



**GOOSE CREEK PLANNING COMMISSION MEETING
TUESDAY, DECEMBER 5, 2023 • REGULAR MEETING AT 6:00PM
City Hall - 519 N Goose Creek Boulevard**

COMMISSIONERS: CHAIRPERSON JUDIE EDWARDS, VICE CHAIR 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 ORDDER & ROLL CALL

II. PUBLIC MEETING: APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

- a. PLANNING COMMISSION MEETING NOVEMBER 7, 2023

IV. ZONING PUBLIC HEARING

- a. ZONING TEXT AMENDMENT/MAP AMENDMENT - TO REPEAL AND REPLACE IN ITS ENTIRITY TITLE XV: LAND USAGE, CHAPTER 151: ZONING, ADOPT TITLE XV: LAND USAGE, CHAPTER 153: LAND DEVELOPMENT REGULATIONS AND TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF GOOSE CREEK
- b. A RESOLUTION TO AMEND THE CITY OF GOOSE CREEK COMPREHENSIVE PLAN (2021) AND FUTURE LAND USE MAP
- c. MAP AMENDMENT GOOSE CREEK MIXED-USE DESTINATION DISTRICT PD PHASE-1 - REZONING REQUEST FOR THE PARCEL IDENTIFIED AS TMS# 235-00-00-003 (523 NORTH GOOSE CREEK BOULEVARD) FROM GENERAL COMMERCIAL (GC) TO PLANNED DEVELOPMENT (PD)

V. OTHER BUSINESS

- a. ELECTION OF CHAIR AND VICE-CHAIR
- b. 2024 CALENDAR

VI. CLOSING REMARKS & ADJOURNMENT



Request for Planning Commission Agenda Item

To: Planning Commission

From: Lili Ortiz-Ludlum

Please check one box

☐ Regular Meeting

☐ Special Meeting

☐ Work Session

Please check one box, if applicable

☐ Ordinance

☐ Resolution

☐ Proclamation

☐ Request to
Purchase

Ordinance/Resolution Title

PLANNING COMMISSION MEETING NOVEMBER 7, 2023

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, NOVEMBER 07, 2023, 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: Director of Planning and Zoning Kendra Wise; Special Projects Manager Alexis Kiser; Planner II Brenda Moneer

II. PUBLIC MEETING: APPROVAL OF AGENDA

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

Discussion: None.

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

III. APPROVAL OF MINUTES

a. PLANNING COMMISSION MEETING OCTOBER 3, 2023

Motion: A motion was made to approve the minutes from the meeting on October 3, 2023. **Moved by** Commissioner Burdick; **Seconded by** Commissioner Lilly.

Discussion: None.

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

b. PLANNING COMMISSION WORKSHOP MINUTES OCTOBER 11, 2023

Motion: A motion was made to approve the minutes from the meeting on October 11, 2023. **Moved by** Commissioner Glaze; **Seconded by** Commissioner Burdick.

Discussion: None.

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

c. PLANNING COMMISSION WORKSHOP MINUTES OCTOBER 18, 2023

Motion: A motion was made to approve the minutes from the meeting on October 18, 2023. **Moved by** Commissioner Jenkins; **Seconded by** Commissioner Burdick.

Discussion: None.

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

IV. ZONING PUBLIC HEARING

- a. MAP AMENDMENT CROSSWATCH/ANCRUM ROAD/INTERSTATE 26 - ANNEXATION/MAP AMENDMENT REQUEST FOR THE AREA IDENTIFIED AS TMS# 242-00-03-053 AND TMS# 242-00-03-055 LOCATED ON CROSSWATCH DRIVE/ANCRUM ROAD ALONG INTERSTATE 26 INTO THE CITY OF GOOSE CREEK TO ASSIGN A ZONING OF PLANNED DEVELOPMENT (PD)

Commissioner Jenkins recused himself for the two zoning public hearing agenda items. City staff presented the staff report. The applicant requested to annex and to assign zoning of approximately 50.06 acres into the City of Goose Creek as a Planned Development (PD). The PD will include the following uses: Commercial (4.7 acres), Industrial (41.9 acres), and Preservation (2.5 acres). Staff recommended approval for the annexation with the request to assign zoning from Berkeley County General Commercial (GC) and Berkeley County Manufactured Residential (R-2) to Planned Development (PD) district.

The applicant presented and stated that the proposal is primarily industrial outdoor storage with portions being preservation and commercial.

Mr. Alex Irwin spoke in favor of the request. He stated the property has been listed for sale for seven years as there are problems with the site. He stated industrial outdoor storage is the highest and best use of this parcel.

Mr. Roger Cob, Ms. Syrinia Singleton and Ms. Traci Bryant opposed the request. Concerns of contaminated land, an existing cemetery and traffic were shared; opposition for the proposed type of use was also stated. County Councilmen Tommy Newell requested that buffers and improved roads for the area be considered.

The applicant answered questions from the Commission.

Motion: A motion was made to approve the map amendment request for the area identified as TMS# 242-00-03-053 and TMS# 242-00-03-055 located on Crosswatch Drive/Ancrum Road along Interstate 26 into the city of Goose Creek to assign a zoning of Planned Development (PD). **Moved by** Commissioner Byrd; **Seconded by** Commissioner Lilly.

Discussion: Commissioner Burdick shared concerns for the twenty-foot buffer. Ms. Kiser stated this request will be under the current zoning ordinance, not the proposed future ordinance. Commissioner Lilly shared concerns about traffic.

Vote: All in favor. The motion carried (6-0).

Amended

Motion: A request to amend the current motion to include a traffic study to extend to I-26 and incorporate Hwy 78/Ladson Road and College Park Road intersection and to increase the buffer to 75-feet buffer and a six-foot tall opaque barrier. **Moved by** Commissioner Glaze; **Seconded by** Commissioner Matthews.

Discussion: None

Vote: All in favor. The motion carried (6-0)

Amended

Motion A request to strike the following language: The developer may reduce or omit the buffer in the future based on cultural resources survey. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Burdick.

Discussion: None

Vote: All in favor. The motion carried (6-0).

- b. A RESOLUTION TO AMEND THE CITY OF GOOSE CREEK COMPREHENSIVE PLAN (2021) FUTURE LAND USE MAP TO INCLUDE TMS# 242-00-03-053 AND TMS# 242-00-03-055 INTO THE CITY OF GOOSE CREEK.

City staff recommended approval of this Resolution to amend the Comprehensive Plan (2021) Future Land Use Map to assign the designated future land use classification of Employment Center to parcels identified as TMS# 242-00-03-053 and TMS# 242-00-03-055.

No one from the public spoke in favor or in opposition of this request. The Commission had no questions.

Motion: A motion was made to approve a resolution to amend the City of Goose Creek Comprehensive Plan (2021) Future Land Use map to include TMS# 242-00-03-053 and TMS# 242-00-03-055 into the City of Goose Creek. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Burdick.

Discussion: None.

Vote: All in favor. The motion carried (6-0).

V. NEW BUSINESS

Ms. Wise stated for the record that Commissioner Jenkins is rejoining the Planning Commission at this time for the remaining agenda items.

- a. STREET NAME APPROVAL FOR PARCEL TMS# 235-00-00-049

Planning Commission approval was requested for one of the following street names for a multifamily community located off Henry Brown Jr. Blvd.: Payton Circle, Spivey Circle, Henry Station Circle, Hyde Circle, and Tributary Circle.

Motion: A motion was made to approve Spivey Circle. **Moved by** Commissioner Jenkins; **Seconded by** Commissioner Matthews.

Discussion: None.

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

b. STREET NAME APPROVAL FOR PARCEL TMS# 234-08-00-018 (CENTRAL CREEK)

Planning Commission approval was requested for the Central Creek development of both proposed street names: Central Creek Drive and Old Creek Court.

Motion: A motion was made to approve Central Creek Drive and Old Creek Court. **Moved by** Commissioner Burdick; **Seconded by** Commissioner Byrd.

Discussion: None.

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

c. STREET NAME APPROVAL FOR PARCEL TMS# 244-09-02-008 (AVALON POINT)

Planning Commission approval was requested for the Avalon Point development of all proposed street names: Stone Crest Drive, Valor Drive, Finster Alley, and Gretels Alley.

Motion: A motion was made to approve all proposed street names for the Avalon Point development. **Moved by** Commissioner Jenkins; **Seconded by** Commissioner Matthews.

Discussion: None.

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

VI. CLOSING REMARKS & ADJOURNMENT

Ms. Wise thanked everyone for completing training. She reminded everyone that the next Open House would take place at City Hall on November 8, 2023, from 11am – 1pm and 5pm – 7pm. She thanked everyone that came out to the last Open House. Ms. Kiser stated she had 950 respondents for the Bike and Ped Safety Survey.

Chairperson Edwards adjourned the meeting at approximately 7:58 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

ZONING TEXT AMENDMENT/MAP AMENDMENT - TO REPEAL AND REPLACE IN ITS ENTIRITY TITLE XV: LAND USAGE, CHAPTER 151: ZONING, ADOPT TITLE XV: LAND USAGE, CHAPTER 153: LAND DEVELOPMENT REGULATIONS AND TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF GOOSE CREEK

Background Summary

The Comprehensive Plan (2021) recommended rewriting the Zoning Ordinance. The City's current ordinance was written 1985 and contains many contradictions as a result of decades of amendments. For the past two years city staff has worked with other professionals to modernize the Zoning Ordinance so that it is fair, predictable, and accessible while reflecting our community's current and future needs, values, and aspirations.

Staff has led two Planning Commission Workshops, presented at three City Council Workshops, and held four public open houses. Staff has worked to incorporate comments from Commissioners, City Council, and the Public.

Financial Impact

Impact if denied

Impact if approved

Department Head:

City Administrator:

Signature & Date

Signature & Date

Chapter 151: Zoning

Section One: Introductory Provisions

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Section Two: Administration

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- [2.2: Planning Commission](#)
- [2.3: Board of Zoning Appeals](#)
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Section Three: Zoning Districts

- [C: Conservation District](#)
- [RSF: Residential Single-Family District](#)
- [RM: Residential Mixed District](#)
- [VN: Village Node District](#)
- [GC: General Commercial District](#)
- [EC: Employment Campus District](#)
- [LI: Light Industrial District](#)
- [HI: Heavy Industrial District](#)
- [PD: Planned Development District](#)
- [NSAC: Naval Support Activity Charleston](#)
- [RBD: Red Bank District Overlay](#)
- [CCD: Central Creek District Overlay](#)

Section Four: Use & Standards

- [4.1: Principal Uses](#)
- [4.2: Table of Permitted Uses](#)
- [4.3: Accessory & Temporary Use](#)

Section Five: Site Development

- [5.1: Trees](#)

[5.2: General Landscaping](#)

[5.3: Site Landscaping](#)

[5.4: Access & Parking](#) [Parking Table](#)

[5.5: Open Space](#)

Section Six: Signs

- [6.1: Purpose](#)
- [6.2: Definitions](#)
- [6.3: General Provisions](#)
- [6.4: Prohibited Signs](#)
- [6.5: Signs for Which a Permit is Not Required](#)
- [6.6: Regulations by Zoning District](#)
- [6.7: Temporary Event Signs and Display of Flags](#)
- [6.8: Nonconforming Signs and Permission](#)
- [6.9: Calculation of Display Area for Signage](#)
- [6.10: Sign Table](#)

Section Seven: Nonconformities & Enforcement

- [7.1: Nonconformities](#)
- [7.2: Enforcement](#)

Section Eight: Definitions & Measurements

- [8.1: Rules of Interpretation](#)
- [8.2: Definitions](#)
- [8.3: Measurements](#)

Section Nine: Form, Design & Operational Standards

Section One: Introductory Provisions

1.1: Title, Purpose, & Applicability

- (A) **Title.** This Ordinance shall officially be known and cited as “The City of Goose Creek Zoning Ordinance,” and hereinafter referred to as “this Ordinance.”
- (B) **Statutory Authority.** The City Council is authorized to adopt this Ordinance in accordance with the enabling authority in Sec. 6-29-310 et. seq S.C. Code of Laws, 1976, as amended, and including all provisions located elsewhere in the Code citing any applicable authority. Whenever any provision of this Ordinance refers to or cites a section of the Code of Laws of South Carolina and that section is later amended, this Ordinance shall be deemed amended to refer to the amended section.
- (C) **Purpose of this Ordinance.** The purpose and intent of this Ordinance is to guide development in accordance with the City’s Comprehensive Plan and existing and future needs of the City in order to protect, promote, and improve the public health, safety, morals, convenience, order, appearance, prosperity, and general welfare. This Ordinance is enacted and designed to exercise the full range of authority available to the City in accordance with state law to:
- (1) Provide for adequate light, air, and open space;
 - (2) Prevent the overcrowding of land, to avoid undue concentration of population, and to lessen congestion in the streets;
 - (3) Facilitate the creation of a convenient, attractive, and harmonious community;
 - (4) Protect and preserve scenic, historic, or ecologically sensitive areas;
 - (5) Regulate the density and distribution of populations and the uses of buildings, structures and land for trade, industry, residence, recreation, agriculture, forestry, conservation, water supply, sanitation, protection against floods, public activities, and other purposes in a way that maintains strong neighborhoods and protects their character, provides for a broad range of housing choices, and supports greater intensity of development at strategic locations;
 - (6) Facilitate the adequate provision or availability of transportation, police and fire protection, water, sewage, schools, parks and other recreational facilities, affordable housing, disaster evacuation, and other public services and requirements.
 - (7) Secure safety from fire, flood, and other dangers;
 - (8) Facilitate the harmonious, orderly, and progressive development of land within the City that maintains strong neighborhoods and protects their character;
 - (9) Encourage development of land within the City that renders it economically sound;
 - (10) Assure the timely provision of required streets, utilities, and other facilities and services to new land developments;
 - (11) Assure the adequate provision of safe and convenient traffic access and circulation, both vehicular and pedestrian, in and through new land developments that support development patterns that are well connected and support multiple modes of travel;
 - (12) Assure the provision of needed public open spaces and building sites in new land developments through the dedication or reservation of land for recreational, educational, transportation, and other public purposes;

(13) Assure, in general, the wise and timely development of new areas, and redevelopment of previously developed areas in harmony with official community plans for future development; and

(14) Carrying out such other purposes in the public interest as may be specifically cited in this Ordinance.

(D) Applicability. The provisions of this Ordinance apply to the development of any land within the City, unless expressly exempted by a specific section, subsection, or paragraph of this Ordinance. Development shall not occur except in accordance with the requirements of this Ordinance and all other applicable city, state, and federal ordinances, laws, statutes, and regulations. No development shall occur until the required development approvals and permits are obtained in accordance with the requirements of this Ordinance. Zoning permits are good for six months from the date of issuance and may be renewed on a case-by-case basis for good cause. Occupancy permits shall be issued upon approval of the Zoning Administrator and Building Official. Development undertaken without required development approvals and permits is a violation of this Ordinance.

(E) Activities Constituting Development. Unless expressly exempted by this Ordinance, the following activities shall be considered development subject to this Ordinance:

(1) Any construction, reconstruction, erection, installation, placement, relocation, demolition, or alteration in the size or external appearance of a structure;

(2) Any establishment, re-establishment, or change in a use of a structure or land;

(3) Any change in the intensity of the use of a structure or land, such as an increase in:

(a) The number of businesses, establishments, offices, dwelling units, or lodging units comprising the use.

(b) The number of parking spaces or amount of impervious cover.

(c) The number of products or services provided by the use.

(4) Any alteration of the natural topography of land, such as mining, grading, ditching, extracting earth materials, dredging, excavation, filling, or deposition of soil;

(5) Removal of vegetative cover, such as site clearing or the removal of specimen trees or significant stands of trees;

(6) The construction or extension of any utility service line or facility; or

(7) Any subdivision of land.

(F) Homes for the Handicapped Exemption. This Ordinance does not apply to a home providing 24-hour care to nine or fewer mentally or physically handicapped persons, approved and/or licensed, in accordance with Sec. 6-29-770(E), S.C. Code of Laws, 1976, as amended.

(G) Comprehensive Plan. This Ordinance is intended to ensure that all development within the City's jurisdiction is in substantial accordance with the Comprehensive Plan and implements the planning policies adopted as part of the Comprehensive Plan in furtherance of the general health, safety, and welfare of the City's citizens, pursuant to Sec. 6-29-510-540, S.C. Code of Laws, 1976, as amended.

(H) Relationship to Other Laws, Covenants, or Deeds.

- (1)** If a provision of this Ordinance is inconsistent or conflicts with another provision of this Ordinance or with a provision found in other adopted ordinances or codes of the City, the more restrictive provision shall govern unless the terms of the more restrictive provision specify otherwise. The more restrictive provision is the one that imposes greater restrictions or burdens, or more stringent controls.
 - (2)** When there is a conflict between an overlay zoning district and an underlying base zoning district, the provisions of the overlay district shall control. When there is a conflict between provisions of two or more applicable overlay zoning districts, unless otherwise stated in this Ordinance, the more restrictive provision applies.
 - (3)** When it is possible to implement, administer, or construe a particular provision of this Ordinance in more than one way, it shall be implemented, administered, or construed in a way that eliminates or minimizes conflicts with other provisions of this Ordinance.
 - (4)** If the provisions of this Ordinance are inconsistent or conflict with the laws or regulations of the state or federal government, the more restrictive provision shall control, to the extent permitted by law. The more restrictive provision is the one that imposes greater restrictions or burdens, or more stringent controls.
 - (5)** The City shall not be responsible for monitoring or enforcing private easements, covenants, deed restrictions, or other agreements between private parties. Private easements, covenants, and restrictions notwithstanding, all development, unless expressly exempted by this Ordinance, shall comply with or may exceed the minimum requirements of this Ordinance.
 - (6)** In accordance with State Law Sec. 6-29-1145, S.C. Code of Laws, 1976, as amended, application forms and/or instructions for land development permits or approvals other than those authorizing the building or placement of a structure on a tract or parcel of land shall inquire whether the subject tract or parcel of land is restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the proposed activity. If the City has actual notice of such a restrictive covenant, whether from the application or other source, the City shall not issue approval of the permit unless the City receives written confirmation and proof from the applicant that the restrictive covenant has been released for the tract or parcel of land by action of the appropriate authority or property holders, or by court order. The issuance of a development approval or permit does not affect the applicant's obligations under any recorded covenants.
 - (7)** The City of Goose Creek shall notify the commander of the Naval Support Activity Charleston, as required by the Federal Defense Facilities Utilization Integrity Protection Act, as amended, prior to any public hearing regarding zoning and land development within 3,000 feet of the installation. The City shall supply public notice to the commander thirty (30) days prior to the public hearing along with a written report with the findings required in the Act.
- (I) Vested Rights.** A vested right is established in accordance with State Law, Sec. 6-29-1501-1560, S.C. Code of Laws, 1976, as amended, only upon the approval or conditional approval of a site-specific development plan in accordance with the standards and procedures of this Ordinance. A vested right established in accordance with this section is subject to the conditions and limitations

as prescribed by state law. A vested right for a site-specific development plan shall expire two years after vesting. No extensions of the vested right are authorized. Any requests for an extension of a vested right shall be denied. A vested site-specific development plan may be amended if the amendment conforms to or does not cause greater nonconformity with the current provisions of this Ordinance. Approval or conditional approval of an amendment to an established vested right does not reset its expiration period. No vested rights are established for phased development plans, including approved or conditionally approved phased development plans and including phased development plans applicable to property proposed for annexation. An approved or conditionally approved site-specific development plan is required prior to approval with respect to each phase of a phased development plan.

(J) Severability. It is the legislative intent of the City Council in adopting this Ordinance that all provisions shall be liberally construed to implement the City's Comprehensive Plan and guide development in accordance with the existing and future needs of the City as established in the Comprehensive Plan and this Ordinance and to promote the public health, safety, morals, convenience, order, appearance, prosperity, and general welfare of the landowners and residents of the City. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held by a court of competent jurisdiction to be invalid, such decision shall not affect the validity and continued enforcement of any other section, subsection, sentence, clause, or phrase of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and any section, subsection, sentence, clause, and phrase, thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid by a court of competent jurisdiction.

(K) Transitional Provisions.

(1) Effective Date of this Ordinance. This Ordinance was adopted on February 13, 2024, and repeals and replaces Chapter 151 of the Code of Ordinances. This Ordinance became effective on March 18, 2024.

(2) Violations Continue. Any violation of a provision of the Code of Ordinances replaced by this Ordinance shall continue to be a violation under this Ordinance unless the development complies with the express terms of this Ordinance.

(3) Application upon which no final Action Taken.

- (a)** Any development application submitted and accepted as complete before March 18, 2024, but still pending final action as of that date, shall be reviewed and decided in accordance with the regulations in effect when the application was accepted. To the extent such an application is approved and proposes development that does not comply with this Ordinance, the subsequent development, although permitted, shall be nonconforming and subject to the provisions of Section 7: Nonconformities & Enforcement.
- (b)** Completed applications shall be processed in good faith and shall comply with any time frames for review, approval, and completion as established in the regulations in effect at the time of application acceptance. If the application fails to comply with the required time frames, it shall expire, and future development shall be subject to the requirements of this Ordinance.

- (c) An applicant with a pending application accepted before March 18, 2024, may opt to have the proposed development reviewed and decided under the standards of this Ordinance by withdrawing the pending application and submitting a new application in accordance with the standards of this Ordinance.

(4) Approved Applications.

- (a) Any development approvals granted before March 18, 2024, shall remain valid until their expiration date. Developments with valid approvals or permits may be carried out in accordance with the terms and conditions of their approval and the development standards in effect at the time of approval, provided the permit or approval is valid and has not expired. If the prior approval expires or is revoked (e.g., for failure to comply with the terms and conditions of approval), any subsequent development of the site shall not occur until all required development approvals and permits are obtained in accordance with the procedures and standards of this Ordinance.
- (b) To the extent a prior-approved application proposes development that does not comply with this Ordinance, the subsequent development, although permitted, shall be nonconforming and subject to the provisions of Section 7: Nonconformities & Enforcement.

1.2: Zoning Map

(A) Establishment & Maintenance.

- (1) Land subject to this Ordinance is divided into the various base and overlay zoning districts. The location and boundaries of the zoning districts are shown on the Official Zoning Map. The Official Zoning Map, including all its notations, is incorporated herein by reference and made part of this Ordinance. The Official Zoning Map shall be the final authority as to the status of the zoning district classification of land in the City.
- (2) The original and all revised versions of the Official Zoning Map shall be kept on file, in either hardcopy or digital form, in the office of the Zoning Administrator. The Official Zoning Map shall be made available for public inspection at the office of the Zoning Administrator during normal business hours.
- (3) The Zoning Administrator shall enter changes onto the Official Zoning Map within a reasonable period of time after a map amendment is adopted by the City Council. Where the ordinance enacting a zoning district boundary change contains wording explaining or clarifying the location of the new boundary, the Zoning Administrator may enter on the Official Zoning Map notations reflecting the ordinance wording.

(B) Official Zoning Map. In order to carry out the purpose of this Ordinance and to allow a variety of uses in different districts which are appropriate in location, arrangement, and density to the character of the individual districts and the establishment of a well-considered pattern of development for the City of Goose Creek, all real property located within the corporate boundaries of the City of Goose Creek are hereby divided into districts as shown on the Official Zoning Map which, together with all explanatory matter, is incorporated by reference and declared to be a part of this Ordinance.

(C) Interpretation of the Official Zoning Map. The Zoning Administrator is authorized to determine the location of zoning district boundaries. Where uncertainty exists with respect to the boundaries of districts shown on the Official Zoning Map, the following rules shall apply to the interpretation of those boundaries:

- (1)** District boundaries indicated as approximately following the centerlines of streets, highways, alleys, or other public access ways shall be construed to follow those centerlines.
- (2)** District boundaries indicated as approximately following property lines shall be construed as following those property lines. If a subsequent minor adjustment (such as from a court ordered settlement of a boundary dispute or overlap) results in a property line moving ten feet or less, the zoning district boundary shall be interpreted as moving with the property line.
- (3)** District boundaries indicated as approximately following city limits shall be construed as following city limits.
- (4)** District boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.
- (5)** District boundaries indicated as following centerlines of rivers, streams, or other watercourses shall be construed to follow those centerlines.
- (6)** District boundaries indicated as approximately parallel to, or extensions of features identified in subsections above shall be construed to be parallel to or extensions of such features.
- (7)** Insofar as some or all of the various districts may be indicated on the zoning map by patterns that, for the sake of map clarity, do not cover public rights-of-way, it is intended that such district boundaries do extend to the center of the rights-of-way.
- (8)** Where a discrepancy exists between the depictions on the Official Zoning Map and the text of a legal description accompanying an ordinance for zoning map change duly adopted by the City Council, the text of the legal description shall control.

(D) Newly Annexed Land. Any new land annexed into the City of Goose Creek shall be in accordance with a zoning map amendment, and shall be a city zoning district classification that the Planning Commission recommends is consistent with the proposed and existing land uses in the area, relevant Comprehensive Plan policies, and is in the best interest of the City of Goose Creek. The zoning district classification shall be specified in the annexation ordinance considered by the City Council and shall become effective on the effective date of the annexation.

1.3: Amendments.

Map or text amendments may be proposed by the City Council, Planning Commission, City Administrator, or Zoning Administrator. Property owners may request map amendments. If another person or entity is representing the property owner(s) in the amendment request, a notarized letter or affidavit of agency or Power of Attorney, must be submitted with the application.

(A) Application. An application for an amendment shall be filed with the Zoning Administrator, who shall transmit copies thereof to the Planning Commission and to the City Council. A fee established by the City Council shall accompany every application for an amendment. An application deadline

shall be established by the Zoning Administrator giving adequate time for public notice and case summary to be prepared.

(B) Review. Staff shall review the application for completeness, compose a Staff Report, and include a recommendation. The Planning Commission shall review and make recommendations to the City Council on proposed amendments to this Ordinance. The Commission shall make such recommendation within thirty (30) days of the receipt of the application. Upon the expiration of the 30-day time limit, if the Planning Commission has not made a recommendation, the City Council may proceed to act as it deems proper. The approval of an application or an amendment by Council shall be based on two readings via ordinance at least six (6) days apart.

(C) Public Hearing. A public hearing shall be held by the City Council before enacting or amending any zoning regulations or maps. Notices of such shall be handled as follows:

- (1)** The Zoning Administrator shall give notice in a newspaper of general circulation in the City of Goose Creek at least fifteen (15) days before the public hearing. If the proposed amendment is to the Zoning Maps, the notice shall specify the location, current zoning, and proposed zoning of the property involved.
- (2)** At least fifteen (15) days prior to the public hearing, the Zoning Administrator shall cause at least one sign to be posted on, or adjacent to, the property in question (if the application is a proposed map amendment). This sign shall contain the nature of the requested change and time, date, and place of the public hearing, and shall be located so that it is visible from each public thoroughfare that abuts the property. For proposed amendments that involve large areas (ex. corridors, overlay districts, mass re-zoning), the Zoning Administrator shall install multiple signs at strategic locations throughout the proposed amendment area; however, signs will not be placed on each property affected.
- (3)** If there is a list of groups that have expressed an interest in being informed of zoning proceedings, notice of such meetings must be mailed to these groups. Use of email, group postings, webpage may be utilized.

(D) Resubmittal. A map amendment request, which has been denied for the same property or substantially the same property, shall not be resubmitted within twelve months from the date of denial in the same form as previously submitted. This shall not prohibit resubmittal if new facts are uncovered, or a different zoning district requested.

Section Two: Administration

2.1: City Council

(A) Powers and Duties. To exercise its authority in accordance with state law, the City Council shall have the following powers and duties under this Ordinance:

- (1)** To review and decide text amendments, zoning map amendments, planned developments, and development agreements, and to accept or deny acceptance of rights-of-way, when required or voluntarily dedicated on plats or through written documents, prior to recording with the Register of Deeds Office.
- (2)** To establish a schedule of fees and a collection procedure for applications for development approvals and permits reviewed under this Ordinance. The schedule of fees shall be available in the office of the Zoning Administrator and may be altered or amended only by the City Council.
- (3)** To appoint and remove in accordance with state law and this section members of the Planning Commission and Board of Zoning Appeals. In the appointment of members, Council shall consider their professional expertise, knowledge of the community, and concern for the future welfare of the total community and its citizens. Members shall represent a broad cross section of the interests and concerns within the City.
- (4)** To carry out any other powers and duties delegated to it in accordance with state law.

2.2: Planning Commission

(A) Establishment. The Planning Commission is hereby established in accordance with state law under this Ordinance.

(B) Powers and Duties. The Planning Commission shall have the following powers and duties under this Ordinance:

- (1)** To entrust the review of minor/major subdivisions, land development and items outlined in S.C. Code §6-29-540 to the City Planner for approval or denial.
- (2)** To review and make recommendations to the City Council on text amendments, zoning map amendments, Comprehensive Plan elements, planned developments, and development agreements.
- (3)** To review and decide applications for street or road names and appeals of land development (subdivision) decisions/regulations.
- (4)** To carry out any other powers and duties delegated to it in accordance with state law.

(C) Membership and Terms. The Planning Commission shall consist of seven (7) qualified electors appointed by the City Council. No member of the Planning Commission shall hold an elected public office in the City or in the County. Members shall be appointed for three-year terms. Members may continue to serve until their successors are appointed. Members of the Planning Commission on the date this Ordinance is adopted shall continue to serve until their respective terms expire according to the rules in place when they were appointed unless they are removed for cause. The City Council may remove a member of the Planning Commission for cause. Cause may include, but is not limited to, nonattendance at meetings, not maintaining required qualifications, or deemed to adversely affect the public interest. The determination of removal shall be by vote in public session declaring a vacancy in the position without a statement of cause,

after discussion in executive session determining the existence of cause. Vacancies, for whatever reason, shall be filled by the City Council for the balance of an unexpired term.

(D) Officers, Rules of Proceeding, and Meetings. The Planning Commission shall elect one (1) of its members Chair and another Vice-Chair, each for a term of one year. The Planning Commission shall adopt rules for the conduct of business. The Planning Commission shall meet at the call of the Chair and at such regular times as the Commission may determine. Public notice of meetings of the Planning Commission shall be provided in accordance with state law and this Ordinance. A majority of the Planning Commission shall constitute a quorum for the conduct of business. The Chair shall preside over all Commission meetings. The Vice-Chair shall serve as acting chair and preside over Commission meetings in the absence of the Chair. If both the Chair and Vice-Chair are absent, the Planning Commission shall vote to determine who shall serve as acting Chair for the meeting. The Chair, or, in the Chair's absence, the acting Chair, may administer oaths and compel the attendance of witnesses by subpoena. The Planning Commission shall keep minutes of its proceedings in accordance with state law, showing the vote of each member upon each question, or if absent or failing to vote, indicating that fact, and shall keep a record of its resolutions, findings, and determinations, which shall be a public record.

2.3: Board of Zoning Appeals

(A) Establishment. The Board of Zoning Appeals is hereby established in accordance with state law under this Ordinance.

(B) Powers and Duties. The Board of Zoning Appeals shall have the following powers and duties under this Ordinance.

(1) Administrative Appeal. To hear and decide appeals where it is alleged there is error in an order, requirement, decision, or determination made by an administrative official in the enforcement of this Ordinance;

(2) Variance. To hear and decide appeals for variance from the requirements of this Ordinance when strict application of the provisions of this Ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the board makes and explains in writing the following findings:

- (a)** There are extraordinary and exceptional conditions pertaining to the particular piece of property;
- (b)** These conditions do not generally apply to other property in the vicinity;
- (c)** Because of these conditions, the application of this Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
- (d)** The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

(1) The board may not grant a variance, the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land or to change the zoning district boundaries shown on the official zoning map. The fact

that property may be utilized more profitably, if a variance is granted, may not be considered grounds for a variance. Other requirements may be prescribed by this Ordinance.

- (2) In granting a variance, the board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare.

(3) Special Exception. To permit uses by special exception subject to the terms and conditions for the uses set forth for such uses in this Ordinance; and upon a finding that the following standards are met:

- (a) The proposed special exception will not have a substantial adverse impact on vehicular traffic or vehicular and pedestrian safety.
- (b) The proposed special exception will not have a substantial adverse impact on adjoining properties in terms of environmental factors such as noise, lights, glare, vibration, fumes, odors, obstruction of air or light, and litter.
- (c) The proposed special exception will not have a substantial adverse impact on the aesthetic character of the area, to include a review of the orientation and spacing of buildings.
- (d) The proposed special exception will not have a substantial adverse impact on public safety or create nuisance conditions detrimental to the public interest or conditions likely to result in increased law enforcement response.
- (e) The establishment of the proposed special exception does not create a concentration or proliferation of the same or similar types of special exception use, which concentration may be detrimental to the development or redevelopment of the area in which the special exception use is proposed to be developed.
- (f) The proposed special exception is compatible with the general character and purpose of the district and location in which it is proposed.
- (g) The proposed special exception use will comply with all applicable standards for development (municipal, state, federal) as applicable.

(4) To remand a matter to an administrative official, upon motion by a party or the Board's own motion, if the board determines the record is insufficient for review. A party's motion for remand may be denied if the Board determines that the record is sufficient for review. The board must set a rehearing on the remanded matter without further public notice for a time certain within sixty (60) days unless otherwise agreed to by the parties. The board must maintain a list of persons who express an interest in being informed when the remanded matter is set for rehearing and notice of the rehearing must be mailed to these persons prior to the rehearing.

(5) To carry out any other powers and duties delegated to it by the City Council, in accordance with state law.

(6) Appeals to the board may be taken by any person aggrieved or by any officer, department, board, or bureau of the municipality. The appeal must be taken within thirty (30) days from the date the appealing party has received actual notice of the action from which the appeal is taken by filing with the officer from whom the appeal is taken and with the Board of Appeals

notice of appeal specifying the grounds for the appeal. The officer from whom the appeal is taken must immediately transmit to the Board all the papers constituting the record upon which the action appealed from was taken.

- (7) An appeal stays all legal proceedings in furtherance of the action appealed from, unless the officer from whom the appeal is taken certifies to the Board, after the notice of appeal has been filed with him, that by reason of facts stated in the certificate a stay would, in his opinion, cause imminent peril to life and property. In that case, proceedings may not be stayed other than by a restraining order which may be granted by the Board or by a court of record on application, on notice to the officer from whom the appeal is taken, and on due cause shown.
 - (8) The Board must fix a reasonable time for the hearing of the appeal or other matter referred to the Board and give at least fifteen (15) days public notice of the hearing in a newspaper of general circulation in the community, as well as due notice to the parties in interest, and decide the appeal or matter within a reasonable time. At the hearing, any party may appear in person or by agent or by attorney.
 - (9) At least fifteen (15) days prior to the public hearing, the Zoning Administrator shall cause at least one sign to be posted on, or adjacent to, the property in question (if the application is a proposed variance or special exception). This sign shall contain the nature of the request and the time, date, and place of the public hearing, and shall be located so that it is visible from each public thoroughfare that abuts the property.
 - (10) In exercising the above power, the Board of Appeals may, in conformity with the provisions of this chapter, reverse or affirm, wholly or in part, or may modify the order, requirements, decision, or determination, and to that end, has all the powers of the officer from whom the appeal is taken and may issue or direct the issuance of a permit. The Board, in the execution of the duties specified in this chapter, may subpoena witnesses and in case of contempt may certify this fact to the Circuit Court having jurisdiction.
 - (11) All final decisions and orders of the Board must be in writing and be permanently filed in the office of the Board as a public record. All findings of fact and conclusions of law must be separately stated in final decisions or orders of the Board which must be delivered to parties of interest by certified mail.
 - (12) A person who may have a substantial interest in any decision of the Board of Appeals or an officer or agent of the appropriate governing authority may appeal from a decision of the Board to the Circuit Court in and for the County, by filing with the Clerk of the Court a petition in writing setting forth plainly, fully, and distinctly why the decision is contrary to law. The appeal must be filed within thirty days after the decision of the Board is mailed.
 - (13) A request that has been denied cannot be resubmitted within 12 months after denial for the same request unless substantial changes or new information is submitted.
- (C) **Membership and Terms.** The Board of Zoning Appeals shall consist of five (5) qualified electors appointed by the City Council. No member shall hold any other public office or position in the City or County. Members shall be appointed for three-year terms. Members may continue to serve until their successors are appointed. Members of the Board of Zoning Appeals on the date this Ordinance is adopted shall continue to serve until their respective terms expire according to the rules in place when they were appointed unless they are removed for cause. The City Council may remove a member of the Board of Zoning Appeals for cause, after written notice and a public hearing. Cause may include, but is not limited to, nonattendance at meetings. Vacancies, for whatever reason, shall be filled by the City Council for the balance of an unexpired term.

(D) Officers, Rules of Proceeding, and Meetings. The Board of Zoning Appeals shall elect one (1) of its members Chair and another Vice-Chair, each for a term of one year. The Board of Zoning Appeals shall adopt rules for the conduct of business. The Board of Zoning Appeals shall meet at the call of the Chair and at such regular times as the Commission may determine. Public notice of meetings of the Board of Zoning Appeals shall be provided in accordance with state law and this Ordinance. A majority of the Board of Zoning Appeals shall constitute a quorum for the conduct of business. The Chair shall preside over all Board meetings. The Vice-Chair shall serve as acting chair and preside over Board meetings in the absence of the Chair. If both the Chair and Vice-Chair are absent, the Board of Zoning Appeals shall vote to determine who shall serve as acting Chair for the meeting. The Chair, or, in the Chair's absence, the acting Chair, may administer oaths and compel the attendance of witnesses by subpoena. Public notice of all meetings shall be provided by publication in a newspaper of general circulation, and in cases involving variances or special exceptions, conspicuous notice shall be posted on or adjacent to the property affected. The Board of Zoning Appeals shall keep minutes of its proceedings in accordance with state law, showing the vote of each member upon each question, or if absent or failing to vote, indicating that fact, and shall keep a record of its official actions, findings, and determinations, which shall be a public record.

2.4: Staff

(A) Planning and Zoning Authority. The Planning and Zoning Department under the direction of Planning & Zoning Director (Zoning Administrator) is designated to administer, interpret, and enforce all provisions of this Ordinance. The Zoning Administrator may delegate any administrative, decision, or review authority under this Ordinance to any professional-level City Staff member. This Ordinance refers to the person or persons to whom these functions are assigned as the "Zoning Administrator" or "City Planner". The terms "Staff", "Administrator", "Planning Official", and "Planner" may be used interchangeably with the positions "Zoning Administrator" and "City Planner" for the purposes of this Ordinance. The City Administrator shall determine the departmental assignments of these positions.

(B) Powers and Duties. The Zoning Administrator shall have the jurisdiction, authority, and duties described below, including, but not limited to:

- (1)** Any powers and duties delegated to Staff by the Planning Commission per State Law.
- (2)** To enforce, interpret, and administer this Ordinance, receive and review all applications required by this Ordinance, and issue applicable permits.
- (3)** To keep the records of the planning department, including, without limitation, records of: applications; and, reports rendered. The Zoning Administrator shall maintain records of all final determinations, decisions, and recommendations of boards and commission.
- (4)** To maintain the Official Zoning Maps and designate on the Official Zoning Maps all map amendments granted under the terms of this Ordinance.
- (5)** To designate Staff to assist in the daily administration of the duties and responsibilities set forth in this Ordinance.
- (6)** When the interests of the City so require, make investigations in connection with matters referred to in this Ordinance and render action on the same.

- (7) To conduct preliminary consultations with potential applicants regarding development proposals regulated by this Ordinance.
- (8) To issue permits upon a determination that such permit application is in full compliance with all terms and provisions of this Ordinance.
- (9) To serve as Staff and render technical advice on all such matters requiring action by City Council and all boards and commission.
- (10) To review/approve for recording plats and subdivisions of land, and all commercial site plans, which meet all zoning requirements.
- (11) To perform such other duties as may be directed in accordance with the provisions of this Ordinance or the City Administrator.

2.5: Zoning Permit

- (A) **Applicability.** A Zoning permit shall be required prior to any change in use, land disturbance, building permit, construction, or expansion of any building, parking lot, or other facility for which a building permit is required, or placement of any signage.
- (B) **Site Plan.** The applicant shall demonstrate upon application for a zoning permit the ability and intent to meet all zonings standards and documentation requirements via submittal of a site development plan.

2.6: Certificate of Occupancy

- (A) **Applicability.** A developer or other applicant in receipt of a building permit and/or zoning permit shall obtain a certificate of occupancy prior to taking residence or commencing business in the structure for which the permit is received.
- (B) **Purpose.** Application for a certificate of occupancy signals to the Building Official and the Zoning Administrator that construction and site improvements specified in applications for a building permit and a zoning permit are complete or, where allowed, are financially guaranteed.

Section Three: Zoning Districts

(A) Intent

The following districts are hereby established for the corporate limits of the City of Goose Creek, and land within said areas shall be designated on the Official Zoning Map. The regulations set out the district's purpose, the intensity, and dimensional standards applicable in the district. Standards governing development in an overlay zoning district shall apply in addition to, or instead of, the standards governing development in the underlying base zoning district. If the regulations governing an overlay district expressly conflict with those governing an underlying base zoning district, the regulations governing the overlay district shall control, unless expressly stated to the contrary.

[C: Conservation District](#)

[RSF: Residential Single-Family District](#)

[RM: Residential Mixed District](#)

[VN: Village Node District](#)

[GC: General Commercial District](#)

[EC: Employment Campus District](#)

[LI: Light Industrial District](#)

[HI: Heavy Industrial District](#)

[PD: Planned Development District](#)

[NSAC: Naval Support Activity Charleston](#)

[RBD: Red Bank District Overlay](#)

[CCD: Central Creek District Overlay](#)

C: Conservation District

(1) Purpose

The purpose of the Conservation (C) District is to provide land that is undeveloped or developed at a very low density and to conserve land.

(2) Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Section 4: Use & Standards.

(3) Intensity and Dimensional Standards

Standard	All Uses
Lot Area, min. (acres)	N/A
Lot Width, min. (ft.)	N/A
Impervious Surface Ratio, max. (%)	10%
Density, max. (du/acre)	N/A
Front Yard Setback, min. (ft.)	30
Side Yard Setback, min. (ft.)	30
Rear Yard Setback, min. (ft.)	30
Building Height, max. (ft.)	40

RSF: Residential Single-Family District

(1) Purpose

The purpose of the Residential Single-Family (RSF) District is to provide lands that accommodate primarily single-family detached dwellings at moderate densities. The district also accommodates parks and recreation centers. District regulations discourage development that substantially interferes with the quiet residential nature of the district.

(2) Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Section 4: Use & Standards.

(3) Intensity and Dimensional Standards

Standard	All Uses
Lot Area, min. (acres)	7,000
Lot Width, min. (ft.)	60
Lot Depth, min. (ft.)	80
Impervious Surface Ratio, max. (%)	45%
Density, max. (du/acre)	N/A
Front Yard Setback, min. (ft.)	20
Side Yard Setback, min. (ft.)	8
Rear Yard Setback, min. (ft.)	15
Building Height, max. (ft.)	40

RM: Residential Mixed District

(1) Purpose

The purpose of the Residential Mixed District is to provide lands that accommodate a walkable, moderate-density mix of residential development that allows single-family, two-family, townhouse, scaled multi-family dwellings, parks/ recreation, and limited convenience uses.

(2) Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Section 4: Use & Standards.

(3) Intensity and Dimensional Standards

Standard	Single Family	Townhouse	Two-Family	Four Unit	Eight Unit	All Other Uses
Lot Area, min.	5,000	10,000[1] 2,000[2]	7,500	12,000	12,000	5,000
Lot Width, min. (ft.)	50	75[1] 20[2]	50	80	80	50
Lot Depth, min. (ft.)	70	100	80	80	80	70
Impervious Surface Ratio, max.	65%	75%	65%	75%	75%	75%
Density, max. (du/acre)	8	N/A	8	8	8	N/A
Front Yard Setback, min. (ft.)	15	15	15	15	15	15
Side Yard Setback, min. (ft.)	5	0/5/15[3]	10	15	20	10
Rear Yard Setback, min. (ft.)	10	15	15	15	20	10
Building Height, max. (ft.)	40	40	40	40	40	40

[1] Applies to the development lot as a whole rather than individual lots under individual units.

[2] Applies to individual townhouse lots under individual units.

[3] Zero (0) feet minimum between internal units / five (5) feet minimum for each end unit / fifteen (15) feet minimum for each unit abutting any right-of-way.

VN: Village Node District

(1) Purpose

The purpose of the Village Node (VN) District is to provide lands that accommodate a broad range of pedestrian-oriented commercial development in an urban, mixed-use context. The district is intended to accommodate a wide range of residential, civic, and commercial development. Flexibility from conventional use and bulk requirements is provided to promote urban-density and mixed uses within a pedestrian oriented streetscape. Allowed uses include mixed-use, offices, personal services, retail sales and services, and restaurants.

(2) Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Section 4: Use & Standards.

(3) Intensity and Dimensional Standards

Standard		All Uses
Lot Area, min. (acres)		N/A
Lot Width, min. (ft.)		N/A
Impervious Surface Ratio, max. (%)		85%
Density, max. (du/acre)		N/A
Front Yard Setback, min. (ft.)	Min.	10
	Max.	15
Side Yard Setback, min. (ft.)		N/A
Rear Yard Setback, min. (ft.)		N/A
Building Height, max. (ft.)		50

GC: General Commercial District

(1) Purpose

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.

(2) Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Section 4: Use & Standards.

(3) Intensity and Dimensional Standards

Standard	All Uses
Lot Area, min. (acres)	N/A
Lot Width, min. (ft.)	N/A
Impervious Surface Ratio, max. (%)	85%
Density, max. (du/acre)	N/A
Front Yard Setback, min. (ft.)	20
Side Yard Setback, min. (ft.)	N/A
Rear Yard Setback, min. (ft.)	15
Building Height, max. (ft.)	50

EC: Employment Campus District

(1) Purpose

The purpose of the Employment Campus (EC) District is to provide lands that accommodate a mix of employment, research and development, and light industrial development, with an expectation of high-quality design, typically within a campus setting. Development allowed in the EC District includes office, institutional, light industrial, research, and similar employment uses. Allowed uses include trade schools, offices, research and medical laboratories, and medium-intensity manufacturing, as well as uses such as mixed-uses, restaurants, and retail sales and services that are supportive of principal employment-based uses.

(2) Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use & Standards.

(3) Intensity and Dimensional Standards

Standard	All Uses
Site area, min. (acres)	5
Lot Width, min. (ft.)	75
Impervious Surface Ratio, max. (%)	95%
Density, max. (du/acre)	N/A
Front Yard Setback, min. (ft.)	25
Side Yard Setback, min. (ft.)	25
Rear Yard Setback, min. (ft.)	25
Building Height, max. (ft.)	75

(4) General Provisions for Employment Campus District

(A) The EC District is established to provide an aesthetically attractive urban working environment intended to promote desirable economic development activities, including high-technology, research and development, testing, and specialized manufacturing establishments, as well as professional offices and business incubators. The district is also intended to:

- (1)** Encourage compact development, primarily with multi-story buildings.
- (2)** Encourage mixed-use development in appropriate locations.
- (3)** Provide readily accessible services for employees.
- (4)** Improve pedestrian, bicycle, and transit connections to and through employment campuses.
- (5)** Encourage building and site design that advances the City's sustainability goals.
- (6)** Maintain and improve the quality of the natural landscape within employment campuses.
- (7)** Provide appropriate transitions to surrounding land uses.
- (8)** Facilitate preservation, development, or redevelopment consistent with the adopted goals, objectives, policies, and recommendations of the Comprehensive Plan and adopted neighborhood, corridor, or special area plans.
- (9)** Facilitate development with multiple buildings.

(B) Outdoor storage shall be effectively screened with screening between six (6) and eight (8) feet in height. Storage shall not exceed the height of the screening. Storage and loading areas shall be screened from direct view from the street, including views down access driveways. All business activities shall be conducted within completely enclosed buildings, except:

- (1)** Off-Street parking and off-street loading
- (2)** Outdoor display and outdoor storage
- (3)** Temporary outdoor events
- (4)** Outdoor eating, cooking, and service areas associated with food and beverage establishments
- (5)** Solar energy systems and wind energy systems
- (6)** Bicycle-sharing facilities
- (7)** Farmer's markets
- (8)** Outdoor recreation
- (9)** Agricultural activities

(C) Parking Design

- (1)** Off-street parking shall not be located within front or street side yard setbacks but may be located within the rear yard and interior side yard setbacks and the building envelope.

(D) Master Plan. A master plan for each employment campus shall be prepared as part of any rezoning submittal. The plan must be approved by the Planning Commission and include the following:

- (1)** A site plan, including:
 - (1)** Conceptual plan showing lots and approximate building footprints, parking, and service areas.
 - (2)** Landscape plan and landscape design standards.
 - (3)** Street layout and street design standards.
 - (4)** Signage and street graphics standards.
 - (5)** Screening Plan
 - (6)** Stormwater management plan.
- (2)** Plan submittal and review procedures for individual site within the campus.
- (3)** A parking plan, meeting standards of this chapter for automobile and bicycle parking.

- (E)** Design Review. All buildings constructed within the EC District shall be reviewed and approved by Staff.
- (F)** Changes to the master plan. No alteration of an approved Master Plan shall be permitted unless approved by the Planning Commission, provided, however, the Zoning Administrator may approve minor alterations that are consistent with the concept approved by the Planning Commission.

LI: Light Industrial District

(1) Purpose

The purpose of the Light Industrial (LI) District is to provide lands that allow light industrial development. Development allowed in the LI District includes wholesaling, distribution, storage, processing, research and development, light manufacturing, and related development. The district also accommodates support uses such as office and limited commercial uses that primarily serve the principal industrial uses.

(2) Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Section 4: Use & Standards.

(3) Intensity and Dimensional Standards

Standard	All Uses
Site area, min. (acres)	1
Lot Width, min. (ft.)	N/A
Impervious Surface Ratio, max. (%)	90%
Density, max. (du/acre)	N/A
Front Yard Setback, min. (ft.)	25
Side Yard Setback, min. (ft.)	25
Rear Yard Setback, min. (ft.)	25
Building Height, max. (ft.)	75

HI: Heavy Industrial District

(1) Purpose

The purpose of the Heavy Industrial (HI) District is to provide lands that accommodate intense industrial development that generally requires large sites, as well as industrial uses that are important to the City's economic growth but may impact adjacent lands. The uses generally involve greater potential for adverse off-site impacts on the environment and surrounding development (e.g., from dust, fumes, smoke, odor, noise, or vibration, or due to extensive movement of vehicles, materials, and goods). Allowed uses include heavy manufacturing, warehouse distribution, wholesale sales, major utility facilities, and research laboratories. District regulations are intended to encourage the reuse of existing industrial development. District development is intended to include buffers and the use of mitigation techniques to ensure heavy industrial development mitigates potential impacts to surrounding neighborhoods.

(2) Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Section 4: Use & Standards.

(3) Intensity and Dimensional Standards

Standard	All Uses
Site area, min. (acres)	2
Lot Width, min. (ft.)	N/A
Impervious Surface Ratio, max. (%)	100%
Density, max. (du/acre)	N/A
Front Yard Setback, min. (ft.)	25
Side Yard Setback, min. (ft.)	25
Rear Yard Setback, min. (ft.)	25
Building Height, max. (ft.)	75

PD: Planned Development District

(1) Purpose

The purpose of the Planned Development (PD) District is to encourage integrated and well-planned mixed-use development in locations throughout the City. A range of residential and nonresidential uses are allowed, with the intent of providing a variety of housing options and mutually supportive nonresidential uses that serve the residents and the surrounding neighborhood. Substantial flexibility is provided, with an expectation that development quality will surpass what is otherwise achievable through the base zoning district. District standards shall support the efficient use of land and resources, protect natural features and the environment, promote greater efficiency in providing public facilities and infrastructure, and mitigate potential adverse impacts on surrounding development.

(2) Intensity and Dimensional Standards

Standard	Requirements
Lot Area, min. (acres)	2 acres
Lot Width, min. (ft.)	To be established in PD Plan and PD Agreement document.
Impervious Surface Ratio, max. (%)	
Density, max. (du/acre)	
Intensity, max. (sf)	
Front Yard Setback, min. (ft.)	
Side Yard Setback, min. (ft.)	
Rear Yard Setback, min. (ft.)	
Building Height, max. (ft.)	
Other intensity and dimensional standards	

(3) General Provisions for All Planned Development (PD) Zoning Districts

The Purpose of Planned Development (PD) Zoning Districts is to encourage innovative and efficient land planning and physical design concepts. Planned Development (PD) Zoning Districts are intended to:

- (a)** Support a high quality of life and achieve a high quality of development, environmental sensitivity, energy efficiency, and provision of public services.
- (b)** Reduce the inflexibility of zoning district standards that sometimes results from strict application of the base district regulations, and development standards established in this Ordinance.
- (c)** Allow greater freedom and flexibility in selecting:
 - (1)** The form and design of development;
 - (2)** The ways by which pedestrians, cyclists, and vehicular traffic circulate;
 - (3)** How the development will be located and designed to respect the natural features of the land and the protect the environment;
 - (4)** How design amenities are to be applied; and
 - (5)** The location and integration of open space and civic space into the development.
- (d)** Preserve natural and scenic features.
- (e)** Encourage a greater mix of land uses within the same development, including a mix of nonresidential development, residential development, lot sizes, and densities and intensities.
- (f)** Allow more efficient use of land, with smaller networks of streets and utilities
- (g)** Provide pedestrian connection within the site, and to the public right-of-way
- (h)** Encourage the provision of centrally-located open space amenities on the site
- (i)** Promote development forms and patterns that respect the character of established surrounding neighborhoods and/or other types of land uses.
- (j)** Promote development form that respects and takes advantage of a site's natural and man-made features, such as rivers, lakes, wetlands, floodplains, trees, and historic resources.

(1) Minimum Size. The minimum size for a PD District shall be two (2) acres.

(2) Classification of Planned Development Zoning Districts. Land shall be classified into a PD zoning district only in accordance with the procedures for a map amendment.

(3) Organization of Planned Development Zoning District Regulations. The following general standards apply to all PD zoning districts, wherein a conflict with other sections occurs, the more restrictive shall apply.

(4) Standards for all Planned Development Zoning Districts

The application for the PD zoning district classification, as well as the PD Plan, PD Agreement, Development Phasing Plan, if any, and the Conversion Plan shall be incorporated into the final PD approval, and comply with the following standards:

(a) PD Plan

The PD Plan shall:

- (1)** Establish a statement of planning and development goals for the zoning district that is in accordance with the Comprehensive Plan and, as applicable, any adopted area, neighborhood, or corridor plans, as well as the purposes of the individual zoning district.
- (2)** Identify the specific principal, accessory, and temporary uses permitted in the zoning district. They should include a mix of uses, including both residential and nonresidential uses. Uses shall also be subject to applicable use specific standards identified in the PD plan, and any additional limitations or requirements applicable to the individual PD zoning district period.

- (3)** Establish the general location of each development area in the zoning district, its acreage, types and mix of land uses, number of residential units (by use type), residential density, and nonresidential intensity. Each residential density and nonresidential intensity shall be consistent with the purposes of the PD zoning district and the specific requirements of the individual PD zoning district.
- (4)** Establish the intensity and dimensional standards that apply in the individual PD zoning district. The intensity and dimensional standard shall be consistent with the requirements of the individual PD zoning district, and its purposes.
- (5)** Where relevant, established the standards and requirements that ensure development on the perimeter of the PD zoning district is designed and located to be compatible with the character of adjacent existing or approved development. Determination of compatible character shall be based on densities/ intensities, lot size and dimensions, building height, building mass and scale, form and design features, hours of operation, exterior lighting, and siting of service areas.
- (6)** Establish the general location, amount, and type (whether designated for active or passive recreation) of open space, consistent with the purposes of the individual PD zoning district.
- (7)** Identify the location of environmentally sensitive lands, resource lands, wildlife habitat, and waterway corridors, and indicate how protection of these lands will be assured consistent with the purposes of the individual PD zoning district and the requirements of this Ordinance.
- (8)** Identify the on-site pedestrian and bicyclist circulation systems, and how they will connect to off-site pedestrian and bicyclist systems in ways that are consistent with the purposes of the individual PD zoning district, and the requirements of this Ordinance.
- (9)** Identify the general design and layout of the on-site transportation circulation system, including the general location of all public streets, existing or protected transit corridors, and how they interface with the pedestrian circulation system (pedestrian and bicycle pathways, and trails), and connect to existing and planned city and regional systems and a manner consistent with the purposes of the individual PD zoning district, and the requirements of this Ordinance.
- (10)** Identify the general location of one site potable water and wastewater facilities, and how they will connect to existing and planned city and regional systems in a manner consistent with the purposes of the individual PD zoning district, and the requirements of this Ordinance.
- (11)** Identify the general location of on-site storm drainage facilities, and how they will connect to existing and planned city systems, and a manner consistent with the purposes of the individual PD zoning district, and the requirements of this Ordinance.
- (12)** Identify the general location and layout of all other on-site and off-site public facilities serving the development, and how they are consistent with the purposes of the individual PD zoning district. The other on-site and off-site public facilities considered shall include — but not limited to — parks, schools, emphasis cities for Fire Protection, police protection, emergency management, stormwater management, and solid wastewater management.
- (13)** Establish provisions addressing how transportation, potable water, wastewater, stormwater management, and other public facilities will be provided to accommodate the proposed development.
- (14)** Established the development standards that will be applied to the development. The development standards shall be consistent with the requirements of the individual PD

zoning district and its purposes, and the requirements of this Ordinance, as appropriate at a minimum, the development standards shall address:

- (a) Mobility, circulation, and connectivity
- (b) Off street parking and loading, bicycle parking
- (c) Landscaping
- (d) Form and design standards
- (e) Fences and walls
- (f) Exterior lighting
- (g) Tree protection
- (h) Signs
- (i) Open space, and
- (j) Neighborhood compatibility

(b) PD Agreement

(1) A PD Agreement is a required component for the establishment of a PD District. A PD Agreement shall include, but not be limited to:

- (1) Conditions related to approval of the application for the individual PD zoning district classification.
 - (2) Conditions related to the approval of the PD plan, including any conditions related to the form and design of development shown in the PD plan.
 - (3) Provisions addressing how public facilities (pedestrian and bicycle transportation, potable water, wastewater, stormwater management, and other public facilities) will be provided to accommodate the proposed development. This shall include but not be limited to:
 - (a) Recognition that the applicant/ landowner will be responsible to design and construct or install required and proposed on-site public facilities and compliance with applicable city, state, and federal regulations, and
 - (b) The responsibility of the applicant/ landowner to dedicate to the public the rights of way and easements necessary for the construction or installation of required and proposed on-site public facilities in compliance with applicable city, state, and federal regulations.
 - (4) Provisions related to environmental and cultural protection and monitoring (e.g., restoration of mitigation measures, annual inspection reports, cultural resources report).
 - (5) Mutual agreement that based on use, time lapse, or any other reasonable condition of development, a traffic study may be required but the City of Goose Creek, with the cost to the original developer or his his/her successor or both if substantial interest is shared.
 - (6) Provisions for a dedicated point of secondary access for subdivisions with greater than 50 lots.
 - (7) Identification of community benefits and amenities that will be provided to compensate for the added development flexibility afforded by the individual PD zoning district.
 - (8) Any other provisions the City Council determines are relevant and necessary to the development of the planned development.
- (2) All conditions shall be related in both type and amount to the anticipated impacts of the proposed development on the public and surrounding lands.

(c) Development Phasing Plan

If development and a PD zoning district is proposed to be phased, the PD plan shall include a development phasing plan that identifies the general sequence or phases in which the zoning district

is proposed to be developed, including how residential and nonresidential development will be timed, how infrastructure (public and private), open space, and other amenities will be provided and timed, and how environmentally sensitive lands will be protected and monitored.

(d) Conversion Schedule

The PD Plan may include a conversion schedule that identifies the extent to which one type of use may be converted to another type of use.

(e) Minor Modifications

Subsequent applications for development approvals and permits within A PD zoning district that include minor modifications from the approved PD Plan or PD Agreement may be reviewed and decided upon, without the need to amend the PD zoning district, if the Zoning Administrator determines that such modifications consist of only the following:

- (1)** Changes that result in a decrease in the density or intensity of development approved for a specific parcel;
- (2)** An increase in residential density for any specific parcel of ten percent or less; if the total allowed density within the PD zoning district does not increase;
- (3)** A change in a land designation from multifamily to single-family or a change from any use to open space/passive recreation;
- (4)** A modification of design of facilities for amenities such as parks, gardens or open spaces; or
- (5)** A deviation specifically listed in the approved PD Agreement as a minor deviation not materially affecting the PD zoning district's basic concept or the designated general use of parcels of land within the district.

NSAC: Naval Support Activity Charleston

(1) Purpose

The purpose of the Naval Support Activity Charleston (NSAC) District is to recognize and support major facilities in Goose Creek that are owned and operated by the United States Military. While military lands are not subject to this Ordinance and other local ordinances and codes, they occupy large land areas in Goose Creek and are therefore identified on the Official Zoning Map to differentiate them from lands that are subject to this Ordinance.

The City of Goose Creek shall notify the commander of the Naval Support Activity Charleston, as required by the Federal Defense Facilities Utilization Integrity Protection Act, as amended, prior to any public hearing regarding zoning and land development within 3000 feet of the installation. The City shall supply public notice to the commander thirty (30) days prior to the public hearing along with a written report with the findings required in the Act.

(2) Intensity and Dimensional Standards

Dimensional Standards

No dimensional and intensity standards apply in the NSAC District. If land within the NSAC District is declared surplus or otherwise conveyed to private ownership in the future, the land shall be subject to the same intensity and dimensional standards that apply in the Conservation District until the land is rezoned to another zoning district.

RBD: Red Bank District

(A) Purpose

The purpose of the Red Bank District (RBD) is to support the transition of the Red Bank Corridor to a pedestrian oriented, mixed-use, pro-arts/artisan, boutique manufacturing corridor that is compatible with surrounding residential development.

(B) Applicability

The standards and requirements in this section apply to development located in the RBD, in addition to base zoning district standards. In instances where there is a conflict between the standards in this district and the base district, the standards in the RBD shall control.

(C) Design Guidelines

Development in the RBD shall comply with the Red Bank District Design Guidelines, which are incorporated herein by reference.

(D) Modifications of Otherwise Applicable Development Standards

(1) Minimum Lot Size. Minimum lot sizes shall not apply in the Red Bank District Overlay.

(2) Building Setback

(a) Primary and Secondary Front

Minimum: 0 feet

Maximum: 10 feet

(3) Minimum Off-street Parking

Minimum Number of Off- Street Parking Spaces shall be reduced by 20 percent where public art and pedestrian space is provided within the setback area. Where applicable, parking shall be located on the side or rear of the lot. New design backing out into the right of way is not permitted.

(4) Conditional Uses

The following uses Conditional within the Red Bank District:

(a) Non-depository Personal Credit Institution

(1) Non-depository personal credit institutions (payday loan and/or title loan establishments) shall comply with the following standards:

(a) A non-depository personal credit institution shall be at least 3,000 feet from any lot containing another non-depository personal credit institution.

(b) A non-depository personal credit institution shall be located in a building with at least 12,000 square feet of gross floor area.

(2) A variance from any of the provisions of this section, and the provision of this subsection is prohibited.

(b) Artisan Manufacturing. Processing or manufacturing businesses that may include, but is not limited to, small scale furniture workshop, custom jewelry, textiles, coffee roasting, vertical farming, 3D printing, computer hardware assembly, or other non-heavy industry.

(1) The manufacturing or processing portion of the business must be contained indoors and produce little to no vibration, noise, dust, fumes, or other nuisances from the property. Sales may be conducted as a retail component, wholesale, business to business, business to government.

(c) Vehicle Sales, Service, Repair

- (1)** An irrigated landscaped buffer 15 feet deep shall be provided around the lot perimeter, and shall contain at a minimum 2 canopy trees, 4 understory trees, and 30 shrubs per 100 feet of buffer yards width. In the event of power lines, Staff shall consult with provider alternative planting list. In the event of conflicting buffer requirements, the more restrictive shall apply.
- (2)** No storage or display of any kind shall be placed in the buffer yard.
- (3)** Required parking shall be used exclusively for customers and employees.
- (4)** The business must be contained indoors and produce little to no vibration, noise, dust, fumes, or other nuisances from the property.
- (5)** No parking spaces shall back out into the right of way.
- (6)** Additional perimeter screening (such as a hedge, berm, decorative metal fencing and/or masonry or stone wall) should visually compensate for the amount of impervious surface in an auto dealership lot.

CCD: Central Creek District

(A) Purpose.

The purpose of the Central Creek District (CCD) Overlay is intended to encourage a mixture of residential, commercial, and institutional land uses in a walkable setting. New and redevelopments in the overlay should support the transition of the area into a mixed-use area with an emphasis on creating a pedestrian-friendly town center.

(B) Applicability.

The standards and requirements in this section apply to development located in the CCD, in addition to base zoning district standards. In instances where there is a conflict between the standards in this district and the base district, the standards in the CCD shall control.

(C) Design Standards.

- (1) Development within the Central Creek District shall comply with the Central Creek District Design Standards, which are incorporated herein by reference.

(D) Redevelopment Thresholds.

- (1) The following table applies in addition to the City's usual nonconformity provisions. When conformance is required by these thresholds, but not the citywide standards, these thresholds apply. Chapter or section is referenced in the Design Standards.

Chapter or Section of Design Standards	Redevelopment costs as a percentage of the fair market value of the structure			Land Disturbance of more than 25% of Site
	Less than 40%	40% to 75%	More than 75%	
Site Planning	X	X	M	M
Pedestrian Entrance (2.14)	X	P	M	X
Walkway Access (L2.15)	X	M	M	M
Streetscapes	X	M	M	M
Building Design	X	P	M	X
Lighting	P	M	M	P
Site Furniture	P	M	M	P
Landscaping	P	M	M	P

M = Mandatory conformance with the indicated part of these guidelines.

P = Partially mandatory conformance, which only applies to new improvements/alterations.

X = No mandatory conformance.

(E) Modifications of Otherwise Applicable Development Standards.

- (1) Building Height.

- (a) There are no height restrictions in the Central Creek District. Refer to Design Standards for conditions on building height and massing.

- (2) Parking Requirements.

- (a) Shared use parking facilities may be used to meet minimum parking requirements. The total number of spaces shall not exceed the sum of the maximum spaces allowed for all individual uses sharing the facility.
 - (b) For a mixed-use building and mixed-use development projects, the maximum parking allowed shall be the sum of the individual minimum requirements for each use.
- (3) Signs.
 - (a) Projecting hanging signs and blade signs shall project no more than thirty-six (36) inches over a sidewalk, provided that no part of the sign is less than eight (8) feet.

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Section Four: Use & Standards

4.1: Principal Uses

(A) Intent. This section classifies the uses allowed by zoning district in order to identify the activities that support the health, safety, and welfare of the people that live and work in all areas of Goose Creek. This section includes use definitions and any standards that may apply to a specific use.

(B) Applicability. No building, structure, or land shall be used in any way other than an activity or use that is permitted in the applicable zoning district.

(C) General Provisions

1. A site may contain more than one principal use, so long as each principal use is allowed in the zone, and that all site requirements are met for each principal use, e.g., setbacks, height, percentage of lot coverage standards, landscaping, buffers, parking.
2. If a use is not listed but is similar in nature and impact to a use that is listed, the Zoning Administrator may interpret the use as permitted.
3. All uses shall meet any applicable federal, state, and local requirements, including, but not limited to, licensing, health, safety, and building and fire code requirements.

(D) Table of Principal Uses

1. **Permitted (P).** These uses are permitted by right in the districts in which they are listed provided that they comply with all other applicable regulations of this Ordinance.
2. **Allowed subject to Conditions (C).** These uses are permitted by right in the districts in which they are listed, provided that they comply with all other applicable regulations of this Ordinance and with any standards that are listed specific to that use.
3. **Special Exceptions (S).** These uses are allowed only if reviewed and approved for a special exception in accordance with the procedures and special exception criteria of the Board of Zoning Appeals. In addition, they shall comply with all other applicable regulations and use conditions of this Ordinance, and any applicable additional standards associated with the use or requirements of the Board of Zoning Appeals.
4. **Prohibited Use.** Uses without a symbol are prohibited in the district because they are considered incompatible with the intent of the district.
5. **Unlisted Uses.** 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.

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.

Agricultural

Plant Agriculture. A commercial agricultural operation of any size that grows horticultural or nursery stock or fruits, vegetables, grain, or other agricultural crops outdoors.

Community Garden. A space where food, trees, and other plants are grown for personal, group, shareholder, or lessee use, or for donation, including for educational, recreational, and beautification purposes. Community gardens may be divided into separate plots for cultivation by one or more individuals or may be farmed collectively by members of the group and may include common areas maintained or used by community group members.

Standards:

1. Accessory buildings shall be limited to sheds for the storage of tools, greenhouses, and seasonal farm stands. The combined area of all buildings and other structures, excluding greenhouses, shall not exceed 15 percent of the area of the parcel. Greenhouses may not exceed 75 percent of the area of the parcel.
2. Areas used for communal composting shall be limited to 20 percent of the area of the parcel.
3. Perimeter fences, including trellises, are allowed in community gardens, subject to the standards for fences.
4. Before issuance of a permit for a community garden, it shall have an established set of operating rules addressing the governance structure of the garden, hours of operation, assignment of garden plots, contact information, and maintenance and security requirements and responsibilities.

Indoor Food Production. A commercial operation that produces fruits, vegetables, grain, or other agricultural crops; horticultural or nursery stock; or aquaculture in a permanent indoor facility. Includes greenhouses. Excludes retail sales of products.

Civic, Institutional & Public

Cemetery. Land or structures dedicated for the internment of human or animal remains.

College/University. A post-secondary institution, public or private, for higher learning that grants associate, bachelor, masters, or doctoral degrees. Includes theological schools. Includes related ancillary facilities, such as cafeterias, restaurants, retail, indoor or outdoor recreational facilities, research facilities, and similar uses.

Community Center. A place, building, area, or other facility used for providing social and recreation programs. The facility may be private, or the facility may be open to the general public and designed to accommodate and serve significant segments of the community.

Government Office. A facility used for the conduct of business of a unit of government. For purposes of this Ordinance, "government offices" includes offices of city, county, state, tribal, and federal government

agencies that provide administrative and/or direct services to the public, executive offices, legislative offices, and courts.

Hospital. A licensed facility that provides health, medical, or surgical care to the sick or injured, often on an inpatient basis. Includes related ancillary facilities, such as laboratories, outpatient clinics, pharmacies, cafeterias, gift shops, training facilities, classrooms, central service facilities, heliports, and offices integral to function of the facility.

Library/Museum/Cultural Facility. A facility open to the general public for cultural services and exhibitions. Includes such uses as museums, cultural centers, historical societies, and libraries operated by a government or nonprofit establishment. Includes related ancillary uses, such as classrooms, meeting rooms, retail, offices, or food service.

Standards:

1. In a Residential Single-Family (RSF) & Residential Mixed-Use (RM) district, library/museum/cultural facility uses shall not exceed 10,000 square feet of gross floor area.

Medical or Dental Clinic. A facility for physicians, dentists, chiropractors, physical therapists, mental health practitioners, or other licensed healthcare practitioners to examine and treat persons on an outpatient basis.

Membership Organization Facility. A facility, not open to the general public, operated by a membership-based organization for civic, social, cultural, religious, literary, political, or like activities, for the benefit of the organization's members and not primarily for profit or to render a service that is customarily carried on as a business.

Nursing Care Facility. Institutions certified by the state to offer 24-hour medical and skilled nursing care, rehabilitation, or health-related services to individuals who do not require hospital care.

Parking Lot. A non-accessory parking lot for the storage of passenger motor vehicles made available to the general public, with or without a fee. Parking lots serving a permitted use located on an adjacent lot or a lot separated from the subject lot by a street or alley shall be considered as accessory parking lots. Includes parking structures, whether underground, at ground level, or above ground level, in which more than 50 percent of the gross floor area is used for parking vehicles.

Standards:

1. Commercial parking lots shall not be located contiguous to the RSF and RM zoning districts.

Park & Open Space. An open outdoor space, public or private, designed for active or passive recreational use or natural resources protection. Includes such uses as parks, plazas, greens, botanical or ornamental gardens, playfields and game courts, playgrounds, and monuments. Includes related ancillary facilities, such as picnic areas, gazebos, ziplines, and swimming pools. Excludes golf courses, skate parks, and commercially operated amusement parks which are considered an Entertainment/Recreation Facility, Outdoor use.

Standards:

1. All structures and activity areas, including but not limited to outdoor amphitheaters, ball fields, basketball and tennis courts, swimming pools, playgrounds, and parking or unloading areas, shall be located a minimum of 50 feet from any residential structure.
2. Service of food and beverages is permitted but shall be limited to service that is incidental to the primary activity of the facility.

Park and Ride. An off-street parking facility designed or intended to provide peripheral collection and storage of motor vehicles and bicycles to accommodate commuter traffic into or out of the community via a transit station or terminal located within convenient walking distance of the facility. Accessory structures may include passenger shelters.

Public Safety Facility. A facility operated by a public safety agency, including such uses as fire stations and firefighting training facilities, police and sheriff substations and headquarters, emergency medical services substations, and public safety communication centers.

Religious Institution. A facility devoted primarily to the purpose of divine worship. Includes member related ancillary uses, which are subordinate to and commonly associated with the religious institution use, such as schools and instructional facilities, daycare centers, cemeteries, and social uses. The City Council may grant modifications of the standards applicable to a place of worship on finding that the modification is necessary to eliminate a substantial burden on religious practice, as guaranteed by the Federal Religious Land Use and Institutionalized Persons Act (RLUIPA) of 2000 (42 U.S.C. § 2000 et seq.). In doing so, the Council may impose conditions consistent with RLUIPA that will substantially secure the objectives of the modified standard and substantially mitigate any potential adverse impact on the environment or adjacent development.

School, Business or Trade. An establishment, other than a college or university, that provides specialized on-site training and education beyond the high school level, principally in business, commercial, or trade skills, that does not provide lodging or dwelling units for students or faculty, and that has programs that typically result in the awarding of a certificate.

School, Pre-K-High. A public, private, or parochial institution offering instruction at the preschool through high school levels with a full range of curricular programs. Includes related on-site ancillary facilities, such as cafeterias, gymnasiums, theaters, playgrounds, and athletic facilities.

Social Service Facility. A facility where social or welfare services are provided to those in need, for no fee or compensation, or at a fee recognized as being significantly less than charged by profit-making organizations. Services may include but are not limited to information and referral services, counselling, skill development, aid through the provision of food or clothing, life skill and personal development programs, alcohol, drug, or substance abuse counselling center, and drop-in or activity space.

Utilities, Major. A large-scale utility facility that primarily serves a regional need, which because of its scale or method of operation is more likely to produce external impacts detectable beyond the lot lines

of the subject property. Includes facilities such as electric or gas generation plants, high voltage transmission lines, sewage treatment plants, water pumping stations, and water towers and tanks.

Utilities, Minor. A utility facility or service that primarily serves local distribution needs. Includes facilities such as water and sewer pump stations, electric substations, gas regulating stations, and telephone exchange/switching centers.

Wireless Communications Facilities. Towers, antennas, cell towers, and ancillary structures used to transmit and receive radio-frequency signals, microwave signals, or other signals.

