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**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.

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## Annexation/Zoning Map Amendment 210 Lindy Creek Road

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

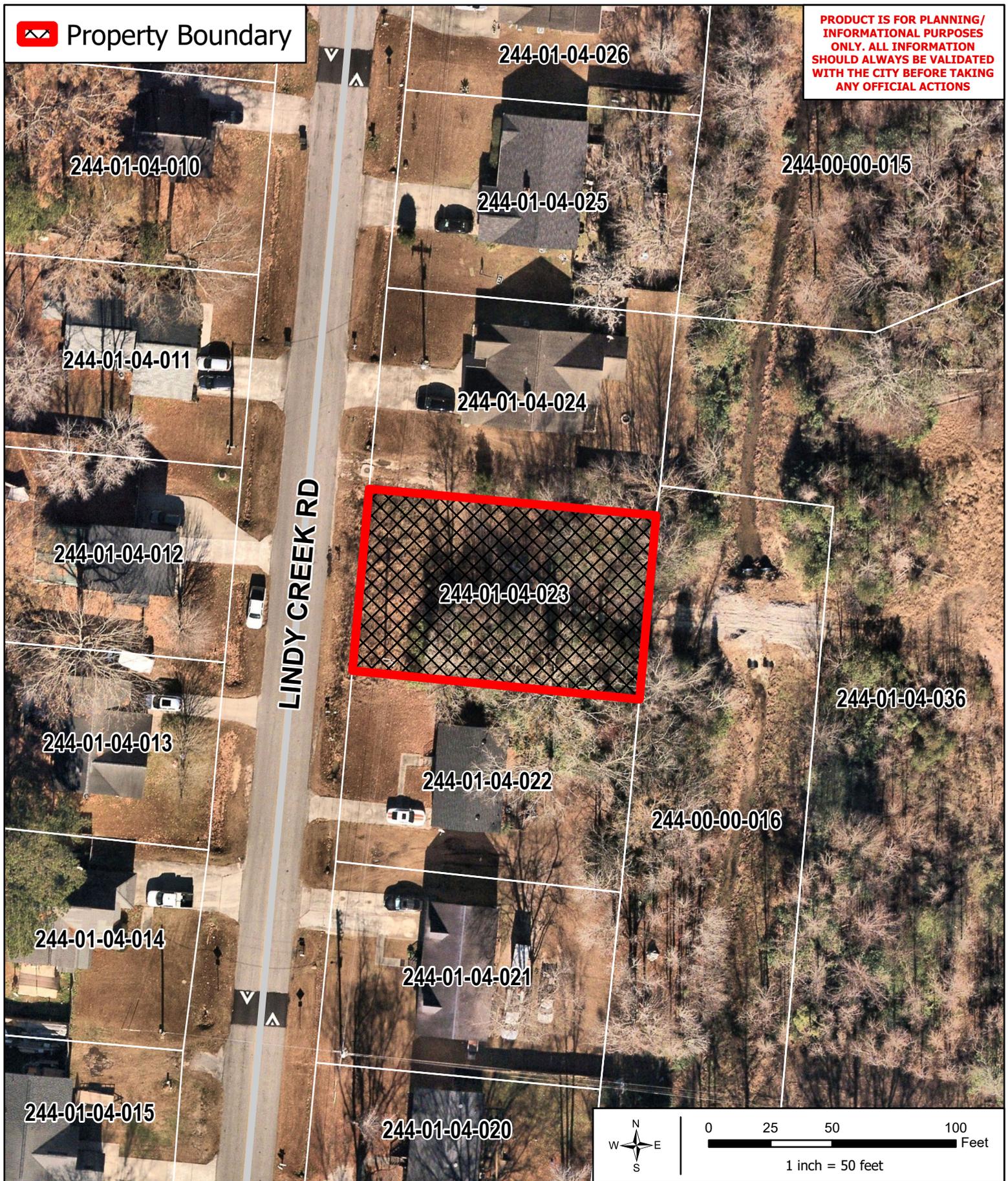
### **LINDY CREEK ROAD (Berkeley S-1216)**

