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**GOOSE CREEK PLANNING COMMISSION MEETING  
TUESDAY, NOVEMBER 4, 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 OCTOBER 7, 2025

**IV. NEW BUSINESS**

- a. MAP AMENDMENT ETIWAN DRIVE - REZONING REQUEST FOR THE PARCEL IDENTIFIED AS TMS# 243-04-00-077 ON ETIWAN DRIVE FROM VILLAGE NODE (VN) AND CENTRAL CREEK DISTRICT (CCD) OVERLAY TO GENERAL COMMERCIAL (GC) AND CENTRAL CREEK DISTRICT (CCD) OVERLAY
- b. MAP AMENDMENT BEVERLY DRIVE - ANNEXATION/MAP AMENDMENT REQUEST FOR THE AREA IDENTIFIED AS TMS 235-13-04-045 ON BEVERLY DRIVE, INTO THE CITY OF GOOSE CREEK AND TO ASSIGN A ZONING OF RESIDENTIAL SINGLE FAMILY (RSF)
- c. STREET NAME APPROVAL - MCCANTS PARK TOWNHOMES

**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 OCTOBER 7, 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, OCTOBER 7, 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; Anthony Jenkins; Josh Lilly; Nick Matthews

**Absent:** None

**Staff Present:** Kendra Wise, Director of Planning and Zoning; Alexis Kiser, Special Projects Manager; Emma Hall, Planner II; John Farrell, 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 Glaze.

**Discussion:** None.

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

**III. APPROVAL OF MINUTES**

a. PLANNING COMMISSION MEETING SEPTEMBER 2, 2025

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

**Discussion:** None.

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

**IV. NEW BUSINESS**

a. MAP AMENDMENT GOOSE CREEK MIXED-USE DESTINATION DISTRICT PD PHASE-2 - REZONING REQUEST FOR THE PARCELS IDENTIFIED AS TMS# 223-00-00-031, 235-00-00-035 (603 NORTH GOOSE CREEK BOULEVARD), and 235-00-00-088 (FORMERLY A PORTION OF 235-00-00-038) FROM VILLAGE NODE (VN) TO PLANNED DEVELOPMENT (PD)

Director Wise presented the staff report. The applicant, Goose Creek Destination District Partners LLC/Jeffrey Roberts, is requesting to rezone 10.17 acres of vacant land from Village Node (VN) to Planned Development (PD). The proposed use is residential and commercial. The subject property is currently zoned Village Node (VN). Properties are located either adjacent to or a part of the City of Goose Creek Municipal Complex.

This proposed PD plan consists of multi-family units complemented by retail and hospitality buildings surrounding a public open space. All buildings will be served by pedestrian sidewalks and surface parking. The multi-family units may be a mix of studio, one-, two- and three-bedroom units. The unit count is currently shown at 54 market rate units. The unit count may fluctuate but in no

event shall the unit count be more than 50 units per acre. Also, the multi-family units may be substituted by use as a hotel, and if so, the unit count for the hotel will not exceed the allowable number of multi-family units. In addition, the current PD plan shows approximately 32,000 square feet of retail and food service space. While the total area of commercial space may fluctuate, the minimum total square feet must be at least 25,000 square feet. Traffic impacts from the PD development will conform to the requirements of SCDOT applicable to access and encroachment onto all adjacent public rights-of-way. Staff's recommendation is for approval. The applicant was present, shared their proposal, and answered questions from the Commission.

**Motion:** A motion was made to approve the map amendment rezoning request of Goose Creek Mixed-Use Destination District PD Phase-2 for the parcels identified as TMS# 223-00-00-031, 235-00-00-035 (603 North Goose Creek Boulevard), and 235-00-00-088 (formerly a portion of 235-00-00-038) from Village Node (VN) to Planned Development (PD). **Moved by** Commissioner Jenkins; **Seconded by** Commissioner Burdick.

**Discussion:** Commissioner Matthews requested staff work with the design team to ensure pedestrian scale lighting is incorporated throughout this project and that intersection lighting is also incorporated to include photometric analysis.

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

## V. MISCELLANEOUS

### a. PLAT APPROVAL (INFORMATIONAL PURPOSES ONLY)

- Final Subdivision Plat for Planet Road Townhomes, Phase 1 (27.73 acres), TMS #222-00-00-026

## VI. GENERAL PUBLIC COMMENTS

No public comments were made.

