of residents

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and dwelling units are based data from the U.S Census Bureau's Quick Facts application.[2] The projection for residents in 2035 comes from the City's Comprehensive Plan.

Base year employees were estimated based on data from the US Census Bureau's OnTheMap application. The projection of future jobs was calculated by maintain the ratio of residents to jobs through the planning horizon.

Table 2.1: Population and Employment Estimates and Projections

	2025	2035	Increase
Residents[1]	50,352	65,323	14,971
Employment[2]	10,348	13,425	3,077

[1] Current estimate of residents from US Census Bureau Quick Facts, 2025. Projected residents in 2035 identified in Comprehensive Plan, page 13.
[2] Current estimates of total jobs from the US Census' OnTheMap. Excludes local government (public administration) jobs. Projection based on maintaining ratio of residents to jobs as development occurs.

Sources: The City of Goose Creek Comprehensive Plan, Adopted May 11, 2021; U.S. Census Bureau Quick Facts (census.gov/quickfacts/fact/table/goosecreekcitysouthcarolina/PST045224); OnTheMap Application, http://onthemap.ces.census.gov; Table 2.2, Willdan

Occupant Densities

All fees in this report are calculated based on dwelling units or building square feet or hotel rooms. Occupant density assumptions ensure a reasonable relationship between the size of a development project, the increase in service population associated with the project, and the amount of the fee.

Occupant densities (residents per dwelling unit or workers per building square foot or hotel room) are the most appropriate characteristics to use for most impact fees. The fee imposed should be based on the land use type that most closely represents the probable occupant density of the development.

The average occupant density factors used in this report are shown in **Table 2.2**. The residential occupant density factors for both the various types of dwelling units were calculated using the most recently available data from US Census' American Community Survey specific to Goose Creek City. The occupant densities resulting from dividing the population by the corresponding dwelling unit type are shown in Table 2.2.

The nonresidential occupancy factors are derived from data from the Institute of Traffic Engineers Trip Generation Manual, 12th Edition.

[2] https://www.census.gov/quickfacts/fact/table/goosecreekcitysouthcarolina/PST045224

Table 2.2: Occupancy Density Assumptions

Residential Dwelling Units		
Single Family	2.62	Residents per dwelling unit
Multifamily	1.93	Residents per dwelling unit
Nonresidential		
Commercial	2.09	Employees per 1,000 square feet
Office	2.28	Employees per 1,000 square feet
Industrial	0.68	Employees per 1,000 square feet

Sources: U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates, Tables B25024 and B25033; ITE Trip Generation Manual, 12th Edition; Willdan Financial Services.

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3. General Government Facilities

The purpose of the fee is to ensure that new development funds its fair share of general government facilities. A fee schedule is presented based on the planned facilities standard of general government facilities in the Goose Creek City to ensure that new development provides adequate funding to meet its needs.

Service Population

General government facilities serve both residents and businesses throughout the City and include Administration, Public Works, Police and Fire Departments. Therefore, demand for services and associated facilities are based on the City's service population including residents and workers.

Table 3.1 shows the existing and future projected service population for general government facilities. While specific data is not available to estimate the actual ratio of demand per resident to demand by businesses (per worker) for this service, it is reasonable to assume that demand for these services is less for one employee compared to one resident, because nonresidential buildings are typically occupied less intensively than dwelling units. The 0.31-weighting factor for workers is based on a 40-hour workweek divided by the total number of non-work hours in a week (128) and reflects the degree to which nonresidential development yields a lesser demand for general government facilities.

Table 3.1: General Government Facilities Service Population

	A Persons	*B* Weighting Factor	*A x B = C* Service Population
Residents			
Existing (2025)	50,352	1.00	50,352
New Development	14,971	1.00	14,971
Total (2035)	65,323		65,323
Workers			
Existing (2025)	10,348	0.31	3,208
New Development	3,077	0.31	954
Total (2035)	13,425		4,162
Combined Residents and Weighted Workers			
Existing (2025)			53,560
New Development			15,925
Total (2035)			69,485

[1] Workers are weighted at 0.31 of residents based on a 40 hour work week out of a possible 128 non-work hours in a week (40/128 = 0.31)

Sources: Table 2.1; Willdan Financial Services.

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Facility Inventories and Standards

This section describes the City's general government facilities inventory and facility standards.

Existing Inventory

This study uses the system standard methodology to calculate fees for all government facilities. The inventory is only comprised of land, buildings and vehicles valued over $100,000. The total value of the inventory is summarized in **Table 3.2.** The value of buildings was identified in the City's insured property schedule. The assumption for land value per acre is based on the weighted average cost per acre for land sales in Goose Creek since 2023, as reported by CoStar.

Table 3.2: General Government Land, Buildings & Equipment Inventory

	Quantity	Units	Unit Cost	Replacement Cost
Land (acres)				
General Government	4.67	acres	$210,500	$ 983,803
Police	8.33	acres	210,500	1,752,697
Fire	16.14	acres	210,500	3,397,470
Subtotal - Land	29.14			$ 6,133,970
Buildings (square feet)				
City Administration Bldg	9,551	sq. ft.	$ 316	$ 3,013,700
Police	19,490	sq. ft.	329	6,412,600
Municipal Court	5,988	sq. ft.	328	1,964,900
Department of Public Works	18,636	sq. ft.	234	4,355,800
Gas Pumps and Canopy Public Works Pumphouse	1,120	sq. ft.	311	348,800
Vehicle Shed 1	6,400	sq. ft.	66	424,100
Vehicle Shed 2	5,600	sq. ft.	66	371,100
Vehicle Shed 3	1,500	sq. ft.	60	89,630
Fire Station Headquarters	27,670	sq. ft.	451	12,469,000
Fire Station 2	6,862	sq. ft.	319	2,187,900
Fire Station 3	8,730	sq. ft.	572	4,995,500
Subtotal - Buildings	111,547			$ 36,633,030
Vehicles	15	Vehicles	$296,600	$ 4,448,409
Total Value - Existing Facilities				$ 47,215,409

Sources: City of Goose Creek South Carolina Municipal Insurance and Risk Financing Fund Property Schedule, as of 11/5/25; CoStar; Willdan Financial Services.

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Planned Facilities

Table 3.3 summarizes the planned facilities within the general government facilities fee category. More detailed cost estimates and descriptions of these projects can be found in Chapter 5 of this report. The total cost of planned facilities is $46.5 million.

Table 3.3: Planned Facilities

Project No.	Description	Project Cost (2026)
1	Fire Station Building IV[1]	$ 8,323,120
2	Joint Police/Fire Training Facility, Phase 1 and 2	16,221,500
3	City Hall Expansion[2]	2,300,000
4	Police Station (Proposed HQ Expansion)[3]	4,479,174
5	Public Works Expansion	12,000,000
6	Court Architectural and Design Costs	800,000
7	Land Acquisition for Public Works Expansion	385,000
8	10 Sanitation Vehicles	2,002,500
Total		$ 46,511,294

[1] Remaining project cost as of 12/31/25.
[2] Represents a portion of the Assembly project associated with expanding the existing city council chambers to add offices and workspace for 13 employees.
[3] Project costs adjusted based on change in ENR's Construction Cost Index from 2018 to March 2026.

Sources: City of Goose Creek; ENR.com; Willdan Financial Services.

Cost Allocation

Table 3.4 illustrates the calculation of the system standard. This standard represents new development's projected per capita investment in general government facilities at the planning horizon, once the planned facilities are built and once expected development has occurred. This value is calculated by dividing cost of existing and planned facilities by the service population at the planning horizon. The value per capita is multiplied by the worker weighting factor of 0.31 to determine the value per worker.

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Table 3.4: General Government Facilities System Standard

Value of Existing Facilities	$	47,215,409
Value of Planned Facilities		46,511,294
Total System Value (2035)	$	93,726,704
Future Service Population (2035)		69,485
Cost per Capita	$	1,349
Cost Allocation per Resident	$	1,349
Cost Allocation per Worker[1]		418

[1] Based on a weighting factor of 0.31.

Sources: Tables 3.1, 3.2 and 3.3.

Projected Fee Revenue

Table 3.5 provides a summary of the total anticipated fee revenue to be generated by future growth to fund general government facilities. An adjustment has been made to account for lower fee revenue that will be generated by the Carnes development project, which is obligated to pay impact fees at a lower rate per an existing development agreement. After accounting for existing fund balances, and the Carnes fee projection adjustment, $25.1 million in non-fee funding will need to be identified to fund fully fund the planned facilities.

Table 3.5: Projected Fee Revenue

Cost per Capita	$	1,349
Growth in Service Population (2025 to 2035)		15,925
Projected Fee Revenue	$	21,482,825
Carnes Adjustment[1]		(7,345,363)
Net Fee Revenue	$	14,137,462
Net Cost of Planned Facilities	$	46,511,294
Less Projected Fee Revenue		14,137,462
Less Existing Fund Balance		7,299,480
Non-Fee Revenue To Be Identified	$	25,074,352

[1] Assumes remaining 2,509 units at Carnes development will pay current fee of $607 per single family unit.

Sources: Tables 3.1, 3.3 and 3.4.

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Fee Schedule

Table 3.6 shows the maximum justified general government facilities fee schedule. The cost per capita is converted to a fee per unit of new development based on dwelling unit and employment densities (persons per dwelling unit or employees per 1,000 square feet of nonresidential building space) from Table 2.2.

Table 3.6: Maximum Justified General Government Facilities Fee Schedule

	A	*B*	*C = A x B*	*D = C / 1,000*
Land Use	**Cost Per Capita**	**Density**	**Base Fee[1]**	**Fee per Sq. Ft.**
Residential Dwelling Unit				
Single Family	$ 1,349	2.62	$ 3,534	
Multifamily	1,349	1.93	2,604	
Nonresidential - per 1,000 Sq. Ft.				
Commercial	$ 418	2.09	$ 873	$ 0.87
Office	418	2.28	951	0.95
Industrial	418	0.68	285	0.29

[1] Fee per dwelling unit or per 1,000 square feet of nonresidential building space.

Sources: Tables 2.2 and 3.4.

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4. Park Facilities

The purpose of this fee is to generate revenue to fund the park facilities needed to serve new development. The impact fee is based on funding future park development to serve the City's new residential population.

Service Population

Facility standards for parks are typically expressed as a ratio of park acres per 1,000 residents. As residents are considered to be the primary users of parks in the Goose Creek City, demand for parks and associated facilities is based on the City's residential population, rather than a combined resident-worker service population. **Table 4.1** provides estimates of the City's current resident population and a projection for the year 2035.

Table 4.1: Service Population

	Residents
Existing (2025)	50,352
New Development	14,971
Total (2035)	65,323

Source: Table 2.1.

Facility Inventories and Standards

This section describes the City's park facility inventory, facility standards, and park facility costs.

Existing Inventory

Table 4.2 summarizes the City's existing parkland inventory. Land is divided into developed and undeveloped acreage categories. **Table 4.3** contains an inventory of City-owned park assets. The replacement cost of the City's existing park assets was identified in the City's insured property schedule.

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Table 4.2: Parkland Inventory

Name	Developed Acres	Undeveloped Acres	Total
Casey Center 1	8.00	-	8.00
Foxborough Lot	-	1.00	1.00
Etling Park	2.00	-	2.00
Fairfax Park	1.00	-	1.00
Oak Creek Park	4.00	-	4.00
Ryan Creek	1.00	-	1.00
Dennis Park	-	4.00	4.00
Felkel Field	19.00	-	19.00
Dogwood Park	16.00	-	16.00
Forest Lawn	1.00	-	1.00
Goose Creek Community Center	7.00	-	7.00
McCants Park	10.00	14.75	24.75
Foster Creek Park	21.00	-	21.00
Lake Greenview	8.00	-	8.00
St. James Park	3.00	-	3.00
St. James III	3.00	-	3.00
Crowfield Pool/Tennis courts	5.00	-	5.00
Camelot Park	2.00	-	2.00
Total	111.00	19.75	130.75

Source: City of Goose Creek.

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Table 4.3: Parks & Recreation Facilities Asset Inventory

	Quantity	Units	Unit Cost	Total Replacement Cost
Goose Creek Recreation Center	32,404	Sq. Ft.	$ 321	$ 10,406,900
Goose Creek Activity Center	31,844	Sq. Ft.	469	14,939,200
Bryant Pavilion Felkel Field	2,700	Sq. Ft.	123	331,900
Maintenance Complex	5,427	Sq. Ft.	73	393,600
New Concession Stand	1,631	Sq. Ft.	115	187,500
Felkel Field Bldg 3	1,200	Sq. Ft.	97	116,900
Dennis Park Bldg 1 Concession Stand	360	Sq. Ft.	216	77,803
Dennis Park Bldg 2	240	Sq. Ft.	191	45,816
Dennis Park Bldg 3	240	Sq. Ft.	208	49,813
Pavillion Dogwood Park	408	Sq. Ft.	70	28,488
Concession Stand At 224 Foster Creek Rd	1,040	Sq. Ft.	145	151,300
Office Canteen And Restrooms Central Creek Park	1,920	Sq. Ft.	397	762,500
Casey Pavilion At Central Creek Park	7,440	Sq. Ft.	75	560,200
Picnic Shelters At Central Creek Park	n/a			65,073
Covered Stage At Central Creek Park	720	Sq. Ft.	88	63,255
Splash Pad At Central Creek Park	n/a			512,300
Maintenance Building at John McCants Veterans Park	4,024	Sq. Ft.	44	176,458
John McCants Veterans Park Playground Structure And Surface	n/a			350,120
John McCants Veterans Memorial Plaza Flag Poles	1,978	Sq. Ft.	51	100,500
Restroom Building With Pavilion At John Mccants Memorial Park	1,750	Sq. Ft.	101	176,800
Picnic Shelters At John McCants Memorial Park	2,400	Sq. Ft.	40	96,000
The Collective	1,212	Sq. Ft.	808	978,846
Joseph S Daning Amphitheater	n/a			3,038,500
Pool	3,533	Sq. Ft.	126	445,900
Poolhouse	1,584	Sq. Ft.	316	501,200
Total				$ 34,556,872
Total Developed Park Acres				111.00
Park Asset Cost per Acre (Rounded)				$ 311,300

Sources: City of Goose Creek South Carolina Municipal Insurance and Risk Financing Fund Property Schedule, as of 11/5/25.; Table 4.2, Willdan Financial Services.

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Facility Standards

Park facility standards establish a reasonable relationship between new development and the need for expanded parkland and park facilities. The most common measure in calculating new development's demand for parks is the ratio of park acres per resident. In general, facility standards may be based on using a City's existing inventory of parkland and park facilities, or an adopted policy standard contained in a master facility plan or general plan.

Table 4.4 shows the calculation of the existing parkland standard based existing parkland inventory from Table 4.2. The total park land and improved parkland are divided by the existing service population to determine the existing standard of developed parkland per 1,000 residents for each type of land, respectively.

Table 4.4: Existing Facility Standards

	Park Land	Improved Parks
Developed Park Acreage	130.75	111.00
Existing Service Population (2025)	50,352	50,352
Existing Standard (Acres per 1,000 Residents)	2.60	2.20

Sources: Tables 4.1 and 4.2.

Planned Facilities

Table 4.5 displays the City's planned park facilities. These facilities represent a standard in terms of park acres per 1,000 new residents that is lower than the existing facility standards from Table 4.4. Accordingly, new development can fully fund the identified facilities. Note that the table also includes a negative fund balance. This represents the cost of parks that the City built before development occurred. It is appropriate to fund this cost with future impact fee revenues because it is funding the facilities needed to serve that development.

Table 4.5: Planned Facilities

CIP No.		
9	Expansion of Parking at the Recreation Complex	$ 1,803,150
10	BMX Track - Land Acquisition & Construction	1,750,000
	Negative Fund Balance	870,694
	Total	$ 4,423,844

Source: City of Goose Creek.

Cost Allocation

Table 4.6 shows the cost per capita of providing new park facilities at the planned facilities standard. The total cost of planned facilities is divided by the projected increase in residents to determine the cost per resident that drives the fee calculation.

Table 4.6: Park Facilities Cost per Capita

Cost of Planned Facilities	$	4,423,844
Growth in Service Population (2025 to 2035)		14,971
Cost Allocation per Resident	$	295

Sources: Tables 4.1 and 4.4.

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Use of Fee Revenue

The City plans to use park facilities fee revenue to construct improvements to add to the system of park and recreation facilities that serves new development. The City may only use impact fee revenue to provide facilities and intensify usage of existing facilities needed to serve new development. Table 4.5 displays a list of planned facilities to be funded with the park impact fee revenue. **Table 4.7** displays an estimate of future fee revenue through 2035. An adjustment has been made to account for lower fee revenue that will be generated by the Carnes development project, which is obligated to pay impact fees at a lower rate per an existing development agreement. After accounting for the Carnes fee projection adjustment, $1.9 million in non-fee funding will need to be identified to fund fully fund the planned facilities.

Table 4.7: Projected Fee Revenue

Projected Fee Revenue	$ 4,423,844
Carnes Adjustment[1]	(1,939,330)
Net Fee Revenue	$ 2,484,514
Net Cost of Planned Facilities	4,423,844
Non-Fee Revenue To Be Identified	$ 1,939,330

[1] Assumes remaining 2,509 units at Carnes development will not be subject to fees.

Sources: Tables 4.1, 4.5 and 4.6.

Parks Facilities Impact Fee Schedule

Table 4.8 shows the maximum justified park facilities impact fee schedule. The City can charge any fee up to this amount. The cost per capita is converted to a fee per unit of new development based on the average number of residents per dwelling unit, as shown in Table 2.2

Table 4.8: Maximum Justified Park Facilities Fee Schedule

	A	*B*	*C = A x B*
Land Use	**Cost Per Resident**	**Density**	**Total Fee**
Single Family	$ 295	2.62	$ 773
Multifamily	295	1.93	569

Sources: Tables 2.2 and 4.6.

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5. Capital Improvement Plan

The following section provides a summary of the proposed capital improvements by major City department and a draft funding schedule to provide a framework for policy deliberations regarding the timing and source of funding for each project.

For those projects that are intended to serve existing and new development funding, non-fee funding may be required to implement the proposed Capital Improvement Plan.

Impact fees may only fund the share of public facilities related to new development in the City of Goose Creek. They may not be used to fund the share of facility needs generated by existing development or by development outside of the City. As shown in **Table 5.1**, approximately $48.1 million in funding will be needed to expand the City's facilities as identified through this study's planning horizon.

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Table 5.1: City of Goose Creek Consolidated Capital Improvement Plan Summary

	FY25-26	FY26-27	FY27-28	FY28-29	FY29-30	FY30-31	FY31-32	FY33-34	FY34-35	Total
A & E	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 400,000	$ 400,000	$ 800,000
Land Acquisition	385,000	300,000	-	-	-	-	-	-	-	685,000
Construction	9,473,120	7,153,400	6,250,500	4,690,087	4,489,837	2,250,250	7,871,750	6,200,250	200,250	48,579,444
Total	**$ 9,858,120**	**$ 7,453,400**	**$ 6,250,500**	**$ 4,690,087**	**$ 4,489,837**	**$ 2,250,250**	**$ 7,871,750**	**$ 6,600,250**	**$ 600,250**	**$ 50,064,444**

Revised: 09/17/26

Table 5.2: Fire Station Building IV

CIP No. 1 **Fire Station Building IV** **General Government Facilities**

Project Description: This project will construct a 7,500 square foot Fire Station IV to accommodate new development.

Square Feet: 11,286 **Acres:** N/A **Cost/Acre:** N/A

Project Strategic Goal: Increase capacity to provide fire protection services for new development.

Associated Master Plan: None **Location:** City of Goose Creek

Capital Cost Schedule	FY25-26	FY26-27	FY27-28	FY28-29	FY29-30	FY30-31	FY31-32	FY33-34	FY34-35	Total
A & E	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Land Acquisition	-	-	-	-	-	-	-	-	-	-
Construction	8,323,120	-	-	-	-	-	-	-	-	8,323,120
Total	$ 8,323,120	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 8,323,120

Funding Sources: Development Impact Fees, General Fund.

Eligible Impact Fee Shar 46%

Revised: 09/17/26

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Table 5.3: Joint Training Facility

CIP No. 2 **Joint Police/Fire Training Facility, Phase 1 and 2** **General Government Facilities**

Project Description: This project entails the construction of the first two phases of a joint training facility, including site preparation, a burn building, confined space prop, haz-mat props, car fire prop, train car prop, comfort stations and K-9 training area.

Square Feet: 139,600 **Acres:** N/A **Cost/Acre:** N/A

Project Strategic Goal: Increase capacity for police and fire department staff training.

Associated Master Plan: Goose Creek Public Safety Training Complex Design Report

Capital Cost Schedule	FY25-26	FY26-27	FY27-28	FY28-29	FY29-30	FY30-31	FY31-32	FY33-34	FY34-35	Total
A & E	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Construction	-	-	-	-	-	-	-	-	-	-
Materials & Equipment	-	4,000,000	4,400,000	2,050,000	2,050,000	2,050,000	1,671,500	-	-	16,221,500
Total	$ -	$ 4,000,000	$ 4,400,000	$ 2,050,000	$ 2,050,000	$ 2,050,000	$ 1,671,500	$ -	$ -	$ 16,221,500

Funding Sources: Development Impact Fees, City of Goose Creek General Fund Revenues.

Eligible Impact Fee Shar 46%

Revised: 09/17/26

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Table 5.4: City Hall Expansion

CIP No. 3 **City Hall Expansion** **General Government Facilities**

Project Description: This project will construct an addition to the City of Goose Creek's existing City Hall building to accommodate existing and new development.

Square Feet: 3,000 **Acres:** N/A **Cost/Acre:** N/A

Project Strategic Goal: Increase capacity to provide general public works administrative services to accommodate existing and new development.

Associated Master Plan: None **Location:** City of Goose Creek

Capital Cost Schedule	FY25-26	FY26-27	FY27-28	FY28-29	FY29-30	FY30-31	FY31-32	FY33-34	FY34-35	Total
A & E	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Land Acquisition	-	-	-	-	-	-	-	-	-	-
Construction	1,150,000	1,150,000	-	-	-	-	-	-	-	2,300,000
Total	$ 1,150,000	$ 1,150,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,300,000

Funding Sources: Development Impact Fees, City of Goose Creek General Fund.

Eligible Impact Fee Shar 46%

Revised: 09/17/26

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Table 5.5: Police HQ Expansion

CIP No. 4 **Police Station (Proposed HQ Expansion)** **General Government Facilities**

Project Description: This project will construct an addition to the City's Police Headquarters

Square Feet: 4,000 **Acres:** N/A **Cost/Acre:** N/A

Project Strategic Goal: Increase capacity to provide public safety services

Associated Master Plan: None **Location:** City of Goose Creek

Capital Cost Schedule	FY25-26	FY26-27	FY27-28	FY28-29	FY29-30	FY30-31	FY31-32	FY33-34	FY34-35	Total
A & E	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Land Acquisition	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	2,239,587	2,239,587	-	-	-	-	4,479,174
Total	$ -	$ -	$ -	$ 2,239,587	$ 2,239,587	$ -	$ -	$ -	$ -	$ 4,479,174

Funding Sources: Development Impact Fees, City of Goose Creek General Fund.

Eligible Impact Fee Shar 46%

Revised: 09/17/26

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Table 5.6: Public Works Expansion

CIP No. 5 **Public Works Expansion** **General Government Facilities**

Project Description: This project will construct an addition to the City of Goose Creek's existing Public Works building to accommodate expanded city service for existing and new development.

Square Feet: 11,000 **Acres:** N/A **Cost/Acre:** N/A

Project Strategic Goal: Increase capacity to provide public works services

Associated Master Plan: None **Location:** City of Goose Creek

Capital Cost Schedule	FY25-26	FY26-27	FY27-28	FY28-29	FY29-30	FY30-31	FY31-32	FY33-34	FY34-35	Total
A & E	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Land Acquisition	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	6,000,000	6,000,000	-	12,000,000
Total	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,000,000	$ 6,000,000	$ -	$ 12,000,000

Funding Sources: Development Impact Fees, City of Goose Creek General Fund.

Eligible Impact Fee Shar 46%

Revised: 09/17/26

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Table 5.7: Court Architectural and Design Costs

CIP No. 6 **Court Architectural and Design Costs** **General Government Facilities**

Project Description: This project will fund the design costs associated with re-configuring the court to allow for public adminsitration uses.

Square Feet: 10,000 **Acres:** N/A **Cost/Acre:** N/A

Project Strategic Goal: Increase capacity to provide administrative services.

Associated Master Plan: None **Location:** City of Goose Creek

Capital Cost Schedule	FY25-26	FY26-27	FY27-28	FY28-29	FY29-30	FY30-31	FY31-32	FY33-34	FY34-35	Total
A & E	$ -	$ -	$ -	$ -	$ -	-	$ -	$ 400,000	$ 400,000	$ 800,000
Land Acquisition	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-	-
Total	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 400,000	$ 400,000	$ 800,000

Funding Sources: Development Impact Fees, City of Goose Creek General Fund.

Eligible Impact Fee Shar 46%

Revised: 09/17/26

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Table 5.8: Public Works Land Acquisition

CIP No. 7 **Land Acquisition for Public Works Expansion** **General Government Facilities**

Project Description: Acquire vacant land next to public works yard for future facility expansion.

Square Feet: N/A **Acres:** 2.6 **Cost/Acre:** $ 148,077

Project Strategic Goal: Provide space to expand facilities.

Associated Master Plan: None **Location:** City of Goose Creek

Capital Cost Schedule	FY25-26	FY26-27	FY27-28	FY28-29	FY29-30	FY30-31	FY31-32	FY33-34	FY34-35	Total
A & E	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Land Acquisition	385,000	-	-	-	-	-	-	-	-	385,000
Construction	-	-	-	-	-	-	-	-	-	-
Total	$ 385,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 385,000

Funding Sources: Development Impact Fees, City of Goose Creek General Fund.

Eligible Impact Fee Shar 46%

Revised: 09/17/26

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Table 5.9: Acquire Sanitation Vehicles

CIP No. 8 **10 Sanitation Vehicles** **General Government Facilities**

Project Description: Acquire 10 new sanitation vehciles to serve new homes. One vehicle is needed per 500 new homes.

Square Feet: N/A **Acres:** N/A **Cost/Acre:** N/A

Project Strategic Goal: Provide stanitation services to new development.

