



**GOOSE CREEK PLANNING COMMISSION MEETING
TUESDAY, AUGUST 5, 2025 • REGULAR MEETING AT 6:00PM
City Hall - 519 N Goose Creek Boulevard**

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 JULY 1, 2025

IV. NEW BUSINESS

- a. MAP AMENDMENT LINDY CREEK ROAD - ANNEXATION/MAP AMENDMENT REQUEST FOR THE AREA IDENTIFIED AS TMS 244-01-04-023 ON LINDY CREEK ROAD, INTO THE CITY OF GOOSE CREEK AND TO ASSIGN A ZONING OF RESIDENTIAL SINGLE FAMILY (RSF)

V. MISCELLANEOUS

- a. PLAT APPROVAL (INFORMATIONAL PURPOSES ONLY)

VI. GENERAL PUBLIC COMMENTS

VII. CLOSING REMARKS & ADJOURNMENT



Request for Planning Commission Agenda Item

To: Planning Commission

From: Lili Ortiz-Ludlum, Administrative Assistant

Please check one box

☐ Regular Meeting

☐ Special Meeting

☐ Work Session

Please check one box, if applicable

☐ Ordinance

☐ Resolution

☐ Proclamation

☐ Request to
Purchase

Ordinance/Resolution Title

PLANNING COMMISSION MEETING JULY 1, 2025

Background Summary

Financial Impact

Impact if denied

Impact if approved

Department Head:

City Administrator:

Signature & Date

Signature & Date

**MINUTES
CITY OF GOOSE CREEK
PLANNING COMMISSION
TUESDAY, JULY 1, 2025, 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; Lisa Burdick; Gena Glaze; Anthony Jenkins; Nick Matthews

Absent: Heather Byrd; Josh Lilly

Staff Present: Kendra Wise, Planning and Zoning Director; Emma Hall, Planner II

II. PUBLIC MEETING: APPROVAL OF AGENDA

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

Discussion: None.

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

III. APPROVAL OF MINUTES

a. PLANNING COMMISSION MEETING JUNE 5, 2025

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

Discussion: None.

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

IV. NEW BUSINESS

a. MAP AMENDMENT LINDY CREEK ROAD - ANNEXATION/MAP AMENDMENT REQUEST FOR THE AREA IDENTIFIED AS TMS 244-01-04-037 ON LINDY CREEK ROAD, INTO THE CITY OF GOOSE CREEK AND TO ASSIGN A ZONING OF CONSERVATION (C).

Director Wise presented staff report. The applicant, Stanley Martin Homes LLC Etal, is requesting to annex and assign zoning from Berkeley County Manufactured Residential (R2) to City of Goose Creek Conservation (C). The proposed use is open space and infrastructure. Staff's recommendation is for approval. The applicant was present to answer questions from the Commission.

Motion: A motion was made to recommend the request for a map amendment to assign a zoning of Conservation (C) for the area identified as TMS 244-01-04-037 on Lindy Creek Road into the City of Goose Creek. **Moved by** Commissioner Burdick; **Seconded by** Commissioner Jenkins.

Discussion: None.

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

- b. MAP AMENDMENT NELLO DRIVE - ANNEXATION/MAP AMENDMENT REQUEST FOR THE AREAS IDENTIFIED AS TMS 235-14-04-030, 235-14-04-036 AND 235-14-04-040 ON NELLO DRIVE, INTO THE CITY OF GOOSE CREEK AND TO ASSIGN A ZONING OF FLEXIBLE REVIEW DISTRICT (FRD)

Director Wise presented the staff report. The applicant, Wofford Stribling with STYO Development, on behalf of property owners David Brown, Gerald and Mary Lincoln, and Robert Chamberlain Chesnut for RCC Properties LLC, is requesting to annex and assign zoning from Berkeley County Single Family Residential (R1) to City of Goose Creek Flexible Review District (FRD).