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



 Property Boundary

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



LINDY CREEK RD

244-01-04-010

244-01-04-026

244-00-00-015

244-01-04-025

244-01-04-011

244-01-04-024

244-01-04-012

244-01-04-023

244-01-04-036

244-01-04-013

244-01-04-022

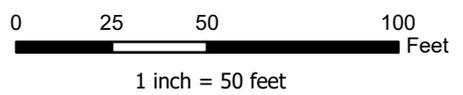
244-00-00-016

244-01-04-014

244-01-04-021

244-01-04-015

244-01-04-020



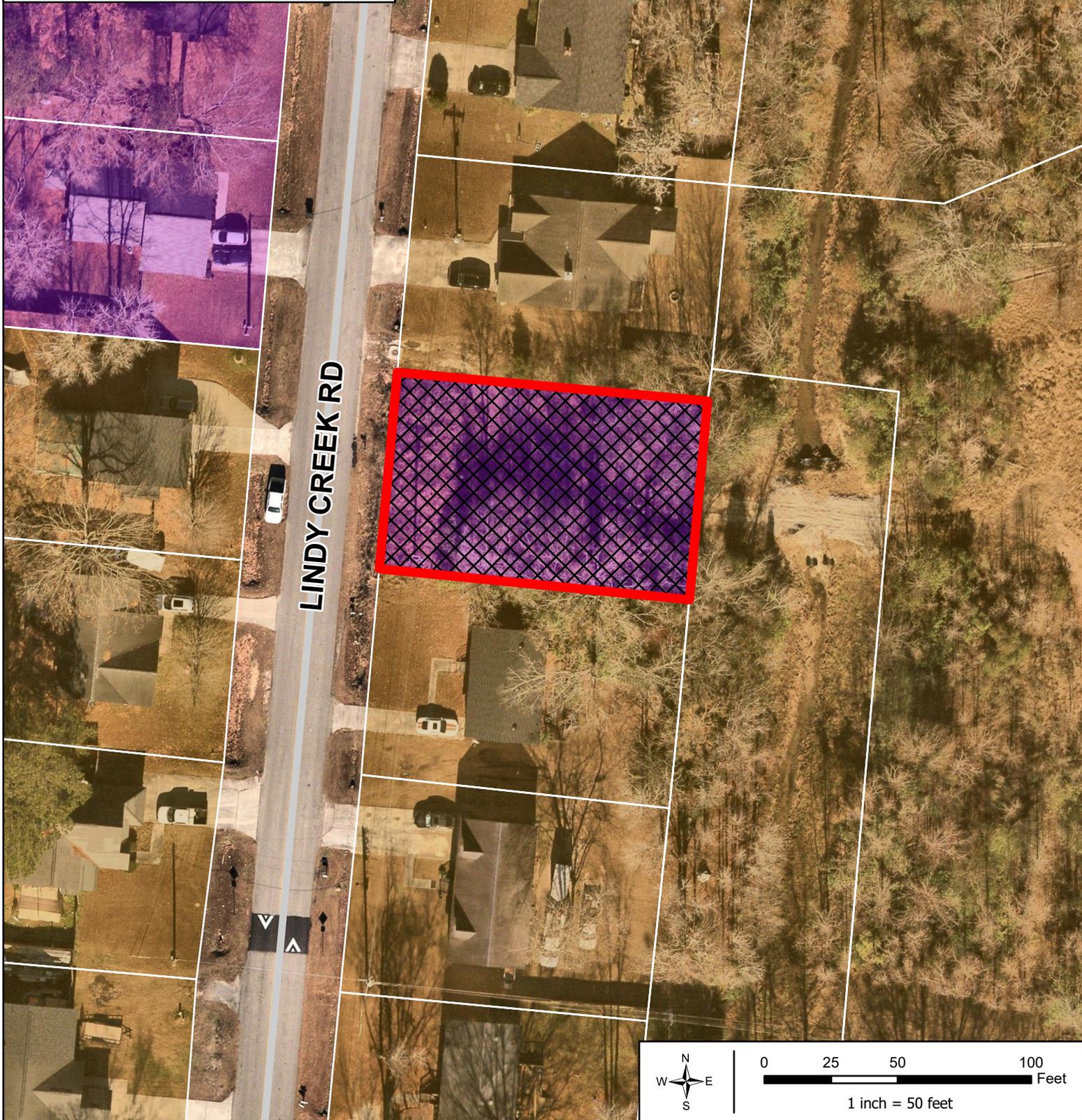
City of Goose Creek GIS Division  
519 N. Goose Creek Boulevard  
Goose Creek, SC 29445  
(843) 797 - 6220 Ext. 1132