## VII. CLOSING REMARKS & ADJOURNMENT

Chairperson Edwards inquired if there is a pedestrian path plan in the works that will run down old Moncks Corner Road to the park. Staff stated yes. Commissioner Mathews stated that he would like to see a focus placed on crossings and work to make sure they exceed SCDOT requirements. Chairperson Edwards welcomed John Farrell, as the new Planner II. Ms. Emma Hall shared information about an upcoming Food Forest Event. Commissioner Byrd discussed if Electronic Messaging Boards (EMB) could be allowed in other areas than what the ordinance allows. Director Wise reminded everyone of the training opportunity being offered for all Boards and Commissions.

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

**Discussion:** None.

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

Chairperson Edwards adjourned the meeting at approximately 6:46 p.m.

\_\_\_\_\_  
Judie Edwards, Chair

Date: \_\_\_\_\_





# 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

MAP AMENDMENT ETIWAN DRIVE - REZONING REQUEST FOR THE PARCEL IDENTIFIED AS TMS# 243-04-00-077 ON ETIWAN DRIVE FROM VILLAGE NODE (VN) AND CENTRAL CREEK DISTRICT (CCD) OVERLAY TO GENERAL COMMERCIAL (GC) AND CENTRAL CREEK DISTRICT (CCD) OVERLAY

## Background Summary

The applicant seeks to rezone the parcel identified as TMS# 243-04-00-077 from Village Node (VN) and Central Creek District (CCD) Overlay to General Commercial (GC) and Central Creek District (CCD) Overlay. Vicinity zoning is included in the packet. Staff recommendation is for approval.

## Financial Impact

NA

## Impact if denied

NA

## Impact if approved

NA

Department Head:

City Administrator:

\_\_\_\_\_  
Signature & Date

\_\_\_\_\_  
Signature & Date



# PLANNING COMMISSION

November 4, 2025, at 6:00 PM

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

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## Zoning Map Amendment Etiwan Drive

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|                                 |                                                                                                                                            |
|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Tax Map:</b>                 | 243-04-00-077                                                                                                                              |
| <b>Proposal:</b>                | Rezone from Village Node (VN) and Central Creek District (CCD) Overlay to General Commercial (GC) and Central Creek District (CCD) Overlay |
| <b>Applicant:</b>               | John Tecklenburg on behalf of Leo Colwill/Ottohaus of Charleston                                                                           |
| <b>Acreage:</b>                 | +/- 5.15 acres                                                                                                                             |
| <b>Current Use:</b>             | Vacant                                                                                                                                     |
| <b>Proposed Use:</b>            | Commercial                                                                                                                                 |
| <b>Land Use Classification:</b> | Village Node (Comprehensive Plan)                                                                                                          |
| <b>Current Zoning:</b>          | Village Node (VN) and Central Creek District (CCD) Overlay                                                                                 |
| <b>Proposed Zoning:</b>         | General Commercial (GC) and Central Creek District (CCD) Overlay                                                                           |
| <b>Staff Recommendation:</b>    | Approval                                                                                                                                   |

### PLANS, POLICIES, AND LAND USE

The City of Goose Creek Comprehensive Plan (Amended February 13, 2024) designates this parcel as part of the Village Node District. The purpose of this district is intended to encourage a mixture of residential, commercial, and institutional land uses in a walkable setting.

### ZONING DISTRICT SUMMARY

The subject property is currently zoned Village Node (VN) and is part of the Central Creek District (CCD) Overlay. The parcel is located adjacent to Etiwan Drive and North Goose Creek Boulevard. The neighboring properties include an apartment complex, a place of worship, and an automotive collision repair service provider. Vicinity zoning maps are provided in the packet.

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. The City of Goose Creek Comprehensive Plan (Amended February 13, 2024) includes General Commercial (GC) as a permissible zoning district for this parcel based on the future land use map designation.