The proposed use is for residential. The new development would be comprised of 75 single family residential units. The lot area minimum for the units would be 2,800 square feet. In addition, the site plan includes multi-use trails, a park, playground equipment, a pavilion, and a dog park. The development would establish an HOA to maintain all trails, storm systems, ponds, landscaping, parks/open space, roads, and associated improvements that are not to be maintained by public entities and/or landowners.

Staff's recommendation is for denial. The City of Goose Creek Comprehensive Plan (Amended February 13, 2024) has the subject parcels designated as Low-Density Residential. The applicant presented his request to the Commission and answered questions from the board. The Commission shared concerns pertaining to parking, ownership of the roads, and pedestrian safety.

Motion: A motion was made to recommend the map amendment request for the areas identified as TMS 235-14-04-030, 235-14-04-036 and 235-14-04-040 on Nello Drive, into the City of Goose Creek and to assign a zoning of Flexible Review District (FRD) with the following conditions:

1. Widen Nello Drive North of Elrod Drive to match the existing Nello Drive cross section all the way to ten feet past the proposed tie-in of the northern connection.
2. Add a crosswalk at Nello Drive and Elrod Drive with street lighting.
3. Use a minimum of SCDOT pavement markings within the subdivision.
4. Consolidate the double crosswalks at the southern entrance or add in Rectangle Rapid Flashing Beacons (RRFB).
5. Collect traffic data in 2025 or later at all associated streets and roads to inform the traffic impact analysis that will be required.

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

Discussion: Commissioner Jenkins inquired if the conditions made in the motion are a standard requirement in any development. Ms. Wise stated these might be outside our scope of regular land development regulations, but they could be recommendations of a traffic impact study.

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

- c. STREET NAME APPROVAL - WINDSOR MILL VILLAGE (SHAMUS STREET, SARDINE WAY, MACALLUM DRIVE, VINITA LANE, VALENTINO BOULEVARD, BELLA AVENUE and BEATRIX DRIVE)

Motion: A motion was made to approve the street name provided. **Moved by** Commissioner Jenkins; **Seconded by** Commissioner Matthews.

Discussion: None

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

V. MISCELLANEOUS

a. PLAT APPROVAL (INFORMATIONAL PURPOSES ONLY)

- CARNES CROSSROADS - COLERIDGE DRIVE
- BERKELEY FARMS - SUBDIVISION PLAT

VI. GENERAL PUBLIC COMMENTS

No public comments were made.

VII. CLOSING REMARKS & ADJOURNMENT

Ms. Wise thanked the Commissioners for being present at the meeting given the holiday later that week.

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

Discussion: None.

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

Chairperson Edwards adjourned the meeting at approximately 7:15 p.m.

Date: _____

Judie Edwards, Chair



Request for Planning Commission Agenda Item

To: CITY OF GOOSE CREEK PLANNING COMMISSION

From: ALEXIS KISER, 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 LINDY CREEK ROAD - ANNEXATION/MAP AMENDMENT REQUEST FOR THE AREA IDENTIFIED AS TMS 244-01-04-023 ON LINDY CREEK ROAD, INTO THE CITY OF GOOSE CREEK AND TO ASSIGN A ZONING OF RESIDENTIAL SINGLE FAMILY (RSF)

Background Summary

This item previously came before Planning Commission on June 3, 2025 and was unanimously voted (6-0) to recommend approval. Due to an error on the adopting ordinance, this item must be reviewed again by Planning Commission and City Council.