- (A) Wireless Communication (Traditional).** Lattice, monopole, or similarly designed facilities where electric communications equipment and antennae are mounted, allowing the surrounding area to use wireless communication devices like telephones and radios.
- (B) Wireless Communication (Small Cell).** Wireless transmitters and receivers, often on decorative poles in right of way, designed to provide network coverage to smaller areas suited for more densely developed environments like cities.
- (C) Wireless Communication (Stealth).** Concealed or camouflaged tower facilities designed so that the facilities have the appearance to a casual observer of a structure other than a telecommunications facility and such a manner that is consistent with the existing landscape, streetscape, or development pattern. Concealed towers can look like pine trees, flag poles, water towers, church steeples, bell towers, signs, and other structures.

Standards:

1. The Zoning Administrator shall review any construction, addition, or modification and approve or refer to the Board of Zoning Appeals for special exception as required. The Zoning Administrator is authorized to approve colocations, temporary carrier on wheel uses, new equipment within existing fence compound, and additions less than 10 feet in height. New structures or substantial improvements that expand the footprint or height shall be approved by the Board of Zoning Appeals as a special exception. Chapter 152 regulates standards for placement of small wireless communication facilities.
2. The following shall apply only to lattice, monopole, and stealth facilities:
 - (a)** The maximum height for a traditional lattice or monopole tower shall be 225 feet in Conservation, Light Industrial and Heavy Industrial zoning districts, with a 300 feet setback from any residential district.
 - (b)** The maximum height for a stealth tower in RSF shall be 60 feet and district setbacks apply.
 - (c)** The maximum height for a stealth tower in all other districts shall be 100 feet and district setback apply.
 - (d)** Stealth towers shall:
 - (1)** Respect and, to the extent possible, compliment the style, height, bulk mass, material, and color of existing buildings, structures, vegetation, or uses within the surrounding area.

- (2) Emulate an architectural or landscape feature typical of, or appropriate to, the surrounding area.
 - (3) Be located where it would not substantially detract from aesthetics and neighborhood character or impair the use of neighboring properties.
- (e) Where a new communication tower or a new stealth WCF would be “visible” from property listed within the National Register of Historic Places, the South Carolina State Historic Preservation Officer shall issue a letter stating that the design would have no adverse effect before the Zoning Administrator shall issue a Zoning Permit.
 - (f) Eight-foot-high fencing shall be provided around any communication tower and associated equipment building or cabinet. Concertina wire, barbed wire, or other similar security devices are expressly prohibited unless the devices are screened entirely with year-round landscaping that achieves the required screening at the time the landscaping is installed.
 - (g) Shall be illuminated only to the extent required by applicable state or federal law or regulation.
 - (h) No signage is permitted, except as required by applicable law or by standard industry practice for the purpose of identification, warning, emergency function or contact.
 - (i) Tower and equipment that is no longer used for communication purposes shall be removed within 120 days of the date it is taken out of service.
 - (j) New communication towers shall be light gray, except as otherwise required by applicable state or federal law or regulation.
 - (k) Shall be designed such that, in the event the tower fails structurally, it would not fall within a public right of way, or within a distance equal to the height of the tower plus the setback distance from any existing structures, nor endanger the safety of residents, employees, or travelers. The Zoning Administrator shall not issue a Zoning Permit for the support structures listed within this subsection until such time the applicant provides a signed letter from a registered professional structural engineer certifying that the proposed tower is designed to comply with the standards of this subsection.
 - (l) No variance to the requirements of this section shall be granted by the Board of Zoning Appeals.
 - (m) Be located where it would substantially detract from aesthetics and neighborhood character or impair the use of neighboring properties.
 - (n) Be located within 1,000 feet of another communication tower.
 - (o) The proposed user shows proof that it has attempted to co-locate upon existing towers and will allow other users to co-locate upon the tower in the future subject to the engineering capabilities of the structure.

Industrial, Manufacturing, & Processing

Industrial, Artisan. A manufacturing use involving small-scale production, assembly, and/or repair with no noxious by-products. Includes such uses as bakeries, confectioners, breweries, metalworking, woodworking, and maker spaces. Includes related ancillary uses and facilities, such as retail, restaurant, showroom, offices, storage, sales, and distribution of products.

Standards:

1. Artisan industrial uses shall not exceed 15,000 square feet of gross floor area.
2. Any heat, glare, dust, smoke, fumes, odors, or vibration are confined to the building, and little or no external impacts are detectable beyond the lot lines of the property.

Industrial, Heavy. A facility for the processing, manufacturing, compounding, or storage of materials, products, or energy, where the scale and method of operation may produce significant external impacts detectable beyond the lot lines of the property. External impacts include noise, heat, glare, dust, smoke, fumes, odor, vibration, and/or other noxious by-products. May regularly employ hazardous material or produce hazardous by-products, may include outdoor storage areas, and may have activities that take place outside of structures. Includes such uses as outdoor storage yards, junkyards, salvage yards, foundries, steel mills, and asphalt and concrete product manufacturing.

Industrial, Light. A facility for the processing or manufacturing of products or parts, including fabrication, assembly, treatment, and packaging of such products, and the incidental storage, sales, and distribution of such products, provided that all manufacturing processes are contained entirely within a fully enclosed building. Any heat, glare, dust, smoke, fumes, odors, or vibration are confined to the building, and little or no external impacts are detectable beyond the lot lines of the property.

Research/Laboratory Facility. A facility where testing, research, and development is conducted in industries such as biotechnology, pharmaceuticals, medical instrumentation or supplies, communication and information technology, vehicle components, and electronics and instrumentation. Other than prototype development, excludes the manufacturing, fabrication, processing, or sale of products.

Warehouse/Distribution. A facility for the storage, transfer, wholesaling, and distribution of goods. If a warehouse/distribution use is ancillary to another principal use, and has a gross floor area of less than 10,000 square feet, it is considered part of the principal use and is not considered a separate principal use.

Refuse Processing/Recycling Facility. A facility for the collection, storage, and transfer of solid waste, which may include the collection, storage, processing, and transfer of recyclables, and organic and yard waste. Excludes salvage yards, industrial or sanitary landfills, and waste incineration facilities.

Standards:

1. Stocks and supplies shall be either stored inside enclosed buildings or screened by solid walls, opaque fences, dense evergreen shrubbery or the like, so that they are not visible from any public street or from the ground level of adjacent property used for residential or office purposes.
2. Any required front yard shall not be used for storage.
3. The side yard setback for storage areas and buildings adjacent to residential or office uses shall be at least 25 feet.
4. Adequate ingress and egress shall be provided.

5. Adequate off-street parking and storage shall be provided to accommodate vehicles serving or being served by the recycling center.
6. All separation and processing operations, including storage of solid waste, shall be confined to the interior of a wholly enclosed building.
7. The facility shall have all applicable state permits approved.

Residential & Group Living

Continuing Care Retirement Community (CCRC). An age-restricted development that provides a continuum of accommodations and care, from independent living to convalescence care and long-term skilled nursing care and enters into contracts to provide lifelong care. A CCRC typically includes a full range of living arrangements from independent living, congregate housing, residential care and skilled nursing and sometimes hospice care. CCRCs provide a range of ancillary facilities and services such as health care, meals with common dining facilities, physical therapy, education, recreation, and other social and cultural activities. Although CCRCs include household living uses (e.g., dwellings) and health care uses (e.g., nursing homes), they are categorized as a group living because of their focus on the present or future provision of personal care to senior citizens and their integration of various uses as a single cohesive development.

Standards:

1. The number of nursing care beds shall not exceed 50 percent of the total number of permitted dwelling units.
2. A minimum of ten percent of the CCRC's land area shall be devoted to outdoor open space, indoor or outdoor recreation facilities, and indoor or outdoor social-oriented amenities, including community centers. Such areas shall be located so as to be safely and conveniently accessible to CCRC residents.
3. Each outdoor area intended for active recreation shall have a minimum area of 5,000 square feet and minimum dimension of 50 feet.
4. Each of the major component parts of the CCRC shall comply with the standards applicable to the principal use most closely representing component part, i.e. nursing care facility standards for the skilled nursing services components, residential care facility standards for residential care component, and single-family, two-family, and/or multifamily dwelling standards, as appropriate, for the independent living component.

Cottage Neighborhood. A collection of small houses that are arranged around a common open space, or courtyard, with parking screened from public view.

Standards:

1. Minimum Development Size

- (a) A cottage neighborhood development shall contain individual lots of record located on a site having a minimum area of 0.5 acres.
- (b) A cottage neighborhood development shall include at least four (4) cottages and no more than twelve (12). Each cluster must have its own open space and parking.

- 2. Maximum Development Density.** May be built at up to twice the allowed density for the underlying zone for single-family detached housing. Developments are capped at two clusters (24 cottages).
- 3. Dimensional Requirements for Individual Lots.** All buildings, including all projections, must be at least 10 feet apart, be within 25 feet of the common open space, and within a distance determined by Fire Marshal or Building Official, from fire department vehicle access. No minimum lot area.
- 4. Common Open Space**
- (a) A cottage neighborhood development shall include common open space improved for passive recreation or gardening and open to the residents. The common open space shall include a central green or lawn area fronting some or all of the dwellings, one or more shared surface off-street parking area(s) located away from the dwellings and common area, and a perimeter buffer area that incorporates landscaping materials, existing vegetation, or other features to buffer the cottage neighborhood development from adjacent development.
 - (b) The improved central green or lawn area shall include at least 400 square feet of area for each dwelling and at least 3,000 sf per cluster.
 - (c) A common building located within the common open space area may be included as an accessory use, but in no instance shall the common building be larger than 1,250 square feet or serve as a permanent dwelling unit.
 - (d) Open space areas shall include improved pedestrian walkways that provide pedestrian access to each dwelling, shared parking areas, any common buildings, and the public sidewalk network.
 - (e) Ownership of the open space shall remain either with the developer or be conveyed to a homeowners' association or comparable legal entity under the laws of South Carolina.
 - (f) Maintenance of the land as permanent open space shall be ensured via the recordation of covenants or similar documents with the Register of Deeds and noted (or referenced) on the site plan or final plat. This documentation shall also prescribe the nature and extent of continuing maintenance to the open space designed to preclude the creation of any nuisances.
- 5. Internal Streets**
Vehicular entryways into a cottage neighborhood development and internal streets serving the development shall be configured as private drives with a maximum pavement width of 22 feet.
- 6. Surface Parking**
- (a) A cottage neighborhood development shall include at least one shared parking area that accommodates resident or guest parking.
 - (b) Surface parking areas shall include at least one parking space for each dwelling unit plus one designated guest parking space for every four dwelling units.

- (c) Provision of resident parking spaces within a shared parking area is not required in cases where resident parking is provided through individual driveways, garages, or by parking spaces along internal streets or alleys.
- (d) It is the intent that parking be off an alley or private driveway, and hidden from public view. There shall be no more than 5 contiguous parking spaces.

7. Individual Lot Configuration

Development on individual lots within a cottage neighborhood development shall comply with the following standards.

- (a) **Dwelling Size.** A dwelling shall be at least 600 gross square feet in size, but not more than 1,200 gross square feet in size, excluding garages. The maximum height of a cottage is 25 feet.
- (b) **Dwelling Orientation.** Clustered around common open space, with at least 60 percent of the dwellings fronting common open space.
- (c) **Front Porch.** A dwelling shall incorporate a covered front porch having a minimum width of ten feet and a minimum depth of six feet.
- (e) **Street-Facing Garage.** A street facing garage, if provided, shall be located at least ten feet behind the front facade plane of the dwelling, including porches, and shall include at least two of the following features:
 - 1. A garage door configured to appear as carriage house doors that open to the sides;
 - 2. Arbor or trellis with a minimum depth of three feet over the garage door;
 - 3. A roof overhang of at least two feet over garage door with columns, corbels, or another support structure;
 - 4. An arch or arches over the garage door;
 - 5. Window dormers or a shed dormer;
 - 6. An entry door shall be accessible;
 - 7. A garage door and door trim of natural wood or material configured to appear as unpainted wood;
 - 8. Windows within or above the garage door; or
 - 9. Eaves with exposed rafters, dentil moulding, or other detail appropriate to the architectural style of the structure.
- (f) **Fences**
 - 1. Fences within front yards or side yards forward of the front facade plane shall not exceed 36 inches in height.
 - 2. Fences in rear yards or side yards behind the front facade plane shall not exceed 72 inches in height.
 - 3. In no instance shall a fence be placed within a no-build easement.

(g) Refuse Collection Containers

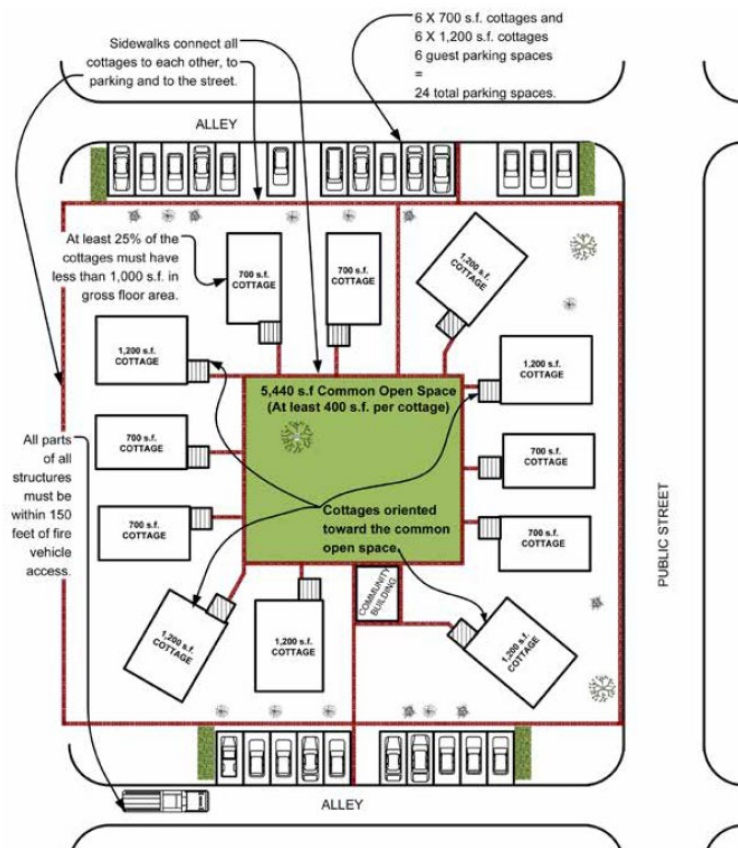
Each dwelling shall maintain individual refuse collection containers, which shall be screened from view and located to the side or rear of the dwelling. No refuse

will be collected from an alley without design approval of the Director of Public Works.

(h) Homeowner's Association

Each cottage neighborhood development shall include a homeowner's or property owner's association, or comparable legal entity under the laws of South Carolina, that maintains control of common areas and takes responsibility for maintenance of common features in the development, in the event the developer has transferred ownership of the common areas. Homeowner's association documents shall be recorded in the Register of Deeds Office and submitted to and reviewed by the City prior to approval of a subdivision of land for a cottage neighborhood development.

FIGURE 1
Example Cottage Housing Development



Dwelling, Accessory. A dwelling unit that is clearly subordinate and incidental to a primary building on the same lot. An accessory dwelling unit is allowed only as accessory to, and on the same lot as, a single-family detached dwelling unit.

Standards:

1. There shall be no more than one accessory dwelling unit on a lot.
2. Either the principal dwelling unit or the accessory dwelling unit must be the permanent, full-time residence of the owner of the lot.
3. An accessory dwelling unit may be within or attached to the principal structure (e.g., a downstairs or upstairs apartment), or exist within or as a detached structure (e.g., an apartment above a detached garage or a guesthouse).
 - (a) If attached, the accessory dwelling unit must be attached to the principal structure and have an operative interconnecting door with the principal structure.
 - (b) If detached:
 1. A distance of at least ten feet shall separate the accessory dwelling unit from the principal structure.
 2. The accessory dwelling unit must be located in the same base zoning district as the principal structure.
 3. Primary side and rear setback requirements apply.
- (4) A manufactured home or recreational vehicle, travel trailer, camper, or similar vehicle shall not be used as an accessory dwelling unit.
- (5) The floor area of an accessory dwelling unit shall be no greater than 850 square feet or 50 percent of the floor area of the principal dwelling unit, whichever is less.
- (6) An accessory dwelling unit shall:
 - (a) Have the same street address and mailbox as the principal dwelling.
 - (b) Not be subdivided or otherwise segregated in ownership from the principal single-family dwelling unit.
 - (c) Use the same water, sanitary sewer, gas, and electric utilities as the principal dwelling.
 - (d) Use the same driveway as the principal dwelling, unless it is accessed from a right-of-way not used by the principal use (e.g., a rear alley or separate street access on a corner or through lot).
 - (e) Maintain the general architectural design, style, appearance, height, and character of the principal dwelling and/or residential design standards.
 - (f) Unless otherwise specified, shall not be located in any established front or corner yard or in front of the primary building line.
- (7) Only one kitchen is allowed per accessory dwelling unit.
- (8) Accessory dwelling units shall not count toward the maximum density standards.

Dwelling, 1 Unit. Detached. A structure that contains only one dwelling unit.

Dwelling, 1 Unit, Attached. A structure that contains attached one (1) dwelling units on separate lots, no more than two (2) attached, each with its own outside entrance, which share a common exterior wall and are joined together by fire resistive party walls extending at least from the lowest floor level to the roof.

Dwelling, 2 Units. A building, commonly known as a duplex, that contains two dwelling units on the same lot, with each unit sharing common vertical walls and/or horizontal floors and ceilings with another dwelling unit.

Dwelling, 3-4 Units. A structure that contains up to four dwellings on the same lot, with each unit sharing common vertical walls and/or horizontal floors and ceilings with another dwelling unit.

Dwelling, 5-8 Units. A structure that contains up to eight dwellings on the same lot, with each unit sharing common vertical walls and/or horizontal floors and ceilings with another dwelling unit.

Dwelling, Mixed-Use. A building containing at least one dwelling unit and having its street level frontage used exclusively for non-residential purposes, such as retail, office, or service-related establishments.

Dwelling, Townhouse. Three or more dwelling units on separate lots, each with its own outside entrance, which share a common exterior wall and are joined together by fire resistive party walls extending at least from the lowest floor level to the roof.

Standards:

1. All units shall be designed as rear alley loaded or enclosed front or rear parking under the unit, or a combination of both.
2. No greater than six attached units.
3. Articulation within the building façade shall be considered through the inclusion of features such as porches, porticos, balconies, bay windows, rooflines, and building material type.
4. Berms or brick/masonry walls shall be installed to buffer noise and views where townhomes are adjacent to external primary roadways.
5. Homes facing central green space for recreation, nature garden, community gatherings, and the like are strongly encouraged.
6. All units adjacent to external primary roadways shall have a 10 foot buffer consisting of 2 canopy trees, four understory trees, and 15 shrubs per 100 LF of buffer yard.
7. Shall meet standards found in the City of Goose Creek Design Guidelines for Townhomes, which may be amended from time to time.

Group Residence. A residential facility providing any combination of food, shelter, personal care, social services, counseling services, or transportation to residents; or a residential facility providing common living areas such as a kitchen, living room, dining room, or recreation rooms. Includes uses such as boarding houses, domestic violence shelters, homeless shelters, halfway houses, or any other residential facility for individuals which do not qualify as a family, or any other form of residential facility expressly provided for in this Ordinance. Category does not include a home serving nine or fewer mentally or physically handicapped persons providing care on a twenty-four-hour basis, approved or licensed by a State of South Carolina agency or department, or under contract with the agency or department for that purpose.

Residential Care Facility. A facility where accommodation, board, and personal assistance in feeding, dressing or other essential daily living activities are provided for a period exceeding 24 consecutive hours to two or more individuals who are not related to the administrator or owner of the facility within the third degree of consanguinity and who, by reason of age or physical or mental infirmity, are unable to care sufficiently or properly for themselves or manage their own affairs but do not require the daily services of a registered or licensed practical nurse. A community residential care facility includes any chemical abuse residential treatment facility, such as a halfway house, and other facilities providing inpatient or detoxification services. For purposes of this Ordinance, "residential care facility" does not include a home serving nine or fewer mentally or physically handicapped persons, if the home provides care on a twenty-four hour basis and is approved or licensed by a state agency or department or under contract with the agency or department for that purpose.

Standards:

1. The owner, operator, or manager shall verify that proper DHEC licensing requirements will be met prior to start of operation.
2. The owner, operator, or manager shall verify that a loitering control program will be enforced.
3. The owner, operator, or manager shall provide written verification they provided local contact information to the adjoining neighborhood associations or businesses for the documentation of any problems they may have with current business practices that impact adjacent neighborhoods or businesses.
4. The owner, operator, or manager shall provide a written business plan that describes, at a minimum, the following:
 - (a) Number of residents.
 - (b) Uses and activities that will occur in conjunction with the use.
 - (c) Security plan.
 - (d) Provisions for transportation of residents to and from the facility.
 - (e) Staffing information.

Retail, Service & Office

Adult Business. An "adult arcade," an "adult bookstore or adult video store," an "adult cabaret," an "adult motel," an "adult motion picture theater," "escort agency," a "semi-nude model studio," or a "sexual device shop."

(A) Adult Arcade

Any place to which the public is permitted or invited wherein coin operated or slug-operated or electronically, electrically or mechanically controlled still or motion picture machines, projectors or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by the depicting or describing of specified sexual activities or specified anatomical areas.

(B) Adult Bookstore or Adult Video Store

A commercial establishment which, as one of its principal business purposes, offers for sale or rental for any form of consideration any one or more of the following: books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes, compact discs, digital video discs, slides, or other visual representations which are characterized by their emphasis upon the display of "specified sexual activities" or "specified anatomical areas." A "principal business activity" exists where the commercial establishment meets any one or more of the following criteria:

- (1) At least 30 percent of the establishment's displayed merchandise consists of said items; or
- (2) At least 30 percent of the wholesale value of the establishment's displayed merchandise consists of said items; or
- (3) At least 30 percent of the retail value (defined as the price charged to customers) of the establishment's displayed merchandise consists of said items; or
- (4) At least 30 percent of the establishment's revenues derive from the sale or rental, for any form of consideration, of said items; or
- (5) The establishment maintains at least 30 percent of its floor space for the display, sale, and/or rental of said items (aisles and walkways used to access said items shall be included in "floor space" maintained for the display, sale, or rental of said items); or
- (6) The establishment maintains at least 500 square feet of its floor space for the display, sale, and/or rental of said items (aisles and walkways used to access said items shall be included in "floor space" maintained for the display, sale, or rental of said items); or
- (7) The establishment regularly offers for sale or rental at least 1,000 of said items; or
- (8) The establishment regularly features said items and regularly advertises itself or holds itself out, by using "adult," "adults only," "XXX," "sex," "erotic," "novelties," or substantially similar language, as an establishment that caters to adult sexual interests.

(C) Adult Cabaret

A nightclub, bar, restaurant, bottle club, or similar commercial establishment which regularly features live conduct characterized by semi-nudity. No establishment shall avoid classification as an adult cabaret by offering or featuring nudity.

(D) Adult Motel

A hotel, motel or similar commercial establishment which:

1. Offers accommodations to the public for any form of consideration; provides patrons with closed circuit television transmissions, films, motion pictures, videocassettes, slides or other photographic reproductions which are characterized by the depiction or description of specified sexual activities or specified anatomical areas; and has a sign visible from the public right-of-way which advertises the availability of this adult type of photographic reproductions;
2. Offers a sleeping room for rent for a period of time that is less than ten hours; or

3. Allows a tenant or occupant of a sleeping room to subrent the room for a period of time that is less than ten hours.

(E) Adult Motion Picture Theater

A commercial establishment where films, motion pictures, videocassettes, slides, or similar photographic reproductions which are characterized by their emphasis upon the display of "specified sexual activities" or "specified anatomical areas" are regularly shown to more than five persons for any form of consideration.

(F) Escort Agency

A person or business association who furnishes, offers to furnish, or advertises to furnish escorts as one of its primary business purposes for a fee, tip or other consideration.

(G) Semi-Nude Model Studio

A place where persons regularly appear in a state of semi-nudity for money or any form of consideration in order to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons. This definition does not apply to any place where persons appearing in a state of semi-nudity did so in a class operated:

1. By a college, junior college, or university supported entirely or partly by taxation;
2. By a private college or university which maintains and operates educational programs in which credits are transferable to a college, junior college, or university supported entirely or partly by taxation; or
3. In a structure:
 - (a) Which has no sign visible from the exterior of the structure and no other advertising that indicates a seminude person is available for viewing; and
 - (b) Where, in order to participate in a class a student must enroll at least three days in advance of the class.

(H) Sexual Device Shop

A commercial establishment that regularly features sexual devices. This definition shall not be construed to include any pharmacy drug store, medical clinic, any establishment primarily dedicated to providing medical or healthcare products or services, or any establishment that does not limit access to its premises or a portion of its premises to adults only.

Standards for Adult Businesses:

- (1) A variance from any of the provisions of this section is prohibited. A deviation via a special exception condition regarding any of the requirements of this section is prohibited.
- (2) The location for a new establishment or substantial enlargement of an existing establishment shall not be within 1,500 feet from the property line of a place of worship, a boundary of any residential district, an outdoor recreational facility, a lot devoted to residential use, daycare, cemetery, public or private school, or another adult use. Measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest portion of

the building or structure where an adult oriented business is conducted to the nearest boundary or property line.

- (3) No more than one adult business shall be located in the same building, structure, or portion thereof, or the increase of floor area of any sexually-oriented business in any building, structure, or portion thereof containing another sexually-oriented business.

Animal Care Establishment. A business which provides care for domestic animals. Includes such uses as veterinary offices, pet grooming facilities, pet resorts/hotels, animal training facilities, animal rescue shelters, kennels, and pet boarding facilities where animals are boarded during the day or for overnight stays.

Standards:

1. Areas in which animals are boarded shall be fully enclosed within a structure and sufficiently insulated so no unreasonable noise or odor can be detected off the premises.
2. Runs or areas for the training or periodic exercise of animals may be located outside, if they are located at least 35 feet from any lot line and screened from view from the street and from adjoining development.
3. Accessory uses may include retail sales and grooming services, as long as the accessory uses occupy no more than 25 percent of the total gross floor area.
4. All animal refuse shall be kept in airtight containers and disposed of on a regular basis.

Banquet Hall. A facility available for lease by individuals or groups for private events such as banquets, weddings, or other similar functions, where access by the general public is restricted.

Beer/Wine/Liquor Sales. A state licensed establishment whose primary business, in terms of gross floor area or sales, is the sale of alcoholic beverages for off-site consumption.

Day Care Center. A business that provides licensed care in a protective setting for children or elderly or disabled adults for less than 24 hours per day. Excludes home occupations.

Standards:

1. Day Care facilities permitted as a principal use shall comply with the South Carolina Department of Social Services Regulations for the licensing of Child Care Centers.
2. Locate outdoor play equipment no closer than 20 feet to any residential lot line.

Drinking Establishment. An establishment, in conformity with state law, primarily engaged in the sale or dispensing of alcoholic beverages by the drink for on-site consumption. May include related ancillary activities, such as the availability of food for on-site consumption, and live entertainment that is clearly incidental and subordinate to the bar/tavern use.

Drive-Through Facility. A facility that dispenses goods through an attendant window or automated machine to persons remaining in or on motor vehicles in a designated drive aisle. A drive-through may or may not be in conjunction with another principal use.

Standards:

1. A drive-through is determined by the entire length of the operation including the required waiting spaces to the services/pick-up window.
2. No portion of a drive-through facility shall be located between the front facade and front lot line or the corner facade and corner lot line.
3. A drive-through facility shall not cause any interference to a public right-of-way or conflict with safe movement along sidewalks or walkways, to building entrances or exits, or to required parking spaces.
4. A drive-through facility shall have a minimum width of 10 feet measured from the farthest point of projection of a drive-through facility from the building or structure.
5. A drive-through facility shall have a bail out capability for all vehicles which have entered the drive through lane. When provided, a bail out lane shall have a minimum width of 10 feet measured from and running parallel to the full length of the drive through lane. If a bail out lane also serves as an interior access drive providing access to parking spaces, the bail out lane / interior access drive shall be limited to a one-way traffic pattern following the direction of the drive through lane.
6. A drive-through canopy shall be consistent in design and materials with the primary building, shall be neutral colored, and shall have masonry support columns.
7. No portion of a drive-through facility shall be located within 50 feet of a Residential zoning district or a lot containing a residential use.

Entertainment/Recreation Facility, Indoor. A facility for leisure uses conducted within an enclosed building. Includes such uses as amusement centers, arcades, bowling alleys, live and movie theaters, music venues, pool halls, skating and roller rinks and facilities, spectator sports, and tumbling centers. Includes related ancillary uses, such as food service.

Entertainment/Recreation Facility, Outdoor. A facility for leisure uses conducted outdoors or within partially enclosed structures. Includes such uses as amusement parks, batting cages, spectator sports, miniature golf courses, golf driving ranges, skating parks, and tennis clubs. Includes related ancillary uses, such as food service.

Funeral Services. A facility where the deceased are prepared for burial display and for rituals before burial or cremation. Includes such facilities as chapels, funeral homes, crematoriums, and showrooms for the display and sale of caskets, vaults, urns, and other items related to burial services.

Gas Station and/or Convenience Store. A facility engaged in the retail sales of personal or commercial vehicle fuels and/or a wide variety of quick service consumable products.

Standards:

1. Gasoline dispensers and pump island canopies shall not be located within any minimum required setback. Gasoline dispensers and pump island canopies shall not be located in an established front or corner yard.
2. A gas station canopy shall be consistent in design and materials with the primary building, shall be neutral colored, and shall have masonry support columns.
3. Adherence to the "Good Neighbor Plan"

- (a) Loitering control program. Written verification must be provided by the owner, operator, manager, or local representative of the parent company that a loitering control program will be enforced.
- (b) Litter control program. At least two trash receptacles must be provided on-site for customer use. Written verification must be provided that the owner, operator, manager, or a local representative of the parent company will conduct at a minimum, daily on-site litter pickup as well as litter pick-up along sidewalks adjacent to the site.
- (c) Sign pledge program. Written verification must be provided that the owner, operator, manager, or a local representative of the parent company will comply with the zoning regulations regarding signage. All business signage is included in the total display surface area permitted, including any additional signs, either permanent or temporary, advertising items for sale on-site (e.g., beverages, chips, tobacco, snacks, etc.).
- (d) Crime prevention and awareness program. Written verification must be provided that the owner, operator, manager, or a local representative of the parent company has contacted the City of Goose Creek Police Department regarding participation in a crime prevention/awareness program.
- (e) Neighborhood communication program. Written verification must be provided that the owner, operator, manager, or a local representative of the parent company will provide local contact information to the adjoining neighborhood associations or business for the documentation of any problems they may have with current business practices that impact adjacent neighborhoods or businesses.

Home Occupation. An occupation, profession or trade customarily and commonly carried out by an occupant in a dwelling unit as a secondary use which is clearly incidental and subordinate to the residential character of the dwelling unit.

Standards:

1. Certain home occupations are permitted as an accessory use to a dwelling unit.
2. The principal person conducting the home occupation shall be a full-time resident of the dwelling unit, and the occupation shall employ not more than one person on the premises who are not full-time residents of the dwelling unit.
3. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants.
4. Not more than 25 percent of the floor area of the dwelling unit or 1,000 square feet, whichever is less, shall be used in the conduct of the home occupation.
5. There shall be no sign or change in the residential character or external appearance of the dwelling unit, its associated structures, or its principal residential use.
6. The home occupation shall be conducted entirely within the principal structure or within a fully enclosed, lawfully approved structure which is accessory to the residential use.

7. The home occupation shall not involve significantly greater volumes or frequencies of deliveries or shipments, vehicular traffic, or pedestrian traffic than normally expected in a residential neighborhood.
8. The home occupation will not have a substantial adverse impact on adjoining properties in terms of environmental factors such as noise, lights, glare, vibration, fumes, odors, obstruction of air or light, and litter.
9. No outdoor storage or display of goods shall be allowed in connection with any home occupation.
10. The manufacture, maintenance, or repair of any type of motorized vehicle shall not be permitted as a home occupation.
11. A state licensed family childcare home as accessory to a single-family dwelling may not provide care for more than six children.

Hotel. A facility that provides temporary lodging, in one or more buildings, for compensation. Includes related ancillary facilities, such as dining facilities, meeting rooms, and other incidental services.

Standards:

1. Rooms shall be accessed from the interior of the building, including from interior courtyards, lobbies, or halls.
2. A bathroom shall be provided for each room.

Non-Depository Credit Institutions. Establishments extending credit in the forms of loans, but not engaged in deposit banking (payday loan and/or title loan establishments).

Standards:

1. A non-depository personal credit institution shall be at least 3,000 feet from any lot containing another non-depository personal credit institution.
2. A non-depository personal credit institution shall be located in a building with at least 12,000 square feet of gross floor area.
3. A variance from any of the provisions of this section, and the provisions of this subsection is prohibited.

Pawn Shop. A location at which or premises in which a state licensed pawnbroker regularly conducts business.

Standards:

1. No more than five inventory objects may be displayed outside of the business at any given time and must be removed during hours of 7:00 PM to 7:00 AM.

Performing Arts Center. A facility for the viewing of live performances of theater, dance, music, or other similar arts.

Personal Care & Services. A business primarily engaged in personal type services. Use may include: barber, retail banking, mortgage lending, day spas, alteration shops, dry cleaning, or other similar services.

Private Club/Lodge. A facility for an organization, which does not operate for profit and excludes the general public but is open to people upon invitation, nomination, or payment of annual fees or dues, for social, recreational, political, and/or entertainment activities. A private club/lodge may serve meals and alcohol on the premises for members and their guests only.

Professional Offices. A facility for the processing or application of information or professional expertise, including by businesses and nonprofit organizations.

Restaurant. A business where food and beverages are primarily prepared for and served to patrons for consumption either on-premises or off-premises. Includes such uses as cafes, coffee shops, diners, fast-food establishments, and cafeterias.

Retail, General. A business that provides goods or services directly to the consumer, and where such goods or services are available for immediate purchase on the premises by the purchaser. Includes such uses as clothing retailers, variety stores, and grocery stores, which does not exceed 35,000 square feet in total floor area.

Retail, Intermediate. A business that provides goods or services directly to the consumer, and where such goods or services are available for immediate purchase on the premises by the purchaser, which falls between 35,001 and 50,000 square feet in total floor area.

Retail, Heavy. A business that provides goods or services directly to the consumer, and where such goods or services are available for immediate purchase on the premises by the purchaser, which exceeds 50,001 square feet in total floor area.

Self-Storage Facility. A facility where individual spaces, inside or outside of a structure, are leased for the storage of personal property. Includes related ancillary uses such as the retail sales of packing, moving, and storage supplies.

Standards:

1. Access to individual storage units shall be provided from common areas or hallways located indoors. No direct access or outward appearance of direct access to an individual storage space shall be provided from the building exterior.
2. Outdoor storage and operations shall be screened from view.
3. Open storage of recreational vehicles (RVs) and boats of the type customarily maintained by persons for their personal use is allowed within a self-service storage facility use provided that the following standards are met:
 - (a) The minimum lot area shall be one acre.
 - (b) The storage shall occur only within a clearly delineated and designated area located to the rear of the principal structure and screened so as to not be visible from adjacent streets.
 - (c) The storage shall not occur within a required yard.
4. Any moving rental trucks provided shall be screened from view and parked at least 75 feet from any residential property line.

Staple Food Store. A grocery store that provides basic food items including dairy, animal or vegetable proteins, fruits and vegetables, juice, whole grains, beans, peas, etc.

Standards:

1. Maximum gross floor area is 2,500 square feet.
2. No tobacco, vape, CBD, alcohol, or similar products shall be offered for sale.
3. Shall be exempt from district parking standards. Maximum 4 spaces.
4. Shall comply with the minimum items and quantities of food per staple food guidelines.
5. Adherence to the “Good Neighbor Plan”
 - (a) Loitering control program. Written verification must be provided by the owner, operator, manager, or local representative of the parent company that a loitering control program will be enforced.
 - (b) Litter control program. At least two trash receptacles must be provided on-site for customer use. Written verification must be provided that the owner, operator, manager, or a local representative of the parent company will conduct at a minimum, daily on-site litter pickup as well as litter pick-up along sidewalks adjacent to the site.
 - (c) Sign pledge program. Written verification must be provided that the owner, operator, manager, or a local representative of the parent company will comply with the zoning regulations regarding signage. All business signage is included in the total display surface area permitted, including any additional signs, either permanent or temporary, advertising items for sale on-site.
 - (d) Crime prevention and awareness program. Written verification must be provided that the owner, operator, manager, or a local representative of the parent company has contacted the City of Goose Creek Police Department regarding participation in a crime prevention/awareness program.

Tattoo/Piercing. A facility required to be licensed under state law of that provides services including deliberately scarring, burning, or pricking the skin so as to leave a mark or a color that cannot be removed without a surgical procedure. Includes such services as tattooing, permanent coloring, scarifying and branding, and the piercing of the human body to create a permanent hole (excluding ear piercing services) which meet all requirements of state law.

Tobacco/Hookah/Vaping Establishments. An establishment whose primary business, in terms of gross floor area or sales, is related to the sale of tobacco products or related accessories, hookah products or related accessories, other smoking products or related accessories, CBD, or electronic nicotine delivery systems or related accessories, for on- or off-premise use.

Standards:

1. Shall not be located within 1,000 feet from the lot of a public or private K-12 school, childcare facility, youth center, recreational facility, park, church or religious institution, or community center.
2. Shall not be located within 1,000 feet from another tobacco, hookah, or vaping establishment.
3. Adherence to the "Good Neighbor Plan"
 - (a) Loitering control program. Written verification must be provided by the owner, operator, manager, or local representative of the parent company that a loitering control program will be enforced.
 - (b) Litter control program. At least two trash receptacles must be provided on-site for customer use. Written verification must be provided that the owner, operator, manager, or a local representative of the parent company will conduct at a minimum, daily on-site litter pickup as well as litter pick-up along sidewalks adjacent to the site.
 - (c) Sign pledge program. Written verification must be provided that the owner, operator, manager, or a local representative of the parent company will comply with the zoning regulations regarding signage. All business signage is included in the total display surface area permitted, including any additional signs, either permanent or temporary, advertising items for sale on-site.
 - (d) Crime prevention and awareness program. Written verification must be provided that the owner, operator, manager, or a local representative of the parent company has contacted the City of Goose Creek Police Department regarding participation in a crime prevention/awareness program.

Vehicle Sales or Rental. A business that sells, leases, or rents automobiles, vans, recreational vehicles, commercial vehicles, trucks, trailers, motorcycles, scooters, watercraft, or other powered personal transportation. Includes related ancillary uses, such as on-site facilities for the repair and service of vehicles sold, leased, or rented.

Standards:

1. Any repair and service operations shall be performed within a fully enclosed building.
2. No partially dismantled, wrecked, or unregistered vehicle shall be stored outdoors on the premises.
3. Each vehicle for sale or rental shall have direct access to an interior access drive.
4. Any outdoor display area shall not be located in any required setback.
5. Any outdoor display area along front and corner lot lines shall be screened by a street protective yard buffer.
6. Outdoor displays of vehicles and promotional vehicles shall not block ingress access.
7. Any outdoor display area shall be considered a parking area for determining and providing parking landscape islands.

Vehicle Rental, Moving Truck. A business that offers, as a primary or accessory use, large vehicles, particularly one with a spacious covered bed, designed for the purpose of relocating belongings, typically in change of residence.

Standards:

1. Any moving rental trucks provided shall be screened from view and parked at least 75 feet from any residential property line.

Vehicle Service, Major. A business that offers major vehicle repairs such as engine rebuilding; major reconditioning of worn or damaged motor vehicles or trailers; towing and collision service, including body, frame, or fender straightening or repair; painting of motor vehicles; or repair to commercial vehicles, recreational vehicles, or watercraft.

Standards:

1. Any repair and service operations shall be performed within a fully enclosed building. Bay doors may be open during hours of operation.
2. No partially dismantled, wrecked, or unregistered vehicle shall be stored outdoors for more than 90 days.
3. Outdoor storage and operations shall be screened from view by a building and/or opaque buffer.
4. All district specific regulations for outdoor storage shall apply.
5. The demolition or junking of motor vehicles is prohibited.

Vehicle Service, Minor. A business that offers minor vehicle repairs such as oil changes; repair or replacement of cooling, electrical, fuel, and exhaust systems; brake adjustments, relining, and repairs; wheel servicing, alignment, and balancing; repair and replacement of shock absorbers; detailing; and replacement or adjustment of muffler systems, hoses, belts, fuses, windshield wipers, and the like. Includes repairs to two-wheeled and three-wheeled motor vehicles. Includes car washes, whether mechanical, self-wash, or hand wash. Includes related ancillary uses, such as towing and collision service.

Standards:

1. Any repair and service operations shall be performed within a fully enclosed building. Bay doors may be open during hours of operation.
2. No partially dismantled, wrecked, or unregistered vehicle shall be stored on-site.

Vehicle Service, Commercial. A business that offers a wide range of semi-truck repair and maintenance services for heavy-duty trucks and fleets.

4:3: Accessory & Temporary Uses

- (A) Intent.** This section provides additional regulations for the use of a subordinate structure, building, or use that is customarily associated with, and clearly incidental to, the primary structure, building, or use that is located on the same lot, as well as short term activities that might not meet the normal development or use standards of the applicable zone but may otherwise be acceptable for the public good.
- (B) Applicability.** Unless otherwise specified, the development of an accessory structure or temporary use requires the submittal of a permit application. Accessory structures may not be constructed prior to the construction of a primary building. The Zoning Administrator shall determine when a structure is accessory to the primary building of a lot. To determine that a structure or use is accessory, it must meet the following criteria:
1. Clearly incidental and subordinate to the primary building in terms of area, size, function, use, height, and location.
 2. Operated and maintained under the same ownership and on the same site as the primary building.
 3. Generally found in conjunction with the principal use.
 4. Use the same water, sanitary sewer, gas, and electric utilities as the principal use.
- (C) General Provisions.** Accessory uses, buildings, or structures shall comply with all development standards of the applicable zoning district unless otherwise specifically provided for in this section. Buildings and structures shall maintain the general height and character of the principal dwelling and/or design standards. Construction standards shall meet code, where applicable, and exterior materials shall be sound. The exterior use of felt paper, shiny metal, tarps, and similar material is not permitted. All structures in commercial, industrial, mixed-use, and/or overlay districts shall follow the same development standards as the primary structure, including setbacks. Shipping containers shall not be permitted in residential districts and may only be used in commercial districts if permitted in an overlay district.
- (D) Location.** Unless otherwise specified, accessory structures, including swimming pools, shall not be located in any established front or corner yard or in front of the primary building line. Unless otherwise specified, accessory structures shall comply with all required front, corner, and side building setbacks but may encroach into a required rear setback up to within 5 feet of the rear lot line. Accessory uses, buildings, or structures shall not encroach upon any platted or recorded easements unless specifically authorized by the terms of the easement or by written consent of the agency in whose favor the easement is granted.
- (E) Maximum Area for Accessory Structures.**
- (1) The total floor area of all residential accessory structures on a lot shall be no greater than 1,000 square feet or 50 percent of the floor area of the principal dwelling unit, whichever is lesser.

(F) Temporary Use. Includes consideration for short term activities that might not meet the normal development or use standards of the applicable zone but may otherwise be acceptable for the public good, at the discretion of the Zoning Administrator, because of their temporary nature. Examples include, but are not limited to seasonal (tree, pumpkin, fireworks) in a commercial district, special events coordinated with police and fire, or a sales trailer coordinated with the Building Official. Temporary uses shall comply with all zoning, fire, building, as well as local, state, federal regulations.

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Section Five: Site Development

5.1: Trees

5.1.1: Replacement and Mitigation

- (A) Intent.** Tree replacement, relocation and mitigation. The intent of this section is to create conscientiousness in tree conservation and protection. The objective is to retain existing trees as much as possible, replant reasonably larger trees and provide alternate methods for tree replacement. The location of all improvements shall take into consideration the existing natural environment and the retention of existing trees. Trees shall be mitigated according to the specifications provided herein.
- (B) Landscaping & Tree Fund.** The City Administrator or designee shall administer the fund. The Goose Creek Landscape and Tree Fund shall be used for landscaping, streetscaping and beautification projects upon public property within the City of Goose Creek and may be used to issue grant funding to private property owners for the same purposes.
- (C) Standards and Tree Fund Guidelines.**
- (1)** The clear-cutting of trees and vegetative cover on any lot, parcel, tract or acreage in any district is specifically prohibited.
 - (2)** Each protected or grand tree that is determined by the Zoning Administrator to be hazardous, diseased, or injured to the extent it is irreparably damaged shall be approved for removal. The burden of providing proof of the extent of the hazard, disease or injury shall rest with the applicant, who must provide documentation from a qualified arborist.
 - (3)** Removal of protected trees shall be mitigated at 100%. Removal of the protected trees in accordance with an approved site development plan shall be replaced by the applicant on the property through the replanting of species approved by the City at a minimum of four-inch calipers equal to the total DBH removed. Tree mitigation may occur anywhere on-site, including within required buffers and landscaped areas as approved by the Zoning Administrator. In the event that on-site mitigation is not possible due to site constraints, the Zoning Administrator shall impose a \$1,000 fee for each protected tree unable to be fully mitigated. All monetary fees shall be deposited into the City's Landscaping and Tree Fund. Existing trees four inches or greater, within the landscape buffer to be retained, may be considered in the mitigation at the discretion of the Zoning Administrator.
 - (4)** Removal of grand trees shall be mitigated at 100% and also subject to a \$1,000 fee for each grand tree removed. Removal of the grand trees in accordance with an approved site development plan shall be replaced by the applicant on the property through the replanting of species approved by the City at a minimum of four-inch calipers equal to the total DBH removed. Tree mitigation may occur anywhere on-site, including within required buffers and landscaped areas as approved by the Zoning Administrator. In the event that on-site mitigation is not possible due to site constraints, the Zoning Administrator shall impose an additional fee of \$4,000 for each grand tree unable to be fully mitigated. All monetary fees shall be deposited into the City's Landscaping and

Tree Fund. Existing trees four inches or greater, within the landscape buffer to be retained, may be considered in the mitigation at the discretion of the Zoning Administrator.

- (5) Should tree removal occur in violation of the approved tree plan or without a plan approved by the Zoning Administrator, the removed trees shall be replaced with twice the number of inches at DBH removed at a minimum of four-inch calipers. For each inch of tree unable to be provided on-site for the purposes of reconciling the violation, the Zoning Administrator shall accept payment of a fee of \$200, deposited into the City's Landscaping and Tree Fund.
- (6) A tree replacement schedule is required showing the location, species, and sizes of any replacement trees to be planted.
- (7) Replacement trees shall be planted on the site in the areas specified in the plans to be approved by the Zoning Administrator. Replacement trees shall be long-lived, hardy, native and compatible with local conditions, with good aesthetic value, healthy and disease and pest free and approved by the Zoning Administrator.
- (8) If trees are to be relocated onto the development site, the applicant shall identify the original locations of the trees, as well as submit to the City site preparations and methods used on the tree survey. Trees may be relocated provided the environmental conditions of the new location are favorable to the survival of the trees.
- (9) Prior to issuance of a Certificate of Occupancy for a completed structure, the Zoning Administrator shall provide a compliance inspection including the provisions in this chapter. It is the responsibility of the owner or agent to contact the Zoning Administrator regarding the compliance inspection. The Certificate of Occupancy will be withheld pending verification of compliance. The Zoning Administrator shall approve a delayed schedule for planting materials when the immediate planting schedule would impair the health of the plants. When a delayed planting schedule is approved, the applicant shall provide a bond equivalent to one and one-half times the projected cost of the planting materials.
- (10) Records of Tree and Landscaping Fund deposits will be maintained in a single fund to be reviewed annually. The Tree and Landscaping Fund will be used in accordance with the parameters established in this ordinance.

(D) Preservation Credit. Projects intending to preserve existing vegetation in order to receive credit for required landscaping must graphically show the location of each tree on the landscape plan and must note the DBH (diameter at breast height) and species of each tree.

- (1) In order to receive credit, preserved vegetation must be in good health and condition and must meet the spacing requirements of the standards it is intended to satisfy. Protective barriers must also be shown on the landscape and grading plans in accordance with the requirements of this section. If a preserved tree dies within 24 months of completion of the project, it must be replaced with the total number of trees which were credited to the existing tree. No credit will be given to invasive-exotic species.

5.1.2: Tree Protection

(A) Intent. Unless exempted, no grand or protected tree shall be cut, relocated, removed, or destroyed, except with approval of a Land Disturbance Permit from the City and in accordance with the standards of this Section. No land clearing or harvesting of any kind shall be permitted without approval of the Zoning Administrator, regardless of other approvals that may be obtained from outside agencies.

A tree protection plan shall be submitted with a landscaping plan. A tree protection plan shall clearly indicate what tree protection methods will be utilized.

Documentation of existing trees on the site, through a tree inventory or tree survey, shall be submitted with a landscaping plan in accordance with the requirements of this Ordinance.

A Land Disturbance Permit from the City is required prior to the cutting, destruction, removal, relocation, or transplantation of all trees.

(B) Exemptions. The following activities are exempt from the standards in this Section.

- (1) The removal or modification of any tree located on an individual lot on which an existing single-family detached, two-family, four-unit, eight-unit or townhome dwelling is located.
- (2) Routine or seasonal pruning.
- (3) The removal or pruning, after providing documentation to the Zoning Administrator of the condition of the tree(s), of dead or naturally fallen trees; trees damaged during a hurricane, tornado, ice or windstorm, flood, wildfire or any other such act of nature; or trees that are found by the Zoning Administrator to be a threat to the public health, safety, or welfare.
- (4) The selective and limited removal or pruning of trees or vegetation necessary to obtain clear visibility at driveways or intersections.
- (5) The removal or pruning of trees within a utility easement by a utility company.
- (6) Underbrush and removal of trees less than four (4) inches DBH.
- (7) Forestry activities shielded from local development regulation in accordance with S.C. Code Ann. § 48-23-205, provided, any development application for the parcel of land where the forestry activities occur that is submitted within three years of the conclusion of the forestry activities shall be denied.
- (8) Timber harvesting that the Zoning Administrator determines is a commercial timber operation (see, Definitions), if notification is provided, a forestry plan is submitted, and the timber harvesting complies with best management practices published by the South Carolina Forestry Commission, in accordance with, Timber Harvesting, provided, any development application for the parcel of land where a commercial timber operation occurs that is submitted within three years of the conclusion of the commercial timber operation shall be denied.

(C) Tree Protection Zone. Unless otherwise established in this Section, the tree protection zone of protected trees consists of the largest of the following:

- (1) The area located within a distance of one foot for each one inch of tree diameter (measured at four and one-half feet above ground level) of the tree.
- (2) The area located within a distance of one-half the tree's height of the tree.
- (3) The area within a distance of six feet of the tree.

(D) Prohibited Activity in Tree Protection Zone.

- (1) Development and any other activity involving the cutting, destruction, removal, relocation, transplantation, pruning, or limbing of a protected tree are prohibited in a tree protection zone, unless otherwise required by this Ordinance.
- (2) Compaction of the soil within a tree protection zone over more than ten percent of the area of the tree protection zone is prohibited, except where necessary for pedestrian walkways. Where possible, mulch shall be used to mitigate soil compaction in areas of the tree protection zone where activity on the site may result in soil compaction.

(E) Utility and grading plans shall not modify or disturb the tree protection zone, provided, utilities may be located within a tree protection zone if:

- (1) There is no alternative location for the utilities.
- (2) Any tunneling or boring for utility lines occurs at a depth that avoids significant damage to the roots of the protected tree and is at least 25 inches below the ground.
- (3) Any excavation is limited in extent to the minimum necessary and is accomplished using hand excavation methods that remove soil around tree roots without severing them.
- (4) All proposed activity within the tree protection zone is shown on an approved tree protection plan.

(F) Tree Protection During Construction.

- (1) Construction site activities, including but not limited to parking, equipment, or material storage, bury pits, concrete washout, or burning of debris, are prohibited within tree protection zones.
- (2) Trees located within a tree protection zone shall be protected from chemical contamination from liquids or other materials, including but not limited to paint, chemical solvents, gasoline, oil, diesel fuel, hydraulic fluid, concrete spoils, or rinse water from vehicle cleaning, including rinsing of concrete truck tanks and chutes.
- (3) Prior to machinery passing over any area within a tree protection zone during construction, the area shall be cushioned using plywood sheeting covered by a minimum four-inch-thick layer of wood mulch, or materials providing an equivalent minimum degree of cushioning, as shown on an approved tree protection plan.
- (4) Protective barriers shall be installed prior to, and maintained throughout, the land disturbance and construction process and before building permits are issued. Such barriers shall:
 - (a) Be installed along the outer edge of and completely surrounding all tree protection zones.
 - (b) Be based on the proximity to disturbance.
 - (c) Consist of one:

- (1) A 6-foot-high chain-link fence.
 - (2) A minimum four-foot-high wooden post and rail fence with two-inch by four-inch posts and a double one-inch by four-inch rail.
 - (3) A minimum four-foot-high orange polyethylene laminar safety fencing mounted on wooden posts.
 - (4) A similar fencing method approved by the Zoning Administrator.
- (d) Be posted with warning signs that:
- (1) Are posted not more than 150 feet apart.
 - (2) Are clearly visible from all sides of the tree protection area.
 - (3) Have a minimum area of four-square feet per sign.
 - (4) Identify the fenced area as a tree protection zone and direct construction workers not to encroach into the area (e.g., "Tree Protection Zone: Do Not Enter").

- (5) Any violation of the tree protection standards in this subsection is a violation of this Ordinance and may result in remedies and penalties. Any action in violation of this subsection that results in damage to a protected tree that jeopardizes its survival shall be deemed removal of a protected tree.

(G) Maintenance. The landowner and/or tenant shall maintain protected trees and tree protection zones in accordance with applicable tree protection plans and be subject to all requirements of this chapter. Curb stops, concrete curb, or other devices to prevent vehicular damage to required trees must be shown on the landscaping plan and installed prior to final inspection.

(H) Timber Harvesting. Timber harvesting shall comply with the standards in this subsection. The landowner shall notify the Zoning Administrator prior to beginning any timber harvesting.

- (1) Best Management Practices.** All timber harvesting shall comply with the voluntary protective measures known as "Best Management Practices" that are published by the South Carolina Forestry Commission, including the provision of an undisturbed buffer that:

- (a) Extends along the entire perimeter of the parcel, including road frontages, except for approved access crossings; and
- (b) Has a minimum width of 50 feet or the required setback for the zoning district in which the parcel is located, whichever is greater.

- (2) Commercial Timber Operations.** The landowner shall have the burden of proving by clear and convincing evidence that an activity is a commercial timber operation. The landowner shall submit a forestry plan that demonstrates that the intended forestry activities will contribute to the long-term production of marketable forest products and ensure the continued existence of forests through regeneration. Conducting a timber sale as the sole timber management activity does not constitute a commercial timber operation.

5.2: General Landscaping

(A) Applicability. Unless exempted, all development shall comply with the standards in this chapter, as modified in accordance alternative compliance, if applicable. The standards in this chapter are cumulative, unless otherwise stated in this Ordinance.

(1) Exemptions. The following are exempt from the standards in this section.

- (a)** Single-family detached dwellings, provided, the initial development of a subdivision of single-family dwellings is subject to all tree save, density, protection, foundation/canopy plantings and all applicable development regulations.
- (b)** Expansion of an existing structure that equals less than 50 percent of the total gross floor area of the structure. New areas shall meet full requirements for that portion.
- (c)** Renovation or reuse, not a more intense use, of an existing structure that, is valued at less than 50 percent of the recorded tax value of the building.

(2) Alternative Compliance. Where the application of the standards in this chapter would result in unreasonable or impractical situations due to product supply (container-caliper size), unusual site conditions, such as may be caused by streams, natural rock formations, topography, lot configuration, or utility easements, the Zoning Administrator may approve an alternative landscaping plan on finding, the alternative landscaping plan would result in landscaping of similar quality, effectiveness, durability, and performance as required by this chapter.

(B) General Standards. Unless specified in this Ordinance to the contrary, all plantings and other improvements required by this Section shall comply with this subsection.

(1) Installation of Required Landscaping.

- (a)** Unless a bond is provided in accordance with (b) below, all landscaping required by this chapter shall be installed prior to the issuance of a Certificate of Occupancy.
- (b)** If the season or weather conditions prohibit planting of trees or shrubs, the developer may provide a bond, an irrevocable letter of credit, or other financial surety in an amount equal to 125 percent of the cost of installing the required landscaping to guarantee the completion of the required planting. A Zoning Permit for the development shall be issued only on approval of the financial surety. All required improvements must be completed within the time period established in the development approval, or within 18 months of the date the developer provides financial surety, whichever period is shorter. The developer may request, and the Zoning Administrator may grant, for good cause shown, one extension, not to exceed one year, of the period for completion. The financial surety shall be canceled and/or returned upon completion of the required landscaping. If the developer fails to complete all required improvements within the period for completion, as may be extended, the

Zoning Administrator shall send written notice to the developer identifying the failure(s) and providing the developer a period of 30 days to complete the required improvements. If the required improvements are not completed within the 30-day period, the City may draw on the financial surety to complete the required improvements.

- (c) Planting guidelines and recommended species provided by the electric provider shall be referenced within 35 feet of a power line.
- (d) Where unusual site conditions, such as may be caused by streams, natural rock formations, topography, lot configuration, or utility easements, make it impossible for proposed development to comply with the landscaping requirements in this Section, the proposed development may be approved only if it complies with the requirements in this Section to the extent practicable and all unmet requirements are compensated for through payment to the Goose Creek Landscaping and Tree Fund of 125 percent of the estimated cost of plant materials and installation. Estimates used to calculate the cost of plant materials and installation must be made not more than 90 days prior to the submission of the alternative landscaping plan. Three estimates provided with letterhead will be submitted for review and approval. The payment shall be based on the average of the three estimates multiplied by 125%.

(2) Credit for Existing Vegetation. Existing vegetation located in the developable area outside of wetlands, in good health, that meets all applicable standards in this chapter, may be used to satisfy any planting requirements, provided the vegetation is in fair or better condition and is protected before and during development in the same manner required for a protected tree during construction.

(3) Species. Vegetative material shall be adapted to the site conditions where it will be planted. The use of native, drought-tolerant vegetation is encouraged to reduce dependency upon irrigation. The selection of trees, shrubs, and other vegetative material from the list of suggested species maintained by the South Carolina Forestry Commission is encouraged. The use of species identified as invasive plant pest species by the South Carolina Exotic Pest Plant Council is prohibited. To curtail the spread of disease and insect infestation in a plant species, new shrub and tree plantings shall be of different genera in accordance with Table: Required Shrub and Tree Genus Diversity. Where different genera of shrubs and trees are required, each required genus shall be planted in roughly equal proportions with the other required genera. Nothing in this subsection shall be construed to prevent the utilization of a greater number of different species than specified.

MINIMUM NUMBER OF SHRUBS OR TREES REQUIRED ON SITE	MINIMUM NUMBER OF GENUSES OF SHRUBS OR TREES REQUIRED ON SITE
Shrubs	
40 or fewer	2
More than 40 but fewer than 70	3
70 or more	4
Trees	
20 or fewer	2
More than 20 but fewer than 40	3
40 or more	4

(4) Trees. All canopy trees planted in accordance with the requirements of this chapter shall be a minimum of ten (10) feet in height, and understory trees a minimum of eight (8) feet in height, when planted. Both canopy trees and understory trees must be at least two inches in caliper (measured one-half foot above ground level) when planted. Any new trees of above four-inch caliper size shall be measured twelve (12) inches above the ground. The caliper size of a multi-trunk tree shall be deemed to be the average caliper size of the largest three leaders. The height-to-trunk caliper ratio, root ball sizes, or spread relationship for any tree to be planted shall meet the current "American Standards for Nursery Stock" as set forth by the American Association of Nurserymen. All multi-trunk trees must be "tree form" with a maximum of three to five stems or trunks and a minimum height of eight feet at planting.

(5) Shrubs. All shrubs planted to meet the requirements of this chapter, unless required to be larger by another provision, shall be a minimum of three-gallon container size and eighteen (18) inches in height or spread (depending on whether the growth habit is upright or spreading) measured from the top of the root zone.

(6) Mulch. All planted materials are to be mulched, generally with an organic type of mulch such as shredded bark, ground wood chips (not sawdust), or pine straw. Natural colors are required, no red, green, etc. Mulch shall be applied as follows: for trees and shrubs, three to four inches deep at the base of shrubs and trees or from the trunk to the dripline for newly-planted trees; for ground cover and perennials, one to two inches deep sufficient in coverage to conserve moisture and suppress weeds without inhibiting growth of the landscape plants. The exclusive use of rock coverage shall not be permitted as a primary ground feature.

(7) Irrigation. An irrigation system shall be planned, installed, and maintained for multi-family, industrial, commercial, and mixed-use projects to ensure optimum moisture for healthy growth and survival. Use of existing vegetation, native plants, drought-tolerant plants, and water conserving irrigation techniques, such as use of a rain sensor, and re-use of rainwater, is encouraged.

(8) Berms. Shall comply with the following design standards:

- (a) The slope shall not exceed a two-to-one ratio (horizontal to vertical).
- (b) The berm shall have a top width at least one-half the berm height; and
- (c) The berm shall have a maximum height of eight feet above the toe of the berm.
- (d) All berms, regardless of size, shall be stabilized with a ground cover or other suitable vegetation.
- (e) Berms proposed to be placed along street right-of-way shall be designed and constructed to provide adequate sight distances at intersections and along the street.
- (f) Berms shall not damage the roots of existing healthy vegetation designated to be preserved.

(9) Fences & Walls. Fences and walls shall comply with all requirements in this Ordinance.

(10) Sight Visibility Triangle. Sight areas shall be maintained free of obstructions, including trees, shrubs, and other vegetation and fences, walls, and berms.

(11) Maintenance of Landscape Areas. It shall be the duty of the property owner to maintain all vegetation planted pursuant to, or protected by, this chapter in a healthy condition in accordance with this section and any tree ordinance guidelines developed by the City. Landscape features and areas shall be maintained in accordance with the approved landscaping plan or alternative landscaping plan and shall present a healthy and orderly appearance free from refuse and debris. All plant life shown on an approved landscaping plan or alternative landscaping plan shall be replaced with the same or a similar species if it dies, is seriously damaged, or removed, except any existing vegetation that does not comply with the standards in this Ordinance shall be replaced with vegetation that does comply with the standards in this Ordinance.

- (a) **Review.** The Zoning Administrator, or designee, shall have the authority to review landscaping and require replanting if necessary to maintain the required landscape plants in good health.
- (b) **Damage, Natural Occurrence.** In the event that any vegetation or physical element functioning to meet the standards of this Section is severely damaged due to an unusual weather occurrence or natural catastrophe, or other natural occurrence such as damage by wild or domestic animals, the owner or developer shall be required to replant if the landscaping standards are not being met. The Zoning Administrator shall consider the type and location of the landscape buffer or required vegetation area as well as the propensity for natural re-vegetation in making a determination on the extent of replanting requirements. The owner shall have one growing season to replace or replant in accordance with the Zoning Administrator's determination.
- (c) **Operational Protection.** The owner or developer shall take actions to protect trees and landscaping from damage during all facility and site operations. Plants

shall be maintained in a way that does not obstruct sight distances at roadway and drive intersections, obstruct traffic signs or devices, or interfere with the use of sidewalks or pedestrian trails. If a planting area required by this Section is adjacent to parking or vehicular circulation areas. Curb stops, concrete curb, or other devices to prevent vehicular damage to required trees must be shown on the landscaping plan and installed prior to final inspection.

- (d) **Maintain Shape.** All required trees shall be allowed to reach their mature size and shall be maintained at their mature size. Except for trimming and pruning within a utility easement in accordance with applicable policies of the affected utility, required plants shall not be cut or severely pruned or otherwise damaged so that their natural form is impaired. Any tree (including, but not limited to crape myrtles) that has been severely pruned, sheared, topped, or shaped as a shrub, shall be considered as damaged vegetation in need of replacement and shall be replaced within one growing season with a tree at least four inches in caliper.
- (e) **Natural Decline.** The natural death of existing vegetation within any required landscape area does not necessarily constitute a violation and does not require re-vegetation to replace the plant material unless the required landscape area no longer complies with the required standards of this section. In no instance shall this provision be construed to prevent re-planting if, in the opinion of the Zoning Administrator, the required performance standard of the landscaping is not being met.

(C) **Existing Conditions.** Trees and shrubs that have not been maintained in compliance with approved plans, regardless of the date of approval, shall be replaced, if in the opinion of the Zoning Administrator, it would further the intent of this chapter and/or applicable zoning overlay districts.

5.3: Site Landscaping

Landscape requirements are broken down in the following categories:

- (A) Property Line Buffer – Landscaping along property lines.
- (B) Street Buffer – Landscaping along street rights-of-way between parking and pedestrian areas.
- (C) Parking Lot – Landscaping in and around vehicular use areas.
- (D) Building Impact – Landscaping used to enhance the site.
- (E) Screening – Landscaping around utility use, outdoor storage, and loading areas.

(A) **Property Line Buffer.** A landscaped area between two land uses designed to mitigate potential negative effects, foster greenspace health, and promote community appearance. All new development shall comply, unless between individual single-family lots. Zoning Administrator has the authority to amend the buffer requirements for a specific site, including the discretion to require additional buffering, including depth of buffer, density and number of trees, and/or the requirement for a structural screen.

(1) Buffers shall be provided in accordance with the table and specifications listed below.

(a) Buffer 1

- (1) A buffer 15 feet deep that shall consist of at least four canopy trees, eight understory trees, and 30 shrubs per 100 feet of buffer yard width; or
- (2) A buffer 20 feet deep that shall consist of at least four canopy trees, six understory trees, and 20 shrubs per 100 feet of buffer yard width; or
- (3) A buffer 30 feet deep wide that shall consist of at least four canopy trees, six understory trees, and 15 shrubs per 100 feet of buffer yard width.

(b) Buffer 2

- (1) A buffer 30 feet deep that shall consist of at least five canopy trees, seven understory trees, and 20 shrubs per 100 feet of buffer yard width. In addition, a structural element shall be required; or
- (2) A buffer 40 feet deep that shall consist of at least four canopy trees, five understory trees, and 20 shrubs per 100 feet of buffer yard width. In addition, a structural element shall be required; or
- (3) A buffer 50 feet deep that shall consist of at least four canopy trees, four understory trees, and ten shrubs per 100 feet of buffer yard width. In addition, a structural element shall be required.

(c) Buffer 3

- (1) A buffer 50 feet deep that shall consist of at least five canopy trees, seven understory trees, and 20 shrubs per 100 feet of buffer yard width. In addition, a structural element shall be required; or
- (2) A buffer 60 feet deep that shall consist of at least five canopy trees, five understory trees, and 15 shrubs per 100 feet of buffer yard width. In addition, a structural element shall be required; or
- (3) A buffer 75 feet deep that shall consist of at least four canopy trees, four understory trees, and ten shrubs per 100 feet of buffer yard width.

(d) Buffer 4

- (1) A buffer 75 feet deep that shall consist of at least ten canopy trees, 18 understory trees, and 60 shrubs per 100 feet of buffer yard width. In addition, a structural element shall be required; or
- (2) A buffer 100 feet deep that shall consist of at least ten canopy trees, 15 understory trees, and 60 shrubs per 100 feet of buffer yard width. In addition, a structural element shall be required; or
- (3) A buffer 125 feet deep that shall consist of at least eight canopy trees, ten understory trees, and 30 shrubs per 100 feet of buffer yard width. In addition, a structural element shall be required; or
- (4) A buffer 150 feet deep that shall consist of at least eight canopy trees, eight understory trees, and 20 shrubs per 100 feet of buffer yard width. In addition, a structural element shall be required.

(e) Buffer 5

- (1)** A buffer 100 feet deep that shall consist of at least 12 canopy trees, 18 understory trees, and 60 shrubs per 100 feet of buffer yard width. In addition, a structural element shall be required; or
- (2)** A buffer 125 feet deep that shall consist of at least ten canopy trees, 15 understory trees, and 40 shrubs per 100 feet of buffer yard width. In addition, a structural element shall be required; or
- (3)** A buffer 150 feet deep that shall consist of at least ten canopy trees, 15 understory trees, and 30 shrubs per 100 feet of buffer yard width. In addition, a structural element shall be required.

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Proposed Land Use	Adjacent Land Use							
	Conservation Open Space	Residential Single Family	Residential Mixed Use	Village Node	General Commercial	Employment Campus	Light Industrial	Heavy Industrial
Conservation Open Space	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Residential Single Family	Buffer 1	N/A	N/A	Buffer 1	Buffer 2	Buffer 3	Buffer 4	Buffer 5
Residential Mixed Use	Buffer 1	N/A	N/A	Buffer 1	Buffer 2	Buffer 2	Buffer 4	Buffer 5
Village Node	Buffer 2	Buffer 1	Buffer 1	N/A	N/A	Buffer 2	Buffer 4	Buffer 5
General Commercial	Buffer 2	Buffer 2	Buffer 2	Buffer 1	N/A	Buffer 1	Buffer 2	Buffer 3
Employment Campus	Buffer 3	Buffer 3	Buffer 2	Buffer 2	Buffer 1	N/A	Buffer 2	Buffer 2
Light Industrial	Buffer 4	Buffer 4	Buffer 4	Buffer 4	Buffer 2	Buffer 2	N/A	N/A
Heavy Industrial	Buffer 5	Buffer 5	Buffer 5	Buffer 5	Buffer 3	Buffer 2	N/A	N/A

WIDTH REDUCTION - FENCE OR WALL				
FENCE OR WALL MATERIALS	ZONING DISTRICT	MINIMUM FENCE OR WALL HEIGHT	BUFFER YARD WIDTH REDUCTION ALLOWED (AS A PERCENTAGE OF THE REQUIRED WIDTH)	MINIMUM WIDTH OF BUFFER YARD AFTER REDUCTION
Wood	Any district	8 feet	25	15 feet
Brick, Stone, or Stucco	Any district	4 feet	25	15 feet
	Any district	6 feet	50	10 feet
NOTES: *Fence or wall height shall be measured from the side of the fence facing away from the property being screened.				

(2) Reduction in Width (Property Line Buffer Yard). The required width of a buffer yard may be reduced in accordance with this subsection, provided, only one width reduction is allowed along any length of a buffer yard.

- (a) Fence or Masonry Wall.** The width of a buffer yard may be reduced if a fence or wall that complies with the corresponding height and materials requirements, and all fence and wall standards, is located in the buffer yard along the length of the buffer yard.
- (b) Berm.** The width of a buffer yard may be reduced by 25 percent if a berm having a height of at least four feet is provided.

(3) Reduction in Plantings (Property Line Buffer Yard). The required plantings in a buffer yard may be reduced along any length of the buffer yard where a fence or wall is included in accordance with this section, provided, only one reduction for shrubs is allowed along any length of a buffer yard:

- (a)** Wooden fence or brick, stone, or stucco wall: 50 percent reduction in the number of required shrubs.
- (b)** Brick, stone, or stucco wall having a height of at least six feet: 75 percent reduction in the number of required shrubs, and up to 50 percent of required trees in the transitional buffer yard may be understory trees.

(4) Location (Property Line Buffer Yard). Buffer yards shall be located on the site of the proposed development, between the property line and any vehicular use areas, buildings, storage, service areas, or other areas of activity on the property and extend along the entire property line of the abutting use.

- (a)** Vegetative screening and fencing in a buffer yard shall not be located inside a utility or drainage easement unless:
 - (1)** The easement is an overhead easement; **or**
 - (2)** All of the following are met:
 - (3)** The easement holder has consented to and the Zoning Administrator has approved the location of the vegetative screening and fencing in the easement;

- (4) The vegetative screening and fencing is maintained in accordance with the terms of consent and any applicable maintenance provisions;
- (5) Trees planted within 15 feet of an overhead power line shall be understory trees; and
- (6) In those portions of the buffer yard where understory trees are provided in lieu of canopy trees, either the number of required trees per 100 linear feet shall be multiplied by two, or a wood fence or masonry wall that meets the height and materials standards, shall be provided.

(5) Development within Property Line Buffer Yard. Development within a buffer yard shall not reduce the general separation of land uses or interfere with the required plantings and shall be limited to the following:

- (a) Fences and walls.
- (b) Retaining walls.
- (c) Sidewalks, trails, and bike paths, provided they intersect the transitional buffer yard at a 90-degree angle.
- (d) Driveways and parking lot aisles necessary to comply with Cross Access Between Adjoining Developments.
- (e) Stormwater areas that incorporate Low Impact Development (LID) practices using plant material to manage stormwater.

(6) Planting and Materials Standards (Property Line Buffer Yard). Trees, shrubs, fences and walls, and berms required by this subsection shall comply with General Landscaping Standards, unless otherwise specified.

- (a) Trees, shrubs, fences and walls, and berms shall be arranged in a manner that provides the maximum possible visual separation between adjacent land uses, including the massing of shrubs in rows or groups as needed to achieve the maximum screening effect.
- (b) Trees shall be canopy trees, except when placed within 15 feet of an overhead powerline, where they shall be understory trees.
- (c) Up to 50 percent of required trees where a brick, stone, or stucco wall having a height of at least six feet is included may be small- maturing trees.
- (d) At least 50 percent of required trees shall be evergreen species in unreduced buffers.
- (e) Shrubs shall be evergreen species expected to reach a height of six feet or greater within five years of planting.
- (f) Shrubs shall be a minimum of three feet in height when planted.

(B) Street Buffer. A street buffer yard is a landscaped area abutting and parallel to a recorded public street right-of-way designed to provide pleasing views along travel ways, reduce runoff, provide canopy, and preserve natural vegetative cover. All new development shall comply, unless only a change in land use, with no new parking surface area, and/or in a zoning district that has a minimum front yard setback of zero feet.

- (1) Location (Street Buffers).** Street buffer yards shall be located on the site of the proposed development wherever it abuts an existing or proposed street right-of-way.
- (2) Minimum Width (Street Buffer).**
- (a)** If the minimum front yard setback is greater than ten (10) feet, the minimum width of the street buffer shall be ten (10) feet.
- (3) Minimum Area (Street Buffer).** A street buffer shall have a minimum area of ten (10) feet times the linear feet of the site of the proposed development that abuts an existing or proposed street right-of-way.
- (a)** Notwithstanding any other provision in this Ordinance, a street buffer shall not have a width of less than five (5) feet as measured from the recorded public street right-of-way abutting the site of the proposed development.
- (4) Minimum Plantings (Street Buffer).** A street buffer shall comply with the following landscaping standards:
- (a)** A street buffer shall contain at least one canopy tree for every 40 linear feet of street buffer or fraction thereof, excluding portions of the street buffer where driveways are located and areas necessary to avoid intrusion into sight areas.
 - (b)** A street buffer shall contain a minimum of one canopy tree.
 - (c)** At least 60 percent of the street buffer area not used for canopy trees or for pedestrian or vehicular access shall be covered in shrubs, ground cover, understory trees, or turf, and all other portions of the street buffer shall be mulched. A minimum of 75 percent of the area designated on the landscaping plan for grass or ground cover shall be covered by established grass or ground cover within one calendar year from the time of planting.
 - (d)** Within 20 feet of an overhead power line, understory trees spaced between 20 and 30 feet apart on center, unless otherwise necessary to avoid intrusion into sight areas, shall be substituted for required canopy trees.
- (5) Development Within Street Buffer.** Development in a street buffer shall be limited to the following:
- (a)** Fences and walls.
 - (b)** Retaining walls.
 - (c)** Flagpoles, lamp or address posts, mailboxes, and similar features.
 - (d)** Sidewalks, trails, and bike paths.
 - (e)** Driveways or parking lot aisles having a width of 35 feet or less, provided the centerline of the driveway or parking lot aisle forms a 90-degree angle with the boundary between the site and the right-of-way.
 - (f)** Stormwater areas treated as site amenities in accordance with review of the Zoning Administrator.

