



GOOSE CREEK PLANNING COMMISSION MEETING
TUESDAY, SEPTEMBER 2, 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 AUGUST 5, 2025

IV. NEW BUSINESS

- a. ZONING TEXT AMENDMENT - TO AMEND TITLE XV: LAND USAGE, CHAPTER 151: ZONING, SECTION 4.2: TABLE OF PERMITTED USES TO ALLOW "DRIVE THROUGH FACILITY, MICRO" SUBJECT TO CONDITIONS IN THE VILLAGE NODE (VN) DISTRICT

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 AUGUST 5, 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, AUGUST 5, 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; Heather Byrd; Lisa Burdick; Gena Glaze; Josh Lilly

Absent: Anthony Jenkins; Nick Matthews

Staff Present: Alexis Kiser, Special Project Manager; Emma Hall, Planner II; Joseph Morris, Planner II

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 (5-0).

III. APPROVAL OF MINUTES

a. PLANNING COMMISSION MEETING JULY 1, 2025

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 (5-0).

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)

Ms. Kiser presented the staff report. 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.

The applicant, Stanley Martin Homes on behalf of Perlmutter Martin et al Trustees, requested annexation into the City of Goose Creek to be assigned the zoning of Residential Single Family (RSF). Currently, the parcel is located in Berkeley County with the assigned zoning of Residential Single Family (R1). The proposed use is for a single-family residential unit. Staff's recommendation is for approval.

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

Discussion: None.

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

V. MISCELLANEOUS

a. PLAT APPROVAL (INFORMATIONAL PURPOSES ONLY)

- 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

VI. GENERAL PUBLIC COMMENTS

No public comments were made.

VII. 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 (5-0).

Chairperson Edwards adjourned the meeting at approximately 6:05 p.m.

Date: _____

Judie Edwards, Chair



Request for Planning Commission Agenda Item

To: PLANNING COMMISSION

From: KENDRA WISE, PLANNING AND ZONING DIRECTOR

Please check one box

☐ Regular Meeting

☐ Special Meeting

☐ Work Session

Please check one box, if applicable

☒ Ordinance

☐ Resolution

☐ Proclamation

☐ Request to
Purchase

Ordinance/Resolution Title

ZONING TEXT AMENDMENT - TO AMEND TITLE XV: LAND USAGE, CHAPTER 151: ZONING, SECTION 4.2: TABLE OF PERMITTED USES TO ALLOW "DRIVE THROUGH FACILITY, MICRO" SUBJECT TO CONDITIONS IN THE VILLAGE NODE (VN) DISTRICT

Background Summary

Currently, a drive-through facility is not a permitted use in the Village Node (VN) district. The proposed zoning text amendment would add the use of "Drive-Through Facility, Micro" with conditions to the Village Node (VN) district under the Table of Permitted Uses in Section 4.2 of the Zoning Ordinance.

Financial Impact

NA

Impact if denied

NA

Impact if approved

NA

Department Head:

City Administrator:

Signature & Date

Signature & Date

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							
	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	C		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			
<u>Drive-Through Facility, Micro</u>				<u>C</u>						
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		
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.

Drive-Through Facility, Micro. A building 750 square feet or less in size that dispenses food and/or drinks through an attendant window to persons remaining in or on motor vehicles in a designated drive aisle. A walk-up component may be included.

Standards:

- 1. Does not contain an amplified ordering system.**
- 2. Vehicular customer parking shall not be required.**
- 3. A minimum of two (2) bicycle parking spaces required on site.**
- 4. A vehicle stacking and circulation plan shall demonstrate flow and ability to not obstruct drive aisles, sidewalks, or public rights-of-way.**
- 5. A landscaped buffer of at least six (6) feet with plantings or decorative fencings must screen the drive-through lane from adjacent properties or public sidewalks.**
- 6. No portion of a drive-through facility shall be located within one hundred (100) feet of a district zoned Residential Single Family (RSF) or Residential Mixed (RM).**