Financial Impact

NA

Impact if denied

NA

Impact if approved

NA

Department Head:

City Administrator:

Signature & Date

Signature & Date



Planning Commission

August 5, 2025, at 6:00 PM

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

Annexation/Zoning Map Amendment 210 Lindy Creek Road

Tax Map:	244-01-04-023
Proposal:	Annex and assign zoning from Berkeley County Residential Single Family (R1) to City of Goose Creek Residential Single Family (RSF)
Applicant:	Stanley Martin Homes on behalf of Perlmutter Martin et al Trustees
Acreage:	+/- 0.20 acres
Current Use:	Vacant
Proposed Use:	Single Family Residential
Land Use Classification:	Low-Density Residential
Current Zoning:	Berkeley County Residential Single Family (R1)
Proposed Zoning:	Residential Single Family (RSF)
Staff Recommendation:	Approval

PLANS, POLICIES, AND LAND USE

The City of Goose Creek Comprehensive Plan (Amended February 13, 2024) has the subject parcel designated as Low-Density Residential. The Comprehensive Plan (February 13, 2024) describes this designation as areas that will be developed in both new areas and existing neighborhoods that promote a sense of community.

The Land Use Section of the Comprehensive Plan designates emphasizes the annexation of donut holes in existing residential areas.

ZONING DISTRICT SUMMARY

A vicinity zoning map is provided in the packet. This parcel is located on Lindy Creek Road. The Future Land Use for the surrounding parcels is Low-Density Residential. Surrounding properties are zoned Goose Creek Residential Mixed (RM). This portion of Lindy Creek Road is owned and maintained by SCDOT.

STAFF RECOMMENDATION

Staff recommends approval of the annexation and to assign of zoning of Residential Single Family (RSF) to this parcel given the Future Land Use designation and the zoning of surrounding parcels.

LINDY CREEK ROAD (Berkeley S-1216)

Annual Average Daily Traffic	250
Functional Class	Urban -- Local
Number of Lanes	2
Pavement Surface Type	Asphalt

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 of 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 of that lot, piece or parcel of land situate, lying and being in the County of Berkeley, State of South Carolina, and known and designated as **Lot 29, Block S**, on a plat of Beverly Hills Subdivision bearing the legend, "BEYERLY HILLS SUBDIVISION BERKELEY COUNTY SC", by Thomas E. Young, Sr., Surveyor, dated May 28, 1968, and recorded in the Office of the Register of Deeds for Berkeley County, in **Plat Book R, at Page 181**, which plat is made a part and parcel of this description.

Berkeley County TMS: 244-01-04-023

Property Address: 210 LINDY CREEK RD

Proposed Zoning: Residential Single Family (RSF)

Attachments: Property Deed and Plat.

Henry Yaschik Dynasty Trust, 56 Queen Street, Charleston, SC 29401

Street Address, City, State, Zip Code

Thomas Ervin

- DocuSigned by:

Thomas Ervin

—07B572DCFFFC4CD

4/30/2025 | 6:46 AM PDT

Print Name _____

Signature _____

Date _____

For Municipal Use:

Petition received by Alexis Kiser, Date 5/12/2025

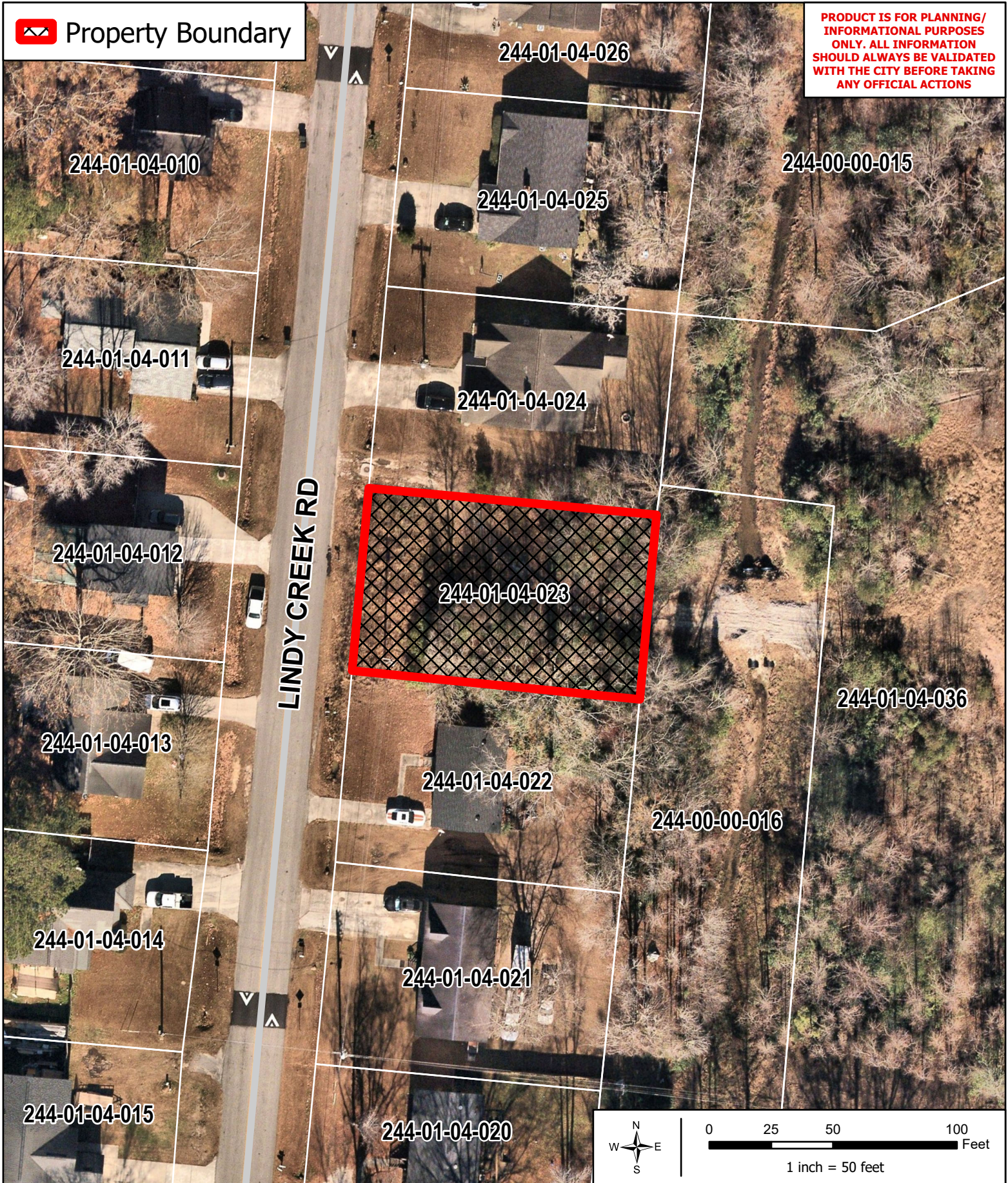
Description and Ownership verified by Alexis, Date 5/12/2025