Associated Master Plan: None **Location:** City of Goose Creek

Capital Cost Schedule	FY25-26	FY26-27	FY27-28	FY28-29	FY29-30	FY30-31	FY31-32	FY33-34	FY34-35	Total
A & E	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Land Acquisition	-	-	-	-	-	-	-	-	-	-
Construction	-	200,250	400,500	400,500	200,250	200,250	200,250	200,250	200,250	2,002,500
Total	$ -	$ 200,250	$ 400,500	$ 400,500	$ 200,250	$ 200,250	$ 200,250	$ 200,250	$ 200,250	$ 2,002,500

Funding Sources: Development Impact Fees, City of Goose Creek General Fund.

Eligible Impact Fee Share: 46%

Revised: 09/17/26

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Table 5.10: Parking Expansion at the Recreation Complex

CIP No. 9 **Expansion of Parking at the Recreation Complex** **Parks and Recreation Facilities**

Project Description: This project entails the expansion of the parking lot at the City's recreation complex. The enhanced parking will provide additional capacity to accommodate increased service demands from new development.

Square Feet: N/A **Acres:** N/A **Cost/Acre:** N/A

Project Strategic Goal: Increase the City of Goose Creek's Parks and Recreation Department facilities and programs to serve new residents.

Associated Master Plan: None **Location:** City of Goose Creek

Capital Cost Schedule	FY25-26	FY26-27	FY27-28	FY28-29	FY29-30	FY30-31	FY31-32	FY33-34	FY34-35	Total
A & E	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Land Acquisition	-	-	-	-	-	-	-	-	-	-
Construction	-	1,803,150	-	-	-	-	-	-	-	1,803,150
Total	$ -	$ 1,803,150	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,803,150

Funding Sources: Development Impact Fees.

Eligible Impact Fee Share: 100%

Revised: 09/17/26

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Table 5.11: BMX Track - Land Acquisition and Construction

CIP No. 10 **BMX Track - Land Acquisition & Construction** **Parks and Recreation Facilities**

Project Description: This project entails the acquisition of land and the construction of a BMX pump track.

Square Feet: N/A **Acres:** 2.0 **Cost/Acre:** $ 150,000

Project Strategic Goal: Increase the City of Goose Creek's Parks and Recreation Department facilities and programs to serve new residents.

Associated Master Plan: None **Location:** City of Goose Creek

Capital Cost Schedule	FY25-26	FY26-27	FY27-28	FY28-29	FY29-30	FY30-31	FY31-32	FY33-34	FY34-35	Total
A & E	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Land Acquisition	-	300,000	-	-	-	-	-	-	-	300,000
Construction	-	-	1,450,000	-	-	-	-	-	-	1,450,000
Total	$ -	$ 300,000	$ 1,450,000	$ 1,750,000	$ -	$ -	$ -	$ -	$ -	$ 1,750,000

Funding Sources: Development Impact Fees.

Eligible Impact Fee Share: 100%

Revised: 09/17/26

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6. Implementation

Impact Fee Program Adoption Process

Impact fee program adoption procedures are detailed in the S*outh Carolina Government Code* Section 6-1-910 to Section 6-1-201066016. Adoption of an impact fee program requires the City Council to follow certain procedures including holding a public hearing. Data, such as an impact fee report, must be made available at least 10 days prior to the public hearing. The City's legal counsel should be consulted for any other procedural requirements as well as advice regarding adoption of an enabling ordinance and/or a resolution. After adoption there is a mandatory 60-day waiting period before the fees go into effect.

Inflation Adjustment

The City can keep its impact fee program up to date by periodically adjusting the fees for inflation. Such adjustments should be completed regularly to ensure that new development will fully fund its share of needed facilities. We recommend that ***Engineering News Record's Construction Cost Index (ENR CCI)*** be used for adjusting fees for inflation.

The recommended index can be found for local jurisdictions (state, region), and for the nation. It is recommended that the national indices be used to adjust for inflation, as the national indices are not subject to frequent dramatic fluctuations that the localized indices are subject to.

While fee updates using inflation indices are appropriate for periodic updates to ensure that fee revenues keep up with increases in the costs of public facilities, the City will also need to conduct more extensive updates of the fee documentation and calculation (such as this study) when significant new data on growth forecasts and/or facility plans become available.

Reporting Requirements

Section 6-1-930 (C) identifies annual reporting requirements: "A governmental entity shall prepare and publish an annual report describing the amount of all impact fees collected, appropriated, or spent during the preceding year by category of public facility and service area."

Programming Revenues and Projects with the CIP

The City must adopt a Capital Improvement Program (CIP) to plan for future infrastructure needs. The CIP identifies costs and phasing for specific capital projects. The use of the CIP in this manner documents a reasonable relationship between new development and the use of those revenues. The CIP must include:

(1) a general description of all existing public facilities, and their existing deficiencies, within the service area or areas of the governmental entity, a reasonable estimate of all costs, and a plan to develop the funding resources, including existing sources of revenues, related to curing the existing deficiencies including, but not limited to, the upgrading, updating, improving, expanding, or replacing of these facilities to meet existing needs and usage;

(2) an analysis of the total capacity, the level of current usage, and commitments for usage of capacity of existing public facilities, which must be prepared by a qualified professional using generally accepted principles and professional standards;

(3) a description of the land use assumptions;

(4) a definitive table establishing the specific service unit for each category of system improvements and an equivalency or conversion table establishing the ratio of a service unit

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to various types of land uses, including residential, commercial, agricultural, and industrial, as appropriate;

(5) a description of all system improvements and their costs necessitated by and attributable to new development in the service area, based on the approved land use assumptions, to provide a level of service not to exceed the level of service currently existing in the community or service area, unless a different or higher level of service is required by law, court order, or safety consideration;

(6) the total number of service units necessitated by and attributable to new development within the service area based on the land use assumptions and calculated in accordance with generally accepted engineering or planning criteria;

(7) the projected demand for system improvements required by new service units projected over a reasonable period of time not to exceed twenty years;

(8) identification of all sources and levels of funding available to the governmental entity for the financing of the system improvements; and

(9) a schedule setting forth estimated dates for commencing and completing construction of all improvements identified in the capital improvements plan.

Changes in the capital improvements plan must be approved in the same manner as approval of the original plan.

The City may decide to alter the scope of the planned projects or to substitute new projects as long as those new projects continue to represent an expansion of the City's facilities. If the total cost of facilities varies from the total cost used as a basis for the fees, the City should consider revising the fees accordingly.

Reimbursements

For some facility categories, particularly park facilities, developers occasionally dedicate parkland and construct facilities in lieu of paying the development impact fee. If a developer builds parkland that exceeds the development's share of needed facilities, that developer should be reimbursed for the amount of facilities created above and beyond that development's impact. However, we recommend that the City' reimburse the difference based on a) the costs identified in the most recent CIP, and b) at the time that the City would be building the improvement had the development not occurred. By following these guidelines, the City will not be unfairly burdened with unanticipated costs.

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PLANNING COMMISSION RESOLUTION NO. 2026-___

A RESOLUTION RECOMMENDING THAT CITY COUNCIL APPROVE THE UPDATED DEVELOPMENT IMPACT FEE STUDY, CAPITAL IMPROVEMENTS PLAN, AND ASSOCIATED DEVELOPMENT IMPACT FEE ORDINANCE

WHEREAS, the City of Goose Creek established development impact fees in 1988 and subsequently updated its impact fee program in 2018 to assist in funding public facilities necessitated by new development; and

WHEREAS, the South Carolina Development Impact Fee Act, S.C. Code Ann. §§ 6-1-910 et seq., establishes requirements governing the assessment, collection, and expenditure of development impact fees; and

WHEREAS, the City engaged Willdan Financial Services to prepare an updated Development Impact Fee Study, including an analysis of projected growth, public facility needs, capital improvements, and the proportionate share of costs attributable to new development; and

WHEREAS, the updated study evaluates development impact fees for General Government Facilities and Parks and Recreation Facilities and includes a proposed Capital Improvements Plan identifying projects and anticipated funding requirements; and

WHEREAS, the Planning Commission has reviewed the proposed Development Impact Fee Study and Capital Improvements Plan, considered the methodology and assumptions supporting the proposed fees, and discussed the anticipated impacts of future development on City facilities; and

WHEREAS, the Planning Commission has considered the information presented by City staff, the City's consultant, and comments received during its review process; and

WHEREAS, the Planning Commission recognizes the importance of establishing development impact fees that are reasonably related to the capital facility demands attributable to new development, supported by appropriate documentation, and administered consistently with applicable state law; and

WHEREAS, the Planning Commission finds that the updated Development Impact Fee Study and associated Capital Improvements Plan, subject to the revisions identified herein, provide an appropriate basis for City Council's consideration of an updated development impact fee program.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA:

SECTION 1. RECOMMENDATION

The Planning Commission hereby recommends that City Council approve the updated Development Impact Fee Study prepared by Willdan Financial Services, the associated Capital Improvements Plan, the proposed development impact fees by service unit, and the ordinance amending the City's development impact fee provisions, subject to the revisions and clarifications identified in Section 2 of this Resolution

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SECTION 2. REVISIONS AND CLARIFICATIONS

Prior to presentation to City Council, the Planning Commission recommends that City staff and the consultant finalize the study and associated documents, including:

A. Clarification of residential land use classifications to ensure that single-family, attached single-family, townhome, and multifamily development types are clearly defined and consistently applied.

B. Confirmation and documentation of the residential occupancy assumptions and other relevant methodologies supporting the proposed fee calculations.

C. Correction of statutory references, historical information, and other technical or editorial matters identified during the review process.

D. Incorporation of any additional recommendations formally approved by the Planning Commission at its December 1, 2026, meeting.

SECTION 3. ADMINISTRATIVE REVISIONS

The Planning Commission authorizes City staff and the consultant to incorporate technical corrections, editorial revisions, and clarifications consistent with the Commission's recommendations without further action by the Planning Commission, provided such revisions do not materially alter the methodology, proposed fee calculations, or substantive recommendations considered by the Commission.

Any material changes to the proposed fee methodology or Capital Improvements Plan should be evaluated to determine whether additional Planning Commission review is appropriate.

SECTION 4. CITY COUNCIL CONSIDERATION

The Planning Commission recommends that the finalized Development Impact Fee Study, Capital Improvements Plan, and associated ordinance be forwarded to City Council for consideration and action in accordance with applicable state law.

SECTION 5. EFFECTIVE DATE

This Resolution shall become effective immediately upon its adoption.

ADOPTED this 1st day of December 2026, by the Planning Commission of the City of Goose Creek, South Carolina.

CITY OF GOOSE CREEK PLANNING COMMISSION

Chairperson

ATTEST:

Planning Commission Secretary

Date: _____

ORDINANCE NO. _____

AN ORDINANCE

AN ORDINANCE AMENDING TITLE XV, CHAPTER 156, IMPACT FEE, OF THE CODE OF ORDINANCES OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA, TO ADOPT AN UPDATED DEVELOPMENT IMPACT FEE STUDY AND CAPITAL IMPROVEMENTS PLAN; ESTABLISH UPDATED DEVELOPMENT IMPACT FEES; CLARIFY RESIDENTIAL LAND USE CLASSIFICATIONS; PROVIDE FOR PERIODIC INFLATION ADJUSTMENTS; AND ADDRESS RELATED MATTERS

WHEREAS, the City of Goose Creek established development impact fees in 1988 and subsequently updated its impact fee program in 2018; and

WHEREAS, the City Council adopted Ordinance 2023-018, codified as Chapter 156 of the City Code of Ordinances, establishing the City's current development impact fee provisions; and

WHEREAS, the South Carolina Development Impact Fee Act, S.C. Code Ann. §§ 6-1-910 et seq., authorizes municipalities to impose development impact fees in accordance with the requirements established therein; and

WHEREAS, the City engaged Willdan Financial Services to update its Development Impact Fee Study, including an evaluation of projected growth, existing and planned public facilities, and the proportionate share of capital improvement costs attributable to new development; and

WHEREAS, the updated Development Impact Fee Study establishes proposed fees for General Government Facilities and Parks and Recreation Facilities, supported by a Capital Improvements Plan identifying eligible capital projects; and

WHEREAS, the Goose Creek Planning Commission reviewed the proposed Development Impact Fee Study and Capital Improvements Plan and, on December 1, 2026, [recommended approval, subject to any revisions identified in its recommendation]; and

WHEREAS, City Council has considered the Development Impact Fee Study, Capital Improvements Plan, recommendations of the Planning Commission, and other information presented during the public review process; and

WHEREAS, City Council finds that the updated development impact fees are intended to recover the proportionate share of eligible capital improvement costs attributable to new development and are reasonably related to the demands placed on public facilities by such development.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA:

SECTION 1. AMENDMENT TO § 156.03 — FINDINGS
Subsections (C), (D), (H), and (I) of § 156.03 are hereby amended to read as follows:

(C) The Planning Commission reviewed the updated City of Goose Creek Development Impact Fee Study and associated Capital Improvements Plan prepared by Willdan Financial Services, dated [final report date], and recommended their approval, together with the proposed development impact fee schedule, subject to any recommendations formally adopted by the Planning Commission.

(D) This chapter implements the findings and recommendations of the updated Development Impact Fee Study and establishes the development impact fee program to assist in funding the eligible capital improvements identified in the associated Capital Improvements Plan.

(H) The development impact fees established by this chapter are based upon the methodologies, service demand assumptions, capital improvement costs, and other factors documented in the updated Development Impact Fee Study. The fees shall not exceed the maximum amounts justified by the study, as subsequently adjusted in accordance with this chapter and applicable law.

(I) Development for which a valid building permit was issued before the effective date of this amending ordinance shall remain subject to the development impact fee provisions applicable when that permit was issued, except as otherwise required by applicable law. Existing development agreements and other binding contractual obligations of the City shall be honored according to their terms.

SECTION 2. AMENDMENT TO § 156.04 — DEFINITIONS
Section 156.04 is hereby amended by adding the following definitions, in alphabetical order:

ATTACHED SINGLE-FAMILY DWELLING. A dwelling unit designed and constructed for occupancy by one household that is attached to one or more other dwelling units by a common wall and is classified as a single-family dwelling under the land use classifications established by this chapter. This category includes townhomes as provided herein.

MULTIFAMILY RESIDENTIAL DEVELOPMENT. Residential development containing two or more dwelling units that is not classified as single-family residential development under this chapter. Multifamily development includes duplexes, triplexes, quadplexes, apartment buildings, and other qualifying multifamily dwelling types, subject to the classifications and methodology established in the adopted Development Impact Fee Study.

SINGLE-FAMILY RESIDENTIAL DEVELOPMENT. A detached dwelling designed for occupancy by one household, or an attached single-family dwelling, including a townhome, as defined in this chapter.

TOWNHOME. An attached single-family dwelling designed for occupancy by one household, generally arranged in a row of two or more dwelling units separated by common walls and having an individual entrance. A townhome shall be classified as single-family residential development for purposes of calculating development impact fees.

For purposes of this chapter, ownership status, condominium ownership, or the assignment of an individual tax map identification number shall not, by itself, determine the applicable residential impact fee classification.

SECTION 3. AMENDMENT TO § 156.05 — SUPPORTING DOCUMENTATION
Section 156.05(A) is hereby amended to read as follows:

(A) This chapter is based upon the findings, conclusions, and recommendations presented in the City of Goose Creek Development Impact Fee Study Update prepared by Willdan Financial Services, dated [final report date], and the associated Capital Improvements Plan, as approved by City Council.

The study and Capital Improvements Plan shall be maintained on file with the City Clerk and are incorporated herein by reference as supporting documentation for the development impact fee program.

Section 156.05(B) shall remain unchanged.

SECTION 4. AMENDMENT TO § 156.08 — DETERMINATION OF FEES
Section 156.08(A)(4) is hereby amended to read as follows:

(4) For purposes of calculating development impact fees, the following land use classifications shall apply:

(a) Single-family residential. Detached single-family dwellings and attached single-family dwellings, including townhomes.

(b) Multifamily residential. Duplexes, triplexes, quadplexes, apartment buildings, and other multifamily dwelling units not otherwise classified as single-family residential under this chapter. Condominium units shall be classified according to their physical dwelling characteristics and the methodology established in the adopted Development Impact Fee Study, rather than ownership status alone.

(c) Commercial. Commercial, retail, educational, and hotel/motel development, as classified in the adopted Development Impact Fee Study.

(d) Office. General, professional, and medical office development, as classified in the adopted Development Impact Fee Study.

(e) Industrial. Manufacturing, warehouse, and other industrial development, as classified in the adopted Development Impact Fee Study.

The Finance Department, in consultation with the Planning and Zoning Department, shall apply these classifications consistently with the adopted Development Impact Fee Study. Any proposed substantive change to the classifications or underlying methodology shall require appropriate review and approval in accordance with applicable law.

Section 156.08(B) is hereby amended to read as follows:

(B) General Government Facilities Impact Fees.
General Government Facilities impact fees shall be assessed according to the following schedule:

Land Use	Unit of Development	Impact Fee
Single-family residential	Per dwelling unit	$3,534
Multifamily residential	Per dwelling unit	$2,604
Commercial	Per 1,000 square feet	$873
Office	Per 1,000 square feet	$951
Industrial	Per 1,000 square feet	$285

The fees are based upon the cost per resident or worker and the residential occupancy or employment density assumptions documented in the adopted Development Impact Fee Study.

For residential development, the fee shall be calculated by multiplying the applicable fee per dwelling unit by the number of net new dwelling units.

For nonresidential development, the fee shall be calculated by multiplying the applicable fee per 1,000 square feet by the net new building square footage divided by 1,000.

No separate administrative surcharge shall be imposed under this subsection.

Section 156.08(C) is hereby amended to read as follows:

(C) Parks and Recreation Impact Fees.
Parks and Recreation impact fees shall be assessed according to the following schedule:

Land Use	Unit of Development	Impact Fee
Single-family residential	Per dwelling unit	$773
Multifamily residential	Per dwelling unit	$569

Parks and Recreation impact fees shall apply to residential development and shall be calculated by multiplying the applicable fee per dwelling unit by the number of net new dwelling units.

No Parks and Recreation impact fee shall be assessed against nonresidential development under the fee schedule adopted by this ordinance.

Sections 156.08(D)(3) and 156.08(E)(3) are hereby amended to clarify that the applicable fee per unit established in subsections (B) and (C) shall be multiplied by the number of net new units of development, without separately applying the residential occupancy or employment density factor a second time.

All other provisions of § 156.08 shall remain in effect unless expressly amended herein.

SECTION 5. ADDITION OF § 156.08(G) — CONSOLIDATED FEE SCHEDULE
Section 156.08 is hereby amended by adding subsection (G) as follows:

(G) Consolidated Development Impact Fee Schedule.

The following schedule summarizes the combined General Government Facilities and Parks and Recreation impact fees:

Land Use	General Government	Parks and Recreation	Total
Single-family residential, per dwelling unit	$3,534	$773	$4,307
Multifamily residential, per dwelling unit	$2,604	$569	$3,173
Commercial, per 1,000 square feet	$873	$0	$873
Office, per 1,000 square feet	$951	$0	$951
Industrial, per 1,000 square feet	$285	$0	$285

The fees set forth in this subsection shall constitute the applicable development impact fee schedule unless subsequently amended in accordance with this chapter and applicable law.
Payment of the applicable development impact fee shall constitute full and complete payment of the development's proportionate share of the system improvement costs addressed by that fee, subject to changes in the number of service units or scope of development as authorized by law.

SECTION 6. ADDITION OF § 156.14 — INFLATION ADJUSTMENTS
Section 156.14 is hereby amended by adding a new subsection addressing inflation adjustments, with existing provisions retained and renumbered as necessary:

Inflation Adjustment.

(A) City Council may periodically adjust development impact fees to account for inflation, subject to the limitations and requirements of the South Carolina Development Impact Fee Act.

(B) For purposes of calculating an inflation adjustment, the City may utilize the Consumer Price Index percentage published annually by the South Carolina Revenue and Fiscal Affairs Office and used as the inflation component in determining the annual municipal millage rate limitation.

(C) The adjustment shall be based solely upon the published inflation component and shall not include any population growth factor or other component of the annual millage rate limitation.

(D) An inflation adjustment shall not be applied automatically. Any proposed adjustment shall be presented to City Council for consideration and approval in accordance with applicable law. The City shall maintain documentation of the index used, the calculation performed, and the resulting fee schedule.

(E) No inflation adjustment shall result in a fee exceeding the amount supported by the adopted Development Impact Fee Study, as appropriately updated or adjusted in accordance with applicable law.

(F) The use of an inflation index shall not substitute for periodic review and updating of the Development Impact Fee Study and Capital Improvements Plan as required by applicable law.

SECTION 7. DEVELOPMENT AGREEMENTS AND EXISTING OBLIGATIONS
Nothing in this ordinance shall impair, amend, or supersede the City's obligations under any valid and binding development agreement or other contractual commitment.

Where an existing development agreement establishes a development impact fee amount or methodology applicable to a particular development, the City shall administer such fees in accordance with the terms of that agreement and applicable law.

SECTION 8. CONTINUATION OF EXISTING PROVISIONS
Except as expressly amended herein, the remaining provisions of Chapter 156 shall remain in full force and effect, including provisions governing:

- Application and exemptions;
- Collection and deposit of development impact fees;
- Restrictions on the expenditure of impact fee revenues;
- Credits and reimbursements;
- Appeals and refunds;
- Periodic review and reporting; and
- Termination of development impact fees.

SECTION 9. SEVERABILITY
If any section, subsection, sentence, clause, or provision of this ordinance is held invalid by a court of competent jurisdiction, such determination shall not affect the validity of the remaining provisions.

SECTION 10. REPEAL OF CONFLICTING PROVISIONS
All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 11. EFFECTIVE DATE
This ordinance shall become effective on [effective date], following final adoption by City Council, and shall apply to development impact fees assessed on or after that date, subject to applicable law, valid building permits, and existing development agreements.

ADOPTED AND APPROVED by the Mayor and City Council of the City of Goose Creek, South Carolina, this ___ day of _____, 2026.

_____
Mayor Gregory S. Habib

Attest: _____
Kelly J. Lovette, MMC, City Clerk

_____
Councilmember Jerry Tekac

_____
Mayor Pro Tem Debra Green-Fletcher

_____
Councilmember Gayla S.L. McSwain

_____
Councilmember Corey McClary

_____
Councilmember Melissa Enos-Sims

_____
Councilmember Christopher Harmon

THE CITY OF
GOOSE CREEK
BERKELEY CO. EST. 1961 SO. CAROLINA

MEMORANDUM

TO: Planning Commission

FROM: City Administration

DATE: December 1, 2026

SUBJECT: Development Impact Fee Study Update – Outstanding Items

As the Planning Commission considers its recommendation regarding the updated Development Impact Fee Study, Capital Improvements Plan, and associated ordinance, City staff is continuing to work with Willdan Financial Services and the City Attorney to finalize several items.

The following matters remain under review and are expected to be addressed before the proposed ordinance is presented to City Council for final adoption.

1. **Residential Classifications:** Willdan has confirmed that townhomes should be classified as single-family residential development. Staff is seeking additional clarification regarding condominiums and other attached residential units to ensure the classifications are consistent with the study's methodology and can be applied uniformly.
2. **Inflation Adjustments:** The study will be revised to reference the Consumer Price Index published annually by the South Carolina Revenue and Fiscal Affairs Office rather than the Engineering News-Record Construction Cost Index. The ordinance will establish the appropriate process for applying future adjustments, subject to review by the City Attorney.
3. **Administrative Charges:** The City's existing ordinance includes a 2% administrative charge in its impact fee calculations. Staff and the City Attorney will review this provision to determine whether it should be retained, modified, or removed under the updated fee structure and applicable state law.
4. **Existing Development Agreements:** The ordinance will clarify that existing development agreements, including the Carnes Crossroads development agreement, remain in effect according to their terms. The proposed amendments are not intended to modify existing contractual obligations.
5. **Study and Capital Improvements Plan:** Willdan is reviewing the study for consistency among project schedules, cost estimates, and summary tables. Staff will also confirm that all required statutory analyses and supporting documentation are included in the final report.
6. **Final Report and Implementation:** The ordinance will be updated to reference the final Development Impact Fee Study and Capital Improvements Plan. Staff and the City Attorney will also confirm the appropriate effective date, applicability to previously issued permits, and any necessary revisions to existing ordinance provisions, including the termination date.

Planning Commission Consideration
These outstanding items are primarily intended to clarify the proposed ordinance, ensure consistency with the supporting study, and address statutory and administrative requirements.

Staff anticipates incorporating the necessary revisions before presenting the ordinance to City Council. Should any revisions materially affect the proposed fee methodology, fee amounts, or Capital Improvements Plan, staff will evaluate whether additional Planning Commission review is warranted.

The Planning Commission is being asked to consider a resolution recommending approval of the updated Development Impact Fee Study, Capital Improvements Plan, and associated ordinance, subject to the resolution of these outstanding items.

Willdan Responses to Planning Commission Questions

Residential Classifications and Occupancy Assumptions

1. **Residential definitions:** Page 12 defines single-family as "detached and attached one-unit dwellings" and multifamily as "all attached multifamily dwellings including duplexes and condominiums." Could we clarify these definitions, particularly how townhomes are classified? We want to establish objective criteria that staff can consistently apply without ambiguity.

In the revised draft we have clarified that the “single family” residential land use category includes detached and attached single family homes, including townhomes. Townhomes are considered attached single family units within the data sources used to calculate persons per dwelling unit.

2. **Occupancy assumptions:** The study uses 2.62 residents per single-family dwelling and 1.93 per multifamily dwelling. Could you provide the data sources and methodology supporting these assumptions? The Commissioner noted that the City's 2021 Comprehensive Plan identifies an overall household size of 2.9. I recognize these figures represent different measures, but an explanation of the differences would be helpful.

The calculation of residents per single family and multifamily unit is based on data specifically for Goose Creek from the US Census Bureau’s American Community Survey. Table B25033 provides an estimate of population, by type of unit. Table B25024 provides an estimate of dwelling units, by type of unit. Population by single family and multifamily unit, respectively, is divided by the count of units, by type, to determine an estimate of residents, by type of unit.

The primary difference between the assumptions used in the study and the Comprehensive Plan is that the nexus study uses persons per *dwelling unit*, compared to persons per *household* used in the Comprehensive Plan. The calculation of persons per dwelling unit divides an estimate of population by a count of dwelling units, by type, which includes vacant dwelling units, so it results in a lower density compared to persons per household. Households are occupied dwelling units so persons per household excludes vacant dwelling units. The reason that we use persons per dwelling unit in the impact fee analysis, is that the fees are charged to all dwelling units, regardless of occupancy status.