TMS: 244-01-04-023

Vicinity Map

-  Property Boundary
-  Goose Creek Zoning
-  Berkeley County Zoning

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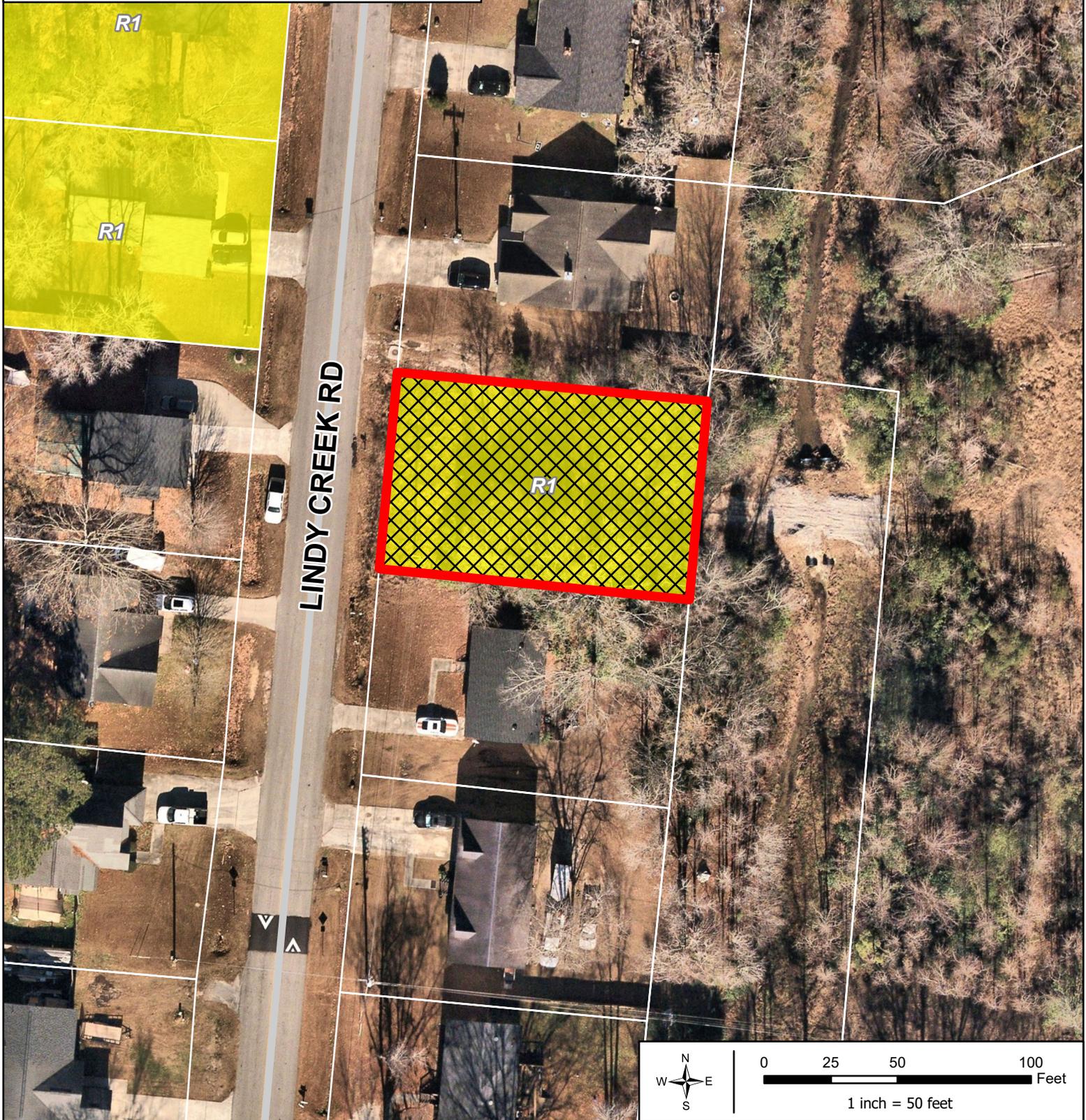
City of Goose Creek GIS Division  
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**TMS: 244-01-04-023**