(6) Parking Lot (Street Buffer). Parking lots adjacent to a right-of-way shall comply with the standards below. The standards below shall not apply where a parking lot is located behind a building from the street right-of-way:

- (a)** The street buffer shall be screened along the length of the street, excluding portions of the street buffer where driveways or sight areas are located, that is between two and one-half (2 ½) and three (3) feet in height and that consists of:
 - (1)** Evergreen shrubs that measure at least two (2) feet in height at the time of planting and reach a mature height of or may be maintained at a height of two-and-one-half (2 ½) to three (3) feet within one year of planting; or
 - (2)** A wall composed of brick, stone, or stucco, which may be combined with decorative metal, such as wrought iron, if the wall achieves opacity at an average height of between two and one-half (2 ½) and three (3) feet.
- (b)** Where a street buffer includes a brick, stone, or stucco wall in accordance with (6)(a)(2) above:
 - (1)** The minimum width of the street buffer is reduced by 50 percent, provided the street protected yard shall not at any point be less than five feet in width;
 - (2)** The required number of shrubs is reduced by two-thirds, if all required shrubs are planted between the wall and the right-of-way; and
 - (3)** Up to forty percent of required shrubs may be deciduous shrubs having a maximum height of three feet.
- (c)** A street buffer located between a parking structure and a street right-of-way shall comply with the standards in Street Buffers as modified by the following standard:
 - (1)** The minimum width of the street buffer shall be ten (10) feet.

(C) Parking Lot Landscaping. The standards for landscaping in and around parking lots apply to any new or expanded vehicular surface area (parking lot) whether principal or accessory use and any existing vehicular surface area that is used to satisfy the off-street parking requirements for a new building, or the expansion of an existing building.

(1) Interior Planting Areas (Parking Lot). A vehicular surface area, other than a parking structure, shall include interior planting areas that comply with the standards in this subsection.

- (a)** In an off-street surface parking area, no more than seven (7) consecutive spaces shall be in a row without a parking island containing one canopy tree and two shrubs or two canopy trees and shall extend the full length of the adjacent parking space and shall be no less than nine (9) feet in width.
- (b)** Tree islands shall be placed along the perimeter of the parking area at each end of the aisles that shall be the full length of the adjacent parking space and shall be no less than nine (9) feet in width.
- (c)** Where vehicles overhang a foundation planting strip, the width of the planting strip shall be at least six feet.
- (d)** For vehicular surface areas containing 200 or more parking spaces, the required pedestrian passageway shall have landscaping on each side, not less than five (5) feet wide consisting of one (1) understory tree and two (2) shrubs every seven (7) parking spaces.

(2) Minimum Planting (Parking Lot).

- (a)** A minimum of 60 percent of a planting area shall contain living plants, trees, shrubs, groundcover or turf, and all other portions of the planting area shall be mulched. A minimum of 75 percent of the area designated on the landscaping plan for grass or ground cover shall be covered by established grass or ground cover within one calendar year from the time of planting.
- (b)** Understory trees shall be substituted for canopy trees within 15 feet of overhead power lines;
- (c)** Canopy trees shall be spaced a minimum of 40 feet apart, or, if planted groups, a minimum of 25 feet apart;
- (d)** Understory trees shall be spaced a minimum of 30 feet apart, or, if planted in groups, a minimum of 15 feet apart.
- (e)** Trees shall not be planted within ten feet of a tree located in the public right-of-way.
- (f)** Planting areas shall be protected from vehicle damage by the installation of curbing, wheel stops, or other comparable methods. The placement of plant material shall allow for a minimum two-and-one-half foot bumper overhang from the face of curbing, wheel stops, or other comparable devices. This standard shall not be construed to prohibit the use of planting areas as stormwater management devices.

(D) Building Impact Landscaping. Building impact is landscaping that is not required for parking lot landscaping, buffer yard landscaping, or street buffer landscaping, that is designed to soften the visual impact of building foundations and provide for the even dispersal of trees across a development site. A change in land use, agricultural uses, and development with alternative compliance (e.g, no front yard setback, no parking areas) are exempt.

- (1)** Where building foundations are visible from the public street, pedestrian walkways, or from adjacent uses, foundation landscaping is required. Landscaping of this area shall complement the building elevations, connect the building to the site and increase continuity.
- (2)** Planters may be required as a design element to soften the building exterior and enhance the streetscape appearance.
- (3)** Shrubs maturing to a two-foot minimum shall be planted at five feet on center maximum for the length of the building facing the public right-of-way. To soften and screen a blank building facade, shrubs maturing to a minimum of four feet in height shall be planted eight feet on center (maximum), and small maturing trees shall be planted within 15 feet of the building facade.
- (4)** No shrub smaller than those in three-gallon containers shall be planted. Understory trees shall be no smaller than six feet in height at the time of planting. Canopy trees must be at minimum two- and one-half calipers and eight feet to ten feet in height at time of planting.
- (5)** A two inch to four-inch layer of approved mulching materials shall be used only in connection with plant materials and shall not stand alone as ground cover.
- (6)** Arcades across a building's front facade accompanied by tree planting may be used in lieu of shrub plantings and satisfy the requirements for foundation plantings.

- (7) Lawn areas within 50 feet of a building or adjacent to public roadways require sodding. Other lawn areas may require sodding depending upon slopes, impact on public views, pedestrian traffic, time of year, as well as other considerations.

(E) Service Screening. The following shall be screened from view in accordance with the standards in this subsection:

- (1)** Loading areas, large waste receptacles (such as dumpsters, grease storage, and cardboard recycling containers) and trash collection areas.
 - (a)** Screening of loading areas, large waste receptacles, and trash collection areas must be accomplished and maintained with an opaque wall of masonry or composite material approved by the Zoning Administrator. Vinyl or exterior cinder block shall not be permitted. The height shall be sufficient to conceal areas, but in no instance less than 7 feet. Enclosures shall utilize metal or composite material with latching doors. Evergreen shrubs shall be used on the exterior.
 - (b)** Any existing trash dumpster, grease storage receptacle, or cardboard refuse container that is not properly screened by April 30, 2029 must come into compliance prior to the license renewal of the business.
- (2)** Display areas
 - (a)** Screening shall be accomplished with a closed fence, made of wood, a masonry wall, opaque metal, or composite material approved by the Zoning Administrator, with the finished side facing away from the area to be screened.
 - (b)** A minimum of 60 percent of any shrubs used for screening shall be evergreen species. Shrubs shall be a minimum of 18 inches tall when planted and expected to reach a mature height and width sufficient to provide the required screening within three years of planting.
- (3)** Stormwater retention or detention ponds.
 - (a)** Evergreen shrubs that are expected to reach four feet in height within three years of planting, at a maximum spacing of five feet on center. Trees, at least 50 percent of which are an evergreen species, at a maximum spacing of 25 feet on center.
 - (b)** If a fence is required, the material shall be approved by the Zoning Administrator.

5.4: Access & Parking

- (A) Intent.** The purpose of this Section is to ensure that developments are served by a coordinated multimodal transportation system that permits the safe and efficient movement of motor vehicles, emergency vehicles, transit, bicyclists, and pedestrians within the development and between the development and external transportation systems, neighboring development, and local destination points such as places of employment, schools, parks, and shopping areas.
- (B) Applicability.** Any new off-street vehicle parking area provided shall be developed in accordance with the regulations of this section and the development standards of the applicable district of this Ordinance.
- (1) New Development.** All new development shall provide off-street parking and loading areas in accordance with the standards of this Section.
- (2) Existing Development.** Any change in use of existing development shall be accompanied by provision of any additional off-street parking and loading spaces required for the change in use.
- (C) Traffic Impact Analysis.** Requirements pertaining to Traffic Impact Analysis ("TIA") are incorporated in reference and found in the City of Goose Creek Land Development Regulations.
- (D) Access & Circulation.** All new developments shall be served by a system of sidewalks, paths, roadways, accessways, and other facilities designed to provide for multiple travel modes (vehicular, bicycle, and pedestrian), as appropriate to the development's size, character, and relationship to surrounding development and development patterns and existing and planned community transportation systems. Vehicular, bicycle, and pedestrian access and circulation systems shall be coordinated and integrated so as to provide transportation choices within and to and from the proposed development, as appropriate.
- (1) Cross Access**
- (a)** An internal vehicular circulation system in new nonresidential and mixed-use development shall be designed and constructed to provide vehicular cross-access between any parking lots within the development and any parking lots on adjoining parcels containing nonresidential or mixed-use development, and to the boundary of adjoining vacant land if it is zoned for commercial uses. The cross-access shall consist of a driveway or drive aisle that is at least 24 feet wide or two one-way driveways or aisles that are each at least 14 feet wide.
- (b)** An internal pedestrian circulation system in new multifamily, nonresidential, or mixed-use development shall be designed to allow for pedestrian walkway cross access between the development's buildings and parking areas and those on adjoining lots containing multifamily, nonresidential, or mixed-use development, and to vacant lands.
- (c)** Easements allowing cross-access to and from lands served by a vehicular and pedestrian cross-access, along with agreements defining maintenance responsibilities of landowners pertaining to the vehicular cross-access, shall be recorded with the Register of Deeds.

- (d) The Zoning Administrator may waive or modify the requirement for vehicular and pedestrian cross-access on determining that such cross-access is impractical or undesirable due to the presence of topographic conditions, natural features, or vehicular safety factors.

(2) Sidewalks Required

- (a) In all districts, sidewalks, a minimum of 5 feet in width, that comply with ADA Standards are required on both sides of all streets.
- (b) Where a new development fronts an existing street with insufficient right-of-way width to accommodate installation of a required sidewalk along the frontage, the developer shall install a sidewalk on the development site within a dedicated public easement running parallel and adjacent to the public street.
- (c) The Zoning Administrator may waive or modify the requirement for sidewalks on determining that such sidewalks are impractical or infeasible due to the presence of topographic conditions or natural features.

(3) Bicycle Facilities. New development or redevelopment shall include bicycle parking. Bicycle parking shall be placed within 100 feet of, and clearly visible from, the main entrance to the use served. Bike lanes, bike paths, or other bicycle facilities sufficient to allow safe and efficient bicycle access and circulation within the development shall be required when adjacent to planned or existing bicycle corridors.

- (a) Retail, service, office, civic, institutional, mixed, and public uses shall provide two spaces per 4,000 square feet of gross floor area. Industrial, manufacturing, and processing shall provide .5 spaces per 10,000 square feet of gross floor area. No more than 8 individual spaces shall be required for any principal use.

(4) Off-Street Parking. Any new off-street vehicle parking area provided shall be developed in accordance with the regulations of this section and the development standards of the applicable district of this Ordinance.

- (a) The number and width of curb cuts shall be the minimum needed to provide reasonable access to the site. Curb cuts shall meet the standards of the Berkeley County, South Carolina Department of Transportation, and the City of Goose Creek.
- (b) Off-street parking areas shall be used solely for the parking of licensed motorized vehicles in operating condition. Required parking spaces and loading berths may not be used for the display of goods for sale, or the sale, lease, storage, dismantling, or service of any vehicles, boats, motor homes, campers, mobile homes, building materials, equipment, or supplies.
- (c) Off-street parking areas and all off-street loading areas shall include painted lines, wheel stops, or other methods of identifying individual parking spaces and loading berths and distinguishing such spaces or berths from aisles.
- (d) Surface parking shall not be located in the front yard setback, nor between buildings and right-of-way, except in industrial districts. Surface parking on corner parcels shall not be allowed to be placed on the outside of corner lots. Where

surface parking is adjacent to a public right-of-way, or part of a common development, a seat wall, with landscaping, shall be integrated with the architecture of the building.

- (e) All off-street parking and loading areas shall be surfaced with asphalt, concrete, brick, stone, pavers, or an equivalent hard, dustless, and bonded surface material.
 - (f) The use of pervious or semi-pervious parking lot surfacing materials— including, but not limited to—pervious asphalt and concrete, open joint pavers, and reinforced grass/gravel/shell grids may be approved for off-street parking and loading areas, provided such surfacing is subject to an on-going maintenance program and shall be certified as capable of accommodating anticipated traffic loading stresses and maintenance impacts.
 - (g) All shopping cart return areas shall be primarily constructed of brick or concrete. Metal may be used as a secondary material. There shall be minimum one return area accessible in each drive aisle. The return area shall be landscaped appropriately.
- (5) Except for off-street parking areas serving single-family detached or two-family dwellings, off-street parking areas shall be arranged so no parking or maneuvering incidental to parking shall occur on a public street or sidewalk.
- (6) An entrance or exit to an off-street parking area shall not be located within 25 feet of a single-family residential district.
- (7) Parking lots shall comply with applicable landscaping.
- (8) All off-street parking and loading areas shall be maintained in safe condition and good repair at all times so as not to constitute a hazard to public safety or a visual or aesthetic nuisance to surrounding land.
- (9) All off-street parking and loading areas shall be completed prior to the issuance of a certificate of occupancy for the development they serve. In the case of phased development, off-street parking and loading areas may only be provided for the phase being developed.
- (10) Vehicular surface areas containing **200** or more parking spaces shall be configured in accordance with the following standards:
- (a) **Primary Drive Aisle.** Primary drive aisles within vehicular surface areas shall be designed to appear as an extension of the public street network extending from the public right-of-way along the full length of the primary facades of structures being served by the drive. The primary drive aisle(s) shall comply with the following standards:
 - (1) Have a minimum cross section width between curbs to serve two travel lanes.

- (2) Include a sidewalk or curb-delineated pedestrian passageway, at least five (5) feet wide, along the front façade of a building when the drive aisle is aligned parallel to that building façade.
- (3) Provide street trees along both sides of the primary drive aisle with a maximum spacing of 40 feet on-center. Understory trees may be used adjacent to the building façade within 40 feet of building entrances.

(b) Pedestrian Pathways. The vehicular surface area shall provide fully separated, improved pedestrian pathways that:

- (1) Are provided, at a minimum, every six parallel parking rows (every three double-row parking bays) or every 200 feet, whichever is the lesser dimension.
- (2) Are enhanced with planted landscaping strips.
- (3) Include, to the maximum extent practicable, a pathway aligned with and perpendicular to the primary entrance into the building served by the vehicular surface area (parking lot).
- (4) Are paved with asphalt, cement, or other comparable material.
- (5) Are of contrasting color or materials when crossing drive aisles.
- (6) Are in compliance with applicable state and federal requirements while at a minimum are at least five (5) feet wide when located within planting strips, and ten (10) feet wide when crossing drive aisles.
- (7) Connect to all existing or planned adjacent transit and pedestrian facilities.
- (8) Provide safe and efficient pedestrian access to the use they serve.

(E) Minimum-Maximum Off-Street Spaces. The maximum number of off-street parking spaces shall not exceed 125 percent of the minimum number of off-street parking spaces required for that use. Any spaces over the minimum shall be pervious pavers or similarly approved design. If there is no requirement for a minimum number of off-street parking spaces for the use, the maximum number of off-street parking spaces shall be reviewed as alternative compliance by the Zoning Administrator. The Zoning Administrator shall apply the minimum-maximum off-street parking space requirement specified for the listed use that is deemed most like the proposed use.

Parking Table

USE TYPE	MINIMUM NUMBER OF PARKING SPACES
Agricultural	
Plant Agricultural	No minimum
Community Garden	No minimum
Indoor Food Production	No minimum
Civic, Institutional & Public	
Cemetery	No minimum
College/University	1 for every 2 faculty/FTE plus 1/500 sf classroom and research space
Community Center	3/1,000 sf
Government Office	3/1,000 sf
Hospital	1/300 sf
Library/Museum/Cultural Facility	3/1,000 sf
Medical or Dental Clinic	1/300 sf
Membership Organization Facility	1/500 sf
Nursing Care Facility	1 for every 6 beds
Parking Lot	No minimum
Parks & Open Space	No minimum
Park & Ride	No minimum
Public Safety Facility	In accordance with an approved alternative parking plan
Religious Institutions	1 for every 5 seats
School, Business or Trade	1 for every 3 persons
School, Pre-K - High	1 for every 6 students (design capacity) under 10 th grade; 1 for every 2 students 10 th grade and above
Social Service Facility	3/1,000 sf
Utilities, Major	1/500 sf office facilities
Utilities, Minor	1/500 sf office facilities

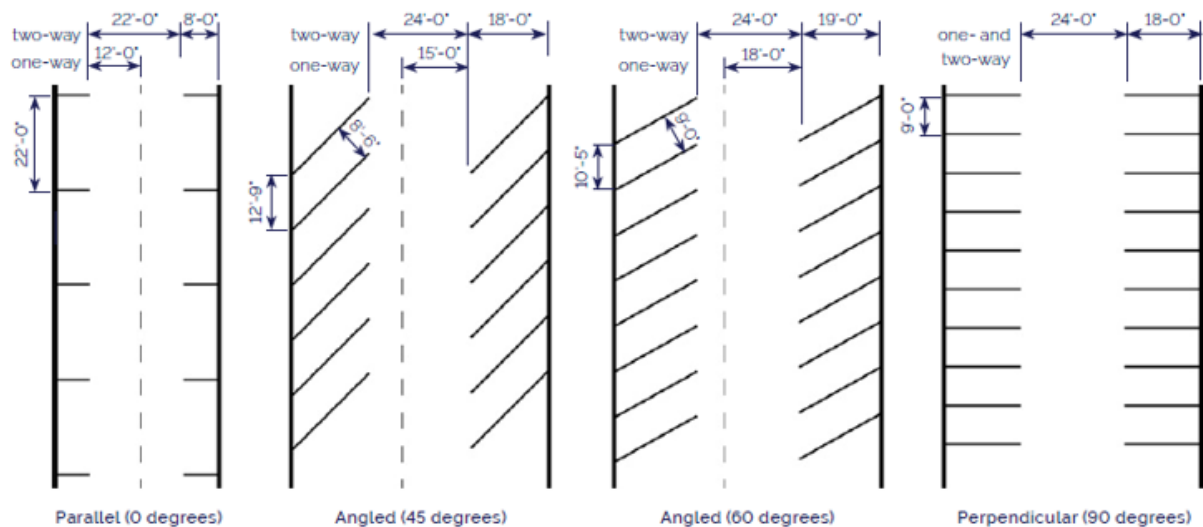
Wireless Communication	No minimum
Wireless Communication (Small Cell)	No minimum
Wireless Communication (Stealth)	No minimum
Industrial, Manufacturing, Processing	
Industrial, Artisan	2/1,000 sf
Industrial, Heavy	1.5/1,000 sf
Industrial, Light	1.5/1,000 sf
Research/Laboratory Facility	2/1,000 sf
Warehouse/Distribution	1.5/1,000 sf
Refuse Processing/Recycling Facility	2/1,000 sf
Residential & Group Living	
Continuing Care Retirement	1 for every 4 residents
Cottage Neighborhood	2/du
Dwelling, Accessory	N/A
Dwelling, 1 Unit, detached	2/du
Dwelling, 1 Unit, attached	2/du
Dwelling, 2 Unit	2/du
Dwelling, 3-4 Units	2/du
Dwelling, 5-8 Units	2/du
Dwelling, Mixed Use	In accordance with an approved alternative parking plan
Dwelling, Townhouse	2/du
Group Residence	1 for every 4 residents
Residential Care Facility	1 for every 4 residents
Retail, Service & Office	
Adult Business	1/300 sf

Animal Care	3/1,000 sf
Banquet Hall	5/1,000 sf
Beer/Wine/Liquor Sales	3/1,000 sf
Day Care Center	1/500 sf
Drinking Establishment	8/1,000 sf
Drive-Through Facility	No minimum
Entertainment Facility, Indoor	5/1,000 sf
Entertainment Facility, Outdoor	In accordance with an approved alternative parking plan
Funeral Services	1/250 sf assembly area
Gas Station/Convenience Store	3.5/1,000 sf
Home Occupation	No minimum
Hotel	1 for each guest room plus 1/300 sf of restaurant space or meeting area
Non-Depository Credit Institution	3/1,000 sf
Pawn Shop	3.5/1,000 sf
Performing Arts Center	1 for every 5 seats at max. capacity
Personal Care & Services	3/ 1,000 sf
Private Club/Lodge	5/1,000 sf
Professional Offices	1/500 sf
Restaurant	8/1,000 sf seating area
Retail & Service, General	3.5/ 1,000 sf
Retail & Service, Intermediate	3/1,000 sf
Retail & Service, Heavy	2/1,000 sf
Self-Storage Facility	1/per employee, plus 1/5,000 gross floor area
Staple Food Store	In accordance with an approved alternative parking plan
Tattoo/Piercing	3/1,000 sf
Tobacco/Hookah/Vaping	3.5/1,000 sf
Vehicle Sales or Rental	4/1,000 sf plus 3 for each bay
Vehicle Rental, Truck	2/1,000 sf

Vehicle Service, Major	4/1,000 sf
Vehicle Service, Minor	4/1,000 sf
Vehicle Service, Commercial	2/1,000 sf

(F) Minimum Space-Aisle Standards.

Space Angle	Space Width	Parking Row Depth	Curb Width	Drive Aisle Width: One-Way	Drive Aisle Width: Two-Way
Parallel (0°)	8'	8'	22'	12'	22'
45°	8'-6"	18'	12'-9"	15'	24'
60°	9'	19'	10'-5"	18'	24'
Perpendicular (90°)	9'	18'	9'	24'	24'



- (1) Right-of-way.** Except for off-street parking areas serving single-family detached or two-family dwellings, parking spaces and access aisles shall be set back a minimum of ten feet from the street right-of-way.

(G) Parking Alternatives. The Zoning Administrator is authorized to consider an alternative parking plan that proposes alternatives to providing the off-street parking spaces, in accordance with the following standards.

- (1) Parking Demand Study.** An alternative parking plan that includes a parking demand study demonstrating how the number of parking spaces is adequate for the proposed development, or functional needs, and is in substantial compliance with the intent and purpose of parking standards. If the Zoning Administrator determines that the number of

spaces is not adequate or exceeds the maximum, the Board of Zoning Appeals may consider a variance to the requirements, based on established criteria for a variance.

(2) Mixed-Use Development. A development containing more than one use shall provide parking spaces in an amount equal to the total of the standards for all individual uses. An applicant for a development containing more than one use may submit an alternative parking plan that proposes a reduction in the minimum number of required off-street parking spaces for the development based on a comprehensive analysis of parking demand for each use by time of day.

(3) Existing Conditions Reduction. Where a property does not have the area available to provide off-street parking spaces because of existing conditions that were lawful at the time of establishment (e.g. an existing building covers the entire parcel), the following uses shall only be required to provide as many off-street parking spaces as will physically fit upon the property:

(a) Any nonresidential use that has a minimum parking requirement of three or fewer parking spaces for each 1,000 square feet of gross floor area or a retail sales use.

(4) Off-Site Parking. An alternative parking plan may be proposed to meet 10 percent of the minimum number of off-street parking spaces required for a use with public off-site parking—in accordance with the following standards.

(a) The zoning district classification of the off-site parking shall be one that allows the use and is designed to all applicable buffer and landscaping standards.

(b) Off-site parking spaces shall be located within 400 feet of the primary pedestrian entrances to the uses served by the parking. Distance shall be measured by the actual distance of the pedestrian walkway from the shared parking area to the primary pedestrian entrance(s), not a straight-line, point-to-point distance.

(c) Off-site parking spaces shall not be separated from the use they serve by an arterial street unless safe pedestrian access across the street is provided by appropriate traffic controls (e.g., signalized crosswalk), or a grade-separated pedestrian walkway.

(d) Adequate, safe, and well-lit pedestrian access shall be provided between the off-site parking area and the primary pedestrian entrances to the use served by the off-site parking.

(5) On-Street Parking. If on street parking is available, an alternative parking plan may propose to provide 10 percent or 4 spaces, whichever is less, of the minimum number of off-street parking spaces required through on-street parking along streets that are adjacent to the development.

(H) Vehicle Stacking. In addition to meeting the off-street parking standards, uses with drive-through facilities and other auto-oriented uses where vehicles queue up to access a service facility, shall not impede on-site or off-site vehicular traffic movements or movements into or out of off-street

parking spaces, nor impede pedestrian movements in a stacking plan. If applicable, requirements of SCDOT and/or Berkeley County may be considered.

(I) Loading-Fire Lane. Any new development involving the routine vehicular delivery or shipping of goods, supplies, or equipment to or from the development shall provide a sufficient number of off-street loading berths to accommodate the delivery and shipping operations of the development's uses in a safe and convenient manner. The off-street loading berth shall be arranged so that vehicles shall maneuver for loading and unloading entirely within the property lines of the site, without obstructing or interfering with any public right-of-way or any parking space or parking lot aisle. All requirements of Fire Code shall be required.

(J) Disabled. Every off-street vehicle parking area and parking garage available to the public shall have parking spaces reserved for the use of physically disabled persons as required by the latest federal ADA Accessibility Guidelines.

(K) Electric Vehicle Charging Stations (EVCSs)

(1) An electric vehicle charging station shall mean a public or private parking space located together with a battery charging station which permits the transfer of electric energy (by conductive or inductive means) to a battery or other storage device in an electric vehicle.

(2) If the primary use of the parcel is the retail electric charging of vehicles, then the use shall be considered a motor fuel station for zoning purposes. Installation shall be located in zoning districts which permit motor fuel stations.

(3) All new or reconstructed parking structures or lots shall be required to install EVCSs according to below when one of the following conditions is met:

(a) The development includes a new off-street parking facility with more than 20 spaces; or

(b) The parking capacity of an existing building, site, or parking facility with 20 or more spaces is increased by 30 percent or more; or

(c) The new or existing off-street parking facility is for a mixed-use or commercial land use.

(4) General Station requirements

(a) Size. A standard size parking space shall be used for an electric vehicle charging station where such a station is required or planned.

(b) Equipment Standards and Protection. Where provided, parking for electric vehicle charging purposes shall meet the following standards:

(1) EV charging stations shall not be permissible inside structures in commercial and residential districts.

(2) Charging station equipment mounted on pedestals, light posts, bollards or other devices shall be a minimum of 24 inches clear from the face of curb.

(3) All EV charging station parking areas are required to be a minimum to ten (10) feet from noncharging station parking areas and structures.

(4) Charging station outlets and connector devices shall be no less than 36 inches or no higher than 48 inches from the top of surface where mounted

and shall be designed and located as to not impede pedestrian travel or create trip hazards on sidewalks.

(5) When the electric vehicle parking space is perpendicular or at an angle to curb face and charging equipment, adequate equipment protection, such as wheel stops, or concrete-filled steel bollards shall be used.

(6) Charging station equipment shall be maintained in all respects, including the functioning of the charging equipment by the owner or operator.

(c) **Informational Signage.** Electric vehicle charging stations, other than in residential use, shall have posted directional signage allowing only charging electric vehicles to park in such spaces. For the purposes of this subsection, “charging” means that an electric vehicle is parked at an electric vehicle charging station and is connected to the charging station equipment. Signage for parking of electric vehicles shall include:

(1) Information on the charging station to identify voltage and amperage levels and any time of use, fees, or safety information.

(2) As appropriate, directional signs to effectively guide motorists to the charging station space(s).

5.5: Open Space

(A) Intent. Open space set-asides serve numerous purposes, including preserving natural resources, ensuring resident access to open areas and active recreation, reducing the heat island effect of developed areas, providing civic and meeting spaces, enhancing storm water management, and providing other public health benefits. These areas shall be delineated on the required site plan or final plat.

(B) Open Space Typologies

- (1)** Recreational open space. Open space may include active or passive recreation such as outdoor swimming pools, playgrounds, sport courts, dog parks, community gardens, parks, pavilions, courtyards, seating areas, outdoor dining areas, plazas or upper-level facilities such as shared or common balconies, rooftop decks or rooftop gardens.
- (2)** Natural open space. Up to 50% of the required open space may include naturally-occurring resources such as open water, streams, riparian areas, wetlands, forested areas, tree canopy preservation areas, aquatic buffers/floodplains and designated steep slope areas. In order to qualify, natural open space areas must also provide pedestrian access on a path that must meet the following:
 - (a)** In addition to the path, at least one other amenity must be provided such as seating/ benches, picnic tables, or viewing platforms;
 - (b)** The average slope of the path shall be less than 15 percent;
 - (c)** Paths must measure at least 80% of the longest distance (length or width) of the open space or 500 feet, whichever is less.
- (3)** Public amenities. Land set aside for public use including greenways, sidewalks, streetscape and hardscape areas that allow for public gathering such as sidewalk cafe areas, areas containing public art, and similar urban amenities that measure at least 14 feet wide may be counted in their entirety.
- (4)** Stormwater control measures. Above ground land used for stormwater management (provided such land is not separately fenced) that is developed using stormwater green infrastructure design methods and integrated into the pedestrian experience (e.g. rain gardens, bioswales, green roofs or similar features).

(C) Areas not included in open space calculations.

- (1)** Stormwater control areas. Dry and wet detention basins, constructed wetlands, or similar structures that have no pedestrian access (e.g. integrated trail, bench, overlook, or other similar feature).
- (2)** Property Line Buffers.
- (3)** Tree Corridor areas.
- (4)** Required Setbacks.
- (5)** General Landscaping requirements.

(D) Residential Standards. Open space shall be based on the following:

- (1)** Quantity. The amount of required open space shall be based on the total parcel area, except that for subdivisions road rights-of-way shall be subtracted.

DEVELOPMENT TYPE	PERCENT OPEN SPACE	
	Less than 1 acre	1 acre or more
Subdivisions (6+ lots)	15%*	
Multifamily Residential	10%	15%

***See Permitted Reductions below**

- (2) Minimum dimension. The minimum dimension of any open space shall measure at least 10 feet in all directions, except that rooftop or balcony open spaces shall have a minimum dimension of seven feet in all directions.
 - (3) Minimum area. The minimum size of individual areas designated as open spaces shall not be less than 400 square feet.
 - (4) Subdivisions. In residential subdivisions, open spaces shall have at least one side along street frontage that measures an average of at least 40 feet wide for a minimum depth of 20 feet. As an alternative, a path or trail measuring a minimum of 12 feet in width may be used to connect the street frontage to a designated open space. In this alternative of a path to open space, the required open space is increased to 120 percent of the required open space and must provide pedestrian access that shall be identified and recorded as such on the subdivision plat.
 - (5) **Cohesion.** At least 60 percent of the required open space must be located in one contiguous area.
 - (a) Open space should adjoin any neighboring areas of open space, tree preservation areas, or other protected areas and non-protected natural areas.
- (E) Permitted reductions of required open space.** As an incentive for design alternatives providing other public benefits, the open space requirements may be reduced according to the options below.
- (1) Open space requirements may be reduced by five percent when meeting the following design elements:
 - (a) Cohesion. At least 70 percent of the required open space is contiguous.
 - (b) Slope. All required open space shall have an average slope of less than 15 percent with at least 50 percent of the open space maintaining an average slope that is five percent or less.
 - (c) Shape. The shape of the open space shall be rectangular with the longest dimension less than 160 percent of the shortest dimension, unless the average width is greater than 40 feet.
 - (d) Seating. Seating shall be provided for the open space. For every 250 square feet of required open space, one linear foot of seating shall be provided. Seating shall provide a mix of seating types, such as conventional seating with armrests and backs as well as informal seating (i.e. steps, edges of raised planters, boulders, etc.).

(F) Employment Campus Zoning District. A minimum of 15% of project area shall provide open space. Formally planned and regularly maintained open areas that provide passive recreation opportunities, including arranged plantings, gardens, community gardens, green roofs, gazebos, and similar structures shall be integrated. Formal plantings and gardens shall have at least one direct access to a building or to a street, bikeway, or walkway accessible to the development's occupants and users. In review, Staff shall give consideration to the needs for open space in conjunction with the programmed space.

(1) Courtyard. A proposed courtyard shall be a park space on which proposed residential lots front and are oriented toward.

(a) The courtyard shall include walkways that meet or exceed standards for local roads.

(b) The courtyard shall be at least twenty-five (25) feet wide.

(2) Plazas. A proposed plaza shall be a park space on which proposed commercial storefronts or office units front and are oriented toward. The plaza shall typically include street furniture and articulated public spaces, including but not limited to some combination of benches, water features, gazebos, stages, planter boxes, and galleries.

(a) The plaza shall be at least forty (40) feet wide and no larger than one-half (½) acre in size.

(b) Plazas shall be designed to prevent regular vehicle traffic but shall accommodate aerial fire trucks.

(c) A plaza shall have at least one direct access to a principal building, or to a street, bikeway, or walkway accessible to the public or the development's occupants and users.

(G) Exemptions. The following are exempted from open space requirements.

(1) Projects located in the following zoning districts: Village Node, General Commercial, Light Industrial, Heavy Industrial.

(2) Properties with historic landmark designations.

(3) Residential developments of five or less units or lots.

(H) Prohibitions. In no case shall open space contain any of the following:

(1) Streets, driveways, or parking areas

(2) Above-ground utility cabinets larger than two square feet

(3) Fenced stormwater ponds

(4) Structures, other than recreation community facilities such as outdoor pools, playgrounds, and open air gazebos and pavilions

(5) Hazardous or toxic waste or materials as defined by state or federal regulations (except if covered by a City-approved mitigation plan)

(6) Natural gas transmission line rights-of-way

(7) Interior parking lot planting islands

(I) Ownership, Management, and Maintenance. All open space set-aside areas shall include deed restrictions, covenants, or other legal instruments that ensure continued use of the land for its intended open space purposes, in perpetuity, and provide for the continued and effective management, operation, and maintenance of the land and facilities. Responsibility for managing

and maintaining open space set-asides rests with the owner of the land of the open space set-asides. Failure to maintain open space set-asides in accordance with this Section and the development approval or permit shall be a violation of this Ordinance.

DRAFT

Section Six: Signs

The regulations herein shall apply and govern all signs located in the City of Goose Creek. This section establishes the standards for the design, location, and characteristics of signs that are permitted as principal or accessory uses. No sign is permitted in The City except in conformity with this section.

6.1: Purpose

The purpose of this section is to promote the public health, safety, and welfare; and regulate the markets through a comprehensive system of reasonable, effective, consistent, content-neutral, and nondiscriminatory sign standards and design requirements. With these concepts in mind, this section is adopted for the following purposes:

- (1) To protect property values, the local economy, and the quality of life by preserving and enhancing the appearance of the public realm which affects the image of the City.
- (2) To promote the free flow of traffic and protect pedestrians and motorists from injury and property damage caused by, or which may be partially attributable to cluttered, distracting, and/or illegible signage.
- (3) To promote the use of signs which are aesthetically pleasing, of appropriate scale, and integrated with the surrounding buildings and landscape, in order to meet the community's expressed desire for quality development.
- (4) To promote and accomplish the goals, policies, and objectives of the City Council.
- (5) To balance public and private objectives by allowing adequate signage for business identification.
- (6) To provide Design standards which are consistent with other applicable ordinances and provisions.
- (7) To reduce the risk of property damage and personal injury from signs which are improperly constructed, improperly installed, or poorly maintained.

To achieve these purposes, it is the intent of this section:

- (1) to provide reasonably uniform standards while allowing functional flexibility, encourage variety, and create an incentive to relate signage to basic principles of good design.
- (2) To assure the public benefits derived from expenditures of public funds for the improvement and beautification of streets, and other public structures and spaces, are protected by exercising reasonable control over the character and design of sign structures which are near the rights-of-way.
- (3) To provide an improved visual environment for the citizens of, and visitors too, the City.

6.2: Definitions

Words and phrases used in this Article shall have the meanings set forth in this section. Words and phrases not defined in this section but defined in the zoning ordinance of the City of Goose Creek, shall be given the meanings set forth in such ordinance. All other words and phrases shall be given their common, ordinary meaning, unless the context clearly requires otherwise. Section headings or captions are for reference purposes only and shall not be used in the interpretation of this Article.

Abandoned sign. A permanent principal use sign on property containing a building that has ceased operations permanent principal use signs on property shall be considered abandoned when the business activity that the property has ended for a period of six months.

Alteration. A change in the size or shape of an existing sign. Copy or color change of an existing sign is not an alteration. Changing or replacing a sign face or panel is not an alteration.

Animated sign. Any sign, or part of a sign, that uses any movement or change of lighting or color to depict action or create a special effect or scene.

Area of sign. The area within a continuous perimeter and closing the limits of writing, representation, emblem, figure, or character together with any frame, other material, open space, or color forming an integral part of the display or use to differentiate each writing, representation, emblem, figure, or character from the background against which it is placed. The display of street address on a ground sign, wall, or window shall not be computed in determining the maximum allowable area of ground sign, wall, or window sign.

Awning/Canopy sign. An awning that contains letters, numbers, symbols, pictures, logos, or visual display, or other communication, attached to, or painted on an awning, canopy or other fabric, plastic or structural protective cover over a door, entrance, window, or outdoor service area, or made an integral part of an awning. For purposes of this code section, “awning signs” shall be considered “wall signs.”

Bandit sign. A commercial sign posted on a utility pole, street sign, or other street furniture; or any other sign placed within a public right-of-way or public property. A bandit sign generally has less than six (6) square feet or less of advertising area and are made of vinyl, paper, cloth, or fabric, Polyboard™, corrugated plastic, poster board, plastic core, cardboard, wood, or plywood, including signs with wood or wire framing post or stakes. All bandit signs are prohibited and illegal.

Banner. A sign other than a flag with or without characters, letters, illustrations or ornamentation applied to cloth, paper, or fabric that is intended to be hung either with a frame or without a frame. Neither flags nor canopy signs are considered banners. For purposes of this code section, a “banner” is a “sign.”

Building sign. A sign attached to a building, which may include wall signs, awning signs, and projecting signs.

Bench sign. A sign with or without characters, letters, illustrations, or ornamentation applied to a bench for the purpose of advertising.

Business frontage. The lineal front footage of the building or portion thereof, devoted to a specific business or enterprise and containing a main entrance/exit opening to the public.

Building marker. Any sign cut into a masonry surface or made of bronze or other permanent material.

Can sign. A sign in which the sign copy is placed on a transparent face, which is attached to an enclosed box or can, usually made of metal, with an internal light source.

Changeable copy. Any sign that incorporates changing lettering or images to form a sign message or messages, whether such changes are accomplished electronically or manually. A sign panel is not considered changeable copy.

Channel letter.

- (A) *Open faced.* A dimensional letter with a back and sides but no face at the front of the letter. Open Faced Channel Letters may be non-lit, externally illuminated, or illuminated by a light source contained inside the open channel of the letter itself, such as a neon tube.
- (B) *Internally illuminated.* A dimensional letter with a back, sides and a translucent front face capable of transmitting light from an internal light source within the letter.
- (C) *Reverse.* A dimensional letter with a face and sides but no back, opposite to an Open-Faced Channel Letter. A Reverse Channel Letter has an open channel facing the wall or building to which it is affixed. A Reverse Channel Letter may contain a source of illumination designed to project lighting against the surface behind the letter, commonly referred to as a Backlit Channel Letter; also referenced as a halo or silhouette lighted channel letter. The face of a Reverse Channel Letter does not illuminate.

Commercial message. Any sign wording, logo or other representation that, directly or indirectly, names, advertises or calls attention to a business, product, service or other commercial activity.

Conforming sign. A sign that is legally installed in conformance with all prevailing jurisdictional laws and ordinances.

Copy. Any combination of letters, numerals, words, symbols, pictures, emblems or other characters that constitute a message.

Directory sign. A single sign for multiple businesses, offices, professionals, industries, or other entities located within a planned center. Such signs are not usually visible from the public street right-of-way of a development which provides initial access to the property, but rather are located within the development, along a driveway, accessway, or parking aisle.

Directional sign. Any sign that is designed and erected for the purpose of providing direction and/or orientation for pedestrian or vehicular traffic.

Display surface area. That area of a sign including the area of the smallest plane figure which can be made to include all of the idea, advertisement, identification, or information intended to be conveyed by a Sign, including any trim or other material or color forming an integral part of the display or used to differentiate the Sign from the background against which it is placed, but excluding uprights or other structural members which are not a part of the display.

Display time. The amount of time a message and/or graphic is displayed on an Electronic Message Sign.

Double Face Sign. Two (2) sign faces which are identical in size and message and either are displayed back-to-back or within 30° interior angle.

Electronic Message Board (EMB's). A permanent sign consisting of text, symbolic imagery, or both, that uses an electronic display created through use of a pattern of lights in a dot matrix allowing the sign phase

to intermittently change the image without having to physically or mechanically replace the sign face, including an LED (light emitting diode) sign.

Electronic Message Center (EMC's). An electrically activated changeable sign whose variable message and/or graphic presentation capability can be electronically programmed by computer from a remote location. Also known as an EMC. EMCs typically use light emitting diodes (LEDs) as a lighting source. (See also following terms principally associated with Electronic Message Centers: Display Time, Dissolve, Dynamic Frame Effect, Fade, Frame, Frame Effect, Scroll, Transition, Travel)

Externally illuminated sign. See Illuminated Sign.

Exterior sign. Any sign placed outside a building.

Fascia sign. A sign attached to, marked or inscribed on, erected or placed against a wall forming part of a building, or supported by or through a wall of a building and having the exposed face thereof on a plane approximately parallel to the plane of such wall and includes a painted wall sign and an awning sign.

Feather sign. Any lightweight plastic, fabric, or other material, whether or not containing a message of any kind, attached to a single pole or staff for support and designed to move in the wind. Also identified as vertical banners.

Festoon. A string of ribbons, tinsel, flags, pennants, or pinwheel.

Field. Generally, the background upon which the sign copy is applied.

Flag. Any fabric or bunting containing colors, patterns, or symbols used as a symbol of a government or other entity or organization. For purposes of this code section, except as otherwise provided herein, a "flag" is a "sign."

Flashing sign. A sign, the illumination of which is not kept constant in intensity at all times when in use and which exhibits marked changes in lighting effects.

Freestanding sign. Any sign supported by structures or supports that are placed on, or anchored in, the ground and that are independent from any building or other structure. A permanently affixed sign which is wholly independent of a building for support with a base of a width not less than the width of the sign face. The base of the sign face shall be flush with the supporting base, and the supporting base shall be flush with the ground and extend the full width of the sign. Except for subdivision entrance signs, freestanding signs may not be constructed before the principal building is on a lot.

Frontage, building. The width in linear feet of the front exterior wall of a particular building in which an establishment is located to which the plot or building fronts the main road.

Frontage, road. The distance in linear feet of each lot where it abuts the right-of-way of any public street.

Group development. Any land development subject to a site plan that includes two (2) or more principle buildings (without a sub-division of land) for the purpose of development (whether immediate or in the future) to be occupied by separate families, firms, businesses, or other enterprises.

Height of sign. The vertical distance measured from natural grade at the base of the sign to the highest point of such sign.

Holiday decorations. Displays erected on a seasonal basis in observance of religious, national, or state holidays, which are not intended to be permanent, and which shall be removed thirty (30) days after observance.

Inflatable sign. Any sign that is or can be filled with air or gas, including but not limited to inflatable tubes and air powered dancing figurines.

Illuminated sign. A sign characterized by the use of artificial light, either projecting through its surface(s) [Internally or trans-illuminated]; or reflecting off its surface(s) [Externally illuminated].

Internally illuminated sign. Illuminated sign.

Marquee sign. A sign painted on, attached to, or hung from a marquee. For purposes of the Code Section, marquee signs shall be considered “wall signs.”

Menu board. A permanently mounted structure displaying the bill of fare for a drive-in or drive-thru business.

Monument sign. A freestanding sign where the structural part of the sign below the sign face encompasses an area at least 40% of the area of the sign face but no more than 1.5 times the area of the sign face, and which is composed of brick, stone, or other material approved by the Zoning Administrator. A monument sign is a ground sign.

Moving sign. A sign which revolves, rotates, swings, undulates, or otherwise attracts attention through the structural movement of parts.

Multi-tenant. One or more buildings, located on a single premise, containing two (2) or more separate and distinct individual establishments, which occupy separate portions of the building, and which are physically separated from each other by walls.

Non-conforming sign. Any sign which lawfully existed on the effective date of this Code Section, but which does not conform to the provisions of the Code Section, or which does not comply with this Code Section due to amendments to this Article since the date of erection of the sign.

Off-premises sign. A sign that advertises goods and services not sold on the premises.

Pennant. Any lightweight plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in a series, designed to move in the wind. For purposes of this Code Section, pennants are “signs.”

Permanent sign. Any sign which, when installed, is intended for permanent use. A permanent freestanding sign shall be of a type and construction so as not to be easily or readily removed from the lot on which it has been erected.

Place of Business. The physical location within a building at which a single business or entity legally operates pursuant to all Federal, State, City or other applicable laws and regulations. Any interconnectivity within a building from one location or tenant space to another shall constitute the same place of business. The use of a physical location, which is bounded on all sides by walls by more than one (1) legally operating business or entity shall only constitute a single place of business. In the event such a physical location is used or occupied by more than one (1) business, in order for such physical location to constitute a "place of business," all businesses and/or entities operating therein must be operating pursuant to all Federal, State, City or other applicable laws and regulations.

Pole sign. A freestanding sign that is detached from a building and is supported by one or more structural elements that are either architecturally dissimilar to the design of the sign and/or Start stopped there stop less than the width of the sign face.

Portable sign. Any sign, whether on its own trailer, wheels, or otherwise, which is designed to be transported and that the space provided for advertising messages may be changed at will by the replacement of lettering or symbols (i.e., a changeable copy sign). Even if the wheels or supports of such sign are removed and the sign converted and attached, temporarily or permanently, to the ground or other structure, said sign shall remain a portable sign. In addition, the following shall be deemed a portable sign.

- A sign mounted or painted upon a parked vehicle that is positioned for the primary purpose of acting as a sign exposed to the public and is not in use in the ordinary course of carrying out its transportation function. See vehicle sign.

Portico. A porch or walkway, open to the outside air, that is covered by a roof supported by columns or pillars, typically leading to the entrance of a building. Signs attached to portico's are considered "wall signs" for purposes of the Code Section.

Principal Use sign. Any notice or advertisement, which is permitted in conjunction with (but not necessarily containing copy specifically related to) a single principal use or single principal building located on the property, and which may display a non-commercial, commercial, or other message, the content of which is not regulated by this Code Section.

Project Entrance sign. A sign located at a discernible entrance into a property consisting of more than one subdivided lot or developed with more than one principal building (e.g., a particular residential subdivision, multi-family residential development, or office, or industrial park).

Projecting sign. Any sign which is suspended or projected from the wall, eave, or soffit of the building. (see also figure, "Types of Attached Signs").

Public sign. Any sign erected by a governmental entity.

Replacement cost. Cost of replacing a structure or building at current costs at the time of the loss, identical to the one that was destroyed or is being replaced, without application of depreciation.

Roof sign. A sign projecting higher than the front building wall, or any sign supported by or attached to said roof.

Sidewalk or Sandwich sign. A temporary, movable sign not secured or attached to the ground or surface upon which it is located no more than ten (10) feet from main business entrance. Sign to be displayed during business hours of operation only. This type of sign is typically "A" shaped or in some variation thereof and usually double-sided. Definition shall include a sign displayed on an easel.

Sight triangle. A triangle at an intersection, formed by the two roads or rights-of-way and a third line, which must be kept clear of obstructions includes but is not limited to "landscaping," "signs," and "site elements" so as not to impair any visibility for pedestrian or vehicular traffic.

Sign. Any device, fixture, placard, or structure affixed to, supported by, or suspended by a stationary object, to a building or to the ground that uses any color, graphic, illumination, symbol, or writing to announce, direct attention to, identify, advertise or communicate a message to the public. Signs do not include the flag or emblem of any nation, organization of nations, state, city or any fraternal, religious or civic organizations; works of art which in no way identify a product; or scoreboards located on athletic fields. Except where the address is also the name of the business, or institution owning or occupying the premises, displayed address information is not a sign or part of a sign for the purposes of this code.

Signable area. In the case of a wall sign, signable area shall be the building face on which the sign is proposed, excluding windows and doors. In the case of marquees or canopies, signable area shall be the area of area of the marquee or canopy wall on which the sign is proposed. For window signs, signable area shall be measured and calculated on the basis of the proportion of area within each individual window frame, not the total window area of all building windows visible from a street.

Sign copy. The physical sign message including any words, letters, numbers, pictures, and symbols.

Sign face. The area of a sign where the message is displayed. It includes the entire area of the surface of a sign, including the border or frame, and any material forming an integral part of the background of the display or used to differentiate the sign from the backdrop or building against which it is erected.

Special event. A non-routine activity within the City of Goose Creek that brings together a number of people including, but not limited to, a performance, exhibition, festivals, concerts, carnivals, arts and craft shows, meeting, assembly, contest, exhibit, ceremony, parade, or athletic competition for which specific space is requested to be reserved. Special Event shall not include casual park use by visitors or tourists.

Streamers. See "Pennants."

Suspended sign. Any sign which is suspended from the eave or soffit of the building.

Swinging Sign. A sign other than an animated sign as defined by this Article, where the sign copy area is attached to a sign structure in a way that can be set in motion with pressure, and where the sign structure is attached to a building at a height above normal eye level. This term does not include any freestanding signs. A swinging sign may be considered in lieu of permitted wall signage.

Temporary sign. A sign that is not permanently mounted, which are intended to be temporary and are of the type capable of being removed with minimal effort.

Vehicle sign. Advertisement or graphics intended to advertise business displayed on the exterior of a vehicle, but does not include license plates, license plate frames.

Visible. Capable of being seen (whether or not legible) without visual aid by a person of normal visual activity.

Wall sign. Any sign attached parallel to a wall, painted on the wall surface or erected and confined within the limits of an outside wall of any building or structure, which is supported by such wall or building, and which displays only one sign surface. No wall sign shall extend more than six (6) inches from any wall, building, or structure.

Wayfinding sign. A system of public signs identifying direction to major public and private facilities or destinations of interest to the general public and typically including graphic elements mounted on separate freestanding poles or incorporated with other sign, light, or traffic standards.

Windblown or air-blown device. Any device not otherwise specifically defined in this Code Section, that is designed to inform or attract, whether or not such device carries a message, and which all or part of the device is set in motion by wind or mechanically compressed air. For purposes of this Code Section, windblown devices are “signs.”

Window sign. Any sign that is placed inside a window, within two (2) feet of a window, or upon the windowpanes or glass, either inside or outside the building, and is visible from the exterior of the structure.

6.3: General Provisions

(A) Severability

If any portion of this Ordinance is deemed invalid on any basis, it shall be severable from the remaining portions with the intent that remaining portions be construed to accomplish the purpose of this Ordinance.

(B) General Standards

- (1)** A permit shall be required for the erection, alteration, or reconstruction of any sign intended for view from the public right-of-way unless otherwise noted and shall be issued by the Zoning Administrator in accordance with this Ordinance.
- (2)** No sign shall interfere with motorists’ vision, nor simulate traffic control or emergency vehicle lighting.

- (3) Hazard or directional signage. Signs less than four square feet in area, pointing out dangers to human safety existing immediately around the sign or safety devices on the property such as “flammable,” “dangerous dog,” “fire extinguisher,” “step,” “fire escape,” “high voltage,” “danger,” “keep out,” “no trespassing” or similar words and/or symbols, shall not be included in computing maximum allowable sign area. These signs shall not include any advertisements or the logo or colors of a business or other information not directly related to the danger or safety device or method.
- (4) Compliance with building and electrical codes. All signs in their installation, maintenance, and removal must comply with the provisions of the building and electrical codes adopted by the City. The Zoning Administrator or Building Official may require additional certification by an engineer when he/she is uncertain that the proposed method of construction is adequate.
- (5) All signs shall be maintained in sound structural condition. No sign shall be allowed to deteriorate to a condition in which it requires repairs or renovations in an amount that exceeds fifty percent (50%) of its current replacement cost as determined by a licensed sign company. This includes signs which are defaced, missing some or all illumination or characters, and whose finishes or facings are chipping, peeling, cracking, or broken in any way shall be deemed to be in disrepair. Signs that deteriorate to such a condition that they are in violation of this Ordinance shall be either removed repaired, or replaced within sixty (60) days after the receipt of notification from the Zoning Administrator. If a sign is replaced, it shall comply with the standards in this section at the time of replacement. Nonconforming signs are subject to the provisions of this Ordinance.
- (6) Illumination:
- (a) No sign or lighting device shall be placed or directed to permit beams or illumination upon a public road, highway, sidewalk or adjacent premises or residence, or skyward so as to cause a traffic hazard or nuisance. No sign lighting is allowed which switches on and off intermittently, changes intensity and/or color, or otherwise creates an illusion of flashing or movement. All bare light bulbs, except bulbs less than fifteen (15) watts, shall be directed toward the face of the sign. Signs within fifty (50) feet of a residential district shall be shielded from casting glare into the district. Signs within residential districts shall be shielded from casting illumination into residences within one hundred (100) feet.
- (b) When choosing to illuminate a sign, the following standards shall apply:
- (1) The use of backlit (halo), individually cut reverse channel letter signs, or stenciled panels with three-dimensional push-through graphics is required.
- (2) Other types of illumination which are permissible include goose neck lighting, up-lighting, and down-lighting.
- (7) Height, setback, measurement, and location.
- (a) Freestanding signs shall not extend within a street right-of-way or obstruct vision within the sight triangle.
- (b) When a sign’s base is located below the grade of a road that is adjacent to the property and to which it is oriented, the sign height shall be measured from the grade of that road centerline.
- (c) The dimensional requirements for sign faces shall be considered the allowable area of any one sign face, whether the sign is single or double-faced. No

projecting sign shall project more than twenty-four (24) inches over a sidewalk right-of-way, provided that no part of the sign shall encroach within a vertical plane measured two (2) feet from the edge of the adjacent street pavement. The bottom edge of the sign must maintain a clearance of at least eight (8) feet from the finish grade level below the sign.

- (d) Free-standing monument signs, awning signs, canopy signs, marquee signs, and temporary signs shall be located within the property lines and have a minimum setback of ten (10) feet from the back of curb, and shall not be installed within, nor project into the vertical plane of the street right-of-way.
 - (e) Fascia signs may project no more than six (6) inches from a wall.
 - (f) No sign shall be attached to or obstruct any fire escape or opening intended as a firefighting point of ingress or egress, interfere with any opening required for legal ventilation or prevent free passage from on part of a roof to another.
 - (g) Street furniture, such as benches, waste receptacles, fountains and the like shall not be used for advertising purposes.
 - (h) The placement of signs shall ensure visibility at intersections and ingress and egress points.
- (8) Colors shall be harmonious, and only compatible accents shall be used. Color combinations of paints or stains shall be complimentary to the proposed structure(s), or provide an improved palette than any existing structure(s) and the adjacent environment. Color and texture for architectural finishes shall be selected to provide visual unity. Unpainted, bright metal, reflective, bright or garish colors, or garish contrasting surfaces are prohibited.

(C) Applicability

- (1) General – Unless exempted in accordance with this Ordinance, no sign allowed by this section shall be erected, repaired, altered, relocated, maintained or displayed without first being issued a Sign Permit and complying with the relevant standards of this section.
- (2) Responsibility for Compliance - Review for compliance with the standards of this section shall occur at the time of application for a sign permit.
- (3) Termination - If a business discontinues the use of a site, sign faces/message used by the business that were previously erected on the site, or off-premise freestanding signs shall be considered as abandoned and shall be fully removed within 180 days of vacating the site. General information such as “For Lease” or “For Sale” and contact information is permitted to assist in leasing or selling the site. It shall be the responsibility of the owner of the land to remove all abandoned signs. Abandoned signs may not be leased, rented, or sold for off-site advertising.

6.4: Prohibited Signs

- (A) Unless specifically permitted elsewhere, the following signs shall be prohibited in the City of Goose Creek:
 - (1) Signs which imitate an official traffic sign or signal, safety related signage (e.g., “Fire Escape” or Exit”) or contain words or symbols displayed in a manner which could mislead or confuse drivers of vehicles, or which display intermittent lights resembling the color, size, shapes or order of lights customarily used in traffic signals or on emergency vehicles or on law enforcement vehicles.

- (2) Signs which utilize lights, individually, as part of a lighting component, or in any other manner, that flash, strobe, pulsate, blink, twinkle, and/or that create a sense of movement by scrolling, rolling, expanding and contracting written messages or visual images, and/or that recreate or simulate moving video images.
- (3) Signs appearing in such a manner as to obstruct or interfere with a driver's view of approaching, merging, or intersecting traffic, or of a traffic signal, device or sign, or which would otherwise interfere with a driver's operation of a motor vehicle.
- (4) Signs employing motion.
- (5) Sign lighting that casts intense illumination onto any residential premises located in any residential district in a manner that by intensity, duration, location, or other characteristic is incompatible with a residential character.
- (6) Stationary vehicle signs present in same location for more than 48 hours or abandoned vehicle signs.
- (7) Portable signs.
- (8) Any sign which emits a sound, odor, or visible matter.
- (9) Signs using the words "Stop", "Danger" or any word, phrase, symbol, or character typical of a life-safety sign (e.g., "High Voltage") if used in such a manner as would pose a risk to motorists or pedestrians', including ones which pose a substantial risk of confusing a driver.
- (10) Signs painted on or attached to trees, fences, parking bollards, rocks or natural features, telephone or utility poles or painted on the roofs of buildings visible from any public thoroughfare.
- (11) Signs installed or erected upon any public right of way including the unpaved portion of any road or right-of-way. This does not apply to signs installed by or on behalf of any governmental entity having the right to install signs of that type at that location.
- (12) Any sign towed behind a boat, raft, aircraft, helicopter, or recreation vehicle.
- (13) Any sign which exhibits statements, words or pictures of obscene or pornographic subjects.
- (14) Beacons or search lights.
- (15) Inflatable signs, including balloons.
- (16) Streamers, ribbons, windblown propellers, feathers, strung light bulbs, pennants, bench or furniture signs.
- (17) Off-premises signs except for advertising signs.
- (18) Abandoned signs.
- (19) Dilapidated signs.
- (20) Bandit signs.
- (21) Flags containing text or graphics advertising a business, service, or product.
- (22) Pylon and pole signs.
- (23) Permanent banner signs.
- (24) Signs in wetlands shall not be permitted except by government entities.
- (25) Internal illuminated awning signs.
- (26) Signs erected without the permission of the owner or other person having a legal right to install signs at that location.
- (27) Signs erected on the property of the City of Goose Creek, except those erected by or on behalf of the City of Goose Creek.
- (28) Rope lighting, including rope lighting located on the interior of a building.

6.5 Signs for Which a Permit is Not Required

- (A)** A permit shall not be required for the following types of signs, provided all other applicable provisions of this Ordinance are met. Such signs shall not be considered in determining the allowable number or size of signs on a lot.
- (1)** Traffic signs, including directional, wayfinding, warning and information signs, owned by the City, County or SCDOT, and located in public rights-of-way or other adjacent property.
 - (2)** Official notices issued, or required to be posted, by any federal, state, county, or municipal government.
 - (3)** Signs not exceeding one square foot in area and bearing only the property address, names of owners or occupants of the premises, or other identification of premises, and not having a commercial message. Governmental flags of the United States or State of South Carolina except when displayed in connection with commercial promotion.
 - (4)** Government flags of the United States or State of South Carolina except when displayed in connection with commercial promotion.
 - (5)** Indoor signs not observable from outside the building.
 - (6)** Public utility signs not exceeding one square foot in area provided they are placed on the utility's equipment or adjacent to the utility's equipment (e.g., high voltage sign or the name of the utility that owns the pole).
 - (7)** Window signs not exceeding two square feet, indicating business hours of operation, credit cards which are accepted on the premises, or group affiliations with which the business is associated, or clubs or groups which utilize, recommend, inspect or approve the business for use by its members, and non-illuminated "open" and "closed" signs.
 - (8)** Gasoline station pump signs. Signs shall be allowed on gasoline station pumps so as to provide information to the public such as gallons, price, octane rating, and type of fuel. As the trade name of the business is often times incorporated into the name for the different types of fuel, the trade name and any associated symbols shall be permitted on the pumps as flat signs not to exceed three square feet in area per sign face and shall not extend above the top of the fuel pump.
 - (9)** Signs to warn of a danger to human safety existing immediately around the sign or safety devices or methods in the area of the sign, including no trespassing signs. Examples of this would include "Keep Out", "Flammable", "Dangerous Dog" or "Fire Escape".
 - (10)** If a property is for sale, lease or rent by a licensed real estate agent or via a bona fide for sale by owner or private listing, the property may have one sign per street frontage restricted as follows:
 - (11)** A freestanding temporary sign subject to the following:
 - (a)** For a single-family residential lot, one eight-square-foot sign is allowed per property.
 - (b)** For all properties other than single-family residential, one thirty (32) square foot sign is allowed per property.
 - (c)** A temporary street sign which shall be restricted to non-residential areas only and shall be limited to one 32 square foot sign per street frontage of the building on the side facing the street. Thus, a non-residential building for sale or lease could utilize this provision to have a "For Sale" or "For Lease" sign on each side that there is street frontage.
 - (d)** The signs in (A) and (B) shall be alternatives for non-residential structures. Each street frontage shall be allowed one sign of either type, not both. Thus, a home for sale could have a freestanding temporary freestanding sign up to eight square foot per street frontage. If the house had frontage on two sides, then

one temporary freestanding sign would be allowed on each street. On the other hand, a commercial property held out for sale or lease might have a temporary sign up to 32 square feet on one side and a temporary sign affixed to the building up to 32 square feet on another side if it had two street frontages.

- (e) The sign shall be removed within 30 days of the property being sold, rented or leased.
- (12) Wall signs located at a service entrance provided there is not more than one per business and the sign does not exceed four square feet in area.
- (13) Signs on or a part of a vending machine, donation container, and similar accessory equipment, which are an integral part of the equipment and advertise only the products or services available from that equipment.
- (14) Scoreboards and other signs at outdoor recreation facilities, and oriented to the interior of the facility.
- (15) Temporary residential signage not otherwise prohibited and as specifically outlined herein, that does not exceed thirty-two (32) square feet, ground mounted, less than four (4) feet in height and located at least ten (ten) feet away from any right-of-way.
- (16) Signs During Elections and Referendums: During the Period thirty (30) days prior to an election or referendum applicable to citizens of the City of Goose Creek and seven (7) days after such an election or referendum, a property owner or tenant in possession may post up to four (4) non-commercial signs and another one for each one hundred (100) feet of street frontage. Signs shall not exceed eight square feet per sign face in residential areas and thirty-two (32) square feet in commercial areas.

6.6 Regulations by Zoning District:

A permit shall be obtained prior to the erection, installation, or display of any signs except those not required to have a permit. The following permanent signs and no others shall be allowed, subject to the issuance of a sign permit and compliance with all applicable development standards of this article. The following regulations apply to the following specified types of signs:

(A) Residential Zoning District

- (1) For a property used principally as a residence, one sign not to exceed ten (10) square feet with a minimum allowance of one sign per separate dwelling unit. Each residence gets one sign.
- (2) For property principally used as a residence, one temporary sign not to exceed 8 square feet which is displayed no more than three times per year for a total not to exceed twenty-one (21) days total in any calendar year. This will allow for garage and yard sale signs, or special celebration signs such as for a graduation or birthday. The three (3) times per year and twenty-one (21) total days limit applies even if the message on the sign or sign itself changes.
- (3) For each property in a residential district with structures that have a lawful principal use other than a residence, one sign, bulletin board or entrance marker not exceeding thirty-two (32) square feet. This only applies to a lawful principal use of a property for something other than a residence in the residential area. This does not apply to home occupation businesses.
- (4) Such signs shall be permanent in nature. The right to this type of sign ends when the structures on the property are no longer principally used for a non-residence.

- (5) While a property has a valid building permit for construction or a substantial renovation a sign not over twenty (20) square feet in area, to be removed within thirty (30) days after project completion. This would allow for a sign reflecting the contractor or subcontractors, financing company.
- (6) Subdivision entrance sign(s), to be approved by the Zoning Administrator.

(B) Commercial and Industrial Zoning Districts

Commercial and Industrial Zoning Districts. Signs on the wall of a building (including signs attached flat against the wall, painted wall signs and projecting signs) shall meet the following requirements:

(1) Window Signs

- (a) Window signs are those signs which are attached to or located within twelve (12) inches of the interior of a window. Window signs may be displayed in ground floor windows only. Allowances for the number and size of window signs are provided in the Sign Table.

(2) Building Signs

- (b) Building signs are those types of signs attached to a building, and include wall signs, awning signs, and projecting signs. Allowances for the number and size of building signs are provided in the Sign Table Applicants are encouraged to submit sign plans for evaluation during the building permit review process.
- (c) Standards for all building signs.
 - (1) Building signs for businesses occupying space above the ground floor of a building are not allowed, except for multi-story buildings, and only for the primary tenant as determined by the building owner. Identification for other tenants should be limited to an area on or adjacent to the ground floor door leading to the upper floor.
 - (2) The use of awnings for the primary purpose of providing signage is not appropriate. Internal illumination of semi-opaque awnings is not permitted.
 - (3) The use of flat panel, cabinet or box signs are only permitted with opaque field/background.
- (c) Facade Repair Process
 - (1) Repair of the facade is required during building sign replacement. The repair of any holes, electrical wiring, paint discoloration, exposed raceways, obsolete signage, or other repairs as noted by the Zoning Administrator is required prior to final approval.

(3) Freestanding Signs

- (a) Freestanding signs are those types of signs that are supported by a structure secured to the ground and are wholly independent of any building, other than a proportionate sign structure, for support. Freestanding signs include monument signs. Allowances for the number and size of freestanding signs are provided in Section 151.084.12. Applicants are encouraged to submit sign plans for evaluation during the site plan and building permit review package.

- (1)** Lighting. Free standing signs may be illuminated internally provided the field/background is opaque allowing only the copy (letters and logo) to be illuminated.
- (2)** Address. The address of the property shall be displayed on the freestanding sign oriented to the street on which the address is assigned. The address shall be displayed using a character size of at least six inches tall. Signs perpendicular to vehicular travel shall have the address on both sides of the signage. Address shall be illuminated.
- (3)** Landscaping. Monument style signs are an integral part of the overall built and landscaped environment of a site. Landscaping around the base of a freestanding sign must be used to soften a blank base of a sign and to help integrate a sign into its surroundings. Evergreen foundation plantings are required. A landscape plan and schedule must be submitted with completed sign application. Plantings must not exceed a height that would interfere with foot or vehicle traffic or visibility of the sign.
- (4)** A business may substitute a freestanding sign for one additional building sign, provided that the cumulative square footage does not exceed the maximum allowable area schedule must be submitted with completed sign application.

(4) Electronic Message Board (EMB s) Signs

- (a)** Permitted locations. Schools, places of worship, and governmental buildings including municipal complexes.
- (b)** Sign, style, height, width, and setback. The electronic message board shall be integrated into a monument sign with a brick or stone base. The sign shall not exceed eight feet in height and ten feet in width, including the base and all brickwork. The sign shall be setback with a minimum of ten feet from the front property line. The electronic message board may display letters only, with a maximum of three lines of text. Only numbers and text are permitted.
- (c)** Electronic Message Board Sign area. The maximum area of the electronic message board sign component shall not exceed forty (40) square feet or fifty percent (50%) of the total sign area, whichever is less.
- (d)** Color and brightness control. Message copy shall be limited to one color (Zoning Administrator to approve color; school spirit colors allowed upon approval), white or amber, on a black background. The sign shall be equipped with photosensitive equipment which automatically adjusts to the brightness and contrast of the sign in direct relation to the ambient outdoor illumination.
- (e)** Interval. The sign may only display one new message per hour unless required for emergencies.
- (f)** Movement. The use of animation, flashing, scrolling, or blinking characters is prohibited.

(5) Electronic Message Center (EMC) Signs.

- (a)** To be permitted for service/gas station fuel pricing. EMC Illumination Measurement Criteria: The illuminance of an EMC shall be measured with an illuminance meter set to measure foot-candles accurate to at least two decimals. Illuminance shall be measured with the EMC off, and again with the EMC

displaying a white image for a full color-capable EMC, or a solid message for a single-color EMC. All measurements shall be taken as close as practical to a perpendicular plane of the sign at the distance determined by the total square footage of the EMC as set forth in the accompanying Sign Area of a Sign versus Measurement Distance table.

- (b) EMC Illumination Limits: The difference between the off and solid-message measurements using the EMC Measurement Criteria shall not exceed 0.3 foot-candles at night.
- (c) Dimming Capabilities: All permitted EMCs shall be equipped with a sensor or other device that automatically determines the ambient illumination and programmed to automatically dim according to ambient light conditions, or that can be adjusted to comply with the 0.3 foot-candle measurements.
- (d) Limits of EMC Use: The EMC shall only be permitted on gas stations and the price for gasoline displayed in RED numerals and GREEN for Diesel fuel with black background.
- (e) Interval: Displays shall only change a fuel price adjustment. It is not permitted to cycle through various fuel grades or payment options.

(6) **Freestanding Signs.** For group developments where multi-tenant freestanding signs are used, the number of tenant panels on each sign shall be limited to five, plus the name of the development. Allowances for the number and size of multi-tenant signs are provided in this Ordinance. Businesses located in shopping centers are not authorized to erect freestanding signs.

- (a) Address. The address of the property shall be displayed on the freestanding sign oriented to the street on which the address is assigned. The address shall be displayed using a character size of at least six inches tall. Signs perpendicular to vehicular travel shall have the address on both sides of the signage.
- (b) Master sign program for multi-tenant development shall be submitted as part of the permit review process.

6.7 Temporary Event Signs and Display of Flags

(A) **Special Event Signs and Banners.** Special event signs/banners are restricted to businesses, churches, schools, and government entities other than the City of Goose Creek and are subject to the following conditions and limitations:

- (1) Each business, church or school is limited to two special event sign/banners during the calendar year and must obtain a permit from the Zoning Administrator.
- (2) All temporary event signage must be temporary in nature.
- (3) Only one banner or special event sign is allowed for each special event at any given time.
- (4) Banners and special event signs may be displayed a maximum of thirty (30) days and no more than twice per year. Applicants shall indicate on the permit the days the special event signs or banners will be displayed.
- (5) Banners and special event signage shall be properly secured and maintained at all times and shall not interfere with pedestrian or vehicular movement. Banners shall not be strewn between buildings, utility poles, trees or over rights-of-ways or public

sidewalks.

- (6) The maximum size of a banner or special event sign shall be fifty (50) square feet.
- (7) Faded, tattered, or unsecured banners and mounting hardware which is broken or bent shall be removed or repaired in a timely manner.
- (8) Restrictions are not applicable to signs installed by the City of Goose Creek.

(B) Display of National, State, and Corporate Flags

- (1) The maximum height above grade for a ground mounted flagpole shall be thirty-five (35) feet or fifteen (15) feet above the highest point of the roof.
- (2) No individual flag may exceed fifty (50) square feet in area.
- (3) No more than three flags may be displayed from a single pole or device. No more than three flags may be displayed on a single site, lot or parcel, whether on single or multiple poles.

6.8 Nonconforming Signs and Permission

(A) General.

- (1) Any sign lawfully existing at the time of the enactment of this Ordinance or any amendment thereto but which is not permitted either by type of sign, location, or district or which fails to meet the standards or regulations shall be classified as either nonconforming or noncomplying as per definitions.
- (2) Freestanding signs existing on the effective date of this Ordinance which do not conform to the regulations set forth in this Ordinance shall become nonconforming signs and shall be discontinued, replaced, or brought into conformance by January 1st, 2033. No exceptions or variances shall be permitted on the removal of nonconforming signs.
- (3) All signs, whether nonconforming or conforming signs shall be removed if they present an unreasonable risk of danger to the public based on the determination of the Building Official based on appropriate sections of the adopted building code or upon determination by the Zoning Administrator, the Goose Creek Municipal Code, and/or various provisions of this Ordinance deem such signs as being dilapidated and constituting a definite health hazard to the public.
- (4) In addition, all Off-Premise Signs are prohibited except those authorized as being exempt. Existing Advertising Signs currently in the City limits or those that are annexed into the City shall be allowed to continue as nonconforming signs. These nonconforming signs shall not be allowed to be enlarged, extended or converted to electronic billboards. Change of copy and regular/ordinary maintenance shall be allowed.

(B) Alterations to Nonconforming and Noncomplying Signs. A nonconforming or noncomplying sign may be altered subject to the following conditions:

- (1) The nonconforming or noncomplying sign structure shall not increase the degree of nonconforming or noncompliant portions of the sign, nor shall they be increased to exceed the height and area limits of the site on which it is located.
- (2) Alterations are limited to the changing of a copy of a permitted changeable copy sign, or the painting or refinishing of the surface of a sign face or sign structure so as to maintain an adequate appearance. The alterations of advertising signs which are nonconforming

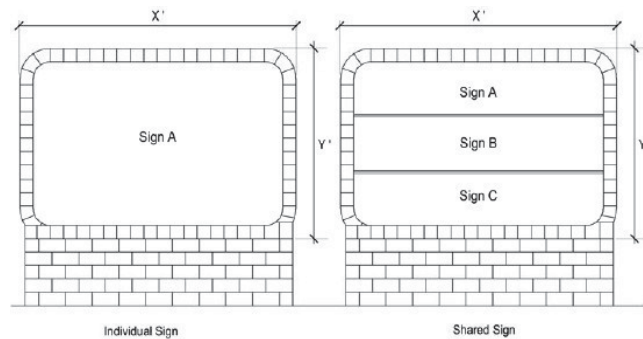
or noncomplying must adhere to all the requirements cited in this Ordinance. In all cases, the business owner shall obtain a sign permit in accordance with the terms of this Ordinance.

- (3) A nonconforming or noncomplying sign structure shall not be re-erected, relocated or replaced unless it is brought into compliance with the requirements of this Ordinance including all applicable yard, setback, size, and height requirements as stipulated within this Ordinance.
- (4) Obsolete sign copy shall be removed by covering the sign face, replacing the sign face with a blank sign face, or replacing the obsolete sign copy with sign copy that is not obsolete. Failure to comply with such notice within the time specified in such notice shall be considered a violation of the terms of this section.
- (5) All nonconforming signs shall be removed upon a business ceasing operations for more than ninety (90) consecutive days. Nonconforming sign structures shall be removed by the owner of the property, his agent, or the person having the beneficial use of the building or structure upon which such sign or sign structure is erected within thirty days after written notification from the Zoning Administrator or his/her representative.
- (6) All nonconforming signs shall be removed when the current business undergoes a renovation in which the renovation costs is greater than 50% of the sign replacement cost.

6.9 Calculation of Display Area for Signage

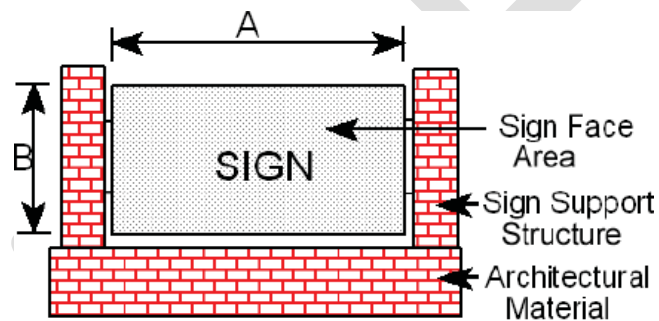
- (A) General - The sign face area shall be the advertising display surface of the sign.
- (B) Size of Sign Face Area - In the case of freestanding signs, the sign face area consists of the entire surface area of the sign on which copy could be placed.
- (C) Supporting Structure Not Counted - The supporting structure or bracing of a sign shall not be counted as part of sign face area unless such structure or bracing is made a part of the sign's message.
- (D) Co-location - Individual uses on adjoining lands may place their individual freestanding signage on a single sign support structure provided the combined sign face area does not exceed the amount of sign face area permitted if the freestanding signs would have been constructed separately. Sign support structures shall comply with the height limits regardless of the number of collocated signage.