3. **Alternative classifications:** The Commissioner suggested classifying all individually owned residential units, including townhomes, condominiums,

duplexes, triplexes, and quadplexes, at the single-family rate, while generally reserving the multifamily rate for apartments. My concern is that ownership structure or the existence of an individual TMS number does not necessarily reflect the demand a dwelling place on public facilities. Could you provide your perspective on this approach and whether there is a defensible basis for treating these housing types differently?

We would advise against this approach. It is the characteristics of the unit (type of unit, which correlates with size and number of bedrooms, etc.) that drives meaningful differences in density and facilities demand, not the ownership status of that unit.

THE CITY OF
GOOSE CREEK
BERKELEY CO. EST. 1961 SO. CAROLINA

ADMINISTRATIVE DRAFT

DEVELOPMENT IMPACT FEE STUDY UPDATE

NOVEMBER 11, 2026

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Executive Summary

This report summarizes an analysis of development impact fees needed to support future development in Goose Creek, South Carolina through 2035 (over the next ten years). It is the City's intent that the costs representing future development's share of public facilities and capital improvements be imposed on that development in the form of a development impact fee, also known as a public facilities fee. The public facilities and improvements included in this analysis are divided into the fee categories listed below:

- General Government Facilities
- Park Facilities

Background and Study Objectives

The primary policy objective of a development impact fee program is to ensure that new development pays the capital costs associated with growth. Although growth also imposes operating costs, there is not a similar system to generate revenue from new development for services. The primary purpose of this study is to calculate and present fees that will enable the City to expand its inventory of public facilities, as new development creates increases in service demands.

The City of Goose Creek's ("City") Development Impact Fees were implemented in 1988 and updated compprehensively in 2018. At present, the City seeks to update its impact fee program to refelct current conditions and update its Capital Improvement Plan (CIP) compliant with South Carolina statute.

In South Carolina, impact fees may be used for: design and engineering; right-of-way acquisition; construction; land purchase; utility relocation; and project financing. Impact fees may not be used for: maintenance, administrative costs, operating costs, or existing deficiencies.

All development impact fee-funded capital projects are programmed through the City's five-year Capital Improvement Plan (CIP). Using a CIP can help the City identify and direct its fee revenue to public facilities projects that will accommodate future growth. By programming fee revenues to specific capital projects, the City can help ensure a reasonable relationship between new development and the use of fee revenues as required by the South Carolina Development Impact Fee Act.

Facility Standards and Costs

This study uses two approaches to calculate facilities standards and allocate the costs of planned facilities to accommodate growth in compliance with the *Development Impact Fee Act* requirements.

The **system plan** approach is based on a master facilities plan in situations where the needed facilities serve both existing and new development. This approach allocates existing and planned facilities across existing and new development to determine new development's fair share of facility needs. This approach is used when it is not possible to differentiate the benefits of new facilities between new and existing development. Often the system plan is based on increasing facility standards, so the City must find non-impact fee revenue sources to fund existing development's fair share of planned facilities. This method is used to calculate the general government facilities fees.

The **planned facilities** approach allocates costs based on the ratio of planned facilities that serve new development to the increase in demand associated with new development. This approach is appropriate when specific planned facilities that only benefit new development can be identified,

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or when the specific share of facilities benefiting new development can be identified. Examples include street improvements to avoid deficient levels of service or a sewer trunk line extension to a previously undeveloped area. This approach is used for the park facility fees.

Administrative Requirements

Table E.1 identifies the administrative reporting requirements, and the relevant government code sections. Further detail regarding fee adjustments and updates is included in the Program Implementation, and Inflationary Adjustments sections of this report.

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Table 1.1: Administrative Requirements

SC Gov't Code	Requirement
SECTION 6-1-940. Amount of impact fee.	A governmental entity imposing an impact fee must provide in the impact fee ordinance the amount of impact fee due for each unit of development in a project for which an individual building permit or certificate of occupancy is issued. The governmental entity is bound by the amount of impact fee specified in the ordinance and may not charge higher or additional impact fees for the same purpose unless the number of service units increases or the scope of the development changes and the amount of additional impact fees is limited to the amount attributable to the additional service units or change in scope of the development. The impact fee ordinance must: (1) include an explanation of the calculation of the impact fee, including an explanation of the factors considered pursuant to this article; (2) specify the system improvements for which the impact fee is intended to be used; (3) inform the developer that he may pay a project's proportionate share of system improvement costs by payment of impact fees according to the fee schedule as full and complete payment of the developer's proportionate share of system improvements costs; (4) inform the fee payor that: (a) he may negotiate and contract for facilities or services with the governmental entity in lieu of the development impact fee as defined in Section 6-1-1050; (b) he has the right of appeal, as provided in Section 6-1-1030; (c) the impact fee must be paid no earlier than the time of issuance of the building permit or issuance of a development permit if no building permit is required.

Source: https://www.scstatehouse.gov/code/t06c001

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Table 1.1: Administrative Requirements, Continued

SC Gov't Code	Requirement
SECTION 6-1-960. **Recommended capital improvements plan; notice; contents of plan.**	(A) The local planning commission shall recommend to the governmental entity a capital improvements plan which may be adopted by the governmental entity by ordinance. The recommendations of the commission are not binding on the governmental entity, which may amend or alter the plan. After reasonable public notice, a public hearing must be held before final action to adopt the ordinance approving the capital improvements plan. The notice must be published not less than thirty days before the time of the hearing in at least one newspaper of general circulation in the county. The notice must advise the public of the time and place of the hearing, that a copy of the capital improvements plan is available for public inspection in the offices of the governmental entity, and that members of the public will be given an opportunity to be heard. (B) The capital improvements plan must contain: (1) a general description of all existing public facilities, and their existing deficiencies, within the service area or areas of the governmental entity, a reasonable estimate of all costs, and a plan to develop the funding resources, including existing sources of revenues, related to curing the existing deficiencies including, but not limited to, the upgrading, updating, improving, expanding, or replacing of these facilities to meet existing needs and usage; (2) an analysis of the total capacity, the level of current usage, and commitments for usage of capacity of existing public facilities, which must be prepared by a qualified professional using generally accepted principles and professional standards; (3) a description of the land use assumptions; (4) a definitive table establishing the specific service unit for each category of system improvements and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial, agricultural, and industrial, as appropriate; (5) a description of all system improvements and their costs necessitated by and attributable to new development in the service area, based on the approved land use assumptions, to provide a level of service not to exceed the level of service currently existing in the community or service area, unless a different or higher level of service is required by law, court order, or safety consideration; (6) the total number of service units necessitated by and attributable to new development within the service area based on the land use assumptions and calculated in accordance with generally accepted engineering or planning criteria; (7) the projected demand for system improvements required by new service units projected over a reasonable period of time not to exceed twenty years; (8) identification of all sources and levels of funding available to the governmental entity for the financing of the system improvements; and (9) a schedule setting forth estimated dates for commencing and completing construction of all improvements identified in the capital improvements plan. (C) Changes in the capital improvements plan must be approved in the same manner as approval of the original plan.

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Use of Fee Revenues

Impact fee revenue must be spent on new facilities or expansion of current facilities to serve new development. Facilities can be generally defined as capital acquisition items with a useful life greater than five years. Impact fee revenue can be spent on capital facilities to serve new development, including but not limited to: land acquisition, construction of buildings, the acquisition of vehicles or equipment, information technology, software licenses and equipment. In South Carolina impact fees may not be used for: maintenance, administrative costs, operating costs, or existing deficiencies.

Development Impact Fee Schedule Summary

Table E.2 summarizes the development impact fees that meet the City's identified needs and comply with the requirements of the *South Carolina Development Impact Fee Act*.

Table E.2: Maximum Justified Development Impact Fee Schedule

Land Use	General Government	Parks[1]	Total	Current	Change
Residential - per Dwelling Unit					
Single Family	$ 3,534	$ 773	$ 4,307	$ 3,253	32%
Multifamily	2,604	569	3,173	1,952	63%
Nonresidential - per 1,000 Square Feet					
Commercial	$ 873	-	$ 873	$ 590	48%
Office	951	-	951	448	112%
Industrial	285	-	285	265	8%

Sources: Tables 3.6 and 4.8.

Required Non-Fee Funding

Impact fees may only fund the share of public facilities related to new development in the City of Goose Creek. They may not be used to fund the share of facility needs generated by existing development or by development outside of the City. As shown in **Table E.3**, approximately $34.3 million in funding will be needed to undertake the City's proposed Capital Improvement Plan to accommodate existing and future development, of which approximately $16.6 million will be funded by Development Impact Fees.

Non-fee funding is required to fully implement the proposed Capital Improvement Plan to fund improvements to the City's facilities and equipment that would serve both existing and new development. The City can use any other funding source such as new general fund revenues, existing or new taxes, special assessments, and grants other than impact fees to fund existing development's share of the planned facilities.

The following report provides the detailed methodology and calculations supporting the proposed impact fee values.

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Table E.3: Non-Impact Fee Funding Required

Fee Category	Total Project Cost	Development Fee Revenue	Additional Funding Required
General Government	$ 46,511,294	$ 14,137,462	$ 32,373,832
Parks	4,423,844	2,484,514	1,939,330
Total	$ 50,935,138	$ 16,621,976	$ 34,313,162

Sources: Tables 3.5 and 4.7.

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1. Introduction

This report presents an analysis of the need for public facilities to accommodate new development in the City of Goose. This chapter provides background for the study and explains the study approach under the following sections:

- Public Facilities Financing in South Carolina;
- Study Objectives;
- City of Goose Creek City Impact Fee Program;
- Fee Program Maintenance;
- Study Methodology; and
- Organization of the Report.

Public Facilities Financing in South Carolina

The changing fiscal landscape in South Carolina has steadily undercut the financial capacity of local governments to fund infrastructure. Several dominant trends facing the City of Goose Creek stand out:

- Rapid growth and development in the Charleston, SC region
- Continued construction costs escalation (nationally and globally)
- Local resistance to increased property taxes
- Local expectation that growth shares in the cost of growth
- Declining popular support for bond measures to finance infrastructure for the next generation of residents and businesses; and
- Steep reductions in federal and state assistance.

Faced with these trends, cities and counties in South Carolina are increasingly adopting a policy of "growth pays its own way." This policy shifts the burden of funding infrastructure expansion from existing ratepayers and taxpayers onto new development. This funding shift has been accomplished primarily through the imposition of assessments, special taxes, and development impact fees also known as public facilities fees. Assessments and special taxes require the approval of property owners and are appropriate when the funded facilities are directly related to the developing property. Development impact fees, on the other hand, are an appropriate funding source for facilities that benefit all development jurisdiction-wide. Development impact fees need only a majority vote of the legislative body for adoption.

Study Objectives

The primary purpose of this study is to update the City's impact fees based on the most current available facility plans and growth projections. The proposed fees will enable the City to expand its inventory of public facilities as new development leads to increases in service demands. Accordingly, public facilities fee programs are structured to ensure that new development pays the capital costs associated with growth.

The City of Goose Creek 2021 Comprehensive Plan states in the Community Facilities Goals and Strategies that "Goose Creek will continue to provide high levels of service provision through

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needed improvements and expansion in order to meet the needs of the growing community."[1] The fees calculated in this report support this goal by providing a funding source from new development to pay for development's fair share of needed facilities.

The City of Goose Creek is forecast to experience moderate growth through this study's planning horizon of 2035 (a net increase of 14,971 residents and 3,077 jobs). This growth will create an increase in demand for public services and the City facilities required to deliver them. Given the revenue challenges described above, Goose Creek City has decided to continue to use a development impact fee program to ensure that new development funds the share of facility costs associated with growth. This study makes use of the most current available growth forecasts and facility plans to update the City's existing fee program to ensure that the City's fee program is representative of the facility needs resulting from new development.

Goose Creek City Impact Fee Program

Goose Creek City currently charges impact fees to fund the expansion of general government facilities and park facilities to serve new development. This study provides the documentation needed for a comprehensive update of the City's impact fee program.

Fee Program Maintenance

Once a fee program has been adopted it must be properly maintained to ensure that the revenue collected adequately funds the facilities needed by new development. To avoid collecting inadequate revenue, the inventories of existing facilities and costs for planned facilities must be updated periodically for inflation, and the fees recalculated to reflect the higher costs. The use of established indices is necessary to accurately adjust the impact fees.

While fee updates using inflation indices are appropriate for annual or periodic updates to ensure that fee revenues keep up with increases in the costs of public facilities, it is recommended to conduct more extensive updates of the fee documentation and calculation (such as this study) when significant new data on growth forecasts and/or facility plans become available. For further detail on fee program implementation, see Chapter 6.

Study Methodology

Development impact fees are calculated to fund the cost of facilities required to accommodate growth. The six steps followed in this development impact fee study include:

1. **Estimate existing development and future growth:** Identify a base year for existing development and a growth forecast that reflects increased demand for public facilities;
2. **Identify facility standards:** Determine the facility standards used to plan for new and expanded facilities;
3. **Determine facilities required to serve new development:** Estimate the total amount of planned facilities, and identify the share required to accommodate new development;
4. **Determine the cost of facilities required to serve new development:** Estimate the total amount and the share of the cost of planned facilities required to accommodate new development;

[1]City of Goose Creek Comprehensive Plan, Adopted May 11, 2021, page 133.

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5. **Calculate fee schedule:** Allocate facilities costs per unit of new development to calculate the development impact fee schedule; and
6. **Identify alternative funding requirements:** Determine if any non-fee funding is required to complete projects.

The key public policy issue in development impact fee studies is the identification of facility standards (step #2, above). Facility standards document a reasonable relationship between new development and the need for new facilities. Standards ensure that new development does not fund deficiencies associated with existing development.

Types of Facility Standards

There are three separate components of facility standards:

- *Demand standards* determine the amount of facilities required to accommodate growth, for example, park acres per thousand residents, square feet of library space per capita, or gallons of water per day. Demand standards may also reflect a level of service such as the vehicle volume-to-capacity (V/C) ratio used in traffic planning.
- *Design standards* determine how a facility should be designed to meet expected demand, for example, park improvement requirements and technology infrastructure for City office space. Design standards are typically not explicitly evaluated as part of an impact fee analysis but can have a significant impact on the cost of facilities. Our approach incorporates the cost of planned facilities built to satisfy the City's facility design standards.
- *Cost standards* are an alternate method for determining the amount of facilities required to accommodate growth based on facility costs per unit of demand. *Cost standards* are useful when demand standards were not explicitly developed for the facility planning process. *Cost standards* also enable different types of facilities to be analyzed based on a single measure (cost or value), and are useful when different facilities are funded by a single fee program. Examples include facility costs per capita, cost per vehicle trip, or cost per gallon of water per day.

New Development Facility Needs and Costs

To determine how to allocate costs and generate revenue to fund the proposed capital improvements to support new development requires a two-step process: (1) identify total facility needs, and (2) allocate to new development its "fair share" of those needs.

There are three common methods for determining new development's fair share of planned facilities costs: the **system plan method**, the **planned facilities method,** and the **existing inventory method**. Often the method selected depends on the degree to which the community has engaged in comprehensive facility master planning to identify facility needs.

The formula used by each approach and the advantages and disadvantages of each method is summarized below:

System Plan Method

This method calculates the fee based on: the value of existing facilities plus the cost of planned facilities, divided by demand from existing plus new development:

$$\frac{\text{Value of Existing Facilities + Cost of Planned Facilities}}{\text{Existing + New Development Demand}} = \$/\text{unit of demand}$$

This method is useful when planned facilities need to be analyzed as part of a system that benefits both existing and new development. It is difficult, for example, to allocate a new fire

station solely to new development when that station will operate as part of an integrated system of fire stations that together achieve the desired level of service.

The system plan method ensures that new development does not pay for existing deficiencies. Often facility standards based on identified facilities needed to serve the City through the planning horizon can be higher than existing facility standards. This method enables the calculation of the existing deficiency required to bring existing development up to the implied facility standard. The local agency must secure non-fee funding for that portion of planned facilities required to correct the deficiency to ensure that new development receives the level of service funded by the impact fee. This method is used to calculate the general government facilities fees.

Existing Inventory Method

The existing inventory method allocates costs based on the ratio of existing facilities to demand from existing development as follows:

$$\frac{\text{Current Value of Existing Facilities}}{\text{Existing Development Demand}} = \$/\text{unit of demand}$$

Under this method, new development funds the expansion of facilities at the same standard currently serving existing development. By definition, the existing inventory method results in no facility deficiencies attributable to existing development. Future facilities to serve growth are identified through the capital improvement planning process. This method was not used to calculate in this report.

Planned Facilities Method

The planned facilities method allocates costs based on the ratio of planned facility costs to demand from new development as follows:

$$\frac{\text{Cost of Planned Facilities}}{\text{New Development Demand}} = \$/\text{unit of demand}$$

This method is appropriate when planned facilities will entirely serve new development, or when a fair share allocation of planned facilities to new development can be estimated. An example of the former is a wastewater trunk line extension to a previously undeveloped area. An example of the latter is a portion of a roadway that has been identified as necessary to mitigate the impact from new development through traffic modeling analysis. Under this method new development will fund the expansion of facilities at the standards used in the applicable planning documents. This approach is used for the park facilities fees in this report.

Organization of the report

The determination of a public facilities fee begins with the selection of a planning horizon and development of growth projections for population and employment. These projections are used throughout the analysis of different facility categories, and are summarized in Chapter 2.

Chapters 3 through 4 identify facility standards and planned facilities, allocate the cost of planned facilities between new development and other development, and identify the appropriate development impact fee for each of the following major facility categories:

- General Government Facilities
- Park Facilities

General Government includes administration, information technology, public works, fire, and police. The report provides detailed calculations for each individual line item for review purposes.

Chapter 5 provides the consolidated draft Capital Improvement Plan (including a funding and phasing schedule).

Chapter 6 summarizes the procedures that the City must follow when implementing a development impact fee program. Impact fee program adoption procedures are found in the *South Carolina Development Impact Fee Act* (codified in Title 6, Chapter 1, Article 9 of the South Carolina Code of Laws.

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2. Growth Forecasts and Unit Costs

Growth projections are used as indicators of demand to determine facility needs and allocate those needs between existing and new development. This chapter explains the source for the growth projections used in this study based on a 2025 base year and a planning horizon of 2035.

Estimates of existing development and projections of future growth are critical assumptions used throughout this report. These estimates are used as follows:

- The estimate of existing development in 2025 is used as an indicator of existing facility demand and to determine existing facility standards.
- The estimate of total development at the 2035 planning horizon is used as an indicator of future demand to determine total facilities needed to accommodate growth and remedy existing facility deficiencies, if any.
- Estimates of growth from 2025 through 2035 are used to (1) allocate facility costs between new development and existing development, and (2) estimate total fee revenues.

The demand for public facilities is based on the service population, dwelling units or nonresidential development creating the need for the facilities. The service population for law enforcement facilities, fire facilities, and road maintenance equipment facilities includes residents and workers. The service population for parks includes only residents.

Land Use Types

To ensure a reasonable relationship between each fee and the type of development paying the fee, growth projections distinguish between different land use types. The land use types that impact fees have been calculated for are defined below.

- **Single family:** Detached and attached one-unit dwellings. This includes detached single family homes and attached townhomes.
- **Multifamily:** All attached multifamily dwellings including duplexes, condominiums and apartments.
- **Commercial:** All commercial, retail, educational, and hotel/motel development.
- **Office:** All general, professional, and medical office development.
- **Industrial:** All manufacturing and warehouse development.

Some developments may include more than one land use type, such as a mixed-use development with both multifamily and commercial uses. In those cases, the facilities fee would be calculated separately for each land use type.

The City has the discretion to determine which land use type best reflects a development project's characteristics for purposes of imposing an impact fee and may adjust fees for special or unique uses to reflect the impact characteristics of the use.

Existing and Future Development

Table 2.1 shows the estimated number of residents, dwelling units, employees, and building square feet in Goose Creek City, both in 2025 and in 2035. The base year estimates of residents

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and dwelling units are based data from the U.S Census Bureau's Quick Facts application.[2] The projection for residents in 2035 comes from the City's Comprehensive Plan.

Base year employees were estimated based on data from the US Census Bureau's OnTheMap application. The projection of future jobs was calculated by maintain the ratio of residents to jobs through the planning horizon.

Table 2.1: Population and Employment Estimates and Projections

	2025	2035	Increase
Residents[1]	50,352	65,323	14,971
Employment[2]	10,348	13,425	3,077

[1] Current estimate of residents from US Census Bureau Quick Facts, 2025. Projected residents in 2035 identified in Comprehensive Plan, page 13.
[2] Current estimates of total jobs from the US Census' OnTheMap. Excludes local government (public administration) jobs. Projection based on maintaining ratio of residents to jobs as development occurs.

Sources: The City of Goose Creek Comprehensive Plan, Adopted May 11, 2021; U.S. Census Bureau Quick Facts (census.gov/quickfacts/fact/table/goosecreekcitysouthcarolina/PST045224); OnTheMap Application, http://onthemap.ces.census.gov; Table 2.2, Willdan

Occupant Densities

All fees in this report are calculated based on dwelling units or building square feet or hotel rooms. Occupant density assumptions ensure a reasonable relationship between the size of a development project, the increase in service population associated with the project, and the amount of the fee.

Occupant densities (residents per dwelling unit or workers per building square foot or hotel room) are the most appropriate characteristics to use for most impact fees. The fee imposed should be based on the land use type that most closely represents the probable occupant density of the development.

The average occupant density factors used in this report are shown in **Table 2.2**. The residential occupant density factors for both the various types of dwelling units were calculated using the most recently available data from US Census' American Community Survey specific to Goose Creek City. The occupant densities resulting from dividing the population by the corresponding dwelling unit type are shown in Table 2.2.

The nonresidential occupancy factors are derived from data from the Institute of Traffic Engineers Trip Generation Manual, 12th Edition.

[2] https://www.census.gov/quickfacts/fact/table/goosecreekcitysouthcarolina/PST045224

Table 2.2: Occupancy Density Assumptions

Residential Dwelling Units		
Single Family	2.62	Residents per dwelling unit
Multifamily	1.93	Residents per dwelling unit
Nonresidential		
Commercial	2.09	Employees per 1,000 square feet
Office	2.28	Employees per 1,000 square feet
Industrial	0.68	Employees per 1,000 square feet

Sources: U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates, Tables B25024 and B25033; ITE Trip Generation Manual, 12th Edition; Willdan Financial Services.

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3. General Government Facilities

The purpose of the fee is to ensure that new development funds its fair share of general government facilities. A fee schedule is presented based on the planned facilities standard of general government facilities in the Goose Creek City to ensure that new development provides adequate funding to meet its needs.

Service Population

General government facilities serve both residents and businesses throughout the City and include Administration, Public Works, Police and Fire Departments. Therefore, demand for services and associated facilities are based on the City's service population including residents and workers.

Table 3.1 shows the existing and future projected service population for general government facilities. While specific data is not available to estimate the actual ratio of demand per resident to demand by businesses (per worker) for this service, it is reasonable to assume that demand for these services is less for one employee compared to one resident, because nonresidential buildings are typically occupied less intensively than dwelling units. The 0.31-weighting factor for workers is based on a 40-hour workweek divided by the total number of non-work hours in a week (128) and reflects the degree to which nonresidential development yields a lesser demand for general government facilities.

Table 3.1: General Government Facilities Service Population

	A Persons	*B* Weighting Factor	*A x B = C* Service Population
Residents			
Existing (2025)	50,352	1.00	50,352
New Development	14,971	1.00	14,971
Total (2035)	65,323		65,323
Workers			
Existing (2025)	10,348	0.31	3,208
New Development	3,077	0.31	954
Total (2035)	13,425		4,162
Combined Residents and Weighted Workers			
Existing (2025)			53,560
New Development			15,925
Total (2035)			69,485

[1] Workers are weighted at 0.31 of residents based on a 40 hour work week out of a possible 128 non-work hours in a week (40/128 = 0.31)

Sources: Table 2.1; Willdan Financial Services.

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Facility Inventories and Standards

This section describes the City's general government facilities inventory and facility standards.

Existing Inventory

This study uses the system standard methodology to calculate fees for all government facilities. The inventory is only comprised of land, buildings and vehicles valued over $100,000. The total value of the inventory is summarized in **Table 3.2.** The value of buildings was identified in the City's insured property schedule. The assumption for land value per acre is based on the weighted average cost per acre for land sales in Goose Creek since 2023, as reported by CoStar.

Table 3.2: General Government Land, Buildings & Equipment Inventory

	Quantity	Units	Unit Cost	Replacement Cost
Land (acres)				
General Government	4.67	acres	$210,500	$ 983,803
Police	8.33	acres	210,500	1,752,697
Fire	16.14	acres	210,500	3,397,470
Subtotal - Land	29.14			$ 6,133,970
Buildings (square feet)				
City Administration Bldg	9,551	sq. ft.	$ 316	$ 3,013,700
Police	19,490	sq. ft.	329	6,412,600
Municipal Court	5,988	sq. ft.	328	1,964,900
Department of Public Works	18,636	sq. ft.	234	4,355,800
Gas Pumps and Canopy Public Works Pumphouse	1,120	sq. ft.	311	348,800
Vehicle Shed 1	6,400	sq. ft.	66	424,100
Vehicle Shed 2	5,600	sq. ft.	66	371,100
Vehicle Shed 3	1,500	sq. ft.	60	89,630
Fire Station Headquarters	27,670	sq. ft.	451	12,469,000
Fire Station 2	6,862	sq. ft.	319	2,187,900
Fire Station 3	8,730	sq. ft.	572	4,995,500
Subtotal - Buildings	111,547			$ 36,633,030
Vehicles	15	Vehicles	$296,600	$ 4,448,409
Total Value - Existing Facilities				$ 47,215,409

Sources: City of Goose Creek South Carolina Municipal Insurance and Risk Financing Fund Property Schedule, as of 11/5/25; CoStar; Willdan Financial Services.

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Planned Facilities

Table 3.3 summarizes the planned facilities within the general government facilities fee category. More detailed cost estimates and descriptions of these projects can be found in Chapter 5 of this report. The total cost of planned facilities is $46.5 million.

Table 3.3: Planned Facilities

Project No.	Description	Project Cost (2026)
1	Fire Station Building IV[1]	$ 8,323,120
2	Joint Police/Fire Training Facility, Phase 1 and 2	16,221,500
3	City Hall Expansion[2]	2,300,000
4	Police Station (Proposed HQ Expansion)[3]	4,479,174
5	Public Works Expansion	12,000,000
6	Court Architectural and Design Costs	800,000
7	Land Acquisition for Public Works Expansion	385,000
8	10 Sanitation Vehicles	2,002,500
Total		$ 46,511,294

[1] Remaining project cost as of 12/31/25.
[2] Represents a portion of the Assembly project associated with expanding the existing city council chambers to add offices and workspace for 13 employees.
[3] Project costs adjusted based on change in ENR's Construction Cost Index from 2018 to March 2026.