By: Harv C. Bue, Date 5/12/2025



Property Boundary

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



**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: 244-01-04-023

Vicinity Map



Property Boundary



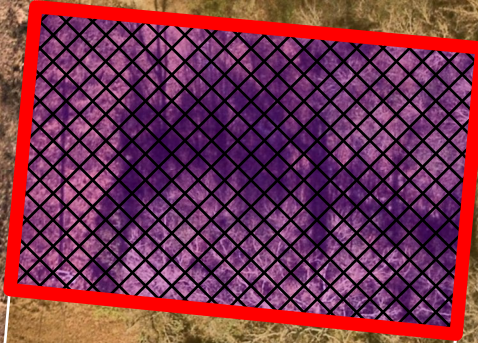
Goose Creek Zoning



Berkeley County Zoning

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LINDY CREEK RD



0 25 50 100 Feet

1 inch = 50 feet



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City of Goose Creek

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

TMS: 244-01-04-023

Zoning Map



Property Boundary

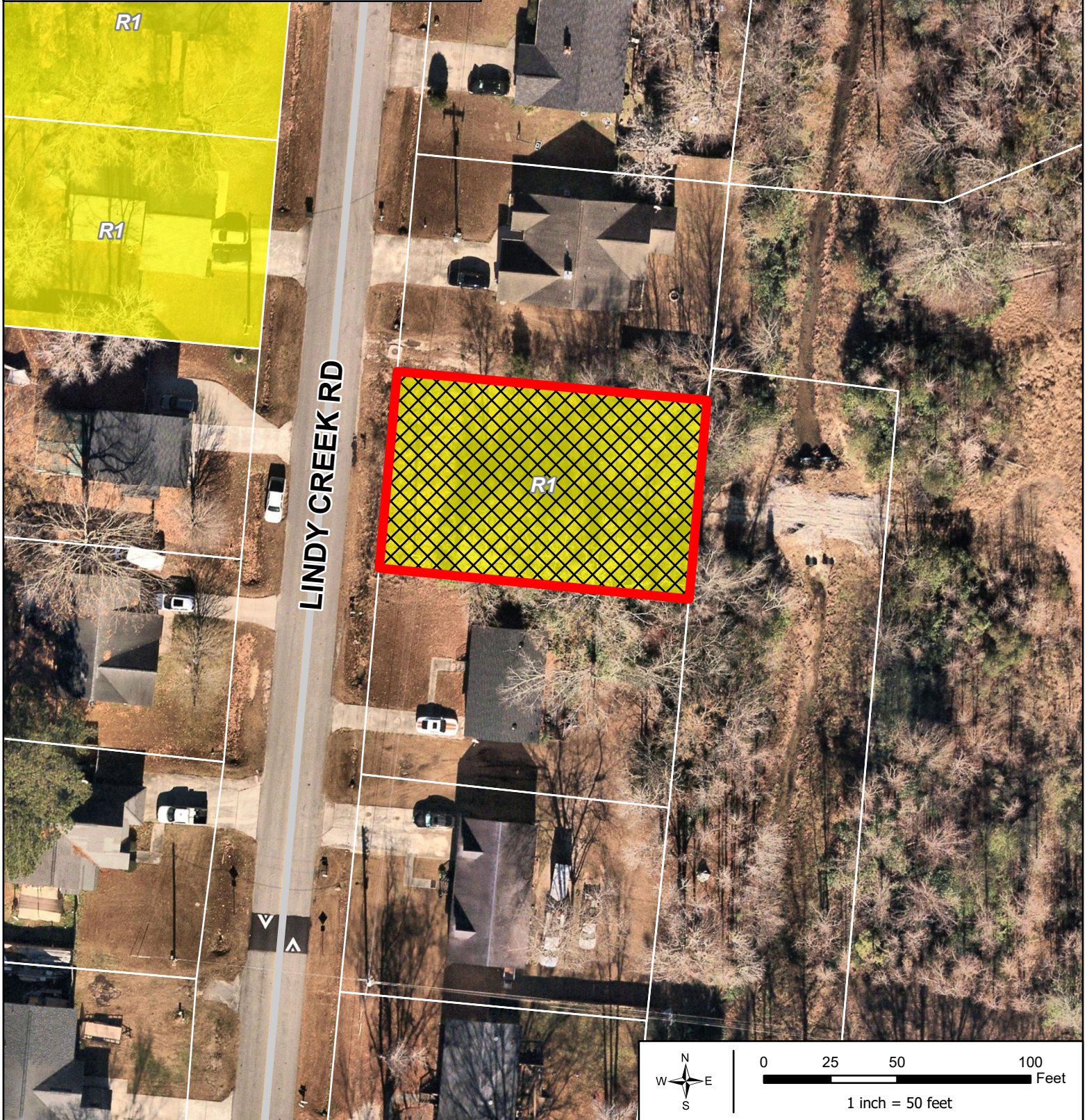


R1 (Single Family Residential)