Zoning Map

-  Property Boundary
-  R1 (Single Family Residential)
-  R2 (Manufactured Residential)

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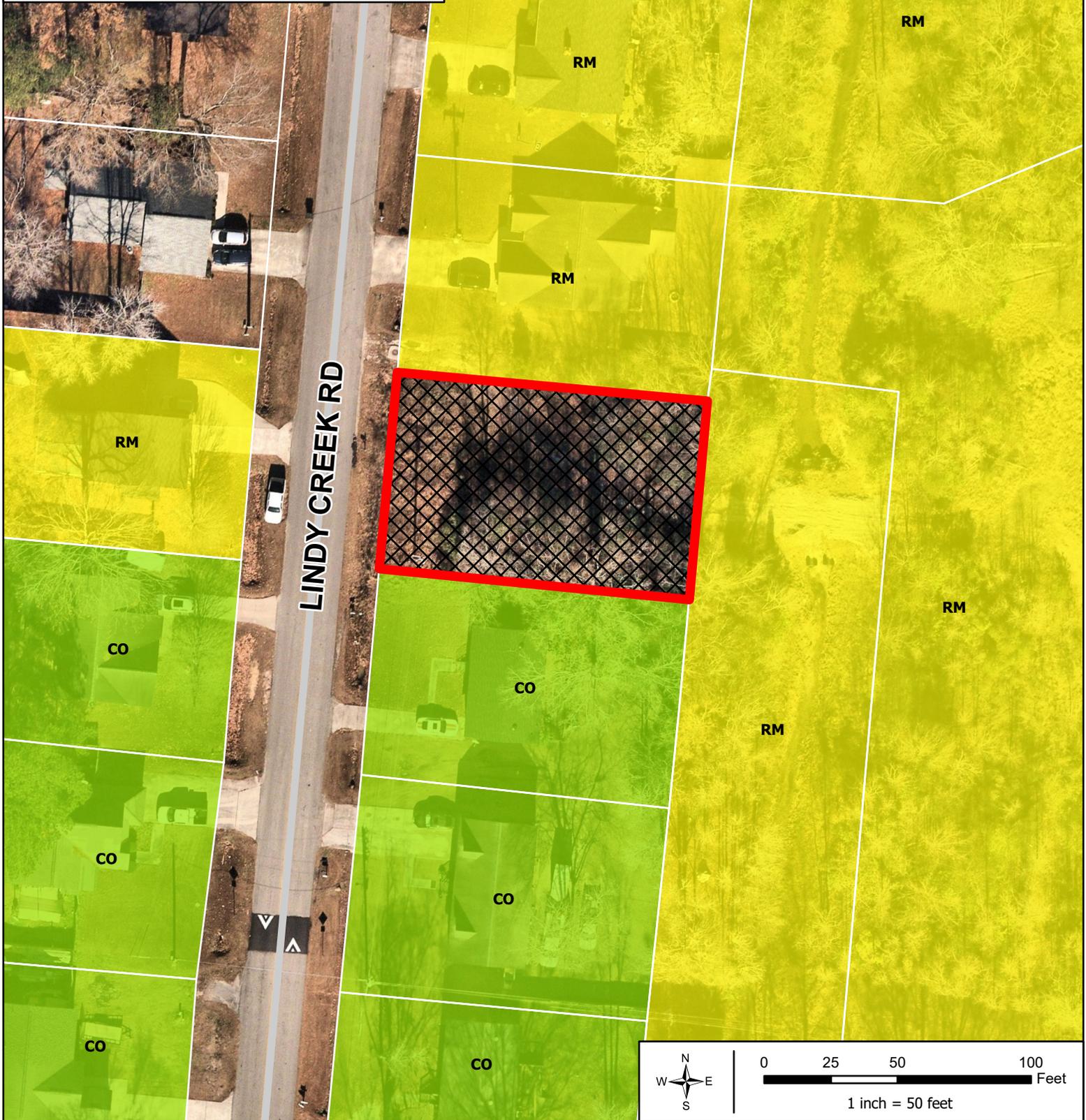
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519 N. Goose Creek Boulevard  
Goose Creek, SC 29445  
(843) 797 - 6220 Ext. 1132