**SCDOT ROADWAY INFORMATION SYSTEM:**

ETIWAN DRIVE:

Not Maintained by SCDOT

N GOOSE CREEK BLVD (US-52)

Functional Class: Urban – Principal Arterial - Other

Factored Annual Average Daily Traffic (AADT): 44,900

Pavement Surface Type: Asphalt

**STAFF RECOMMENDATION**

Approval





Property Boundary

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



0 100 200 400 Feet

1 inch = 200 feet



**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

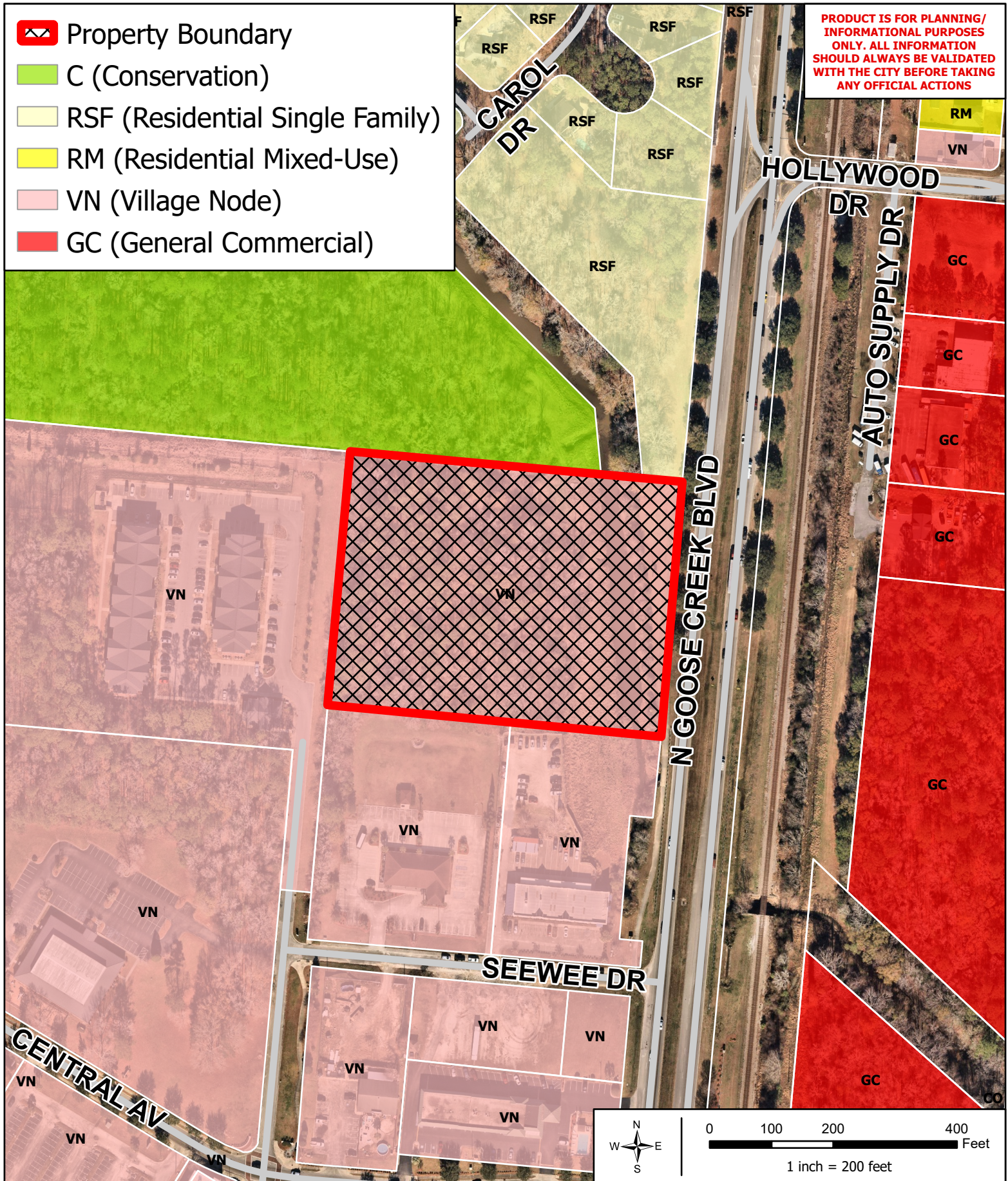
TMS: 243-04-00-077

Vicinity Map



-  Property Boundary
-  C (Conservation)
-  RSF (Residential Single Family)
-  RM (Residential Mixed-Use)
-  VN (Village Node)
-  GC (General Commercial)