R2 (Manufactured Residential)

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(843) 797 - 6220 Ext. 1132

TMS: 244-01-04-023

Berkeley County Zoning



Property Boundary

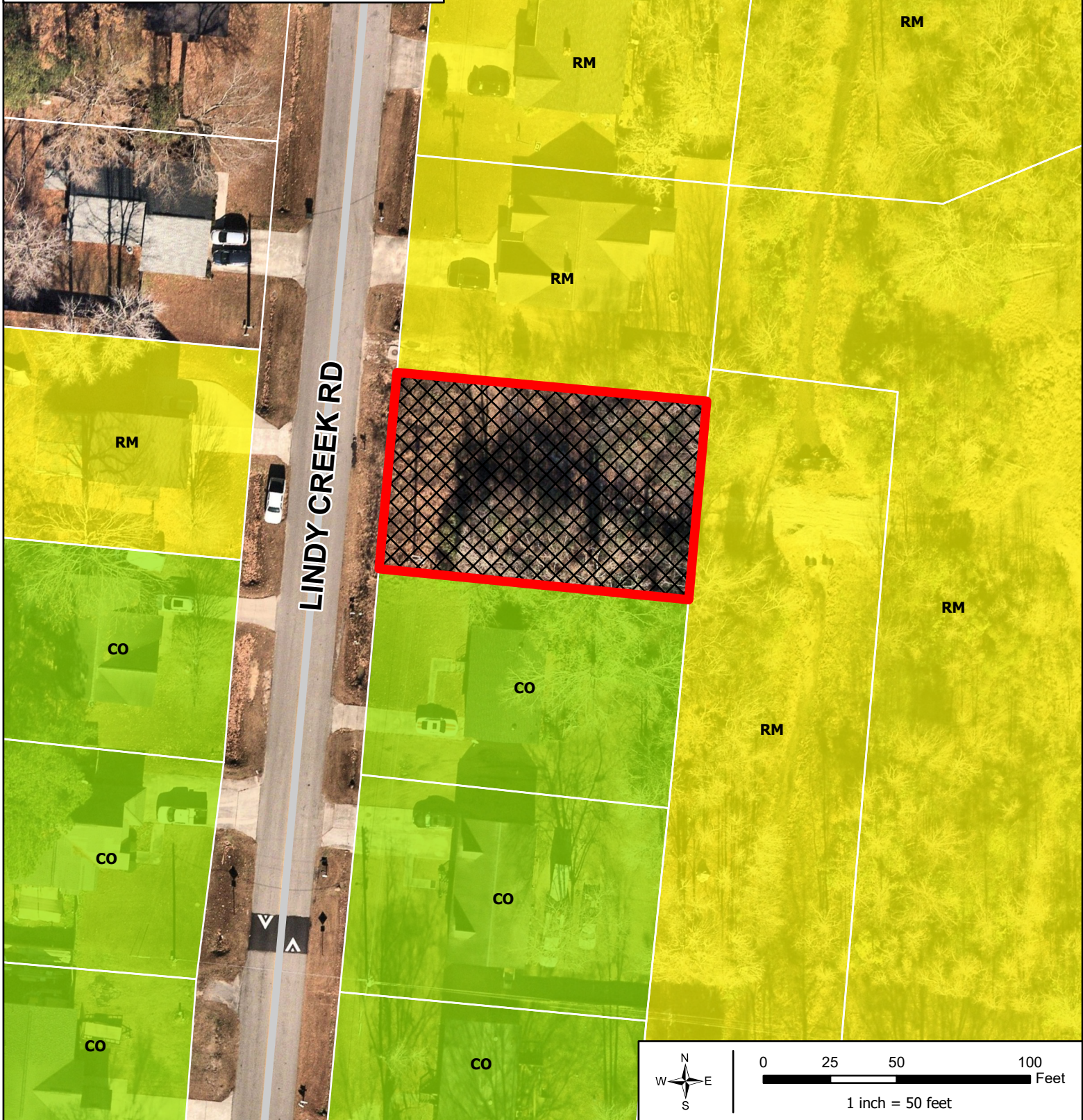


CO (Conservation)