Sources: City of Goose Creek; ENR.com; Willdan Financial Services.

Cost Allocation

Table 3.4 illustrates the calculation of the system standard. This standard represents new development's projected per capita investment in general government facilities at the planning horizon, once the planned facilities are built and once expected development has occurred. This value is calculated by dividing cost of existing and planned facilities by the service population at the planning horizon. The value per capita is multiplied by the worker weighting factor of 0.31 to determine the value per worker.

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Table 3.4: General Government Facilities System Standard

Value of Existing Facilities	$	47,215,409
Value of Planned Facilities		46,511,294
Total System Value (2035)	$	93,726,704
Future Service Population (2035)		69,485
Cost per Capita	$	1,349
Cost Allocation per Resident	$	1,349
Cost Allocation per Worker[1]		418

[1] Based on a weighting factor of 0.31.

Sources: Tables 3.1, 3.2 and 3.3.

Projected Fee Revenue

Table 3.5 provides a summary of the total anticipated fee revenue to be generated by future growth to fund general government facilities. An adjustment has been made to account for lower fee revenue that will be generated by the Carnes development project, which is obligated to pay impact fees at a lower rate per an existing development agreement. After accounting for existing fund balances, and the Carnes fee projection adjustment, $25.1 million in non-fee funding will need to be identified to fund fully fund the planned facilities.

Table 3.5: Projected Fee Revenue

Cost per Capita	$	1,349
Growth in Service Population (2025 to 2035)		15,925
Projected Fee Revenue	$	21,482,825
Carnes Adjustment[1]		(7,345,363)
Net Fee Revenue	$	14,137,462
Net Cost of Planned Facilities	$	46,511,294
Less Projected Fee Revenue		14,137,462
Less Existing Fund Balance		7,299,480
Non-Fee Revenue To Be Identified	$	25,074,352

[1] Assumes remaining 2,509 units at Carnes development will pay current fee of $607 per single family unit.

Sources: Tables 3.1, 3.3 and 3.4.

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Fee Schedule

Table 3.6 shows the maximum justified general government facilities fee schedule. The cost per capita is converted to a fee per unit of new development based on dwelling unit and employment densities (persons per dwelling unit or employees per 1,000 square feet of nonresidential building space) from Table 2.2.

Table 3.6: Maximum Justified General Government Facilities Fee Schedule

	A	*B*	*C = A x B*	*D = C / 1,000*
Land Use	**Cost Per Capita**	**Density**	**Base Fee[1]**	**Fee per Sq. Ft.**
Residential Dwelling Unit				
Single Family	$ 1,349	2.62	$ 3,534	
Multifamily	1,349	1.93	2,604	
Nonresidential - per 1,000 Sq. Ft.				
Commercial	$ 418	2.09	$ 873	$ 0.87
Office	418	2.28	951	0.95
Industrial	418	0.68	285	0.29

[1] Fee per dwelling unit or per 1,000 square feet of nonresidential building space.

Sources: Tables 2.2 and 3.4.

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4. Park Facilities

The purpose of this fee is to generate revenue to fund the park facilities needed to serve new development. The impact fee is based on funding future park development to serve the City's new residential population.

Service Population

Facility standards for parks are typically expressed as a ratio of park acres per 1,000 residents. As residents are considered to be the primary users of parks in the Goose Creek City, demand for parks and associated facilities is based on the City's residential population, rather than a combined resident-worker service population. **Table 4.1** provides estimates of the City's current resident population and a projection for the year 2035.

Table 4.1: Service Population

	Residents
Existing (2025)	50,352
New Development	14,971
Total (2035)	65,323

Source: Table 2.1.

Facility Inventories and Standards

This section describes the City's park facility inventory, facility standards, and park facility costs.

Existing Inventory

Table 4.2 summarizes the City's existing parkland inventory. Land is divided into developed and undeveloped acreage categories. **Table 4.3** contains an inventory of City-owned park assets. The replacement cost of the City's existing park assets was identified in the City's insured property schedule.

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Table 4.2: Parkland Inventory

Name	Developed Acres	Undeveloped Acres	Total
Casey Center 1	8.00	-	8.00
Foxborough Lot	-	1.00	1.00
Etling Park	2.00	-	2.00
Fairfax Park	1.00	-	1.00
Oak Creek Park	4.00	-	4.00
Ryan Creek	1.00	-	1.00
Dennis Park	-	4.00	4.00
Felkel Field	19.00	-	19.00
Dogwood Park	16.00	-	16.00
Forest Lawn	1.00	-	1.00
Goose Creek Community Center	7.00	-	7.00
McCants Park	10.00	14.75	24.75
Foster Creek Park	21.00	-	21.00
Lake Greenview	8.00	-	8.00
St. James Park	3.00	-	3.00
St. James III	3.00	-	3.00
Crowfield Pool/Tennis courts	5.00	-	5.00
Camelot Park	2.00	-	2.00
Total	111.00	19.75	130.75

Source: City of Goose Creek.

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Table 4.3: Parks & Recreation Facilities Asset Inventory

	Quantity	Units	Unit Cost	Total Replacement Cost
Goose Creek Recreation Center	32,404	Sq. Ft.	$ 321	$ 10,406,900
Goose Creek Activity Center	31,844	Sq. Ft.	469	14,939,200
Bryant Pavilion Felkel Field	2,700	Sq. Ft.	123	331,900
Maintenance Complex	5,427	Sq. Ft.	73	393,600
New Concession Stand	1,631	Sq. Ft.	115	187,500
Felkel Field Bldg 3	1,200	Sq. Ft.	97	116,900
Dennis Park Bldg 1 Concession Stand	360	Sq. Ft.	216	77,803
Dennis Park Bldg 2	240	Sq. Ft.	191	45,816
Dennis Park Bldg 3	240	Sq. Ft.	208	49,813
Pavillion Dogwood Park	408	Sq. Ft.	70	28,488
Concession Stand At 224 Foster Creek Rd	1,040	Sq. Ft.	145	151,300
Office Canteen And Restrooms Central Creek Park	1,920	Sq. Ft.	397	762,500
Casey Pavilion At Central Creek Park	7,440	Sq. Ft.	75	560,200
Picnic Shelters At Central Creek Park	n/a			65,073
Covered Stage At Central Creek Park	720	Sq. Ft.	88	63,255
Splash Pad At Central Creek Park	n/a			512,300
Maintenance Building at John McCants Veterans Park	4,024	Sq. Ft.	44	176,458
John McCants Veterans Park Playground Structure And Surface	n/a			350,120
John McCants Veterans Memorial Plaza Flag Poles	1,978	Sq. Ft.	51	100,500
Restroom Building With Pavilion At John Mccants Memorial Park	1,750	Sq. Ft.	101	176,800
Picnic Shelters At John McCants Memorial Park	2,400	Sq. Ft.	40	96,000
The Collective	1,212	Sq. Ft.	808	978,846
Joseph S Daning Amphitheater	n/a			3,038,500
Pool	3,533	Sq. Ft.	126	445,900
Poolhouse	1,584	Sq. Ft.	316	501,200
Total				$ 34,556,872
Total Developed Park Acres				111.00
Park Asset Cost per Acre (Rounded)				$ 311,300

Sources: City of Goose Creek South Carolina Municipal Insurance and Risk Financing Fund Property Schedule, as of 11/5/25.; Table 4.2, Willdan Financial Services.

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Facility Standards

Park facility standards establish a reasonable relationship between new development and the need for expanded parkland and park facilities. The most common measure in calculating new development's demand for parks is the ratio of park acres per resident. In general, facility standards may be based on using a City's existing inventory of parkland and park facilities, or an adopted policy standard contained in a master facility plan or general plan.

Table 4.4 shows the calculation of the existing parkland standard based existing parkland inventory from Table 4.2. The total park land and improved parkland are divided by the existing service population to determine the existing standard of developed parkland per 1,000 residents for each type of land, respectively.

Table 4.4: Existing Facility Standards

	Park Land	Improved Parks
Developed Park Acreage	130.75	111.00
Existing Service Population (2025)	50,352	50,352
Existing Standard (Acres per 1,000 Residents)	2.60	2.20

Sources: Tables 4.1 and 4.2.

Planned Facilities

Table 4.5 displays the City's planned park facilities. These facilities represent a standard in terms of park acres per 1,000 new residents that is lower than the existing facility standards from Table 4.4. Accordingly, new development can fully fund the identified facilities. Note that the table also includes a negative fund balance. This represents the cost of parks that the City built before development occurred. It is appropriate to fund this cost with future impact fee revenues because it is funding the facilities needed to serve that development.

Table 4.5: Planned Facilities

CIP No.		
9	Expansion of Parking at the Recreation Complex	$ 1,803,150
10	BMX Track - Land Acquisition & Construction	1,750,000
	Negative Fund Balance	870,694
	Total	$ 4,423,844

Source: City of Goose Creek.

Cost Allocation

Table 4.6 shows the cost per capita of providing new park facilities at the planned facilities standard. The total cost of planned facilities is divided by the projected increase in residents to determine the cost per resident that drives the fee calculation.

Table 4.6: Park Facilities Cost per Capita

Cost of Planned Facilities	$	4,423,844
Growth in Service Population (2025 to 2035)		14,971
Cost Allocation per Resident	$	295

Sources: Tables 4.1 and 4.4.

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Use of Fee Revenue

The City plans to use park facilities fee revenue to construct improvements to add to the system of park and recreation facilities that serves new development. The City may only use impact fee revenue to provide facilities and intensify usage of existing facilities needed to serve new development. Table 4.5 displays a list of planned facilities to be funded with the park impact fee revenue. **Table 4.7** displays an estimate of future fee revenue through 2035. An adjustment has been made to account for lower fee revenue that will be generated by the Carnes development project, which is obligated to pay impact fees at a lower rate per an existing development agreement. After accounting for the Carnes fee projection adjustment, $1.9 million in non-fee funding will need to be identified to fund fully fund the planned facilities.

Table 4.7: Projected Fee Revenue

Projected Fee Revenue	$ 4,423,844
Carnes Adjustment[1]	(1,939,330)
Net Fee Revenue	$ 2,484,514
Net Cost of Planned Facilities	4,423,844
Non-Fee Revenue To Be Identified	$ 1,939,330

[1] Assumes remaining 2,509 units at Carnes development will not be subject to fees.

Sources: Tables 4.1, 4.5 and 4.6.

Parks Facilities Impact Fee Schedule

Table 4.8 shows the maximum justified park facilities impact fee schedule. The City can charge any fee up to this amount. The cost per capita is converted to a fee per unit of new development based on the average number of residents per dwelling unit, as shown in Table 2.2

Table 4.8: Maximum Justified Park Facilities Fee Schedule

	A	*B*	*C = A x B*
Land Use	**Cost Per Resident**	**Density**	**Total Fee**
Single Family	$ 295	2.62	$ 773
Multifamily	295	1.93	569

Sources: Tables 2.2 and 4.6.

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5. Capital Improvement Plan

The following section provides a summary of the proposed capital improvements by major City department and a draft funding schedule to provide a framework for policy deliberations regarding the timing and source of funding for each project.

For those projects that are intended to serve existing and new development funding, non-fee funding may be required to implement the proposed Capital Improvement Plan.

Impact fees may only fund the share of public facilities related to new development in the City of Goose Creek. They may not be used to fund the share of facility needs generated by existing development or by development outside of the City. As shown in **Table 5.1**, approximately $48.1 million in funding will be needed to expand the City's facilities as identified through this study's planning horizon.

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Table 5.1: City of Goose Creek Consolidated Capital Improvement Plan Summary

	FY25-26	FY26-27	FY27-28	FY28-29	FY29-30	FY30-31	FY31-32	FY33-34	FY34-35	Total
A & E	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 400,000	$ 400,000	$ 800,000
Land Acquisition	385,000	300,000	-	-	-	-	-	-	-	685,000
Construction	9,473,120	7,153,400	6,250,500	4,690,087	4,489,837	2,250,250	7,871,750	6,200,250	200,250	48,579,444
Total	**$ 9,858,120**	**$ 7,453,400**	**$ 6,250,500**	**$ 4,690,087**	**$ 4,489,837**	**$ 2,250,250**	**$ 7,871,750**	**$ 6,600,250**	**$ 600,250**	**$ 50,064,444**

Revised: 09/17/26

Table 5.2: Fire Station Building IV

CIP No. 1 **Fire Station Building IV** **General Government Facilities**

Project Description: This project will construct a 7,500 square foot Fire Station IV to accommodate new development.

Square Feet: 11,286 **Acres:** N/A **Cost/Acre:** N/A

Project Strategic Goal: Increase capacity to provide fire protection services for new development.

Associated Master Plan: None **Location:** City of Goose Creek

Capital Cost Schedule	FY25-26	FY26-27	FY27-28	FY28-29	FY29-30	FY30-31	FY31-32	FY33-34	FY34-35	Total
A & E	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Land Acquisition	-	-	-	-	-	-	-	-	-	-
Construction	8,323,120	-	-	-	-	-	-	-	-	8,323,120
Total	$ 8,323,120	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 8,323,120

Funding Sources: Development Impact Fees, General Fund.

Eligible Impact Fee Shar 46%

Revised: 09/17/26

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Table 5.3: Joint Training Facility

CIP No. 2 **Joint Police/Fire Training Facility, Phase 1 and 2** **General Government Facilities**

Project Description: This project entails the construction of the first two phases of a joint training facility, including site preparation, a burn building, confined space prop, haz-mat props, car fire prop, train car prop, comfort stations and K-9 training area.

Square Feet: 139,600 **Acres:** N/A **Cost/Acre:** N/A

Project Strategic Goal: Increase capacity for police and fire department staff training.

Associated Master Plan: Goose Creek Public Safety Training Complex Design Report

Capital Cost Schedule	FY25-26	FY26-27	FY27-28	FY28-29	FY29-30	FY30-31	FY31-32	FY33-34	FY34-35	Total
A & E	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Construction	-	-	-	-	-	-	-	-	-	-
Materials & Equipment	-	4,000,000	4,400,000	2,050,000	2,050,000	2,050,000	1,671,500	-	-	16,221,500
Total	$ -	$ 4,000,000	$ 4,400,000	$ 2,050,000	$ 2,050,000	$ 2,050,000	$ 1,671,500	$ -	$ -	$ 16,221,500

Funding Sources: Development Impact Fees, City of Goose Creek General Fund Revenues.

Eligible Impact Fee Shar 46%

Revised: 09/17/26

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Table 5.4: City Hall Expansion

CIP No. 3 **City Hall Expansion** **General Government Facilities**

Project Description: This project will construct an addition to the City of Goose Creek's existing City Hall building to accommodate existing and new development.

Square Feet: 3,000 **Acres:** N/A **Cost/Acre:** N/A

Project Strategic Goal: Increase capacity to provide general public works administrative services to accommodate existing and new development.

Associated Master Plan: None **Location:** City of Goose Creek

Capital Cost Schedule	FY25-26	FY26-27	FY27-28	FY28-29	FY29-30	FY30-31	FY31-32	FY33-34	FY34-35	Total
A & E	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Land Acquisition	-	-	-	-	-	-	-	-	-	-
Construction	1,150,000	1,150,000	-	-	-	-	-	-	-	2,300,000
Total	$ 1,150,000	$ 1,150,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,300,000

Funding Sources: Development Impact Fees, City of Goose Creek General Fund.

Eligible Impact Fee Shar 46%

Revised: 09/17/26

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Table 5.5: Police HQ Expansion

CIP No. 4 **Police Station (Proposed HQ Expansion)** **General Government Facilities**

Project Description: This project will construct an addition to the City's Police Headquarters

Square Feet: 4,000 **Acres:** N/A **Cost/Acre:** N/A

Project Strategic Goal: Increase capacity to provide public safety services

Associated Master Plan: None **Location:** City of Goose Creek

Capital Cost Schedule	FY25-26	FY26-27	FY27-28	FY28-29	FY29-30	FY30-31	FY31-32	FY33-34	FY34-35	Total
A & E	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Land Acquisition	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	2,239,587	2,239,587	-	-	-	-	4,479,174
Total	$ -	$ -	$ -	$ 2,239,587	$ 2,239,587	$ -	$ -	$ -	$ -	$ 4,479,174

Funding Sources: Development Impact Fees, City of Goose Creek General Fund.

Eligible Impact Fee Shar 46%

Revised: 09/17/26

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Table 5.6: Public Works Expansion

CIP No. 5 **Public Works Expansion** **General Government Facilities**

Project Description: This project will construct an addition to the City of Goose Creek's existing Public Works building to accommodate expanded city service for existing and new development.

Square Feet: 11,000 **Acres:** N/A **Cost/Acre:** N/A

Project Strategic Goal: Increase capacity to provide public works services

Associated Master Plan: None **Location:** City of Goose Creek

Capital Cost Schedule	FY25-26	FY26-27	FY27-28	FY28-29	FY29-30	FY30-31	FY31-32	FY33-34	FY34-35	Total
A & E	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Land Acquisition	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	6,000,000	6,000,000	-	12,000,000
Total	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,000,000	$ 6,000,000	$ -	$ 12,000,000

Funding Sources: Development Impact Fees, City of Goose Creek General Fund.

Eligible Impact Fee Shar 46%

Revised: 09/17/26

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Table 5.7: Court Architectural and Design Costs

CIP No. 6 **Court Architectural and Design Costs** **General Government Facilities**

Project Description: This project will fund the design costs associated with re-configuring the court to allow for public adminsitration uses.

Square Feet: 10,000 **Acres:** N/A **Cost/Acre:** N/A

Project Strategic Goal: Increase capacity to provide administrative services.

Associated Master Plan: None **Location:** City of Goose Creek

Capital Cost Schedule	FY25-26	FY26-27	FY27-28	FY28-29	FY29-30	FY30-31	FY31-32	FY33-34	FY34-35	Total
A & E	$ -	$ -	$ -	$ -	$ -	-	$ -	$ 400,000	$ 400,000	$ 800,000
Land Acquisition	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-	-
Total	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 400,000	$ 400,000	$ 800,000

Funding Sources: Development Impact Fees, City of Goose Creek General Fund.

Eligible Impact Fee Shar 46%

Revised: 09/17/26

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Table 5.8: Public Works Land Acquisition

CIP No. 7 **Land Acquisition for Public Works Expansion** **General Government Facilities**

Project Description: Acquire vacant land next to public works yard for future facility expansion.

Square Feet: N/A **Acres:** 2.6 **Cost/Acre:** $ 148,077

Project Strategic Goal: Provide space to expand facilities.

Associated Master Plan: None **Location:** City of Goose Creek

Capital Cost Schedule	FY25-26	FY26-27	FY27-28	FY28-29	FY29-30	FY30-31	FY31-32	FY33-34	FY34-35	Total
A & E	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Land Acquisition	385,000	-	-	-	-	-	-	-	-	385,000
Construction	-	-	-	-	-	-	-	-	-	-
Total	$ 385,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 385,000

Funding Sources: Development Impact Fees, City of Goose Creek General Fund.

Eligible Impact Fee Shar 46%

Revised: 09/17/26

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Table 5.9: Acquire Sanitation Vehicles

CIP No. 8 **10 Sanitation Vehicles** **General Government Facilities**

Project Description: Acquire 10 new sanitation vehciles to serve new homes. One vehicle is needed per 500 new homes.

Square Feet: N/A **Acres:** N/A **Cost/Acre:** N/A

Project Strategic Goal: Provide stanitation services to new development.

Associated Master Plan: None **Location:** City of Goose Creek

Capital Cost Schedule	FY25-26	FY26-27	FY27-28	FY28-29	FY29-30	FY30-31	FY31-32	FY33-34	FY34-35	Total
A & E	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Land Acquisition	-	-	-	-	-	-	-	-	-	-
Construction	-	200,250	400,500	400,500	200,250	200,250	200,250	200,250	200,250	2,002,500
Total	$ -	$ 200,250	$ 400,500	$ 400,500	$ 200,250	$ 200,250	$ 200,250	$ 200,250	$ 200,250	$ 2,002,500

Funding Sources: Development Impact Fees, City of Goose Creek General Fund.

Eligible Impact Fee Share: 46%

Revised: 09/17/26

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Table 5.10: Parking Expansion at the Recreation Complex

CIP No. 9 **Expansion of Parking at the Recreation Complex** **Parks and Recreation Facilities**

Project Description: This project entails the expansion of the parking lot at the City's recreation complex. The enhanced parking will provide additional capacity to accommodate increased service demands from new development.

Square Feet: N/A **Acres:** N/A **Cost/Acre:** N/A

Project Strategic Goal: Increase the City of Goose Creek's Parks and Recreation Department facilities and programs to serve new residents.

Associated Master Plan: None **Location:** City of Goose Creek

Capital Cost Schedule	FY25-26	FY26-27	FY27-28	FY28-29	FY29-30	FY30-31	FY31-32	FY33-34	FY34-35	Total
A & E	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Land Acquisition	-	-	-	-	-	-	-	-	-	-
Construction	-	1,803,150	-	-	-	-	-	-	-	1,803,150
Total	$ -	$ 1,803,150	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,803,150

Funding Sources: Development Impact Fees.

Eligible Impact Fee Share: 100%

Revised: 09/17/26

DRAFT

Table 5.11: BMX Track - Land Acquisition and Construction

CIP No. 10 **BMX Track - Land Acquisition & Construction** **Parks and Recreation Facilities**

Project Description: This project entails the acquisition of land and the construction of a BMX pump track.

Square Feet: N/A **Acres:** 2.0 **Cost/Acre:** $ 150,000

Project Strategic Goal: Increase the City of Goose Creek's Parks and Recreation Department facilities and programs to serve new residents.

Associated Master Plan: None **Location:** City of Goose Creek

Capital Cost Schedule	FY25-26	FY26-27	FY27-28	FY28-29	FY29-30	FY30-31	FY31-32	FY33-34	FY34-35	Total
A & E	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Land Acquisition	-	300,000	-	-	-	-	-	-	-	300,000
Construction	-	-	1,450,000	-	-	-	-	-	-	1,450,000
Total	$ -	$ 300,000	$ 1,450,000	$ 1,750,000	$ -	$ -	$ -	$ -	$ -	$ 1,750,000

Funding Sources: Development Impact Fees.

Eligible Impact Fee Share: 100%

Revised: 09/17/26

DRAFT

6. Implementation

Impact Fee Program Adoption Process

Impact fee and capital improvement plan adoption procedures are detailed in the S*outh Carolina Government Code* Sections 6-1-950 and 6-1-960. Adoption of an impact fee program requires the City Council to follow certain procedures including holding a public hearing. Data, such as an impact fee report and capital improvement plan, must be made available at least 30 days prior to the public hearing. The City's legal counsel should be consulted for any other procedural requirements as well as advice regarding adoption of an enabling ordinance and/or a resolution.

Inflation Adjustment

The City can keep its impact fee program up to date by periodically adjusting the fees for inflation. Such adjustments should be completed regularly to ensure that new development will fully fund its share of needed facilities. We recommend that Consumer Price Index (CPI) published annually by the South Carolia Revenue and Fiscal Affairs Office (RFA) be used for adjusting fees for inflation.

While fee updates using inflation indices are appropriate for periodic updates to ensure that fee revenues keep up with increases in the costs of public facilities, the City will also need to conduct more extensive updates of the fee documentation and calculation (such as this study) when significant new data on growth forecasts and/or facility plans become available.

Reporting Requirements

Section 6-1-930 (C) identifies annual reporting requirements: "A governmental entity shall prepare and publish an annual report describing the amount of all impact fees collected, appropriated, or spent during the preceding year by category of public facility and service area."

Programming Revenues and Projects with the CIP

The City must adopt a Capital Improvement Program (CIP) to plan for future infrastructure needs. The CIP identifies costs and phasing for specific capital projects. The use of the CIP in this manner documents a reasonable relationship between new development and the use of those revenues. The CIP must include:

(1) a general description of all existing public facilities, and their existing deficiencies, within the service area or areas of the governmental entity, a reasonable estimate of all costs, and a plan to develop the funding resources, including existing sources of revenues, related to curing the existing deficiencies including, but not limited to, the upgrading, updating, improving, expanding, or replacing of these facilities to meet existing needs and usage;

(2) an analysis of the total capacity, the level of current usage, and commitments for usage of capacity of existing public facilities, which must be prepared by a qualified professional using generally accepted principles and professional standards;

(3) a description of the land use assumptions;

(4) a definitive table establishing the specific service unit for each category of system improvements and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial, agricultural, and industrial, as appropriate;

(5) a description of all system improvements and their costs necessitated by and attributable to new development in the service area, based on the approved land use assumptions, to provide a level of service not to exceed the level of service currently existing in the

DRAFT

community or service area, unless a different or higher level of service is required by law, court order, or safety consideration;

(6) the total number of service units necessitated by and attributable to new development within the service area based on the land use assumptions and calculated in accordance with generally accepted engineering or planning criteria;

(7) the projected demand for system improvements required by new service units projected over a reasonable period of time not to exceed twenty years;

(8) identification of all sources and levels of funding available to the governmental entity for the financing of the system improvements; and

(9) a schedule setting forth estimated dates for commencing and completing construction of all improvements identified in the capital improvements plan.

Changes in the capital improvements plan must be approved in the same manner as approval of the original plan.

The City may decide to alter the scope of the planned projects or to substitute new projects as long as those new projects continue to represent an expansion of the City's facilities. If the total cost of facilities varies from the total cost used as a basis for the fees, the City should consider revising the fees accordingly.

Reimbursements

For some facility categories, particularly park facilities, developers occasionally dedicate parkland and construct facilities in lieu of paying the development impact fee. If a developer builds parkland that exceeds the development's share of needed facilities, that developer should be reimbursed for the amount of facilities created above and beyond that development's impact. However, we recommend that the City' reimburse the difference based on a) the costs identified in the most recent CIP, and b) at the time that the City would be building the improvement had the development not occurred. By following these guidelines, the City will not be unfairly burdened with unanticipated costs.