Figure 1: Co-Location Sign



- (E) Two-Sided Signs** - Where a sign has two (2) identical display faces back-to-back, the area of only one (1) face shall be considered the sign face area. Where a sign has more than one (1) display face, all areas that can be viewed simultaneously shall be considered the sign face area as depicted in Figure 2, Two-Sided Sign:

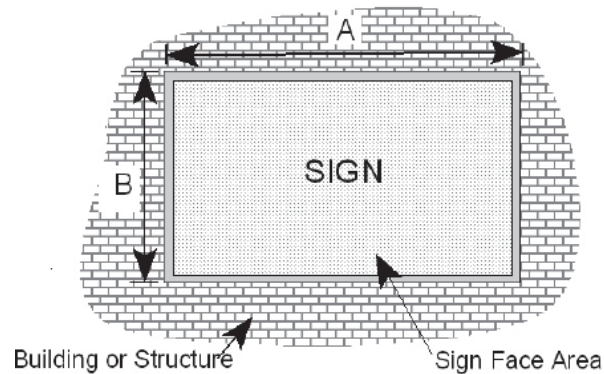
Figure 2: Two-Sided Signs



$$\text{Sign Area} = (A) \times (B)$$

- (F) Signs with a Background** - In the case of a sign whose message is fabricated together with the background which borders or frames that message, the sign face area shall be the total area of the entire background as depicted in Figure 3, Signs with a Background:

Figure 3: Signs with a Background



$$\text{Sign Area} = (A) \times (B)$$

- (G) Signs with No Border or Frame-** In the case of a sign whose message is applied to a background which provides no border or frame, sign face area shall be the area that can encompass all words, letters, figures, emblems, and other elements of the sign message as depicted in Figure 4.

Figure 4: Signs with No Border or Frame:

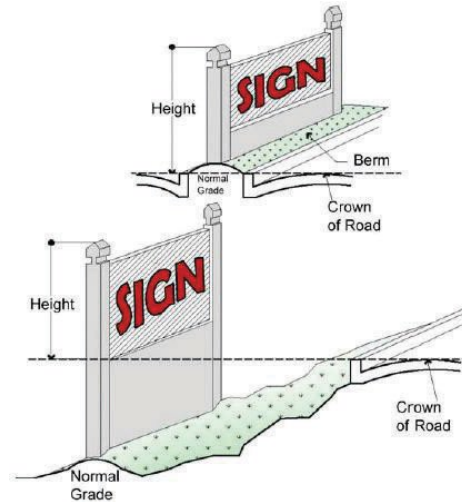
Sign Height



$$\text{Sign Area} = (A) \times (B)$$

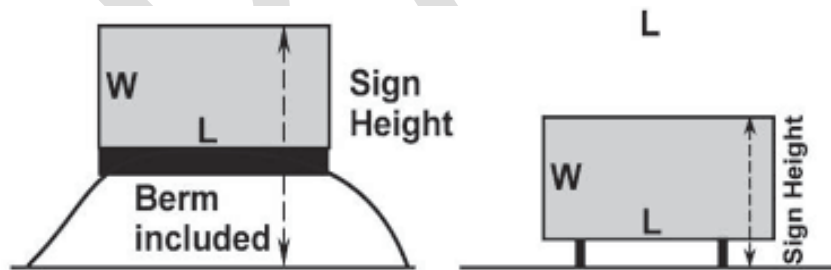
- (1)** No freestanding sign shall exceed ten (10) feet in height as measured from the base of the sign in all non-residential zoning districts.
- (2)** Sign height shall be measured from the base of the sign at normal grade to the highest point of the sign support structure, or sign face, whichever is higher. For the purposes of this subsection, "normal grade" shall mean the newly established grade after construction, not including any filling, berming, mounding, or excavating solely for the purpose of locating the sign. In cases where the normal grade is below the grade of the street to which the sign is oriented, sign height shall be computed on the assumption that the elevation of the normal grade at the base of the sign is equal to the elevation of the crown of the adjacent street as depicted in Figure 5.

Figure 5: Sign Height



- (3) For signs placed on a landscaped berm or raised landscape area, such as a planter or retaining wall, the height of the berm or raised area is included when calculating the height of the sign as depicted in Figure 6. The Zoning Administrator may allow sign heights and/or area in excess of the maximum in cases where additional height is required to raise the base of the sign to the mean elevation (street level) or the fronting street where displayed.

Figure 6: Sign Height/Berm or Raised Area



6.10 Sign Table

Wall Signs			
Distance from Front Property Line to Building/Wall Front:	Linear Store Front Multiplied By:	Total Area (Square Feet) Not to Exceed:	Total Number of Signs Not to Exceed
0-99 feet	1	200	2
100-399 feet	1.5	300	3
400 feet or more	2	400	4

Window Signs		
Number	Copy Area	Applicable Standards
Two (2) per Tenant	25 percent of tenant window area for all window signs	Does not include business hours of operation, credit cards which are accepted on the premises, or group affiliations with which the business is associated, or clubs or groups which utilize, recommend, inspect or approve the business for use by its members, and non-illuminated "open" and "closed" signs.

Awning Signs, Projecting Signs			
Number	Height	Copy Area	Applicable Standards
One (1) per tenant	Not above roof Line or parapet	Shall not exceed 20% of the front surface of the building	Special exception given to signage with use of logos; colors should be neutral and/or earth tone as to not contrast with adjacent signage or architecture.

Freestanding Ground Signs				
Sign Type	Number	Height	Sign Face Area	Applicable Standards
Directional	Site Specific	3 feet	3 square feet	Base materials shall include brick, stone, or other Staff approved design and neutral color combinations that complement the architecture of the principle structure. In no case shall monument signs on the same site be located closer than 300 feet.
Monument Sign	One per Building	10 feet	32 square feet	
Multi-Tenant Sign Limit five (5)	One per Development (unless more than 500 linear feet of road frontage)	12 feet	1 square foot per linear foot of lot frontage (not to exceed 144 square feet)	

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Section Seven: Nonconformities & Enforcement

7.1: Nonconformities

(A) Intent. Within the districts established by this Ordinance, there exist lots of record, structures, uses of land and structures, and signs, and other site features that were lawfully established before this Ordinance was adopted or amended, that now do not conform to the terms and requirements of this Ordinance. The purpose and intent of this Section is to regulate and limit the continued existence of those lots of record, structures, uses of land and structures, signs, and other site features that do not conform to the provisions of this Ordinance or any amendments thereto.

It is the intent of this Section to permit these nonconformities to continue until they are removed, but not to encourage their survival except under the limited circumstances established in this Section. It is the further intent of this article that nonconformities shall not be enlarged upon, expanded or extended, reconstructed to continue nonconformity after major damage, or used as grounds for adding other structures or uses prohibited elsewhere in the same district. The provisions of this Section are designed to curtail substantial investment in nonconformities to preserve the integrity of this Ordinance.

(B) Authority to Continue. Nonconformities are allowed to continue in accordance with the requirements of this Article, and Sec. 6-29-730, S.C. Code, 1976, as amended.

(C) Determination of Nonconformity Status. In all cases, the burden of establishing that a nonconformity lawfully exists shall be on the owner of the land on which the purported nonconformity is located. The Zoning Administrator may issue a Certificate of Zoning Compliance upon acceptance of reasonable proof that the nonconformity was lawfully in existence at the time of the effective date of this Ordinance and has not been vacant, abandoned, or discontinued for twelve (12) consecutive months.

(D) Minor Repairs and Normal Maintenance. Nothing in this Ordinance shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part of a building declared to be unsafe by any official charged with protecting the public safety, upon order of such official. Minor repairs and normal maintenance that are required to keep nonconforming uses, structures, lots of record, signs, and other site features in a safe condition are permitted, provided the minor repair or maintenance does not extend, expand, or enlarge the nonconforming use, structure, lot of record, or sign. For the purposes of this Section, "minor repair or normal maintenance" shall mean:

- (1)** Repairs that are necessary to maintain a nonconforming use, structure, lot of record, sign, or other site feature in a safe condition;
- (2)** Repairs that are necessary to correct any damage or deterioration to the structural soundness or interior appearance of a structure without altering the structure;
- (3)** Maintenance of land areas to protect against health hazards and promote the safety of surrounding uses; and
- (4)** Repairs and maintenance of nonconforming signs, such as repainting and electrical repairs, whose costs do not exceed 25 percent of the replacement cost of the sign.

- (5) Ordinary repairs, including repair or replacement of nonbearing walls, fixtures, wiring, and plumbing, may be done on any building devoted in whole or in part to a nonconforming use, if:

- (a) The cubic content of the building as it existed at the time the nonconformity was created by this Ordinance, or any amendment thereto, is not increased; and
- (b) A declaration of nonconforming use is filed with the Zoning Administrator prior to any work beginning.

(E) Change of Tenancy or Ownership. Changes of tenancy, ownership, or management of an existing nonconformity are permitted, and in such cases the nonconforming situation shall continue to be subject to the requirements of this Section.

(F) Nonconforming Uses.

- (1) Nonconforming uses are declared generally incompatible with the permitted uses in the district in which they are located and with the provisions of this Ordinance. Nonconforming uses shall be subject to the standards in this Section.
- (2) A nonconforming use shall not be reestablished after vacancy, abandonment, or discontinuance for any period of twelve (12) consecutive months, not including time during which the structure where the use was located is reconstructed, provided, the timing requirements for reestablishment of a nonconforming structure after demolition, damage, or destruction, shall apply.
- (3) Where a nonconforming use has been replaced by a conforming use, the nonconforming use may not be reestablished at any time.
- (4) A nonconforming use shall not be enlarged, expanded in area occupied, or intensified, except a nonconforming use may be enlarged into any area of the same structure in which it is located which was manifestly arranged or designed for such use prior to the date the use became a nonconformity, provided the use shall not be extended to occupy land outside the structure.
- (5) A structure devoted to a nonconforming use shall not be enlarged, extended, constructed, moved, or structurally altered except to change the use of the structure to a use permitted in the zoning district in which the structure is located.
- (6) A Temporary Use Permit may be issued by the Zoning Administrator for an appropriate period of time not to exceed 12-month increments for nonconforming buildings, structures, or uses incidental to building construction or land development or deemed to be generally beneficial, provided that the owner of that temporary nonconforming use agrees to remove the temporary nonconforming use upon expiration of the Temporary Use Permit.

(G) Nonconforming Structures.

- (1) A nonconforming structure shall not be enlarged or expanded in a way that increases the degree of nonconformity. (For example, a structure that has a five-foot side setback where this Ordinance requires a ten-foot side setback cannot be enlarged so as to further encroach into the side setback.) Expansion of the structure in a way that complies with

applicable dimensional standards or that decreases the degree of nonconformity is permitted.

- (2) A nonconforming structure shall not be reestablished as a nonconforming structure after demolition, damage, or destruction, except in accordance with subsection (3) below.
- (3) A nonconforming structure, with the exception of signage, that sustains damage exceeding 75 percent of the replacement cost of the structure at the time of damage shall not be rebuilt, altered, or repaired except in conformity with this Section, provided the rebuilding, alteration, or repair shall:
 - (a) Begin within six (6) months from the time of damage; and
 - (b) Be completed within twelve (12) months after the issuance of a building permit.
- (4) The use of a structure which is nonconforming due to its failure to comply with intensity and dimensional standards (e.g., height, setbacks, lot area, etc.) may be changed to a use that is permitted in the district in which the structure is located, if no further encroachment is made as defined by the intensity and dimensional standards relative to the particular zoning district (e.g., into required yards).

(H) Nonconforming Lots of Record.

- (1) In any zoning district in which single-family detached dwellings are permitted, notwithstanding limitations imposed by other provisions of this Article, a single-family detached dwelling and customary accessory buildings may be erected on any single lot of record. This provision shall apply even though such lot fails to meet the requirements for area or width, or both, that are generally applicable in the zoning district, provided that yard dimensions and other requirements not involving area or width, or both, of the lot shall conform to the regulations for the district in which such lot is located.
- (2) Conforming lots of record that are subject to governmental acquisition of part of the lot for a public purpose that results in the lot becoming nonconforming as to the dimensional standards of the zoning district in which it is located shall be determined conforming and must comply with all other standards and requirements of this Ordinance.

(I) Nonconforming Signs.

- (1) Any legally established nonconforming sign within the City of Goose Creek may continue to exist, including the performance of normal and routine maintenance, so long as such sign remains otherwise lawful, provided a sign shall not be:
 - (a) Changed to or replaced with another nonconforming sign (this provision shall not prohibit a change in copy or graphics on the sign face of the sign);
 - (b) Structurally altered so as to extend useful life;
 - (c) Expanded;
 - (d) Relocated, except in compliance with this Section; or
 - (e) Reestablished after damage or destruction of more than 50 percent of the replacement value of the same type of sign at the time of such damage or destruction. Any damage to a nonconforming sign that is not repaired constitutes damage or destruction for purposes of this Subsection, and that damage shall be cumulative.

7.2: Enforcement

- (a) **Authority.** The Planning Department, Building Department, Code Enforcement Officers, and Staff of each department are hereby designated to enforce the terms and provisions of this Ordinance and Sec. 6-29-950, S.C. Code of Laws, 1976, as amended.
- (b) **Compliance.** Compliance with all the procedures, standards, and other provisions of this Ordinance is required. All persons shall obtain all development approvals and permits required by this Ordinance prior to development. Any failure to comply with this Ordinance, or the terms or conditions of any development approval, permit, or other authorization granted in accordance with this Ordinance shall constitute a violation of this Ordinance as provided in this article.

Upon presentation of proper credentials, Staff, as applicable, may enter upon land or inspect any structure to ensure compliance with the provisions of this Ordinance. These inspections shall be carried out during normal business hours unless Staff, as applicable, determines there is a unique circumstance necessitating inspections at another time.

- (c) **Responsibility for Violations.** The owner, tenant, or occupant of any building or land or part thereof and any architect, builder, contractor, agent, or other person who commits, participates in, assists, directs, creates, or maintains any situation that is in violation of the terms and provisions of this Ordinance, may be held responsible for the violation, suffer the penalties, and be subject to the remedies herein provided.
- (d) **Specific Violations.** It shall be a violation of this Ordinance to undertake any development contrary to the provisions of this Ordinance, including but not limited to any of the following:
 - (1) Develop land or a structure without first obtaining all appropriate development approvals and permits.
 - (2) Develop land or a structure without complying with the terms or conditions of all development approvals and permits required to engage in development.
 - (3) Occupy or use land or a structure without first obtaining all appropriate development approvals and permits.
 - (4) Occupy or use land or a structure in violation of the terms or conditions of the development approvals or permits.
 - (5) Subdivide land without first obtaining the appropriate development approvals or permits required to engage in subdivision.
 - (6) Subdivide land without complying with the terms or conditions of the development approvals or permits required to engage in development.
 - (7) Transfer title to any newly created lots or parts of a development unless the development plan or subdivision has received all development approvals or permits required under this Ordinance and an approved plan or plat, if required, has been filed in the appropriate County office.
 - (8) Submit for recording with Berkeley County any subdivision plat or other development plan that has not been approved in accordance with the requirements of this Ordinance.
 - (9) Excavate, grade, cut, clear, or undertake any land disturbing activity without first obtaining the appropriate development approvals and permits, and complying with their terms and conditions.
 - (10) Remove existing trees or other landscaping from a site or parcel of land without first obtaining the appropriate development approvals and permits, and complying with their

terms and conditions, or fail to maintain trees or other landscaping as required by this Ordinance.

- (11) Install, create, erect, alter, or maintain any sign without first obtaining the appropriate development approvals and permits, and complying with their terms and conditions.
- (12) Fail to remove any sign installed, created, erected, or maintained in violation of this Ordinance, or for which the permit has lapsed.
- (13) Create, expand, replace, or change any nonconformity except in compliance with this Ordinance.
- (14) Reduce or diminish the requirements for development, design, or dimensional standards below the minimum required by this Ordinance.
- (15) Increase the intensity or density of development, except in accordance with the standards of this Ordinance.
- (16) Through any act or omission, fail to comply with any other provisions, procedures, or standards as required by this Ordinance.
- (17) Through any act or omission, violate any term, condition of approval, or qualification placed by a decision-making body or person on a development approval or permit.
- (18) Violate any lawful order issued by any decision-making body or person in accordance with this Ordinance.
- (19) Obtain a development approval or permit through false or misleading information.
- (20) Obscure or obstruct a notice required to be posted or otherwise given in accordance with this Ordinance.

(e) Remedies and Penalties

- (1) Staff may issue a notice of zoning violation to a person (i.e., any owner, tenant, or occupant of any building or land or part thereof and any architect, builder, contractor, agent, or other person) who commits a zoning violation or allows a zoning violation to be committed on real estate in which the person has a possessory interest. The notice of zoning violation may be served by: personal service; certified mail, return receipt requested; registered mail; or, by posting such notice in a conspicuous place on the lot where the violation occurs, and shall serve as notice that a zoning violation has been committed;
- (2) The remedies provided for violations of this Ordinance, whether civil or criminal, shall be cumulative and in addition to any other remedy provided by law, and may be exercised in any order.
- (3) Each day of continued violation of this Ordinance shall be considered a separate violation for purposes of computing cumulative civil or criminal penalties.
- (4) On behalf of the City, and in accordance with this section, responsibility for enforcement, Staff may take any one or more of the following actions as a remedy for any violation of this Ordinance:
 - (a) Withhold any pending or subsequent development approvals or permits on subject properties associated with the violations, required by this Ordinance;
 - (b) Issue stop work orders against any work undertaken by any person not having a proper development approval or permit required by this Ordinance;
 - (c) Issue stop work orders against any actions taken in violation of this Ordinance;
 - (d) Revoke a development approval or permit if:

- (1)** There is a failure to comply with the approved development approval, permit, plans, specifications, or terms or conditions required under the development approval or permit;
 - (2)** The development approval or permit was procured by false representation; or
 - (3)** The development approval or permit was issued in error;
- (e)** Bring an action for an injunction (or, in appropriate cases, for mandamus) to prevent the violation or to prevent the occupancy or use of any site or structure involved in the violation;
- (f)** Bring an action for injunction or mandamus to abate a violation;
- (g)** Prosecute the violation as a misdemeanor; or
- (h)** Take any other action at law or in equity to prevent or remedy any violation, or otherwise enforce the provisions of this Ordinance.
- (i)** Any person violating any provision of this Ordinance shall be guilty of a misdemeanor and shall be subject to Sec. 10.99 of the Code of Ordinances.
- (j)** Nothing contained in this subsection shall prevent the City from taking such other lawful action as is necessary to prevent or remedy any violation.

Section Eight: Definitions & Measurements

8.1: Rules of Interpretation

- (A) **Definitions.** Whenever a defined word appears in this Ordinance, its meaning is as set forth in this article. Words not defined in this Ordinance are interpreted in accord with their usual dictionary meaning and customary usage.
- (B) **Current Versions and Citations.** All references to other regulations or manuals in this Ordinance refer to the most current version and citation for those regulations or manuals, unless expressly indicated otherwise. When the referenced regulations or documents have been repealed and not replaced by other regulations or manuals, this Ordinance's requirements for compliance are no longer in effect.
- (C) **Text and Graphics.** Illustrations, diagrams, and flowcharts are included in this Ordinance to illustrate the intent and requirements of the text. In the case of a conflict between the text and any illustration, diagram, or flowchart, the text controls.
- (D) **Fractions.** Except as otherwise noted, any fraction greater than or equal to 0.5 will be rounded up to the nearest whole number. Any fraction less than 0.5 will be rounded down to the nearest whole number.
- (E) **Interpretation of Terms of Words.** The language of this Ordinance shall be interpreted in accordance with the following regulations.
- (1) The word "person" includes a firm, association, organization, partnership, trust, limited liability company, corporation, or other legal entity, as well as an individual.
 - (2) The present tense includes the future tense, the singular number includes the plural, and the plural number includes the singular, in each case, if the context so requires.
 - (3) The words "shall," "must," "should" and "will" are mandatory, establishing an obligation or duty to comply with the particular provision. The word "may" is permissive.
 - (4) The words "used" or "occupied" include the words "intended," "designed," "constructed," "altered," or "arranged" to be used or occupied.
 - (5) The word "lot" includes the words "plot," "tract," or "parcel."
 - (6) The terms "standards," "regulations," and "requirements" are used to mandate a specific course of action or built outcome.
 - (7) Section headings are provided for ease of use and organization, and shall not be interpreted as regulatory.
- (F) **Conjunctions.** Where a regulation involves two or more items, conditions, provisions, or events connected by the conjunction "and," "or," or "either ... or," the conjunction shall be interpreted as follows:
- (1) "And" indicates that all the connected items, conditions, provisions, or events shall apply.
 - (2) "Or" indicates that the connected items, conditions, provisions, or events may apply singly or in any combination.
 - (3) "Either ... or" indicates that all the connected items, conditions, provisions, or events shall apply singly but not in combination.

8.2: Definitions

- A -

Abandoned. A condition that exists after a voluntary act or failure to act by the owner of a nonconforming use which evidences that the owner neither claims nor retains the right to exercise the nonconforming use.

Access. The manner in which ingress and egress is provided to a lot from a public right-of-way along said lot.

Accessory Dwelling Unit. An ancillary or secondary living unit to a single-family detached dwelling use that has a separate kitchen, bathroom, and sleeping area, existing either within the same structure, or on the same lot, as the primary dwelling unit. For purposes of determining maximum density, an accessory dwelling unit shall not count as a dwelling unit.

Accessory (Structure, Building, or Use). A subordinate structure, building, or use that is customarily associated with, and is appropriately and clearly incidental and subordinate in use, size, area, impact, and height to the primary structure, building, or use, and is located on the same lot as the primary building, structure, or use.

Adjacent. A parcel of land that shares all or part of a common lot line or boundary with another parcel of land, or a parcel of land that would abut another parcel of land, but for the fact a street or right-of-way divides the parcels.

Administrative Adjustment. Minor modifications of selected zoning standards authorized by the Zoning Administrator.

Administrative Lot Line Adjustment. The process of allowing for an adjustment of a lot line or lines, and easements, as shown on a recorded subdivision, which does not affect any street layout, whether existing or proposed; and does not increase the total number of lots within the area proposed to be replatted.

Alley. A right-of-way generally used as a secondary means of public access to a lot otherwise abutting upon a street and not intended for traffic other than public services and circulation to and from said lot.

As-Built Drawings. The approved construction plans properly revised to graphically depict the location, size and other pertinent details of the actual installation of improvements (water, sewer, storm drainage, and streets).

Authorized Agent. Any party duly authorized in writing by the Owner of a subject lot to act on the Owner's behalf with respect to any development petition, including, but not limited to, a petition for zone map change; platting of a subdivision; development plan approval; variance; or vacation of land in a plat.

- B -

Berm. A man-made landscape feature generally consisting of a linear, raised mound of soil covered with grass lawn or other permanent, living ground cover. Temporary soil stockpiles and retaining walls are not berms.

Block. A tract of land bounded by streets, or by a combination of streets and public parks, cemeteries, railroad rights-of-way, water bodies, or municipal boundary lines.

Block Face. The frontage of a block, which may contain one or more lots, along one side of a public or private street between intersections.

Board of Zoning Appeals. The Goose Creek Board of Zoning Appeals.

Bollard Lamp. An outdoor luminaire that is a short (usually about 2-4 feet in height) post with the light source located at or near the top.

Buffer. A landscape planting, fence, and/or other component used to provide screening of incompatible uses.

Buildable Area. The area of a lot remaining after the minimum setbacks and lot size requirements of this Ordinance have been met and in which development may occur subject to compliance with all applicable development standards.

Building. Any structure having a roof supported by columns or walls and intended for the shelter, housing, or enclosure of any individual, animal, process, equipment, goods, or materials of any kind or nature.

Building Coverage. The total ground area within the lot or project covered by the primary structure plus any accessory structures with a roof.

Building Line. A line parallel to any front, corner, side, or rear lot line which passes through the nearest point of any building.

Building Official. The individual having the responsibility for the interpretation, administration, and enforcement of Building Codes and their related programs.

Building Permit. A permit issued by the City of Goose Creek Building Official in compliance with the terms and provisions of this Ordinance and the Building Code.

- C -

Caliper. The standard for trunk diameter measurements of nursery stock.

Certificate of Occupancy. A certificate issued by the Building/Planning Department authorizing an occupancy under the local building codes and ordinances of the City of Goose Creek, South Carolina.

Characterized By. For purposes of Sexually-Oriented Businesses, describing the essential character or quality of an item. No business shall be classified as a sexually oriented business by virtue of showing, selling, or renting materials rated NC-17 or R by the Motion Picture Association of America.

Circuit Court. The Circuit Court of Berkeley County, South Carolina.

City. The City of Goose Creek, South Carolina.

City Administrator. The City Administrator of the City of Goose Creek, South Carolina.

City Engineer. The City Engineer of the City of Goose Creek, South Carolina.

City Council. The City Council of the City of Goose Creek, South Carolina.

Clear Cutting. The mass removal of trees from a property, whether by cutting or other means.

Commercial Timber Operation. Activities occurring on tracts of land five acres or more in size devoted to the production of marketable forest products through generally accepted silvicultural practices including, but not limited to, harvesting, site preparation, and regeneration.

Communication Tower. A communication tower is a guy-wire communication tower, a lattice communication tower, or a monopole communication tower only.

Comprehensive Plan. The Comprehensive Plan adopted by the City of Goose Creek, South Carolina.

Condominium. A building, group of buildings, or portion thereof, in which units are owned individually, and the structure, common areas, or facilities are owned by all the owners on a proportional, undivided basis.

Conforming. The state of being in compliance with the permitted use or development standards regulations of the district to which the real estate is zoned pursuant to this Ordinance.

Construction. The erection of any building or structure or any preparations (including land-disturbing activities) for the same.

Construction plan. The maps or drawings accompanying a subdivision plat or plan and showing specific location and design of improvements to be installed in the subdivision in accordance with the requirements of this chapter as a condition of the approval of the plat or plan.

Contiguous. Abutting directly or immediately adjacent to a boundary or separated only by a right-of way or water body.

County. Berkeley County, South Carolina.

- D -

Development Plan. Specific plans for a lot(s) filed in connection with a development review procedure. Development plans may include, but are not limited to, a site plan, landscape plan, building elevations, signs, and other plans which are reasonably necessary to depict or describe certain information and data as required by this Ordinance.

Diameter-at-breast-height (DBH). The diameter of a tree measured in inches 54 inches above the ground. If the tree splits into multiple trunks at a height below 54 inches, but above the ground, the diameter is measured at the narrowest point beneath the split.

District. Any zoning district or overlay district applicable to a section of the territory within the jurisdiction of this Ordinance.

District, Zoning. A section of the territory within the jurisdiction of this Ordinance for which uniform regulations over the erection, construction, reconstruction, alteration, repair, or use of buildings, structures or land, including, but not limited to permitted uses, height, area, size, and intensity of use of

buildings, structures, land, and open spaces about buildings or structures, are established by this Ordinance.

District, Overlay. A section of the territory within the jurisdiction of this Ordinance in which additional requirements are imposed on certain properties within one or more underlying zoning district.

Driveway. A vehicular lane within a lot, or shared between two or more lots, typically providing access from a street or alley to a garage or other parking area.

Dwelling. Any building or part of building designed, occupied or intended for human occupancy, not to include a hotel or motel, lodging house, hospital or other accommodation used more or less for transient occupancy

Dwelling Unit. Any dwelling designed, occupied or intended for occupancy by a single-family unit. A structure or part of a structure shall be considered a dwelling unit where any one of the following elements are proposed or present:

- (1) A full bath, except where (a) the full bath is the primary use of the structure, and (b) no other area of the structure may be readily inhabited (i.e. a stand-alone bath house);
- (2) A range, oven, stove, broiler, or other like cooking appliance generally designed for permanent installation;
- (3) A separate power meter, except where the Building Official has determined that power could not be safely supplied from an existing meter; or
- (4) A separate water meter or connection to a well.

- E -

Easement. A grant by a property owner to an individual or other legal entity, the general public, and/or public utility or utilities for the use of land for a specifically stated purpose or purposes. The ownership of the land underlying the easement area is retained by the property owner.

Electric Vehicle Charging Station. A vehicle parking space served by an electrical component assembly or cluster of components assemblies (battery charging station) designed and intended to transfer electric energy by conductive or inductive means from the electric grid or other off-board electrical source to a battery or other energy storage device within a vehicle that operates, partially or exclusively, on electric energy.

Escort. For purposes of Sexually-Oriented Businesses, a person who, for consideration, agrees or offers to act as a companion, guide or date for another person, or who agrees or offers to privately model lingerie or to privately perform a striptease for another person.

Establish or Establishment. For purposes of Sexually-Oriented Businesses, any of the following:

- (1) The opening or commencement of any sexually oriented business as a new business;
- (2) The conversion of an existing business, whether or not a sexually oriented business, to any sexually oriented business;
- (3) The addition of any sexually oriented business to any other existing sexually oriented business; or
- (4) The relocation of any sexually oriented business.

- F -

Family. An individual; two or more persons related by blood, marriage, or adoption; or a group of three or fewer individuals not related by blood, marriage, or adoption, living together in a dwelling unit as a single housekeeping unit.

Final plat. The final map of all or a portion of a subdivision that is presented for final approval.

Floor Area, Gross. The total number of square feet of floor space within the exterior walls of a building.

Floor Space. For purposes of Sexually-Oriented Businesses, the floor area inside an establishment that is visible or accessible to patrons for any reason, excluding restrooms.

Full Cut-Off. A light fixture constructed and installed in such a manner that all light emitted by it, either directly from the lamp (bulb) or a diffusing element, or indirectly by reflection or refraction from any part of the fixture, is projected below the horizontal plane of the fixture.

- G -

Grand Tree. Trees at least 24 inches DBH, excluding sweet gum and invasive species.

Grand Tree Stand. A contiguous grouping of trees that has been determined to be of value by the zoning administrator. Determination is based on any of the following criteria: maturity (even-aged); purity of species composition; rare or unusual nature of the species; historical significance; or exceptional aesthetic quality.

- H -

Home Occupation. An occupation, profession or trade customarily and commonly carried out by an occupant in a dwelling unit as a secondary use which is clearly incidental and subordinate to the residential character of the dwelling unit.

- I -

Influential Interest. For purposes of Sexually-Oriented Businesses, any of the following:

- (1) The actual power to operate the sexually oriented business or control the operation, management or policies of the sexually oriented business or legal entity which operates the sexually oriented business,
- (2) Ownership of a financial interest of 30 percent or more of a business or of any class of voting securities of a business, or
- (3) Holding an office (e.g., president, vice president, secretary, treasurer, managing member, managing director, etc.) in a legal entity which operates the sexually oriented business.

Irrigation System. A permanent underground piping and distribution system designed using industry standard methods to provide efficient water coverage over a landscaped area.

- J -

- K -

- L -

Land development. A change in land characteristics through redevelopment, construction, subdivision into parcels, condominium complexes, public and institutional projects, apartment complexes, commercial parks, shopping centers, industrial parks, manufactured home parks or similar developments for sale, lease or any combination of owner and rental characteristics.

Landscaping Plan. A plan, which may be associated with a subdivision, site plan, parking plan, or other plan or application for a development approval or permit, that shows the placement of trees, shrubs, ground cover, and affiliated structures and improvements on a site, and includes specifications, species, quantities, and installation.

Legally Established. The condition of being in compliance with all applicable development regulations at the time of recording, construction or erection of a lot, building, structure, use, or sign.

Licensee. For purposes of Sexually-Oriented Businesses, a person in whose name a license to operate a sexually oriented business has been issued, as well as the individual or individuals listed as an applicant on the application for a sexually oriented business license.

Loading Area. Any area maintained and intended for the maneuvering and temporary parking of vehicles while transferring goods or materials to and from a facility. Loading area includes the loading space and maneuvering area required to enter the loading space.

Lot. A piece, parcel, plot, or tract of land designated by its owner or developer to be used, developed, or built upon as a unit under single ownership or control and may consist of a single lot of record or a combination of complete lots of record, and/or an area of land clearly defined by plat or metes and bounds description duly recorded with the Register of Deeds.

Lot Area. The total area of a lot bounded on all sides by any front, corner, side, or rear lot line, provided, however, lot area shall not include any area lying within the right-of-way of any public or private street.

Lot, Corner. A lot abutting two or more streets at their intersections. A lot abutting on a curved street shall be considered a corner lot if straight lines drawn from the foremost point of the lot lines to the foremost point of the lot (or an extension of the lot where it has been rounded by a street radius) meet at an interior angle of less than 135 degrees.

Lot, Depth. A mean horizontal distance between the front and rear lot lines, measured in the general direction of its side lot lines.

Lot, Double Frontage. A lot abutting two parallel streets, or abutting two streets which do not intersect at the boundaries of the lot. A corner lot shall not be considered having double frontage unless it has frontage and access on three or more streets.

Lot, Flag. An irregularly shaped lot with a limited amount of street frontage and only a thin strip of land, often consisting primarily of a driveway, connecting the street to a wider part of the lot. On a flag lot, only the wider portion of the lot is used to measure lot width.

Lot Line, Front. The lot line separating a lot from an abutting primary street or limited access highway.

Lot, Frontage. Any side of a lot adjacent to a street shall be considered frontage, and yards shall be

provided upon that basis. The phrase "street frontage" shall be interpreted to have the same meaning as the phrase "lot frontage."

Lot, Interior. A lot which is not a corner lot or a double frontage lot.

Lot Line. The line of separation of a lot from any abutting public right-of-way or adjoining lot.

Lot, Multiple Frontage. A lot abutting three or more streets or public open spaces.

Lot, Non-Frontage. A lot with no frontage that is interior to a development.

Lot Line, Rear. A lot line which is opposite and most distant from the front lot line.

Lot Line, Side. Any lot line not designated as a front lot line, corner lot line, or rear lot line.

Lot, Width. The distance between straight lines connecting front and rear lot lines at each side of the lot.

- M -

Mixed-Use Development. A tract of land or structure developed for both residential and nonresidential uses. Such uses may be vertically integrated within a multi-story building or horizontally integrated within a single-story building or on a lot or development site.

- N -

Nonconforming. The state of not being in compliance with the permitted use, district regulations, or standards of the district to which the real estate is zoned pursuant to this Ordinance.

Nonconforming, Legally Established. Any continuous, lawfully established land use, lot, feature, building, or structure erected, constructed, commenced: (a) prior to the time of adoption, revision, or amendment of this Ordinance but which fails by reason of such adoption, revision, or amendment to conform to the present requirements of the district; (b) pursuant to a granted variance; or, (c) prior to a right-of-way acquisition or access rights acquisition by a governmental entity but which fails by reason of such right-of-way acquisition or access rights acquisition by a governmental entity to conform to the present requirements of the district.

Nudity. The showing of the human male or female genitals, pubic area, vulva, or anus with less than a fully opaque covering, or the showing of the female breast with less than a fully opaque covering of any part of the nipple and areola.

- O -

Occupancy. The use to which a building or premises is devoted.

Off-site. Any premises not located within the area of the property to be subdivided and/or developed whether or not in the same ownership of the applicant for subdivision and/or development approval.

Off-Street. Parking spaces that are located completely within the boundaries of the lot, and completely off of public or private rights-of-way or alleys or any interior surface access easement for ingress and egress.

Open Space. Any property designated, dedicated, or developed for use as a park, civic space, or outdoor open space for passive and active forms of recreation.

Operator. For purposes of Sexually-Oriented Businesses, any person on the premises of a sexually oriented business who causes the business to function or who puts or keeps in operation the business or who is authorized to manage the business or exercise overall operational control of the business premises. A person may be found to be operating or causing to be operated a sexually oriented business regardless of whether that person is an owner, part owner, or licensee of the business.

Owner. Any person, group of persons, firm or firms, corporation or corporations, or any other legal entity having legal title to or sufficient proprietary interest in the land sought to be developed under these regulations.

- P -

Parking Area. An outdoor area containing off-street parking, including any appurtenant driving areas, such as aisles and driveways.

Parking Lot. An area used for the parking of motor vehicles with 4 or more spaces.

Permitted Use. The use of land or the use of a building or structure on land which is allowed, either as a matter of right or under limited conditions (i.e., as a special exception, accessory use, home occupation, or temporary use) in the district applicable to the land.

Planned Development. A zoning district in which a variety of housing types and/or related commercial facilities are accommodated in a pre-planned environment. More flexible standards, such as lot sizes and setbacks, may be exercised in a planned development zoning district than those restrictions that would normally apply under regular zoning districts.

Planning Commission. The Planning Commission of City of Goose Creek, South Carolina.

Planning Official. The Staff person or their authorized representative responsible for the preparation and administration of the Comprehensive Plan, plan implementation ordinances, review and approval of permits required by this Ordinance, land development regulations, and provides Staff directions and assistance to the Planning Commission, Board of Zoning Appeals. May be known as Zoning Administrator, City Planner, or other title given by the City Administrator.

Preliminary Plat. The preliminary drawing or drawings indicating the proposed manner or layout of the subdivision to be submitted for approval after sketch plan.

Premises. For purposes of Sexually-Oriented Businesses, the real property upon which the sexually oriented business is located, and all appurtenances thereto and buildings thereon, including, but not limited to, the sexually oriented business, the grounds, private walkways, and parking lots and/or parking garages adjacent thereto, under the ownership, control, or supervision of the licensee, as described in the application for a sexually oriented business license.

Primary Building. The building in which the principal permitted use of the lot is conducted.

Principal Structure. A structure or building having significant or primary use and justifying its own utilization (such as a dwelling or office building) as contrasted to accessory structures which are incidental

or subordinate to primary structures and do not alone justify their utilization (such as a tool shed or auto garage used in conjunction with a dwelling). Certain structures may be either principal or accessory, depending upon utilization.

Principal Use. A permitted use of land or a permitted use of a building or structure on land which is allowed as a matter of right in the district applicable to the land, subject only to compliance with the development standards applicable to that district.

Private streets. A privately owned and maintained access. The City of Goose Creek shall accept no responsibility for any upkeep or replacement of private streets or ancillary infrastructure, to include sidewalks. A procedure or covenant shall be in place to cover all future costs involved in maintenance or replacement costs.

Protected Tree. Trees at least eight inches DBH, excluding sweet gum trees and invasive species.

Public Hearing. A meeting that is open to the public and advertised in advance as required by S.C. Code and this Ordinance, at which members of the public are allowed to speak on the subject of the public hearing.

- Q -

- R -

Register of Deeds. The Register of Deeds for Berkeley County, South Carolina.

Regularly. For purposes of Sexually-Oriented Businesses, the consistent and repeated doing of an act on an ongoing basis.

Right-of-Way. Specific and particularly described land, property, or interest therein devoted to and subject to lawful use, typically as a thoroughfare for passage of pedestrians, vehicles, or utilities, as set forth in a written grant, declaration, or conveyance that is pre-existing or newly dedicated by the property owner to a private land owner or a public entity and accepted by the private or public entity, and recorded in the Register of Deeds Office.

- S -

S.C. Code or South Carolina Code. The Code of Laws of the State of South Carolina.

SCDHEC. South Carolina Department of Health and Environmental Control.

Screening. Any of the types of landscaping consisting of planted vegetation, walls, fences, earthen berms and any appropriate combinations of these elements as defined and required under the landscaping provisions of the Goose Creek Zoning Chapter.

Semi-Nude or Semi Nudity. The showing of the female breast below a horizontal line across the top of the areola and extending across the width of the breast at that point, or the showing of the male or female buttocks. This definition shall include the lower portion of the human female breast, but shall not include any portion of the cleavage of the human female breasts exhibited by a bikini, dress, blouse, shirt, leotard, or similar wearing apparel provided the areola is not exposed in whole or in part.

Setback. The distance measured perpendicularly from the lot line to the closest point of the building facade, structure, sign structure, parking area, or any other permanent improvement.

Sexual Device. Any three-dimensional object designed for stimulation of the male or female human genitals, anus, buttocks, female breast, or for sadomasochistic use or abuse of oneself or others and shall include devices commonly known as dildos, vibrators, penis pumps, cock rings, anal beads, butt plugs, nipple clamps, and physical representations of the human genital organs. Nothing in this definition shall be construed to include devices primarily intended for protection against sexually transmitted diseases or for preventing pregnancy.

Shrub. A woody plant, usually maturing at less than 12 feet, having several permanent stems, instead of a single trunk.

Sidewalk. A paved area within or adjacent to the public right-of-way running generally parallel to the street for the purposes of pedestrian travel and to facilitate pedestrian access to adjacent streets, buildings, and land.

Site Plan. A plan to ensure that the layout and general design of a proposed development complies with the standards of this Ordinance and all other applicable City regulations.

Site Specific Development Plan. Those documents that comprise a complete application for a zoning permit, certificate of zoning compliance, variance, special exception, planned development, or other similar approval that authorizes the developer or landowner to proceed with investment in grading, installation of utilities, streets, and other infrastructure, and to undertake other significant expenditures necessary to prepare for application for a building permit. A sketch plan is not a site specific development plan.

Sketch Plan. A generalized map prepared by the developer that shows the development concept for a major subdivision. Its purpose is to serve as a basis for the development of a preliminary plat.

Special Exception. The use of land or the use of a building or structure on land which is allowed in the district applicable to the land only through the grant of a special exception by the Board of Zoning Appeals.

Specified Anatomical Areas. (1) Less than completely and opaquely covered: human genitals, pubic region; buttock; and female breast below a point immediately above the top of the areola; and (2) Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

Stop Work Order. An order directing the person responsible for the development of land to cease and desist all or any portion of the activity which violates the provisions of this Ordinance.

Street. A public thoroughfare designed to provide the principal means of access to abutting property, or designed to serve as a roadway for vehicular travel, or both, but excluding alleys.

Street, Primary. The street on which the parcel's front lot line abuts and address is platted.

Street, Secondary. The street that intersects with the Primary Street on which the parcel's corner lot line abuts.

Structure. Anything constructed or erected, the use of which requires location on the ground, or attachment to something having a fixed location on the ground. Among other things, structures include buildings, mobile homes, fences, walls, parking areas, loading areas, towers, antenna, and signs.

Subdivision. Any division of a tract or parcel of land into two or more lots, building sites, or other divisions for the purpose, whether immediate or future, of sale, lease, or development— including any division of land involving a new street or change in existing streets, the alteration of any streets or the establishment of any new streets within any subdivision previously made and approved or recorded according to law, any re-subdivision involving the further division or relocation of lot lines of any lot or lots within a subdivision previously made and approved or recorded according to law, and the combination of record lots— provided, however, that the following are excepted from this definition:

- (1) The combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots are equal to the standards of this Ordinance;
- (2) The division of land into parcels of five (5) acres or more where no new street is involved and plats of these exceptions are received as information by the City, which shall indicate that fact on the plats;
- (3) The combination or recombination of entire lots of record where no new street or
- (4) change in existing streets is involved; and
- (5) The partition of land by court decree.

Substantial Enlargement of a Sexually-Oriented Business. The increase in floor areas occupied by a sexually-oriented business by more than 25 percent.

- T -

Temporary Use. A land use established for a limited and fixed period of time with the intent to discontinue such use upon the expiration of the time period.

Traffic Impact Analysis. A specialized engineering study that forecasts, describes, and recommends mitigation measures for the on-site and off-site traffic impacts of a proposed development on the existing and future multi-modal transportation network.

Transfer of Ownership or Control of a Sexually oriented Business.

- (1) The sale, lease or sublease of a sexually-oriented business;
- (2) The transfer of securities which constitute an influential interest in a sexually-oriented business, whether by sale, exchange, or similar means; or
- (3) The establishment of a trust, gift or other similar legal device which transfers the ownership or control of a sexually-oriented business, except for transfer by bequest or other operation of law upon the death of the person possessing the ownership or control.

Tree. A self-supporting woody perennial plant with a trunk diameter of at least two inches measured at six inches above ground level, with a mature height of at least 12 feet, and usually having one main stem or trunk and many branches.

- **Canopy Tree:** A tree that has an expected height at maturity greater than thirty (30) feet and produces shade because it has a crown that is oval, round, vase-shaped, or umbrella-shaped; also known as a shade tree.
- **Specimen Tree:** a particularly impressive or unusual example of a species due to its size, shade, age, or any other trait that epitomizes the character of the species.
- **Understory Tree:** An evergreen or deciduous tree with a mature height of over fifteen (15) feet but no greater than twenty-five (25) feet.

Tree Protection Zone. The minimum area beneath a tree which should be left undisturbed in order to preserve a sufficient root mass to give a tree a reasonable chance of survival.

Tree Replacement Schedule. A plan showing the location, species and sizes of all replacement trees; and a table listing removed applicable protected, significant, and historical trees, as noted in this section, with total replacement caliper inches required.

Tree Survey. A survey completed by a registered land surveyor, usually as part of a site plan, of the location, size (as DBH), and species of the existing trees on a site. For purposes of this Ordinance, this survey shall include grand trees, trees of eight (8) inches or greater DBH in any protected zones, and any other trees identified to meet the required density factor for the site. A tree survey may be verified by on-site viewing by City Staff authorized to perform the verification.

- U -

Use. The purpose or activity for which land, buildings, or structures are designed, arranged, or which land, buildings, or structures are occupied or maintained.

Use, Permitted. See Permitted Use.

Utilities. Consist of any or all utility services to a subdivision or other land development including, but not limited to, water, electricity, telephone, cable television, gas, sanitary sewerage and storm sewers, whether these utilities are supplied by a private individual or company, or a governmental entity.

- V -

Vacant. A structure or lot that is not occupied or otherwise used for an allowed zoning activity.

Variance. Permission granted by the Board of Zoning Appeals to depart from the literal requirements of this Ordinance.

- W -

Walkway. A defined pedestrian way, typically improved with concrete or asphalt, which provides for pedestrian movement on private property. A walkway may or may not be located in a pedestrian easement.

- X -

- Y -

Yard, Established. An open space, unobstructed to the sky, with the exception of permitted encroachments, extending fully across the lot while situated between the front, corner, side, or rear lot line and an established front, corner, side, or rear building line.

- Z -

Zoning Administrator. The City employee to whom the City Administrator has delegated the responsibility of administering and enforcing all provisions of this Ordinance. The Zoning Administrator is the person referred to as “Zoning Administrator” in the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (S.C. Code § 6-29-310 et seq.).

Zoning District. An area delineated on the Official Zoning Map within which a prescribed set of use requirements and development standards are applied to various types of development.

8.3: Measurements

(A) Building Height. The height of a building shall be determined by measuring from the average finished ground elevation at the base of the structure to the highest point of the roof of the structure. Spires, belfries, cupolas, domes, chimneys, elevator housings, water tanks, ventilators, skylights, mechanical equipment and appurtenances, and similar rooftop structures or structural elements not intended for human occupancy shall be excluded.

(B) Density (Dwelling Units per Acre)

(1) This is calculated by taking the total property area divided by the number of units. For example: if a ten-acre property contains 40 residential lots, the gross density is 4 units per acre ($40\text{-units}/10\text{-acres} = 4\text{ units/acre}$). For purposes of determining maximum net density, an accessory dwelling unit shall not count as a dwelling unit.

(2) Maximum density standards apply only to development comprised of dwelling uses (e.g., household living uses). For a mixed-use development containing dwelling units and nonresidential principal uses, net density shall be determined by dividing the total number of dwelling units located or proposed on the lot by that portion of the net lot area allocated to the dwelling uses (and not allocated to nonresidential or non-dwelling uses).

(C) Impervious Surface Ratio. Impervious Surface Ratio shall mean the maximum proportion of a site that may be occupied by surfaces that do not absorb water.

(D) Lot Area. Lot area shall be determined by measuring the total horizontal land area (in acres or square feet) within the lot lines of the lot, excluding public street rights-of-way and private street easements. For purposes of determining density or lot coverage, any part of the net lot area dedicated as recreation area, park, greenway, or other public open space in conjunction with or part of development approval in accordance with this Ordinance shall continue to be considered part of the lot area of the development site.

(E) Lot Width. Lot width means the distance between straight lines connecting front and rear lot lines at each side of the lot, measured across the rear of the required front yard. The width between side lot lines where they intersect with the street line shall not be less than 80 percent of the

minimum lot width, and in the case of lots fronting on a cul-de-sac, the width between side lot lines at their foremost points shall not be less than 20 feet.

(F) Setbacks

- (1)** The area defined by a minimum setback is a required front, side, or rear yard (as appropriate).
- (2)** The front of an interior lot shall be construed to be the portion nearest the street. For the purpose of determining yard requirements on corner lots and through lots, all sides of a lot adjacent to streets shall be considered frontage, and yards shall be provided upon that basis taking into account any allowed reduction.
- (3)** In the case of through lots, front yards of the required depth shall be provided on all frontages.
- (4)** For non-frontage, double frontage, and multiple frontage lots, the Zoning Administrator may determine which lot lines shall be considered front, corner, side, or rear based on the context of the development.
- (5)** If the average front yard on improved yards located on the same block face and in the same zoning district is less than the minimum required front yard, the minimum required front yard, applicable to the lot, may be reduced to such average.
- (6)** Steps and open porches without roofs may encroach into any required minimum yard within five feet of an adjoining property line. Eaves, cornices, gutters, chimneys and other minor architectural features may extend up to 18 inches from the main portion of a building into any required minimum yard.

Section Nine: Form, Design & Operational Standards

(A) **Intent.** To provide landowners, developers, architects, builders, business owners, and others with a clear and equitable set of parameters for quality development.

(B) **Design District Overlay Standards**

(1) **Red Bank Design Overlay**

(2) **Central Creek Design Overlay**

(C) **Goose Creek Townhome Design Standards.** Design Standards shall apply for this use in any zoning district.

(D) **Goose Creek Multi-Family Design Standards.** Design Standards shall apply for this use in any zoning district.

(E) **Fences & Walls.** A fence or wall shall not unreasonably impede visibility of street traffic from vehicles or exiting driveways. A fence or wall shall not extend into a street intersection sight area. Gates shall not swing outward over a sidewalk or into the right-of-way. Nothing in this Section shall be construed to prevent the installation of temporary fencing to protect existing trees, limit sedimentation, or control erosion. Hazardous fences and fences constructed of fabric materials, fiberboard, garage door panels, plywood, rolled plastic, or vinyl or plastic tarps are prohibited. A fence or wall located in a required yard shall comply with the height standards. Chain link fencing shall not be permitted in the front or secondary front yard in residential districts. The Building Official may require the manufacturer's design and standards to be established in certain cases.

MAXIMUM FENCE OR WALL HEIGHT IN REQUIRED YARDS	
REQUIRED YARD	MAXIMUM HEIGHT OF FENCE OR WALL
Side or rear yard	7 feet
Second front yard on corner lot	4 feet
Front yard, other than second front yard on corner lot	4 feet
NOTES: [1] A retaining wall may exceed the maximum heights in this table if it does not unreasonably impede visibility of street traffic from vehicles exiting driveways. [2] The Zoning Administrator may permit a fence up to 6 feet in height in second front yard on a corner lot, if adjacent structures have a similar setback. [3] Fence posts and wall columns may extend above the maximum fence heights by 36 inches, provided no part of a fence or wall shall have a height greater than eight feet.	

(F) **Exterior Lighting.** All exterior luminaries, including security lighting, shall be full cut-off fixtures that are directed downward. In no case shall lighting be directed above a horizontal plane through the lighting fixture. Lighting shall be designed so that excessive light spillage and glare are not directed at adjacent lands, neighboring areas, and motorists. Review for compliance with the standards shall occur with plan review and/or an application for planned development. Lighting

for public art, regulatory, monuments, Zoning Administrator approved temporary uses, and holiday display, shall be exempt.

MAXIMUM HEIGHT FOR EXTERIOR LIGHTING	
BASE ZONING DISTRICT	MAXIMUM HEIGHT
Residential	16 feet
Commercial/Mixed Use	20 feet
Industrial	30 feet
Within 100 feet of a Residential District	16 feet
Approved athletic field lighting	95 feet
*Athletic field lighting shall be extinguished no later than 11:00 PM, except to complete a game in progress.	

(G) Visibility Triangle. The space between three and eight feet in height, maintained clear of objects such as hedges, fences, and other obstructions for visibility purposes, located directly above the triangle formed by a line connecting intersecting property lines at rights-of-way or sections of driveway at rights-of-way at the following distances:

- (1) 12 feet at residential and commercial driveways; and
- (2) 25 feet at intersecting property lines at rights-of-way.

(H) Architectural Design Standards.

(1) The following standards shall comply within the Village Node, General Commercial, and Employment Campus zoning Districts.

(a) Where district or use specific Design Standards are in place, those standards shall apply.

(2) Site Design

(a) Site considerations. The siting of the building and its accessory elements shall be carefully planned from both a placement and an architectural perspective.

(b) Site improvements shall integrate the architectural forms and the open spaces around them so to enhance the quality of the environment.

(c) Where it is reasonably practical, proposed site improvements (including all structures, features and amenities) shall not impede scenic views and special vistas.

(d) Areas whose physical site conditions make them unsuitable for development shall be set aside as conservation areas or as open space.

(e) Projects that contain other attributes that improve the functional and visual enjoyment of the properties of the city are strongly encouraged.

(f) Wooded sites shall be developed with careful consideration for the site's natural characteristics.

(g) When portions of the woods must be developed, wooded perimeters or the most desirable natural site features shall be protected to retain the visual character of the site.

(h) Isolated pockets of existing trees shall be protected, and used to enhance the site's visual impact.

(3) Architectural theme.

- (a) Proposed structures shall contribute to the image of the city as a unique place of visual character, integrity and quality;
 - (b) New developments shall incorporate the existing natural setting into their overall design concept;
 - (c) In a schematic design, adjacent structures, site design and site densities of the adjacent areas should be incorporated in the design process. If adjacent buildings are of different architectural styles, scales, height, spacing, bulk, proportion, detail, material and color, site and building compatibility of the proposed development may be achieved through materials, plant variations, screens and sight breaks; and
 - (d) The architectural design, color and materials of a proposed structure shall create variation and interest in the built environment by using a mix of building materials, colors and architectural features.
- (4) Architectural interest.
 - (a) Care shall be given to incorporate a mix of quality design elements and materials which will provide architectural interest to the structure and any accessory structures.
 - (b) Building facades shall incorporate facade variations a minimum of every 30 feet, or for buildings larger than 20,000 square feet, a minimum of every 50 feet, incorporating such architectural features as:
 - (1) Storefront bays; wall offsets; columns; pilasters;
 - (2) Changes in materials, colors;
 - (3) Changes in roofline;
 - (4) Changes in plane no less than 12 inches in width and four inches in depth or an equivalent element that subdivides the facade;
 - (5) Recessed windows that are distinguished from the shaft of the building through the use of arches, pediments, mullions and other treatments are encouraged; and
 - (6) Enhanced shadow lines around openings by recessing window frames two inches minimum from face of building.
 - (c) Architectural details that enrich the building's character such as brick molding, quoins, corbels, racking, band courses, soldier bricks, water table, and the like shall be incorporated in the design of the building facade.
 - (d) Colors shall be harmonious, and only compatible accents shall be used. Color combinations of paints or stains shall be complimentary to the proposed structure(s), or provide an improved palette than any existing structure(s) and the adjacent environment. Color and texture for architectural finishes shall be selected to provide visual unity. Unpainted, bright metal, reflective, bright or garish colors, or garish contrasting surfaces are prohibited.
- (5) Building design.

- (a) Scale and proportion. The height, width and general proportions of a building shall conform with or be better than other buildings in the area. The scale and massing of a structure shall be a primary consideration. The scale of the project shall not overwhelm any adjacent buildings. All features and details shall be in proportion with the buildings.
- (b) Building walls shall be subdivided and proportioned using a variety of architectural features to prevent long monotonous facade walls.
- (c) The building design shall incorporate a definite base, body and cap along the facade.
- (d) Rear elevations of buildings that are exposed to parking lots and provide an alternate “front-door” should be aesthetically similar to the primary elevation. All sides of the building should exhibit design continuity.
- (e) Continuous foundation walls are required on all structure(s), preferably of stone-faced, exposed aggregate concrete, vinyl, stucco or brick.
- (f) Building materials suggest the quality of the environment and promotes a comfortable feeling. Inexpensive building materials create a temporary feeling to the city’s inhabitants. Building materials selected should be durable, attractive, low-maintenance and have natural color. A defined palette of materials will unify the streetscape and encourage the perception of performance.
- (g) Building additions shall be designed to reflect existing buildings in scale, materials, window treatment and color. A change in scale may require a transitional design element between the addition and the existing building.
- (h) The following materials are recommended:
 - (1) Natural materials: wood, brick, terra cotta, stone (cast or cut);
 - (2) Decorative concrete block (CMU), textured with integral color;
 - (3) Stucco (cement plaster); decorative;
 - (4) Fiber cement siding; and
 - (5) Exterior insulation and finishing system (EIFS) when used above storefront height.
- (i) The following materials are prohibited:
 - (1) Vinyl, metal, or aluminum siding;
 - (2) Exposed concrete masonry units;
 - (3) Reflective materials that cause glare;
 - (4) Materials that artificially simulate natural materials;
 - (5) Diagonal siding; and
 - (6) Exaggerated swirled stucco.
- (j) Typically, franchise architecture is generic design for buildings used in multiple locations without consideration for a specific site or climate. It is the intent of these guidelines to create buildings that are sensitive to the community and its environment. While franchise merchants are not discouraged, prototypical design must be carefully modified to represent the character of the community.

- (k) Rooftop mounted mechanical equipment must be screened from view at all sides in a manner that is architecturally compatible with the building. Mechanical equipment on the ground shall be screened with a fence or plant materials or housed in a structure that is in harmony with the surroundings. Utility meters shall be screened from public view.
 - (l) The use of security bars, roll down grilles, and other such security features establishes a negative environment and will be reviewed on a case-by-case basis and alternate options may be required. When allowed, they must not be visible during opening hours.
- (6) Site elements.
 - (a) Fences and walls shall be minimized along public streets and shall be designed to be compatible with the surrounding landscape and architectural concept. Any fencing located forward of the building front must be decorative and constructed of vinyl, iron, stone, or masonry products.
 - (b) Service/storage areas shall be oriented away from public right-of-way, and screened, when practical.
 - (c) Outdoor storage and/or display of equipment and material is strongly discouraged, except on a temporary basis. This section shall not apply to businesses that have a majority of their merchandise stored and displayed in the open environment (examples include, but are not limited to, automobiles, lumber, truck/car rentals); however, for those businesses where there is approved outdoor display, the site shall be planned appropriately in terms of visibility and placement of entrances, parking, and screening.
 - (d) Parked vehicles used as storage for any purpose shall not be permitted for commercial and light industrial uses.
 - (e) Refuse areas shall not be the visual focal point of a parking area and shall not be located within the front yard setback or street frontages of corner lots. All exterior trash receptacles shall be sufficient in size to accommodate the trash generated. All trash containers shall be screened from view on all four sides, and shall remain closed except when in use. The screening materials shall be architecturally compatible with its corresponding building. Refuse areas shall be landscaped and, if necessary, screened appropriately. Trash areas shall be located for convenience of trash collection and away from major streets.
 - (f) Loading areas shall be clear from pedestrian and vehicular traffic.

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LAND DEVELOPMENT ORDINANCE

1. LAND DEVELOPMENT ORDINANCE GENERAL PROVISIONS

1.1 Title and Intent.

- (A)** This ordinance governs the conversion of raw land and parcels into subdivided tracts and lots for the construction of buildings and other structures and development and shall be known as the "Land Development Ordinance of the City of Goose Creek, SC," herein referred to as the "Land Development Ordinance."
- (B)** It is the intent that zoning and land development regulations be used interchangeably, where a conflict may occur, the more restrictive shall apply.
- (C)** Purpose. South Carolina Code § 6-29-1120 sets forth five (5) purposes for municipal regulation of land development, restated below. Following these are additional purposes established by Goose Creek to uphold and promote "the public health, safety, economy, good order, appearance, convenience, morals, and general welfare" (SCC § 6-29-1120).
 - (1)** Encourage the development of an economically sound and stable city.
 - (2)** Assure the timely provision of required streets, utilities, and other facilities and services to new development of land.
 - (3)** Assure the adequate provision of safe and convenient traffic access and circulation, both vehicular and pedestrian, in and through new land developments.
 - (4)** Assure the provision of needed public open spaces and building sites in new land developments through the dedication or reservation of land for recreational educational, transportation, and other public purposes.
 - (5)** Assure, in general, the wise and timely development of new areas, and redevelopment of previously developed areas in harmony with the Goose Creek Comprehensive Plan.

1.2 Policy.

- (A)** It is the policy of the City of Goose Creek to consider the subdivision of land and development thereof as subject to the control of the city pursuant to the adopted Comprehensive Plan for the orderly, planned, efficient, and economical development of Goose Creek.
- (B)** Land subdivided shall be of such character that it can be used safely for building purposes without danger to health or peril from fire, flood, or other menace, and land shall not be subdivided until adequate public facilities and improvements exist and proper provision has been made for drainage, water, sewerage, and capital improvements such as schools, parks, recreational facilities, transportation facilities, and other improvements.
- (C)** The existing and proposed public improvements shall conform to and be properly related to the policies of the Comprehensive Plan, official zoning map, and it is intended that these regulations shall supplement and facilitate the enforcement of the provisions and standards contained in building and housing codes, the Zoning Ordinance, the Comprehensive Plan, and the capital budget and program.

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- (D) Land that has been subdivided prior to the effective date of these regulations should, whenever possible, be brought within the scope of these regulations to further the purposes of standards identified in Chapter 151 (Zoning).

1.3 Jurisdiction.

- (A) This ordinance is adopted pursuant to the authority granted under § 6-29-1110 of the Code of Laws of South Carolina.
- (B) These regulations apply to all subdivision and development of land located within the corporate limits of the City of Goose Creek. The Planning Commission may grant modifications of these regulations pursuant to the provisions of Section 1.9.
- (C) No land may be subdivided through the use of any legal description other than with reference to a plat approved by the City Planner in accordance with these regulations.

1.4 Severability.

- (A) Should any portion of this ordinance be found illegal by a court of competent jurisdiction, the remainder of the ordinance shall remain in effect.

1.5 Amendments.

- (A) For the purpose of protecting the public health, safety, and general welfare, the Planning Commission may, from time to time, propose amendments to these regulations, which shall then be approved or disapproved by City Council following the amendment procedure set forth in the Zoning Ordinance.

1.6 Enforcement.

- (A) **In general.** No grading or excavation of land or construction of any public or private improvements shall commence in violation with the provisions of these ordinances. No land described in this section shall be subdivided, sold, leased, or transferred until the developer/property owner has filed a final plat approved by the City of Goose Creek City Planner and with the Berkeley County Register of Deeds. No zoning or building permit or certificate of occupancy shall be issued for any lot or parcel of land, or any building or structure located thereon, that is subdivided, developed, or sold in violation of the City of Goose Creek Zoning and Land Development ordinances. The City of Goose Creek shall have no obligation to issue a certificate of occupancy or to extend utility services to any parcel created in violation of these ordinances.
- (B) **Interpretation.** Terms used in this ordinance shall have the meaning specified in Chapter 151 and Chapter 153. Where the ordinances are mute, the term shall have its regular dictionary definition.
- (C) **Limit on re-application.** Except for requests which are continued with the mutual consent of the applicant and the Planning Commission, an applicant shall not initiate duplicate application for land development affecting the same parcel of property or any part thereof more often than once in twelve (12) months.
- (D) **Enforcement.**
- (1) The City Planner shall be empowered to utilize all of the enforcement tools provided to the Zoning Administrator per the Goose Creek Zoning Ordinance. The enforcement section of Chapter 151 shall apply to the Land Development regulations.

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- (2) The City Planner may deny administrative land development approval and/or withhold a land disturbance permit as they deem necessary to ensure compliance with the Goose Creek Land Development Ordinance. The developer may appeal such action to the Goose Creek Planning Commission per Section 1.10.

1.7 City Planner.

- (A) The Planning and Zoning Director, or designated Staff, shall be charged with the administration and enforcement of the City of Goose Creek Land Development Ordinance, which shall entail the following duties:

- (1) Interpreting the Land Development Ordinance;
- (2) Administering permits and approvals;
- (3) Processing applications for plan and plat review;
- (4) Fee collection for permits and plan and plat review;
- (5) Processing appeals to the Planning Commission and preparing the record for appeal to Circuit Court;
- (6) Maintaining public records related to land development;
- (7) Investigating and resolving complaints pertaining to the ordinance;
- (8) Enforcing the ordinance; and
- (9) Other duties, as may be assigned.

1.8 General Procedure.

- (A) **Applicability.** Whenever a person proposes the adjustment or subdivision of the land, vacant or improved, involving two (2) or more lots for the purpose of offer, sale, lease, or development, approval by the City Planner shall be required, in addition to all other procedures and approvals required in the Zoning Ordinance, whether or not applicable zoning procedures also require approval, review, or recommendation. All such proposals are herein referred to as land developments.
- (B) **Classification of land developments.** Before any changing of land characteristics through redevelopment, new development, subdivision into parcels and similar developments for sale, lease, or any combination of owner and rental characteristics, the owner(s) of such properties, or their authorized agent, shall apply for and secure approval of the proposed land development in accordance with the procedures provided herein.
- (C) **Exempt subdivision.** Certain land developments shall be submitted to the City Planner for information only prior to recordation with Berkeley County. The City Planner shall stamp at least one (1) submitted plat as received and exempt so that the applicant may submit the plat to Berkeley County for recordation. The criteria for exempt subdivisions are as follows:

(1) The combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots are equal to city standards (sometimes referred to as a boundary line adjustment).

(2) The combination or recombination of entire lots of record where no new street or change in existing streets is involved.

(3) The division of land into parcels of five (5) acres or more where no new street is involved.

(D) Record drawing. A record drawing is the depiction of the survey of an existing lot, typically performed prior to property transfer. For purposes of the Goose Creek Land Development Ordinance, record drawings shall be subject to the same standards as exempt subdivisions.

(E) Land development.

(1) Any land development requiring or resulting in the installation of new or upgraded infrastructure, including but not limited to transportation, stormwater management, potable water, and sanitary sewerage infrastructure shall be a major land development.

(F) Major subdivision.

(1) Any subdivision of land not classified a minor subdivision shall be a major land development.

(G) Minor subdivision. Subdivision of land resulting in the alteration or creation of five (5) or fewer parcels neither requiring or resulting in the installation of new or upgraded infrastructure described in this ordinance, whether privately or publicly maintained, including transportation, stormwater management, and other systems shall be a minor land development.

1.9 Variance – Land Development (Subdivision) Standards.

(A) Where the Planning Commission finds that extraordinary hardships derived from practical difficulties may result from strict compliance with these regulations and/or that the purposes of these regulations may be served to a greater extent by an alternative proposal, it may approve a variance to these subdivision regulations so that substantial justice may be done and the public interest secured, provided that the modification does not have the effect of nullifying the intent and purpose of these regulations; further provided, the Planning Commission shall not approve a variance unless it makes findings based upon the evidence presented to it in each specific case, after public hearing and notification, that all of the following criteria apply:

(1) The granting of the modification will not be detrimental to the public safety, health, or welfare or injurious to other property;

(2) The conditions upon which the request is based are unique to the property for which the relief is sought and are not applicable generally to other property;

(3) Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result — as distinguished from a mere inconvenience — if the strict letter of these regulations is carried out; and

(4) The modification sought will not in any manner be in conflict with the provisions of zoning standards of this ordinance or the policies of the Comprehensive Plan.

(B) **Procedure.** The Planning Commission shall be empowered to modify land development standards in the course of land development review and approval. The developer shall bear the responsibility to demonstrate to the Planning Commission that the modification sought meets the criteria for modification stated above. The procedure shall be that provided for appeals to the Planning Commission in Section 1.10 of this ordinance.

(C) **Conditions.** In allowing modifications, the Planning Commission may require such conditions as will, in its judgment, secure substantially the intent and policies described in this chapter.

(D) **Documentation.** Upon granting or allowing a modification, the Planning Commission shall then state in writing findings of fact supporting its decision to grant or allow the modification.

1.10 Appeals of Decisions of the City Planner on Land Development Applications.

(A) **Procedure for appeal.** An applicant or any party of legal standing believing to have found error in the written decision of the City Planner may appeal the decision to the Planning Commission.

(1) **Appeal submittal.** The application in question shall be submitted to the City Planner not less than thirty (30) days prior to the meeting at which it is to be considered by the Planning Commission.

(2) **Application and fee.** The appellant shall file an appeal by completing the form available from the City Planner and submit it, together with an application fee in an amount set by Goose Creek City Council. The appellant shall state on the form reasons for the appeal. The date of receipt of the completed application shall be the official submittal date and stamped by the City Planner on the completed written appeal as "received."

(B) **City procedure.** The Planning Commission shall act on the submitted appeal within sixty (60) days of the official submittal date. Failure to act within sixty (60) days shall constitute automatic approval, and the appellant shall be notified of this in writing. The sixty-day time limit may be extended by mutual agreement between the appellant and the City Planner.

(1) **Notification of meeting.** Action taken by the Planning Commission on the appeal shall be at a scheduled public meeting and notice of the time and place of said meeting shall be mailed by the city to the appellant. Such notice shall be sent not less than fifteen (15) days before the date of the meeting. Conspicuous notices shall be posted on or adjacent to the affected property by the City Planner. One notice shall be visible from each transportation right-of-way that borders the property at least fifteen (15) days prior to the public meeting.

(2) **Decision of the Planning Commission.** The concurring vote of the majority of members of the commission shall be necessary to reverse any order, requirement, decision, or determination of the City Planner. Upon decision of the Planning Commission, three (3) copies of the plat shall be retained by the city for its records and the remaining copies returned to the applicant, one (1) of which shall be signed by the chairperson of the Planning Commission and the City Planner and bearing the date of approval or disapproval with written reasons for such action attached.

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- (C) An applicant or any party of legal standing may appeal a decision of the Planning Commission to Circuit Court, filing with the clerk of such court a petition in writing setting forth plainly, fully, and distinctly wherein such decision is contrary to law. The applicant must appeal within thirty (30) days of receiving written notice of the decision.

1.11 Vested Rights.

(See Chapter 151-01: Introductory Provisions)

2. APPLICATION AND REVIEW PROCESS

2.1 Intent of Chapter.

- (A) The following steps constitute the land development approval process for projects in City of Goose Creek. Each step is required unless stated otherwise.

2.2 Pre-Application Conference.

- (A) The developer is required to participate in a pre-application conference with the City Planner before applying to the City of Goose Creek for approval of a land development or Planned Development District. The developer should contact the City Planner to arrange an appointment to discuss a project proposal. The developer shall bring a sketch plan or concept plan of the proposed major subdivision or land development or PD Master Plan to facilitate the discussion.
- (B) The pre-application conference provides the City Planner the opportunity to:
- (1) Determine whether the land development is an exempt subdivision, minor land development, or major land development.
 - (2) Familiarize the developer with the land development approval process of the City of Goose Creek;
 - (3) Assess the compatibility of the proposed land development with the Goose Creek Comprehensive Plan; and
 - (4) Apprise the developer of city, state, and federal standards related to the development of land and their potential applicability to the developer's proposal, including but not limited to:
 - (a) Goose Creek Land Development Design and Improvements Standards;
 - (b) Standards of the Goose Creek Zoning Ordinance;
 - (c) Standards of the Goose Creek Flood Hazard Controls Ordinance;
 - (d) Berkeley County land development and engineering standards for roads and drainage;
 - (e) City of Goose Creek, Charleston Water System, or Berkeley County Water and Sanitation Authority standards for potable water provision and sanitary sewerage;
 - (f) State standards for roads and encroachments, as administrated by the Department of Transportation;

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- (g) State standards for on-site sewage disposal, as promulgated by the Department of Health and Environmental Control;
 - (h) State standards for wetlands protection, stormwater management, erosion and sedimentation reduction, as promulgated by the Office of Ocean and Coastal Resources Management;
 - (i) Federal standards for wetlands and water quality protection, as promulgated by U.S. Army Corps of Engineers; and
 - (j) Federal standards for endangered species protection, as administrated by the South Carolina Department of Natural Resources.

2.3 Procedure for Subdivision.

(A) Whenever any subdivision of land is proposed, before any contract is made for the sale of any part thereof, and before any permit for the erection of a structure in such proposed subdivision shall be granted, the subdividing owner, or his authorized agent, shall apply for and secure approval of such proposed subdivision in accordance with the following procedure:

(1) *Minor subdivision:*

- (a) Zoning application.
- (b) Final plat.
- (c) Land disturbance permit.

(2) *Major subdivision:*

- (a) Zoning application.
- (b) Sketch plan.
- (c) Preliminary plat.
- (d) Land disturbance permit.
- (e) Final plat.

2.4 Land Development.

(A) Whenever the development of land is proposed, before any permit for the erection of a structure shall be granted, the property owner, developer, or authorized agent, shall apply for and secure the approval of such proposed development in accordance with the following procedure:

- (1) Zoning application.
- (2) Concept plan.
- (3) Site plan.
- (4) Land disturbance permit.

2.5 Sketch Plan - Non-Binding.

- (A)** Sketch Plan. Is a generalized map prepared by the developer that shows the development concept. Its purpose is to serve as a basis for the development of a preliminary plat. This phase of the subdivision process precedes the preparation of the preliminary plat or plan.
- (B)** Before preparing the sketch plan for a subdivision, the applicant should discuss with the City Planner the procedure for adoption of a subdivision plat and the requirements as to general layout of streets and for reservations of land, street improvements, drainage, sewerage, fire protection and similar matters, as well as the availability of existing services. The administrative official shall also advise the applicant, where appropriate, to discuss the proposed subdivision with those officials who must eventually approve those aspects of the subdivision plat coming within their jurisdiction. The sketch plan will be distributed to the Public Works Director, Fire Marshal, Building Official, Zoning Administrator, and any other agencies as determined by the City Planner. The applicant is encouraged to confirm water/sewer available/capacity as applicable, as well as stormwater requirements.
- (C)** The sketch plan review is advisory only to the developer. Sketch plan review does not authorize the developer to commence in any land disturbance, improvements, or other land development activities. Sketch plan is done as a no fee review that will not consider all aspects that may be factored in a full preliminary or final development review. The developer is strongly encouraged to resubmit after two (2) years if no further land development approval process steps are taken. A sketch plan is not a site-specific development plan.

2.6 Preliminary Plat.

- (A)** Applicability.
 - (1)** The preliminary plat a required step in the major subdivision approval process.
 - (2)** A developer proposing an exempt subdivision or a minor land development need not submit a preliminary plat.
- (B)** Purpose.
 - (1)** The Goose Creek Planning Commission is charged with the implementation of the purposes of land development regulations specified in Section 1.1 of this ordinance in part through its review and approval of preliminary plans for major land developments through the City Planner.
 - (2)** The developer shall demonstrate to the City Planner the intent and ability to meet or exceed all zoning and land development standards of the City of Goose Creek.
 - (3)** Approval or conditional approval of a preliminary plan authorizes the developer to begin engineering and construction drawings for community facilities needed for land development.
- (C)** Procedure.
 - (1)** The developer shall submit a preliminary plat to the City Planner for review.
 - (2)** The City Planner shall date and stamp the preliminary plat "received."
 - (3)** A complete preliminary plat includes those items specified in Section 3.2 of this ordinance, which include, but are not limited to an application form and fee.

(4) Decision on preliminary land development plan.