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TMS: 243-04-00-077

Goose Creek Zoning





Property Boundary

Commercial District

Conservation/Recreation

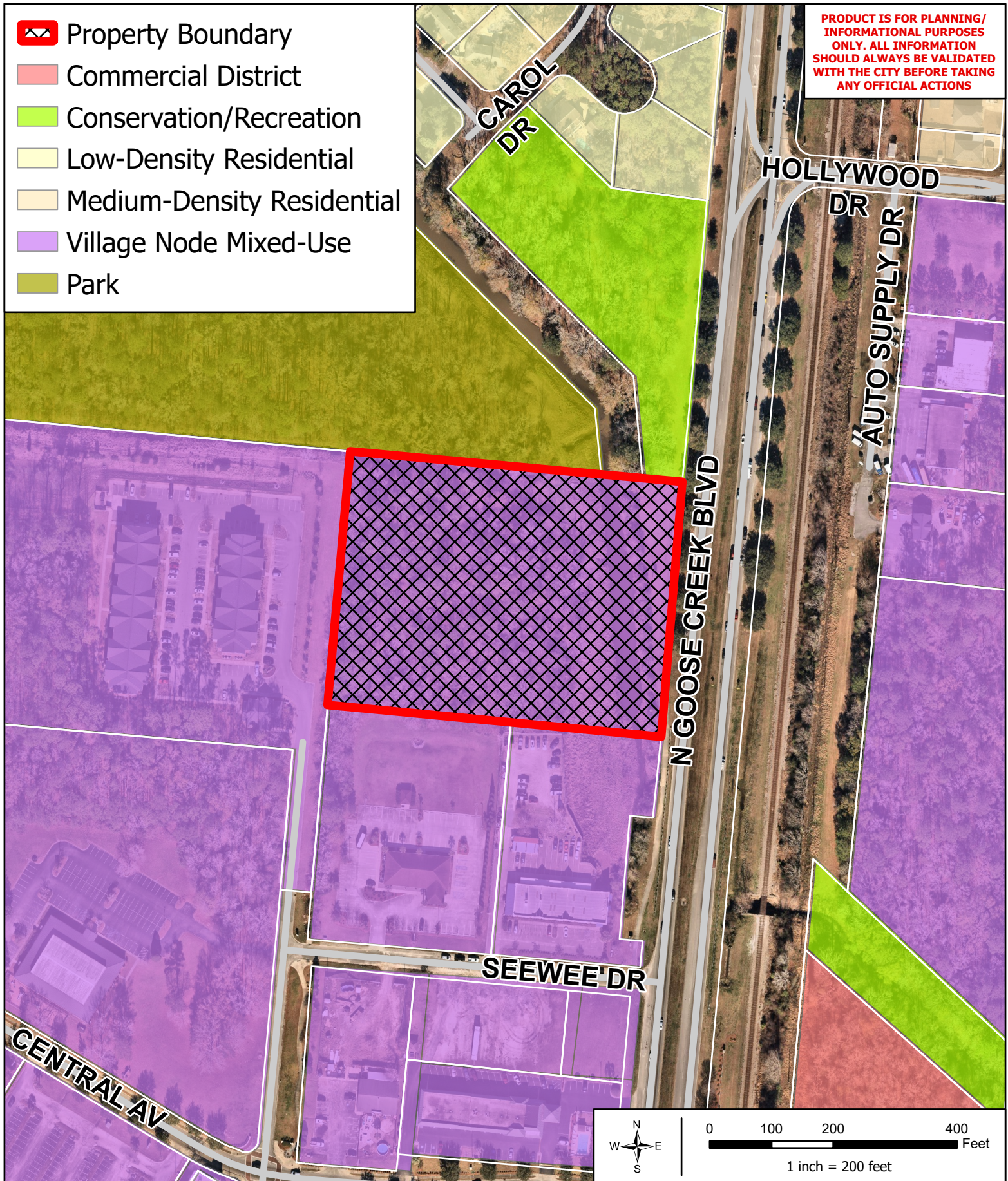
Low-Density Residential

Medium-Density Residential

Village Node Mixed-Use

Park

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TMS: 243-04-00-077

Future Land Use

10





Property Boundary



Central Creek District

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TMS: 243-04-00-077

Central Creek District



# VILLAGE NODE DISTRICT



## Overview

The Village Node District is intended to encourage mixture of residential, commercial, and institutional land uses in a walkable setting. Commercial uses should front existing and future roadways, and uses should be “stacked” to create mixed-use buildings where appropriate. A variety of medium-density residential types will be promoted to attract residents of varying lifestyles and income levels. New development and redevelopment should be careful to respect existing residential areas and civic/ institutional areas in their design. For example, land uses similar in size, scale, intensity, and character are encouraged along the edge of established residential neighborhoods and communities to create a smooth transition. Landscape features and buffers may be used to transition dissimilar land uses with differing levels of size, scale, intensity, and character.