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Request for Planning Commission Agenda Item

To: PLANNING COMMISSION

From: REAGAN OSBON, SPECIAL PROJECTS MANAGER

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 222 AMY DRIVE - ANNEXATION/MAP AMENDMENT REQUEST FOR THE PARCEL IDENTIFIED AS TMS # 235-13-08-018 TO ASSIGN A ZONING OF RESIDENTIAL MIXED ZONING (RM)

Background Summary

This City-owned property is contiguous to City Limits and is currently used as a gated access to Felkel Field from Amy Drive. Staff recommends assigning a zoning classification of Residential Mixed (RM). The Future Land Use Map calls for Low-Density Residential, which does not include RM; however, due to the nature of the property being used an access for a recreation facility, staff recommends a zoning of RM, a zoning district which expressly allows and encourages recreation facilities. Adjacent properties are zoned as Goose Creek Residential Mixed (RM) or Berkeley County Single-Family Residential (R-1).

Financial Impact

Impact if denied

Impact if approved

Department Head: City Administrator:

_____ _____

Signature & Date *Signature & Date*

PLANNING COMMISSION

December 1, 2026, at 6:00 PM
City of Goose Creek Municipal Court, 519 N. Goose Creek Blvd.

Annexation/Zoning Map Amendment
222 Amy Drive (TMS # 235-13-08-018)

Tax Map:	235-13-08-018
Proposal:	Annex and assign zoning from Berkeley County Single-Family Residential (R-1) to Goose Creek Mixed Residential (MR)
Applicant:	City of Goose Creek
Acreage:	+/- 0.35 Acres
Current Use:	Gated Driveway/Entrance to Felkel Field from Amy Drive
Proposed Use:	Recreation Facility
Land Use Classification:	Low-Density Residential
Current Zoning:	Berkeley County Single-Family Residential (R-1)
Proposed Zoning:	Goose Creek Conservation Residential Mixed (RM)
Anticipated Fire Fee:	$1,530
Staff Recommendation:	Approval

PLANS, POLICIES, AND LAND USE

The City of Goose Creek Comprehensive Plan (February 13, 2024) has the subject parcel designated as Low-Density Residential. Adjacent properties are zoned Berkeley County Single-Family Residential (R-1) or Goose Creek Mixed Residential (RM). The recommended zoning district would be a deviation from the future land use map.

ZONING DISTRICT SUMMARY

A vicinity zoning map is provided in the packet. The Future Land Use Map calls for Low-Density Residential, which does not include RM, however, due to the nature of the property being used an access for a recreation facility, staff recommends a zoning of RM, a zoning district which expressly allows and encourages recreation facilities.

STAFF RECOMMENDATION

Staff recommends approval.

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:

ALL that certain piece, parcel or lot of land in Berkeley County, South Carolina designated as an unnumbered lot in Block A-A on the east side of Amy Drive, Beverly Hills Subdivision, and shown and delineated on that certain plat entitled "Plat of Beverly Hills Subdivision Berkeley County, SC" made by Thomas E. Young, Sr. dated March 4, 1963, latest revision date October 10, 1966, and recorded in Plat Book Rat Page 150 in the ROD Office for Berkeley County. Said lot being bounded on the North by Lot 8, Block A-A, to the East by lands shown on said plat as "Future Development", to the South by Lot 7, Block A-A and to the West by Amy Drive. Said lot having such size, shape, locations and dimensions as will by reference to said plat more fully appear.

SUBJECT to all covenants, restrictions, easements and conditions of record.

BEING the same property conveyed to Goose Creek Recreation Commission by deed of Berkeley County Forfeited Land Commission dated March 16, 2000 and recorded on April 4, 2000 in Book 1892 at Page 78 in the ROD Office for Berkeley County, South Carolina.

Berkeley County TMS: TMS # 235-13-08-018

Property Address: 222 Amy Drive

Proposed Zoning: Residential Mixed (RM)

Attachments: Vicinity Maps (Annexation)

222 Amy Drive, Goose Creek, SC 29456

Street Address, City, State, Zip Code

Natalie Zeigler, City Administrator — Natalie M Zeigler — November 10, 2026

Print Name — Signature — Date

==========

For Municipal Use:

Petition received by Reagan Osbon, Annexation Coordinator, Date November 10, 2026

Description and Ownership verified by __Reagan Osbon_____, Date __November 10, 2026

By: _____, Date __November 10, 2026



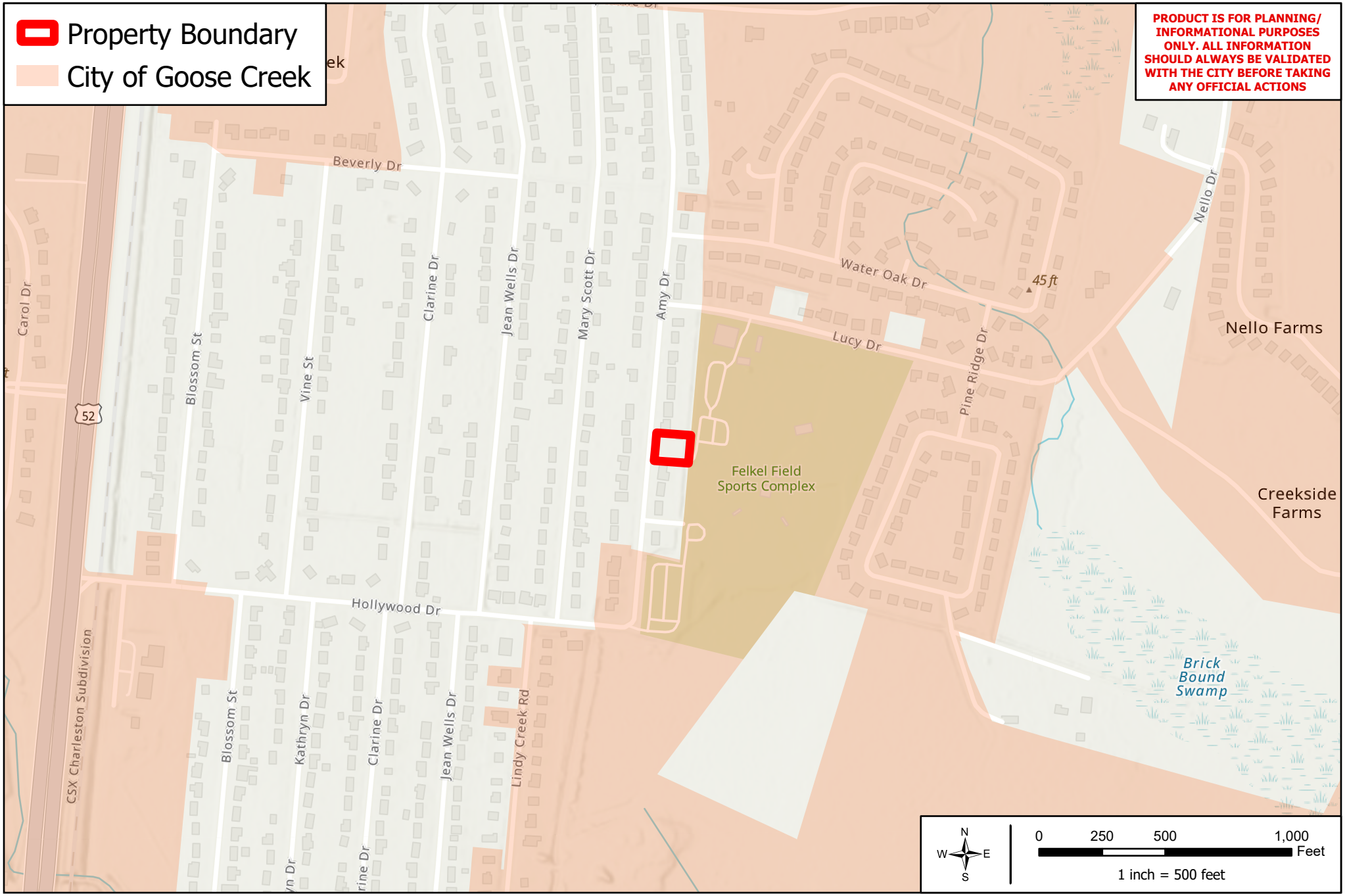
CREEK COMPASS
City of Goose Creek

City of Goose Creek GIS Division
519 N. Goose Creek Boulevard
Goose Creek, SC 29445
(843) 797 - 6220 Ext. 1132

222 Amy Drive

Aerial Map

108



CREEK COMPASS
City of Goose Creek

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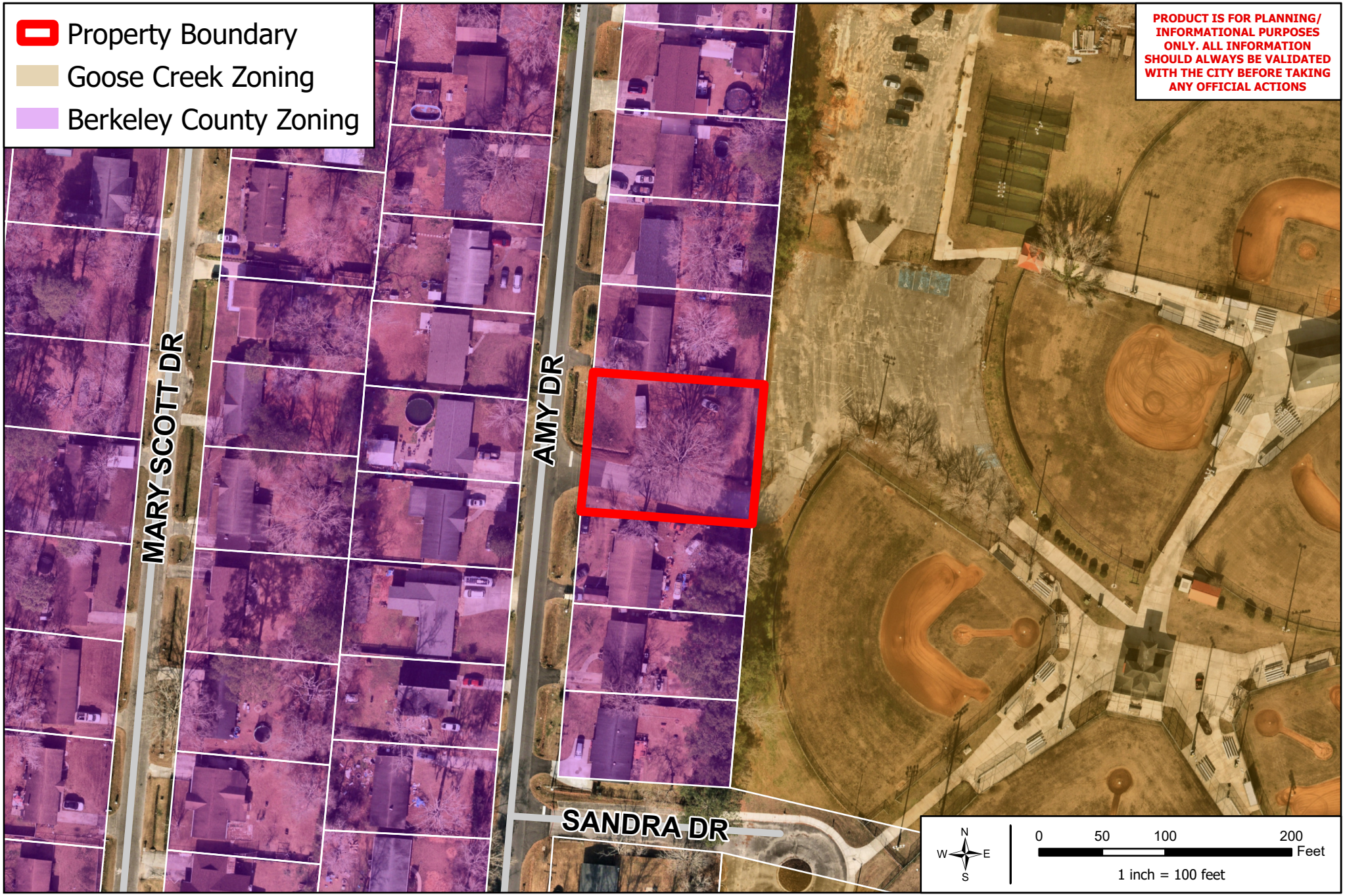
Goose Creek, SC 29445
(843) 797 - 6220 Ext. 1132

222 Amy Drive

Vicinity Map

109



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222 Amy Drive

Zoning Map

110



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222 Amy Drive

Goose Creek Zoning

111

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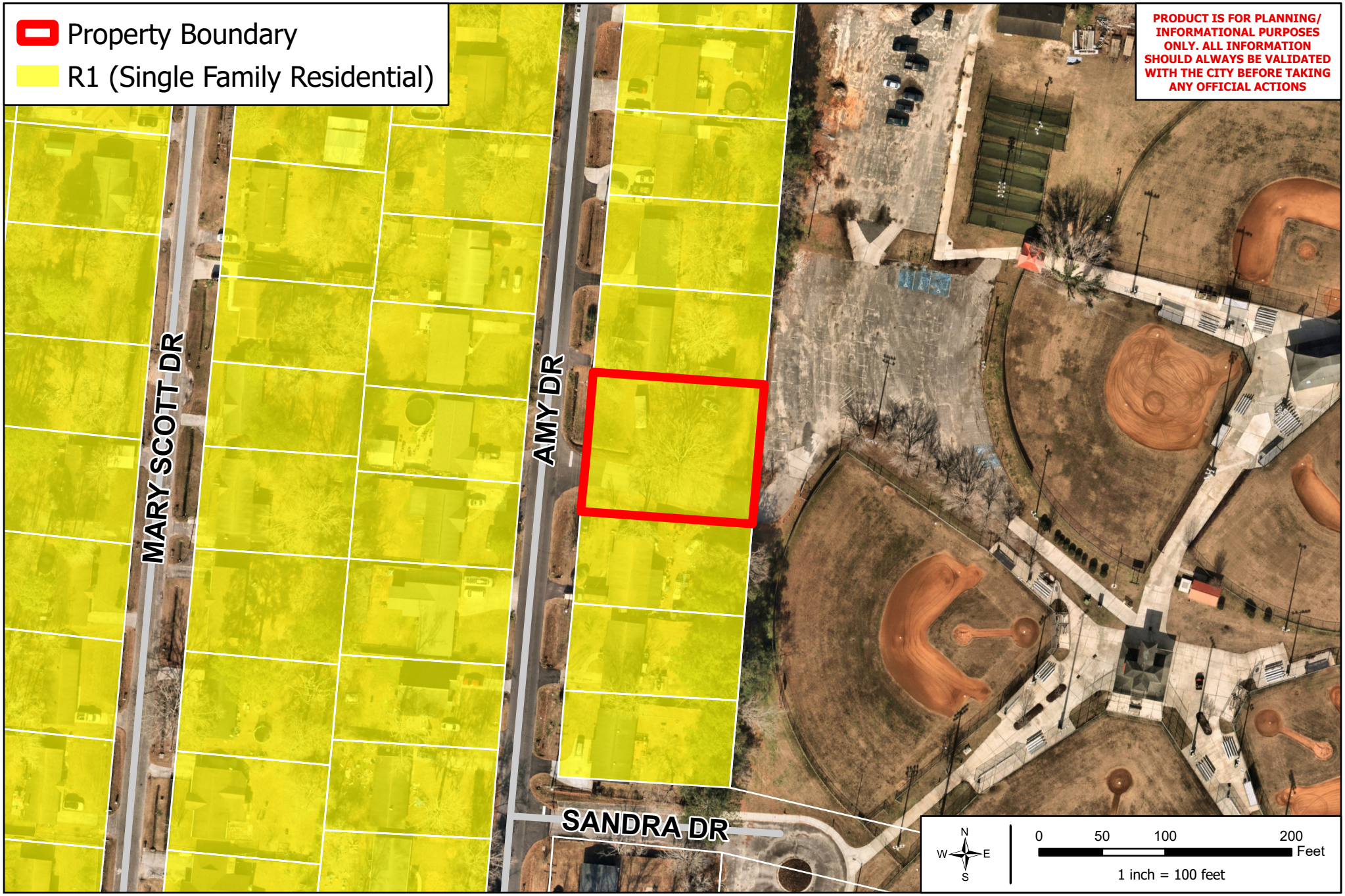

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222 Amy Drive

Berkeley County Zoning

112

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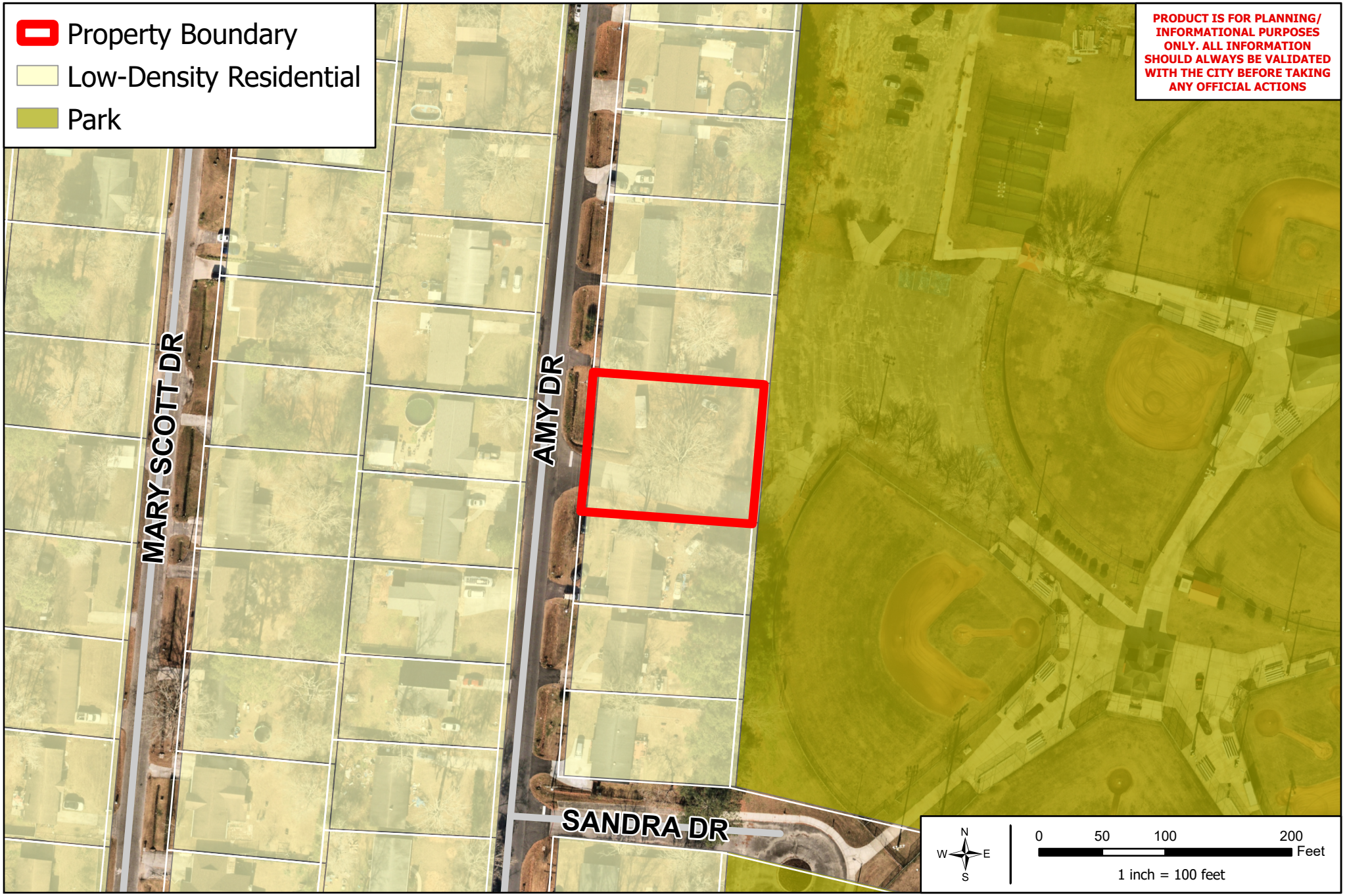

CREEK COMPASS
City of Goose Creek

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222 Amy Drive

Future Land Use

113

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Map as of 11/10/2026 10:36 AM

Request for Planning Commission Agenda Item

To: PLANNING COMMISSION

From: REAGAN OSBON, SPECIAL PROJECTS MANAGER

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 NEAR ASHTON DRIVE AND SUSSEX COURT- ANNEXATION/MAP AMENDMENT REQUEST FOR THE PARCEL IDENTIFIED AS TMS # 234-00-00-079 AND TO ASSIGN A ZONING OF CONSERVATION (C)

Background Summary

The City-owned landlocked parcel is located near Ashton Drive and Sussex Court and adjoins to the backside of the unincorporated Devon Forest Community. The City purchased the property in December of 2009. The surrounding unincorporated parcels are zoned as Berkeley County Single-Family Residential (R1) and have a Goose Creek Future Land Use Map designation of Moderate Density or Conservation. This property is designated as Conservation by the Future Land Use Map.

Financial Impact

Impact if denied

Impact if approved

Department Head: City Administrator:

_____ _____

Signature & Date *Signature & Date*

PLANNING COMMISSION

December 1, 2026, at 6:00 PM
City of Goose Creek Municipal Court, 519 N. Goose Creek Blvd.

Annexation/Zoning Map Amendment
Unaddressed Property Near Ashton Drive and Sussex Court
(TMS # 234-00-00-079)

Tax Map:	234-00-00-079
Proposal:	Annex and assign zoning from Berkeley County Single-Family Residential (R-1) to Goose Creek Conservation (C)
Applicant:	City of Goose Creek
Acreage:	+/- 4.03 acres
Current Use:	Undeveloped, Primarily Wetlands
Proposed Use:	Conservation
Land Use Classification:	Conservation and Open Space
Current Zoning:	Berkeley County Single-Family Residential (R-1)
Proposed Zoning:	Goose Creek Conservation (C)
Anticipated Fire Fee:	$1,530
Staff Recommendation:	Approval

PLANS, POLICIES, AND LAND USE

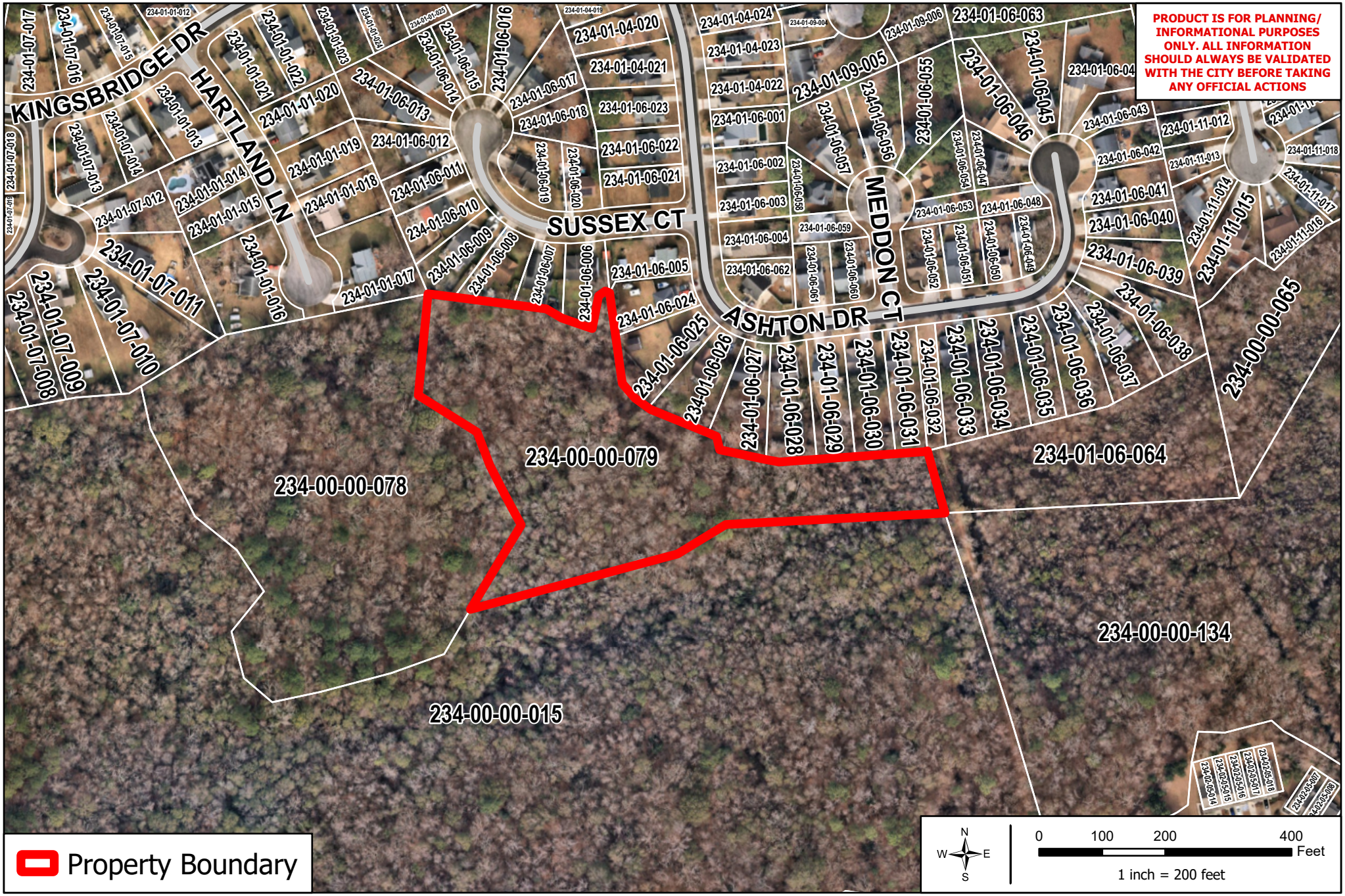
The City of Goose Creek Comprehensive Plan (February 13, 2024) has the subject parcel designated as Conservation and Open Space. Adjacent properties are zoned Berkeley County Single-Family Residential (R-1) or Goose Creek Conservation.

ZONING DISTRICT SUMMARY

A vicinity zoning map is provided in the packet. This landlocked parcel is located near Ashton Drive and Sussex Court, near the back of the Devon Forest neighborhood. The purpose of the Conservation (C) District is to provide land that is undeveloped or developed at a very low density and to conserve land.

STAFF RECOMMENDATION

Staff recommends approval.