RM (Residential Mixed-Use)

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

TMS: 244-01-04-023

Goose Creek Zoning



Property Boundary



Conservation/Recreation



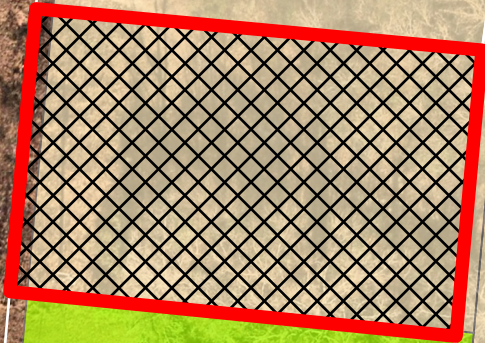
Low-Density Residential



Medium-Density Residential

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LINDY CREEK RD



0 25 50 100 Feet

1 inch = 50 feet



**CREEK
COMPASS**
City of Goose Creek

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519 N. Goose Creek Boulevard
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(843) 797 - 6220 Ext. 1132

TMS: 244-01-04-023

Future Land Use

4.2: Table of Permitted Uses

USE BY ZONING DISTRICT	C	RSF	RM	VN	GC	EC	LI	HI		SPECIFIC STANDARD
Agricultural										
Plant Agricultural	P					P	P	P		
Community Garden	C	C	C	C	C	C	C	C		
Indoor Food Production				S	P	P	P	P		
Civic, Institutional & Public										
Cemetery	S	S	S		S		P	P		
College/University				P	P	P				
Community Center		S	P	P	P	P				
Government Office				P	P	P	P			
Hospital				P	P	P				
Library/Museum/Cultural Facility		C	C	P	P	P	S			
Medical or Dental Clinic			S	P	P	P	P			
Membership Organization Facility			S	P	P	P	P			
Nursing Care Facility				P	P					
Parking Lot				C	C	C	C	C		
Parks & Open Space	C	C	C	C	C	C	C	C		
Park & Ride				P	P	P	P	P		
Public Safety Facility	P	P	P	P	P	P	P	P		
Religious Institutions		S	S	P	P	P	P			
School, Business or Trade				P	P	P	P	P		
School, Pre-K – 5th	S	S	S	P	P	P				
School, 6th- 12th		S	S	P	P	P				
Social Service Facility				P	P	P	P			
Utilities, Major		S	S	S	S	S	P	P		
Utilities, Minor	P	P	P	P	P	P	P	P		
Wireless Communication	S			S	S	S	S	S		
Wireless Communication (Small Cell)	C	C	C	C	C	C	C	C		See §152
Wireless Communication (Stealth)	S			S	S	S	S	S		
Industrial, Manufacturing, Processing	C	RSF	RM	VN	GC	EC	LI	HI		
Industrial, Artisan				C	C	C	C			
Industrial, Heavy								S		
Industrial, Light						P	P	P		
Research/Laboratory Facility				P	P	P	P	P		
Warehouse/Distribution					S	P	P	P		
Refuse Processing/Recycling Facility							S	C		
Residential & Group Living	C	RSF	RM	VN	GC	EC	LI	HI		
Continuing Care Retirement			S	C	C					
Cottage Neighborhood		C	C							
Dwelling, Accessory		C	C							