- (a)** The City Planner shall approve, approve conditionally, or disapprove the preliminary plan.
- (b)** The City Planner may attach conditions of approval that uphold and promote the purposes of land development regulations, stated in Section 1.1. The City Planner shall have the authority to require changes to preliminary plans as conditions of approval in order to uphold and promote those purposes. Changes may relate to land development content, arrangement, and design. The Planning Commission may modify land development regulations as they apply to the preliminary plat under review provided those same purposes are upheld and promoted. Standards for modification appear in Section 1.9. The commission shall not require or allow modified zoning standards unless authorized to do so in specific cases, as provided in the Goose Creek Ordinance.
- (c)** The City Planner shall act on the preliminary plan within sixty (60) days of the official submittal date. Failure to act within sixty (60) days shall constitute automatic approval, and the developer shall be notified in writing. The sixty-day time limit may be extended by mutual agreement between the developer and the City Planner.

2.7 Land Disturbance Permit.

- (A)** The developer shall be eligible to apply for a land disturbance permit after gaining City Planner approval of a preliminary plat or site plan and meeting any attached conditions, including necessary approvals from agencies, and any other as applicable, described in Section 2.2(B)(4).
- (B)** Purpose.
 - (1)** The land disturbance permit is the enforcement tool by which the City Planner can assure that a major land development is constructed in accordance with the plan approval or conditional approval and furthermore, that the land development will meet or exceed the design and improvements standards.
 - (2)** The developer shall demonstrate upon application for a land disturbance permit achievement of federal, state, and local natural resource protection standards during construction and the ability to meet natural resource protection standards during construction and post-construction.
 - (3)** This step allows the developer to avoid the potential costs of significant changes to engineering drawings required by the City Planner during the review of the preliminary or site plan.
 - (4)** Receipt of a land disturbance permit authorizes the developer to clear and grade land, remove trees in accordance with Goose Creek tree protection standards of the Zoning Ordinance, and install community improvements.
- (C)** Procedure.
 - (1)** The developer shall submit to the City Planner a completed application for a land disturbance permit, which the City Planner shall date and stamp "received."

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- (2) A completed application for a land disturbance permit includes those items specified in Section 3.4 of this ordinance, which include, but are not limited to an application form and fee.
 - (3) The City Planner shall have no more than thirty (30) days in which to review the completed application and either issue the land disturbance permit or submit to the developer in writing reasons for disapproval. The City Planner shall be authorized to inspect natural resource protection measures proposed as part of the land development, as applicable. The thirty-day time limit may be extended by mutual agreement between the developer and the City Planner.
 - (4) The developer shall post an approved land disturbance permit on the major land development site at a location easily visible and accessible from the adjacent transportation right-of-way until improvements specified in the application for the permit are installed, pass inspection of, and are, where applicable, successfully dedicated to the appropriate agency.

2.8 Field Changes.

- (A) On-site conditions may unduly inhibit land development and as depicted in an approved or conditionally approved preliminary plat and/or the successful land disturbance permit application. In this event, the developer shall submit any changes to the preliminary plan or the land disturbance permit application to the City Planner for review and approval. Field changes shall meet the following standards.
 - (1) All land development standards of the City of Goose Creek shall apply, or the developer may seek modification of standards per Section 1.9.
 - (2) The developer shall submit a request in writing for a field change to the City Planner, which the City Planner shall date and stamp "received."
 - (3) The City Planner shall have fifteen (15) days from the date of receipt to review the field change and respond in writing to the developer. The City Planner shall approve the field change or instruct the developer to resubmit for preliminary plat approval. The fifteen-day time limit may be extended by mutual agreement between the developer and the City Planner.

2.9 Final Plat.

- (A) The developer shall be eligible to apply for final plat approval after receipt of a land disturbance permit and completion of all public and/or common improvements indicated in the approved preliminary land development plan.
- (B) Purpose.
 - (1) An approved final plat enables the developer to subdivide property into lots for transfer or to seek a building permit.
 - (2) The final plat shall conform in all respects to the approved preliminary plan, as amended to meet attached conditions and as amended by field changes.

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- (3) The City Planner approves a final plat only after the developer has satisfactorily completed all public and/or private community facilities, such as systems of infrastructure, sites for public buildings, and common open space.
 - (4) Final plat approval does not constitute acceptance of existing or proposed community facilities. The developer shall make arrangements for the maintenance of community facilities per Section 4.4.
 - (5) Final plat approval shall be a prerequisite for a building permit for any lot proposed in the land development.

(C) Procedure.

- (1) The developer shall submit a final plat to the City Planner, who shall date and stamp the final plat "received."
- (2) A complete final plat includes those items specified in Section 3.3 of this ordinance, which include, but are not limited to an application form and fee.
- (3) The City Planner shall have no more than thirty (30) days in which to review and either approve or disapprove the final plat. The City Planner shall be authorized to inspect community facilities, natural resource protection measures, and landscaping proposed as part of the land development, as applicable. The City Planner shall then sign and date the approved final plat for recordation or submit in writing reasons for disapproval to the developer. The thirty-day time limit may be extended by mutual agreement between the developer and the City Planner.
- (4) The developer may appeal the decision of the City Planner to the Planning Commission in accordance with the appeals process specified in Section 1.10.

(D) Recordation of plat.

- (1) The City Planner shall retain one (1) copy of the final plat for City of Goose Creek records and return remaining copies to the developer. The developer shall be responsible for filing the final plat with the Berkeley County Register of Deeds and returning one (1) copy of the stamped final plat to the City of Goose Creek City Planner.

2.10 Site Plan for Land Development.

- (A)** The developer shall be eligible to apply for a site plan review after the receipt of a zoning permit and a concept plan approval.
- (B)** Purpose and applicability.
 - (1) An approved site plan enables the developer to apply for a land disturbance permit and/or building permits.
 - (2) The site plan shall conform in all respects to the requirements outlined in the City of Goose Creek Zoning Ordinance.
 - (3) The City Planner approves a site plan only after the developer has satisfied all comments related to the review.
 - (4) Site plan approval shall be a pre-requisite for a land disturbance permit and a building permit.

(C) Procedure.

- (1)** Concept plan. The developer shall submit a concept plan laying out proposed buildings and general infrastructure and site elements for review and comment by the City.
- (2)** A complete site plan includes those items specified in Section 3.4 of this ordinance, which include, but are not limited to an application form and fee.
- (3)** The City Planner shall provide comments on the site plan in a timely manner. The City Planner shall have the authority to require changes to site plans as conditions of approval in order to uphold and promote those purposes. Changes may relate to land development content, arrangement, and design.

2.11 Record Drawings.

- (A)** A record drawing documents completed improvements required to serve the land development and an as-built survey executed by the developer as evidence that all improvements have been installed according to an approved preliminary plat and application for land disturbance permit, in compliance with design and improvements standards of this ordinance.
- (B)** The developer shall submit one (1) copy of record drawings of all completed improvements upon application for final plat approval.
- (C)** The developer shall submit copies of record drawings to utility providers expected to maintain the improvements and shall provide verification to the City Planner from the utility provider that all improvements have been installed to their specifications prior to final plat approval.
- (D)** The developer shall submit four (4) prints of the final plat; as-built drawing of sanitary sewers; as-built drawing of storm sewer system with grade, pipe sizes and location of outlets; as-built drawing of water system with pipe sizes and location of hydrants and valves.

2.12 Zoning Application.

- (A)** The developer shall submit a zoning application to verify the intended use of the property and disclose any attributes that may impact the development of the property, including but not limited to wetlands, restrictions, and covenants.

2.13 Building Permit.

- (A)** The developer in receipt of a zoning permit shall be eligible to apply for a building permit. All standards for review and approval shall be found in the building code adopted by the City of Goose Creek.
 - (1)** Proposals of construction and reconstruction shall secure a building permit from the City of Goose Creek where such is required by the building code adopted by the City of Goose Creek, as amended, except that public utilities installing and repairing transmission lines, poles, and substations shall be exempt.
 - (2)** The purposes of building code administration shall be those found in the building code adopted by the City of Goose Creek, as amended.

2.14 Certificate of Occupancy.

- (A)** A developer or other applicant in receipt of a building permit and zoning permit shall obtain a certificate of occupancy prior to taking residence or commencing business in the structure for which the permit is received. The application procedure for a certificate of occupancy shall be that found in the Goose Creek Zoning Ordinance.
- (1)** All public improvements in a major land development shall be completed to the satisfaction of the City of Goose Creek prior to application for a certificate of occupancy for any structure within the major land development. In the event of a phased land development, each of these systems shall be completed within the current phase and all previous phases.
 - (2)** A certificate of occupancy signals to the Building Official and the Zoning Administrator that construction and site improvements specified in applications for a building permit and a zoning permit are complete.

3. DOCUMENTATION REQUIREMENTS

3.1 Sketch Plan.

- (A)** This step is to provide guidance to the developer. The sketch plan of a proposed land development should be legibly drawn to scale without necessarily showing precise dimensions and should contain at least the following information:
- (1)** North arrow;
 - (2)** Written and/or graphic scales;
 - (3)** Location map showing the relationship between the proposed development and the surrounding properties;
 - (4)** Tract boundaries and total acreages;
 - (5)** Approximate sizes and locations of existing structures;
 - (6)** Existing and proposed land uses throughout the development;
 - (7)** Existing character of the land, such as approximate locations of natural resources, which may be identified on aerial photography;
 - (8)** Tentative street and lot arrangement showing average lot size and the number of lots;
 - (9)** Non-residential sites with approximate acreages and gross floor area, where applicable;
 - (10)** Zoning classification(s); and
 - (11)** Designation of phases, where applicable.
- (B)** A completed application for sketch plan review should include a form available from the City Planner that indicates land ownership and representation, where applicable, and contact information for both. The Berkeley County parcel identification number(s) and the property address, where available, of the subject property should be specified on the application form. No fee is required.

3.2 Preliminary Plat.

(A) Application requirements. The following constitute a completed application for preliminary plat approval.

- (1)** An application form available from the City Planner. The form shall include the Berkeley County parcel identification number(s) and the address, where available, of the property proposed for land development.
- (2)** An application fee in the amount set by Goose Creek City Council.
- (3)** Three (3) copies of the preliminary plat, where required, printed on bond paper or material of equivalent durability. Data sets appearing in the preliminary plat shall be those below.
- (4)** Three (3) copies of the traffic study, where required. Standards and content requirements for the traffic study appear in Section 3.3.

(B) Documentation requirements. The completed application for preliminary plat approval shall meet the following standards.

- (1) Scale.** The preliminary plat shall be legibly drawn at a scale that clearly communicates the information required, typically no smaller than one (1) inch equals one hundred (100) feet on a sheet twenty-four (24) by thirty-six (36) inches. If the preliminary plat necessitates more than one (1) sheet, a key diagram drawn at a smaller scale shall show and reference each portion of the plan. The City Planner may approve alternate scale and sheet sizes at his sole discretion.

(2) General information.

(a) Title block, including the following:

- (1)** Proposed name of development, which shall not duplicate or too closely approximate, phonetically or otherwise, the name of any development within the jurisdiction;
- (2)** Names, signatures, and seals of applicant, owner, surveyor, engineer and other professionals involved in plan preparation;
- (3)** North arrow, graphic scale, and written scale;
- (4)** Space for city officials' signatures necessary for approval; and
- (5)** The month, day, and year that the original drawing was completed and the month, day, and year for each revision of the original drawing.

(b) A vicinity map, for the purpose of locating the property being developed, drawn at a scale of one (1) inch equals two thousand (2,000) feet and showing the relation of the property to surrounding properties, differentiated by tone or pattern, to adjoining property and roads, municipal boundaries, and landmarks existing within two thousand (2,000) feet of any part of the property.

(3) Existing site information.

- (a)** Total tract boundaries of the property being developed, showing bearing and distances, and a statement of total acreage of the property.
- (b)** Existing parcel identification numbers (tax map numbers).

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- (c) Location, ownership, parcel identification numbers, zoning classifications, and land uses of adjoining properties, including those across rights-of-way.
 - (d) All existing municipal boundaries, property lines, rights-of-way, easements, railroads, water and sewer lines, fire hydrants, utility transmission lines, culverts, bridges, storm drainage infrastructure, water courses, wetland delineations, and buildings and other structures.
 - (e) All existing roads, including roads of record but not constructed, and bicycle/pedestrian infrastructure, including sidewalks, on or abutting the tract, labeled with names, right-of-way widths, facility widths, and materials.
 - (f) All trees required to be protected, including graphic indication as to whether grand trees and protected trees are proposed to be preserved or removed. Tree survey and protection standards shall be those found in the Goose Creek Zoning Ordinance.
 - (g) Topography: one- or two-foot contours.
 - (h) Flood hazard areas delineated and labeled by type and flood map panel number. Flood hazard information shall be in accordance with the flood hazard ordinance adopted by Goose Creek City Council, as amended.
 - (i) Endangered species habitat areas, where required by state and federal standards.

(4) Proposed land development information.

- (a) Roads, rights-of-way, widths, and materials.
- (b) New road names pre-approved by Berkeley County and Goose Creek Planning Commission.
- (c) Extent of all parking areas with number of stalls, including handicap-accessible and loading stalls.
- (d) Bicycle and pedestrian facilities and rights-of-way, widths, and materials.
- (e) Lot lines, dimensions, and sizes.
- (f) Proposed land uses by lot.
- (g) Other easements and rights-of-way, including locations, dimensions, and purposes.
- (h) Plans for utilities (i.e. - sewerage, potable water, electricity, street lighting, cable, telephone, and gas lines, and stormwater drainage).
- (i) Parks, school sites, common areas and other areas designated for public use, if any.
- (j) Sites proposed for single-family detached and two-family residential structures.
- (k) Sites with proposed land uses other than single-family detached and two-family residential structures with approximate footprints of any structures, with approximate gross floor area and dimensions. Approximate footprints shall

indicate intent to meet or exceed any building design regulations promulgated in the Goose Creek Zoning Ordinance.

- (l) Any required vegetative buffers, tree protection areas, and tree planting requirements such as street trees and roadside trees.

(5) Platting information.

- (a) The total tract boundary lines of the area being developed shall be in accordance with the most recent edition of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, as promulgated by the Code of Laws of South Carolina.
 - (b) The preliminary plat shall meet all standards and requirements as set forth in the laws of the State of South Carolina and these regulations.
- (6) Supplemental data.** Any other information required by ordinance or considered pertinent by the applicant, the Planning Commission, or the City Planner to the review of the preliminary plat shall be submitted with or on the plan.

3.3 Final Plat.

(A) Application requirements. The following constitute a completed application for final plat approval and for minor land development plat approval.

- (1) An application form available from the City Planner. The form shall include the Berkeley County parcel identification number(s) and the address, where available, of the property proposed for land development.
- (2) An application fee in the amount set by Goose Creek City Council.
- (3) Two (2) copies of the final plat or three (3) copies of the minor land development plat, where required, printed on bond paper or material of equivalent durability. Data sets appearing in these plats shall be those below.
- (4) One (1) copy of record drawings of all required improvements.

(B) Documentation requirements. The completed application for final plat minor land development plat approval shall meet the following standards.

(1) Scale.

- (a) The final plat shall be legibly drawn at a scale that clearly communicates the information required, typically no smaller than one (1) inch equals one hundred (100) feet on a sheet twenty-four (24) by thirty-six (36) inches. If the final plat necessitates more than one (1) sheet, a key diagram drawn at a smaller scale shall show and reference each portion of the plan. The City Planner may approve alternate scale and sheet sizes at his sole discretion.
- (b) The minor land development plat shall be legibly drawn at a scale that clearly communicates the information required, typically no smaller than one (1) inch equals one hundred (100) feet on a sheet eight and one-half (8½) by eleven (11) inches or larger.

(2) General information.

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- (a) Title block, including the following:
- (1) Proposed name of development, which shall not duplicate or too closely approximate, phonetically or otherwise, the name of any development within the jurisdiction;
 - (2) Names, signatures, and seals of applicant, owner, surveyor, engineer and other professionals involved in plan preparation;
 - (3) North arrow, graphic scale, and written scale;
 - (4) Space for city officials' signatures necessary for approval; and
 - (5) The month, day, and year that the original drawing was completed and the month, day, and year for each revision of the original drawing.
- (b) A vicinity map, for the purpose of locating the property being developed, drawn at a scale of one (1) inch equals two thousand (2,000) feet and showing the relation of the property to surrounding properties, differentiated by tone or pattern, to adjoining property and roads, municipal boundaries, and landmarks existing within two thousand (2,000) feet of any part of the property.

(3) Site information.

- (a) Total tract boundaries of the property being developed, showing bearing and distances, and a statement of total acreage of the property.
- (b) Existing parcel identification numbers (tax map numbers).
- (c) Location, ownership, and parcel identification numbers of adjoining properties, including those across rights-of-way.
- (d) Existing and proposed parcel boundaries, dimensions, and sizes in square feet and acres and lot and block numbers.
- (e) Labeled pre-existing, installed, and proposed rights-of-way, easements, railroads, water and sewer lines, fire hydrants, utility transmission lines, culverts, bridges, storm drainage infrastructure, roads including roads of recorded but not constructed, bicycle/pedestrian infrastructure including sidewalks on or abutting the tract, and buildings and other structures.
- (f) Parks, school sites, and other areas designated for public use, if any.
- (g) Municipal boundaries, watercourses, and delineation of wetlands.
- (h) Flood hazard areas delineated and labeled by type and flood map panel number. Flood hazard information shall be in accordance with the flood hazard ordinance adopted by Goose Creek City Council, as amended.
- (i) Endangered species habitat areas, where required by state and federal standards.

(4) Platting information.

- (a) The total tract boundary lines of the area being developed shall be in accordance with the most recent edition of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, as promulgated by the Code of Laws of South Carolina.

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- (b) The final plat shall meet all standards and requirements as set forth in the laws of the State of South Carolina and these regulations.
- (C) **Planning and design.** The land development information depicted on the final plat shall conform to the greatest extent possible with the design depicted on the approved preliminary plan, except that all conditions required for preliminary plat approval and land disturbance permit shall be reflected.
- (D) **Certification.** The following certificates shall be lettered, printed, and/or stamped on the face of the final plat.
- (1) **Surveyor or engineer certification of accuracy.** The signature, seal, and certification of a registered professional land surveyor or engineer to the effect that the final plat accurately reflects a survey made by him or her, that any changes from the description appearing in the last recorded transfer of land contained in the final plat are so indicated, that all monuments shown thereon actually exist or will be installed and their positions are accurately shown.
 - (2) **Certification of ownership and dedication.** A notarized certification of title showing that the applicants are the owners, and statements by such owners acknowledging any offers of dedication of land for public use and restricting land by protective covenants.
 - (3) **Certification of the approval of water and/or sewerage systems.** Where applicable, the South Carolina Department of Health and Environmental Control (DHEC) and the appropriate service district shall certify that the water supply and/or sewage disposal system(s) installed or proposed for installation fully meet DHEC requirements.
 - (4) **Certification by subdivider's engineer.** Where applicable, the signature, seal, and approval of the subdivider's engineer shall indicate that required infrastructure improvements have been satisfactorily installed (per Chapter Five).

3.4 Site Plan for a Land Development.

- (A) **Application Requirements.** The following constitute a completed application for preliminary plat approval.
- (1) An application form available from the City Planner. The form shall include the Berkeley County parcel identification number(s) and the address, where available, of the property proposed for land development.
 - (2) An application fee in the amount set by Goose Creek City Council.
 - (3) Approvals from any applicable boards and commissions.
- (B) **Documentation requirements.** The completed application for a zoning permit shall include a site development plan meeting the following standards.
- (1) **Scale.** The site development plan shall be legibly drawn at a scale that clearly communicates the information required, typically no smaller than one (1) inch equals fifty (50) feet on a sheet twenty-four (24) by thirty-six (36) inches. If the site development plan necessitates more than one (1) sheet, a key diagram drawn at a smaller scale shall show and reference each portion of the plan. The City Planner may approve alternate scale and sheet sizes at his sole discretion.

(2) General information.

- (a)** Title block, including the following:
 - (1)** Proposed name of development, which shall not duplicate or too closely approximate, phonetically or otherwise, the name of any development within the jurisdiction;
 - (2)** Names, signatures, and seals of applicant, owner, surveyor, engineer and other professionals involved in plan preparation;
 - (3)** North arrow, graphic scale, and written scale;
 - (4)** Space for city officials' signatures necessary for approval; and
 - (5)** The month, day, and year that the original drawing was completed and the month, day, and year for each revision of the original drawing.
- (b)** A vicinity map, for the purpose of locating the property being developed, drawn at a scale of one (1) inch equals two thousand (2,000) feet and showing the relation of the property to surrounding properties, differentiated by tone or pattern, to adjoining property and roads, municipal boundaries, and landmarks existing within two thousand (2,000) feet of any part of the property.

(3) Existing site information.

- (a)** The distance and bearing from one (1) corner of the boundary of the development to the nearest intersection of existing streets or roads.
- (b)** Total parcel boundaries of the property being developed, showing bearing and distances, and a statement of total acreage of the property.
- (c)** Existing parcel identification numbers (tax map numbers).
- (d)** Location, ownership, and parcel identification numbers of adjoining properties, including those across rights-of-way.
- (e)** Location, ownership, parcel identification numbers, zoning classifications, and land uses of adjoining properties, including those across rights-of-way.
- (f)** All existing municipal boundaries, property lines, rights-of-way, easements, railroads, water and sewer lines, fire hydrants, utility transmission lines, culverts, bridges, storm drainage infrastructure, water courses, and buildings and other structures.
- (g)** All existing roads, including roads of record but not constructed, and bicycle/pedestrian infrastructure, including sidewalks, on or abutting the tract, labeled with names, right-of-way widths, facility widths, and materials.
- (h)** All trees required to be protected, with species and size at diameter at breast height, including graphic indication as to whether Grand Trees and Protected Trees are proposed to be preserved or removed. Tree survey and protection standards shall be those found in Section 5.1 of the Goose Creek Zoning Ordinance.
- (i)** Type and location of ground cover samples, if required, per Section 5.1 of the Goose Creek Zoning Ordinance.
- (j)** Topography: one- or two-foot contours.
- (k)** Flood hazard areas delineated and labeled by type and flood map panel number. Flood hazard information shall be in accordance with the flood hazard ordinance adopted by Goose Creek City Council, as amended.
- (l)** Critical lines of jurisdictional and isolated wetlands in accordance with state and federal standards as well as any buffers expected to be required by state and federal agencies.

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- (m) The City Planner should advise the developer during the pre-application conference about meeting such requirements.
 - (n) Endangered species habitat areas, where required by state and federal standards.

(4) Proposed site development information.

- (a) Proposed land uses.
- (b) Easements, including locations, dimensions, and purposes.
- (c) Plans for utilities (i.e. — sewerage, potable water, electricity, site lighting, cable, telephone, and gas lines, and stormwater drainage).
- (d) Exact footprints of all proposed structures, labeled with function, heated and total floor areas, dimensions, and building setbacks from property boundaries or other features, as may be required in this ordinance.
- (e) Bicycle and pedestrian facilities and widths and materials thereof.
- (f) Extent of all parking areas with indication of stalls, including handicap-accessible and loading stalls.
- (g) Landscape Plan. A landscaping plan shall be submitted with an application for development subject to the requirements of this section. The landscaping plan shall depict how the proposed development complies with the standards in this section. The landscaping plan shall include utility and irrigation plans, if applicable, and documentation of existing trees and a tree protection plan.
- (h) Extent of impervious surfaces in square feet and as a ratio of the parcel. Any required landscaped areas, vegetative buffers, tree protection areas, and tree planting requirements such as street trees and roadside trees, including labeling of species of plants and groundcover type.
- (i) Location, type, and elevation drawings of signage.

(5) Platting information. The total tract boundary lines of the area being developed shall be in accordance with the most recent edition of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, as promulgated by the Code of Laws of South Carolina.

(6) Supplemental data. Any other information considered pertinent by the applicant, the Planning Commission, or the City Planner to the review of the site development plan shall be submitted with or on the plan.

(C) Appeals. The developer may appeal the decision of the Zoning Administrator to the Board of Zoning Appeals in accordance with the appeals process specified in Section 1.10.

3.5 Traffic Impact Analysis.

(A) Traffic Impact Analysis Required.

(1) A Traffic Impact Analysis (a “TIA”) shall be required for all “developments,” which shall include the following:

- (a) All subdivisions (25) or more lots and/or any subdivision of property requiring new streets or roads, or the extension of new water and/or sewer infrastructure). The numerical study thresholds apply to a new subdivision, an

expansion of an existing subdivision, and the cumulative construction of a subdivision in multiple phases.

- (b) More than 25,000 square feet of building coverage in existing and/or new buildings.
- (c) Any active development wherein substantial changes have occurred in pertinent conditions existing at the time of approval of the development which would, if not addressed, would pose a threat to the public health, safety, or welfare.

- (2) The City Engineer may waive the preparation of a TIA or require a traffic statement as opposed to a full TIA if the proposed development is a component of a larger development for which a TIA has recently been provided and the Planning Director is reasonably certain that the results of a subsequent TIA would duplicate prior findings. The City Engineer may require additional components of a TIA if necessitated by special circumstances. Other traffic analysis may be required for any project, if determined by the City Engineer that the project impacts vehicular, bicycle, pedestrian, transit, or other mode of transportation in any way.

(B) Consultant; Standards.

- (1) A TIA must be prepared by an on-call consultant (the "TIA Consultant") hired by the City of Goose Creek (the "City") at the expense of the applicant. The TIA Consultant shall be an engineer registered in South Carolina that is experienced in the conduct of traffic analyses.
- (2) The standards in the South Carolina Department of Transportation's Access and Roadside Management Standards Manual shall serve as a guide for the TIA. The City will rely upon the most current edition ITE trip generation manual or any alternative acceptable to the City, and available information on land use, travel patterns and traffic conditions.

(C) Traffic Impact Analysis Plan Preparation.

- (1) Prior to beginning the TIA, the applicant shall supply the City with the following:
 - (a) A written narrative describing the proposed land use(s), size and projected opening date of the development, including the current phase and all subsequent phases for phased developments;
 - (b) A site location map showing surrounding development within a one-half mile of the property under development consideration; and
 - (c) A proposed site plan or preliminary subdivision plat illustrating access to public or private roads and connectivity to other contiguous developments.
- (2) After consulting with the SCDOT and Berkeley County, if applicable, the City Engineer will supply to the TIA Consultant with the parameters to be followed in the TIA, including the directional split of driveway traffic, trip distribution, background traffic growth rate, previously approved but not completed projects, and the intersections to be analyzed along with any associated turning movement counts which are available or discussed and approved by the City. The final scope of services and an estimate of the cost of the TIA (the "Estimate") shall be submitted to the City for approval.

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- (3) The applicant shall pay an amount equal to the Estimate to the City Engineer, who will deposit the amount in an escrow or special account set up for this purpose. Any funds not used shall be returned to the applicant in a timely manner without interest. The applicant may be required to pay additional costs associated with the TIA if: (i) the applicant substantially amends the application; (ii) additional meetings involving the consultant are requested by the applicant; (iii) the consultant's appearance is requested at Planning Commission or City Council meetings beyond what was anticipated in the scope of services; or (iv) the TIA Consultant's attendance is required at meetings with regional, State, or federal agencies or boards which were not anticipated in the Estimate. The applicant must pay all such costs prior to the development plan or plat approval.
- (4) All phases of a development are subject to review, and all traffic plans for the entire development shall be integrated with the overall TIA. A TIA for a specific phase of development shall be applicable to the phase of development under immediate review; however, each phase of development shall expand and provide detailed analysis at the development plan stage beyond the estimates provided for at the concept plan or master plan stage. For master-planned and phased developments, the City Engineer may require that a TIA take into account subsequent phases of development that are reasonably knowable. The relative share of the capacity improvements needed shall be broken down as follows: development share, other developments share, any existing over capacity, and capacity available for future growth.

(D) Plan Contents.

(1) The following elements shall be included in a TIA:

- (a) *Study Area* – Description of the study area including surrounding land uses and expected development in the vicinity that would influence future traffic conditions, including (i) intersections immediately adjacent to the development and other significant intersections identified by the City Engineer. A study area site map showing the site location is required.
- (b) *Proposed Land Use* – Description of the current and proposed land use including characteristics such as the number and type of dwelling units, gross and leasable floor area, and number of employees, accompanied by a complete project site plan (with buildings identified as to proposed use), and a schedule for construction of the development and proposed development stages.
- (c) *Existing Conditions* – Description of existing traffic conditions, adjusted for daily and seasonal variations, including existing AM and PM peak- hour traffic volumes adjacent to the site and levels of service for intersections in the study area, and other peak periods as may be determined by the City Engineer. The City Engineer may require that pedestrian counts be taken into consideration. Existing counts may be used if taken within 12 months. In most cases, counts should be taken when school is in session unless otherwise determined by the City Engineer. Other information that may be required may include, but not limited to, crash data, stopping sight distances, and 50th and 85th percentile speeds.
- (d) *Future Background Growth* – Estimate of future background traffic growth based on local or statewide growth factors, and considering State, local, or

private transportation improvement projects in the study area that will be underway in the buildout year and traffic that is generated by other proposed developments in the study area. If the planned completion date for the project or the last phase of the project is beyond one year of the study an estimate of background traffic growth for the adjacent street network shall be made and included in the analysis.

- (e) *Estimate of Trip Generation* – The site forecasted trips should be based on the most recent edition of the ITE Trip Generation Manual. A table should be provided in the report outlining the categories and quantities of land uses, with the corresponding trip generation rates or equations, and the resulting number of trips. The reason for using the rate or equation should be documented. For large developments that will have multiple phases, the table should be divided based on the trip generation for each phase. Any reductions for any reason should be justified and documented. All trip generation and trip reduction calculations and supporting documentation shall be included in the TIA appendix.
- (f) *Trip Distribution and Traffic Assignment* – The distribution (inbound versus outbound, left turn versus right turn) of the estimated trip generation to the adjacent street network and nearby intersections shall be included in the report and the basis should be explained. The distribution percentages with the corresponding volumes should be provided in a graphical format.
- (g) *Analysis and Estimate of Impact* – A capacity analysis should be performed at each of the study area intersections and access intersection locations (signalized and unsignalized), including a level-of-service determination for all approaches and movements. Coordination analysis will be required for the signal systems or portion of the signal systems analyzed.
- (h) *Access Management Standards* – The TIA shall include a map and description of the proposed access including any sight distance limitations, adjacent driveways and intersections, and a demonstration that the number of driveways proposed is the fewest necessary and that they provide safe and efficient traffic operations.
- (i) *Traffic Signalization* – If a traffic signal is being proposed, a signal warrant analysis shall be included in the TIA. The approval of a traffic signal on projected volumes may be deferred until volumes meet warrants given in the MUTCD, in which the developer shall provide funds for the future signal(s) to the City to deposit in an escrow or special account set up for this purpose. The developer should make any laneage improvements during construction so that if in the horizon year a signal is warranted, one may be installed with little impact to the intersection.
- (j) *Mitigation and Alternatives* – The average stop time delay in seconds per vehicle for each intersection determined to be critical to the TIA for the proposed development shall be compared to the City's adopted traffic service level goal of "D" for the average delay for all vehicles at any intersection and all movements and approaches to the intersection during peak hours. Improvements must ensure that the level of service at final buildout, meets or

exceeds the level of service at time of approval of the TIA. The TIA should include proposed improvements or access management techniques that will mitigate any significant changes in the levels of service. The City Engineer will be responsible for final determination of mitigation improvements required to be constructed by the applicant.

(E) Traffic Impact Analysis Plan Review. The City Engineer shall review all TIAs as part of the initial approval for the concept plan or master plan, and shall coordinate with Berkeley County, the South Carolina Department of Transportation, and other parties the City Engineer deems appropriate. Final TIAs shall be approved at the development plan phase. Following review of the required TIA, the City Engineer shall recommend action as follows:

(1) Approval of the TIA as submitted; or

(2) Approval of the TIA with conditions or modifications as part of the development review and approval process. An acceptable TIA with traffic mitigation measures may include the reduction of the density or intensity of the proposed development; phasing of the proposed development to coincide with State and/or City-programmed transportation improvements; applicant-provided transportation improvements; fees in lieu of construction, or any other reasonable measures to ensure that the adopted traffic level of service goals are met. If mitigation is required, it shall be required as a condition of any approval from the City.

(F) Timing, Cost of Implementation. If traffic mitigation improvements are part of an approved TIA, the improvements shall be completed prior to Final Plat approval for major subdivisions, or CO issuance for multi-family and non-residential projects. The City Engineer may use his/her best engineering judgement to determine the most effective solution. The costs of implementation of an approved mitigation program shall be the responsibility of the applicant. No certificates of zoning compliance or building permits shall be issued unless provisions of the TIA are met.

(G) Function and Safety Improvements. The City Engineer may require improvements to mitigate and improve the safety and function of multiple transportation modes the site traffic may impact. These improvements may not be identified in the TIA, but improvements to benefit the function and safety of the transportation system of the development site. These improvements may include but are not limited to center medians, sidewalks and/or bicycle accommodations, modifications to ingress and egress points, roadside shoulders, pavement markings, traffic calming and other traffic control devices.

3.6 Zoning Application.

(A) Application requirements. The following constitute a completed application for a zoning permit.

- (1) An application form available from the Zoning Administrator. The form shall include the Berkeley County parcel identification number(s) and the address, where available, of the property proposed for development.
- (2) Intended use of the property.
- (3) Recognition of any jurisdictional wetlands and flood hazards on the site.
- (4) Recognition of any restrictions or covenants associated with the site.

3.7 Land Disturbance Permit.

(A) Application requirements. The following constitute a completed application for a land disturbance permit.

- (1) An application form available from the City Planner. The form shall include the Berkeley County parcel identification number(s) and the address, where available, of the property proposed for land development.
- (2) An application fee in the amount set by Goose Creek City Council.
- (3) An approved preliminary plat or conditionally approved preliminary plat that reflects adherence to all conditions of approval.
- (4) Tree protection plans, per Goose Creek Zoning and Land Development Ordinances.
- (5) Tree mitigation fees shall be paid in advance of permit issuance, unless otherwise determined by the City Planner.
- (6) Any vegetation to be preserved for required and otherwise proposed buffering, undisturbed green space, or other purposes.
- (7) Reviewed and approved engineering plans for necessary utilities (i.e. - sewerage, potable water, electricity, street lighting, and stormwater drainage) proposed to serve the land development. The applicant shall be responsible for submitting plans to appropriate agencies for review and approval. Approvals shall be verified by an official letter from the appropriate agency.
- (8) Plans to control erosion and sedimentation, to protect water quality, and to protect endangered species, as approved by state and federal agencies with jurisdiction. Approval shall be verified by an official letter from the appropriate agency.
- (9) Copies of any encroachment permits required by SC Department of Transportation, Berkeley County, US Army Corps of Engineers, and other county, state, or federal agencies with jurisdiction.

(B) Documentation requirements. The completed application for a land disturbance permit shall meet the following standards.

- (1) Engineering plans shall meet the standards of the utility provider expected to accept responsibility for the improvements, including SC Department of Engineering, Berkeley County Engineering, Berkeley County Water and Sanitation Authority, et al.

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- (2) Engineering plans for improvements proposed for private maintenance shall nevertheless meet documentation requirements promulgated by SCDOT, Berkeley County Engineering, and BCW&SA. Engineering plans shall be reviewed by the City Engineer.
 - (3) Documentation shall be in accordance with the most recent edition of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, as promulgated by the Code of Laws of South Carolina.
 - (4) All engineering plans shall include the signature, seal, and certification of a registered professional land surveyor and/or engineer, as applicable, that the drawings accurately reflect a survey made by him or her, that any changes from the description appearing in the last recorded transfer of land contained in the final plat are so indicated, that all monuments shown thereon actually exist or will be installed, and that their positions are accurately shown.

4. COMPLETION AND MAINTENANCE OF IMPROVEMENTS

4.1 Intent of Chapter.

- (A) Before the final plat is signed and stamped for approval by the City Planner, the developer shall complete all public improvements, as required in this ordinance, and dedicate those public improvements to the appropriate body, free and clear of all liens and encumbrances on the dedicated property and public improvements.

4.2 Completion of Improvements.

- (A) As the developer completes improvements, they shall be inspected by the City Planner, Fire Marshal, Building Official, and the City Engineer.
- (B) The City Planner shall review any Staff comments and relay them to the developer.
- (C) Once the developer has completed the guaranteed public improvements as required, he shall prepare record drawings of all improvements, which shall conform in all respects to the final plat and reflect guaranteed public improvements as installed. The developer shall submit the record drawings to the City Planner for review. If the record drawing meets the requirements of this ordinance, the City Planner shall sign and date them approved. The developer shall submit the drawing to Berkeley County Register of Deeds.

4.3 Performance of Completed Improvements to be Guaranteed.

- (A) The developer shall guarantee the performance of completed roads and other improvements proposed to be dedicated to the City of Goose Creek, Berkeley County, or a property owners association for a period of two (2) years after the improvements are documented and recorded with the Berkeley County Register of Deeds. This shall be accomplished via written, signed agreement by the developer with a financial warranty, which shall be submitted to the City or County Engineer.
- (B) The developer shall submit one (1) or a combination of the following financial warranties to the City Planner with the written, signed agreement completed application for final plat approval:
 - (1) A no-contest, irrevocable bank letter of credit;
 - (2) A performance and payment bond underwritten by a corporate surety licensed by the State of South Carolina; or

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- (3) A cashier's check or cash equivalent.
 - (C) The financial warranty shall be in an amount equivalent to twenty (20) percent of the total costs of the completed, guaranteed public improvements. The warranty shall name the City of Goose Creek the beneficiary. The City or County Engineer shall be authorized to approve the costs stated.
 - (D) The City or County Engineer will forward the agreement and warranty to the city attorney for review and comment, if applicable. The developer shall address those comments and resubmit the agreement if deemed necessary by the city attorney, if applicable.
 - (E) If the City or County Engineer finds any deficiencies in completed public improvements, they shall notify the developer in writing, who shall have fifteen (15) days to respond and indicate a time frame to correct the deficiency to the satisfaction of the City or County Engineer.
 - (F) If deficiencies in guaranteed public improvements are not rectified as required, the developer shall be in default. The city shall be authorized to utilize funds of the financial warranty to let or re-let a contract to complete the improvements.
 - (G) The financial warranty and performance guarantee for completed public improvements shall expire within two (2) years and any remaining funds shall be returned to the developer.

4.4 Maintenance of Improvements.

- (A) The developer shall provide for the perpetual maintenance of all public improvements via one (1) of the following:
 - (1) Dedication to a public entity equipped to maintain those public improvements offered to it. The public entity may accept or refuse the improvements at its sole discretion.
 - (2) Conveyance of public improvements to a private entity equipped to maintain those public improvements offered to it.
 - (3) Establishment of a property owners association and conveyance of public improvements thereto. The association must be duly chartered by the State of South Carolina and recorded with the Berkeley County Register of Deeds.
- (B) The developer shall provide for the perpetual maintenance environmental resources, including open space and wetlands and any associated buffering, via one (1) of the aforementioned maintenance vehicles (subsections A.1—3) or via one (1) of the following:
 - (1) Conveyance of the environmental resources to a landowner, typically a non-profit organization, whose principal mission is conservation of natural and cultural resources, with deed restrictions to that effect; or
 - (2) Dedication of a conservation easement protecting the environmental resources to a landowner, typically a non-profit organization, whose principal mission is conservation of natural and cultural resources, with a legal maintenance agreement from the same.
- (C) The improvements shall be conveyed with appropriate easements and/or deed restrictions that ensure perpetual service of the improvements to the community and public that shall appear on the plat in illustration and/or in writing, as appropriate. The text shall specify the purpose and use of the improvements.

4.5 Private Streets.

(A) An owner of any land may subdivide a tract of land utilizing private streets pursuant to this section provided the following requirements are satisfied:

(1) *Restrictive covenants:* Prior to the recording of any deed or plat subdividing the property, the owner shall submit to the City Planner a properly executed and duly recorded set of restrictive covenants covering the tract to be divided. These restrictive covenants shall be in a form acceptable to the city and shall provide, at a minimum, as follows:

- (a) A privately maintained street shall be established providing access to a public street for each lot in the subdivision, said private street to be jointly owned by all property owners in the subdivision or association composed of all lot owners.
- (b) Provision shall be made for maintenance of the private street by the property owners in the subdivision. All lot owners shall be jointly and severally financially required to maintain the street, said obligation to be enforceable by the filing of a lien against the property of a defaulting owner. The following statement in all capitals shall be conspicuously displayed in the restrictive covenants: "THE PRIVATE STREET(S) PROVIDING ACCESS TO LOTS IN THIS SUBDIVISION IS NEITHER MAINTAINED BY THE CITY OF GOOSE CREEK OR OTHER GOVERNMENTAL AGENCY NOR IS IT LIKELY TO BE SO MAINTAINED IN THE FUTURE. OWNERS OF LOTS IN THIS SUBDIVISION ARE FINANCIALLY OBLIGATED TO MAINTAIN THE STREET(S) FOR THE BENEFIT OF ALL PROPERTY OWNERS IN THE SUBDIVISION."
- (c) Restrictive covenants shall refer to the plat required by the subdivision regulations.
- (d) The restrictive covenants shall provide for road amendments or modifications only with the consent of all property owners in the subdivision. No amended restrictive covenants shall be valid without the signatures of all property owners in the subdivision.
- (e) The restrictive covenants shall require that any deed conveying any interest in a lot in the subdivision shall conspicuously contain the following language with an appropriate space for a signature by the grantee(s) acknowledging the following:

"The real property described in this deed is subject to restrictive covenants recorded in Deed Book _____ at page _____. These restrictive covenants provide, among other things, notice that the subdivision street(s) are privately owned and provide an obligation for each lot owner to maintain, repair and/or replace the private street(s). These restrictive covenants are specifically acknowledged by the grantee(s). Grantee(s)"
- (f) Road Agreement. A road maintenance agreement must be approved before a "Preliminary Plat Approval" can be given to a project. If these provisions are incorporated into a master deed or other document containing covenants and restrictions for the subdivision, that document may be submitted in addition to a road agreement. City Planner shall require a public agency release, hold harmless-indemnification agreement, and road maintenance agreement.

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- (2) *Plat*: All plat(s) of property accessible by private roads shall contain the following language: "Access to this property is by private street. The lot owner(s) is totally responsible for maintenance and repair of the streets."
 - (3) *Street frontage*: The tract proposed to be divided must have frontage on a public road or street no less than fifty (50) feet.
 - (4) *Sign*: The owner(s) shall conspicuously place on the privately maintained street near the entrance to the exempt subdivision a sign stating "Private Street".
 - (5) *Design standards*: Subdivisions with private streets are exempt from the minimum pavement width provisions. Private streets shall be constructed with pavement widths determined by the City Engineer, City Planner, and Fire Marshal, based upon the nature of the use of the street but in no event less than twenty (20) feet. All other provisions, including minimum right-of-way requirements, shall fully apply. Private road subdivisions shall be subject to additional intersection standards.

5. DESIGN AND IMPROVEMENTS STANDARDS

5.1 Intent of Chapter.

- (A) Assurance of completion of improvements is necessary to ensure the performance of installed public improvements to the prospective property owner, occupant, public, and the City of Goose Creek.

5.2 General Standards.

- (A) **Conformity.** Improvements shall be installed in accordance with the requirements and standards set forth in this ordinance and other specifications and policies of the City of Goose Creek, Berkeley County Engineering, Berkeley County Water and Sanitation Authority, Charleston Water System, the South Carolina Department of Transportation, the South Carolina Department of Health and Environmental Control, and other agencies of jurisdiction prior to final plat approval and after all applicable permits have been issued by the agencies.
- (B) **Access and inspections.** Before beginning any work within the development, the developer shall make arrangements with those public agencies charged with the enforcement of the provisions of this ordinance to provide for adequate inspection of the improvements. All public agencies shall have access to the premises and structures of a development under jurisdiction of this ordinance during reasonable hours to make those inspections as deemed necessary by them to ensure compliance with the provisions of this ordinance.

5.3 Monuments.

- (A) Monuments shall be installed at all angles formed by intersection of lot lines, right-of-way boundaries, and all exterior corners of the development.
- (B) Monuments shall be one-quarter ($\frac{1}{4}$) inch steel rods or three-quarter ($\frac{3}{4}$) inch iron pipes not less than twenty-four (24) inches long and shall be placed vertically in the ground so as to extend two (2) inches above finished grade.

5.4 Lots.

(1) Lot boundaries and proportions

- (1) The developer shall propose parcel boundaries insofar as practical such that grand trees and significant groupings of protected trees occur in required yards and do not need to be cleared for building sites.
- (2) Corner lots shall be of sufficient size and shape to permit required building setback and orientation to both streets.
- (3) Flag lots shall be discouraged.

(2) Lot access and orientation. The developer shall demonstrate access to all proposed parcels, either by frontage on a transportation or ingress/egress easement in compliance with one (1) of the following options.

- (1) The lot shall abut a transportation right-of-way or ingress/egress easement with a street meeting or exceeding Goose Creek Land Development Standards.
- (2) The lot facing a common area for pedestrian circulation shall abut a transportation right-of-way or ingress/egress easement with an alley meeting or exceeding Goose Creek Land Development Standards.
- (3) The lot shall be oriented directly toward the street insofar as practical. Side lot lines shall be perpendicular to straight streets or radial to curved streets insofar as practical.
- (4) The lot shall directly address the street intended to serve it. No other property or structure shall partially or wholly intervene between the lot and the street serving the lot.

5.5 Blocks.

(A) Block conditions.

- (1) For the purposes of this ordinance, and determination of compliance therewith, blocks shall be any area defined by two (2) or more linear elements of vehicular circulation providing access to residential or non-residential units, lots, offices, storefronts etc., including roads, fire lanes, and other drives providing access to and within residential and non-residential communities, including townhouse developments, apartment complexes, commercial and industrial parks, shopping centers, mobile home parks, and other similar land developments.
- (2) Alleys, parking lot aisles, and other lanes intended for access to covered or uncovered parking stalls and not relied upon for access to residential or non-residential units, lots, offices, storefronts etc., shall not be considered part of the block perimeter.
- (3) In the event that vehicular circulation does not constitute the entire perimeter of a block, the block shall be considered bounded by adjacent property boundaries and/or drainage ways, including wetlands, for the purpose of considering the size and scale of the block.

(B) Block design, orientation, and scale.

- (1) Blocks shall be oriented to complement natural topography, so as to minimize need for grading and clearing of natural resources such as trees.
- (2) Blocks shall be oriented to complement natural stormwater drainage patterns and wetlands.

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- (3) Blocks shall be sized in proportion to the speed and volume of vehicular and pedestrian traffic expected within those rights-of-way or easements defining the block.
 - (4) Blocks shall be sized in proportion to existing and/or proposed land uses within the block and in proportion to the scale of structures sheltering such land uses.
 - (5) Dimensions for blocks may be specified in zoning districts to ensure the existing or intended scale of the district is achieved and enhanced.

5.6 Public Roads

- (A) All public roads must meet the standards set by Berkeley County and South Carolina Department of Transportation, as amended.
- (B) The City of Goose Creek accepts no roads for public maintenance. Meeting or achieving land development standards for roads in Goose Creek implies no acceptance of such roads for public maintenance. The developer seeking to dedicate roads to a public entity shall meet or exceed road standards required by that entity, which may differ from or conflict with Goose Creek standards.

5.7 Private Roads.

(A) Road System Design Standards.

- (1) Proposed roads shall be part of a circulation plan within the proposed development and coordinated with the existing road system of the surrounding area.
- (2) Proposed roads shall be integrated into the existing system and, where possible, provide for the continuation of the road system into adjacent undeveloped high lands for future development. Such continuations, called road stubs, shall be dedicated as transportation rights-of-way and/or easements that allow for use by the traveling public and utilities for future development of the adjacent land. Road stubs shall be constructed to the same specifications as those for bulk of the road system within the proposed land development.
- (3) The City of Goose Creek accepts no roads for public maintenance. Meeting or achieving land development standards for roads in Goose Creek implies no acceptance of such roads for public maintenance. The developer seeking to dedicate roads to a public entity shall meet or exceed road standards required by that entity, which may differ from or conflict with Goose Creek standards.
- (4) Proposed roads shall be designed to serve all users, including truckers, automobile drivers, bicyclists, pedestrians, and wheelchair operators. Where possible conflicts may emerge, the road shall be designed for context and proposed use. For example, road design in industrial areas shall promote truck access, whereas road design in neighborhoods shall promote pedestrian access and safety.
- (5) Roads shall be located so as to minimize loss of natural resources, including trees and wetlands.
- (6) Proposed road location and design shall account for soils, floodplains, and other natural conditions and adjust accordingly to ensure the longevity and durability of the road.
- (7) All roads shall be designed above the 25-year storm event requirements.
- (8) The proposed road shall not cause flooding or erosive run-off on adjoining parcels.

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- (9) Roads shall be constructed to accommodate the type and weight of vehicles routinely expected within the proposed development once it is occupied by permanent users.
- (a) Roads in wholesale commercial and industrial areas shall be constructed to accommodate heavy-truck traffic generated by the proposed development.
 - (b) Roads in neighborhood commercial, office, institutional, and residential areas shall be constructed to accommodate private automobile traffic generated by the proposed development.
 - (c) Alleys serving as secondary access to residences shall accommodate minimal local private automobile traffic and may therefore be constructed with a permeable surface, such as gravel, coquina, or other material that minimizes dust and erosion of the road base.
 - (d) All roads except alleys shall be constructed with a hard surface, except where the Developer can demonstrate specific benefits to the City of Goose Creek from the construction of permeable surfaces.
- (10) Any design standards not addressed in this ordinance shall follow Berkeley/SCDOT.

(B) Intersection standards.

- (1) All roads intersecting other roads shall either intersect directly opposite each other or shall be separated by at least one hundred twenty-five (125) feet from centerline to centerline.
- (2) All roads shall intersect at angles no less than seventy-five (75) degrees unless a traffic circle or movement controls are proposed to prevent awkward or unsafe turning movements.
- (3) Turning movements shall be designed to serve the predominant land uses existing or proposed in the surrounding area. Pedestrian crossing distances shall be minimized to the greatest extent practical in residential and retail areas. Turning radii shall be designed to serve truck traffic in industrial areas.
- (4) Mini roundabouts and neighborhood traffic circles are encouraged be utilized for uncontrolled intersections in private road subdivisions. Crosswalks should be marked to clarify where pedestrians should cross and that they have priority. ADA-compliant ramps and deflector strips are required.

(C) Single-terminus road standards.

- (1) Proposed permanent single-terminus roads shall be no longer than four hundred 800 feet, measured from the center point of its intersection, except to provide access to land accessible by no other means due to natural constraints, such as wetlands.
- (2) Proposed permanent single-terminus roads shall end in a turn-around at least forty-five (45) feet in radius. The turn-around may have a traversable island of a durable surface and resistant to ponding bounded by a ribbon or mountable curb to ensure the stability and longevity of the adjacent roadway. The minimum lane width of a turnaround shall be sixteen (16) feet.
- (3) Proposed temporary single-terminus roads providing access to future phases of the same proposed land development or to an adjacent developable tract shall be equipped with either a turn-around specified above or a hammerhead that enables emergency and service vehicles to perform a three-point turn.

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- (4) Proposed single-terminus alleys shall be equipped with a turn-around or a hammerhead.
 - (5) No turn-around or hammerhead feature is required for a temporary single-terminus road provided that such road is less than two hundred (200) feet long and that provides no access to a lot.

(6) Alley

- (a) Minimum continuous lane width: 9 – 12 feet
- (b) Typical curb radius: 10 – 20 feet
- (c) Parking: parallel, angled
- (d) Drainage: inverted crown
- (e) Sidewalks: not required

(7) Standard Road Section

- (f) Minimum continuous lane width: 11 feet
- (g) Typical curb radius: 15 – 25 feet
- (h) Parking: parallel, angled, perpendicular
- (i) Drainage: inverted crown, curb and cutter
- (j) Sidewalks: required 5 feet minimum

(D) Existing roads.

- (1) To avoid undue hardship on small landowners and prospective homeowners, a pre-existing road need not be upgraded to meet current standards for a land development that is in all other respects a minor land development, as defined by this ordinance.
- (2) A major land development relying upon a pre-existing substandard road shall upgrade the road as practical. The City Planner, in consultation with City Engineer, and Planning Commission, if deemed necessary, shall determine the extent of upgrades required in its review of the major land development based on the findings of a traffic study, as set forth in Section 3.3, and a cost estimate of upgrades recommended in the study.

(E) Standards by road type.

- (1) An alley shall be no longer than three hundred (300) feet without intersecting a local or collector road. Alleys shall not intersect arterial roads or highways.
- (2) Internal circulation roads provide off-site access to residential, commercial, office, and similar units in larger land developments, such as apartment complexes, shopping centers and malls, and office parks. Internal circulation roads link external roads to parking aisles or private garages.
- (3) Collector roads shall be designed as through roads, where practical, to utilize their capacity and to reduce strain on intersecting collector and arterial roads and highways. Techniques to calm traffic and deter heavy trucks shall be utilized in residential areas.
- (4) Lane widths shall be the narrowest width feasible to serve the land development to calm traffic and reduce pedestrian crossing times. The table provides wider lane widths for certain

roads with medians, two-way left-turn lanes, or outside lanes to be shared with bicycle traffic.

- (5) A landscaped median may be proposed in place of a two-way left-turn lane.
- (6) "Typical" curb radius standards are intended for roads designed for bicycle and pedestrian access and safety as well as slower vehicle speeds. The City Planner may allow larger radii for existing roads with higher design speeds and/or an unusually high percentage of heavy truck traffic.

(F) Pedestrian facilities out of the right of way.

- (1) Applicable to major subdivisions and land developments over 25 acres.
- (2) Dedicated multi-use paths eight (8) to ten (10) feet wide shall be provided on all proposed developments.

(G) On-street parking.

- (1) Parking provided adjacent to the road, whether or not within a road right-of-way, shall be designed to allow safe and efficient movement into and out of travel lanes. Parking stalls shall be spatially separated from through-lanes to provide visibility for motorists driving, parking, or disembarking parked vehicles. This separation shall typically range from two (2) to ten (10) feet, depending on the target speed and traffic volume of the road. No such separation shall be required for parking aisles.
- (2) No parking shall be designed to allow more than twenty (20) feet between the parking stall and the through-lane where motorists would back into the through-lane. Driveways to garages for single-family attached and detached homes shall be exempt.
- (3) Parallel parking. On-street parallel parking spaces should be twenty (20) to twenty-two (22) feet in length and seven (7) to nine (9) feet in width from face of curb.
- (4) Angled and perpendicular parking. Design standards for on-street angled and perpendicular parking shall be identical to those for on-site parking.

(H) Tree planting along roadways.

- (1) **Street trees.** The developer shall install street trees along arterial, commercial collector, and internal circulation roads in a major land development to calm traffic, buffer private property from light and noise of traffic, shade the road and sidewalks, and reduce urban heat island effect. If a road is maintained or is proposed to be maintained by a government entity that prohibits street trees, roadside trees shall be required.
 - (a) One (1) street tree shall be installed per forty (40) feet of road, on average, measured at edge of pavement, on each side of the road, exclusive of intersections with other roads. On-center spacing between street trees shall be thirty (30) to fifty (50) feet.
 - (b) If curb bulb-outs are proposed to define on-street parking, one (1) street tree may be planted in the bulb-out in place of two (2) street trees otherwise required per Subsection (1)(a), above.
 - (c) Street trees shall be upright growing hardwood trees with an average life expectancy of at least forty (40) years.

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- (d) Street trees shall be installed at three (3) inches in caliper in tree wells or in a verge (between the road and the sidewalk).
 - (e) Street trees shall be planted within the road right-of-way or easement and protected from vehicular traffic by curbs, swales, or pre-existing ditches.
 - (1) Street trees shall be planted at least two (2) feet from barrier (standing) curbs.
 - (2) Street trees shall be planted at least five (5) feet from rolled curbs.
 - (f) Conservation of an existing tree three (3) inches or more in caliper in the road right-of-way or easement may meet the requirement for a street tree.

(I) Driveways.

(1) General standards.

- (a) This section of the ordinance sets design standards for the facility providing access to private property; therefore, the term "driveway" shall apply to an internal circulation road as well as a private single-family residential access for the purposes of this section.
- (b) All land development proposals shall provide vehicular access to the parcel, which shall be accomplished via private access or community access and parking area.
- (c) Driveways shall be designed with the minimum width necessary to provide safe and efficient vehicle access to the site so as to limit encroachment into pedestrian facilities, bike lanes, and on-street parking, where applicable.
- (d) Where applicable, the developer shall obtain an encroachment permit from the entity maintaining the road. Successful receipt of an encroachment permit does not constitute approval by the City of Goose Creek, which may require standards that differ from the entity issuing the encroachment permit.
- (e) Stricter driveway standards may be imposed by zoning district.

(2) Standards for residential lot with on-site parking for single unit

- (a) The driveway shall be at least eight (8) feet wide and twelve (12) feet wide at the edge of the road or alley serving the lot.
- (b) The driveway shall be at least sixty (60) feet from the nearest intersection, measured between centerlines and shall be at least twenty (20) feet from the nearest tangent point of an intersection curb or pavement edge.

(3) Standards for off-street parking areas.

- (a) Standards shall meet the City of Goose Creek, Berkeley County or South Carolina Department of Transportation, as amended.

5.8 Design and Improvements Standards for Pedestrian Facilities in the Right of Way.

- (A) Proposed walkways shall be at least five (5) feet wide.
- (B) Proposed walkways shall be significantly differentiated from their surroundings by color, texture, materials, grade elevation, or any combination thereof, unless specifically stated otherwise, to protect users from automobile traffic.

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- (C)** Proposed walkways shall be constructed so as to prevent the erosion or deterioration of edges, to withstand wear and tear from expected users and adverse natural conditions and events, and to otherwise ensure their durability and longevity.

(D) Sidewalks.

- (1)** On roads with target speeds thirty (30) miles per hour or greater, sidewalks shall be separated from through-lanes on roads by at least five (5) feet, except as needed to access crosswalks. The interstitial space may be hardscaped or provided with vegetative ground cover.
- (2)** On roads with target speeds forty (40) miles per hour or greater, sidewalks shall be separated from through-lanes on roads by at least ten (10) feet, except as needed to access crosswalks. The interstitial space may be hardscaped or provided with vegetative ground cover.
- (3)** On single-loaded local roads, sidewalks shall only be required on the side of the street with proposed home sites, but shall be at least six (6) feet wide.
- (4)** On permanent single-terminus local roads, sidewalks shall only be required on one side of the street, but shall be at least six (6) feet wide.
- (5)** Proposed sidewalks shall meet or exceed standards of the Americans with Disabilities Act, as amended, including curb ramps and passing areas, as applicable.
- (6)** Sidewalks shall be constructed of concrete, bricks, granite pavers or similar hardscape on a compacted base sufficient to support the surface and reasonably expected pedestrian traffic and outdoor furniture under all weather conditions.
- (7)** Proposed sidewalks shall be constructed to withstand automobile traffic entering driveways or parking alongside the road where they are not reasonably protected from such.

(E) Bike/ped facilities.

- (1)** Facilities designed for bicycle and/or pedestrian circulation independent of a road (i.e., not a sidewalk) may be constructed with asphalt or permeable or natural surfaces like gravel. Such facilities shall be designed to ensure minimal loss of loose material over time (e.g., edging) and constructed on ground or base that adequately supports the surface material in all weather conditions while meeting the demands of expected traffic.
- (2)** Internal blocks longer than eight hundred (800) feet shall be approximately bisected by mid-block walkways to ensure adequate pedestrian access throughout the neighborhoods, except where such walkways would end in wetlands or other inaccessible features.
- (3)** Multi-use facilities proposed for bicycle and pedestrian traffic shall be at least ten (10) feet wide. The width of the multi-use walkway may taper thereafter, although this is discouraged.

(F) Crosswalks.

- (1)** Crosswalks shall meet Berkeley County and/or South Carolina Department of Transportation Standards.

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- (2) Proposed crosswalks shall be significantly differentiated from their surroundings by color, texture, materials, grade elevation, or any combination thereof, unless specifically stated otherwise, to protect users from automobile traffic.

5.9 Illumination of Vehicular and Pedestrian Facilities

- (A) The developer shall propose, install, and maintain service on a system of illumination of all roads and adjacent sidewalks within a major land development. Illumination shall provide lighting for the safety of the traveling public without causing nuisances to adjoining land uses due to glare or intensity. The proposal shall meet or exceed the American National Standard Practice for Roadway Lighting, Illuminating Engineering Society of North America, as amended.
- (B) Illumination of vehicular and pedestrian facilities in all proposed land developments shall be provided by fixtures appropriate to the facility and surrounding land uses in size, height, scale, and on-center spacing.

5.10 Tree Corridor

- (A) New residential subdivisions shall preserve a portion of a site area dedicated to the preservation and/or establishment of natural woodland areas. These areas shall be delineated on the required site plan or final plat.
- (B) **Applicability.** Tree corridor determination.
- (1) All new residential subdivisions in the RSF zoning district, 25 acres or greater, are required to have dedicated tree corridor areas.
- (2) All single-family detached uses within the RM zoning district, 25 acres or greater, are required to have dedicated tree corridor areas.
- (C) **Calculating Requirements.** A twenty-five-foot-wide tree area shall be required around the entire perimeter of the project site and shall be delineated on the required site plan or final plat. Each acre of designated tree area must be planted or maintained at the following rate; areas less than one acre will be required a pro-rated amount:

<i>Minimum Number of Tree</i>	<i>Minimum Size</i>
12 Large Maturing Trees	2-inch caliper
5 Understory Trees	1.5-inch caliper

- (1) Species composition. Native trees must be used. No single tree species shall constitute more than 40 percent of the total requirement.
- (2) Qualifying areas. Open, common space areas and required property line buffers may not be included in the required corridor.

5.11 Sanitation Service.

- (A) **Curbside pick-up.** Land developments proposed for curbside trash pick-up shall be designed so as to minimize backtracking by sanitation vehicles by limiting single-terminus streets and providing two (2) routes of egress from each lot to the exterior of the land development, as practical.

-
- (B) Community pick-up.** Land developments proposed for community trash pick-up shall locate the dumpster(s) at convenient point(s) of access for users and sanitation vehicles. To the extent practical, dumpsters shall be located along alleys or internal circulation roads that can be easily accessed by sanitation vehicles but that are not easily visible from public view. Where practical, dumpsters shall be located to the rear, and not near the public face, of structures. Screening and buffering per landscaping standards of the Goose Creek Zoning Ordinance shall apply.

5.12 Stormwater and Floodplain Management

(A) Application of Berkeley County Standards.

- (1) Where practical, the proposed land development shall meet or exceed the requirements of the Berkeley County Stormwater Drainage Ordinance, as amended, and the "Berkeley County Engineering, Construction, and Development Standards Manual."

(B) Application of state standards.

- (1) Where required by the South Carolina Codes and Regulations, the developer shall propose a plan that minimizes erosion and sedimentation during construction. The plan and its implementation shall meet or exceed the standards of the South Carolina Office of Ocean and Coastal Resources Management (OCRM), which has jurisdiction. The approved plans and letter denoting approval from OCRM shall be submitted to the City Planner as part of an application for a land disturbance permit.
- (2) Where applicable, the developer shall meet or exceed OCRM standards for stormwater management, which typically require that the proposed development provide for stormwater management that neither increases nor decreases existing stormwater run-off. The approved stormwater management plans and letter denoting approval from OCRM shall be submitted to the City Planner as part of an application for a land disturbance permit.

(C) Floodplain management standards.

- (1) The developer shall account for flood hazard areas that occur on the land proposed for development. It shall be the responsibility of the developer to locate boundaries of any floodplains delineated by the Federal Emergency Management Agency (FEMA) on the land and to indicate and label them in illustrations submitted during the land development review process.
- (2) The proposed land development shall meet or exceed the standards of Goose Creek Flood Hazard Controls Ordinance.
- (3) Where practical, development shall be concentrated on land out of floodplains.
- (4) **Road standard related to flooding.** The centerline elevation of proposed roads shall be above the ten-year floodplain. The Planning Commission may, however, modify this standard where necessary to prevent the filling of land resulting in loss of protected trees.

5.13 Wetland Protection and Mitigation.

(A) State and federal standards for wetlands protection and mitigation.

- (1) The developer shall survey land proposed for development and delineate wetlands where required by standards of S.C. Office of Ocean and Coastal Resources Management and/or

U.S. Army Corps of Engineers. Delineated wetlands shall be indicated on the appropriate development plan submitted to the City of Goose Creek for review.

- (2) The developer shall indicate all measures required by S.C. OCRM and U.S. ACE to protect wetlands or mitigate impacts thereto on the same development plan.

(B) Buffer design standards for recreational access.

- (1) Buffers twenty (20) feet or more in depth are mandatory and may be encroached by pervious walkways.
- (2) Clearing and grubbing of vegetation and grading for the walkway shall be limited to the width of the walkway plus three (3) feet on both sides for shoulders. Twenty (20) feet shall be the maximum allowable width cleared and graded for the walkway.
- (3) The shoulders of the walkway shall be revegetated, mulched, or otherwise stabilized to prevent erosion.
- (4) The walkway shall be a pervious surface, including but not limited to a boardwalk with spaced boards, which may be raised for brief wetland crossings, where approved by appropriate state and federal authorities.

5.14 Open Space Standards.

See Zoning Ordinance

5.15 Potable Water.

- (A) Access to potable water.** The developer shall demonstrate that each buildable lot within the proposed land development shall be provided access to potable water. The means of potable water provision shall meet or exceed the standards of the South Carolina Department of Health and Environmental Control and the water service provider, where applicable, from which service is desired.

- (1) The developer proposing a land development within five hundred (500) feet of a public water system shall extend the water system to the land development, if acceptable to the public water service provider. The developer shall then extend the public water supply system to each buildable lot in the land development.
- (2) On-site water supply. The developer not required to extend public water system to a proposed land development may choose on-site water supply. This developer shall demonstrate that each proposed buildable lot can be served by a private on-site system. The developer shall make that system available prior to transferring the lot or shall make the installation of the system prior to issuance of a building permit a condition of sale for each lot. This condition shall be noted on the deed to the property transferred.

- (B) Access to water for fire protection.** The developer proposing extension of the public water supply system shall install fire hydrants as required by building and fire codes, as adopted by the City of Goose Creek.

5.16 Sanitary Sewerage.

- (A) Ability to dispose of sewerage.** The developer shall demonstrate that each buildable lot within the proposed land development shall be provided direct access to sanitary sewerage along the

road frontage of the parcel or have the capacity — including soils and environmental conditions — required for an on-site disposal system. The means of sewage disposal shall meet or exceed the standards of the South Carolina Department of Health and Environmental Control and the sanitary sewer service provider, where applicable, from which service is desired.

- (1) The developer shall connect to sanitary sewerage as required by the Berkeley-Charleston-Dorchester Council of Governments under its regional water quality management plan.
 - (2) Where proposed to serve the land development, the sanitary sewer system shall be extended to each buildable lot in the proposed land development. The extension shall meet or exceed the standards of the service provider for inclusion in the sanitary sewer system as public infrastructure.
 - (3) Where connection to sanitary sewerage is not required or desired, the developer shall demonstrate that each buildable lot has the capacity to accommodate an on-site disposal system.
- (B) **Property redevelopment.** A parcel proposed for development with an existing on-site disposal system shall demonstrate, where the redevelopment triggers compliance with this ordinance, that the system is functioning properly. Routine maintenance shall be performed on the system prior to the issuance of a zoning permit for the property served. In the event that the system is found deficient, the applicant for a zoning permit shall rectify the condition by repairing or replacing the system or connecting to a sanitary sewer system.
- (C) **Pump station.** Where needed to adequately serve the land development, as determined by the service provider, the developer may include a pump station on a remnant parcel of land adjacent to a transportation right-of-way or ingress/egress easement. The pump station shall be readily accessible to utility Staff but shall be located, to the extent practical, in an unobtrusive location away from areas of potentially heavy pedestrian traffic and away from the primary entrances of non-residential structures open to the public.

5.17 Other Utilities.

- (A) **Electrical power.** The developer shall demonstrate that each buildable lot within the proposed land development shall be provided access to electricity via written notice from the proposed provider that describes means of access and point of entry into the existing system. The means of electrical power provision shall meet or exceed the standards of the proposed service provider.
- (B) **Natural gas, telephone, television, and internet access.** The developer who proposes natural gas, telephone, television, and internet access via pipeline, wire, and cable, as applicable, shall meet or exceed the requirements of the service provider.
- (C) **Utility lines.**
 - (1) All utility lines proposed in a major land development shall be located underground and parallel to roads, except as necessary to cross bridges, connect to existing above-ground lines, and connect structures served. The lines and related equipment shall be readily accessible to utility Staff.
 - (2) Utility lines shall be collected in easements or rights-of-way, to the extent practical, to use land more efficiently and to minimize disruption to and loss of natural vegetation.
- (D) **Utility equipment location.** Equipment related to the transmission of the utility shall be located in discreet locations to the extent practical, such as lot corners. The developer shall ensure that equipment is in no danger of inundation from stormwater and shall not locate equipment in or too near drainage facilities.
- (E) **Major transmission.** The standards of this section are intended for the developer installing service within a proposed land development. Major transmission lines and related equipment may be designed and constructed to meet the needs of the utility provider. The proposal shall not violate the objectives of this ordinance.

5.18 Rights-of-Way and Easements.

(A) General Standards.

- (1) All public improvements shall be incorporated into an easement or right-of-way dedicated to perpetual public use and assigned to an entity responsible for its maintenance per Section 4.4. This shall be noted on the final plat and any record drawing illustrating public improvements.
- (2) Easements and rights-of-way shall be of such dimensions to incorporate the public improvements, including shoulders and banks, and to provide sufficient access for adequate maintenance of the improvements.
- (3) The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access as promulgated in the International Fire Code.
 - (a) Fire access roads shall be remote from one another so that the possibility of impairment of one does not affect the other. No less than 500 ft. within an access on the same road.

-
- (b) All major subdivisions of 50 lots or more or multi-family dwelling units of 200 or more shall be required to install a secondary access road. For every additional 300 units above the thresholds stated above, an additional access road shall be provided.

(B) Roads and driveways.

- (1) All improvements intended for the traveling public shall be incorporated into a transportation right-of-way dedicated to S.C. Department of Transportation, Berkeley County, or a property owners association, representative of all properties reliant upon the improvements for access, established for the purposes of owning and maintaining the improvements. Exceptions shall be as follows:
 - (a) Land intended for the expansion of a pre-existing road and right-of-way shall be reserved as an easement dedicated for that purpose. Land intended for the future extension of an existing or proposed road and right-of-way shall be reserved as an easement dedicated for that purpose. Once constructed, the improvements may be dedicated and incorporated into a transportation right-of-way.
 - (b) Two (2) neighboring lots with one (1) primary structure each may share a driveway within an ingress/egress easement. The easement shall be centered along the common lot line with a width equal to the width of the driveway and any provided sidewalks plus two (2) feet, minimum, on both sides.
 - (c) Internal circulation roads in attached-unit residential community shall be incorporated into easements dedicated for perpetual access to the traveling public, except where rights-of-way are provided. A property owners association representative of all properties reliant upon the improvements for access shall be charged with responsibility for maintenance of these internal circulation roads. The easements shall occur on land owned by the same.
- (2) **Access management.** The City Planner, S.C. Department of Transportation or Berkeley County may require the developer of a large land development to implement "access management." The purpose is to coordinate the access to the public right-of-way from multiple parcels in a land development to reduce vehicular conflict points in the right-of-way.
 - (a) To accomplish access management, internal circulation roads in land developments shall be incorporated into easements dedicated for perpetual access to the traveling public, except where rights-of-way are provided. The improvements in the easement shall be maintained by the largest landowner relying on access, such as the anchor of a commercial land development, or by a property owners association representative of all properties reliant upon the improvements for access.
 - (b) Each parcel with frontage on the public right-of-way shall nevertheless provide pedestrian access directly to and along that right-of-way.
- (3) No property shall be proposed to be solely reliant on an ingress-egress easement for access, except as provided for access management.
- (4) An ingress-egress easement incorporating a road shall not encroach a required yard. Setbacks required by zoning district may be measured from the boundaries of the ingress-egress easement.

-
- (5) Not more than 15 percent of a residential lot area or 500 square feet within such area, whichever is greater, shall be occupied by vehicular surface area. Vehicular surface area includes any pervious or impervious area where a vehicle is regularly parked and stored. If more than one street abuts the parcel (e.g. corner lot or through lot), parking spaces and driveway shall not be located in more than one such area. Parking area shall be of adequate length to fully park a vehicle without stacking in the right-of-way, or in any instant to impede pedestrian walkways.

(C) Drainage.

- (1) Natural drainage courses as well as tidal marsh (saltwater wetlands) under the control of the State of South Carolina shall be incorporated into rights-of-way.
- (2) Stormwater management features that discharge into or otherwise utilize freshwater wetlands in stormwater management plans shall be incorporated into a drainage easement, if they are not incorporated into a natural drainage course right-of-way.
- (3) All artificial drainage improvements shall be incorporated into easements or rights-of-way adequate in width and condition to accommodate the improvements and allow for access for maintenance.
- (4) Drainage easements shall be centered along lot boundaries where practical. Drainage easements may be located in required yards. Encroachment of drainage easements into building envelopes shall be minimized to the greatest extent practical.

(D) Water and sewer.

- (1) Water and sewer improvements shall be generally located in rights-of-way or easements adequate in width and condition to accommodate the improvements and allow for access for maintenance. Improvements proposed for dedication to public utilities shall meet or exceed the standards thereof.
- (2) Easements for water and sewer improvements shall be centered along lot boundaries where practical. Such easements may be located in required yards. Encroachment of water and sewer easements into building envelopes shall be minimized to the greatest extent practical.

(E) Other utilities.

- (1) Utilities not specified above, including but not limited to telephone, electricity, and television, shall be located in rights-of-way or easements adequate in width and condition to accommodate the improvements and allow for access for maintenance.
- (2) Easements shall collocate where practical to minimize encroachment into building envelopes and natural resources.

5.19 Adequate, Oversized, and Off-Site Improvements.

- (A) Improvements shall be designed and constructed to serve all current and future phases of the major land development and the planned development district, as applicable.
- (B) **Oversized improvements.** The City Planner may require the developer to install capital improvements adequate in size and capacity to serve future development on nearby land where the service provider determines that such improvements are needed to adequately serve future development in the vicinity of the proposed development.

-
- (1) Oversized improvements required during development review. The developer shall be notified of the need for oversized improvements prior to approval of the preliminary land development plan, and the requirement shall not delay the development review timeline. The service provider (City of Goose Creek, Berkeley County, or other) shall verify the need for oversized improvements and shall commit to accepting and maintaining the improvements upon completion.
 - (2) **Infrastructure system connectivity.** Road stubs and other improvements designed to ensure interconnected systems of infrastructure in Goose Creek shall not be considered oversized improvements and shall be considered basic requirements for proposed improvements.
 - (3) **Cost sharing.** The developer shall be responsible only for costs associated with improvements needed to serve his development, including future phases and the Planned Development District. The developer shall install oversized improvements required by the City Planner. The service provider shall provide the materials and reimburse the developer for expenses incurred. The service provider and the developer may enter into a voluntary alternative arrangement achieving the goal of complete systems of infrastructure.
- (C) **Off-site improvements.** The developer shall be responsible for all capital improvements to existing systems of infrastructure to which the development proposes to connect.
- (1) The developer shall perform any studies needed (e.g., traffic study) to determine what improvements to systems will be necessitated by the proposed development. The study may be reviewed or performed by the service provider, if it accepts the responsibility, or an independent third party qualified to review or perform the study.
 - (2) The developer shall fully implement improvements that the study concludes are necessitated by the proposed development.
 - (3) The City Planner may require that off-site improvements also be oversized to serve future development outside the proposed Land Development or Planned Development District, in which case oversized improvements standards (above) shall apply.
- (D) **Limitations on city requirements.**
- (1) The City of Goose Creek shall not require a developer to rectify pre-existing inadequate levels of service that are unrelated to, or out of scale and proportion with, the proposed land development and expected impacts thereof. The developer shall only be responsible to offset impacts reasonably expected from the proposal at build-out.
 - (2) The developer shall not be required to fund or provide equipment, maintenance, personnel, or other operating costs for public infrastructure or service providers.