## Land Uses and Development Types

- Townhomes
- Commercial retail (shops, restaurants, etc)
- Service retail (salons, gyms, etc)

- Consumer-facing office (banks, real estate, etc)
- Professional office (medical, legal, etc)
- Mixed-use (i.e. commercial on the bottom, with upper-story office or multi-family units)
- Neighborhood-level or community-level parks
- Amenities and recreation
- Civic and institutional uses (schools, churches, etc)

## Implementation Measures

- A mixed-use zoning district
- Permit mixed-use buildings with conditions
- Prohibit multi-family from being placed directly adjacent to established single-family neighborhoods
- Street design standards for future internal streets lined with sidewalks
- Require inter-parcel connectivity



- Lot consolidation incentives
- Prohibit parcel-wide curb cuts
- Adaptive reuse
- Infill development
- Building performance standards for new construction and rehabilitation of older buildings
- Tax incentives, density bonuses, and an expedited development and site plan review process for new development / redevelopment
- Flexible shared parking standards

## Appropriate Zoning Districts

- GC General Commercial
- VN Village Node District
- PD Planned Development District



#### 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> | <b>C</b> | <b>RSF</b> | <b>RM</b> | <b>VN</b> | <b>GC</b> | <b>EC</b> | <b>LI</b> | <b>HI</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>        | <b>C</b> | <b>RSF</b> | <b>RM</b> | <b>VN</b> | <b>GC</b> | <b>EC</b> | <b>LI</b> | <b>HI</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         |           |           |           |           |           |          |  |
|                                     | <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         | C         |           | 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         |          |  |
| 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.



## Rezone Application

Today's Date 10/1/2025

Please complete and return to [planning-zoning@cityofgoosecreek.com](mailto:planning-zoning@cityofgoosecreek.com)

### Part I. Applicant Information

1. Name John Tecklenburg Company (if applicable) \_\_\_\_\_
2. Address 11 Cunningham Ave City Charleston State SC Zip 29405
3. Phone 843-224-3179 Email johnt@cctre.com
4. Is the applicant the owner of the property? No
5. Please fill out the agent waiver on the back of this application if the applicant is not the owner of the property.

### Part II. Project Information

1. TMS# 243-04-00-077
2. Street Address 0 Central Ave Goose Creek SC 29445
3. Current Use Vacant Land Proposed Use Vehicle Service - Minor
4. Current Zoning Village Node Proposed Zoning General Commercial
5. Total acreage requested to be rezoned 5.15
6. Pursuant to S.C. Code § 6-29-1145, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in the permit? No

### Project Description:

Ottohaus of Charleston, one of the most premiere and upscale vehicle service shops in Charleston, intends to construct a new building to establish their Goose Creek headquarters.

### Part III. Signature and Acknowledgement

I affirm that the information submitted is correct and complete. I understand that any inconsistencies may cause a delay in the review of the appeal.

Applicant signature \_\_\_\_\_

519 N. Goose Creek Blvd. P.O. Drawer 1768 Goose Creek, S.C. 29445 843-797-6220  
[www.cityofgoosecreek.com](http://www.cityofgoosecreek.com)

Effective Date: 3/21/2024



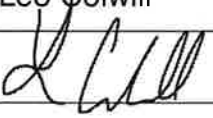


## Rezone Application

### Agent Waiver

I hereby designate John Tecklenburg to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meetings regarding this application.

Print Name: Leo Colwill

Signature: 

Person Completing this Application: John Tecklenburg

Signature of Person Completing this Application: 



# 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 BEVERLY DRIVE - ANNEXATION/MAP AMENDMENT REQUEST FOR THE AREA IDENTIFIED AS TMS 235-13-04-045 ON BEVERLY DRIVE, INTO THE CITY OF GOOSE CREEK AND TO ASSIGN A ZONING OF RESIDENTIAL SINGLE FAMILY (RSF)

## Background Summary

## Financial Impact

## Impact if denied

## Impact if approved

Department Head:

City Administrator:

\_\_\_\_\_  
*Signature & Date*

\_\_\_\_\_  
*Signature & Date*





# Planning Commission

November 4, 2025, at 6:00 PM

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

---

## Annexation/Zoning Map Amendment Beverly Drive

---

|                                 |                                                                                                                                    |
|---------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| <b>Tax Map:</b>                 | 235-13-04-045                                                                                                                      |
| <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>               | Isismar Costa Dutra                                                                                                                |
| <b>Acreage:</b>                 | +/- 0.381 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 Beverly Drive. The Future Land Use for the surrounding parcels is Low-Density Residential. Surrounding properties are zoned Goose Creek Residential Mixed (RM) and Berkeley County Residential Single Family (R1). This portion of Beverly Drive 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.