**TMS: 244-01-04-023**

Berkeley County Zoning

-  Property Boundary
-  CO (Conservation)
-  RM (Residential Mixed-Use)

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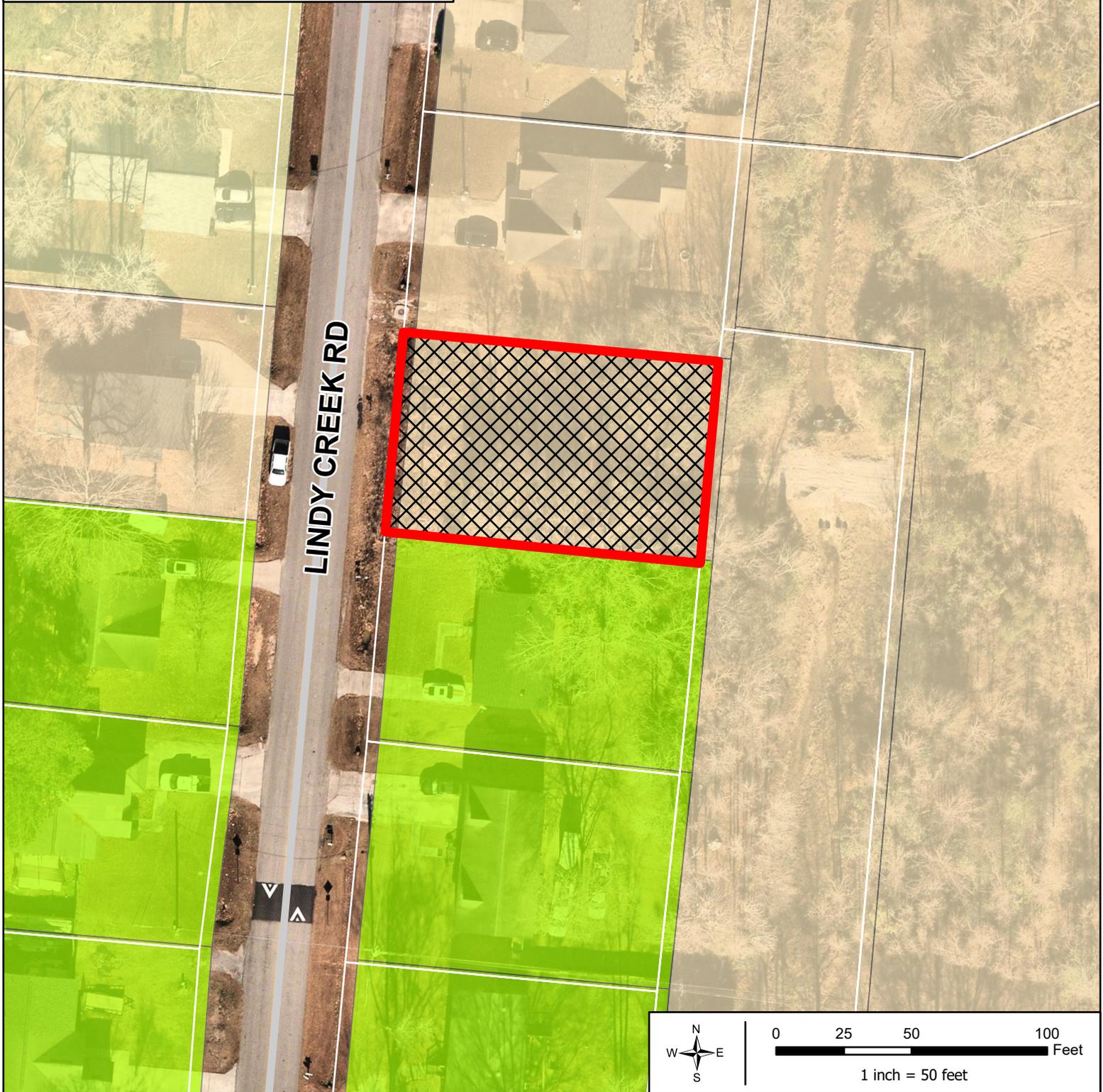
City of Goose Creek GIS Division  
519 N. Goose Creek Boulevard  
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(843) 797 - 6220 Ext. 1132