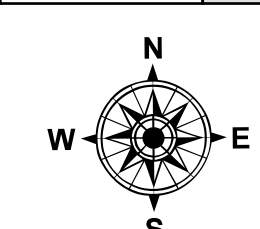


GOOSE CREEK OFFICIAL ZONING MAP

Date of Production: 11/27/2023

Scale: 1:15,000

1 0.5 1 Miles



**CREEK
COMPASS**
City of Goose Creek

City of Goose Creek GIS
(843) 797-6220
519 N. Goose Creek Blvd
Goose Creek, SC 29445

THIS PRODUCT IS FOR PLANNING
PURPOSES ONLY. INFORMATION MUST
BE VALIDATED WITH THE CITY BEFORE
TAKING ANY OFFICIAL ACTIONS.

Goose Creek Zoning

- | | |
|--------------------------------|---------------------------|
| Red Bank District Overlay | Light Industrial |
| Central Creek District Overlay | Planned Development |
| Conservation | Residential Mixed |
| General Commercial | Residential Single Family |
| Heavy Industrial | Village Node |
| INS-NSAC | |

Naval Weapons Station



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

A RESOLUTION TO AMEND THE CITY OF GOOSE CREEK COMPREHENSIVE PLAN (2021) AND
FUTURE LAND USE MAP

Background Summary

Financial Impact

Impact if denied

Impact if approved

Department Head:

City Administrator:

Signature & Date

Signature & Date

PLANNING COMMISSION RESOLUTION TO RECOMMEND TO CITY COUNCIL THE
AMENDMENT OF THE CITY OF GOOSE CREEK COMPREHENSIVE PLAN (2021) AND
FUTURE LAND USE MAP.

WHEREAS, the Planning Commission, composed of members of the public, guided the creation of the Comprehensive Plan in 2020-21; and

WHEREAS, the City of Goose Creek and community at large recognize the value of planning for future development and growth; and

WHEREAS, City Council approved Ordinance No.: 2021-010 on May 11th, 2021 adopting the City of Goose Creek Comprehensive Plan (2021) in accordance with the South Carolina Comprehensive Planning Act of 1994 (Title 6, Chapter 29 of the SC Code); and

WHEREAS, it is important that the City's Zoning Ordinance and Official Zoning Map are compatible with the land uses described in the Comprehensive Plan 2021 and Future Land Use Map in order to ensure responsible growth and development; and

WHEREAS, the City of Goose Creek Planning Commission has provided input and recommendations in response to the public input and findings; and

WHEREAS, this process is in conformance with State of South Carolina enabling legislation, SC Code Title 6, Chapter 29 and meets all requirements of Article 3, Sections 6-29-510, 520, 530, and 540; and

NOW, BE IT RESOLVED by the City of Goose Creek Planning Commission this, the 5th day of December, 2023, that the City of Goose Creek's Comprehensive Plan 2021 and Future Land Use Map, is amended, and recommended for adoption to City Council.

Planning Commission Chair

Date



THE CITY OF

GOOSE CREEK

COMPREHENSIVE PLAN

ADOPTED
MAY 11, 2021

AMENDED
(INSERT DATE)



ACKNOWLEDGMENTS

City Council

Gregory Habib, Mayor
Debra Green-Fletcher, Mayor Pro Tem
Jerry Tekac
Christopher Harmon
Gayla McSwain
Hannah Cox
Melissa Enos

Planning Commission

Judie Edwards, Chairperson
Heather Byrd, Vice Chair
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Berkeley-Charleston- Dorchester Council of Governments

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INTRODUCTION

PURPOSE OF THIS PLAN

A comprehensive plan serves as a “roadmap” for a municipality during a long-term period, usually 10 to 20 years. It outlines a vision, and then describes the steps to take in order to fulfill it.

Since its last full comprehensive planning effort and update, the City of Goose Creek has grown substantially. Now South Carolina’s eighth-largest municipality, the City has an abundance of opportunities but also faces many challenges. Goose Creek, like many other bedroom communities across the country, is at a crossroads: do they remain a bedroom community

or do they begin to move beyond that and establish themselves as a live/work/play suburb? This report represents the culmination of a year-long effort to determine where the City has been, where it appears to be headed in the years to come, and the steps the City will have to take to make it happen.

Pursuant to the 1994 State Comprehensive Planning Act (S.C. Code §6-29-310 - §6-29-380), South Carolina requires municipalities to form a local planning commission and facilitate a comprehensive planning process every ten years. Upon

completion, the document must include the following components: an inventory of existing conditions, a vision statement with corresponding needs and goals, an assessment of the nine required elements, and an implementation strategy with practical steps, actions, responsible parties or organizations, and time frames for achievement.

PLANNING PROCESS

Discovery

JANUARY 2020 TO SEPTEMBER 2020

- Existing conditions analysis
- BCDCOG-led public meetings (3)
- Stakeholder interviews
- Planning Commission updates (3)

Visioning

OCTOBER 2020 - DECEMBER 2020

- Virtual Workshop #1
- Planning Commission updates (2)
- City Council update (1)
- City staff coordination meetings (3)

Draft Plan

JANUARY 2021 TO MARCH 2021

- Virtual Workshop #2
- Draft Plan Open House
- Planning Commission update (1)
- City staff coordination meetings (2)
- Presentation to City Council

Finalize + Adopt

APRIL 2021

Implement

(YEARS 2021-2031)

- Begin implementation on projects!

ABOUT GOOSE CREEK

From Goose Creek's Website...

"If ever a city could be called the best of both worlds, it is surely Goose Creek, South Carolina.

Goose Creek, the municipality that Business Week called the best place to raise a family in South Carolina, is located minutes from the international tourist destination of Charleston, and the pristine beaches of coastal South Carolina. It is situated perfectly between the state's Boeing plant to its south, and Volvo's automotive plant to its north, both of which have turned the region into a hotbed of industrial growth.

The city's own business community is thriving, a result of a business-friendly, can-do attitude.

And yet Goose Creek is more than a growing population. Through wise and progressive leadership, the city has achieved that delicate balance between growth and the preservation of its small town character. Residents live, work, and raise their families here, surrounded by the natural treasure that is South Carolina's Lowcountry."

Long before Goose Creek was settled by European immigrants, the area was inhabited by several Native American tribes, including the Etiwan, Westco, Sewee, and Yamasee. In the early 1670s, English settlers (mostly sons of large planters in Barbados and former indentured servants) accompanied by enslaved Africans first encountered the Etiwan inhabiting Daniel Island. The settlers established plantations along Goose Creek under the governance of the Lords Proprietors of Carolina and became known to local tribes as the "Goose Creek Men." Originally named in 1682, at one time Berkeley County included the parishes of St. John Berkeley, St. James Goose Creek, St. James Santee, St. Stephen, and St. Thomas and St. Denis. In 1769, this area became part of the Charleston District, and it did not become a separate county again until 1882.




With the settlement of new plantations and continued exploitation of Africans through the slave trade, English settlers began to enjoy increased prosperity in Goose Creek. Notable plantations from this period included Brick Hope, Crowfield, The Elms, Howe Hall, Liberty Hall, Martindales, Medway, The Oaks, Otranto, Windsor Hill, and Yeamans Hall. The plantations experienced a significant upheaval as a result of the Civil War as it brought about

a radical shift in the area's economy and demographics. By the late 19th century, most plantations were abandoned, and the remaining farming communities of formerly enslaved Africans organized around country churches.

During the early 20th century, the area around Goose Creek remained rural with small settlements of African American farmers near a collection of general stores, mills, and churches. The construction of Naval Weapons Station Charleston on the west bank of the Cooper River during World War II inspired a new period of development in Goose Creek. Through the G.I. Bill (Servicemen's Readjustment Act of 1944) during the post-war period, Goose Creek experienced an influx of white military families investing in homes. Farmlands were subdivided to keep up with the population boom of the early 1960s as Goose Creek became one of the nation's fastest growing areas. This rapid growth spurred community leaders to push to develop the area's infrastructure so that it could support its swelling population. The first section of the greater Goose Creek area was incorporated in March 1961, with further annexations of Crowfield, Carnes Crossroads, and other smaller parcels in the 1980s through the 2000s that expanded the City's incorporated area to its current total of approximately 42 square miles.

GOOSE CREEK

Legend

-  City Limits
-  Major Roads
-  Local Streets



PREVIOUS PLANNING EFFORTS

Previous regional and local studies and plans have set forth a range of considerations that should be included in future planning efforts relative to the City of Goose Creek. Recurring themes include implementing appropriate land use regulations, protecting the natural environment, balancing development objectives, and improving the transportation network. The following sections provides brief overviews of the key elements and goals found in the most recent studies and plans pertaining to the City of Goose Creek.



2010 Goose Creek Comprehensive Plan and 2015 Update

Vision Statement: Goose Creek is a close-knit community that has achieved a balance between continued growth and preservation of its cultural amenities and small town character. The City will continue to promote a high level of quality of life by implementing the following five guiding principles of the adopted comprehensive plan:

- Goose Creek will strive to maintain a balance between green and open spaces and a growing population spurring new development;
- Goose Creek will promote reinvestment in existing residential and commercial neighborhoods in order to provide options to a diverse population;
- Goose Creek will maintain an exceptional level of safety and security of its residents as well as the protection and preservation of its natural and cultural resources;
- Goose Creek will continue to provide planned infrastructure in order to adequately support designated and compact future growth; and

- Goose Creek will continue to promote excellence in education through the provision of exceptional public schools, enabling the local populace to meet the needs and qualifications of existing and prospective businesses and industries.

To achieve the goals emphasized in the above vision statement, Goose Creek's 2010 Comprehensive Plan focused on conscientious development to match a growing population, as well as the protection and expansion of cultural and natural resources. The plan's guiding principles included: maintaining balance between green/open space and new development, reinvestment in existing residential and commercial neighborhoods to support a diverse population, protection of cultural and natural resources, provision of adequate infrastructure to support growth, and promotion of excellence in educational programs to support the local job market. A primary theme of the 2010 plan was reduction of urban sprawl by focusing compact development on vacant land in already developed areas. This effort aligned with the major goal of creating a downtown "hub" area to serve as the City's focal point. The plan recommended that the City coordinate planning efforts with nearby jurisdictions, agencies, and public services,

and also improve its overall communication with its citizens.

In the 2015 update, minimal changes were made to the goals and opportunities that were identified in the 2010 plan – the most notable was the removal of "support efforts to develop curricula and provide courses that allow students opportunities to match their skills to those demanded by existing and prospective businesses" as a guiding principle.

The 2015 update retained emphasis on the need to promote orderly and efficient land use patterns, specifically through the use of infill development. The 2010 plan and the 2015 update also included land use strategies that sought to maintain balance between preserving green, open space and encouraging new development.

Both plans also called for the protection of natural resources and existing housing stock. Previous plans as well as the current update identified the need for supportive infrastructure (e.g. road network, water and sewer) to keep pace with the demands of a growing population. Regarding transportation, the 2010 plan and 2015 update called for a more diverse transportation network that would offer greater accessibility for cyclists and pedestrians.

PREVIOUS PLANNING EFFORTS

2010 Berkeley County Comprehensive Plan and 2015 Update

Vision Statement: Berkeley County is a vibrant community that embraces its history while promoting economic growth and development. The County will continue to promote sustainability and livability by implementing the following five guiding principles of the adopted comprehensive plan:

- Protect and promote distinctive, diverse communities;
- Manage infrastructure systems effectively and expand them efficiently;
- Respect and enhance historical and natural resources and expand their public accessibility;
- Make recreational opportunities – both active and passive – available county-wide; and
- Draft a clear fair plan to be implemented through simplified costs and streamlined processes.

Berkeley County's 2010 Comprehensive Plan focused on management of growth and development and protection of

cultural and natural resources. Guiding principles included the promotion of diverse and sustainable communities, efficient development and expansion of infrastructure, enhancement of cultural and natural resources, recreation improvements, and an emphasis on inter-municipal collaboration. Community concerns identified during the participatory process highlighted impacts related to growth and development on community character, quality of life, and roadway improvements.

Common themes from public participation workshops were centered on development-related impacts adversely affecting community character and quality of life, maintenance of public systems and services, preservation of natural and cultural resources, and concerns about the associated costs of recent growth falling upon taxpayers. A desire for expanded public recreation facilities was also a common discussion point. In response, the County's current plan aims to provide guidance for local, elected officials in making land use decisions.

The 2015 update included revisions related to the Principal Growth Area (PGA). Text was added to guide rural development outside of the PGA as 'Constrained Growth.' The goal of these revisions was to emphasize the desire to maintain the rural character outside of

the PGA and to only development densities that could be supported by on-site water and wastewater systems or in areas where municipal infrastructure may be extended from abutting parcels. The 2015 plan update continued to promote land use principles designed to protect natural resources with a goal of creating communities that are both diverse and sustainable. Affordable housing is also highly prioritized in both plans.

CHATS Long-Range Transportation Plan (2019)

Vision Statement: "The Berkeley-Charleston-Dorchester Council of Governments (BCDCOG), serving as the CHATS Metropolitan Planning Organization (MPO), envisions: 'A healthy, livable and economically vibrant region supported by a transportation system that is safe, reliable, provides more balanced transportation options and better access to all system users, supports greater mobility of people and goods, and preserves our communities' natural and cultural resources.'"

The CHATS Long Range Transportation Plan (LRTP) is a comprehensive plan for the future of transportation in the Charleston Area Transportation Study (CHATS) area, the Metropolitan Planning Area which includes Goose Creek. The LRTP seeks to guide improvements in the region's transportation

network to achieve seven goals: improving safety, preserving the system and maintaining existing infrastructure, improving travel mobility for all users, improving system reliability, strengthening communities, and utilizing best practices and coordination strategies. The LRTP identified issues and concerns gathered from the public through meetings and surveys as well as interpretations of crash, congestion, and other data. Because US-52 goes directly through Goose Creek, the City is recommended for potential key transit stops for a future phase of the Lowcountry Rapid Transit system. Goose Creek was also identified in the LRTP as a key area needing bicycle and pedestrian access and infrastructure improvements.

Regional Transit Framework Plan (2018)

Vision Statement: “The purpose of the Regional Transit Framework Plan (RTFP) is to identify and prioritize a High-capacity Transit (HCT) network that serves wide-ranging trip needs, connects the region, enhances the quality of life, and supports economic growth and development.”

The Regional Transit Framework Plan builds off of other transportation planning documents and studies, including the CHATS and Rural Long Range Transportation Plans, the Neck Area Master Plan, and the I-26 ALT Study. The RTFP is based on four guiding principles: connectivity, reliability, economy, and safety. The study considered and evaluated existing transit needs as well as future considerations such as population/employment growth, land use, funding, local and regional policies and stakeholder needs. Transit needs in different areas of the region were evaluated based on combined density of zero-vehicle households, persons with disabilities, low-income individuals, youth and young adults, and older adults. Goose Creek, specifically portions along Harbour Lake Drive and US-52, ranked high in the transit needs evaluation.

2019 Update to Strategic Economic Development Plan

In 2019, Goose Creek updated the former 2014 economic development framework. The Update to Strategic Economic Development Plan Update (2019) revised market-based research, analyze retail leakage, and assessed the various real estate markets. It provided adjustments to priorities and strategies, including an emphasis on business development, market positioning, establishing partnerships, encouraging mixed-use downtown development and hub area, and showcasing the region’s quality of life to attract new investment.

GOOSE CREEK TODAY



POPULATION

Introduction

This section on existing population conditions will provide an overview of population projections, general demographics (i.e. race, sex, age, etc.), households, educational attainment, and income levels. By reviewing how Goose Creek's population has changed historically and is expected to change in the future, this chapter helps to ensure that changing population dynamics in the City can be incorporated into future planning decisions.

Historic Trends & Projections

Goose Creek's population has grown steadily over the past decade and is anticipated to continue to grow at a comparable rate over the next two decades. Between 2009 and 2018, the number of people living in Goose Creek increased 15% from approximately 36,000 people to 41,000 people according to five-year estimates from the American Community Survey. Since 2010, annual population growth for Goose Creek has varied from 1% to around 3%. Between

2012 and 2013, the population growth rate was at its peak of 3.1%. The population growth between 2017 and 2018 was the lowest in the last ten years at only 0.7%.

Goose Creek is the largest city in Berkeley County and for the past 10 years, it has consistently represented about 20% of the county's total population. The City's overall population growth rate was slightly below that of Berkeley County, which grew by 2% to 4% annually between 2010 and 2018 (ACS 5-year estimates). Overall, Berkeley County's population increased 28% between 2010 and 2018 from approximately 163,000

people to 209,000 people. The proportion of Berkeley County residents living in the City of Goose Creek remained constant between 2010 and 2018, with 20% of Berkeley County residents calling Goose Creek home.

Forecasts from the 2015 Charleston Area Transportation Study's (CHATS) travel demand model estimate that the City of Goose Creek's population will continue to grow roughly at the same rate it did between 2010 and 2015. As a result of assuming consistent growth from the baseline year of 2015, the CHATS travel demand model projected a population in of approximately 57,000 residents in 2020 and approximately 87,000 residents by 2040. The CHATS estimation for 2020 is notably higher than the latest 2019 ACS estimates. The travel demand model will be re-calibrated and updated to a 2020 base year once official 2020 Census data is released.

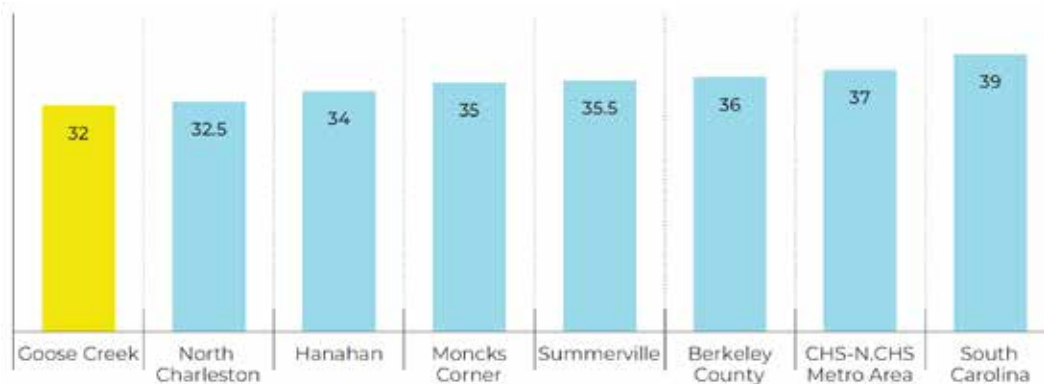
If the City of Goose Creek continues to represent approximately 20% of the County's overall population as discussed above, the City would be home to approximately 52,325 residents in 2025, 58,625 residents in 2030, and 65,323 residents in 2035.

Historic Population Estimates (ACS 5-Year Estimates)

	2010*	2011	2012	2013	2014	2015	2016	2017	2018
Population Estimates	34,765	35,549	36,536	37,677	38,545	39,408	40,553	41,040	41,339
% Annual Increase	-	2.3%	2.8%	3.1%	2.3%	2.2%	2.9%	1.2%	0.7%

*2010 Decennial Census data

Change in Median Age of Residents - Regional Comparison (ACS 5-Year Estimates, 2018)



Age

Over the last decade, Goose Creek has trended toward a slightly older population, steadily moving from a median age of 29.4 years in 2010 to a median age of 32 years in 2018. In 2010, residents under the age of 25 (youth) made up 42% of the population compared to 7% of residents that were 64 years or older (seniors). By 2018, youth made up about 39% of the population compared to 10% that were seniors.

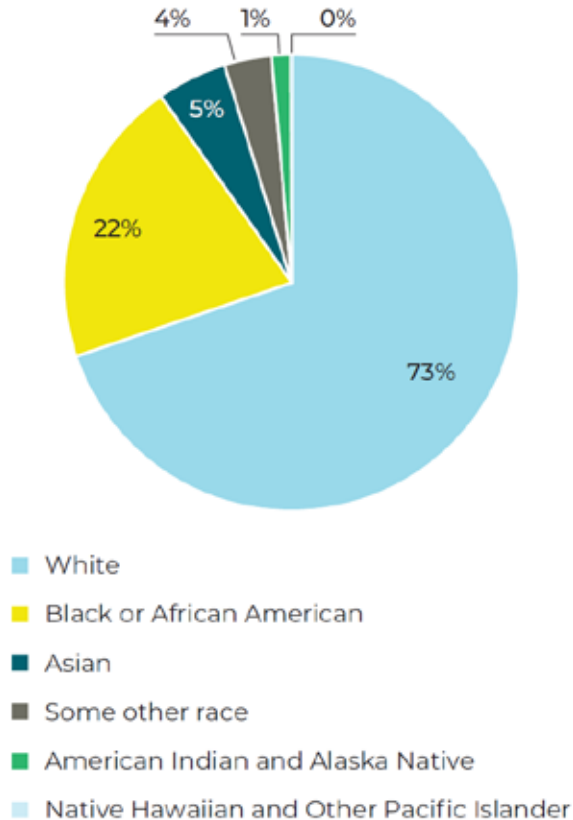
Race & Ethnicity

The racial backgrounds of people living in Goose Creek changed notably between 2010 and 2018. The number of residents that identified as white remained fairly consistent between 2010 and 2018. Approximately 26,370 residents identified as "white alone" in 2010, increasing to about 28,500 by 2018. However, as the overall population increased over that time period, the proportion of residents identifying as "white alone" decreased from 76% of the total population in 2010 to 70% in 2018.



POPULATION

Goose Creek Racial Diversity (ACS 5-Year Estimates, 2018)



Households

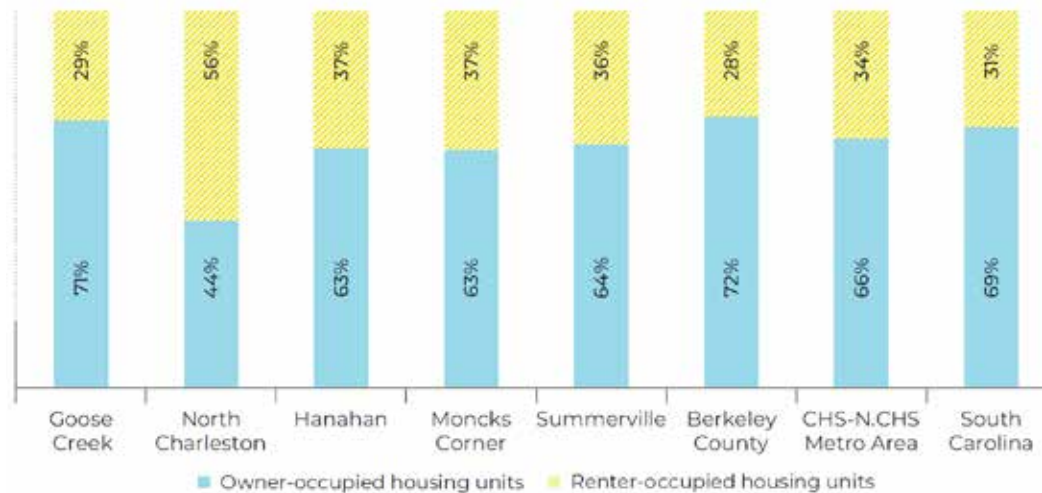
The number of households in Goose Creek increased at a slower rate than overall population growth over the past decade. Estimates from the American Community Survey indicate that the total number of households in Goose Creek increased from 12,908 in 2010 (ACS 2010 5-year estimates) to 13,770 in 2018.

Almost three-quarters of households (73%) in Goose Creek were comprised of families in 2018. In 2018, approximately one-third (33%) of Goose Creek households included children under the age of 18 years. Only about 6% of households in 2018 included individuals older than 64 years.

The average household size in Goose Creek in 2018 was 2.84 individuals (ACS 2018). This number has only fluctuated slightly since 2010, when average household size was 2.89. In general, average household size has been trending downward toward smaller households from 2010 to 2018.

Occupancy rates between homeowners compared to renters has remained stable over the past decade at 71% in 2010 (ACS 2010 5-year estimates) and 2018. The remaining 29% of Goose Creek residents were renters. Goose Creek has a higher number of owner-occupied units than other regions considered for comparison, outpacing Summerville (64%), Hanahan (63%), and Moncks Corner (63%).

Owner- vs. Renter-Occupied Units - Regional Comparison, 2018 (ACS 5-Year Estimates, 2018)



Educational Attainment

Educational attainment for Goose Creek residents has remained consistent in recent years. The percentage of high school graduates, bachelor's degree holders, and graduate degree holders remained nearly identical between 2014 and 2018.

In 2018, a combined 37% of the population over 25 has earned a 2- or 4-year postsecondary, graduate or professional degree. Among the 25 and older population, 92% of residents have received at least a high school diploma and 26% have earned a bachelor's degree or higher. The 92% of residents having attained a high school degree or higher is on the higher end regionally, matching that of Summerville. However, the 26% of residents having attained a bachelor's degree or higher is on the lower end regionally, surpassing that of Moncks Corner, North Charleston and Berkeley County, but lagging behind others compared.

For more information on the City's population see pages 28-37 in the Technical Appendix.

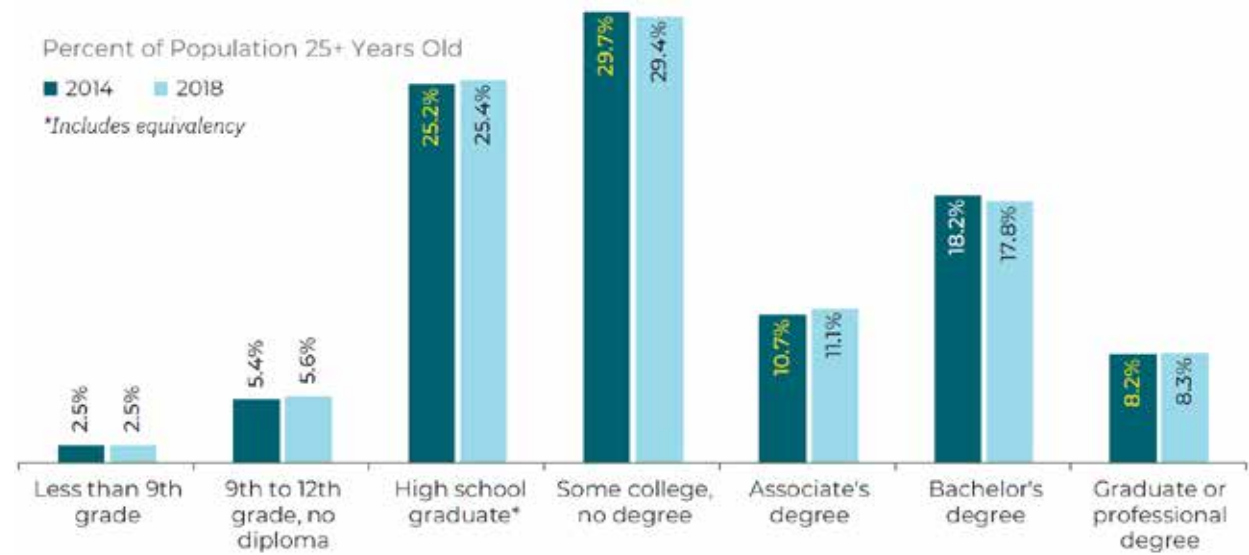
Educational attainment levels for the white and black populations of Goose Creek were nearly identical. However, residents identifying as Hispanic or Latino were less likely to have a high school diploma and less likely to have a bachelor's degree compared to the Goose Creek population as a whole. The Asian population in Goose Creek had a considerably higher rate of bachelor's degree attainment at 49% compared to other residents.

Most children in Goose Creek above the age of three attend public school instead

of private school and this has remained fairly constant in recent years. In 2018, approximately 86% of Goose Creek students attended public school, up slightly from 83% in 2014.

Private school attendance has gone down slightly from 18% in 2014 to 15% in 2018 (ACS 2014 and 2018). The proportion of Goose Creek students attending private schools in 2018 (15%) was comparable to that of Berkeley County (16%) and South Carolina as a whole.

Educational Attainment in Goose Creek, 2014-2018 (ACS 5-Year Estimates, 2018)





LAND USE

2020 Land Use

According to Berkeley County tax assessment data, the City of Goose Creek currently encompasses 26,259 acres or 42 square miles of incorporated land area.

It should be noted that military uses occupy the largest percentage of land area in this category and in the City of Goose Creek as a whole, encompassing 15,178.62 acres, or 58% of the City's land. The Naval Weapons Station Charleston (NWS) maintains and operates facilities, and provides services and materials to support naval forces. The map shown on the next page illustrates the land use typology on a parcel-by-parcel basis. The land use types in Goose Creek are described further below, and do *not* count the NWS lands as part of their calculations.

Residential

Residential land uses can be divided into three subcategories, as follows:

- **Single-family homes** are built on a single parcel. The County's tax assessment data indicates that there are currently 14,372 parcels classified as single-family homes, making this classification the most common land use type in the City. This form of residential unit currently

accounts for 6,208.7 acres, or 56.8%, of land area in the City (minus the NWS lands).

- **Multi-family homes** consist of more than one housing unit per structure, such as duplexes, triplexes, condos, townhouses, and apartments. The County's tax assessment data indicates that there are 20 parcels classified as multi-family homes, primarily accommodating apartment complexes. These parcels are concentrated along the commercial corridor area between US-52/Goose Creek Boulevard and US-176/St. James Avenue, as well as in the Carnes Crossroads annexation area. This form of residential unit currently accounts for 93.3 acres, or 0.9%, of land area in the City (minus the NWS lands).
- **Manufactured or mobile homes** include parcels with a single manufactured or mobile home unit or those within a larger residential park. The County's tax assessment data indicates that there are 55 parcels, including mobile home parks, classified as this use type. These units are interspersed throughout the central part of the City. One of

the larger mobile home developments is located just west of the Naval Weapons Station and another is located off US-176/St. James Avenue near Carnes Crossroads. This form of residential unit currently accounts for 80.6 acres, or 0.7%, of land area in the City (minus the NWS lands).

Commercial/Office

Commercial land is used for the provision and purchase of goods and services. This category includes all commercial, retail, warehouse, office and other sales and service-type uses. Commercial uses in Goose Creek are primarily concentrated along US-52/Goose Creek Boulevard, and US-176/St. James Avenue/Red Bank Road. Commercial uses currently account for 830 acres, or 7.6% of land area in the City (minus the NWS lands).

Industrial

Industrial land uses accommodate manufacturing and other facilities that convert raw materials into finished products, including construction, mining, distribution of goods, stockpiling of raw materials and repair and maintenance of heavy machinery. There are currently five industrial sites in Goose Creek, occupying 107 acres, or 1% of land area in the City (minus the NWS lands) along the western boundary toward I-26.

EXISTING LAND USE

Legend

- Residential (single-family)
- Residential (multi-family)
- Residential (mobile home park)
- Commercial
- Industrial
- Religious
- Civic / Public / Government
- Vacant



LAND USE

Land Uses (2020)

Land Use Type	Acres	Sq. Mi	% (including NWS)	% (not including NWS)
Residential (single-family)	6,208.7	9.7	24.0%	56.8%
Residential (multi-family)	93.3	0.1	0.4%	0.9%
Residential (manufactured/mobile)	80.6	0.1	0.3%	0.7%
Commercial	824.2	1.3	3.0%	7.6%
Industrial	107.0	0.2	0.4%	1.0%
Religious	345.5	0.5	1%	3.1%
Civic, Public, Governmental	17,680.9	27.6	67.0%	21.5%
Vacant	919.0	1.4	3.0%	8.4%
Total	26,259.19	41.03	100%	100%

Religious

The religious land use category includes religious institutions and related facilities. Religious uses currently account for 339.8 acres, or 3.1% of land area in the City (minus the NWS lands).

Civic, Public, or Governmental

This land use category encompasses uses such as schools, utilities, police and fire services, military, and government-owned or operated departmental buildings (water, sewer, etc.).

When the NWS military site is included in this category alongside all other civic, public, and governmental type uses in the City, it currently accounts for 17,681 acres, or 67%

of land area in the City. Without the NWS, it accounts for 21.5% of land area.

Vacant

Vacant land is considered undeveloped and unused but not necessarily restricted from future development. These parcels are located throughout the City's upper and central land areas, but some of the largest parcels are located just west of the Naval Weapons Station Charleston's northern extent and in the Carnes Crossroads development area. The County's tax assessment data indicates that 241 parcels are classified as vacant land, which currently accounts for 919.0 acres, or 8.4%, of land area in the City (minus the NWS lands).

Zoning

The City's current Zoning Ordinance (Title XV., §151.105) text provides for a total of 10 zoning districts, however, the City's Official Zoning Map includes 11 zoning districts. These districts are illustrated on page 20.

Additionally, the figure shows the approximate acreage distribution of these 13 zoning districts today. As with land use, the Naval Weapons Station Zoning District comprises about two-thirds of the City's land. The Planned Development district accounts for the next largest percentage of land at 16%, followed by the residentially zoned districts at a combined 9%, the commercially zoned districts at a combined 5%, the conservation district at 4%, followed by the industrial district and others at 1% or less of the land.

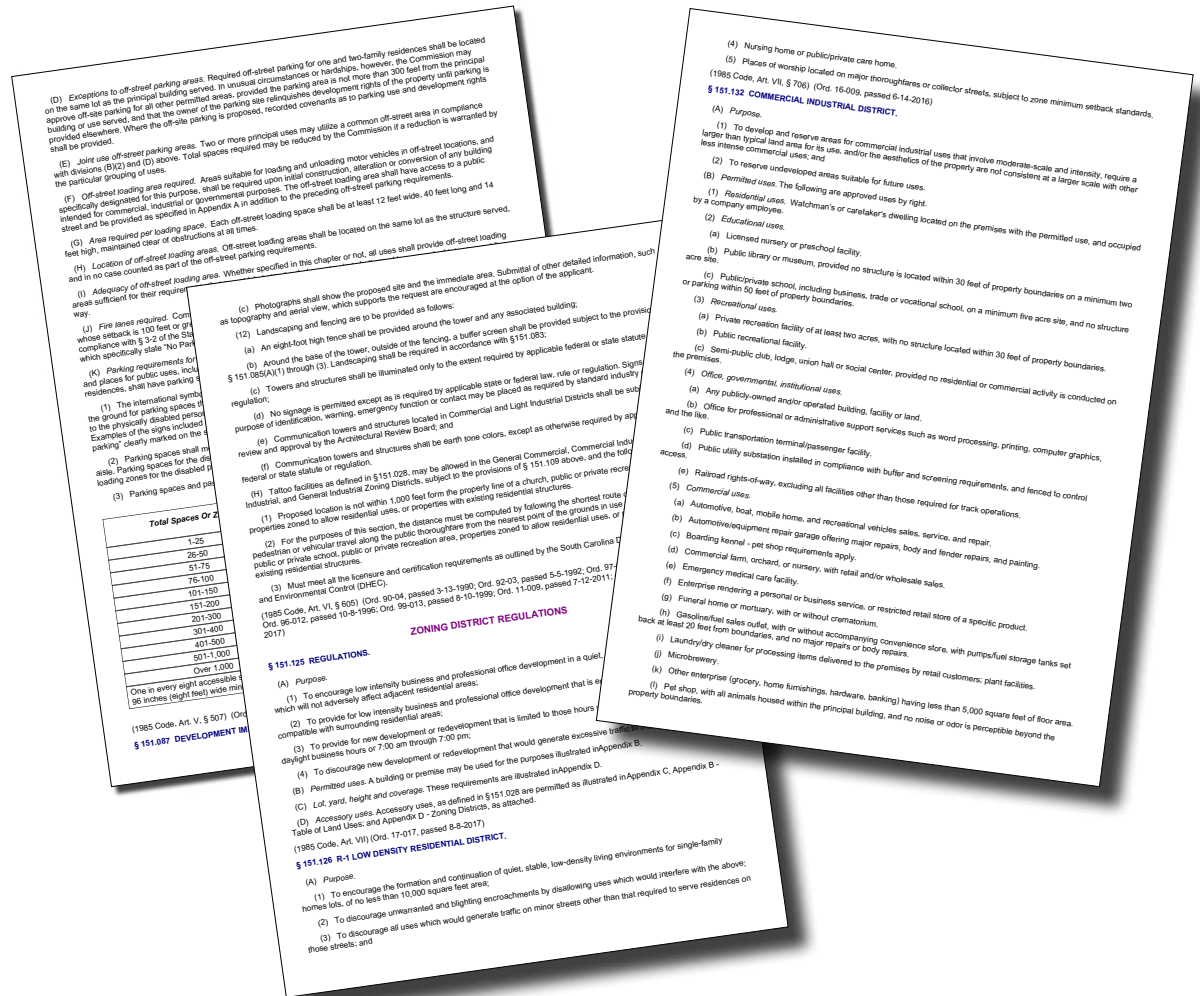
Zoning and Regulatory Analysis

The City's current Zoning Ordinance was written in 1985. Several discrepancies exist in the ordinance today, likely due to various amendments that have occurred in the years since.

For more information on the City's land use, see pages 38-49 in the Technical Appendix.

These discrepancies are listed below and should be remedied in a future zoning update.

- Table of Contents includes §151.105, Zoning Districts and Boundaries, section (B) lists 10 districts.
- Table of Contents lists 11 districts, discussed at §151- 126 through §151.136.
- § 151.132 discusses “Commercial Industrial” (CI) district and is included at Appendix D – Zoning Districts table, but this is not included in list of Districts, nor is it shown on official map, nor are any City parcels zoned as such. This has since been resolved.
- GI is shown on official Zoning Map, parcels zoned as such, discussed at §151.134 and shown on Appendix D – Zoning Districts table, but not included in list of Zoning Districts at §151.105. The City has since overhauled their industrial zoning districts.
- City has two parcels zoned as “BPO,” and references to BPO district can be found at: §151.080 (E)(1), Appendix D – Zoning Districts table, but this district is included in list of Zoning Districts at §151.105.



The current Zoning Ordinance was written in 1985 and lists 10 official zoning districts.

ZONING

Legend

- Low-Density Residential (R-1)
- Medium-Density Residential (R-2)
- High-Density Residential (R-3)
- Restricted Commercial (RC)
- General Commercial (GC)
- General Industrial (GI)
- Light Industrial (LI)
- Neighborhood Commercial (NC)
- Planned Development (PD)
- Planned Development + Mobile Homes (PD+MH)
- Coversation / Open Space (CO)
- BPO
- Naval Weapons Station

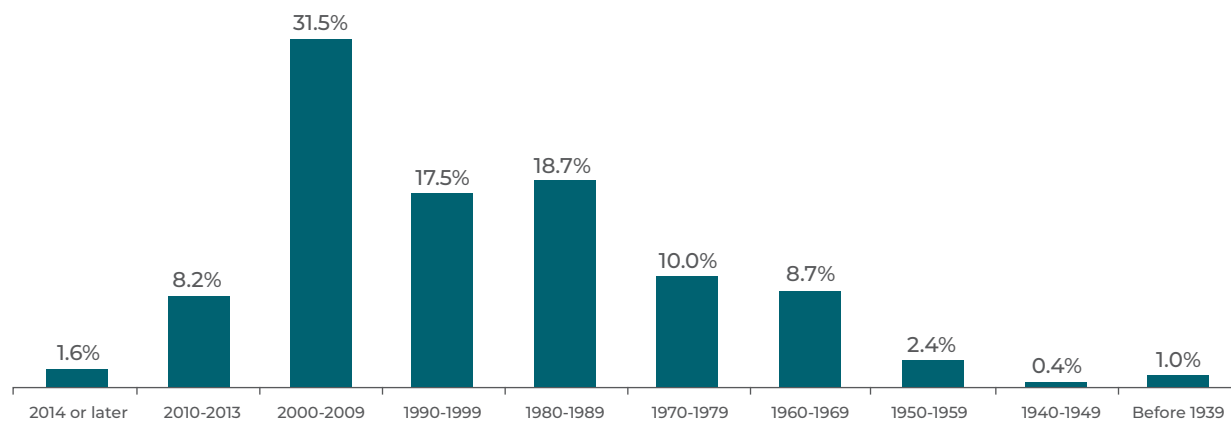
Introduction

The availability of a range of housing types that appeal to a diverse group of interests, tastes, and range of incomes often provides for a strong real estate market. A range of housing options is appealing to prospective residents considering a move to Goose Creek as well as current residents who may consider a larger or smaller home in the future but seek to remain in the area. A lack of supply in available housing often drives up costs, particularly when other aspects of the community are attractive to new economic investment. This section provides details on the City's housing stock, or number of housing units, the age those units were built, average household size, housing projections for the future given recent growth, and further details about housing types, and occupancy.

Housing Stock

As a suburban bedroom community of the Charleston Metropolitan Area, housing stock in the City of Goose Creek has been steadily increasing alongside the steadily increasing population of the area. According to housing data from the 2010 Census and ACS 5-year estimates, the number of total housing units in the City increased from 12,908 units in 2010 to 14,550 units in 2018, representing a 12.7% increase over the nine year period, or about 1.4% per year on average. While housing stock data is not yet available from the ACS for 2019 and 2020, if the same average annual growth of 1.4% were to continue through 2020, Goose Creek would have approximately 14,963 housing units today.

Year Housing Built, 2018 (ACS 5-Year Estimates, 2018)



Age of Housing Stock

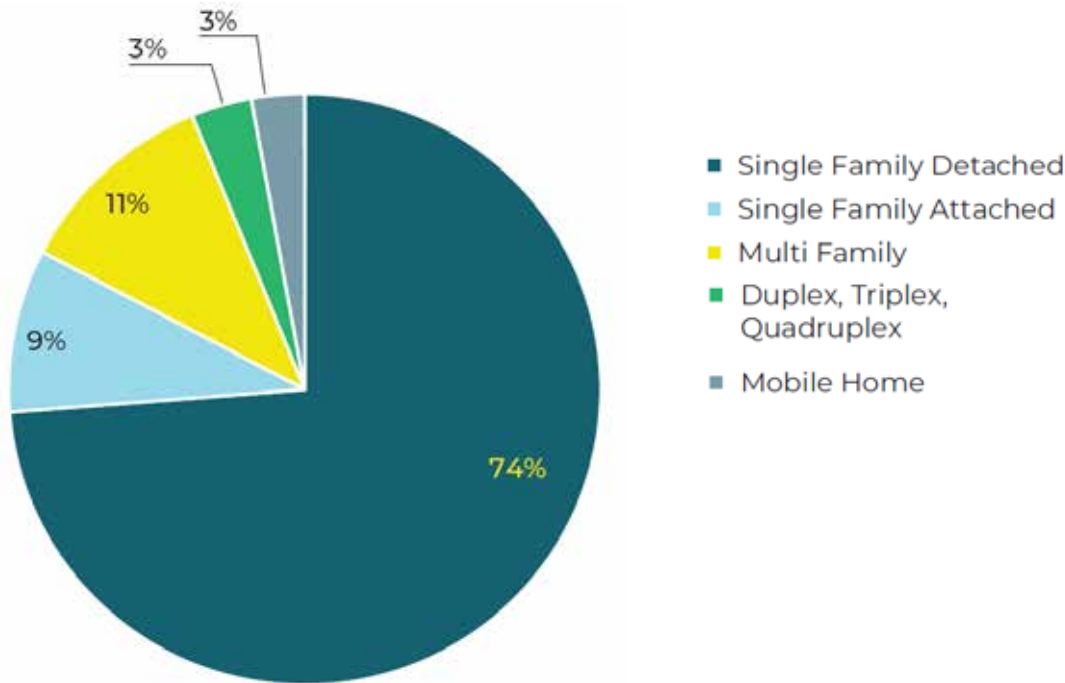
While Goose Creek has a long established local history, the age of its existing housing stock shows that residential growth has just started taking off in recent decades. Approximately 23% of all houses in the City were built in the 1970s or earlier.

The City's housing stock began to noticeably increase in the 1980s and 1990s, with about 19% and 18% of housing stock built in those decades, respectively. Goose Creek experienced a significant period of residential development between 2000 and 2018, during which time 41% of all houses in the City were built (ACS 2018), the majority of which occurred from 2000-2009 alone.



HOUSING

Housing Types, 2018 (ACS 5-Year Estimates, 2018)



Household Size

The City's average household size has stayed relatively constant over the past decade, fluctuating only slightly from an average of 2.8 occupants per household at its lowest in 2014 and 2016, to 2.9 occupants per household at its highest in 2011. The latest available data on household size (ACS 2018) indicates that the average household is comprised of approximately 2.9 occupants, suggesting the household size is trending

upward slightly in recent years. Compared to other areas, Goose Creek's average household has between 0.1 and 0.3 more occupants than neighboring jurisdictions which may be due in part to the City's appeal to families with children.

Housing Types

The City of Goose Creek supports a narrow range of different types of housing, according to ACS 2018 data. The vast majority of housing in the City is single-family detached homes, representing 74% of all homes. Another 9% of housing is single-family attached homes, such as the townhouses or patio homes in the Lakeview Commons and Monarch Plantation neighborhoods. Approximately 3% of homes are classified as duplexes (2-units, attached), triplexes (3-units, attached), or quadplexes (4-units, attached). Mobiles homes comprise about 3% of housing, and multi-family housing units account for the remaining 11% of the City's housing stock.

Housing Costs

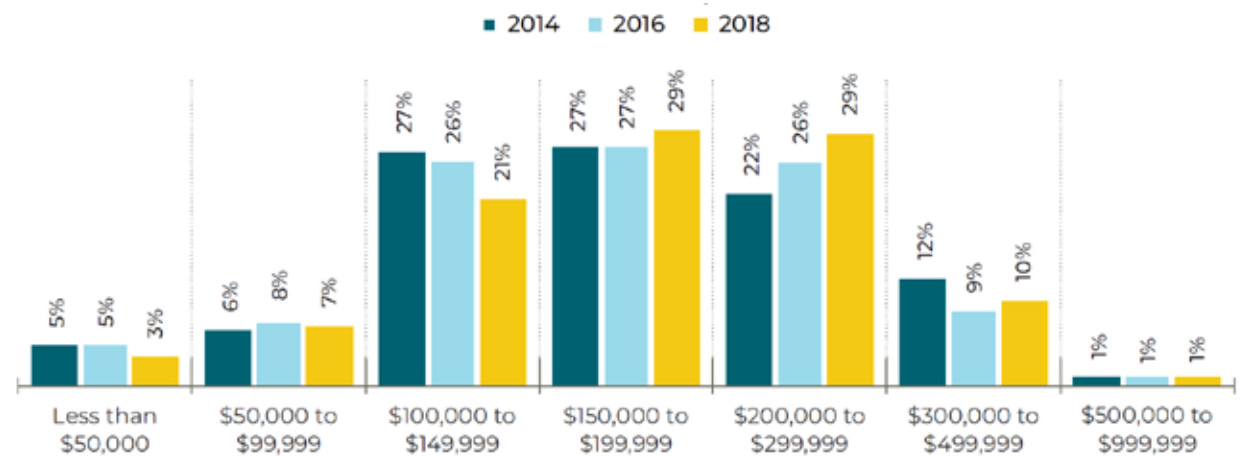
Home values in Goose Creek have been rising in the past decade. In 2018, nearly 80% of owner-occupied units were valued between \$100,000 and \$300,000, with the median home value increasing from \$167,600 in 2014 to \$178,500 in 2018. This 2018 median home value puts Goose Creek in a comparable position to residential real estate in Moncks Corner, also with a median home value of \$178,500, and in line with Berkeley County as a whole.

According to the Charleston Trident Association of Realtors® (CTAR), the median sales price of single-family detached homes in 2019 was \$255,363 and townhouse-condo attached homes was \$164,990. As of July 2020, these CTAR metrics appear to remain strong, with the median sales price of single-family detached homes at \$275,000 and attached homes at \$181,013. Compared to July 2019, fewer homes are on the market in 2020, each housing type dropping 43%-45% in total inventory of homes.

Home Ownership

In the past several years, the City has been slowly trending toward a community with more homeowners, while the percentage of renters has simultaneously gone down. As of 2018, 71% of housing units were owner-occupied, up six percentage points from 2014. Conversely, 29% of units were renter-occupied in 2018, down six percentage points from 2014. However, it is unclear whether this slight change in occupancy is more attributable to the impacts of land development regulations like zoning or to market supply and demand factors. Because the vacancy rate is low among homeowners and renters alike, at 1% and 4% respectively, the City is seemingly experiencing a high demand for both types of housing, and that the change toward higher numbers of homeowners may be more attributable to regulatory factors.

Change in Median Home Values, 2014-2018 (ACS 5-Year Estimates, 2014-2018)



Housing Occupancy

As the City continues to grow and housing prices increase, housing occupancy has also increased. Of the City's 14,550 housing units in 2018, 13,770 units (95%) were occupied, while the remaining 780 units (5%) were vacant (ACS 2018). Most of the housing vacancies in 2018 were attributable to rentals (4%). Goose Creek's vacancy rate is very low compared to neighboring jurisdictions and other geographies, indicating a strong local housing market.

This breakdown of housing unit types, costs, and occupancy rates may indicate a need for a greater diversity in the types of housing available to current and prospective

residents. Because three-quarters of the housing stock is concentrated on single-family detached units, elderly and disabled individuals that do not want the maintenance responsibilities of home ownership and younger families who have not yet attained enough financial wealth are often priced out of the real estate market.

For more information on the City's housing, see pages 50-61 in the Technical Appendix.



TRANSPORTATION

Introduction

Providing a safe and well-balanced transportation system to all users, regardless of ability, is critical to the success of any community. The efficient movement of people, goods and services supports a healthy and livable community, as well as supports the economic vitality of an area by creating and sustaining an environment in which businesses and industries can thrive. The transportation network in and around the City of Goose Creek serves not just local mobility needs but is also important to regional mobility as it links residents in surrounding Berkeley County communities to opportunities in the larger urban activity and employment centers located in North Charleston and downtown Charleston.

The City's transportation system encompasses a variety of modes including the road network, transit, pedestrian and bicycle facilities, railroads, and airport facilities. The following provides the existing conditions of each of these transportation components.

Roadways

The City's roadway network is central to the movement of both people and goods in and around Goose Creek and is comprised of a hierarchy of streets. The functional

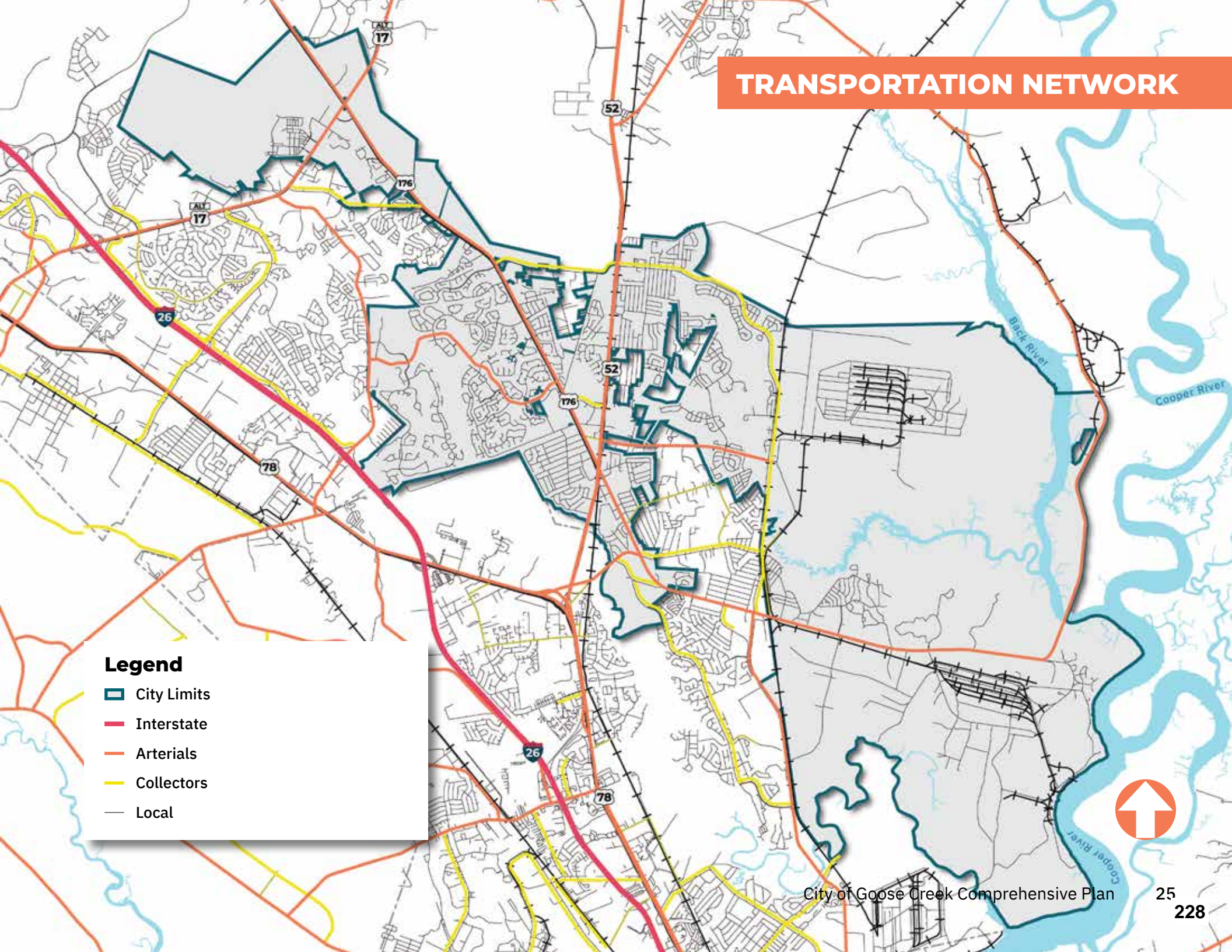
classification system, established by the Federal Highway Administration (FHWA) for roads and highways in the United States, is based on the types of trips that occur, the basic purpose for which the street was designed and the volume of traffic that the roadway facility carries. Roadways can be

classified primarily as arterials, collectors and local roads, all of which serve two major objectives to varying degrees - mobility and land access. The table below and the map on the facing page together provide a summary of the functional classification of the City's road network.

Roadway Classification

Road Classification	Description	Facilities
Interstate	Interstate highways are the highest classification of roadways serving high-speed and high-volume regional traffic. This facility provides the highest level of mobility with access to adjacent land uses limited to grade-separated interchanges. Facilities typically provide connectivity between urban areas.	I-26
Arterials	Facilities provide a high degree of mobility in both urban and rural areas, and also provide access to abutting land uses. Typically links cities, towns, rural centers and other major destinations that are capable of generating travel over relatively long distances.	US-176/St. James Avenue, US-52/Goose Creek Boulevard/Goose Creek Boulevard, US-17A, College Park Road
Collectors	System typically gathers traffic from local streets and channels it to higher order arterial network. Facilities usually balance access to land use with mobility needs. Collectors usually provide connection between neighborhoods, from neighborhoods to minor business clusters and also provide supplemental connections between major traffic generators and regional job concentrations.	Old Mount Holly Road, Henry Brown Jr. Boulevard, Myers Road
Local Roads	Typically small residential and commercial streets that connect to other local streets and feed into the larger collector system. Local streets serve short trips at lower travel speeds, and also support alternative travel modes such as pedestrians and bicyclists. They have substantial land access to residential areas, businesses and other local uses. Local roads usually make up the majority of roads in the system.	-

TRANSPORTATION NETWORK



Legend

-  City Limits
-  Interstate
-  Arterials
-  Collectors
-  Local



TRANSPORTATION

The City, although not directly served by an interstate, can easily access I-26 at 3 locations – Exit 199 (Summerville/US-17A), Exit 203 (College Park Rd), and Exit 205 (US-78), which provides access to the northern, central, and southern areas of the City. US-176/St. James Avenue and US-52/Goose Creek Boulevard are principle arterials that support both local and regional commuter traffic connecting surrounding communities to the regional activity and employment centers in North Charleston and downtown Charleston.

Segments of these arterials also serve as the City's central commercial corridors. US-176/St. James Avenue which serves as an alternative to I-26, accommodates much of the same commute trips. This corridor also supports the increased travel demands generated by the large new developments occurring in the western portion of Berkeley County, such as the Cane Bay and Nexton developments.

Roads within Goose Creek are primarily owned and maintained by the South Carolina Department of Transportation (SCDOT) and Berkeley County, with the exception of the facilities located within the Naval Weapons Station which are the responsibility of the Federal Government, as well as Carnes Crossroads, which are controlled by the City.

Traffic Volumes and Capacity

The South Carolina Department of Transportation (SCDOT) maintains annual average daily traffic (AADT) count information for all counties in the state. Count stations are set up along major roads in order to measure the existing bi-directional traffic volumes. Sampled counts are then adjusted to reflect the average daily traffic over a year.

The traffic counts map to the right provides the percent change in AADT between 2010 and 2019 for all count stations located in Goose Creek. As expected, the higher traffic volumes are being carried on roadways with the higher functional classification. Table 3 provides additional details for the traffic count stations experiencing a greater than 30% increase in volumes over the 2010 – 2019 period.

Public Transit

Public transit is an important component of the City's transportation system. Access to safe and convenient transit service enhances the mobility options available to residents, can potentially ease congestion, and mitigate transportation costs for individuals, including those who have no other transportation

options as well as those who have other mobility choices. Public transportation relies on a complete multimodal transportation system which offers an appropriate mix of roadway connections that supports bus operations, safe and well-connected sidewalks and bicycle facilities, and other pedestrian accommodations that provide adequate access to transit stops, to operate effectively. As such, transit cannot be considered in isolation. The following provides the existing condition of public transportation in the City of Goose Creek.

TriCounty Link (TCL)

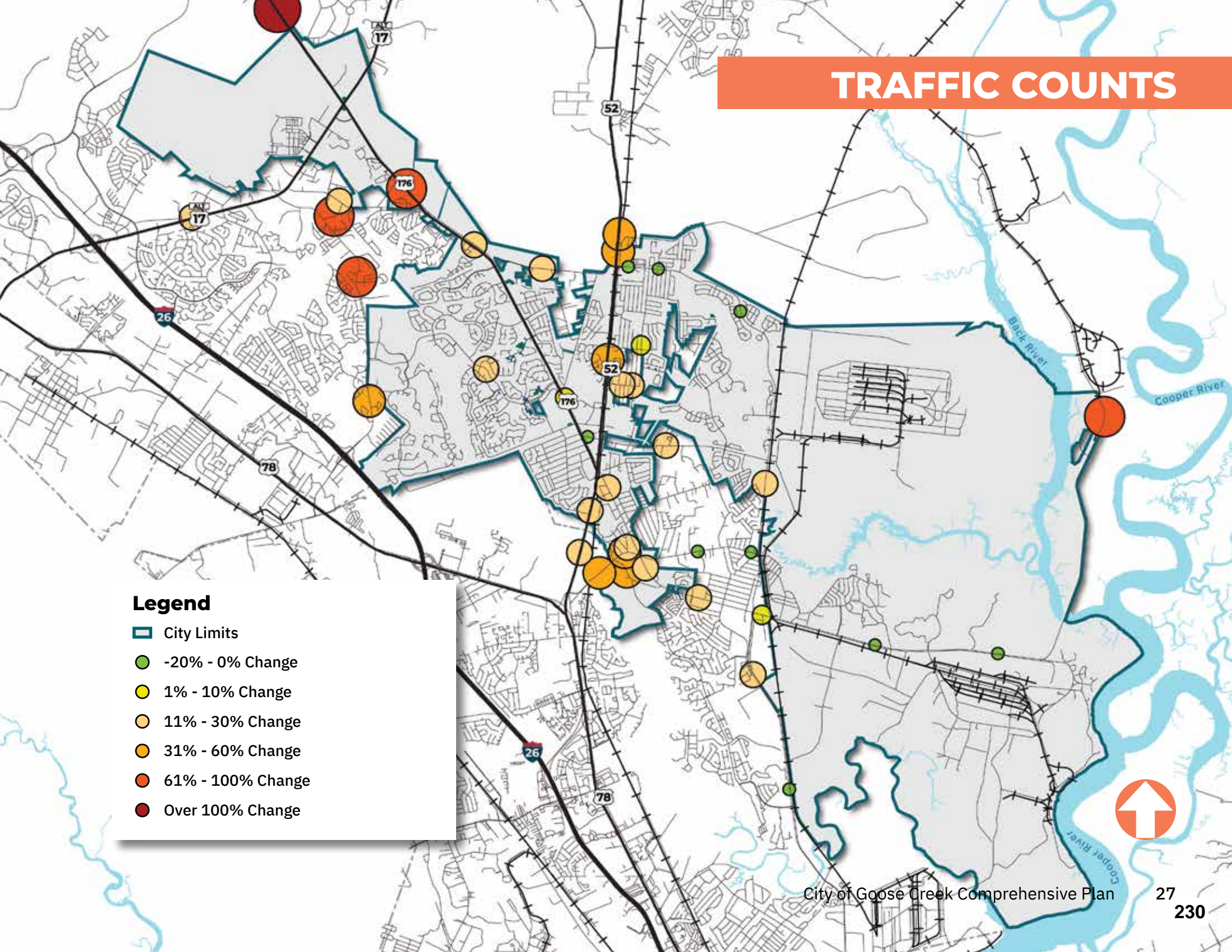
Although Goose Creek is located within the CHATS urban area, the City is served primarily by TriCounty Link (TCL), the region's rural transit system which operates both commuter express and deviated fixed route services.

TCL is comprised of ten deviated fixed routes which follow a published schedule and operate as a "flagstop" service, picking up customers between scheduled stops along the fixed route alignment. Each route also provides a deviation option that allows operators to depart up to 3/4-miles off a scheduled route to pick up customers who cannot meet the bus at designated stop locations. Deviations are primarily pre-scheduled curb-to-curb service,

TRAFFIC COUNTS

Legend

- City Limits
- 20% - 0% Change
- 1% - 10% Change
- 11% - 30% Change
- 31% - 60% Change
- 61% - 100% Change
- Over 100% Change



EXISTING TRANSIT

Legend

- City Limits
- P Existing Park-and-Ride
- CS1 Moncks Corner/North Charleston
- CS2 Summerville/North Charleston
- CS3 Summerville/Moncks Corner
- B102 Moncks Corner/Goose Creek
- D305 Summerville Connector
- CARTA Routes



TRANSPORTATION

which permits TCL to meet American with Disabilities Act (ADA) requirements. However, this option is useful within the lower-density context of the larger rural service area.

TCL's five commuter express routes operate between a network of park-and-ride facilities and other key destinations throughout the rural service area.

The map on the facing page provides an overview of the City's transit routes, major hubs and other transit related facilities located within Goose Creek. TriCounty Link's B102 and D305 local fixed routes serve the City of Goose Creek directly. Route B102 is a loop route that covers most of the City and provides connection between Moncks Corner, Goose Creek, Hanahan and North Charleston. It operates mainly along US-52/Goose Creek Boulevard, US-176/St. James Avenue, Liberty Hall Road, and N. Rhett Avenue. However, through its deviated service it is able to provide coverage to much of the City's residential areas located along its alignment. This route operates at low frequency, offering one morning and one afternoon trip to users. Route D305 operates along the US-17A corridor, serving residents within the northern extents of the City of Goose Creek. This route provides low frequency service to riders between Moncks Corner and Summerville, and a higher frequency circulator-like service between Summerville and North Charleston which runs every 90-minutes.

TCL's CS1 commuter route provides express transit service between Moncks Corner, Goose Creek and North Charleston along US-52. This commuter route provides 16 inbound and outbound trips daily, with an approximate 45-minute frequency. Routes B102 and CS1 both serve one park-and-ride facility located in the City at the intersection of US-52/Goose Creek Boulevard and Button Hall Avenue. This Goose Creek park-and-ride lot utilizes parking spaces constructed for other purposes through a formal agreement with the lot owner. There are approximately

18 parking spaces available. TCL's commuter route CS3 provides transit connection between Moncks Corner and Summerville along the US-17A corridor. Although this commuter route passes through the northern portion of the City of Goose Creek, it does not serve a designated stop within the City. The BCD Regional Park and Ride Study completed in 2018, has identified the need for a future park-and-ride facility located near the US-176/St. James Avenue and US-17A intersection to better serve this fast-growing area of the region.

Summary of the TCL Commuter and Fixed Routes Operating in Goose Creek

Route	Route Type	Route Name	Alignment	Service Characteristics
D305	Local	Summerville Connector	Moncks Corner-Summerville-North Charleston along US-17A and US-78	Moncks Corner-Summerville: 4 Trips (2 inbound/2 outbound) Summerville-N. Charleston: 16 Trips (8 inbound/8 outbound); 90-minute frequency
B102	Local	Moncks Corner-Goose Creek	Moncks Corner-Hanahan- Goose Creek along US-52/Goose Creek Boulevard/Goose Creek Boulevard, N. Rhett Avenue, Rivers Avenue, US-176/St. James Avenue, Jedburg Road, and Cooper Store Road	2 Trips (1 AM trip and 1 PM trip)
CS1	Commuter	Moncks Corner-North Charleston	Moncks Corner-North Charleston along US-52/Goose Creek Boulevard/Goose Creek Boulevard	16 Trips (8 inbound/8 outbound); approximate 45-minute frequency
CS3	Commuter	Summerville-Moncks Corner	Moncks Corner-Summerville along US-17A	8 Trips (4 inbound/4 outbound)



TRANSPORTATION

Micromobility

Providing physical separation of people driving from people walking, bicycling, or riding low-speed electric vehicles can foster a sense of safety that encourages residents of all ages and abilities to be physically active. According to the National Household Travel Survey, walking, bicycling, and riding low-speed electric vehicles account for approximately 11.6% of total trips taken by people in the United States. These modes are generally used for short-distance trips, with walk trips for any purpose averaging 0.9 miles, bicycle trips averaging 2.4 miles, and low-speed electric vehicle trips averaging 2.4 miles in communities across the country.

According to Walk + Bike BCD, the region's active transportation plan, Goose Creek represents a high demand area for walking and bicycling within the Tricounty region. Despite nearly all of Goose Creek workers having access to a motor vehicle (99.2%) according to the 2014-2018 American Community Survey, 5-year estimates, approximately 10.8% of Goose Creek residents walk as their primary means of transportation to work. This outpaces the 2.1% statewide and 2.7% national walk commute rate, and it does not include the approximately 79.6% of public transportation commuters in the United

Active Transportation Commute Mode Share (ACS 5-Year Estimates, 2018)

	United States	South Carolina	Goose Creek
Walk Commute Rate	4,049,677 (2.7%)	46,140 (2.1%)	2,314 (10.8%)
Bicycle Commute Rate	858,954 (0.6%)	5,446 (0.1%)	30 (0.1%)
Workers (16+ years)	150,571,044	2,215,014	21,331

States who walk to access a transit stop or station (NHTS, 2017, nhts.ornl.gov).

Goose Creek's relatively high 'walk commute rate' may be a byproduct of a favorable climate and topography for walking, a well-developed network of sidewalks and paths, or a large percent of Goose Creek residents with short commutes. According to 2017 LEHD data, 43.3% of Goose Creek residents commute less than 10 miles to work.

The map on the facing page illustrates the designated sidewalks and paths located in and around the City of Goose Creek. Currently, there are approximately 122 lane miles of sidewalks and 25 miles of paths within Goose Creek.

Highlights of the existing walkway network include:

- **Crowfield Plantation Trails.** Extensive network of sidepaths on the site of the former Crowfield Plantation. The sidepaths connect











several subdivisions to each other, to schools, to places of worship, and to nearby businesses along US-176/St. James Avenue.

- **Pineview Hills Path.** A shared-use path that runs along a power line utility easement paralleling Pineview Drive. The path connects residents of the Pineview Hills neighborhood to Westview Elementary School, the Wannamaker North Trail, Etling Park, and nearby businesses along US-176/St. James Avenue.
- **Goose Creek Trail System.** A shared-use path that parallels Old Moncks Corner Road from US-176/St. James Avenue to New Baptist Life Church near Parkside Drive. This path connects the neighborhoods on the former Crowfield Plantation and Hounds Run to Eubanks Park.

ACTIVE TRANSPORTATION

Legend

Existing | Previously Proposed

-  City Limits
-  Sidewalk
-  Unpaved Trail
-  Sidepath
-  Shared-Use Path
-  Separated Bikeway
-  Buffered Bicycle Lane
-  Striped Bicycle Lane
-  Signed Bicycle Route
-  Bike Boulevard



TRANSPORTATION

- **US-176/St. James Avenue and Red Bank Road Sidewalks.** Continuous, bidirectional sidewalks paralleling US-176/St. James Avenue and Red Bank Road from Plantation N. Boulevard/Old Mount Holly Road to Old State Road/Howe Hall Road. This is Goose Creek’s primary commercial corridor, and these sidewalks connect schools, places of worship, and businesses (including multiple grocery stores).
- **Rivers Avenue Regional Connection.** A shared-use path that parallels US-52 and connects the City of Goose Creek to Wannamaker County Park in North Charleston along US-78/ University Boulevard.
- **Henry E. Brown, Jr. Boulevard Path.** Extended shared-use path south of Liberty Hall Drive along Henry E. Brown, Jr. Boulevard, with approximately 0.4-mile section within Goose Creek’s City limits. This path connects a series of new neighborhoods and Goose Creek High School along Red Bank Road.
- **Red Bank Road Walkway.** A combination of sidewalk and sidepath along Red Bank Road from Old State Road/ Howe Hall Drive to

the Naval Weapons Station (crossing City of Goose Creek and Berkeley County boundaries). This walkway connects businesses, schools, and the Marrington Plantation trailhead.

Although residents enjoy an expansive network of low-stress sidewalks and paths, most of the City’s existing paths are too narrow for shared use without potential conflicts between people walking and bicycling. The map on page 31 shows a lack of existing bikeways along or parallel to the City’s primary routes, which can make bicycling within the City stressful and limits opportunities for bicycle trips. The most recent (2018) ACS Estimates indicated that only 30 Goose Creek residents bicycle to work.

Currently, the City’s only on-street bikeways are a 0.9-mile segment of striped bicycle lanes on College Park Road near Stratford High School and an approximately 1-mile “bicycle boulevard” within the West Greenview Acres neighborhood. The bicycle boulevard combines striped bicycle lanes on a paved shoulder, a shared-use path, and a signed bicycle route into a single bikeway that weaves through the low-speed, low-volume neighborhood streets and connects residents to Lake Greenview Park and Red Bank Road.



Shared-use path at north end of Pineview Hills neighborhood facing Westview Elementary School’s sports field.



Northbound sidewalk on US-176/ St. James Avenue at Publix driveway.



Shaded path along southern edge of the Planters Walk neighborhood that serves as part of the Crowfield Plantation Trail system.



Location of planned shared-use path on Henry E. Brown, Jr. Boulevard as part of roadway widening project.



Construction of shared-use path on Henry E. Brown, Jr. Boulevard between Liberty Hall Road and Red Bank Road.



Shared-use path parallel to US-52/ Goose Creek Boulevard provides Goose Creek residents access to North Charleston's Wannamaker County Park.



Location of funded sidewalk project on Amy Drive near Boulder Bluff Elementary School.



Sidepath along Red Bank Road at the Marrington Plantation trailhead.



TRANSPORTATION



Goose Creek's only bicycle boulevard includes striped bicycle lanes on Wisteria Road, a shared-use path on East Pandora Drive, and a signed bicycle route on Englewood Road.



The Goose Creek Trail north of Shannon Park and parallel to Moncks Corner Road at Foxborough Road.

Freight

Providing a safe, efficient and reliable network for the movement of freight and goods is extremely important to maintain the quality of life of residents and also support the economic vitality of our local communities and greater region. While the freight network in the region is comprised of a mix of port, air, roadway, rail and intermodal facilities, major freight and goods movement in the City is accommodated primarily by road and rail traffic.

Highway Facilities

The map on page 37 provides the designated National Highway Freight Network (NFHN) and South Carolina Statewide Freight Network located in and around the City of Goose Creek. These strategic highway freight corridors have been identified as critical in the movement of goods and maintaining the efficiencies of these corridors support and advance the regional, state and national economic goals. The I-26 corridor, to the west of the City, is part of the Primary Highway Freight System. It accommodates the majority of the region's truck freight traffic especially that generated by Charleston Port activities. US-52/Goose Creek Boulevard and US-17A are identified as part of the Statewide Freight Network which facilitates increased access

to freight dependent industries/land uses and also provides critical connectivity to the NFHN. Much of the local freight generators (manufacturing, industrial, warehouse/distribution) located in and around the City, depend on and utilize a number of local roadway connections that traverse through Goose Creek, such as Red Bank Road, Bushy Park Road, N. Rhett Avenue, College Park Road and US-176/St. James Avenue, to access these primary freight corridors.

Rail Facilities

Railroads also play an essential role in the region's transportation system and are an integral part of the transportation network in Goose Creek. As shown on the map on page 37, there are two major rail lines running through the City, both owned and operated by CSX Transportation. CSX rail is one of two Class I long-haul railroads operating in the region. It is the largest railroad in South Carolina, representing 56% of the State's rail system. The Port of Charleston depends heavily on CSX intermodal rail services to transport freight container traffic into and out of its maritime facilities.

The western CSX rail line runs through the core of the City parallel to US-52/Goose Creek Boulevard, and creates at-grade rail crossings at six intersecting locations with Red Bank Road, Liberty Hall Road, Button Hall Road, Hollywood Drive, Stephanie Drive,

and Montague Plantation Road. This rail line accommodates both freight and passenger rail traffic. Passenger rail services are available through Amtrak, which operates on CSX's lines through an agreement between companies, and trips are scheduled to avoid conflicts between trains. The eastern CSX line runs adjacent to the Naval Weapons Station (NWS), parallel to N. Rhett Avenue and Henry E. Brown, Jr. Boulevard. This line is an exclusive freight line and creates three at-grade rail crossing at Red Bank Road, Liberty Hall Road, and Montague Plantation Road in Goose Creek.

The South Carolina Ports Authority (SCPA) and cooperating partner agencies are investing roughly \$2.6 billion in port and port-related infrastructure to increase port capacity, and also enhance the operational performance and transportation infrastructure related to the movement of cargo at the Port of Charleston and throughout the State.

Major investments include the deepening of the Charleston Harbor, construction of the new Hugh Leatherman Terminal and Port Access Road in North Charleston, and inland port development and marine terminal upgrades at Wando Welsh. In order to keep pace with and accommodate the projected future intermodal growth Palmetto Railways is developing the Navy Base



TRANSPORTATION

Intermodal Container Transfer Facility (ICTF) to provide near-dock rail service for the Hugh Leatherman Terminal. With increased investment in its maritime terminals and intermodal facilities, such as Inland Ports Greer and Dillon, the South Carolina Ports Authority has already seen steady growth in intermodal rail traffic. In 2019, intermodal rail traffic accounted for roughly 24% of port container movement. These improvements will undoubtedly impact freight container traffic on both the highway and rail networks throughout the region. As such, the City of Goose Creek will need to plan for increased intermodal rail traffic along the CSX rail lines operating through the City, and the possible impacts to traffic operations and safety of the City's highways and local roadways.