#### **BEVERLY DRIVE (Berkeley S-519)**

|                              |                   |
|------------------------------|-------------------|
| Milepoint                    | 0.159             |
| Annual Average Daily Traffic | 200               |
| Functional Class             | Urban --<br>Local |
| Number of Lanes              | 2                 |
| Pavement Surface Type        | Asphalt           |



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 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 that certain piece, parcel or lot of land, situate, lying and being in the Town of Goose Creek, Berkeley County, South Carolina, as will be more fully shown as Lot 42, Block H, Beverly Hills Subdivision, Section "A" on a plat entitled "SHOWING THE BOUNDARY OF LOT 2, 0.349 ACRES, AND LOT 42, 0.381 ACRES TMS# 235-13-04-002, PROPERTY OF AND REQUESTED BY STAR DEVELOPERS LLC, BEVERLY HILLS SUBDIVISION, BLOCK "H", LOCATED NEAR THE CITY OF GOOSE CREEK, BERKELEY COUNTY, SOUTH CAROLINA" prepared by Parker Land Surveying, LLC, dated March 18, 2025, and recorded May 15, 2025 in the ROD Office for Berkeley County, S.C., as instrument number 2025015476; and having such size, shape delineations, dimensions, metes and bounds are shown on said plat.

Being a portion of the same property conveyed to Star Developers, LLC by deed of Ernie L. Mixon as Special Referee for Berkeley County dated December 11, 2024 and recorded December 17, 2024 in the ROD Office for Berkeley County in Book RB 5058 at Page 568.

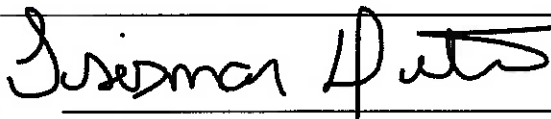
Berkeley County TMS:           235-13-04-045  
 Property Address:               Located on Beverly Drive  
 Proposed Zoning:               Residential Single Family (RSF)