CREEK COMPASS
City of Goose Creek

City of Goose Creek GIS Division
519 N. Goose Creek Boulevard
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(843) 797 - 6220 Ext. 1132

TMS: 234-00-00-079

Aerial Map

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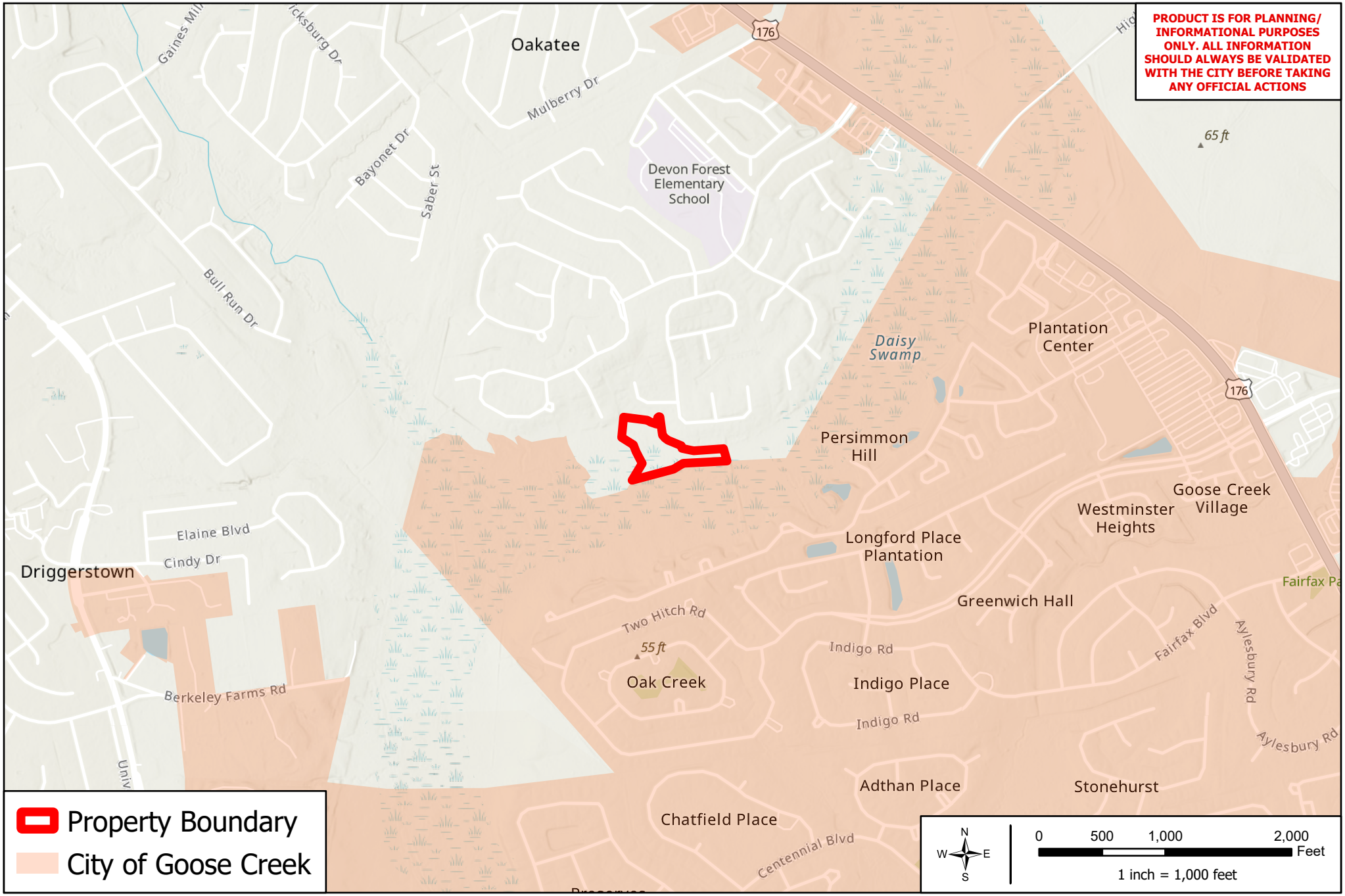

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TMS: 234-00-00-079

Vicinity Map

117

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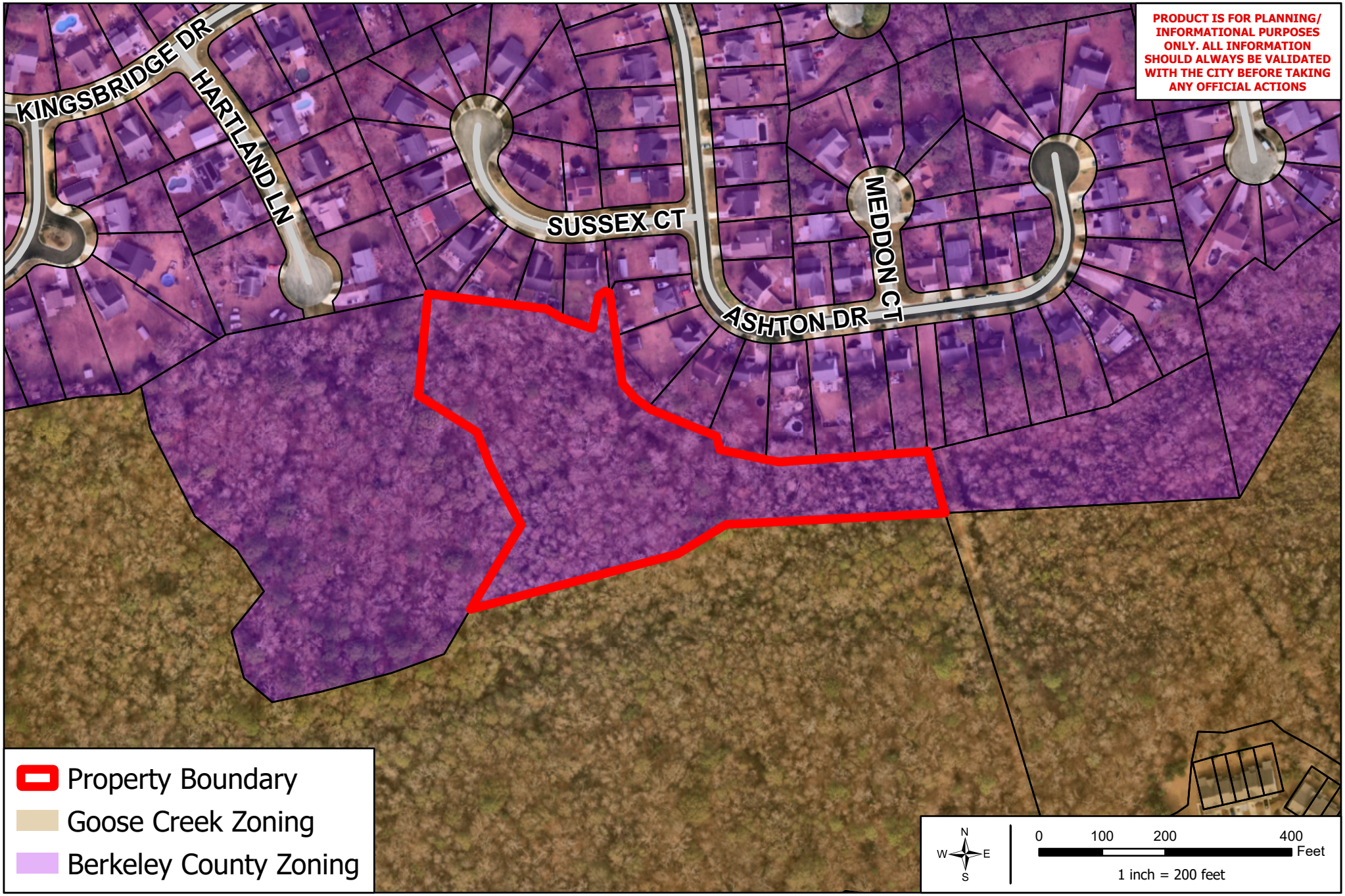

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Zoning Map

118

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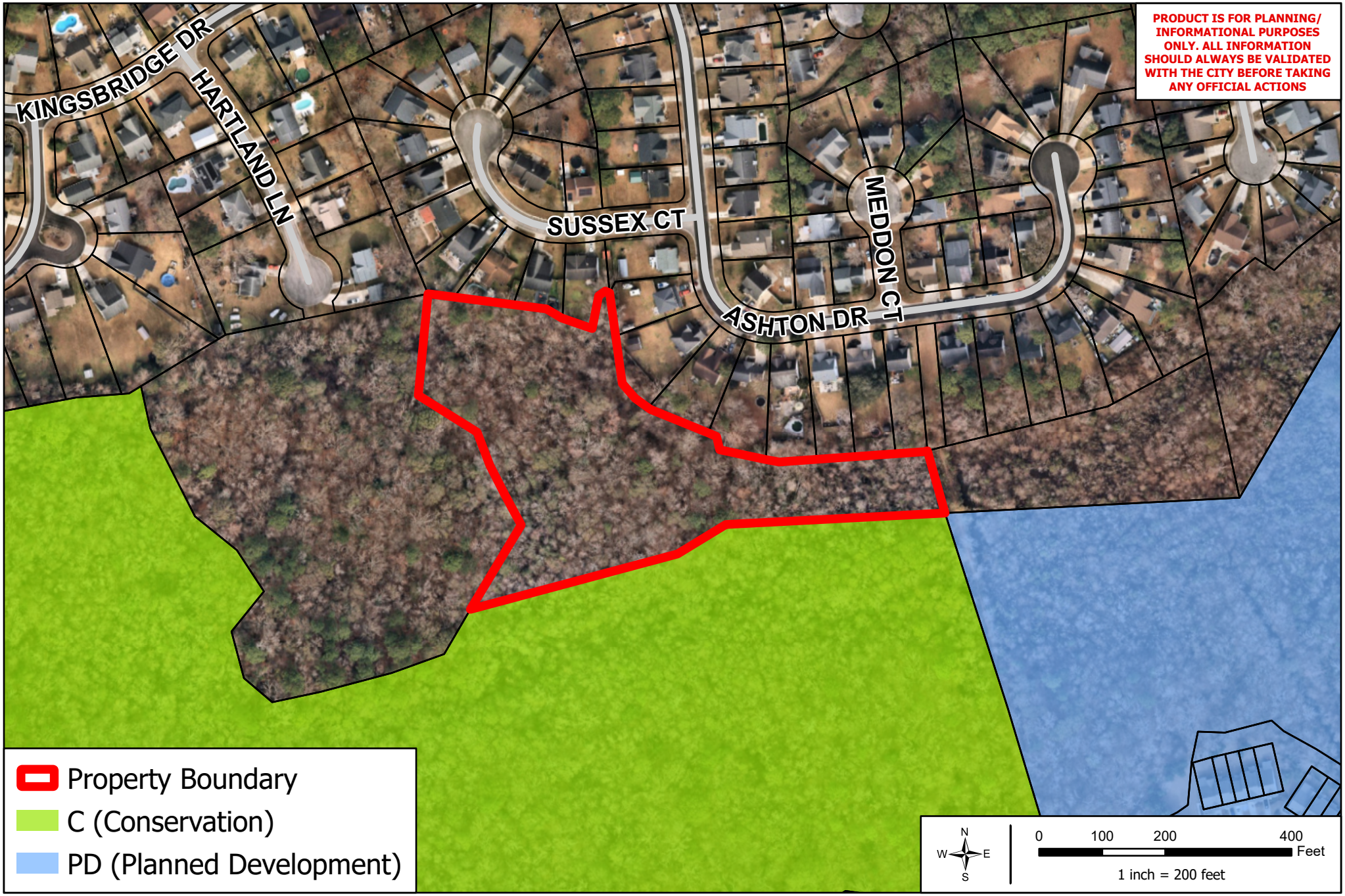

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TMS: 234-00-00-079

Goose Creek Zoning

119

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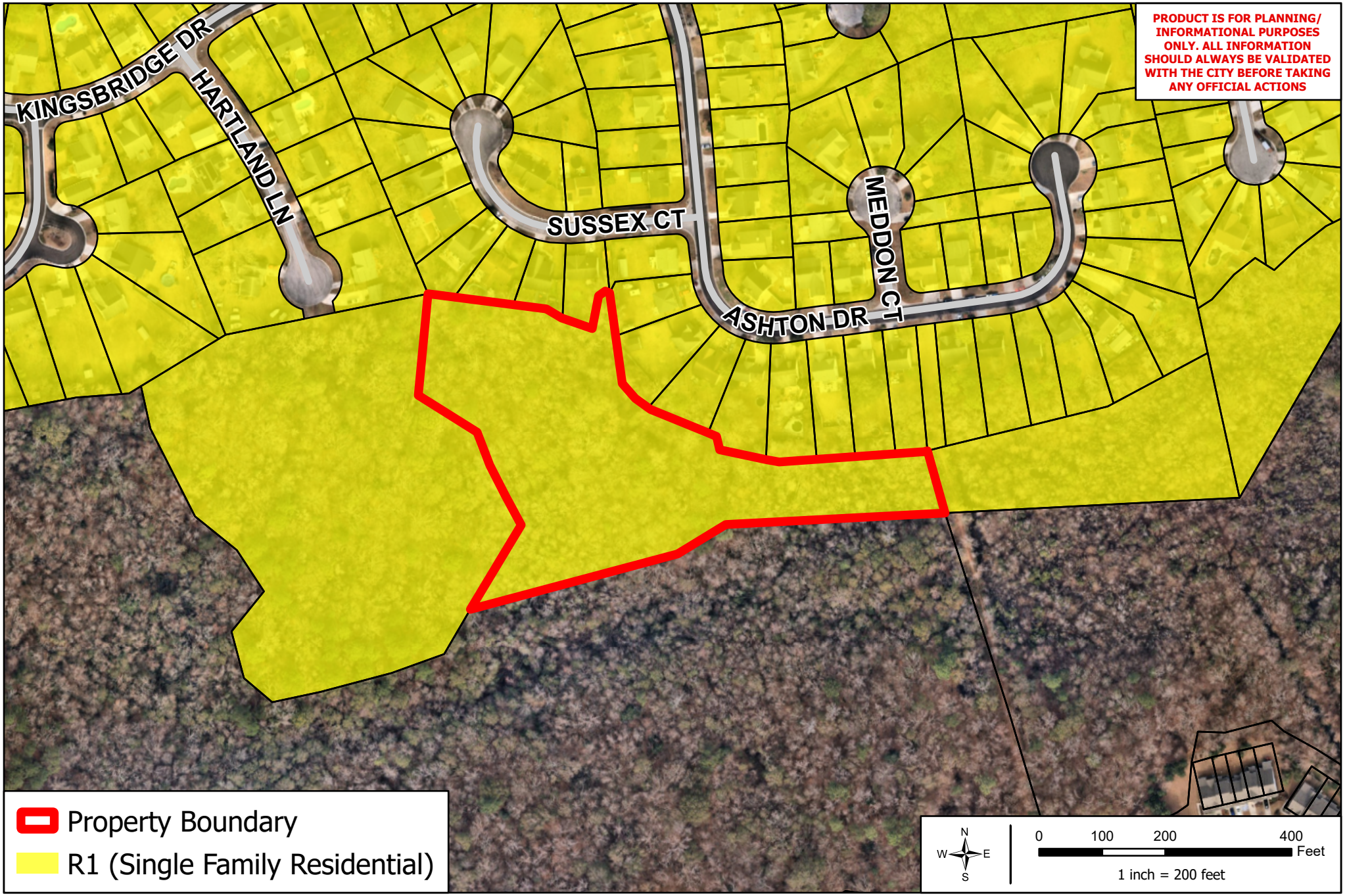

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City of Goose Creek

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TMS: 234-00-00-079

Berkeley County Zoning

120

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TMS: 234-00-00-079

Future Land Use

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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:

PROPERTY DESCRIPTION ATTACHED

Berkeley County TMS: TMS # 234-00-00-079

Property Address: Unaddressed Near Ashton Drive and Sussex Ct

Proposed Zoning: Conservation

Attachments: Property Description / Vicinity Maps

Unaddressed Property near Ashton Dr. and Sussex Ct. (+/- 4.03Acres / TMS # 234-00-00-079), Goose Creek, SC 29456

Street Address, City, State, Zip Code

Natalie Zeigler, City Administrator — Natalie M Zeigler — November 10, 2026

Print Name — Signature — Date

==========

For Municipal Use:

Petition received by Reagan Osbon, Annexation Coordinator, Date November 10, 2026

Description and Ownership verified by Reagan Osbon, Date November 10, 2026

By: _____, Date 11/10/24

00028749 Vol: 8266 Pg: 131

EXHIBIT "A"
(Legal Description)

ALL that certain piece, parcel or tract of land, situate, lying and being in the City of Goose Creek, Berkeley County, South Carolina, more particularly shown and designated as "PERSIMMON HILL INVESTORS, III TMS# 234-00-00-015", measuring and containing a total of 30.157 acres of highland, more or less, and 38.780 acres of wetlands, more or less, and shown on that certain plat entitled, "WETLANDS SURVEY TMS# 234-00-00-032 & 234-00-00-015 LANDS OF PERSIMMON HILL INVESTORS, III SHEET 1 OF 2 BERKELEY COUNTY S.C." prepared by Forsberg Engineering & Surveying, Inc., dated September 17, 1999, and recorded in the ROD Office for Berkeley County in Plat Cabinet P at page 39-E (the "Plat"). Said tract of land having such size, shape, buttings and boundings as will by reference to the Plat more fully appear.

SAVING AND EXCEPTING from the parcels described above, all that certain piece, parcel or tract of land, situate, lying and being in Berkeley County, South Carolina, more particularly shown and designated as "TRACT 1", measuring and containing 8.64 acres highland, more or less, and shown on that certain plat entitled, "PLAT SHOWING A PORTION OF TMS # 234-00-00-015 OWNED BY PERSIMMON HILL INVESTORS, III AND THE PROPOSED ABANDONMENT OF A PORTION OF THE COMMON LOT LINES OF "OAK CREEK SUBDIVISION" ABOUT TO BE ANNEXED INTO THE CITY OF GOOSE CREEK BERKELEY COUNTY, SOUTH CAROLINA" prepared by GPA Professional Land Surveyors, dated July 15, 2004, and recorded in the ROD Office for Berkeley County in Plat Cabinet Q at page 246-A, (the "Tract 1 Plat") bearing TMS# 234-00-00-150. Said tract of land having such size, shape, buttings and boundings as will by reference to the Tract 1 Plat more fully appear.

TMS #234-00-00-015

ALSO

ALL that certain piece, parcel or tract of land, situate, lying and being in Berkeley County, South Carolina, more particularly shown and designated as "5.298 AC. RECREATIONAL AREA FORMERLY PORTION OF TRACT A2", measuring and containing 5.298 acres, more or less, and shown on that certain plat entitled, "SURVEY OF TRACT A2 & RESIDUALS OF TRACT A1 (UNDEVELOPED PORTION) ASHTON AT DEVON FOREST BERKELEY COUNTY, SOUTH CAROLINA" prepared by Forsberg Engineering & Surveying, Inc., dated July 8, 1993, and recorded in the ROD Office for Berkeley County in Plat Cabinet K at page 77 (the "Recreational Area Plat"). Said tract of land having such size, shape, buttings and boundings as will by reference to the Recreational Area Plat more fully appear.

TMS# 234-00-00-079

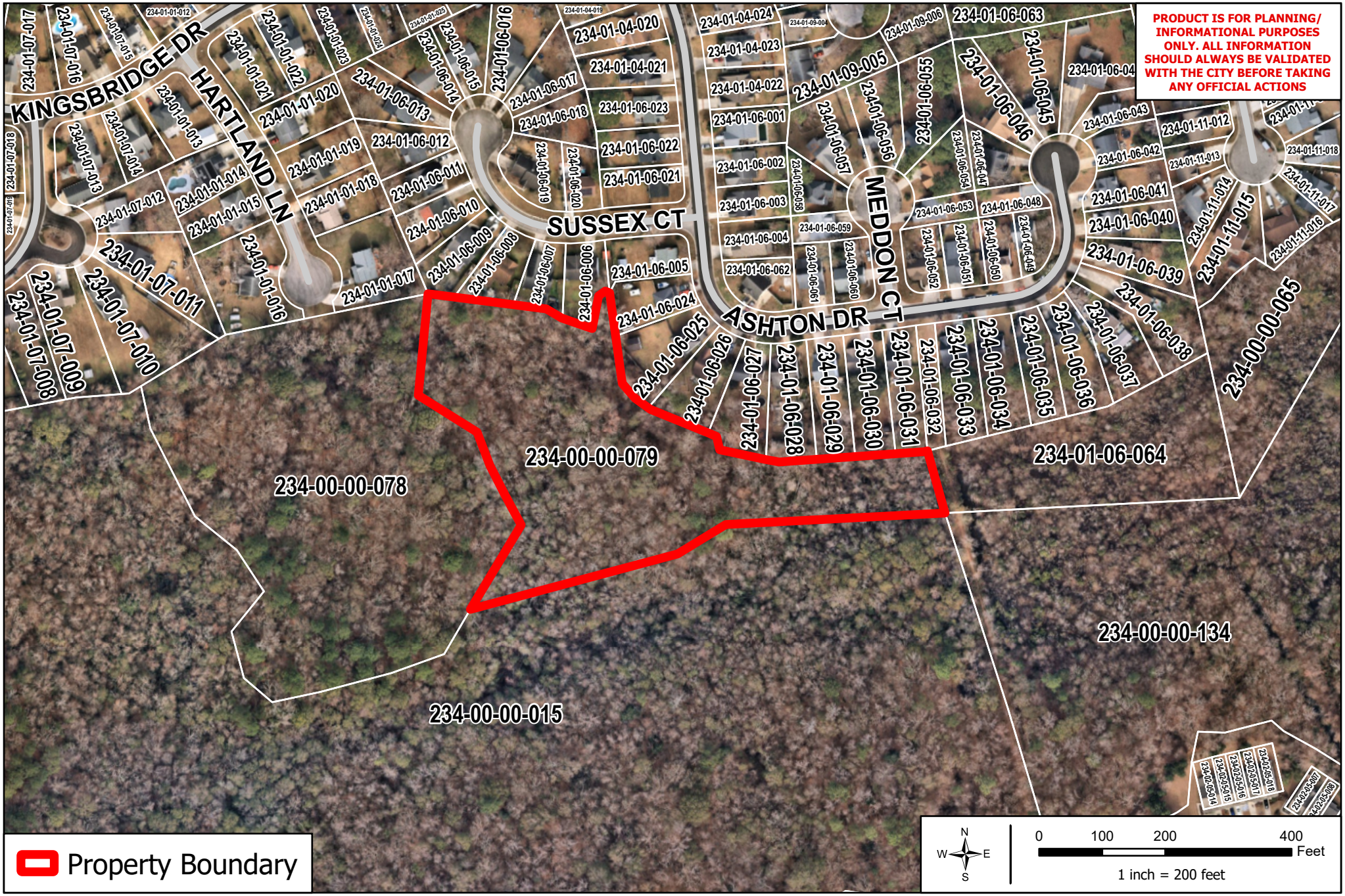
00028749 Vol: 8266 Pg: 132

ALSO

ALL that certain piece, parcel or tract of land, situate, lying and being in Berkeley County, South Carolina, more particularly shown and designated as "OPEN SPACE FOR RECREATIONAL USE", measuring and containing 2.164 acres, more or less, and shown on that certain plat entitled, "SURVEY OF TRACT B1 & RESIDUALS OF TRACT B2 (UNDEVELOPED PORTION) THE HASTINGS AT DEVON FOREST BERKELEY COUNTY, SC" prepared by Forsberg Engineering & Surveying, Inc., dated July 8, 1993, and recorded in the ROD Office for Berkeley County in Plat Cabinet K at page 78 (the "Open Space Plat"). Said tract of land having such size, shape, buttings and boundings as will by reference to the Open Space Plat more fully appear.

TMS# 234-00-00-080

These being portions of the premises conveyed to the Grantor herein by deed of H. Smith Richardson, Jr., Robert R. Richardson, Stuart Smith Richardson and Charles W. Cheek, as Testamentary Trustees under the Will of H. Smith Richardson by Charles W. Cheek, as Testamentary Trustee under the Will of H. Smith Richardson, deceased, and as duly appointed delegate of H. Smith Richardson, Jr., Robert R. Richardson and Stuart Smith Richardson, as Trustees aforesaid, dated February 11, 1985 and recorded in the RMC Office for Berkeley County in Book A-590 at page 221.