For more information on the City's transportation network, see pages 62-92 in the Technical Appendix.

Airports

The Charleston International Airport (CHS) and Berkeley County Airport (MKS) are both located within 15 miles of the City of Goose Creek. The Charleston International Airport, located in Charleston County, is one of three public airports owned and operated by the Charleston County Aviation Authority (CCAA) under a Joint Use Agreement with the U.S. Air Force and Joint Base Charleston which owns, maintains and operates the shared runways, taxiways and navigation facilities. This airport is the busiest in the State, providing both commercial and military air service which connects millions of visitors to the region annually. Over the last decade the Charleston International Airport has experienced steady growth and in 2019 accommodated a record high 4.9 million passengers (enplanements/deplanements), up roughly 9% from 2018. Nine scheduled passenger air carriers operate at this airport and offers over 75 daily departure flights to 27 cities, including major travel hubs such as Atlanta, GA; Charlotte, NC; Chicago, IL; Washington, DC; New York, NY; and Denver, CO.

The Authority, in response to the projected growth in passenger traffic and increased demand for airport services, developed and has been implementing recommended

improvements identified within its CHS: Vision 2030 Master Plan. In 2016 roughly \$200 million in improvements were completed as part of its Terminal Redevelopment and Improvement Program (TRIP). Improvements were aimed at increasing airport capacity by approximately 50%, and included modernization of the terminal building, baggage hall renovations, existing concourse upgrade and expansion, construction of a rental car pavilion, and construction of a central energy plant. Other improvements under construction or in development as part of the Airport's plan to remain competitive and provide customers with world class service, include the construction of a new parking deck, new concourse construction and the development of a new Airport Connector Road, led by Charleston County.

The Berkeley County Airport is located roughly one mile to the southwest of the Town of Moncks Corner, off US-17A, and is owned and operated by the Berkeley County government. The airport is open to the public seven days a week and supports general aviation or private flight services, as well as air taxi services and military traffic.

FREIGHT CORRIDORS

Legend

- City Limits
- National Freight Network
- State Freight Network
- Class I Rail (National)
- Class III Rail (Local)
- Other Rail
- Port Terminals
- Industrial / Manufacturing Sites



ECONOMICS

Income

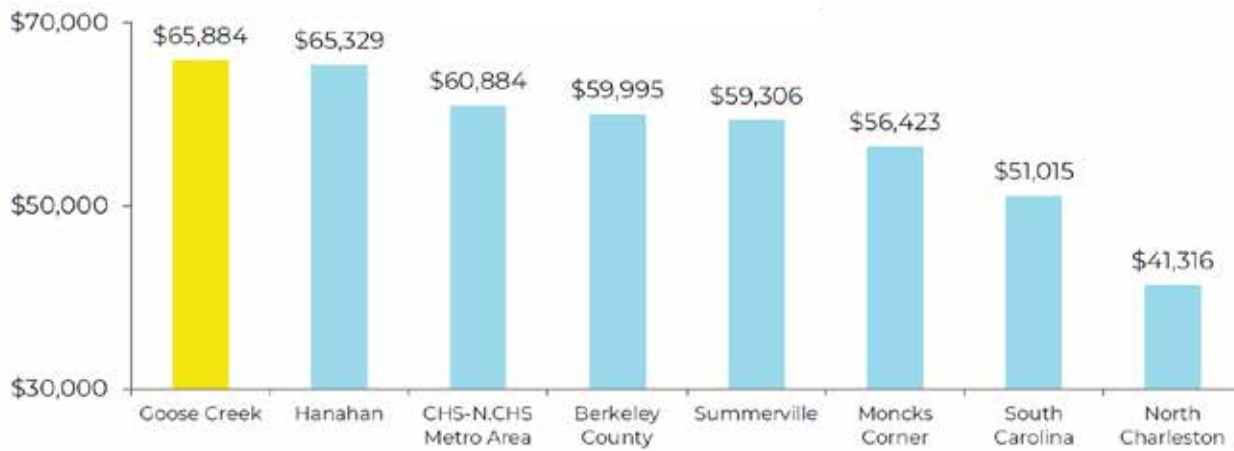
Overall, median income has risen in recent years, increasing 6% from 2014 (\$62,107) to 2018 (\$65,884) in inflation-adjusted dollars (ACS 2014, 2016 and 2018).

Goose Creek has the highest median household income among similar communities in the region. In 2018, median household income was approximately \$66,000 per year, followed closely by Hanahan at \$65,000. Comparatively, the median household income in Berkeley County and the Charleston metro area were each about \$60,000 per year.

Per capita income is the average income per individual, including children, within

a geographic designation (state, county, census tract, or place). It is computed by dividing the total income of all people 18 years old and above in the City by the total population. The graph below compares the per capita income for Goose Creek with that of surrounding jurisdictions. Goose Creek's per capita income indicates an increase of approximately \$6,000 since the 2008 estimates reported in the 2010 Comprehensive Plan. The City's per capita income continues to be fairly consistent with most other jurisdictions, the County and the State, but noticeably lower than the Charleston-North Charleston MSA, commonly referred to as the Tricounty Area or Lowcountry.

Median Household Income - Regional Comparison, 2018 (ACS 5-Year Estimates, 2018)



Poverty

The definition of poverty levels and thresholds can vary from one government agency to another. The US Census Bureau considers income thresholds that vary by family size and composition (e.g. number of children) to determine poverty. It does not consider geographic location and the variation in cost of living, but thresholds are updated annually accounting for inflation. As of the ACS 2018 5-year estimates, approximately 10% (or 3,933) of Goose Creek residents are impoverished.

Labor Force

Approximately 70% of the City's population age 16 years and older are reportedly participants in the City's labor force. Not surprisingly, this participation rate drops significantly for those participants after age 60 and is slightly lower for participants ages 16 to 19. The graph to the next page depicts labor force participation and the unemployment rate by age groups.

The 2018 unemployment rate estimate for most age groups in Goose Creek is fairly consistent with the Census estimate of 5%, with the exception of the 16 to 19 years of age group that are likely balancing work with their education.

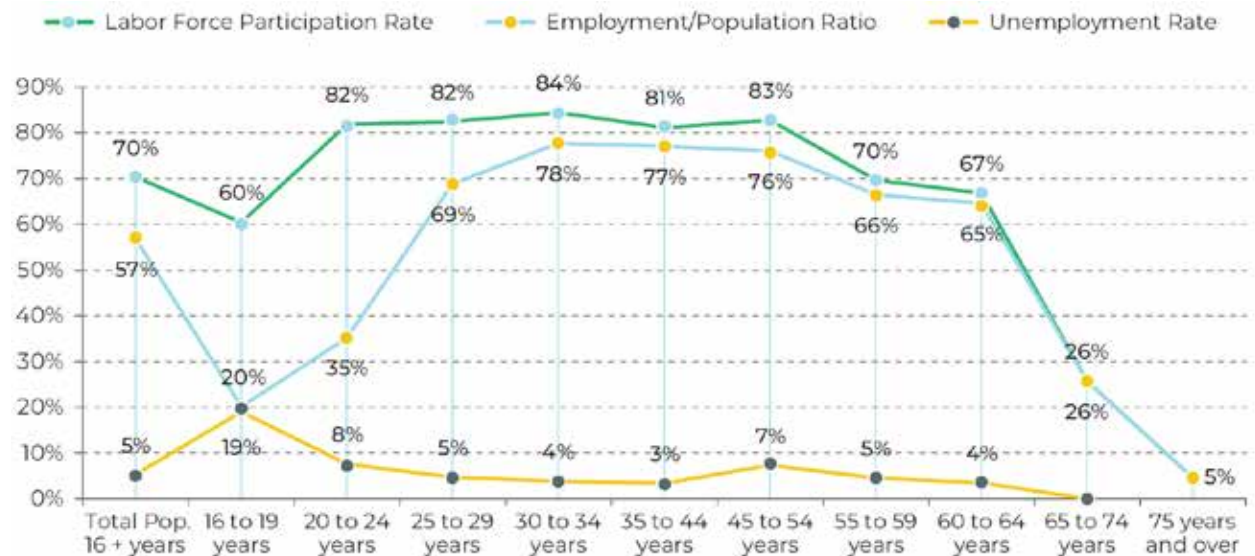
Overall, the City’s unemployment rate has been steadily decreasing since the peak of the recession in 2013. The graph on the right illustrates the trend in unemployment for both Goose Creek and Berkeley County for comparison over the past decade. As of the 2018 ACS estimates, the unemployment rate in Goose Creek and Berkeley County was approximately 5%, though the recent employment impacts of COVID-19 have raised the unemployment rate substantially in 2020.

Workers and Occupations

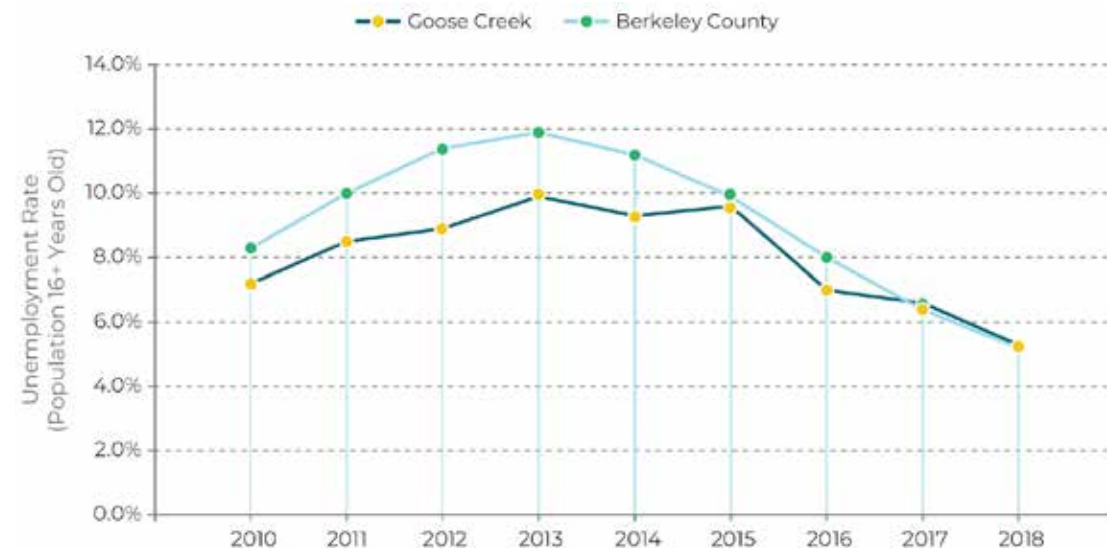
The majority (73%) of the City’s civilian labor force is employed by private companies, 22% are employed by government, and 6% are self-employed. A high proportion (89%) of those employed and 62% of those unemployed workers have health insurance coverage. “Occupations” are defined by the US Census Bureau by the type of work tasks that members of the labor force perform.

Since 2014, occupations in “management, business, science and arts” have held the largest proportion of representation, remaining consistent around 35% of workers. Sales and office occupations and service occupations were the next largest categories, each accounting for 20% of workers. Combined, natural resources, construction and maintenance (11%),

Employment Characteristics, 2018 (ACS 5-Year Estimates, 2018)



Goose Creek Unemployment Rate, 2010-2018 (ACS 5-Year Estimates, 2018)





ECONOMICS

and production and transportation (14%) related occupations represent approximately one-quarter or 25% of the labor force's occupations. It is important to note that service occupations had the greatest growth over the past five years increasing five percentage points, while sales and office occupations shrunk about ten percentage points.

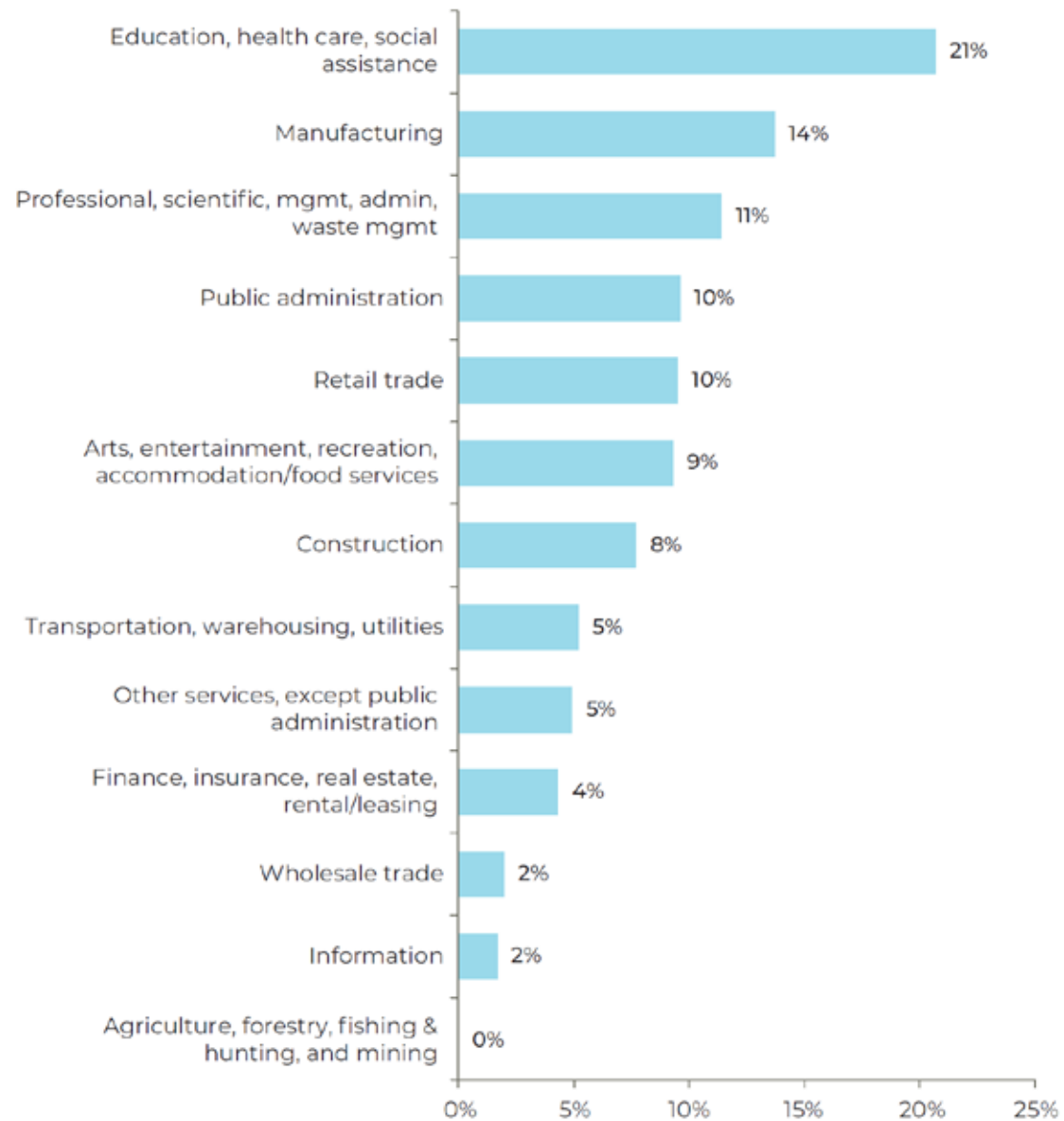
Employment Industries

“Industry” or “place of work” data describe the type of business that is conducted by an employing organization, while occupation describes the work that is carried out by the individual worker.

Comparable to 2008 data reported in the last Comprehensive Plan, the largest industry employing Goose Creek's labor force in 2018 continues to be educational services, health care and social assistance. While those employed in professional, scientific, management, administrative, and waste management services has dropped from 14% to 11% over the past decade, manufacturing now employs a greater percent of the City's labor force.

For more information on the City's economics, see pages 93-111 in the Technical Appendix.

Industries of Employment, 2018 (ACS 5-Year Estimates, 2018)



Employment Locations

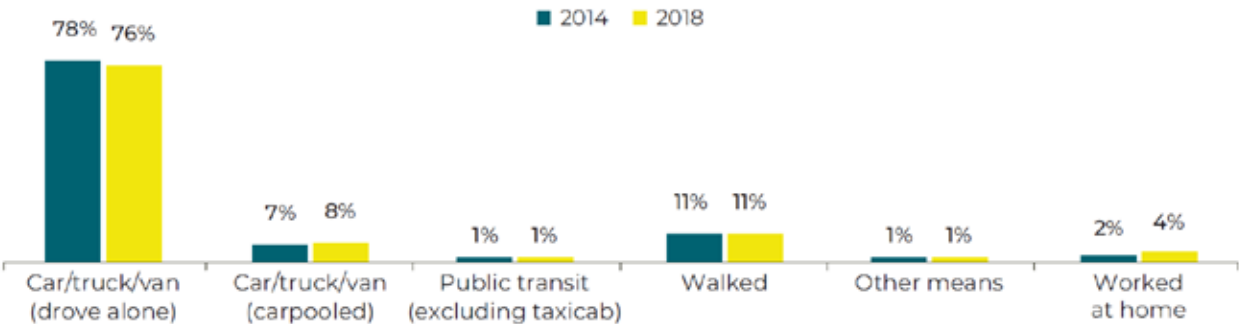
Of the 48 industries listed by the SC Department of Commerce with Goose Creek addresses, there are a handful of large companies (>100 employees). Those larger industries are located around the periphery of the city, many in the Bushy Park industrial area along the eastern edge of the City abutting the Cooper River. These companies are primarily manufacturing operations ranging from chemicals and metal to home furnishing products. A number of smaller employers are classified as warehousing and distribution, engineering, and service industries.

The mean commute time of Goose Creek’s labor force in 2018 has risen slightly to 24.7 minutes. While comparable to the average

commute for workers across the state of South Carolina, this is slightly lower than that of workers in all of Berkeley County (27.7 minutes) and across the region (26.1 minutes). There have been slight changes in the general work locations of residents from the ACS 2008 data reported in the last Comprehensive Plan compared to recent ACS 2018 data. Approximately 98% of residents work in state, which has remained consistent with 2008 data, though fewer residents work in Berkeley County, dropping from 50% in 2008 to 45% by 2018.

As was found ten years ago, the majority of workers drive alone to work (76%). A number of workers are able to walk to work (10.8%), carpool (8%), work from home (4%), or use public transportation (1%).

Goose Creek Residents' Commute to Work (ACS 5-Year Estimates, 2014-2018)



Economic Strengths & Weaknesses

The Leakage/Surplus Factor measures of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. Currently, the City has two general industry groups with a surplus factor: department stores and used merchandise stores.

All other industry groups indicate varying levels of leakage, ranging from a fairly low factor of +10 for restaurants and eating establishments, up to some of the highest industry groups, such as jewelry, luggage and leather goods stores, special food services, office supplies, lawn and garden equipment stores, and automobile dealers, with leakage factors of +50 to +100, indicating most or all of these sales are occurring outside the trade area.



COMMUNITY FACILITIES

Introduction

The effective coordination, construction and programming of public services and facilities alongside land use decisions supports the growth and development of a community by ensuring that adequate public services are provided. Included under the broad heading of community facilities are things such as water and wastewater services, fire and police protection, access to health and emergency medical care, quality schools, and recreational facilities. Because these services are so closely tied to quality of life measures, individuals often base decisions about whether or not to re-locate to or remain in a particular place based on these very elements. Community facilities, therefore, are essential to the vitality and appeal of a community.

To promote the efficient use of infrastructure, annexations and development must be tied to the capacity of existing or already programmed infrastructure such as utility lines. Similarly, investment in new facilities or service expansions also needs to be considered to ensure that such services or infrastructure keeps pace with anticipated future demand. This element explores the existing conditions of the facilities and services available in Goose Creek today.

Utilities

Water Supply, Treatment and Distribution

The Berkeley County Water and Sanitation Authority (BCWS), Goose Creek Public Works and Charleston Water Systems (CWS) provide public water service to the City of Goose Creek. The majority of Goose Creek residents are served by the Goose Creek Public Works Water Division. The Department maintains roughly 146 miles of distribution lines which support 1 industry, 9,923 residential, and 684 commercial connections.

As a member of the Santee Cooper Regional Water System, the City of Goose Creek along with other members of the Lake Moultrie Water Agency - including Berkeley County, the Moncks Corner Public Works Commission and the Summerville Commissioners of Public Works - purchase water from the Santee Cooper Water Treatment Plant in Moncks Corner.

The City of Goose Creek maintains three elevated water tanks with a total storage capacity of three million gallons. In addition, there are two elevated storage tanks located within the unincorporated Greater Goose Creek Area.

Goose Creek falls within the Berkeley County Water and Sanitation Authority (BCWS) Lower Berkeley Sewer District. BCWS operates and maintains roughly 554 miles of gravity sewer lines, 167 miles of forced sewer mains, and 159 pump stations county-wide.

The county system is also supported by three wastewater treatment plants, one of which is located in Goose Creek off Red Bank Road on the Naval Weapons Station. BCWS provides public sewer service directly to customers within the City with over 300 miles of sewer lines which support approximately 10,099 residential and commercial service connections. Major industrial connections include Google, Century Aluminum and the Bushy Park Industrial Complex.

The City of Goose Creek has 45 pump stations that collect and direct sewage to processing stations. 30 pump stations are maintained by Berkeley County Water and Sanitation and 15 are privately maintained by individuals, homeowners' associations, industrial parks and facilities, commercial facilities, religious establishments, and residential subdivisions.

In areas where public water and sewer are not provided to unincorporated properties within the general vicinity of the City, private wells and septic systems are utilized. South Carolina's Department of Health and Environmental Control regulates and permits private wastewater systems. It is imperative that private wastewater systems are installed and operated correctly as well as pumped regularly to avoid underground water contamination that can migrate throughout the watershed. Moreover, wells should be tested regularly, as groundwater contamination poses a health risk to residents ingesting the water.

Solid Waste Collection and Disposal Service

Goose Creek Public Works Sanitation Division provides solid waste services to residents of the City. The responsibilities of the Sanitation Division include curb-side solid waste collection, processing, and disposal. The City of Goose Creek does not provide for the collection or disposal of commercial solid waste. Acceptable items for pick up include: household garbage, yard debris, metal goods, owner-generated construction materials, and used household furnishings. Residents in unincorporated areas of the City are responsible for the disposal of their household waste and yard debris at any of the nine convenience

centers located throughout Berkeley County. The Berkeley County Landfill, located west of US-52/Goose Creek Boulevard, just south of Moncks Corner, accepts commercial waste and provides for other special waste disposal needs.

Recycling is an important component of solid waste management. In 2019, the County opened a new state-of-the-art recycling facility which processes all waste generated in Berkeley County, at no additional cost to users. The facility automatically separates recyclable materials from trash before transporting the non-recyclable materials to the county landfill for disposal. Residents can also drop off items at eight drop-off recycling facilities located within the City or at any of nine convenience centers within Berkeley County. The facilities in Goose Creek only accept cardboard and paper. The recycling of antifreeze is only available at the Oakley Road and Gravel Hill Convenience Centers. These facilities do not provide for the recycling of paint, scrap metal, tires, and textiles.

Electrical Providers

Electricity is provided to Goose Creek residents mainly through Berkeley Electric Cooperative (BEC) and Dominion Energy. The City has worked to create a City-owned electric utility that would provide electricity to Century Aluminum. This initiative to become an electric utility provider supports the City's plan to annex the roughly 5,000 acres of land on which the smelting company occupies. As of July 2020, three parcels of the Century Aluminum site has been annexed into the City. If the City fully annexes the property, the City would assume zoning control over the site's future development as well as benefit from the property tax revenues that can be generated by the site.



COMMUNITY FACILITIES

Institutions

Civic Centers

The Goose Creek Library, located on Old Moncks Corner Road, is the largest branch in the Berkeley County Library System. It operates six days a week and offers a full range of services and programs to residents of the City and surrounding areas, including story times for children, book discussions, Summer Reading Programs for children, teens and adults, special events to promote reading and literacy, and computer classes. The Library also provides free use of its meeting rooms for library sponsored or co-sponsored events and programs by individuals, community groups and organizations with a cultural, intellectual, informational or educational focus. In addition to its more traditional services, the library system also offers a mobile library service to rural Berkeley County residents and has a large catalog of resources available online. Funding for the Goose Creek Library and the Berkeley County Library System is provided primarily by the County. A small amount is allocated to the system by the State.

Goose Creek residents have access to two major community centers within the City. Opened in 2005, the Goose Creek Community Center has served as a major hub for community activities. Located next

to the Municipal Complex, this facility ties into the well-used hiker-biker trail network of the City and the lakeside facilities located on the campus. The Community Center offers a wide range of classes and activities to seniors, adults and children and houses a weight room, fitness area, indoor track, basketball courts, and a climbing wall.

In 2018, the City expanded the Recreation Complex to include a new 35,000-square foot activity center that sits adjacent to the popular community center. The Goose Creek Activity Center houses most of the City's youth programs and community educational programs. Classes offered include dance, martial arts, yoga, guitar, art, gymnastics, and many more. Many community activities utilize the community buildings, greenspace and lakeside facilities that are available at the Recreational/Municipal Complex campus for events such as the Goose Creek Fall Festival, the City's Spring Concert Series, Fabulous Fourth in the Creek, and Lakeside Holiday Light Display. With limited alternative facilities available to serve adjacent Berkeley County areas, these state-of-the-art facilities serve more as a regional community resource.

Educational Facilities

Based on the US Census 2018 ACS estimates, approximately 6,800 or 16% of

the City's population is of school-age (5-17 years old). Students living in Goose Creek are served by 18 public schools operated by the Berkeley County School District (BCSD), shown on the map on the facing page. These schools represent 41% of the District's current schools and include ten elementary, five middle, and three high schools. There is also a charter school serving Goose Creek residents, the Mevers School of Excellence, and two private schools serving Goose Creek residents: Northwood Academy and Metro North.

BCSD's 5-year Facilities Master Plan identifies "optimal maximum enrollment capacities" for schools, as follows:









Optimal Maximum Enrollment

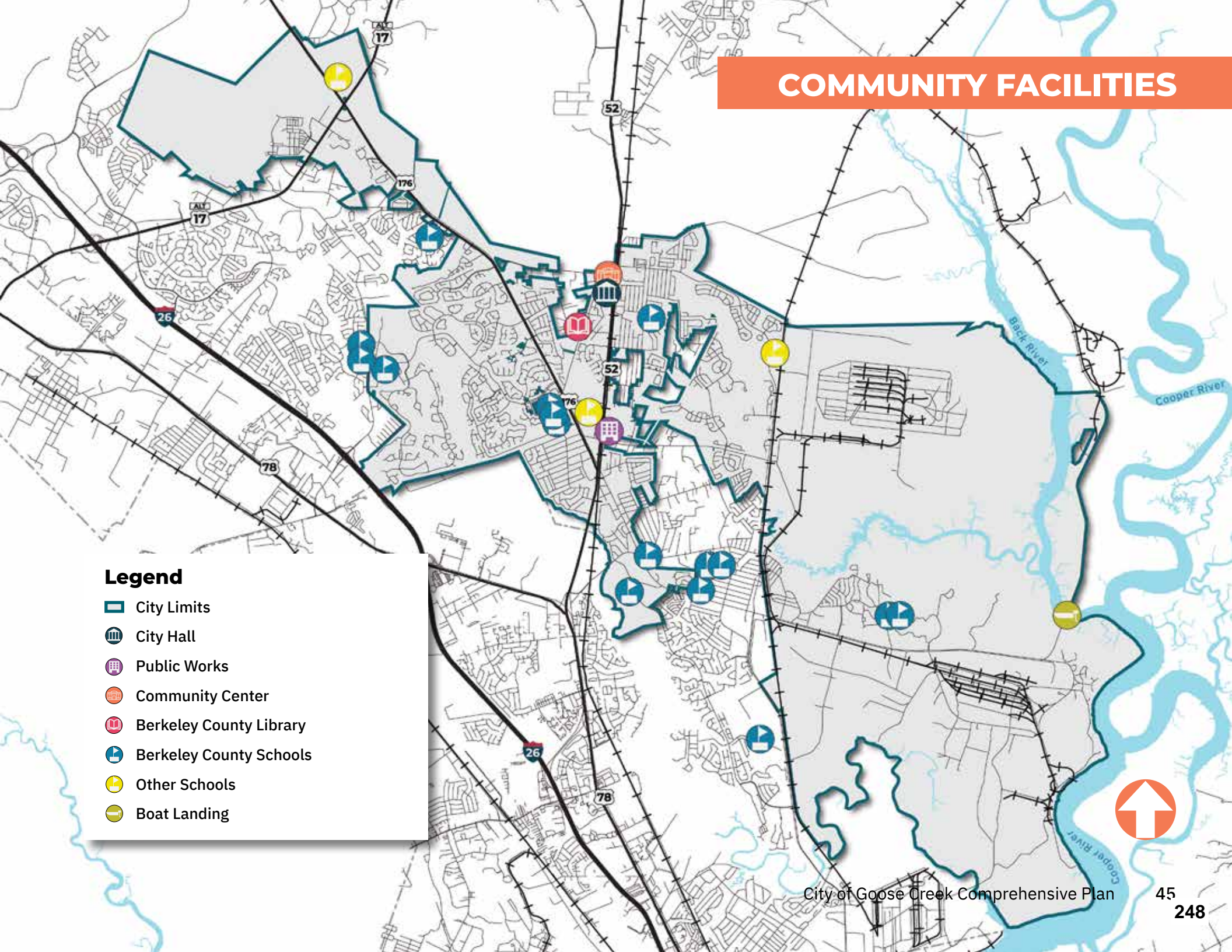
- Elementary Schools: 850 students
- Middle Schools: 1,200 students
- High Schools: 1,800 students

The table on page 46 identifies the 2019-2020 school year average daily enrollment at BCSD schools serving the City of Goose Creek. It is important to note that the attendance zones of these facilities go beyond the City's borders, thus the enrollment provided includes residents of Goose Creek and the county.

COMMUNITY FACILITIES

Legend

-  City Limits
-  City Hall
-  Public Works
-  Community Center
-  Berkeley County Library
-  Berkeley County Schools
-  Other Schools
-  Boat Landing





COMMUNITY FACILITIES

There are no higher-educational institutions located within the Greater Goose Creek Area; however, residents can easily access Charleston Southern University and Trident Technical College, both of which are located just minutes away in North Charleston. These facilities provide continuing educational opportunities in a variety of fields. Other facilities such as the College of Charleston, The Citadel, Medical University of South Carolina, Strayer University, Lowcountry Graduate Center, and College of Charleston North Campus provide undergraduate and graduate courses to Goose Creek residents.

Government Facilities

The City's administrative departments are centralized within the Marguerite H. Brown Municipal Complex located on North Goose Creek Boulevard, including the City's Municipal Court, Police Department and City Hall. Governmental functions of the City of Goose Creek include administrative services, financial, court, permitting, planning and zoning, police protection, public works, and recreational services. The City is governed by a Mayor and six City council members, which serve four-year terms.

Police Protection, Fire Protection & Emergency Medical Service

In 2019, the City of Goose Creek ranked in the top 10 safest cities in the State¹. When

2019-2020 Average Daily Enrollment

Public Schools Serving Goose Creek	Grades Served	Annual State Report Card Grade	Average Daily Enrollment (2019-2020)
Boulder Bluff Elementary School	PK-5	Average	649
Bowen's Corner Elementary School	PK-5	Average	738
Cane Bay Elementary School	PK-4	Average	1,219
College Park Elementary School	PK-5	Average	853
Devon Forest Elementary School	PK-5	Average	925
Goose Creek Elementary School	PK-5	Below Average	914
Marrington Elementary School	PK-5	Excellent	492
Mount Holly Elementary School	PK-5	Below Average	508
Westview Elementary School	3-5	Average	549
Westview Primary School	PK-2	N/A	484
Cane Bay Middle School	5-8	Good	1,392
College Park Middle School	6-8	Average	812
Howe Hall Arts Infused Middle Schools (AIMS)	6-8	Average	415
Marrington Middle School of the Arts	6-8	Excellent	428
Sedgefield Middle School	6-8	Below Average	1,046
Westview Middle School	6-8	Good	863
Cane Bay High School	9-12	Good	2,001
Goose Creek High School	9-12	Average	1,872
Stratford High School	9-12	Good	1,207
Total Students Served			12,287

compared to other Lowcountry communities such as Charleston, Hanahan, Mt. Pleasant, North Charleston, and Summerville, the City ranked third based on a composite score of violent crime and property crime rates. This accolade was achieved thanks to the protection provided by the men and women of the City of Goose Creek Police Department.

The City's police services operate out of the Marguerite H. Brown Municipal Services Complex. With an average annual budget of \$8.9 million, the department employs 74 sworn officers and 28 full-time support staff, and maintains 65 patrol vehicles, most of which are less than seven years old. The department is divided into four divisions: Uniformed Patrol, Criminal Investigations, Special Operations, and Professional Standards Divisions.

Services provided include crime enforcement and reporting, criminal investigations, traffic safety and enforcement, parking enforcement and other special services such as:

- Child Safety Seat Inspections
- Citizen Police Academy

- Police Cadet Program
- Reserve Officer Program
- Ride-Along Program
- Victim Services
- Youth Programs

Goose Creek's police department has a mutual aid agreement with all other Lowcountry police departments.

Seven fire stations serve the Greater Goose Creek Area, four of which are within the City of Goose Creek and three within the unincorporated area. Of the four located within the City, three stations are operated and maintained by the City of Goose Creek Fire Department and one is maintained by the Goose Creek Rural Volunteer Fire Department. The City of Goose Creek Fire Department is staffed by 57 firefighter EMTs and paramedics and one battalion chief supervisor per shift working a "24 hours on, 48 hours off" schedule. A total of 61 uniformed personnel comprise the operational staffing. Departmental equipment includes three engines, one heavy rescue truck, and an Advanced Life Support (ALS) medic unit.

In 2017, the Goose Creek Fire Department opened a new 32,000 square foot

headquarters located at 201 Button Hall Ave. Plans are in place to begin developing a fourth station (Station 4) in the area of Carnes Crossroads, which should be in service by 2023-2024.

Unincorporated areas around Goose Creek are primarily served by the Goose Creek Rural Fire Department via two fire stations, one of which is within the incorporated area of the City. According to a 2018 study commissioned by Berkeley County, the Goose Creek Rural Fire Department consists of 26 volunteers and 24 part-time employees. This department operates four engines and one ladder truck, one rescue vehicle, one command and one utility vehicle. The Goose Creek Rural Fire Department has mutual aid agreements with all neighboring jurisdictions including Goose Creek, Hanahan, North Charleston and Berkeley County.

The Naval Weapons Station area of Goose Creek is protected by Federal fire fighters from two stations and two engine companies. Staffing for each of these facilities varies.

All surrounding fire departments participate in automatic, mutual aid agreements throughout the county and neighboring municipalities by prearranged response guidelines by closest station.

1. *The Home Security Advisor, 2019. Retrieved August 14, 2020 from <https://www.thehomesecurityadvisor.com/safestcities-south-carolina/>*

PUBLIC SAFETY

Legend

- City Limits
- Fire & EMS Stations
- EMS Stations
- Fire Stations
- Berkeley County Sheriff Station
- Goose Creek Police Station



COMMUNITY FACILITIES

Berkeley County Emergency Medical Services (EMS) contracts with the City of Goose Creek to provide emergency care. The trained staff of Berkeley County's Emergency Medical Services responds to approximately 17,000 medical emergencies each year. The City of Goose Creek Emergency Medical Services consists of 19 Paramedics and Basic Emergency Medical Technicians (EMTs). Emergency personnel are dispatched through the City of Goose Creek Fire Department.

Parks & Recreational Facilities

The many natural amenities of the Greater Goose Creek Area afford numerous recreational opportunities. As of January 1, 2009, the City of Goose Creek, through its Recreation Department, assumed the authority of the parks and recreational facilities within City limits and the greater Goose Creek Recreation District.

In 2020, the Department had an operations and management budget of roughly \$3.5 million and employed 10 full-time staff members who are responsible for running all recreational programs, 14 maintenance workers and 50 part-time athletic specialists, which includes lifeguards, coaches, etc. The Department, through its Youth Athletic Program, offers numerous

activities year-round, such as basketball, soccer, football, tennis, baseball, softball, volleyball, gymnastics and cheerleading.

The Goose Creek Recreation Commission (GCRC) consists of seven members, which serve an advisory role to City Council on issues regarding recreation. Currently, there are no designated natural or open space/green areas under its responsibility.

The Goose Creek Recreation Department maintains:

- Eight neighborhood parks, totaling 24.5 acres
 1. Etling Park (last renovated 1995)
 2. Fairfax Park (last renovated 2015)
 3. Forest Lawn Park (last renovated 1993)
 4. Foxborough Park (built 1985)
 5. Lake Greenview Park (last renovated 2008)
 6. Oak Creek Park (built 1993)
 7. Ryan Creek Park (last renovated 2017)
 8. St. James Park (last renovated 2017) and St. James III Park (built 1994)
- Three community parks, totaling 41 acres

9. Dogwood Park (built 1993)

10. Eubanks Park (last renovated 2002)

11. Foster Creek Park (built 2003)

- Three regional recreational centers/complexes

12. Goose Creek Community Center (opened 2005)




13. Goose Creek Activity Center (opened 2018)

14. Felkel Field Athletics Complex (last renovated 1999)

- Community swimming pool (renovated 2020)
- Senior Center (built 1995)
- Hiker-Biker Trail (~30 trail-miles throughout the City)
- The Goose Creek Community and Activity Centers, which provide a wide range of senior, adult and youth activities and classes. These facilities include a fitness center complete with cardio deck, weight-training area, walking track, basketball courts, gymnasium, and climbing wall, and hosts classes such as Zumba, yoga, line dancing and indoor cycling.

PARKS & RECREATION

Legend

-  City Limits
-  Park / Recreation Center
-  Conservation Area



COMMUNITY FACILITIES

The Morale, Welfare, and Recreation (MWR) complex at the Naval Weapons Station offers a plethora of recreational and leisure opportunities available to active and inactive military personnel assigned to the Naval Weapons Station and their families as well as Department of Defense employees and their families. This facility is not currently open to the general public.

The Cooper River, the largest flowing river system in the Greater Goose Creek Area, its many tributaries, and Crowfield Lake provide many boating, bird watching, and fishing opportunities for residents and visitors alike. The Goose Creek Reservoir, a fresh water reservoir that was created from the damming of Goose Creek, provides habitat and breeding grounds for an abundance of fish, such as speckled perch and bluegills, alligators, and many migratory birds.

Golf Courses

The City currently has two golf courses in the City limits, one being the City-owned public golf course, Crowfield Golf Club. The Crowfield Golf Club offers a tremendous 18-hole championship golf course with a driving range and putting green, along with a clubhouse with bar and grill. All of their amenities are open to the public and offer a great recreational amenity to the residents of Goose Creek. The second course is the military golf course, the Redbank Golf Course. It is located on the Naval Weapons Station and it offers an 18-hole golf course for active duty and retired personnel that can access to the base.

For more information on the City's community facilities, see pages 112-124 in the Technical Appendix.



Crowfield Golf Club



CULTURAL RESOURCES

Historic Properties

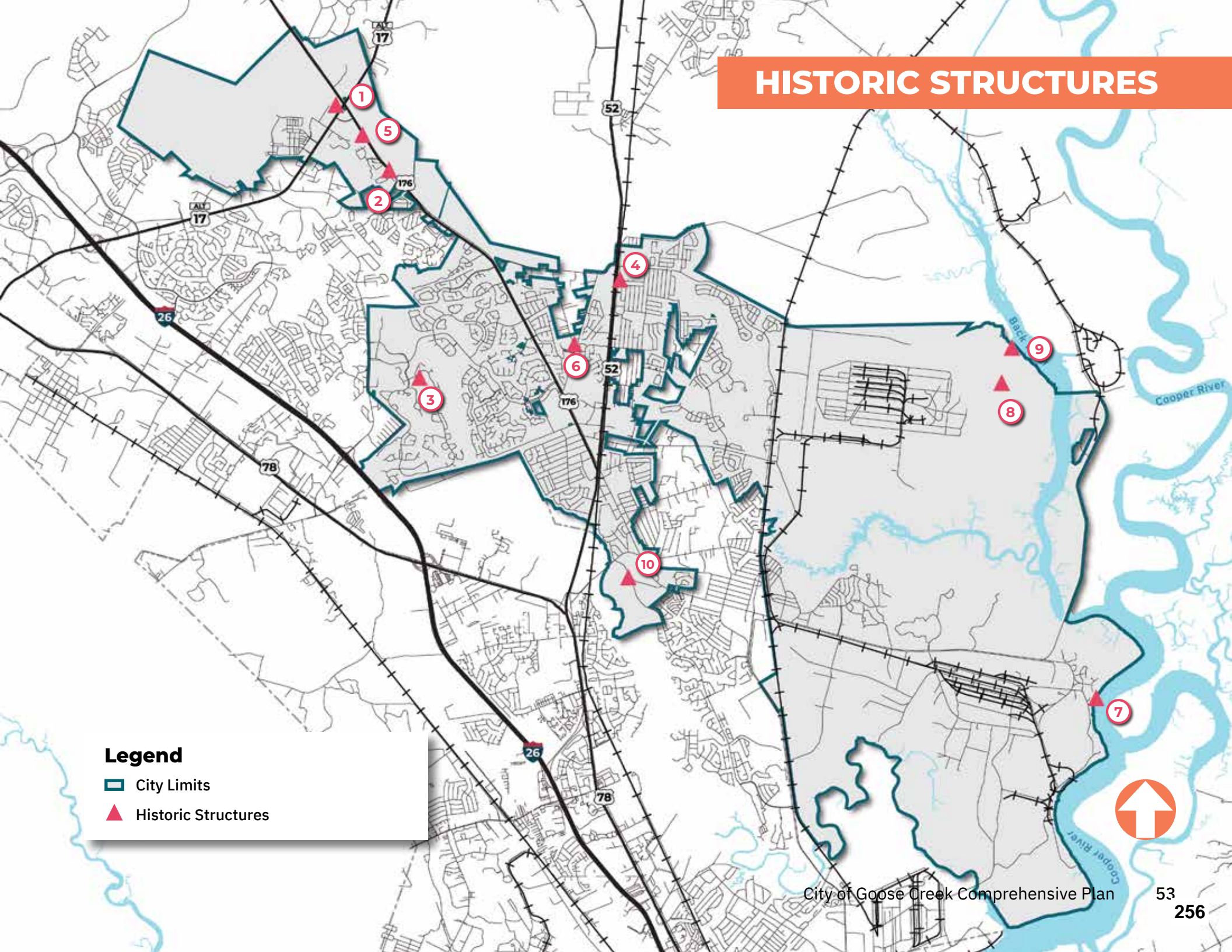
Documentation of archaeological sites and historic properties plays an important role in ensuring that the integrity of a community's cultural resources is protected from the impacts of growth and development. The SC Department of Archives and History conducted The Berkeley County Historical and Architectural Inventory in 1989 as part of a national effort to identify significant historic resources. Approximately 187 archaeological sites have been identified within the incorporated area. However, for the protection of these resources, the South Carolina Institute of Archaeology and Anthropology records does not publicly publish the precise locations of documented deposits and artifacts.

The Berkeley County Historical and Architectural Inventory also documented historic sites within the county. Rapid changes that accompanied growth of the Naval Weapons Station and the annex to its north during the 1960s left little remains of the historical resources that once defined the agricultural community. However, the City is fortunate that several of the remaining historic sites are situated within or directly adjacent to the City's incorporated boundaries. A total of 668 properties surveyed in Berkeley County were

Surveyed Historic Properties in Goose Creek (Berkeley County Historical and Architectural Inventory)

#	Site	Location	Date	Designation
1	Dallas Van Buren Carn Barn	US-176/St. James Avenue at US-17A, northwest corner	1900	Not Eligible
2	Brown House	US-176/St. James Avenue, west side, 4.6 miles north of US-52/ Goose Creek Boulevard	1900	Not Eligible
3	Crowfield Plantation Ruins	1 mile northeast of I-26	c. 1730	Not Eligible
4	Mount Holly Post Office / Linder House	US-2, east side, 2.3 miles north of US-176/St. James Avenue	1915	Not Eligible
5	Unnamed House	US-176/St. James Avenue, west side, 5 miles north of US-52/ Goose Creek Boulevard	1915	Not Eligible
6	Casey Church Cemetery	US-176/St. James Avenue, vicinity, north side, 1.1 miles northwest of US-52/Goose Creek Boulevard	1920	Not Eligible
7	Red Bank Plantation Cemetery	Naval Weapons Station Charleston	19th Century	Not Eligible
8	Cottage Plantation Prioleau Cemetery	US Naval Reserve	18th Century	Not Eligible
9	Cottage Plantation Slave Dwelling Ruin	US Naval Reserve	18th Century	Not Eligible
10	St. James Goose Creek Church and Cemetery	West side Red Bank Road	1713	Historic Landmark

HISTORIC STRUCTURES





CULTURAL RESOURCES

identified as exhibiting a broad spectrum of historical development. Forty of these sites were inventoried in the near vicinity of Goose Creek, and ten within the City. The map on the previous page identifies the name and location of these properties.

It is important to note that not all sites included in an architectural and historic survey are deemed eligible for listing on the National Register. In many cases, the integrity of historic sites can still be affected by changes in their surroundings even when the actual structures are protected. The historic sites that have retained original architectural or historic integrity may be designated individually or as part of a district of properties. Listing on the National Register of Historic Places can open doors to grants and tax incentives, help build community pride in the built environment, create a focal point for heritage tourism, and serve as an educational tool. It does not provide preservation protections on the property in the future, however. Further, National Listing does not stop any private, local or federally funded projects, nor does it necessitate environmental review for privately funded projects without federal or state involvement.

St. James Goose Creek Church is designated as a National Historic Landmark, which is the highest designation of historic significance. Built between 1713 and 1719 by early

planters from Barbados, St. James Goose Creek Church is one of the earliest Georgian churches in the English colonies. The building is generally recognized as an architectural gem among small 18th century parish churches. The church structure was saved from destruction later that century when British troops moved through the state during the American Revolution. The 300-year old structure has been maintained but not modernized. Worship services are held at the church once a year.

Crowfield and The Oaks Plantation homes were not as fortunate. Crowfield Plantation, on the headwaters of Goose Creek, was originally granted to John Berringer in 1701. William Middleton built a large two-story brick house on the plantation around 1730, naming it for his great-aunt's English manor. He grew rice and indigo, raised cattle, made bricks and laid out an elaborate formal garden. The plantation changed hands several times during and after the American Revolution. The plantation house was virtually destroyed by the Charleston earthquake of 1886. Eventually the Westvaco Development Corporation purchased the 2,850-acre plantation for its pine timber in the 1930s and developed the property into a residential golf course community several decades later. The remains of the plantation house are owned by the Crowfield homeowners association. The

site is protected by a conservation easement which allows for archaeological study of the plantation to continue.

Recently incorporated into the City, The Oaks was an inland rice plantation established by Edward Middleton on a 1678 grant from the Lords Proprietors. Middleton, a planter from Barbados received 1,630 acres on Yeaman's Creek, which was later renamed Goose Creek. The more recent structure was built in 1892 for a Maine businessman, and renovated in 1930. In 1956 it was purchased with the intention of turning the property into a residential development, and a few lots were developed along the avenue of oaks. However, the property changed hands again in 1959 to the North Charleston Country Club and was subsequently purchased by Howard Mims in 1964 when it became the Oaks Plantation Golf & Country Club. The main plantation home was used for weddings, venues and other events until 2008 when fire struck, scorching the property. The property remained in disrepair and was boarded up until it was demolished in July 2020.

Almost two dozen historic markers have been erected in the Goose Creek area, many of which identify other plantations that contributed to the community's initial development: Liberty Hall, Howe Hall, Boochawee Hall, Button Hall, and Springfield plantations.

Arts & Community Events

Formed in 2016, the Goose Creek Cultural Arts Commission is committed to playing an integral role in the City's development into a premiere community for living, working, playing, and recreating. The Commission's stated mission is to identify, present, and sustain cultural arts initiatives that enrich the lives of Goose Creek residents and visitors. The Commission hosts a monthly Art Talk in the Creek featuring area artists representing a range of visual and oral arts.

The City of Goose Creek highly supports community events that define the City and its culture. These events foster civic pride and community support. Below is a list of the annual events held in the City:

- Goose Creek Fall Festival
- Fabulous Fourth in the Creek Festival
- Spring Concert Series
- Halloween Carnival
- Christmas in the Creek Holiday Parade and Lakeside Lighting Display

Other community events are hosted by the Recreation Department, as well as by local organizations.



Drone footage of the 2018 Fourth of July celebration at City Hall



CULTURAL RESOURCES

Places of Worship

Places of worship are an integral part of the City's history and culture. The congregations of these places of worship directly reflect the diversity of cultures that reside in Goose Creek. As shown on the next page, Goose Creek has over 30 places of worship within the city limits.

Scenic Resources

Goose Creek is named for one of the most scenic resources in Berkeley County. The City's most southern boundary follows the creek as it winds through the Naval Weapons Station out to the Cooper River. As a result, accessibility to the creek within the City's limits is restricted. Fortunately lower sections of the creek that are boating friendly, the Goose Creek reservoir, are publicly accessible.



Crowfield Plantation, situated in the northwest section of the City, is a 2,850-acre planned development by Westvaco. As previously discussed, Crowfield Plantation was the epitome of southern plantation society in the 18th century. Westvaco Development has respected the historical significance of the manor house ruins and surrounding area by setting aside the house and gardens, along with 20 acres of land, for preservation as a passive park with interpretive signing and a golf course buffer. Along with three park areas in the development; Middleton, Lakeview and Hamlet, these areas also provide community recreation opportunities. Likewise the natural environment of Crowfield Plantation has been carefully preserved to balance growth and development so that negative impacts on the environment are mitigated. The 73-acre Crowfield Lake was developed at the heart of the plantation to function as a storm water management basin and provide recreational opportunities. Concurrently, 3.7-acres of wetlands were created for each acre disturbed by development and a 16-acre man-made island

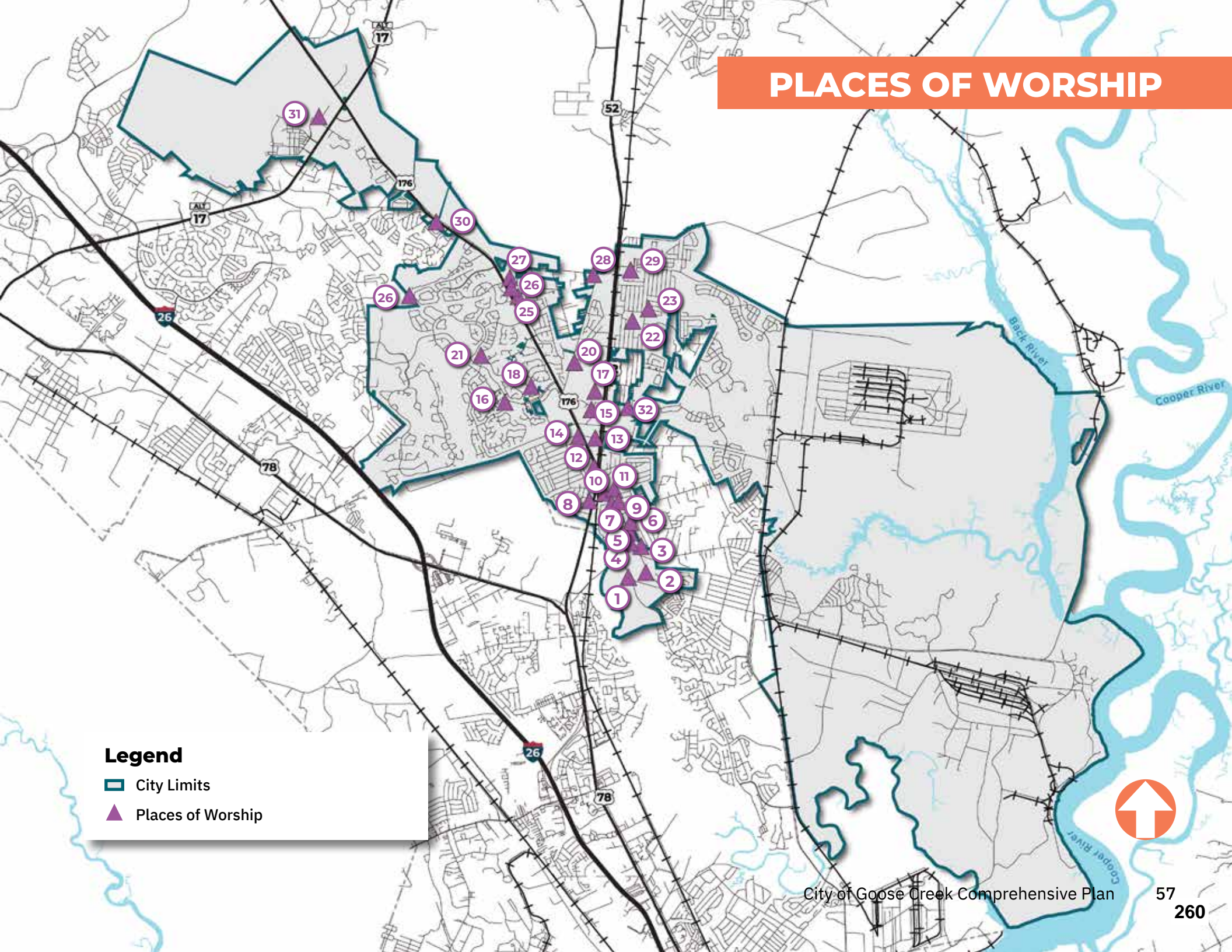
Places of Worship

#	Place of Worship	#	Place of Worship
1	St. James Episcopal Church	17	Metro North Church
2	Heritage Baptist Church	18	International Christian Church
3	Calvary Church of the Nazarene	19	Center The Life Simplified
4	Trinity Baptist Church	20	New Life Baptist Church
5	Alpha and Omega	21	Peace Presbyterian Church
6	Saint Andrews Episcopal Church - Goose Creek Campus	22	International Baptist Church
7	Goose Creek United Methodist Church	23	Open Door Bible Baptist Church
8	St. Timothy Lutheran Church	24	Faith Temple Fellowship Center
9	Kingdom Empowerment Ministries	25	Midway Baptist Church
10	Goose Creek Worship Center	26	Immaculate Conception Church
11	Mt. Carmel RE Church	27	St. James United Methodist Church
12	Living Word Christian Center	28	Church of Christ
13	Dominion Kingdom Worship Center	29	Trident Baptist Church
14	First Baptist Church	30	Kingdom Hall of Jehovah's Witnesses
15	New Vision Baptist Church - Goose Creek	31	Northwood Church
16	Crowfield Baptist Church	32	Siikh Gurudwara Nanak Darbar

PLACES OF WORSHIP

Legend

-  City Limits
-  Places of Worship





CULTURAL RESOURCES



established with trees to create a natural wildlife habitat.

Crowfield Lake is a freshwater (man-made) lake that is periodically restocked for fishing and other recreational uses. As a habitat for alligators swimming is not one of the recreational uses allowed.

South of Crowfield Lake, in Huckhole Swamp, a 70-acre tupelo gum and cypress preserve is protected and preserved in its natural state to provide a wildlife habitat for fish, freshwater fowl, and aquatic plant populations.

The Cooper River provides Goose Creek with an abundance of resources. The river flows from its main source, Lake Moultrie, into the Charleston Harbor and eventually out to the Atlantic Ocean. Through Berkeley County, it flows past Mepkin Abbey, Cypress Gardens, Water Front Park, and numerous other scenic sites with Live Oaks, Spanish moss, and Magnolia trees lining its banks.

Due to the high flow of nutrients from Lake Moultrie, calm water, and diverse vegetation, the river also provides a suitable habitat for a variety of fish. Unique characteristics allow for fish such as Large Mouth Bass to grow to “trophy size,” attracting a large number of outdoorsmen yearly. The river is also widely known for its expansive number

of fossils. Tourists, recreational divers, and hobbyists dive to the bottom of the Cooper River each year in search of Native American arrowheads, spear points, and earthenware pottery. However, their main target are prehistoric shark teeth left behind from the giant megalodon shark that once inhabited this area when it was underneath an ancient sea millions of years ago. The Cooper River Underwater Heritage Trail has been established to provide access for divers to visit these historic sites in the river.

Unplanned or haphazard development patterns often have devastating effects on historic and cultural resources. To preserve these unique qualities for future generations, all historic and cultural resources worthy of preservation should be identified and a plan for protection created and implemented. Through the planning process, the community should be involved as much as possible in order to create public awareness and appreciation of these cultural and historic resources.

For more information on the City's cultural resources, see pages 125-134 in the Technical Appendix.



NATURAL RESOURCES

Introduction

Goose Creek and the surrounding areas contain an abundance of natural resources that are essential to supporting the regional ecosystem, including water features, wildlife habitat, wetlands, and soils. These resources offer habitat and refuge for plant and animal species, deliver water quality benefits, serve as drinking water sources, and provide recreational opportunities for residents and visitors. The conservation of these natural resources deserves thoughtful consideration when planning for the future of the City.

Climate

Goose Creek's climate¹ is temperate and controlled by several factors, including the state's location in the northern mid-latitudes, being situated in between the Appalachian Mountains and the Atlantic Ocean, and the City's elevation. The mountains tend to block cold air masses arriving from the west, which leads to generally mild winters, with average daily low temperatures ranging from 39°F to 45°F and high temperatures between 59°F and 65°F from December to February. The proximity to the Atlantic Ocean provides for cooling sea breezes during the summer and warms areas located near the coast during the winter. During the summer months of June through September, temperatures

range from (average lows) of 67°F to 74°F to (average highs) of 84°F to 91°F.

One of the more serious weather concerns for Goose Creek is the occurrence of tropical storms and hurricanes. Hurricane season begins on June 1 and runs through the end of November, with the height of hurricane season occurring from late summer to early fall. Hurricanes and tropical systems can bring high winds, flooding rains and deadly storm surges, all of which can result in detrimental impacts to residents and property.

Sea Level Rise

As the Earth warms and glaciers melt, sea-levels continually rise, both globally and locally. Preparing coastal communities, like the Lowcountry, for sea-level rise and other negative effects of climate change is necessary to ensure the long-term viability of our communities. The forecasts for sea-level rise during the next 50 to 100 years vary, but impacts are expected to be widespread throughout the coastal areas of South Carolina, including tidal creeks and rivers.

The sea level² off South Carolina's coast is up to 10 inches higher than it was in 1950. In the last decade, the speed at which South Carolina's sea level is rising has increased, and is now rising by as much as one inch every two years.




A rise of 1 to 3 feet is forecasted within the next 50 years, but some scientists believe this is too conservative of an estimate, and predict changes in sea level could come more quickly.

Areas that border waterbodies, such as Goose Creek, Foster Creek, and the Cooper River – are likely to feel the effects of sea level rise in the years to come. Approximately 2,900 developed acres within Goose Creek City limits would be impacted by a 1- foot rise in sea levels (totaling 6.6% of the City's developed area). The majority of this affected area is zoned as government and commercial, with no single family residences anticipated to be impacted by a rise of that magnitude. A 2-foot rise in sea level is forecasted to impact approximately 7.1% of the City's developed land. As is shown on the map on the next page, much of the forecasted impact from sea-level rise in Goose Creek is likely to occur within the footprint of the Naval Weapons Station-Charleston.

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1. *Climate and weather data sources: South Carolina State Climatology Office and NASA's MERRA-2 Modern-Era Retrospective Analysis.*
 2. *Sea level rise sources: South Carolina Sea Grant Consortium, National Oceanic and Atmospheric Administration (NOAA) and SeaLevelRise.org*

SEA LEVEL RISE

Legend

-  City Limits
-  1-foot Sea Level Rise
-  2-foot Sea Level Rise



NATURAL RESOURCES

Hydrology

Watersheds

A watershed consists of surface water - lakes, streams, reservoirs, and wetlands - and all the underlying groundwater from a land area that drains to a common low point or outlet. Larger watersheds contain many smaller watersheds. All of the land that drains water to the outflow point is the “watershed” for that outflow location.

Watersheds are important because the streamflow and the water quality of a river are affected by what is happening in the upland area of the river/outflow point. Watershed protection is a critical component of both stormwater management and water quality management.

The City of Goose Creek is located within the Cooper River Watershed of the Santee River Basin which lies within the Lower Coastal Plain of South Carolina. Major hydrological features within or adjacent to the Goose Creek municipal boundaries include the Back River and Cooper River (which form a large portion of eastern boundary of the City); the headwaters of Goose Creek and Goose Creek Reservoir; Bushy Park Reservoir; and Foster Creek.

Wetlands

Wetlands function as transitional areas where land meets water near streams, rivers, lakes, and estuaries, or in low-lying flat areas or natural depressions in the landscape, and they can be both freshwater and saltwater, known as brackish. Most of the wetlands in the City are freshwater forested/shrub wetlands located at the headwaters of and alongside stream reaches. Freshwater emergent wetlands exist along the riparian areas of the Cooper and Back Rivers and Foster Creek.

Estuarine and marine wetlands occur upstream of and along the confluence of the Cooper River and Goose Creek. The depth and duration of water saturation combined with landscape position are key factors in determining when wetland soils develop and what plant species inhabit them. The map on the next page depicts the location and type of wetlands in and surrounding the City today.

Wetlands serve important functions relating to fish and wildlife that contribute to commercial, recreational, and tourism activity in the region. Such functions include food chain production, habitat, nesting, spawning, rearing, and resting sites for aquatic and land species and ocean-going species, including the blue crab (*Callinectes sapidus*), shrimp, and other shellfish.

Water Quality Protection

Water quality is the measure of the suitability of water for a particular use based on selected physical, chemical, and biological characteristics. Water bodies are used for many purposes such as recreation (e.g. swimming and boating), scenic enjoyment, fishing, drinking water supply sources, and are the home to many aquatic organisms. To protect human health and aquatic life in these waters, states establish Water Quality Standards. Water Quality Standards help to protect and restore the quality of water in accordance with the Clean Water Act (CWA) and define the goals for a waterbody by designating its uses, setting criteria to protect those uses, and establishing provisions to protect water quality from pollutants. To do this, the state's Department of Health and Environmental Control (DHEC) continually monitors waterbodies and reviews, revises, or creates new standards based on changing water quality conditions.

DHEC routinely monitors surface waters to characterize current water quality, determine if waters are meeting current standards, analyze long-term water quality trends, and help formulate limits for permitted wastewater discharges. There are multiple monitoring stations located in the Goose Creek Reservoir and just below the confluence of Foster Creek and the Back River, as well as in the Cooper River along the eastern edge of the City's boundary.

WETLANDS

Legend

- City Limits
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine



NATURAL RESOURCES

Stormwater Management

Development and urbanization can lead to an increase in polluted stormwater runoff in waterways. When impervious surfaces are developed, rainwater is no longer able to be absorbed into the ground. Instead, it runs across those hardened surfaces, collecting pollutants like fertilizers, motor oil, and pet waste before reaching and dumping them into the nearest storm drain or surface water. Natural features like wetlands and riparian buffers play a critical role in slowing the flow of stormwater and helping to filter and improve the quality of surface water runoff entering the watershed.

A Stormwater Management Program aims to reduce the amount of runoff pollution. It does this by educating the public about how they can reduce the risk of polluting rainwater, permitting and monitoring all new construction sites to prevent the many potential contaminants from entering the storm drain system, and monitoring businesses and residential homes to make sure no pollutants are being discharged directly into larger waterbodies.

In order to implement a comprehensive and economical approach to prevent negative water resource impacts from non-point source pollution, the City of Goose Creek partners with Berkeley County's Stormwater

Management Program. This effort focuses on protecting, maintaining, and enhancing water quality and the environment, as well as the public health, safety, and general welfare of the citizens.

Source Water Protection Areas

Foster Creek, Bushy Park Reservoir, and Goose Creek Reservoir are all identified as Source Water Protection Areas (SWPA) by DHEC. All three waterbodies lie within (or adjacent to) the Goose Creek municipal boundaries or are tributary to waterways within the City limits. All public water systems have potential sources of contamination (e.g. bacteria, nutrients, chemicals, trash, sediment, and runoff). SWPAs are subject to management strategies to reduce or eliminate the potential threat to drinking water supplies (wells or surface water intakes and the land area that contributes to that drinking water source). This can be accomplished either through federal, state, or local authority control or by using non-regulatory measures such as educating the public.

The City of Goose Creek's Water Division is tasked with the responsibility of delivering a constant source of potable water to customers within the water service area and monitoring water quality throughout the distribution system. The City is a member

of the Lake Moultrie Water Agency and the American Water Works Association (AWWA) Partnership for Safe Water.

Wetlands in Goose Creek will continue to provide measurable ecological and economic benefits to the community as long as they are conserved and protected. Despite these benefits, wetlands continue to be threatened by land development pressure.

The leading stressor to wetlands in South Carolina is loss or removal of vegetation (Source: EPA's National Wetlands Condition Assessment). As development and population growth continue to increase, these activities will likely cause additional stress to wetlands. Impacts to wetlands should be carefully evaluated and if possible, avoided entirely. Protecting these water features is essential to maintaining clean water for fishing, swimming, paddling, and drinking.

The Clean Water Act grants the United States Army Corps of Engineers (USACE) regulatory authority over wetlands. Activities in wetlands that require a Federal 404 permit are also required to obtain a 401 Water Quality Certification from DHEC. When considering developing in and around wetlands, it is important to adhere to the principles of avoidance and minimization: avoid impacts to wetlands to the extent



NATURAL RESOURCES

practicable and, when necessary, mitigate and minimize any unavoidable wetland impacts. Wetland activities that are subject to regulations include filling, dredging, and draining; construction and land clearing activities in wetlands; mining or creating impoundments; and managing stormwater runoff. Many agricultural and forestry practices are exempt from wetland permitting.

Floodplains

Floodplain management is a community-based effort to prevent or reduce the risk of flooding, resulting in a more resilient community. Proactive communities can identify flood hazards and act to reduce associated risks through planning and the development review process. Several areas along the major creek and river systems of Goose Creek are within the mapped FEMA-designated 100-year and 500-year flood hazard zones. The 100-year floodplain represents the maximum flood level expected to occur once every 100 years (i.e., there is a 1% chance of a 100-year flood event happening in a given year). Similarly, the 500-year floodplain indicates the area where a flood event has a 1 in 500 (or 0.2%) chance of occurring in a given year.

FEMA maintains flood maps that detail the location and severity of flood zones, including Special Flood Hazard Areas (SFHA). Two of the more at-risk zones for damage from flooding are Zone A and Zone AE, which represent the “base flood” and are located within the 100-year floodplain. Flooding occurs not only in these Special Flood Hazard Areas, but also in areas with a low to moderate hazard, shown as Zone X on a Flood Insurance Rate Map (FIRM). Zone X is located outside of the 100-year floodplain, but may be within the 500-year floodplain. A total of 6,700 acres (or 21% of the City’s land) is within FEMA’s Zone A or Zone AE of the 100-year floodplain. These are categorized as “high risk areas.” A total of 268-acres (or 1% of the City’s land) is within FEMA’s Zone X of the 500-year floodplain, which is categorized as “low or moderate risk areas.”

While FEMA’s mapped flood zones provide guidance about the locations and relative levels of flood risk, it is important to recognize that they are not foolproof. Recent flood events such as Hurricanes Joaquin (2015), Matthew (2016) and Irma (2017) resulted in widespread, historic levels of flooding reaching the 100-year and 500-year floodplain in some places, and even reached levels qualifying as a 1,000-year flood event in parts of the Tricounty area.

This may be an indicator that rapid changes in climate are impacting the frequency and intensity of flood events locally. Anyone near water can be vulnerable to risks associated with flooding, especially the financial consequences of it.




For example, according to the National Flood Insurance Program Fact Sheet, people outside of FEMA’s designated high-risk areas still file over 20% of flood insurance claims and receive one-third of FEMA’s disaster assistance for flooding. The potential for devastating flood impacts should be carefully considered during land use decision making as areas in the mapped floodplains, and possibly beyond, are at higher risk to incur property damage.

Much like wetlands, floodplains serve important functions such as storing and dissipating floodwaters, groundwater recharge, and filtration of nutrients from stormwater through vegetated buffers and habitat for diverse populations of plant and animal species.

FEMA recommends keeping development out of these areas, not only for the protection of life and property from flooding, but also to preserve the vital ecosystem functioning of floodplains.

FLOODPLAINS

Legend

-  City Limits
-  100-Year Floodplain
-  500-Year Floodplain



NATURAL RESOURCES

Coastal Resource Management

Due to its proximity to the coastline, the City of Goose Creek is subject to additional regulatory oversight of certain protected coastal resources, including tidally-influenced rivers and associated marshes. These regulations are administered by SC DHEC's Office of Ocean and Coastal Resource Management (DHEC-OCRM). This program was established under the federal guidelines of the 1972 Coastal Zone Management Act and functions as a federal-state partnership to comprehensively manage and protect coastal resources. Codified in statute, the mission of the CZMP is to “protect and enhance the state’s coastal resources by preserving sensitive and fragile areas while promoting responsible development in the eight coastal counties of the state.”

All of Berkeley County, including the municipal boundaries of Goose Creek, lies within the OCRM Coastal Zone. This zone is defined as all coastal waters and submerged lands seaward to the State’s jurisdictional limits and all lands and waters in the counties of the State which contain any one or more of the critical areas, including Beaufort, Berkeley, Charleston, Dorchester, Horry, Jasper, and Georgetown counties.

It should be noted the OCRM has indirect permitting authority over development activities located in this area and will issue a Coastal Zone Consistency Certification, when applicable, in conjunction with other necessary state and federal permits.

The southernmost limits of the City of Goose Creek (along the Cooper River) are adjacent to the OCRM Critical Area, which is classified as any of the following: coastal waters (saltwater creeks and rivers), tidelands (marshes), beach/dune systems and, ocean beaches. OCRM has direct permitting authority over these fragile ecosystems, meaning the issuance of a permit does not have to be associated with another permitting authority.

Development activities that occur within the Critical Area typically include the construction of docks, marinas, boat ramps, bulkheads, dredging, and beach re-nourishment.

Plant & Animal Habitats

Threatened and Endangered Species

The Federal Endangered Species Act (ESA) of 1973 was designed to protect certain plants and animals and their habitats from becoming extinct. The purpose of the ESA is to protect and recover those imperiled

species and the ecosystems upon which they depend. Under the ESA, species may be listed as either threatened or endangered. “Endangered” means a species is in danger of extinction throughout all or a significant portion of its range. “Threatened” means a species is likely to become endangered within the foreseeable future.

The prohibition of any taking, disturbance, or destruction of a listed species and its habitat helps to thwart any loss of life that may result. Specific locations of endangered and threatened species are not made available to the public in an effort to prevent poaching or any disturbance of the species’ habitat. The United States Fish and Wildlife Service (USFWS) provides a planning-level evaluation of potential impacts to USFWS trust resources, such as migrating birds, species proposed or listed under the ESA, marine mammals, and wetlands through their IPaC (Information for Planning and Consultation) service.

The USFWS mapped habitats for several threatened and endangered species within or adjacent to the City of Goose Creek municipal boundaries. Protected species are listed on the table on the next page.



Source: Audubon Society, Kenton Gomez



Source: US Fish and Wildlife Service (USFWS)



Source: SC Department of Natural Resources, Al Segars

Protected Species

Species Name	Scientific Name
Red-cockaded woodpecker	Picoides borealis
Bald eagle	Haliaeetus leucocephalus
Florida green water snake	Nerodia floridana
Black swamp snake	Seminatrix pygaea
Carolina gopher frog	Rana capito
Eastern woodrat	Neotoma floridana
Least tern	Sterna anitllarum
Southern myotis	Myotis austroriparius
Yellow fringeless orchid	Platanthera integra
Virginia bunchflower	Melanthium virginicum
Nutmeg hickory	Carya myristiciformis
Multiple waterbird colonies	-

It is noted that Medway Plantation, located along the Back River, has been designated as an Important Bird Area (IBA) by the Audubon Society. This designation means that it provides essential habitat for one or more species of bird, including sites for breeding, wintering, or migrating birds. An IBA is designated on the basis that it supports endangered and threatened species as well as species that are deemed vulnerable due to habitat loss, diminished biodiversity and the inclination to congregate at high densities, such as waterfowl or shorebirds. Medway Plantation has documented colonies and nests of bald eagles, red-cockaded woodpeckers, wood ducks, and wintering ring-necked ducks.

For more information on the City's natural resources, see pages 135-151 in the Technical Appendix.

WHAT THE PEOPLE SAID

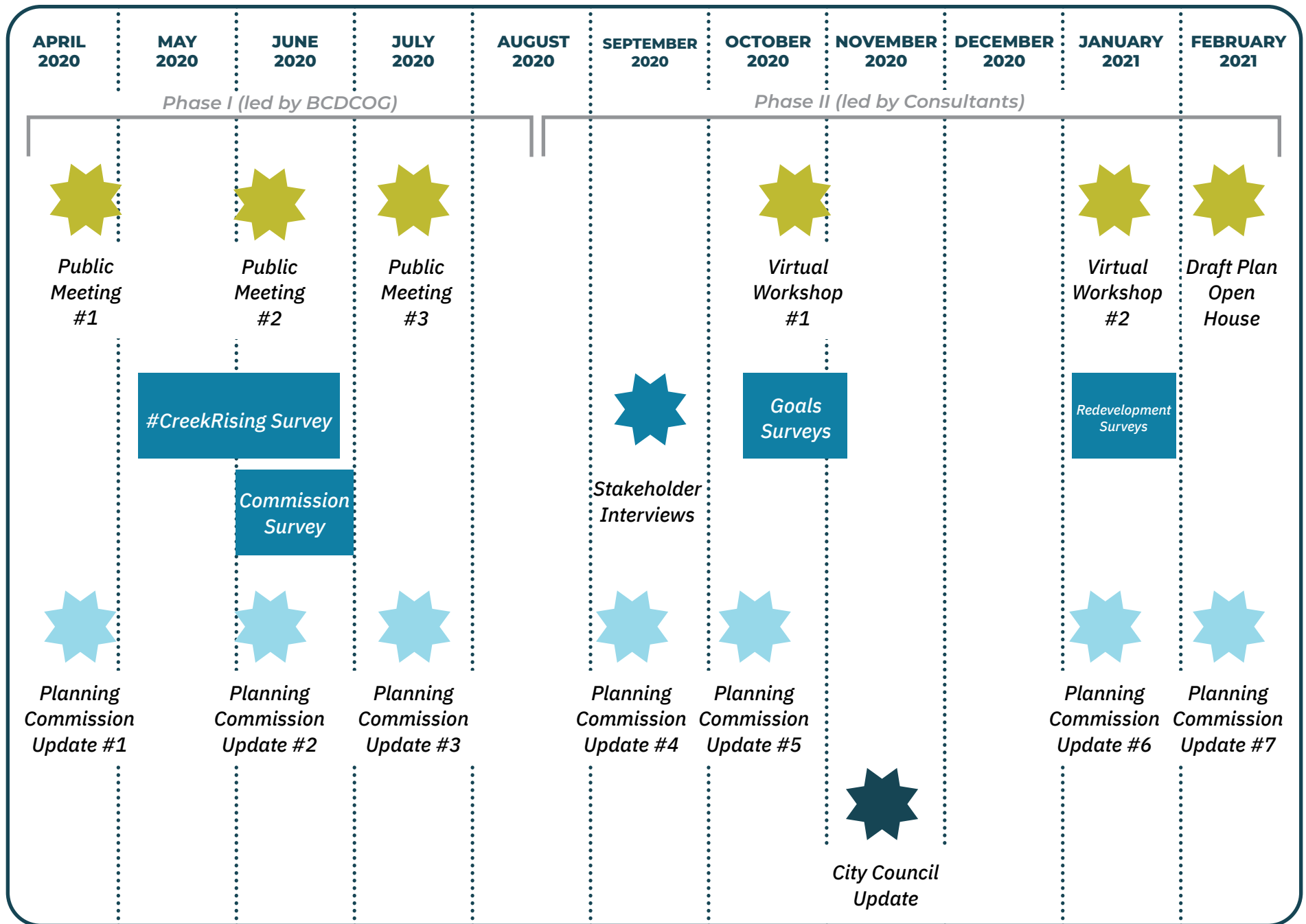
OVERVIEW

Public engagement is a critical component of any planning exercise. The City of Goose Creek participated in a robust process of collecting and analyzing input from stakeholders, including residents, employees, business owners, City staff, and elected and appointed officials. The process was a collaboration between the City, the Berkeley-Charleston-Dorchester Council of Governments (BCDCOG), and the consultants.