Attachments:                   Property Deed and Plat dated March 18, 2025

113 red cypress drive , goose creek SC 29445

Street Address, City, State, Zip Code

Isismar costa dutra



10-6-2025

Print Name

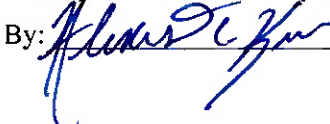
Signature

Date

**For Municipal Use:**

Petition received by Alexis Kiser, Date 10/6/2025

Description and Ownership verified by Alexis Kiser, Date 10/6/2025

By: , Date 10/6/2025





Property Boundary

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

235-13-02-018

235-13-02-057

235-13-02-056

235-13-02-055

235-13-02-054

235-13-02-017

235-13-02-016

BEVERLY DR

235-13-03-041

235-13-04-045

235-13-04-044

235-13-03-040

235-13-04-002

235-13-03-039

235-13-04-004

235-13-03-038

235-13-04-005

VINE ST



0 25 50 100  
Feet

1 inch = 50 feet



**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: 235-13-04-045

Vicinity Map

22





Property Boundary

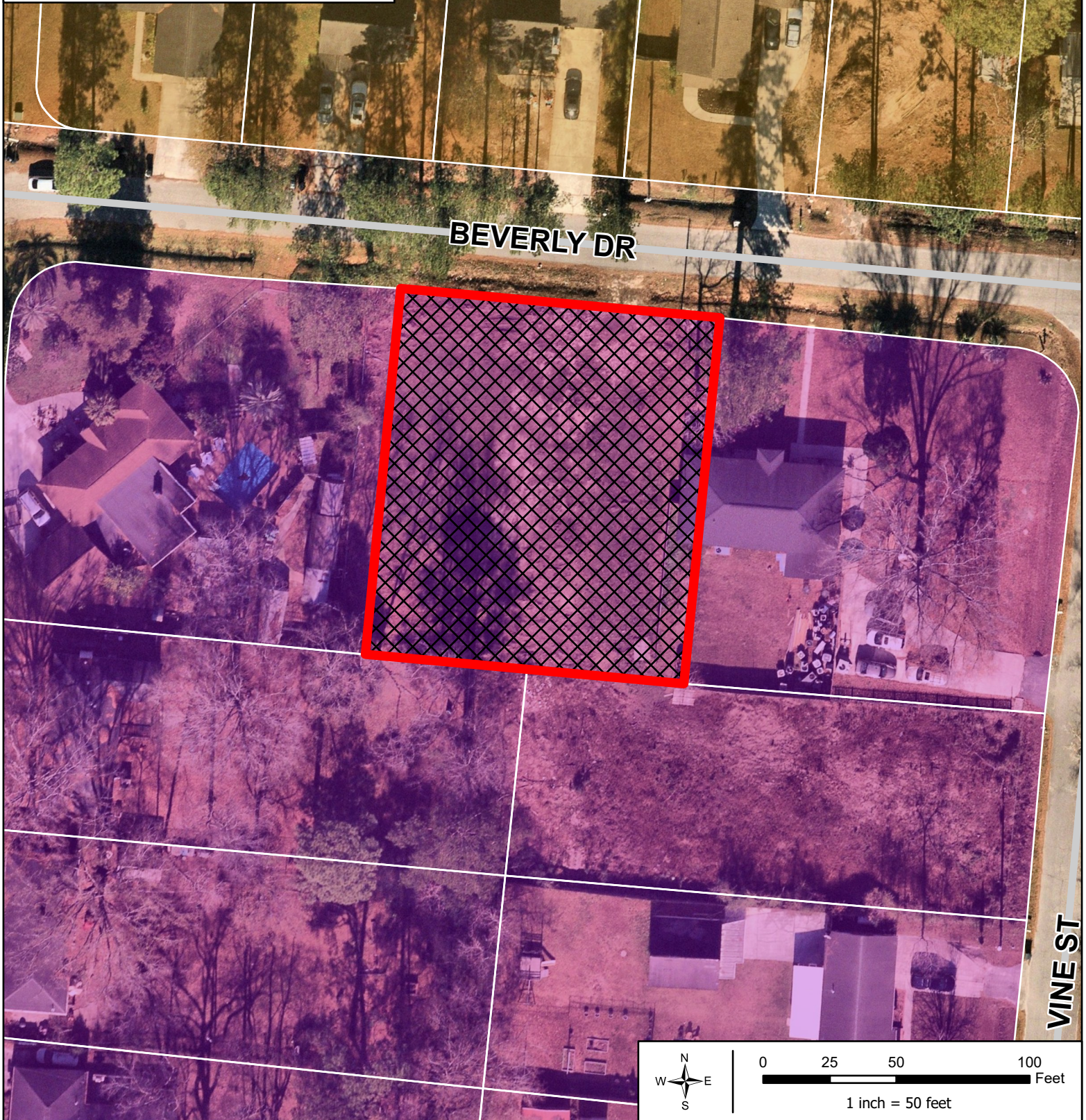


Goose Creek Zoning



Berkeley County Zoning

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**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: 235-13-04-045