**TMS: 244-01-04-023**

Goose Creek Zoning

-  Property Boundary
-  Conservation/Recreation
-  Low-Density Residential
-  Medium-Density Residential

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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**

Future Land Use

#### 4.2: Table of Permitted Uses

USE BY ZONING DISTRICT	C	RSF	RM	VN	GC	EC	LI	HI		SPECIFIC STANDARD
<b>Agricultural</b>										
Plant Agricultural	P					P	P	P		
Community Garden	C	C	C	C	C	C	C	C		
Indoor Food Production				S	P	P	P	P		
<b>Civic, Institutional &amp; Public</b>										
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		
<b>Industrial, Manufacturing, Processing</b>										
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		
<b>Residential &amp; Group Living</b>										
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							
	<b>C</b>	<b>RSF</b>	<b>RM</b>	<b>VN</b>	<b>GC</b>	<b>EC</b>	<b>LI</b>	<b>HI</b>	<b>C</b>	
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					
<b>Retail, Service &amp; Office</b>	<b>C</b>	<b>RSF</b>	<b>RM</b>	<b>VN</b>	<b>GC</b>	<b>EC</b>	<b>LI</b>	<b>HI</b>		
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 promote a sense of community. Development will be located where it can be served efficiently by infrastructure, facilities and services, and transportation networks. All development activity will be designed to mitigate adverse impacts on any historic, cultural, and/or natural resources.

### Land Uses and Development Types

- Single-family residential detached housing on medium-sized lots (1.25-40,000)
- Neighborhood parks smaller than 5 acres
- Neighborhood-level amenities and recreation
- Neighborhood-level civic and institutional uses (schools, churches, etc.)
- Planned communities and villages housing on larger lots.

### Implementation Measures

- Review of architectural and site design standards to encourage better-quality development
- Encourage design Council and Traditional Neighborhood Development processes, where appropriate
- Consultant-based code enforcement
- Traffic calming, where necessary
- Land parcels that connect to collector streets
- Pedestrian amenities such as curbside pick-ups and drops
- SUD development

### Appropriate Zoning Districts

- R0F 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

Work Session

*Please check one box, if applicable*

Ordinance

Resolution

Proclamation

Request to  
Purchase

## Ordinance/Resolution Title

PLAT APPROVAL (INFORMATIONAL PURPOSES ONLY)

## Background Summary

- CARNES CROSSROADS, PARCEL 1, LOT 2 AND WEST TRACT RESIDUAL TO CREATE THE RIGHT-OF-WAY OF 3<sup>RD</sup> 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*