CREEK COMPASS
City of Goose Creek

City of Goose Creek GIS Division
519 N. Goose Creek Boulevard
Goose Creek, SC 29445
(843) 797 - 6220 Ext. 1132

TMS: 234-00-00-079

Aerial Map

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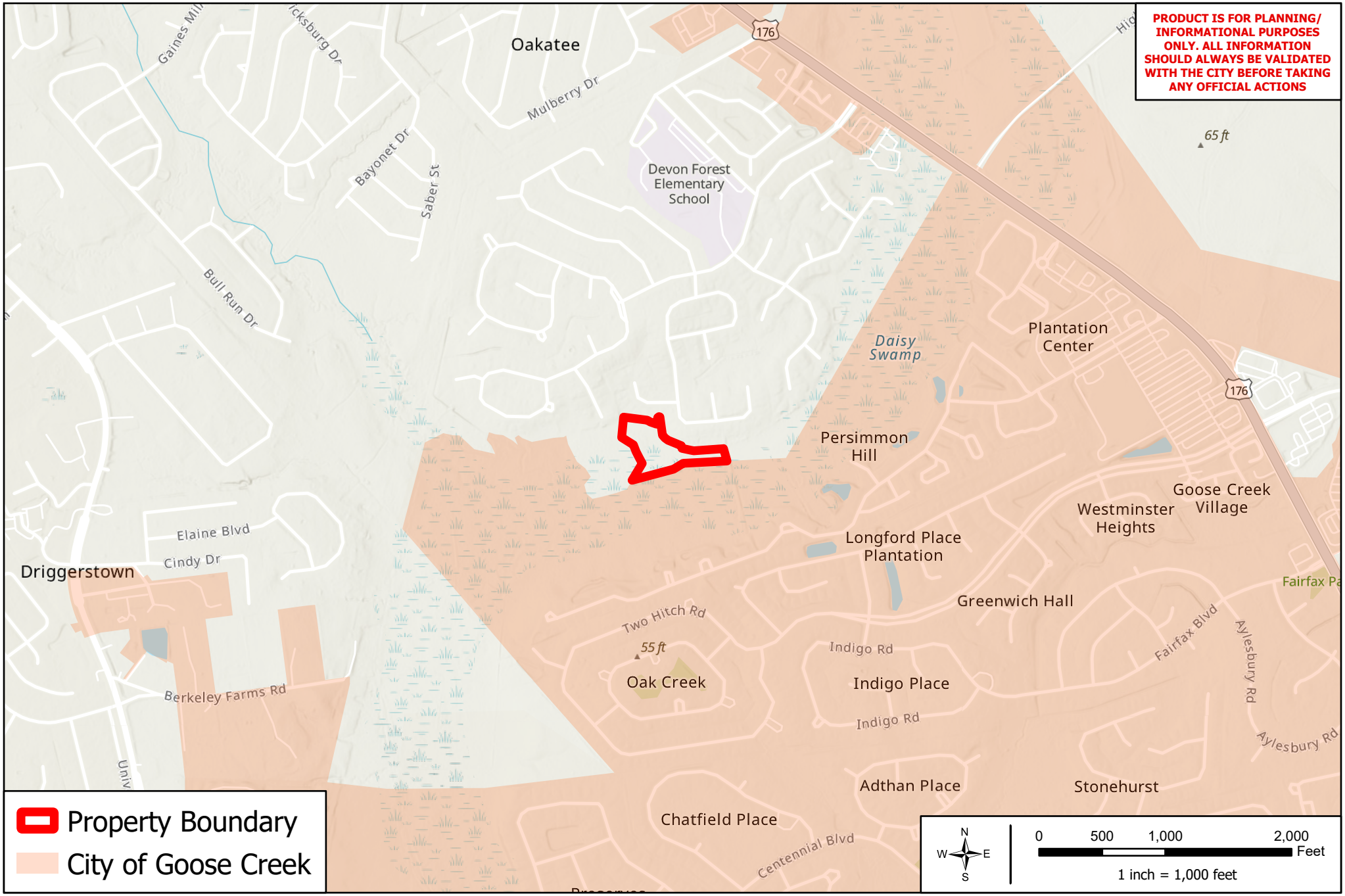

CREEK COMPASS
City of Goose Creek

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TMS: 234-00-00-079

Vicinity Map

126

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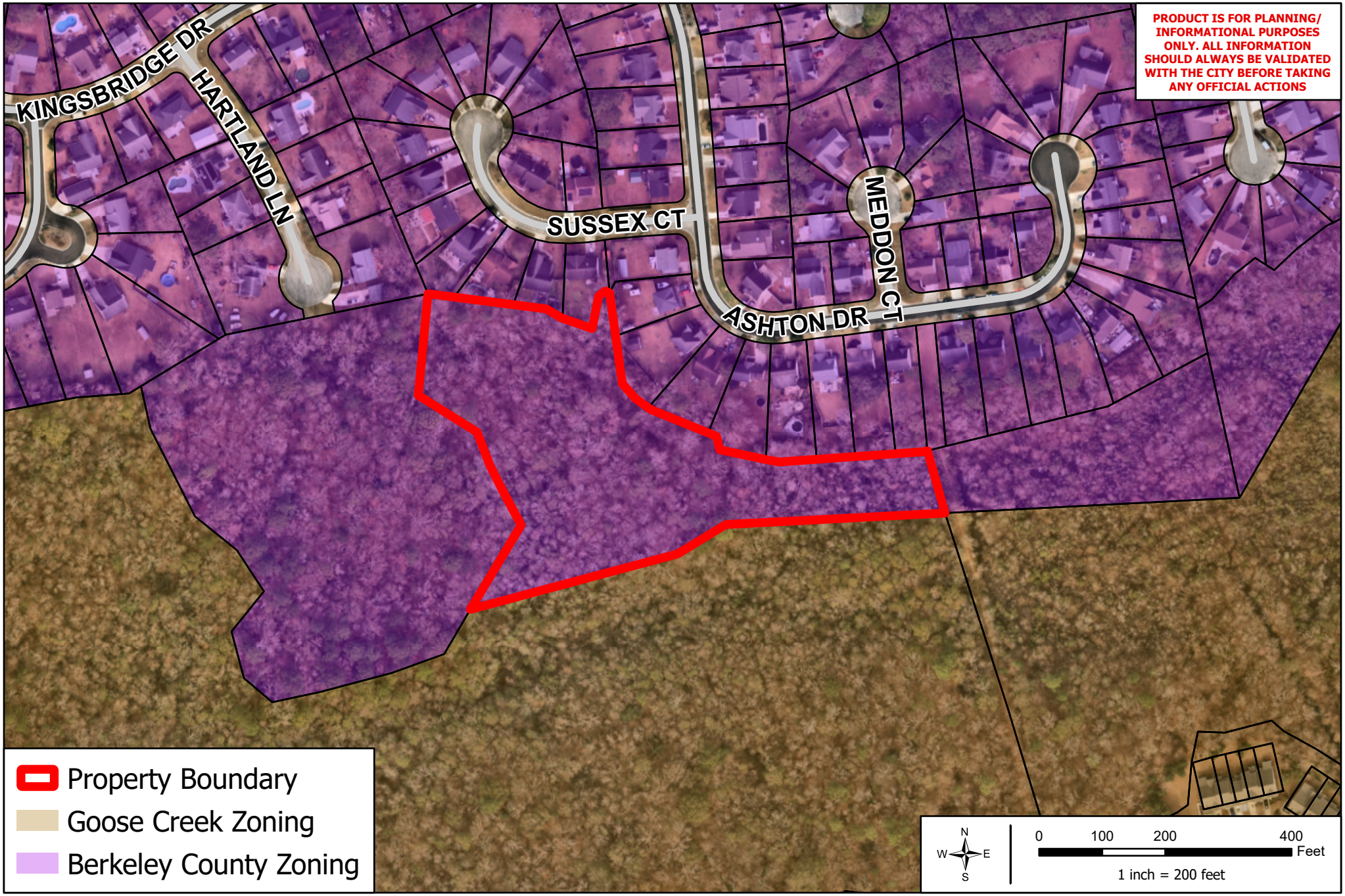
Map as of 11/10/2026 10:22 AM



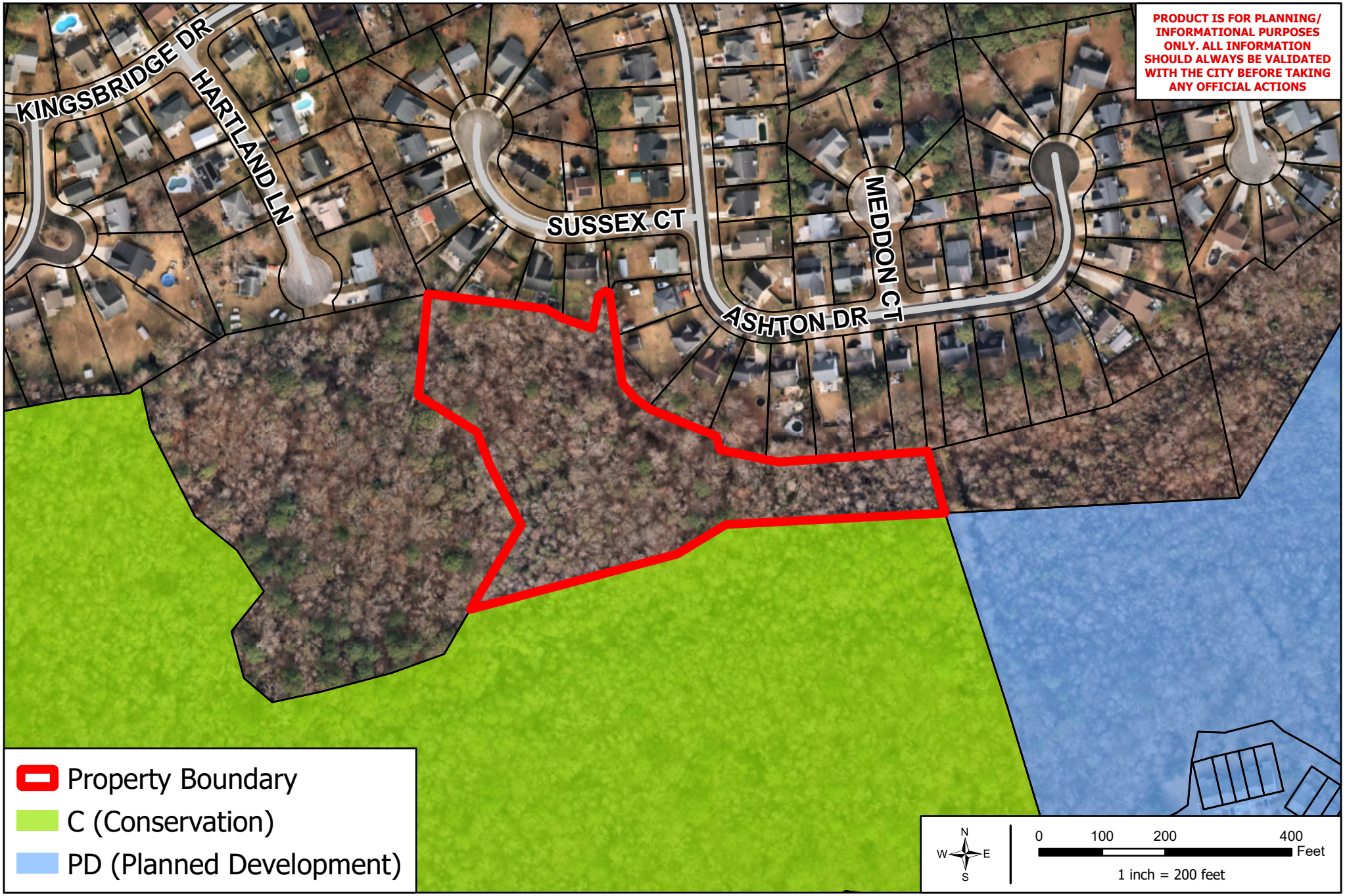
CREEK COMPASS
City of Goose Creek

City of Goose Creek GIS Division
519 N. Goose Creek Boulevard
Goose Creek, SC 29445
(843) 797 - 6220 Ext. 1132

TMS: 234-00-00-079

Zoning Map

127



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(843) 797 - 6220 Ext. 1132

TMS: 234-00-00-079

Goose Creek Zoning

128

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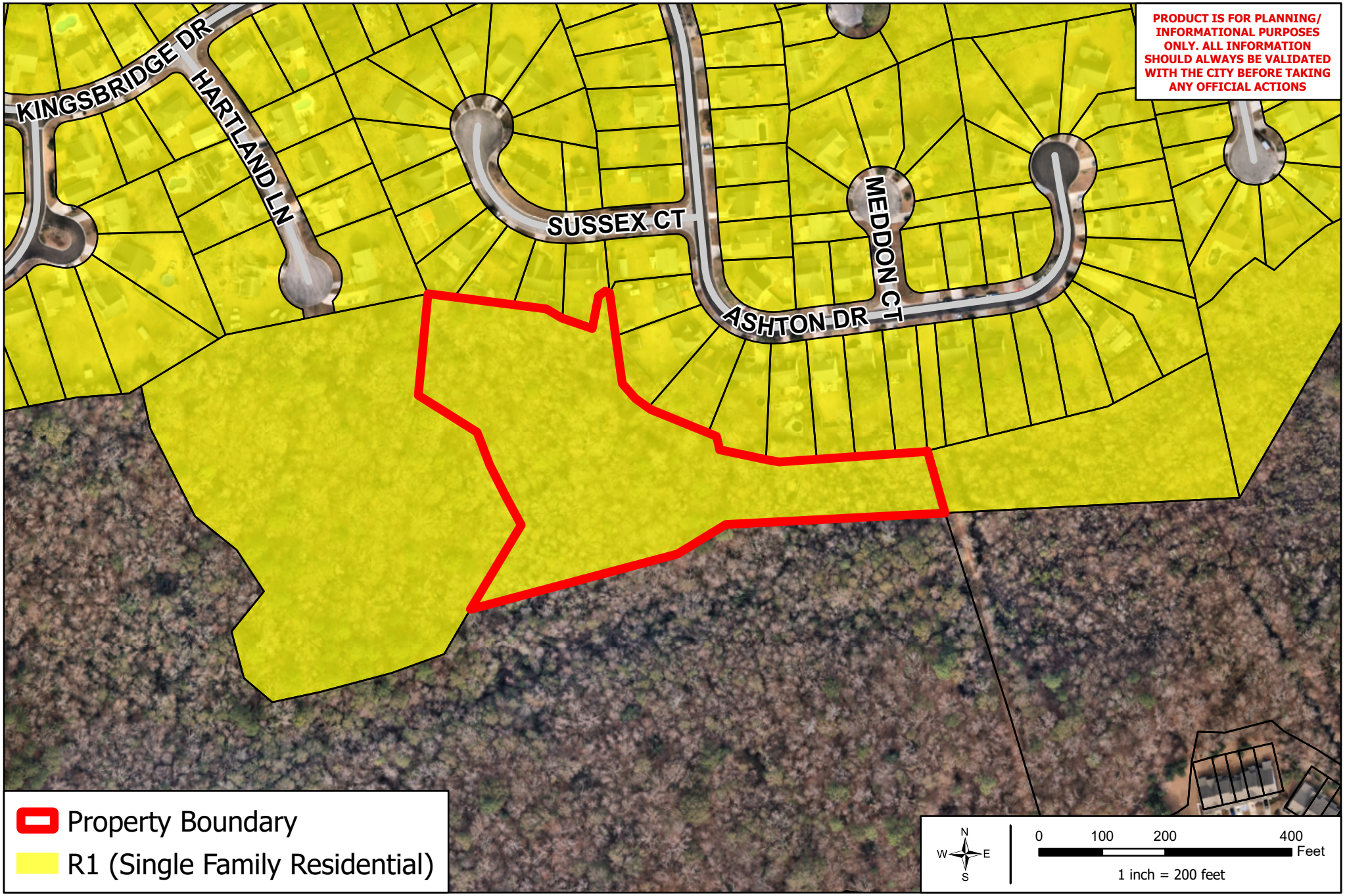
Map as of 10/22/2026 4:09 PM



CREEK COMPASS
City of Goose Creek

City of Goose Creek GIS Division
519 N. Goose Creek Boulevard
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(843) 797 - 6220 Ext. 1132

TMS: 234-00-00-079

Berkeley County Zoning

129

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Map as of 10/22/2026 4:09 PM



CREEK COMPASS
City of Goose Creek

City of Goose Creek GIS Division
519 N. Goose Creek Boulevard
Goose Creek, SC 29445
(843) 797 - 6220 Ext. 1132

TMS: 234-00-00-079

Future Land Use

130

Request for Planning Commission Agenda Item

To: Planning Commission

From: REAGAN OSBON, SPECIAL PROJECTS MANAGER

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 588 OLD MT. HOLLY ROAD - ANNEXATION/MAP AMENDMENT REQUEST FOR THE PARCEL IDENTIFIED AS TMS# 234-00-00-143 AND TO ASSIGN A ZONING OF GENERAL COMMERCIAL (GC)

Background Summary

This parcel is located on Old Mt. Holly Road, one parcel removed from the intersection of St. James Avenue (US HWY 176) and Old Mt. Holly Road. The property received a new tenant, and upon request for water service, completed the Declaration of Annexation Covenant (Covenant), giving the city permission to annex in the property. That covenant was recorded with Berkeley County Register of Deeds.

The purpose of the General Commercial (GC) District is to provide lands that accommodate a broad range of nonresidential uses characterized primarily by retail, office, and service establishments. Development is primarily auto oriented, serving isolated commercial areas outside of the activity centers. Allowed uses include personal services, retail sales, recreation/entertainment, commercial services, restaurants, visitor accommodation, and vehicle sales and services.

No use changes are expected as a part of the annexation and the existing businesses uses (Tobacco/Hookah/Vaping Establishment and Medical Clinic) are allowed

conditionally and outright permitted, respectively. One change is that the property will be subject to Goose Creek Code Enforcement, including property maintenance standards and non-permanent signs.

Financial Impact

Impact if denied

Impact if approved

Department Head: City Administrator:

_____ _____

Signature & Date *Signature & Date*

Planning Commission

December 1, 2026, at 6:00 PM
City of Goose Creek Municipal Court, 519 N. Goose Creek Blvd.

Annexation/Zoning Map Amendment
Old Mt Holly Road

Tax Map:	234-00-00-143
Proposal:	Annex and assign zoning from Berkeley County General Commercial (GC) to Goose Creek General Commercial (GC)
Applicant:	SLIM BRO OFFICE PARK LLC (via Water Service Annexation Covenant)
Acreage:	+/- 0.93 acres
Current Use:	Commercial Retail and Medical Office
Proposed Use:	Commercial Retail Establishment and Medical Office
Land Use Classification:	General Commercial
Current Zoning:	Berkeley County General Commercial (GC)
Proposed Zoning:	Goose Creek General Commercial (GC)
Staff Recommendation:	Approval

PLANS, POLICIES, AND LAND USE

The City of Goose Creek Comprehensive Plan (February 13, 2024) has the subject parcels designated as General Commercial (Comprehensive Plan). Adjacent properties are zoned Berkeley County or Goose Creek General Commercial. A new tenant of the property requested water service and completed the required Declaration of Annexation Covenant on September 15, 2026.

ZONING DISTRICT SUMMARY

A vicinity zoning map is provided in the packet. This parcel is located on Old Mt Holly Road, one parcel removed from the intersection of St. James Avenue (US HWY 176) and Old Mt Holly Road. The purpose of the General Commercial (GC) District is to provide lands that accommodate a broad range of nonresidential uses characterized primarily by retail, office, and service establishments. Development is primarily auto oriented, serving isolated commercial areas outside of the activity centers. Allowed uses include personal services, retail sales, recreation/entertainment, commercial services, restaurants, visitor accommodation, and vehicle sales and services.

No use changes are expected as a part of the annexation and the existing businesses uses (Tobacco/Hookah/Vaping Establishment and Medical Clinic) are allowed conditionally and outright permitted, respectively. One change is that the property will be subject to Goose Creek Code Enforcement, including property maintenance standards and non-permanent signs.

STAFF RECOMMENDATION

Staff recommends approval. Annexation of the property will extend City boundaries and help fill a City "donut-hole," as well as support commercial business and taxbase growth for the City.

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:

"All that certain piece, parcel or lot of land, situate, lying and being in Berkeley County, South Carolina, being shown and designated as "Lot A4" on that certain plat entitled, "Plat of the Subdivision of Tract A (5.99 AC.) Owned by Mt. Holly Associates, LLC to Create Lots Al-AS" prepared by F. Elliotte Quinn, III, of Thomas & Hutton Engineering 00., dated May 28, 2003 certified by the surveyor on June 11, 2003, and recorded on August 5, 2003 with the Berkeley County ROD Office in Plat Cabinet Q at Page 62-A. Said parcel having such size, shape, dimension, buttings and boundings as will by reference to said plat more fully appear.

THIS BEING the same property conveyed to J-Co Properties, LLC by deed of M&S Properties of Chapin, LLC dated October 27, 2020, and recorded November 02, 2020 in the ROD Office for Berkeley County in BOOK 3562 at Page 460.

SUBJECT to any and all restrictions, covenants, conditions, easements, rights of way and all other matters affecting subject property of record in the Office of the ROD for Berkeley County, South Carolina."

Berkeley County TMS:	TMS # 234-00-00-143
Property Address:	588 Old Mt Holly Road, Goose Creek, SC 29445
Proposed Zoning:	Goose Creek General Commercial
Attachments:	Vicinity Map, Declaration of Annexation Covenant/POA to complete petition of annexation.

588 Old Mt Holly Road, Goose Creek, SC 29445

Street Address, City, State, Zip Code

Natalie Zeigler, City Administrator — Natalie M Zeigler — November 12, 2026

Print Name — Signature — Date

For Municipal Use:

Petition received by __Reagan Osbon, Annexation Coordinator_____, Date __November 12, 2026_

Description and Ownership verified by __Reagan Osbon_____, Date __November 12, 2026

DECLARATION OF ANNEXATION COVENANT RECEIVED ON SEPTEMBER 14, 2026.

ATTACHED.

By: Reagan Osbon, Date 11/12/2026



CREEK COMPASS
City of Goose Creek

City of Goose Creek GIS Division
519 N. Goose Creek Boulevard
Goose Creek, SC 29445
(843) 797 - 6220 Ext. 1132

TMS: 234-00-00-143

Aerial Map

137

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Map as of 10/22/2026 2:00 PM



CREEK COMPASS
City of Goose Creek

City of Goose Creek GIS Division
519 N. Goose Creek Boulevard
Goose Creek, SC 29445
(843) 797 - 6220 Ext. 1132

TMS: 234-00-00-143

Vicinity Map

138

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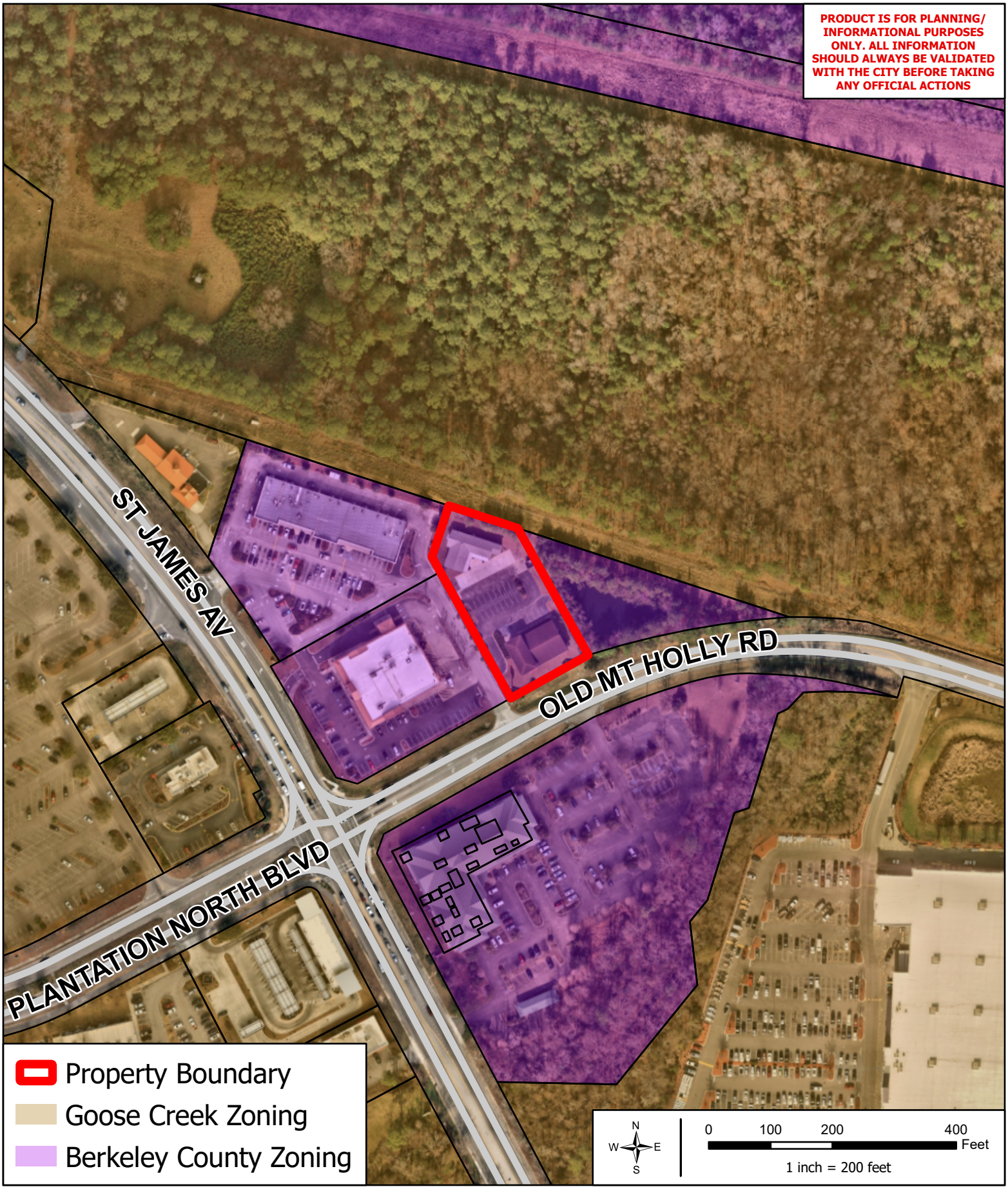

CREEK COMPASS
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(843) 797 - 6220 Ext. 1132

TMS: 234-00-00-143

Zoning Map

139

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Map as of 10/22/2026 2:10 PM



CREEK COMPASS
City of Goose Creek

City of Goose Creek GIS Division
519 N. Goose Creek Boulevard
Goose Creek, SC 29445
(843) 797 - 6220 Ext. 1132

TMS: 234-00-00-143

Goose Creek Zoning

140

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Map as of 10/22/2026 2:20 PM



CREEK COMPASS
City of Goose Creek

City of Goose Creek GIS Division
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(843) 797 - 6220 Ext. 1132

TMS: 234-00-00-143

Berkeley County Zoning

141

N:\Projects_City Maps_Map Series\Annexation Maps\2026\10-21-2026\2340000143\ArcGIS Pro WKSP\BC Zoning.aprx