Dwelling, 1 Unit, detached		P	P							
Dwelling, 1 Unit, attached		P	P							
	C	RSF	RM	VN	GC	EC	LI	HI	C	
Dwelling, 2 Unit			P							
Dwelling, 3-4 Units			P							
Dwelling, 5-8 Units			S							
Dwelling, Mixed Use				P		S				
Dwelling, Townhouse			C	S		S				
Group Residence				S	S					
Residential Care Facility				S	S					
Retail, Service & Office	C	RSF	RM	VN	GC	EC	LI	HI		
Adult Business					S		S	S		
Animal Care				S	C	C	C	C		
Banquet Hall				S	S	S				
Beer/Wine/Liquor Sales				P	P					
Day Care Center				C	C	C				
Drinking Establishment				S	S	S				
Drive-Through Facility					C	C	C			
Entertainment Facility, Indoor				S	P	S				
Entertainment Facility, Outdoor				S	S	S	S			
Funeral Services					P		P			
Gas Station/Convenience Store				S	P	S	S			
Home Occupation		C	C	C	C	C				
Hotel				C	C	C				
Non-Depository Credit Institution					C		C	C		
Pawn Shop				S	S					
Performing Arts Center				P	P	P				
Personal Care & Services				P	P	P				
Private Club/Lodge				S	P	P	P			
Professional Offices				P	P	P	P			
Restaurant				P	P	P	P			
Retail, General				P	P	P	P			
Retail, Intermediate				S	P	P	P			
Retail, Heavy					P	P	P			
Self-Storage Facility					S		C	C		
Short-Term Rental										
Staple Food Store			C	C	C	C	C	C		
Tattoo/Piercing				P	P		P			
Tobacco/Hookah/Vaping				C	C		C			
Vehicle Sales or Rental					C		C			
Vehicle Rental, Truck					C		C	C		
Vehicle Service, Major					S		C	C		
Vehicle Service, Minor					C		C	C		
Vehicle Service, Commercial							P	P		

* It is recognized that this Ordinance may require interpretation to assign all possible uses to individual districts. Therefore, any use which is not specifically set forth in this Ordinance shall be reviewed by the Zoning Administrator for consistency with the intent set forth in each district and for compatibility with use characteristics typical of uses permitted or not permitted within those districts. Based upon this review, the Zoning Administrator shall determine the appropriate district for any use which is not specifically set forth herein.

LOW-DENSITY RESIDENTIAL



Overview

Low-density residential areas will be developed in both new areas and existing neighborhoods that provide a sense of community. Development will be located where it can be served efficiently by infrastructure, facilities and services, and transportation networks. All development activity will be designed to mitigate adverse impacts on any historic, cultural, and/or natural resources.

Land Uses and Development Types

- Single-family residential detached housing on medium-sized lots (≥ 0.25 acre)
- Neighborhood parks smaller than 5 acres
- Neighborhood-level amenities and recreation
- Neighborhood-level civic and institutional uses (schools, churches, etc.)
- Planned communities and subdivisions housing on larger lots.

Implementation Measures

- Review of architectural and site design standards to encourage better-quality development
- Encourage smart growth and traditional neighborhood development principles, where appropriate
- Complaint-based code enforcement
- Traffic calming, where necessary
- Local streets that connect to collector streets
- Pedestrian amenities such as connected sidewalks and trails
- SUD development

Appropriate Zoning Districts

- RSP Residential Single-Family District





Request for Planning Commission Agenda Item

To: Planning Commission

From: Lili Ortiz-Ludlum, Administrative Assistant

Please check one box

☐ Regular Meeting

☐ Special Meeting

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Please check one box, if applicable

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PLAT APPROVAL (INFORMATIONAL PURPOSES ONLY)

Background Summary

- CARNES CROSSROADS, PARCEL 1, LOT 2 AND WEST TRACT RESIDUAL TO CREATE THE RIGHT-OF-WAY OF 3RD AVENUE AND EXTENSIONS TO CORBIN STREET AND CHARGER DRIVE
- CORRECTIVE FINAL SUBDIVISION PLAT OF THE OAKS PHASE 2

Financial Impact

Impact if denied

Impact if approved

Department Head:

City Administrator:

Signature & Date

Signature & Date