Zoning Map

23



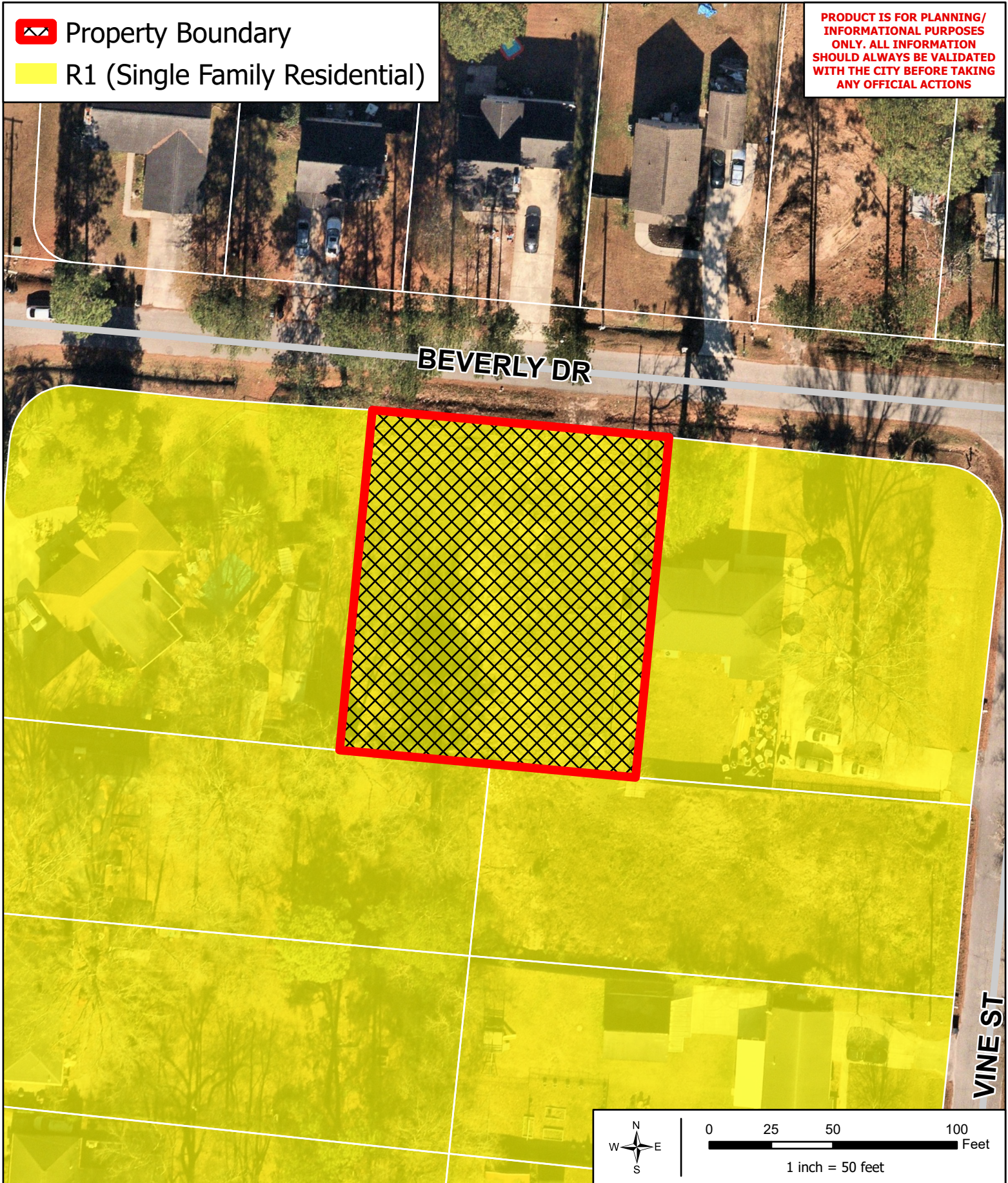


Property Boundary



R1 (Single Family Residential)

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COMPASS**  
City of Goose Creek

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

TMS: 235-13-04-045

Berkeley County Zoning





Property Boundary



RM (Residential Mixed-Use)

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**CREEK  
COMPASS**  
City of Goose Creek

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

TMS: 235-13-04-045

Goose Creek Zoning





Property Boundary



Low-Density Residential



Medium-Density Residential

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BEVERLY DR

VINE ST



0 25 50 100 Feet

1 inch = 50 feet



**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: 235-13-04-045

Future Land Use



## 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





#### 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> | <b>C</b> | <b>RSF</b> | <b>RM</b> | <b>VN</b> | <b>GC</b> | <b>EC</b> | <b>LI</b> | <b>HI</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>        | <b>C</b> | <b>RSF</b> | <b>RM</b> | <b>VN</b> | <b>GC</b> | <b>EC</b> | <b>LI</b> | <b>HI</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         |           |           |           |           |           |          |  |
|                                     | <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         | C         |           | 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         |          |  |
| 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.





# 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 - MCCANTS PARK TOWNHOMES

## Background Summary

- VIZSLA CIRCLE
- CHUKAR STREET
- GROUSE LANE

## Financial Impact

## Impact if denied

## Impact if approved

Department Head:

City Administrator:

\_\_\_\_\_  
*Signature & Date*

\_\_\_\_\_  
*Signature & Date*



# Request for Planning Commission Agenda Item

**To:** Planning Commission

**From:** 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

- BCWS Sewer Easement Plat Showing Portions of The Oaks Phase 2 (TMS# 244-13-01-009, 244-13-01-091, 244-13-01-092, 244-13-01-095, 244-13-01-115, 244-13-01-116, Property of Beazer Homes LLC)
- Boundary Survey of 119 N. Goose Creek Blvd (TMS# 243-08-06-034)

## Financial Impact

## Impact if denied

## Impact if approved

Department Head:

City Administrator:

\_\_\_\_\_  
Signature & Date

\_\_\_\_\_  
Signature & Date