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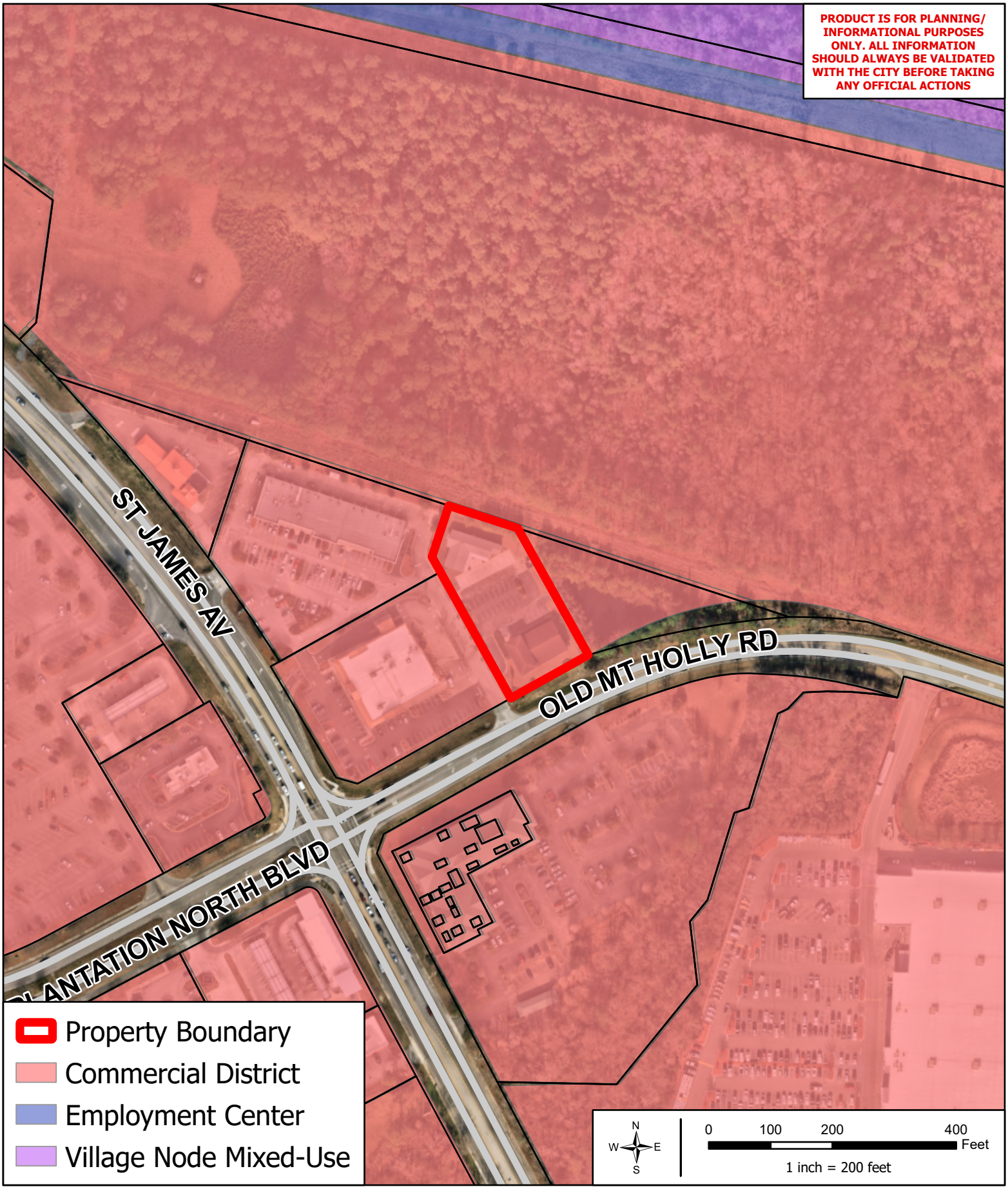

CREEK COMPASS
City of Goose Creek

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TMS: 234-00-00-143

Future Land Use

142

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Map as of 10/22/2026 2:08 PM

CYNTHIA B FORTE

BERKELEY COUNTY

REGISTER OF DEEDS

Po Box 6122 ~ Moncks Corner, SC 29461 (843) 719-4084

***** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE *****

Instrument #:	2026036219		
Receipt Number:	403747	**Return To:**	CITY OF GOOSE CREEK ATTN REAGAN OSBON
Recorded As:	MISCELLANEOUS DOCUMENT		PO DRAWER 1768
Recorded On:	October 06, 2026		GOOSE CREEK, SC, 29445
Recorded At:	01:50:50 PM	**Received From:**	CITY OF GOOSE CREEK ATTN REAGAN OSBON
Recorded By:	WK11	**Parties:**	
Book/Page:	RB 5733: 750 - 763		Direct- SLIM BRO OFFICE PARK LLC
Total Pages:	14		Indirect- GOOSE CREEK CITY OF

***** EXAMINED AND CHARGED AS FOLLOWS *****

Recording Fee:	$25.00
Tax Charge:	$0.00

Cynthia B. Forte

Cynthia B Forte - Register of Deeds

Doc: 202603219
Total Pages: 14

STATE OF SOUTH CAROLINA)
)
)
COUNTY OF BERKELEY)

DECLARATION OF ANNEXATION COVENANT

THIS DECLARATION OF ANNEXATION COVENANT (this "***Covenant***") is made this 14 day of September 2026 between the City of Goose Creek, South Carolina (the "***City***"), and the person or entity described below, including all successors in interest and assigns, having ownership in fee simple, life estate, or in any other designation as set forth in the Code of Laws of South Carolina 1976, as amended, or as set forth through judicial interpretation in South Carolina case law (the "***Owner***"):

( ) A corporation, incorporated under the laws of the State of _____ and organized under the name of _____ ; or

(X) A general or limited partnership, limited liability company, or limited liability partnership operating under the name of Slim Bro Office Park, LLC ; or

( ) Individual(s) by the name(s) of _____ and _____.

RECITALS:

The real property located at 588 Old Mt Holly Road, Goose Creek, SC 29445 (Tax Map Number 234-00-00-143, as further described herein at **Exhibit A**, the "***Subject Property***"), belonging to the Owner, is located outside the City's corporate limits, but is located in an area in which annexation into the City is or may become appropriate. The City is under no obligation to furnish Utility Services (as defined herein) to properties located outside of the City's corporate limits but may do so by contract with individual property owners.

The Owner wishes to obtain Utility Services from the City by contract without the necessity of waiting until the Subject Property may be annexed into the City, and the Owner has entered into a contract (the "***Utility Service Agreement***") with the City in order to secure one or more of the Utility Services for the Subject Property. In consideration for the City's provision of Utility Services to the Subject Property and the connection of the Subject Property to the City's utility system (the "***System***"), the Owner agrees, pursuant to the provisions of this Covenant, to take such action as is necessary to request annexation into the City at such time as the Subject Property becomes contiguous to the City's corporate limits. This Covenant shall be binding upon any and all assigns or successors in interest to the Owner's ownership interest in the Subject Property.

Owner understands that the obligation to execute any and every annexation petition relating to the Subject Property, when presented, is a requirement for Utility Services outside the City, and that failure to satisfy this obligation may, at the election of the City, cause discontinuance and termination of Utility Services to the Subject Property. The Owner further understands that the obligations created under this Covenant run with the land, and will apply equally to subsequent owners of the Subject Property. In order to ensure the ability of the City to enforce the provisions of this Covenant against the Owner or any subsequent owner of the Subject Property, the Owner agrees that the provisions of this Covenant shall serve as restrictive covenants against the Subject Property in favor of, and for the benefit of, the City.

NOW THEREFORE, in consideration of the provision of Utility Services by the City, the Owner hereby covenants as follows:

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1. **Recitals Incorporated.** The above recitals are hereby incorporated in and made a part of this Covenant as fully as if set forth verbatim herein. These recitals are true and correct and the Owner is bound thereby. By signing this Covenant, the Owner acknowledges reading, understanding and agreeing to each of the recitals. By and through the recording of this Covenant, all assigns and successors in interest in the Subject Property are determined to have read, understood, and agreed to each of the recitals.

2. **Utility Services.**

A. As used in this Covenant, "***Utility Services***" means and refers to water service provided by the City pursuant to the terms of the Utility Service Agreement, including but not limited to, (i) a new service tap from an existing water line, (ii) an extension of a water main at the request of the Owner; (iii) any increase or upgrade in the size of a water line, tap, or meter at the request of the Owner; or (iv) the issuance of a letter of willingness and capability to provide, increase, or upgrade Utility Services.

B. Pursuant to the provisions of the Utility Service Agreement, the City has agreed to furnish Utility Services to the Subject Property upon the terms, conditions and covenants set forth therein, in addition to any other rates, classifications, policies, procedures, and terms of service applicable to Utility Services that the City has adopted or may in the future adopt and any subsequent amendments thereto. The Owner acknowledges that in no event shall the City be obligated to provide or continue to provide Utility Services to the Subject Property, or any portion thereof, if any obligation of the Owner contained in this Covenant is breached or any covenant made by the Owner in this Covenant is false. Any actions or statements made by the City (including the issuance of any letter of willingness and capability) in connection with providing Utility Services to the Subject Property is made subject to the terms of this Covenant, and if this Covenant is breached by the Owner then all such actions or statements may be, in the City's sole discretion, declared null and void and no reliance by any entity may be placed thereon.

3. **Covenants by Owner.** The Owner makes the following covenants, warranties, agreements and representations, each of which shall be deemed material to this Covenant:

A. The Owner covenants and agrees that he will sign any and every annexation petition which relates to the Subject Property (an "***Annexation Petition***") immediately upon presentment by the City. As used in this Covenant, an Annexation Petition shall be construed to relate to the Subject Property if the property to be annexed pursuant to and described in the Annexation Petition includes the Subject Property or any portion thereof. The Owner acknowledges that a purpose of this Covenant is to ensure, as a material benefit and consideration to the City, the Owner's full and complete cooperation with any effort to annex the Subject Property, and the Owner agrees, that upon request by the City, the Owner will do, execute, acknowledge and deliver, all such further acts, agreements, and assurances as may be requested and reasonably necessary for the full completion and consummation of the purpose contemplated herein. These further acts shall specifically include, but are not limited to, signing subsequent or additional successive Annexation Petitions, in the event prior annexation efforts are unsuccessful. The Owner warrants and covenants that the Owner has not and will not subdivide the Subject Property, combine the Subject Property with other real property not subject to this Covenant, or otherwise manipulate the Subject Property for the purpose of hindering or impeding the City's ability to annex the Subject Property, and any attempt to do so will be considered a breach of this Covenant. Upon any division of the Subject Property, this Covenant shall apply to any additional properties derived from the Subject Property.

B. The Owner agrees that the obligations contained in this Covenant shall continue in full force and effect until the earlier of the following: (i) the Subject Property, in its entirety, has been successfully annexed into, and continuously lies within, the corporate limits of the City; or (ii) the Owner

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affirmatively requests in writing that (1) the Subject Property be permanently disconnected from the System, and (2) the Subject Property, in its entirety, is no longer served by Utility Services.

C. The Owner is the sole owner in fee simple absolute of the Subject Property. Further, the Owner covenants and warrants that he will not transfer, alienate, devise, encumber, or otherwise affect title to the Subject Property for a period of seven days from the date of this Covenant, in order to allow the City time to have this Covenant recorded in the Office of the Register of Deeds for Berkeley County, South Carolina. The Owner will inform any subsequent Owner of (i) the Subject Property, (ii) any portion of the Subject Property, or (iii) any real property that the Subject Property is made a part of, that the obligations contained in this Covenant continue and run with the land. A failure by the Owner to properly inform any successor in interest of the Subject Property of this Covenant shall not affect the validity or applicability of this Agreement with respect to any successor in interest, and any such successor in interest shall remain bound by the provisions hereof.

D. The Owner agrees that any breach of conditions of the Utility Service Agreement or any other agreements associated with the provision of Utility Services made in accordance with this Covenant, shall be a breach of this Covenant. Such conditions may include, but are not limited to, the following: (i) payment of applicable connection fees and surcharges as fixed by the City; (ii) general terms, conditions, and policies upon which Utility Service is made available by the City; and (iii) the payment to the City when due such water charges, taxes, or fees as may be imposed from time to time.

E. The Owner agrees that the effectiveness of this Covenant will continue and survive any temporary disconnection, interruption, or termination of Utility Services by the City, except for a termination of Utility Services pursuant to Section 3B(ii) above.

4. **Restrictive Covenant**. **THE OWNER HEREBY IMPOSES UPON THE SUBJECT PROPERTY FOR THE BENEFIT OF THE CITY A RESTRICTIVE COVENANT REQUIRING THAT FUTURE OWNERS OF THE SUBJECT PROPERTY, OR ANY PART THEREOF, BE BOUND BY THE SAME TERMS, CONDITIONS AND COVENANTS AS ARE SET FORTH IN THIS COVENANT. THIS RESTRICTIVE COVENANT SHALL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE EARLIER OF THE FOLLOWING: (A) THE SUBJECT PROPERTY, IN ITS ENTIRETY, HAS BEEN SUCCESSFULLY ANNEXED INTO AND LIES CONTINUOUSLY WITHIN THE CORPORATE LIMITS OF THE CITY; OR (B) THE SUBJECT PROPERTY, IN ITS ENTIRETY, IS NO LONGER BEING SERVED BY THE CITY'S UTILITY SERVICES. ANY AND EVERY FUTURE OWNER OF THE SUBJECT PROPERTY, OR ANY PART THEREOF, IS BOUND BY THE TERMS CONTAINED IN THIS COVENANT BY ACCEPTANCE OF A DEED TO SUBJECT PROPERTY THAT IS SUBJECT TO THIS RESTRICTIVE COVENANT.**

5. **Recordation of Covenant**. The Owner hereby expressly agrees and directs that this Covenant and description of the Subject Property be recorded in the real estate records in the Office of the Register of Deeds for the County of Berkeley, State of South Carolina, so as to give record notice to any future prospective purchaser of the Subject Property that this Covenant is an obligation upon the land and runs with the land until the occurrence of either of the two events set forth in the preceding paragraphs.

6. **Description of Property**. This Covenant and restrictive covenant apply to the Subject Property as it is more fully described on the attached **Exhibit A**.

7. **Grant of Right of Way**. The Owner grants the City a right-of-way on and through the Subject Property as reasonably necessary for the City's operation of the System in order to provide Utility Services

to the Subject Property. In the event a standard grant of right-of-way has not been executed by the Owner before execution of this Covenant, the Owner agrees, upon request, to execute a standard right-of-way to further document and describe the specific location and rights associated therewith.

8. **Grant of Power of Attorney**. In the event the Owner fails to meet the obligations imposed herein and does not sign any Annexation Petition upon request, the Owner hereby irrevocably appoints the City Administrator of the City of Goose Creek, South Carolina, Attorney in Fact for the Owner of the Subject Property with full power to sign any Annexation Petition upon the request of the City.

9. **Owner's Use of Subject Property**. If the Owner changes the current use of the Subject Property to any different use, the City may, at its option, require additional approvals and conditions for continued Utility Service thereon.

10. **Default; Remedies**. As used in this Covenant, a default of this Covenant occurs immediately upon any breach, failure or nonoccurrence of any term, condition, obligation, affirmative act, covenant, representation or warranty. Immediately upon any default by the Owner, the City may, in its sole discretion, void this Covenant and thereby void any statements, actions or commitments by the City as to providing Utility Services to the Subject Property. Additionally, upon any default by the Owner, the City may elect to enforce this Covenant. If any effort to enforce the terms of this Covenant fails for any reason, the City may thereafter elect to rescind and void this Covenant. In the event this Covenant is rescinded or voided, the City shall be under no obligation to provide Utility Services or to continue to provide Utility Services to the Subject Property or any portion thereof. In the event of any default by the Owner of this Covenant, the City shall be entitled to recover from the Owner the costs and attorneys' fees incurred by the City as a result of or in response to the Owner's default.

11. **No Waiver**. The failure of any person or entity having any right, title or interest in the Subject Property, or any portion thereof, including the Owner and his respective heirs, successors, successors in title and assigns or the City, to bring an action to enforce this Covenant, shall not operate as a waiver of the right to do so for any later subsequent violations or the right to enforce any other part of this Covenant at any future time. The failure of any person or entity having any right, title or interest in the Subject Property, or any portion thereof, including the Owner and his respective heirs, successors, successors in title and assigns or the City to exercise or to delay in exercising any right or remedy available hereunder or at law or in equity shall not operate as a waiver. Notice of default or violation shall not be deemed as a condition precedent to the exercise of any right or remedy available hereunder or at law or in equity. Should any person or entity having any right, title or interest in the Subject Property, or any portion thereof, including the Owner and their respective heirs, successors, successors in title and assigns or the City fail to bring an action for enforcement of this Covenant or seek any other remedy allowed at law or in equity such shall not create any liability for the recovery of damages for the failure to so act.

12. **Remedies Cumulative**. Every right and remedy provided in this Covenant is distinct from and cumulative to every other right or remedy under this Covenant or available at law or in equity. The provision of certain rights and remedies in this Covenant does not abrogate, limit or affect any rights or remedies as provided at law or in equity. Every right and remedy may be exercised concurrently, independently or successively.

13. **Exhibits Incorporated by Reference**. All exhibits referenced in this Covenant are incorporated herein as integral parts of this Covenant and shall be considered reiterated herein as fully as if such provisions had been set forth verbatim in this Covenant.

14. **Copies**. A photostatic or other reproduction of this document shall be as effective, valid and conclusive as the original.

15. **Modification**. The terms of this Covenant may be modified in whole or in part only by a written instrument signed by both the Owner and the City. Any oral agreement to modify this Covenant shall be void and of no force and effect.

16. **Captions**. The captions and headings of the Paragraphs of this Covenant are for convenience only and may not be used to interpret or define the provisions of this Covenant.

17. **No Waiver**. No waiver of a breach of any of the covenants or promises of this Covenant shall be construed as a waiver of any succeeding breach of the same or other covenant or promise.

18. **Severability**. In the event that any provision or clause of this Covenant conflicts with any applicable law, the other provisions of this Covenant shall be given effect as fully as possible without the conflicting provision, and to this end the provisions of this Covenant are declared to be severable.

19. **References Herein**. Wherever appropriate, all words herein in the male gender shall be deemed to include the female or neuter gender, all singular words shall include the plural, and all plural words shall include the singular.

20. **Successors and Assigns**. The covenants and agreements contained in this Covenant and the obligations created hereunder shall ensure to the benefit of and be binding on the City, the Owner and all heirs, successors and assigns of the Owner to the Subject Property, or any part thereof.

21. **Governing Law and Forum**. The validity, construction and effect of this Covenant shall be governed by the laws of the State of South Carolina, and the Owner hereby consents to the exclusive jurisdiction of the courts of the State of South Carolina for resolution of any dispute arising hereunder

22. **Sealed Instrument**. Owner agrees that by signing below he intends to place his hands and seals upon this Covenant and that this Covenant shall be considered in every respect to be a sealed instrument.

23. **Effective Date**. This Covenant shall be effective upon the date of the last party affixing his signature.

[Remainder of Page Left Blank]

IN WITNESS WHEREOF, the Owner duly executes this Declaration of Annexation Covenant as of the date first written above.

WITNESS #1

Caroline Hurley

Print Name: Caroline Hurley

WITNESS #2 (Notary Public)

Edward Oswald

Print Name: EDWARD G. OSWALD

OWNER OF SUBJECT PROPERTY

Print Name: Gene Brown, MD
Owner, Slim Bro Office Park LLC

STATE OF SOUTH CAROLINA)
)
COUNTY OF BERKELEY)

ACKNOWLEDGEMENT

I, Edward Oswald Notary Public for the State of South Carolina, do hereby certify that the Owner of the Subject Property shown above, by and through Gene Brown personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Subscribed to and sworn to before me this 15th day of September 2024.

Notary Public for South Carolina
Print Name: EDWARD G. OSWALD
My Commission Expires: 2036

The City, acting through the undersigned, hereby accepts the Declaration of Annexation Covenant set forth herein.

CITY OF GOOSE CREEK, SOUTH CAROLINA

Reagen M.D. Osse

Exhibit A

Legal Description of Property/Copy of Deed

Property located at 588 Old Mt Holly, Goose Creek, SC 29445. TMS # 234-00-00-143

OSWALD · COOKE
LAND AND INVESTMENT REAL ESTATE

September 16th, 2026

City of Goose Creek
519 N Goose Creek Blvd,
Building B
Goose Creek, SC 29445

Re: Owner of Slim Bro Office Park, LLC

To Whom it May Concern,

This letter is being provided as additional documentation in support of the Declaration of Annexation Covenant that has been signed, notatized, and submitted to the City of Goose Creek.

This letter confirms that Slim Bro Office Park, LLC is the owner of the property located at 588 Old Mt Holly Road, Goose Creek, SC 29445.

Slim Bro Office Park is owned and operated by Gene Brown. OCA Property Management serves as the property management company for this property and is authorized to assist with matters related to its management and administration.

Should you require any additional information, documentation, or clarification regarding the Declaration of Annexation Covenant, please do not hesitate to contact our office.

Thank you for your assistance.

Sincerely,

Gene Brown
Slim Bro Office Park, LLC

CYNTHIA B FORTE
BERKELEY COUNTY
REGISTER OF DEEDS

Po Box 6122 ~ Moncks Corner, SC 29461 (843) 719-4084

***** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE *****

***** ELECTRONICALLY RECORDED DOCUMENT *****

Instrument #:	2022029734		
Receipt Number:	266427	**Return To:**	
Recorded As:	EREC-DEED		
Recorded On:	July 26, 2022		
Recorded At:	11:28:48 AM	**Received From:**	SIMPLIFILE
Recorded By:	JAMIE WIEMANN	**Parties:**	
Book/Page:	RB 4319: 694 - 698		Direct- J-CO PROPERTIES LLC
Total Pages:	5		Indirect- SLIM BRO OFFICE PARK LLC

***** EXAMINED AND CHARGED AS FOLLOWS *****

Recording Fee:	$15.00
Consideration:	$1,500,000.00
County Tax:	$1,650.00
State Tax:	$3,900.00
Tax Charge:	$5,550.00

RECEIVED

JUL 26, 2022

ASSESSOR
BERKELEY COUNTY SC
JANET B. JUROSKO
AUDITOR BERKELEY COUNTY SC

Cynthia B. Forte

Cynthia B Forte - Register of Deeds

STATE OF SOUTH CAROLINA)
)
COUNTY OF BERKELEY)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that ***J-Co Properties, LLC, a South Carolina limited liability company,*** *(hereinafter whether singular or plural the "Grantor") in the State aforesaid, for and in consideration of the sum of* ***ONE MILLION FIVE HUNDRED THOUSAND AND 00/100 ($1,500,000.00) DOLLARS, and subject to the*** *restrictions,* ***exceptions and limitations hereinafter set forth, if any,*** *to the Grantor paid by* ***SLIM BRO Office Park, LLC, a South Carolina limited liability company,*** *(hereinafter whether singular or plural the "Grantee") have granted, bargained, sold and released, and, by these presents, do grant, bargain, sell and release unto the said* ***SLIM BRO Office Park, LLC, a South Carolina limited liability company*** *its Successors and/or Assigns, forever, in fee simple, the following described real property, to-wit:*

All that certain piece, parcel or lot of land, situate, lying and being in Berkeley County, South Carolina, being shown and designated as "Lot A4" on that certain plat entitled, "Plat of the Subdivision of Tract A (5.99 AC.) Owned by Mt. Holly Associates, LLC to Create Lots A1-AS" prepared by F. Elliotte Quinn, III, of Thomas & Hutton Engineering 00., dated May 28, 2003 certified by the surveyor on June 11, 2003, and recorded on August 5, 2003 with the Berkeley County ROD Office in Plat Cabinet Q at Page 62—A. Said parcel having such size, shape, dimension, buttings and boundings as will by reference to said plat more fully appear.

THIS BEING the same property conveyed to J-Co Properties, LLC by deed of M&S Properties of Chapin, LLC dated October 27, 2020 and recorded November 02, 2020 in the ROD Office for Berkeley County in BOOK 3562 at Page 460.

SUBJECT to any and all restrictions, covenants, conditions, easements, rights of way and all other matters affecting subject property of record in the Office of the ROD for Berkeley County, South Carolina.

TMS Number: ***234-00-00-143***

Grantee's Address: ***204 Wandolea Drive, Mount Pleasant, SC 29464***

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

Payne Law Firm, LLC
280 Seven Farms Drive, Suite A
Daniel Island, SC 29492

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the said Grantee, ***SLIM BRO Office Park, LLC, a South Carolina limited liability company,*** *its Successors and/or Assigns forever.*

And the Grantor does hereby bind the Grantor and the Grantor's Successors and/or Assigns, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said Grantee hereinabove named and the Grantee's Successors and/or Assigns against the Grantor and the Grantor's Successors and/or Assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS our hands and seals this 21 *day of July, 2022 and in the Two Hundred Forty-Seventh (247th) year of the Sovereignty and Independence of the United States of America.*

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

J-Co Properties, LLC, a South Carolina limited liability company

Pamela M Mitchum
Witness #1

by J. Deryel Cumbie, its Member

Lori S Harrison
Witness #2

NAMES MUST BE SIGNED EXACTLY AS THEY ARE TYPED

STATE OF SOUTH CAROLINA)
) *ACKNOWLEDGMENT*
COUNTY OF Berkeley)

THE FOREGOING instrument was acknowledged before me by J. Deryel Cumbie as Member J-Co Properties, LLC on this 21 *day of July, 2022.*

LORI S HARRISON
My Commission Expires
NOTARY PUBLIC
02-27-2028
STATE OF SOUTH CAROLINA

Lori S Harrison
Notary Public for: South Carolina
My Commission Expires:
2022-594LW

STATE OF SOUTH CAROLINA)
) AFFIDAVIT
COUNTY OF BERKELEY)

Date of Transfer of Title
July 22, 2022

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this Affidavit and I understand such information.

2. The property is being transferred by J-Co Properties, LLC TO SLIM BRO Office Park, LLC ON July 22, 2022.

3. Check one of the following: The deed is:
(a)__x__ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
(b)_____subject to the deed recording fee as a transfer between a corporation, a partnership or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
(c)_____EXEMPT from the deed recording fee because (Exemption n/a) (Explanation, if required: n/a) If exempt, please skip items 4-6 and go to Item #7 of this affidavit.

4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
(a)_x__The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of $1,500,000.00
(b) The fee is computed on the fair market value of the realty, which is n/a
(c) The fee is computed on the fair market value of the realty as established for property tax purposes which is n/a

5. Check YES_____or NO__X__to the following: A lien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is n/a.

6. The DEED Recording Fee is computed as follows:
(a)$1,500,000.00 the amount listed in Item #4 above
(b)_____ the amount listed on Item #5 above (no amount, please zero)
(c)$1,500,000.00 subtract Line 6(b) from Line 6(a) and place the result here.

7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as Grantor, Grantee or Legal Representative.

8. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year or both.

Grantor, Grantee or Legal Representative

Print or Type Name Here

SWORN to before me this
07/22/2022

Notary Public for South Carolina
My Commission expires: 7/8/24

MARIA C. ROSENETTE
NOTARY PUBLIC
SOUTH CAROLINA

Request for Planning Commission Agenda Item

To: PLANNING COMMISSION

From: LILI ORTIZ-LUDLUM

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 - MEDWAY AT LAUREL BAY (STRT-26-4)

Background Summary

- ASHFORD DRIVE
- ABNER STREET
- BLUEJACK BEND LANE
- COPPERLEAF TRACE LANE
- WICKERFIELD WAY
- DOVEWICK DRIVE
- GALLBERRY GROVE 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

STREET NAME APPROVAL - NELLO FRD (STRT-26-5)

Background Summary

- AZALEA ARBOR LANE
- WILLOW WIND WAY
- AUTUM GLEN AVENUE
- RIVERSTONE RIDGE ROAD
- MAGNOLIA GROVE LANE
- EVERGREEN RIDGE ROAD
- HARMONY HOLLOW LANE

Financial Impact

Impact if denied

Impact if approved

Department Head: City Administrator:

_____ _____

Signature & Date *Signature & Date*