The timing of the COVID-19 pandemic limited in-person meetings and events, and forced most of the public engagement to happen virtually. Meetings were held via video conferencing (Zoom) and Facebook Live, and input was gathered using digital platforms.

The public engagement process kicked off in April 2020. The BCDCOG led the first half of the public engagement process (Phase I), and the consultants led the second half (Phase II) starting in September 2020. The process was completed in February 2021.

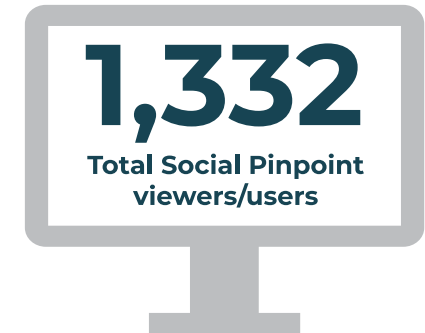
The diagram on the right summarizes the process, and the following pages describe the outreach methods used, results of surveys, meetings and events, and the results of all public input.



Public Engagement by the Numbers



1,445
Estimated total
participants and
stakeholders



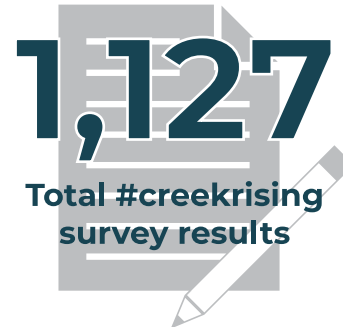
1,332
Total Social Pinpoint
viewers/users



132
Participants at all
three workshops



27,663
reached with
social media ads



1,127
Total #creekrising
survey results



1,059
Total number of
comments and
feedback given at
workshops

OUTREACH METHODS

Overview

To maximize the number of people reached to give input, the following methods were used.

Branding

The City already has a strong visual brand known as #CreekRising that is widely recognized in the community. Under the City's direction, this plan leveraged that name and brand recognition.

Web Presence

A project webpage was developed and hosted on the City's website where it serves as the informational hub of an integrated communication program. The page included information about the plan's purpose, process, and progress. The page hosted the #CreekRising Community Survey, received comments or questions, and provided plan information as it became available for public consumption.

Media Relations

All media relations efforts were handled by City staff.

Messaging

During this plan's initial phase of public engagement, City staff and BCDCOG worked together to develop a set of key messages related to the Comprehensive Plan update, including information describing the basics of the plan, its purpose, the reason for the update, the importance of it, how to participate, and other relevant details.

Stakeholder Identification & Management

Working in close coordination with City staff, BCDCOG developed a list of 30 stakeholders and influencers who served to seed the plan's initial outreach database. This group received information related to all Phase I activities and direct invitations to respond to the Community Survey.

Social Media Advertising

A key component of the initial public education process was awareness building, and social media advertising proved to be an effective way to accomplish that goal. A five-week, targeted social media campaign in May and June 2020 netted more than 4,100 survey link clicks indicating its reach, and 1,127 survey fills (out of a total of 1,325 survey responses) and 390 email contacts serving as a growing audience as the project advanced. Facebook was used to advertise the Virtual Workshops and the Draft Plan Open House. Targeted social media campaigns for each of those events were created. The website used for the two Virtual Workshops got an average of 2,087 clicks and 667 viewers, and had a total of 126 participants who filled out surveys or used the mapping tools available to give input.



MEETINGS & EVENTS

Overview

The purpose of public engagement during Phase I was to open the doors of communication between interested parties and the City by reaching residents, property owners and stakeholders and requesting feedback on their concerns, needs and desires for the community's future.

Phase II of public engagement sought to get reactions from the Planning Commission and interested members of the community. Preliminary goals, strategies, and recommendations were presented during three meetings including two Virtual Workshops and the Draft Plan Open House.

The City's Planning Commission served as the Comprehensive Plan Committee. Three Planning Commission meetings, described below, included discussion of the Comprehensive Plan update, and were advertised and open to the public for participation. The Comprehensive Plan discussions were facilitated by the BCD Council of Governments staff and included a question and answer segment.

Public Meeting #1

The first public meeting was held virtually via Zoom on April 29, 2020, and served to provide the Planning Commission and attendees from the public with a general overview of the project from an educational perspective. This meeting reviewed the purpose of Comprehensive Plans, the state mandate regarding community planning, the project timeline, and the Phase I components.

Public Meeting #2

The second public meeting was held in-person at City Hall on June 2, 2020, and provided Planning Commission members and attendees an overview of the research, data analysis, and mapping that had been completed related to the eight required planning elements, as well as results of the community survey. Additionally, Commission members were given a "homework" assignment that entailed reading a brief, document about land annexation, reviewing an ArcOnline StoryMap with interactive project maps and additional information related to the eight planning elements, and a two-part, 12 question survey. Part one of the survey sought to gauge their level of agreement or disagreement with multiple planning-related statements gleaned from

previous City documents. Part two of the survey asked Commissioners to consider their experience with recent growth trends in the City, and indicate which of three planning scenario areas would best address and respond to any perceived need for the City to annex land to accommodate future growth.

Public Meeting #3

The third public meeting was held virtually via Zoom on July 16, 2020 and reviewed some of the final components of Phase I, including: key findings of the former plans and studies reviewed for this 2020 Plan update, the housing affordability assessment and housing needs projections, the economic base analysis, the buildout analysis, and also a brief discussion of some preliminary outcomes from the Planning Commission's survey.

Stakeholder Interviews

To kick off Phase II of the public engagement process, the consultants came to Goose Creek on September 9-10, 2020 to visit the city, interview stakeholders, and meet with City staff.

Stakeholders interviewed included all members of the City Council, the mayor, and community members identified by the Planning Commission. Questions asked by the consultants included priority items for the plan update, goals, challenges and issues, needs and wants, opportunities, redevelopment areas, and annexation.

After the stakeholder interviews were completed, a compiled list of notes separated by theme were sent to the City staff and the City Council for reference. A summary is shown on the right.

Interview Summary

- Goose Creek needs an identity – who are we, where are we going?
- Outside perceptions of the City are improving – it’s a great place to live and people recognize it.
- There is a desire to move past “bedroom community” identity.
- Traffic (along major roads and intersections) and safety (car accidents) are among the biggest challenges.
- There are reservations about future growth because of the existing traffic issues.
- The biggest needs include more connectivity (vehicular and non-vehicular) throughout the city, a town center development, diversification of the City’s tax digest in the form of new and higher quality businesses, and safety improvements.
- There are a lot of opportunities for the city: its location and demographics (younger, more affluent population), the economic climate is improving (even with COVID-19), the new brewery, the success of Carnes Crossroads, and the annexation of the Century Aluminum property.
- A lot of priorities were identified for the comprehensive plan update:
 - Transportation enhancements (road improvements, traffic management, and connectivity);
 - Infrastructure enhancements;
 - Retaining the city’s quality of life; and
 - Growth management.
- Most agreed that there is a need for a central gathering place for Goose Creek (town center, downtown etc). But there are a lot of different opinions/ideas on where to place it and how to develop it.
- There is a lot of support for annexation in Goose Creek, especially the Century Aluminum property. Most agreed that annexation, in general, will be good for the City.
- People identified Summerville, Nexton, and North Charleston as places that they visit and spend money outside of Goose Creek.
- There is a lot happening in Berkeley County / metro Charleston area isn’t happening in Goose Creek. The City is treated as an afterthought when it comes to important issues like funding transportation projects.

MEETINGS & EVENTS

Virtual Workshop #1

Because of the second wave of the COVID-19 pandemic, the first public workshop planned had to become virtual.

The first Virtual Workshop was hosted through Social Pinpoint, a community engagement platform between October 15 and November 1, 2020. The workshop featured surveys on plan goals, a mapping activity where participants placed virtual "stickers" on a map of the city to show ideas, and a forum for participants to use to submit additional comments.

The consultants did a presentation through Facebook Live on October 15, 2020 where they introduced Phase II of the process, the schedule, what they had learned during the stakeholder interviews, and did a live polling exercise with viewers. The consultants also presented the Social Pinpoint page and demonstrated how to give input. The presentation was recorded, and placed on the Social Pinpoint landing page for interested participants to watch.

A summary of the feedback received can be found on pages 82-84.

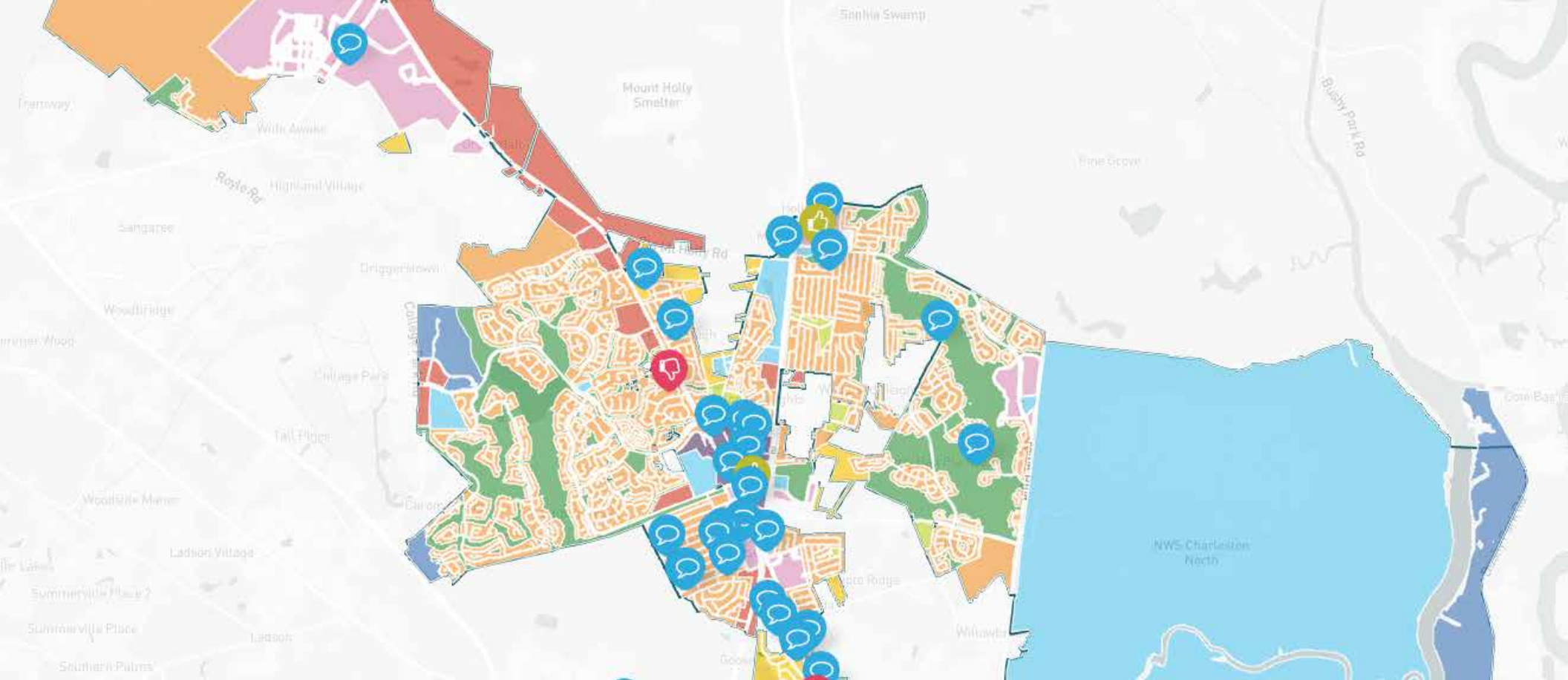


36
Live Presentation
Viewers

67
Participants

111
Map
Comments

248
Survey
Response



Virtual Workshop #2

Because of the impending third wave of the COVID-19 pandemic, the second public workshop planned had to become virtual.

The second Virtual Workshop was also hosted through Social Pinpoint. It was live between January 5-26, 2021. The workshop presented recommendations regarding future land use, transportation, and redevelopment, and participants placed virtual "stickers" to show their feedback. They were also surveyed on their overall

level of support of the recommendations presented, and what kinds of development they want to see in the proposed redevelopment areas. Additionally, a forum was provided for participants to use to submit additional comments.

The consultants did a presentation during the Planning Commission meeting on January 5, 2021 where they presented the Social Pinpoint page and demonstrated how to give input. The presentation was recorded, and placed on the Social Pinpoint landing page for interested participants to watch.

A summary of the feedback received can be found on pages 85-87.

56
Participants

90
Map
Comments

69
Survey
Responses

MEETINGS & EVENTS

Draft Plan Open House

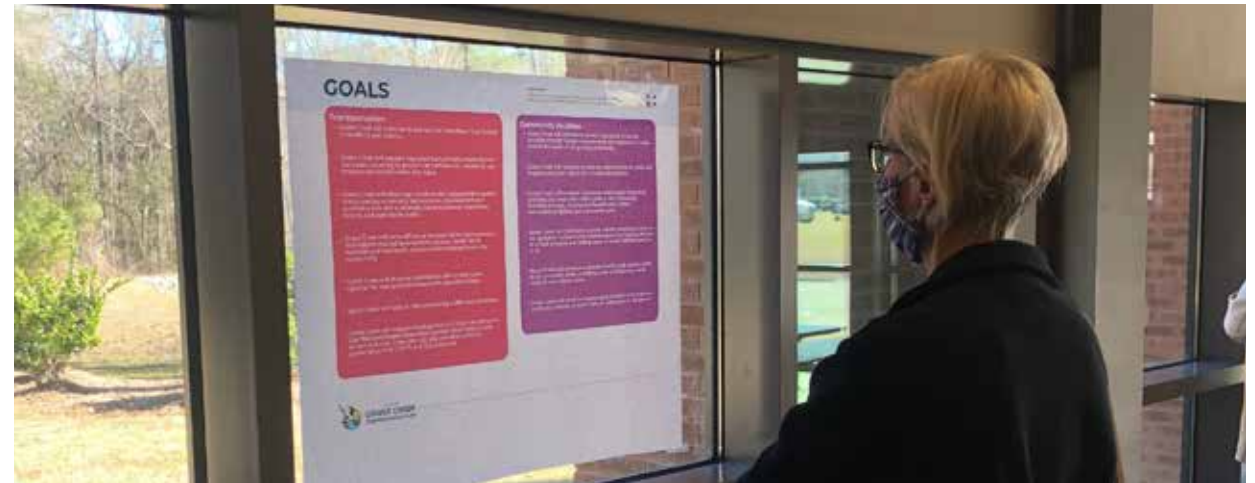
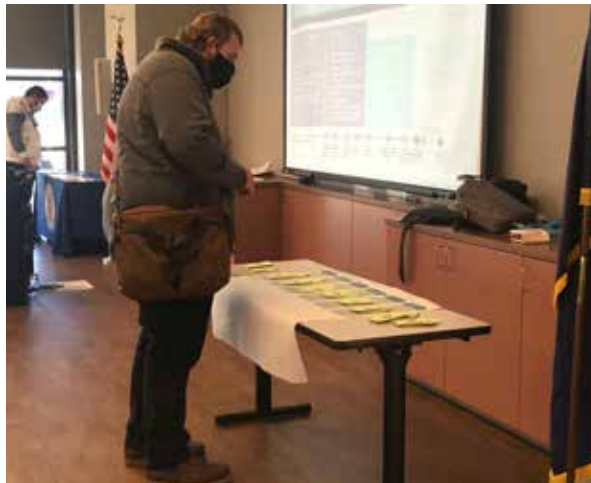
The Draft Plan Open House was hosted in-person at the Fire Department Headquarters on February 3, 2021. The event was a drop-in event that began at 2:00pm, and concluded at 7:00pm. Approximately 40 people were in attendance. The meeting got coverage on the local news channel and the Post & Courier. In response to the COVID-19 pandemic, masks were required at the Open House, and people were encouraged to stay six feet apart and follow a one-way path around the room to view the recommendations.

The consultants presented updated goals, an update map of the future land use plan, an updated transportation map, and development framework plans of the Red Bank Road Corridor, the proposed Town Center, and the Neighborhood Center Area. Boards were hung up on the wall, with red and green dots and post-it notes provided to give feedback. Participants had the opportunity to complete a priority funding exercise where they were given ten "planning dollars" to distribute among 6 potential priority investment items. Lastly, a presentation that summarized public input was displayed on a continuous loop for interested people to view.

A summary of the feedback received can be found on pages 88-89.



The Draft Plan Open House was held at the Fire Department Headquarters. The event was marketed through flyers, social media posts, and local news outlets.



The Draft Plan Open House saw approximately 40 participants. Social distancing measures were enforced due to the COVID-19 pandemic.

RESULTS OF INPUT

#CreekRising Community Survey

Overview

The #CreekRising Community Survey was designed to gain input on how Goose Creek residents envision the future of their City. The survey asked questions regarding respondents' general concerns, goals, and top priorities for the City of Goose Creek. The data derived from the survey provided insight that has helped guide the Comprehensive Plan update.

The #CreekRising Community Survey was available online and remained open to the public from May 5, 2020 through June 19, 2020, during which time it received 1,325 total responses.

Top Concerns Among Residents

Respondents were asked "People often have concerns relating to how their city is growing or changing and the possible impacts of those changes. How concerned are you about the items listed below?"

- Cost of living expenses (housing, food, taxes, healthcare, childcare, etc.)
- Availability of housing types for people of all ages, incomes, and needs
- Earned income/wages and job opportunities

- Ease of access to basic needs, like fresh foods, pharmaceuticals and medical care
- Accessibility and condition of transportation options (roadways, sidewalks, etc.)
- Protection and conservation of natural resources (wetlands, plant and animal habitats, etc.)
- Creating a sense of place and a strong community atmosphere
- Access to high quality educational opportunities
- Recreation activities and opportunities for all ages
- Other

Response choices included: "Neutral or N/A," "Not at all concerned," "Somewhat concerned," "Fairly concerned," or "Very concerned." Each of these responses corresponded to sliding scale rating from 0-4, with "Neutral or N/A" being equivalent to 0 and "Very Concerned" being equivalent to 4.

According to the weighted averages, the top three concerns of Goose Creek residents are:

1. Accessibility and Condition of Transportation Options;

2. Protection and Conservation of Natural Resources; and
3. Access to high quality educational activities.

Respondents were least concerned about the availability of housing types for people of all incomes, ages, and needs.

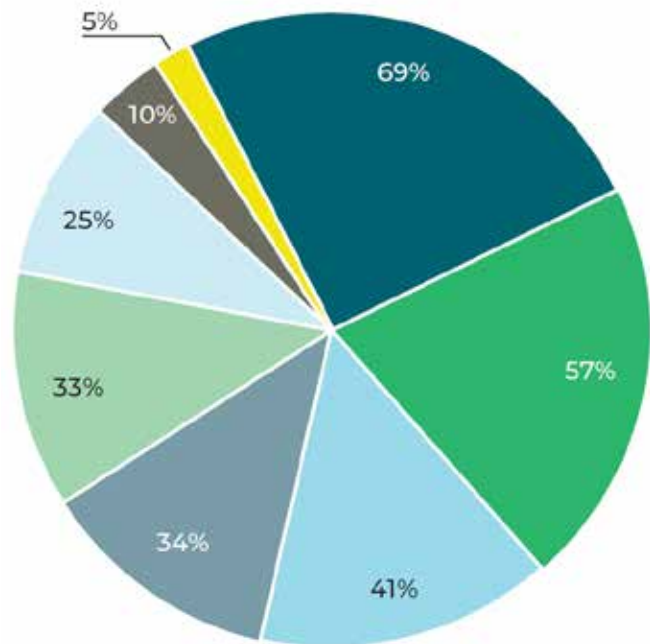
Most Important Goals

Respondents were asked "What do YOU think are the top three (3) most important goals for the City in the near and/or long-term future? Please select/check ONLY THREE."

The top three goals chosen by respondents were

1. The creation of new public recreation, amenities, and community facilities;
2. Upgrading the appearance of existing commercial shopping centers; and
3. The redevelopment of unutilized or underutilized land.

The least selected goal category was "increased housing options" which aligns with the responses given in the concerns section in which housing availability was the lowest ranking concern among respondents.



- New public recreation, amenities, and community facilities (trails, skate park, amphitheater, walkable connectivity, multi-purpose recreation venue, etc.)
- Upgrade appearance of existing commercial shopping centers
- Redevelopment of unused or underutilized land
- Expanding protection of cultural, historic and natural resources
- Prioritize sustainability and "green infrastructure" (rain gardens, bioswales, porous pavement, etc.)
- General growth in population, business, etc.
- Development of undeveloped/vacant land
- Increased housing options

Goose Creek's Future

Respondents were asked: "What are some of the specific words, concepts, or ideas that come to mind when thinking about the future you want for Goose Creek? What does it look and feel like? Or, what should it NOT be like?"

The word cloud graphic below visualizes the responses by showing the most popular words and phrases (based on frequency from survey responses) in large, bold text. Words that did not come up as often are shown in smaller text. Some of the most frequently cited words and phrases included: small town, welcoming, community, safe, family-friendly, walkable, green, parks, home, and restaurants.



RESULTS OF INPUT

Visual Preference Survey

As a means to help inform future zoning and policy decisions related to housing, survey respondents were asked, “What kind of housing options would you like to see built in the City in coming years? Please select all images you generally ‘like’ the look of and would support having in Goose Creek.” The question presented nine images of various housing types without any text description or other cues.

Because the majority of the City’s housing stock is fairly uniform, low-density, single-family suburban units, the goal of this question was to gain insight on residents’ and stakeholders’ preferences based solely on the look and visual appeal of the unit(s) to gauge whether there is local interest in, and support for, other forms of housing.



Planning Commission Survey

In June 2020, all seven members of the City's Planning Commission (the "Commission") as well as the City's Planning Director, responded to a two-part survey. Part one of the survey posed a series of statements and inquired about Commission members' level of agreement or disagreement with the statements. All statements were derived from previously identified goals and objectives from the 2010 Comprehensive Plan and the 2019 Strategic Plan. The purpose was to gauge if, and how much, attitudes and sentiments about these past goals and objectives may have changed in the past several years. Part two of the survey inquired about Commission members' perceptions of recent growth trends and if there was a perceived need for the City to expand its land area by means of annexation. The purpose of the Commission's survey was to gauge current interest in and support of these same previously identified ideals, to see if and how sentiments may have changed in the past several years and if these concepts should be reconsidered and addressed in the 2020 Plan update.

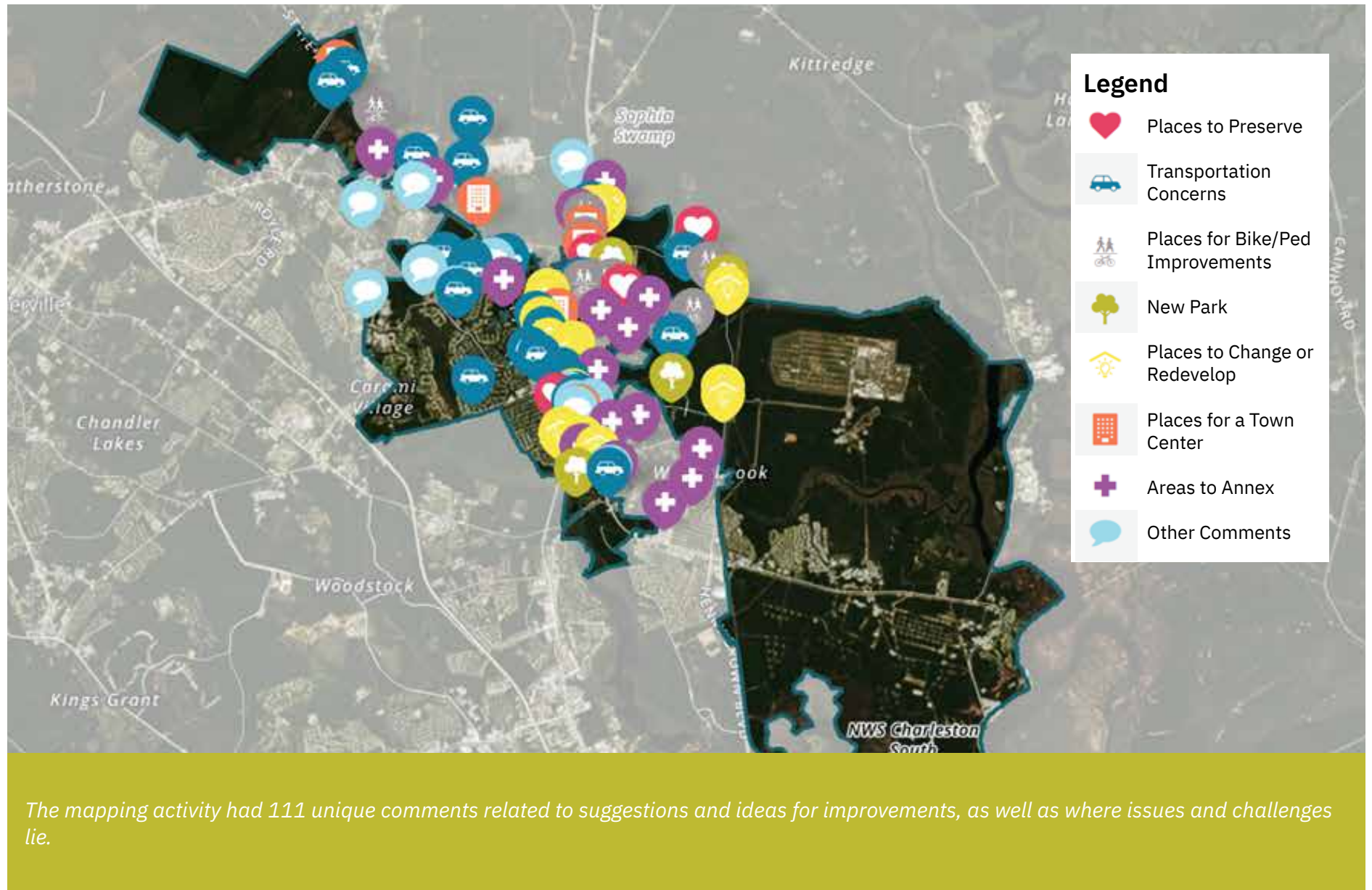
The Planning Commission's responses related to the demand for growth and need for annexation of land were unanimously in support of the idea and indicated a high demand for growth in all sectors. For this reason, the buildout analysis used the Planning Area Scenario 3 model, considering a larger potential land area in addition to incorporated City limits.

The results of the Planning Commission survey can be found in the Technical Appendix on pages 15-23.

Main Survey Topics

- **Services and amenities**
- **Downtown/town center**
- **Diversified economy**
- **Revitalization of old shopping centers**
- **Businesses**
- **Financial assistance programs**
- **Housing stock and options**
- **Workforce housing**
- **Public education**
- **Pedestrian accessibility**
- **Green spaces**
- **Impact fees**
- **Transportation**
- **Infrastructure**
- **Expansion of community activities and events**
- **Natural resource preservation**
- **Beautification of corridors**
- **Reducing development impacts**
- **Amend zoning for higher residential density**
- **Identify areas for multi-family housing**
- **Accommodating growth**
- **Annexation strategy**

RESULTS OF INPUT



Remodel the shopping centers between Button Hall Ave and Thomason Blvd to make them aesthetically pleasing. The backs of the stores that face the road are ugly and uninviting. Some of the entrances are hard to get in and out of and are at awkward locations.



There's an opportunity to have recreational activities by the reservoir.



St. James has become busy and dangerous. Traffic study is in order based on accident rate and mitigation measures put into place.



The buildings next to the old fire station are ugly. They are right next to the new brewery, but it does nothing to improve the area. Plus there is an empty lot next to it that could be developed.



Annex the holes, clean up, reduce crime, enforce codes, and work with counties to help keep North Charleston crime from slipping up into Goose Creek from the back door.



Preserve woodland area behind Montague Plantation.



Virtual Workshop #1

Mapping Activity Results

The mapping activity asked participants to place virtual stickers on areas they want to preserve, see transportation issues, place new bicycle and pedestrian improvements, build new parks, see change or redevelop, place a town center, or annex. As they placed stickers on the map, they were prompted to add a comment to explain their thoughts.

A total of 111 comments were placed on the map. Participants could view other comments and "upvote" if they agreed, and "downvote" if they disagree. They could also reply to comments to add to the conversation.

Overall, the stickers revealed that there are a lot of transportation concerns along the US-176/St. James Avenue corridor, and its intersection at US-52/Goose Creek Boulevard. People expressed a desire to annex the "donut holes" and some areas outside of city limits. There was no clear consensus as to where a town center could be located, and many areas were identified as redevelopment opportunities that could become important nodes.

The infographics to the left shows the top comments that received the most "upvotes."

**comments edited for clarity*

RESULTS OF INPUT

Goals Survey Results

The workshop presented 53 goals for consideration across 8 topics: population, land use, housing, transportation, economic development, community facilities, cultural facilities, and natural resources. The surveys generated a total of 248 responses.

Most responded neutrally or positively to the goals presented. Four goals had at least 10% disagree:

- “Goose Creek should consider permitting higher density residential uses in and around under-performing commercial areas by right.” (27%)
- “Goose Creek should work harder to achieve a better live/work/play balance to move beyond its bedroom community status.” (17%)
- “Goose Creek should encourage growth that includes diverse housing options within a range of prices accessible to current and future residents.” (12%)
- “Goose Creek should promote development that is appropriate and compatible with neighboring developments.” (11%)

Although those four goals got a more significant number of “disagree” votes, the majority responded either neutrally or positively. These particular goals informed the consultants that topics related to higher density residential development (particularly multi-family housing) and redevelopment of existing commercial areas were a hot topic for a number of people in the community. Another topic that got some attention is Goose Creek's identity. Some felt that the city should keep its current status as a bedroom community, rather than become more of a regional destination for employment, retail, or experiences.



What Did We Learn?

- **Multi-family continues to be a hot-button issue for residents.**
- **Quality commercial (i.e. better restaurants) is desired.**
- **Traffic continues to be a chief transportation concern and it erodes quality of life for residents.**
- **General consensus that a location for a town center/downtown area needs to be established.**
- **Several aging commercial properties were identified as redevelopment opportunities.**
- **Appropriate scale of new commercial development is going to be important.**
- **Community is generally supportive of continuing annexation efforts and consolidating city boundaries.**

Virtual Workshop #2

Future Land Use Activity Results

A map of a proposed future land use plan was shown on Social Pinpoint for consideration. Participants could click on each land use on the map to read a draft narrative, a list of proposed land uses and development types, and proposed implementation measures. Participants could give feedback two ways: they could comment directly on the narratives, or place one of three stickers onto the map to share their input (like, dislike, or comment).

The infographics on the right show the top comments received concerning land use. Some of the more general comments are listed below:

- "Placing commercial on Snake Road and Foster Creek Road doesn't make any sense to me."
- "The density of apartments and houses is absurd. All the trees have been taken."
- "Annex for low-density residential."
- "A walkable town center is a number-one priority."
- "If done correctly, integrating mixed-use with trails and parking would be interesting."

*Medium-Density Residential:
I'm not a fan of duplexes and triplexes.*

*Commercial:
We do not need any more development around here. Traffic is already bad enough. Leave well enough alone!*

*Town Center Mixed-use:
You wouldn't want multi-family as a use by right because it would take up space from the mixed-use. You want to allow multi-family as an accent to the commercial such as on a higher floor above retail.*

**comments edited for clarity*

*Neighborhood Mixed-use:
Parking appears to steer parking. Very little seems to be addressing it. We don't want to be another Daniel Island.*

*Parks:
Unfortunately the trails, waterways and throughout wooded areas and neighborhoods are polluted with trash and camp/dump sites.*

*Conservation & Open Space:
Let's conserve more of this beauty.*

RESULTS OF INPUT

Transportation Activity Results

A map of a proposed transportation improvements was shown on Social Pinpoint for consideration. These recommendations included previously proposed projects from other planning efforts that the consultants felt should be prioritized by the City for implementation, as well as new projects that address transportation concerns expressed in the survey and first virtual workshop. The map also showed other previously proposed projects so participants could see what else has been proposed, and how they connect to the new recommendations.

Participants could click on each newly proposed project type to read its description and where that particular project type was proposed. Participants could give feedback two ways: they could comment directly on the description, or place one of three stickers onto the map to share their input (like, dislike, or comment).

The infographics on the right show the top comments received concerning transportation.

Some of the more general comments are listed below:

- "Traffic congestion on Pineview Drive needs addressing. It's a major cut-through from US-52 to Crowfield Plantation."
- "Adler Drive does not need speed bumps. Perhaps speed could be controlled in another way by adding a roundabout or adding some gentle curves to the road."
- "Stop signs do not calm traffic. Speed humps lower property values. Roundabouts are better."
- "A left-turn signal is needed at Vixen Boulevard."
- "We need more sidewalks and more greenspace."
- "Montague Plantation Road is not working for traffic flow. Widening it needs priority."
- "We need a hiker-biker path all along Montague Plantation Road with safe crossing across US-52 that connects to the paths by the Municipal Complex to access city offices, the gym complex and businesses along US-52."

Transit:

Please consider youth/teens in these plans, who may be riding public transportation without adults. Make signs easy to understand and consider the experience from their perspective.



Intersection Improvements:

Traffic signals are not the answer to everything.



Shared Use Paths:

Kids need a safe sidewalk system to get to Mevers School from surrounding neighborhoods. They have to walk/bike in the road or wet grass.



**comments edited for clarity*

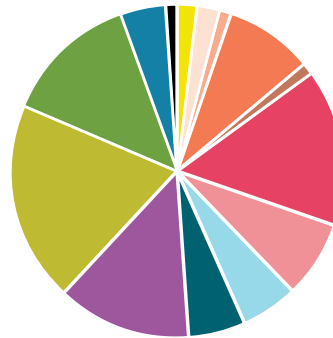
Redevelopment Survey Results

Participants were asked to weigh in on what kinds of land uses and development types they wanted to see in the three proposed redevelopment areas: the Red Bank Road corridor, a neighborhood center along Carolina Avenue, and the "Town Center" area. The results are shown below and to the right.

Legend

- Small-lot single-family residential housing
- Townhomes
- Duplexes
- Triplexes
- Quadplexes
- Accessory Dwelling Units (ADUs)
- Small apartment/condominium buildings (5-19 units)
- Large apartment/condominium buildings (20+ units)
- Commercial retail
- Commercial services
- Consumer-facing office
- Professional office
- Mixed-use
- Parks and plazas
- Amenities and recreation
- Civic and institutional uses
- Other

Town Center Area



Neighborhood Center Area



Red Bank Road Corridor



What Did We Learn?

- **Feedback is consistent with first round of public input.**
- **Land use and transportation recommendations are widely supported.**
- **Multi-family is most acceptable when it's part of mixed-use building or a "missing middle" housing type (think: small condominium buildings).**
- **Housing strategies need to consider affordable or low-income housing geared toward seniors because of the limited options that already exist.**
- **Transportation improvements need to be geared toward people of all ages (8-80 rule).**
- **Residents want to see better pedestrian/bicycle connectivity throughout the city.**
- **Red Bank Road should continue to remain more commercial if it redevelops.**
- **The Town Center area should have a large gathering space and lots of higher-density, quality, commercial and mixed-use development.**

RESULTS OF INPUT

Draft Plan Open House

Dot Exercise Results

Participants used dots to share their support of a recommendation — green if they liked or supported it, and red if they disliked it or didn't support it. Overall, the recommendations received a lot of support, and anything that received red dots highlighted the things that needed to be revised before adoption.

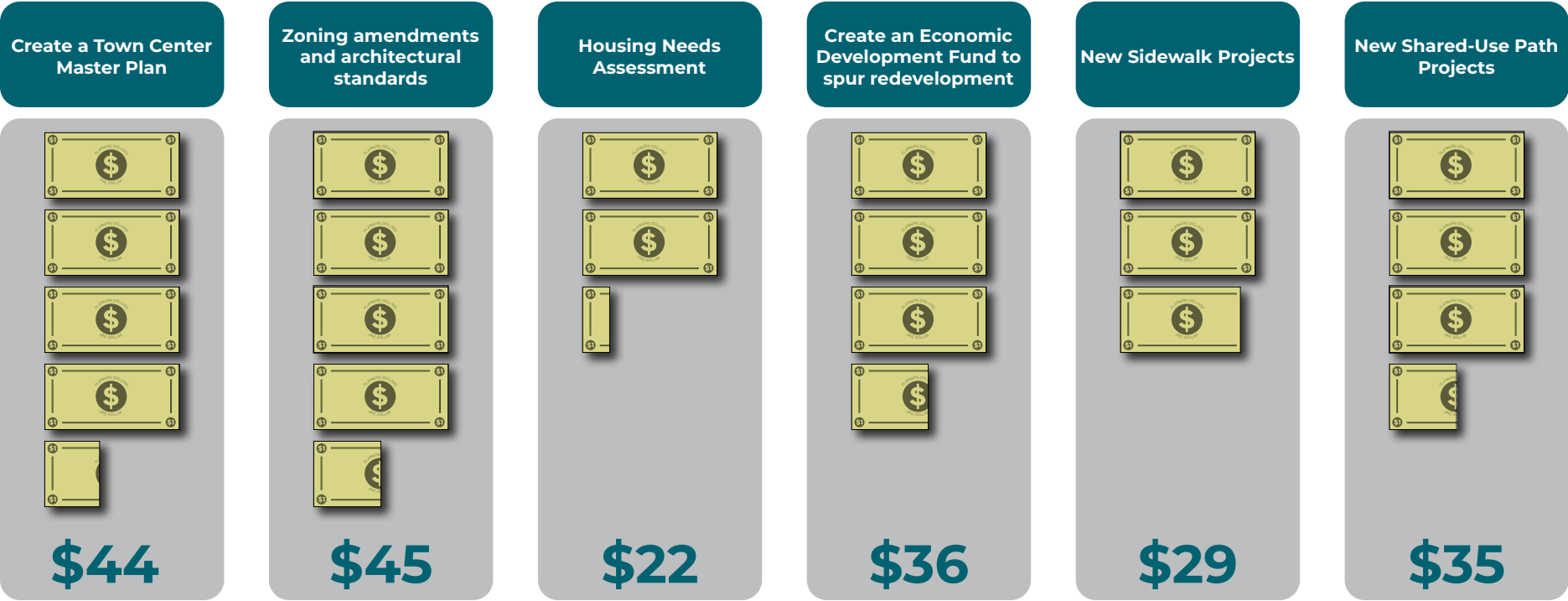
Participants were also able to place post-it notes to share any specific thoughts. Some of them are listed below:

- Allow higher-density, mixed-use development along US-52/Goose Creek Boulevard and incorporate open space.
- The proposed shared-use path along Westview Boulevard should be extended all the way to St. James Avenue.

- If these redevelopment plans were to happen, what happens to the existing businesses?
- Consider preserving right-of-way along US-52/Goose Creek Boulevard.

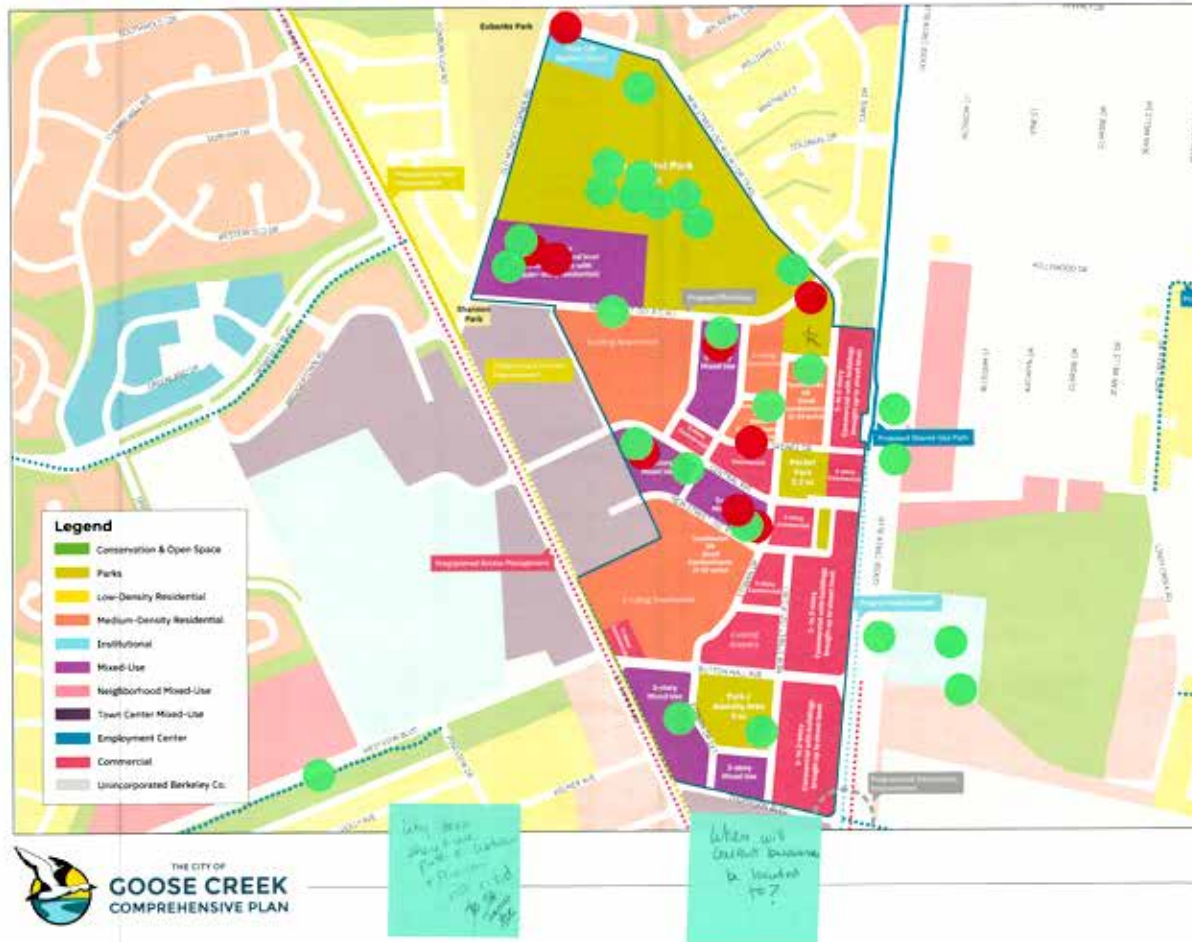
Priority Funding Exercise Results

Participants received ten "planning dollars" to fund any combination of six potential priority investment items. The results are shown below.



TOWN CENTER AREA

Place a green dot on ideas you like or support, and a red dot underneath (but not on top) of ideas you dislike or don't support.



Participants placed green or red dots over recommendations they liked or disliked, respectively, and could place sticky notes with specific comments.

What Did We Learn?

- Overall, feedback was positive toward the recommendations presented, particularly the goals.
- Annexation goals received a lukewarm response, likely due to the perception that the City wants to embark on a widespread annexation strategy rather than consolidating City boundaries.
- A recurring theme of comments was that because of the existing geography of the City, a group of "village nodes" is more preferable to one central Town Center.
- The area designated as the Town Center should be considered a village node rather than the Town Center.
- A civic node should be located around the existing City Hall and Community Center.
- The zoning ordinance will need to undergo a major update to address some of the major challenges related to redevelopment.

GOOSE CREEK TOMORROW

ISSUES & OPPORTUNITIES

The following lists of issues and opportunities are a culmination of those identified through the BCDCOG's existing conditions report, stakeholder interviews, public workshops, and observations by the consultants. Some issues and opportunities were carried over from the previous comprehensive plan update.

Issues

- Goose Creek operates as a bedroom community. There are few employment opportunities for residents, and not many places for people to spend disposable income. The majority of working residents are away all day to work and will spend more money there.
- The City is beginning to grow beyond its identity as a bedroom community. However, some residents have said that they want it to remain the same.
- Not much exists in Goose Creek by way of upscale restaurants and retail. To get those experiences, residents go elsewhere and spend disposable income there. People are most likely to visit North Charleston, downtown Summerville, Nexton, or downtown Charleston.
- Unlike its neighbors, Goose Creek does not have a traditional/historic downtown area or a central town center that draws in residents and visitors.
- There isn't a lot of developable vacant land left for new development.
- The existing Zoning Ordinance was written in 1985; therefore, it does not account for current and projected development trends, like vertical mixed-use and missing middle housing. Several discrepancies exist in the ordinance today, likely due

ISSUES & OPPORTUNITIES

to various amendments that have occurred in the years since.

- Goose Creek has the highest residential rents in the Tricounty region. At least half of renters are cost-burdened while homeowners with mortgages are less cost-burdened.
- The City's Zoning Ordinance contains at least four regulatory provisions that may be negatively impacting the potential for affordable housing development, such as minimum design standards, parking and loading space standards, multi-family minimum lot requirements, and Zoning District R-3 (High-Density Residential).
- Any multi-family, higher density developments are conditional uses per the Zoning Ordinance, requiring approval by a conditional use permit issued by the Zoning Board of Appeals (ZBA). Conditional uses are permitted if they meet a series of 17 conditions. This discourages the development of affordable, higher density multi-family units in the City, due to a perceived lack of predictability encountered by developers.
- A majority of Goose Creek's housing structures were built prior to 1990, indicating an aging housing stock that will require additional maintenance and renovation to maintain high housing quality.
- Residents are hesitant about multi-family development, citing concerns about transient populations and an increase in vehicle traffic.
- Although residents are reported to be mostly happy with how things are going in the City, they are not likely to be involved in planning processes so critical voices are missed.
- With increased population growth comes more pressure on the transportation networks, infrastructure, and services currently serving Goose Creek residents.
- Traffic congestion on major roads has caused a decrease in quality of life for residents, specifically along US-176/St. James Avenue and US-17A.
- The intersection of US-176/St. James Avenue and US-52/Goose Creek Boulevard was identified by stakeholders as an intersection that causes the most issues with travel.
- Crosstown connectivity is a challenge. Most roads run north-south and very few roads run east-west.
- East side of N. Goose Creek Blvd doesn't have sidewalks, goat paths exist showing some demand for walkability.
- There are some unknowns with how the economic climate will be affected long-term by COVID-19.
- As the population continues to increase and the City experiences more development, there is the potential for human encroachment upon the natural environment, resulting in diminishing of these benefits.
- "Donut holes" within the city limits make it difficult to know which areas are served by the City or by Berkeley County.
- Goose Creek currently has impact fees to help fund many of their projects, but the City will need to explore other funding sources in order to keep up with growth and maintain high levels of service delivery.

ISSUES & OPPORTUNITIES

Opportunities

- The City's economic climate is growing.
- The demographics of Goose Creek residents skew younger (median age is 32), and more affluent (median per-capita income is around \$50,000). This will impact the types of businesses that will want to locate themselves in Goose Creek.
- Proximity to the Volvo plant, Boeing, and other key employment centers makes Goose Creek desirable for both prospective residents and new businesses.
- The new brewery at the old fire station building may catalyze redevelopment in the area.
- There are significant opportunities for quality commercial development at newly annexed land along St. James Avenue
- The low inventory of developable, vacant land presents the opportunity for infill development and redevelopment.
- Goose Creek's housing is not significantly diverse, but redevelopment opportunities can bring opportunities for missing middle housing.
- While there are no higher education facilities within the City, Charleston Southern University and Trident Technical College are relatively close by.
- Streamlining the business licensing process will improve the process of doing business in Goose Creek.
- Goose Creek is fortunate in that it has many recreational opportunities and the continually developing hiker-biker trails.
- The diversity of the Red Bank Road area should be acknowledged if that corridor is redeveloped.
- The City has an Economic Development director that is working to recruit new businesses, identify locations for new development, and create incentives to draw in new businesses and developers.
- The Coast Guard, the nearby naval base, and military training bring people in from all over the world. These people will need places to live and businesses to get goods and services.
- Street enhancements at the intersection of US-52/Goose Creek Boulevard and US-176/St. James Avenue will help improve traffic flow, which will improve quality of life for residents.
- The existing Hiker-Biker Trails and proposed additions will continue to connect areas of the City, promote active modes of transportation, and create opportunities for recreation.
- Expanding rapid transit to Goose Creek will provide a lot of benefits to residents, workers, and visitors.
- Goose Creek could be a place for "destination sports" — a recreation complex for sports tournaments with artificial turf that could host events 365 days a year. With those facilities come the demand for more restaurants, hotels, etc., which would be good for the City's tax base.
- Annexing land in the "donut holes," the Century Aluminum property, and other areas around the existing city limits will not only help solve service delivery issues, but will increase the City's tax base to help fund new initiatives.

PLAN FRAMEWORK

Per the standards set by the State of South Carolina, this plan address nine elements:



Population



Land Use



Housing



Transportation



Economics



**Community
Facilities**



**Cultural
Resources**

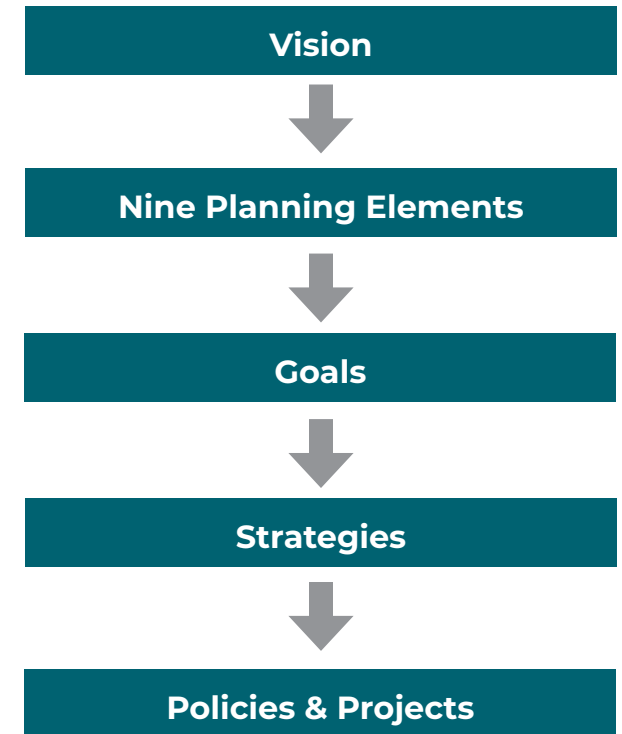


**Natural
Resources**



**Priority
Investment**

How This Plan Works



This plan features a Future Land Use Plan, which describes a framework of future development in Goose Creek (pages 98-114). Several framework redevelopment plans show the possibilities of how "village nodes" within the City can develop.

Vision

Goose Creek is a close-knit community that seeks to achieve a balance between continued growth, new development, and the preservation of quality of life. The City will promote smart growth principles by implementing the following guidelines:

- **Create and enforce guidelines and principles that promote high-quality development and redevelopment throughout the City;**
- **Provide planned infrastructure improvements to adequately support future population and employment growth;**
- **Maintain a balance between creating new greenspace and conserving open space when new development and redevelopment occurs;**
- **Promote reinvestment in existing residential neighborhoods in order to provide more diverse housing options to a growing and changing population;**
- **Attract new businesses and industries that meet the needs of the population and spur economic development; and**
- **Maintain the exceptional level of safety and security of its residents.**



POPULATION

Goals + Strategies

- Goal** ➤ Goose Creek will promote a sense of community and cultivate a unique identity that is supported by its residents.
- Goal** ➤ Goose Creek will guide population growth to allow for inevitable expansion without sacrificing the environment or the quality of life which currently characterizes Goose Creek.

- Goal** ➤ Goose Creek will support its diverse and growing population by continuing to provide access to community services.
- Goal** ➤ Goose Creek will attract businesses and create community facilities that accommodate its shifting demographic makeup.

- Goal** ➤ Goose Creek will maintain efficient communication methods with its citizens.
 - ★ *Continue to update the City's website to keep it user-friendly and effective.*
 - ★ *Continue to use social media (Facebook, NextDoor, etc.) to improve interaction with the public.*
 - ★ *Continue to maintain a list of key communicators to make the lines of communication.*



LAND USE

Goals + Strategies

Goal ➤ Goose Creek will plan for inevitable growth via the use of Smart Growth principles.

- ★ *Promote efficient land use patterns in both new development and redevelopment.*
- ★ *Encourage mixed-use, pedestrian-friendly development in areas that are conducive to walking and biking.*
- ★ *Maximize the use of existing facilities, infrastructure, and services.*
- ★ *Maintain a balance between green/open space preservation and new development.*

Goal ➤ Goose Creek will discourage adverse development-related impacts.

- ★ *Revise and enforce applicable zoning, land development, and design regulations.*
- ★ *Promote high quality urban design aesthetics on all levels (site, neighborhood, and city).*
- ★ *Promote development that is appropriate and compatible alongside neighboring developments.*

Goal ➤ Goose Creek will work to achieve a better live/work/play balance to help move the City beyond its bedroom community status.

Goal ➤ Goose Creek will continue to promote the creation and expansion of both neighborhood and City-wide recreational amenities through zoning and land development regulations.

Goal ➤ Goose Creek will establish “village nodes” that serve as community focal points providing a mix of uses.

- ★ *Continue to support the development of Carnes Crossroads.*
- ★ *Create a redevelopment plan for the Civic Village node.*
- ★ *Create an incremental redevelopment plan for the Central Village and Neighborhood Village node that accounts for a new town green, existing housing and catalytic developments, and new mixed-use development.*
- ★ *Create an incremental redevelopment plan for the Red Bank Road corridor that addresses its existing development challenges and leverages its unique, international character.*

★ *Create an incremental redevelopment plan for the village node off Henry E. Brown, Jr. Boulevard by the Mevers School of Excellence.*

Goal ➤ Goose Creek will encourage the transition of underutilized commercial areas into high-quality mixed-use developments.

- ★ *Create vision plans that make land use, transportation, and housing recommendations for these areas.*
- ★ *Establish a new zoning district for multi-family residential.*
- ★ *Modify the zoning code to reflect the vision of those areas and incentivize the transition.*
- ★ *Explore various administrative incentives to attract developers.*

Goal ➤ Goose Creek will develop and implement an annexation strategy that consolidates city boundaries and considers future growth (see page 117 for a proposed annexation plan).

★ *Adopt a policy that would allow the automatic annexation of properties outside the city limits that already receive water service from the City of Goose Creek.*

Future Land Use

Developing a vision for future growth and development is one of the most important aspects of this Comprehensive Plan. Future land use encompasses looking at the historical development of a community along with any restraints of the land (i.e. natural resources, protected properties, etc) to create the vision. This vision will allow Goose Creek to grow intelligently and predictably. Development will be encouraged where the existing infrastructure can best accommodate growth.

The City's proposed future development is outlined on pages 98-114, and addresses a balance of diverse future land use "districts." The future land use plan from the previous plan was used as a base, and was updated based on comments from public input and observations made by the consultants and stakeholders. Land uses, development types, and implementation measures are prescribed for each individual land use district to achieve planning goals and objectives of the City, while preserving quality of life and promoting community prosperity for existing and future residents.

Project Spotlight: Zoning Ordinance Rewrite

The Comprehensive Plan outlines a long-term vision for how Goose Creek will develop. However, it is the Zoning Ordinance that regulates this development. The City's Zoning Ordinance was written in 1985 and has undergone a series of updates over the years. Goose Creek has changed a lot since the Ordinance was written, and it needs to reflect that.

In order to ensure that development in Goose Creek is in line with the vision outlined in this Comprehensive Plan, it is recommended that the City rewrite the Zoning Ordinance. Rewriting the Ordinance will involve a thorough audit of the current regulations, a diagnostic report, and robust stakeholder involvement. It is recommended that the rewrite include the following:

- Modifications to reflect the City's vision of redevelopment areas and incentivize the transition;
- A new zoning district for multi-family residential;
- A new zoning district for mixed-use development;
- Mixed-use development in village nodes.
- Permission of housing types that address "missing middle housing" types, including multi-family of less than 20 units, townhomes, live/work, duplexes/triplexes/quadplexes, etc.;
- Remove zoning conditions to multi-family residential developments with fewer than 10 to 15 dwelling units.
- Prohibition of incompatible uses that are over-saturated or not conducive to an aesthetically pleasing environment from existing zoning districts;
- Lot consolidation regulations and incentives;
- Various administrative incentives to attract developers; and
- Architectural standards that encourage quality architecture in new development and redevelopment.

CONSERVATION & OPEN SPACE



Overview

Conservation and open space areas are lands that are environmentally sensitive and are to be protected from development to maintain natural habitats, provide flood protection, and protect water quality, or are otherwise not suitable for any other kind of development. These areas may provide informal recreational opportunities, river access, and river-oriented commercial activities. Development in these areas should be limited to support any recreational uses and should minimize impacts to these natural features and assets.

Land Uses and Development Types

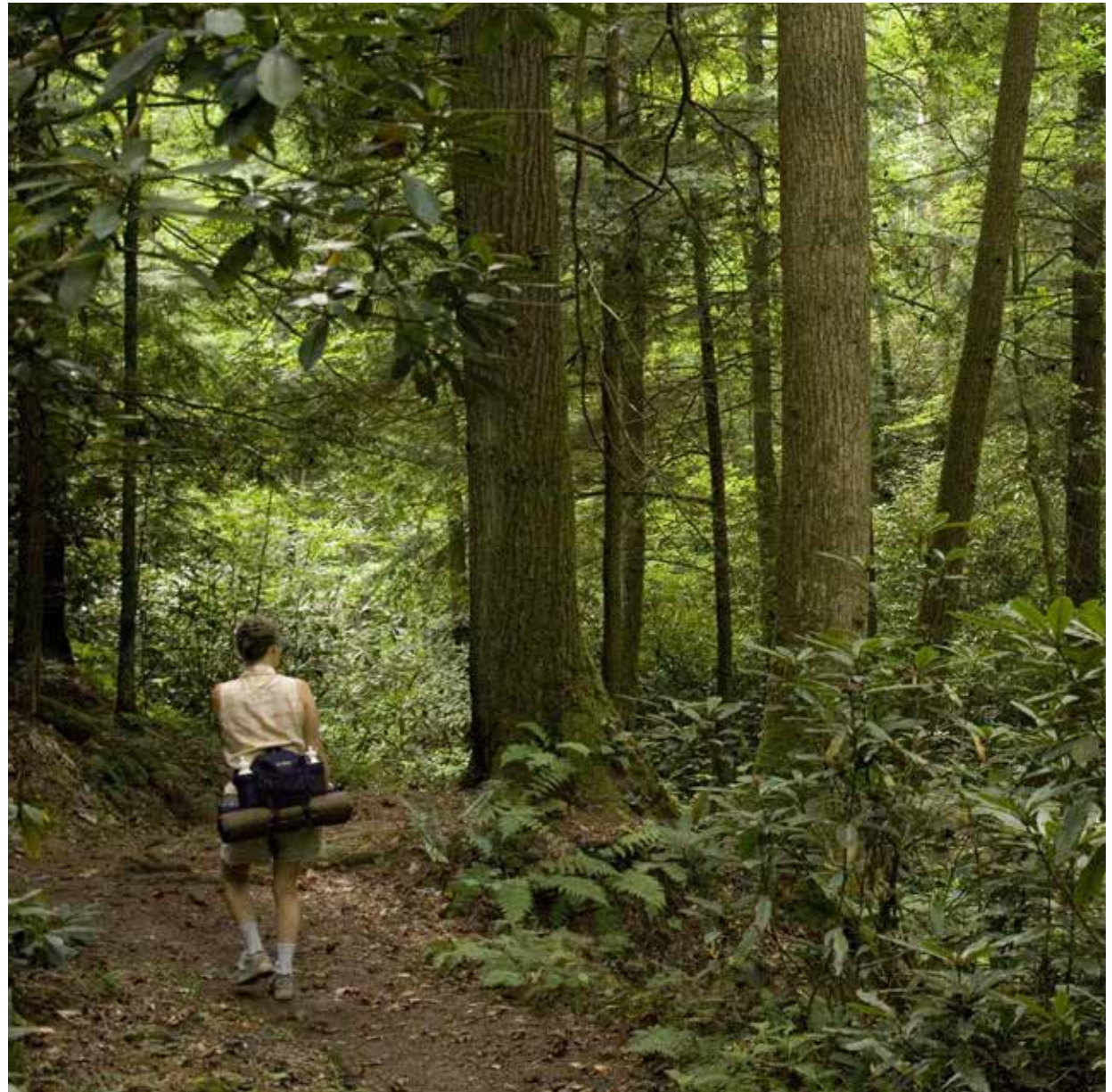
- Privately-owned passive recreation areas
- Privately-owned parks and amenities (i.e. HOA amenities)
- Trails and walking paths
- Eco-tourism establishments
- Wildlife refuges
- River-oriented commercial (only on lands that are not classified as being environmentally sensitive)

Implementation Measures

- Development standards to protect wetlands and wildlife habitats

Appropriate Zoning Districts

- C Conservation District
- Any other zoning district that permits the land uses and development types listed





Overview

Lands that are owned by the City and operated by the City that house active and passive recreation opportunities are classified as parks. Future parks are also identified on the future land use map. These lands differ from Conservation / Open Space in that they are publicly owned and operated, and may not be located in environmentally-sensitive areas. Parks should be near residential and commercial areas and should be connected to sidewalks, bicycle facilities, and multi-use paths and trails.

Land Uses and Development Types

- Community parks
- Sports facilities
- Water-oriented recreation
- Trails and walking paths

Implementation Measures

- Identify lands appropriate for new sports facilities to create sports tourism opportunities
- Create new park at Goose Creek reservoir
- Create new town green near the Central Village Node

Appropriate Zoning Districts

- Any zoning district that permits the land uses and development types described



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 (> 0.25 acres)
- Neighborhood parks smaller than 3 acres
- Neighborhood-level amenities and recreation
- Neighborhood-level civic and institutional uses (schools, churches, etc)
- Planned communities and infill housing on larger lots.

Implementation Measures

- Revision 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
- Infill development

Appropriate Zoning Districts

- RSF Residential Single-Family District



MODERATE-DENSITY RESIDENTIAL



Overview

Moderate-density residential areas are designated in locations where such development can provide a transition from low-density neighborhoods to already developed residential and commercial areas. To the extent possible, future communities of this density should be co-located with neighborhood-level centers of non-residential development and should be connected to centers via trails or sidewalks that will provide access to amenities near and in between residential communities. 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 small lots (< 0.25 acres)
- Accessory dwelling units (ADUs)
- Townhomes
- Two-family, four-unit, and eight-unit homes
- Cottage court neighborhoods
- Neighborhood parks and playfields

- Neighborhood-level amenities and recreation
- Neighborhood-level civic and institutional uses (schools, churches, etc)

Implementation Measures

- Zoning updates that promote and encourage housing diversity
- Revision 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
- Mixture of planned communities and infill development

Appropriate Zoning Districts

- RM Residential Mixed District
- PD Planned Development 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



EMPLOYMENT DISTRICT



Overview

The Employment District promotes economic development opportunities within Goose Creek and its surrounding areas. The Employment Districts are located along or close to major transportation corridors and existing freight rail lines. These areas are ideal locations for professional office or business parks that can house a variety of uses. Industrial operations providing employment opportunities for area residents are encouraged in this area. Also encouraged are supportive uses like retail and office commercial to serve employees and fulfill complementary needs. Clustering of buildings within these centers is preferred to preserve open space within the development site. Site plans, building design and landscaping should be sensitive to the natural features of the site, including views.

Land Uses and Development Types

- Commercial retail (shops, restaurants, etc)
- Service retail (salons, gyms, etc)
- Consumer-facing office (banks, real estate, etc)
- Professional office (medical, legal, etc)
- Office / business parks
- Co-working spaces
- Light industrial
- Manufacturing
- Utilities
- Warehouses and storage

Implementation Measures

- State and Federal economic development programs to promote tax incentives
- Tax/administrative incentives for new businesses/employers
- Tax/administrative incentives for clean industry
- Impose some restrictions of uses such as used car lots, gas stations, contractor yards, vehicle storage, etc.
- Buffering and screening between industrial developments and existing residential neighborhoods
- Marketing geared toward potential employers
- Impact fees

Appropriate Zoning Districts

- GC General Commercial District
- EC Employment Campus District
- LI Light Industrial District
- HI Heavy Industrial District
- PD Planned Development District



COMMERCIAL DISTRICT



Overview

The Commercial District promotes economic development opportunities while providing quality goods and services to Goose Creek residents and patrons. Commercial areas are located along or close to major transportation corridors and in other areas that see a lot of traffic. New commercial areas should place parking in the rear or side of the development, with the development facing streets and sidewalks. Suburban-style shopping centers and other commercial sites located in these areas should be redeveloped considering their proximity to existing infrastructure and surrounding services. Existing shopping centers with large, oversized parking lots should consider out-parceling to facilitate redevelopment.

Land Uses and Development Types

- Commercial retail (shops, restaurants, etc)
- Service retail (salons, gyms, etc)
- Consumer-facing office (banks, real estate, etc)
- Professional office (medical, legal, etc)
- Amenities and recreation
- Civic and institutional uses (schools, churches, etc)

Implementation Measures

- Zoning updates that promote street-oriented commercial development
- Restriction of uses such as used car lots, gas stations, contractor yards, vehicle storage, etc. to industrial areas.
- Lot consolidation incentives
- Revision of architectural and site design standards to encourage better-quality development
- Require inter-parcel connectivity
- Prohibit parcel-wide curb cuts
- Negotiate and enforce shared parking agreements
- Adaptive reuse and “out-parceling”

Appropriate Zoning Districts

- GC General Commercial District
- LI Light Industrial



INSTITUTIONAL

Overview

Institutional areas intended to accommodate single uses and activities that already exist and are either not likely to change in the next ten years or are not compatible with other land use designations. The characteristics and locational requirements of institutional needs will vary on an individual basis. All new institutional facilities of the same magnitude should be co-located with existing areas whenever possible.

Land Uses and Development Types

- City / County administrative offices
- Police and fire services
- Berkeley County schools
- Places of worship
- Naval Weapons Station
- Community centers
- Other public / civic uses (not including parks)

Implementation Measures

- Co-location of facilities whenever possible.
- Joint-use agreements with public and private entities such as schools and non-profit organizations to fund, establish, and maintain civic centers.
- In the event of a base closure, the City should consider creating a master plan for this specific area in addition to updating the Comprehensive Plan.

Appropriate Zoning Districts

- NSAC Naval Support Activity Charleston (for operations related to the Naval Weapons Station)
- Any zoning district that permits the land uses and development types described, not including the Naval Weapons Station





FUTURE LAND USE

Legend

- Planning Area
- City Limits
- Conservation & Open Space
- Parks
- Low-Density Residential
- Moderate-Density Residential
- Village Node Mixed-use
- Employment District
- Commercial District
- Institutional



LAND USE

Future Land Use & Zoning Compatibility Table

Future Land Use Designation	C - Conservation	RSF - Residential Single-Family	RM - Residential Mixed	VN - Village Node	GC - General Commercial	EC - Employment Campus	LI - Light Industrial	HI - Heavy Industrial	PD - Planned Development	NSAC - Naval Support Activity Charleston
Conservation & Open Space	X	S	S	S	S	S	S	S	S	S
Parks	S	S	S	S	S	S	S	S	S	S
Low-Density Residential		X								
Moderate-Density Residential			X						X	
Village Node District				X	X				X	
Employment District					X	X	X	X	X	
Commercial District					X		X		X	
Institutional	S	S	S	S	S	S	S	S	S	X

X = By-right

S = If the described land uses and development types allow it



Project Spotlight: Annexation

Annexation can increase a City's tax base and provide additional revenues for improvements, provided that they more than the costs of providing the aforementioned services. The BCDCOG conducted a build-out analysis (see pages 152-171 in the Technical Appendix) that looked at scenarios that included a status quo (no annexation) option, and a number of unincorporated Berkeley County parcels. The consultants took the results of these analyses and considered different scenarios to create an annexation plan which has since been updated.

The City has chosen to focus annexation efforts in a number of areas. This will allow the City to have control over new development that happens in these areas in addition to increasing its tax base.

Annexation Plan




Purpose

The City of Goose Creek understands that a moderate and manageable rate of residential and business growth is necessary and desirable to provide those services which are common to an orderly society and that also provide for the health, welfare, and prosperity of citizens and businesses within the corporate limits. The City's land use policies and Comprehensive Plan seek to provide uniform planning to foster a healthy pattern of land uses related to livability, transportation, and public health. Undeveloped areas around Goose Creek will develop in time, whether they are in the City or in the unincorporated areas. The City seeks to include these areas within the umbrella of their comprehensive planning to achieve a consistent and well-ordered land use pattern. The City believes that its residents expect future development in and around Goose Creek to meet their high development standards. That can only be assured if the area is within their land use planning jurisdiction is within the corporate limits of the City.

The City of Goose Creek's annexation plan, when adopted, will provide a policy road map for the City Council and it will detail the basic recommendations that City staff will follow in soliciting annexations. While it is not the intention of the City to usurp the rights of individual property owners, through a purposeful annexation strategy, it would be irresponsible for municipal officials to not consider the broader long-term view of municipal services delivery and cost and the security of present and future residents. A well thought-out annexation strategy is a critical tool for the development of a comprehensive planning process, particularly in a rapidly urbanizing area.

ANNEXATION

Legend

-  Current City Limits
-  Phase 1 Annexation
-  Phase 2 Annexation



Targeted areas of annexation

"Donut Holes"

These parcels, nicknamed "donut holes," are those that are already contiguous and adjacent to corporate limits. Donut holes exist mostly in the center area of the city. The Zoning Map shows a proliferation of parcels in the Beverly Hills Subdivision, along Old Moncks Corner Road, Thurgood Road, Old Mount Holly Road, the area between Brickhope Subdivisions and Red Bank Road, and in the Crowfield Plantation Subdivision. Annexing these areas will provide continuity of services to residents and help create a unified vision of the City, particularly for parcels located along Old Moncks Corner Road and Old Mount Holly Road. The City of Goose Creek currently provides water service to much of these areas.

Red Bank Road

There is ample opportunity to encourage the redevelopment of commercial parcels along Red Bank Road. The City is in a favorable position to encourage annexation of this area and zone it as Naval Support Activity Charleston (NSA-C). The annexation and redevelopment of commercial and industrial parcels is important in expanding the economic stability of the City moving into the future.

College Park Road

College Park Road is positioned to become a major corridor for the City of Goose Creek with its direct interstate access via exit 203 and two major existing subdivisions, Carnes Crossroads and Crowfield Plantation. Many of the parcels along College Park Road are undeveloped or partially developed, providing opportunity for the city to provide incentives to develop in the city using zoning.

Myers Road

Recently, many parcels along Highway 176 near Myers Road annexed into the city to be developed. New development includes several commercial parcels and a townhome community. Given, there are several large tracts of land which are not completely developed, this area is primed to be a smaller commercial node because of the amount of existing residential development. Additionally, Myers Road terminates just beyond the Carnes Crossroads community, making it a crucial roadway in the City's continued economic growth.

Highway 176 North of Highway 17A

The City should look to grow its northern corporate boundary line to annex large undeveloped parcels along Highway 176 north of Highway 17A. The City currently provides water service to the Carnes Crossroads community and annexation of this area could provide additional revenue generation via water utility service. This roadway is poised to become a major commercial corridor with the Cane Bay development to the north and Carnes Crossroads to the south. The expansion of Roper Berkeley Hospital will also support the development of this corridor.

Highway 17A/N. Main Street

The lands on N. Main Street (Highway 17A) from the Carnes Crossroads Development to Interstate 26 primarily consists of commercial development, with some tracts of vacant land. This corridor is targeted for annexation because it provides opportunity to increase the aesthetic value of the area as redevelopment and new development takes place. Additionally, creating another direct point of access from Interstate 26 to the City of Goose Creek is critical to the long-term economic success of the City.

Recommendations

Policy Recommendations

Utility Service Annexation Covenants

The City of Goose Creek provides municipal water service to parcels located inside and outside of the city at varying rates. Many parcels outside of corporate limits that receive water service are located in the donut holes. Adopting an ordinance requiring annexation into the City to receive new or upgraded services will aid in encouraging annexation.

New Business Incentive

The City Council adopted an Economic Development Incentives Program (Chapter 112) in 2017. While the program has seen some usefulness since its incorporation, it has not been nearly impactful as it could be moving forward.

Below are several recommendations to improve the Ordinance.

- **Increase the percentage of business license taxes to be refunded.** 50% of the annual business license taxes levied on said business and actually received by the City for a period of five years beginning from the date of the initial business license application.

- **Increase the percentage of building permit fees to be refunded.** 100% of building permit fees associated with that portion of any facility constructed or renovated to accommodate the newly established business provided said fees are actually received by the City.
- **Increase the percentage of hospitality taxes to be refunded.** 100% of hospitality taxes for applicable businesses for a period of five years beginning from the date of the initial business license application.
- **Add additional eligibility criteria.** Any newly annexed business into the City of Goose Creek shall be eligible for incentives.

Justification for these changes can be found in the fact that without the City would not expect to see the revenue in any case. Amending Chapter 112 of the Code of Ordinances will encourage existing businesses to annex sooner, giving them ample time to prepare for the period where they would pay into these items, helping them to establish a footing in the community. This recommendation is particularly important as Berkeley County does not levy a Business License fee.

Continued Expansion of the Super Incentive Zone

Particularly important for parcels along Red Bank Road, a commitment to continuously amend the Incentive Zone Map to include parcels as they are annexed into the City will encourage revitalization of the Red Bank Corridor. The City should add an additional layer onto the existing map showing these parcels are eligible upon annexation to further communicate the validity of this commitment.

Zoning Regulations

The City of Goose Creek is a fast-growing community, seeking to serve residents with a variety of needs. Progressive zoning regulations will attract a range of developers seeking to develop properties for large commercial uses and smaller residential projects that will encourage annexation of infill developments. The “Zone In Goose Creek” plan will support this recommendation by comprehensively overhauling existing regulations. Additionally, any contiguous overlay districts should be adopted along with base zoning to encourage the standard of development the City is currently seeking within its limits.



Strategy Recommendations

Water Bills

The City currently sends paper statements to residents for water payments. The city should explore the opportunity to identify parcels outside of the city receiving water service and include eye-catching information on how annexation can save money each month on water bills. This is a small way to add on to existing functions and to start a conversation about annexation to individuals they may be otherwise unaware.

Purchasing Property

The City should consider purchasing property as it becomes available outside of corporate limits. Purchasing parcels that are eligible for annexation can provide the City with a foothold in areas that are primed for revitalization. Parcels that may one day become eligible for annexation is also encouraged to set the tone for the intent for the area.

County Cooperation

City staff is encouraged to meet with Berkeley County planning staff to encourage the denial of applications for rezonings that are eligible for annexation and recommend annexing into the City of Goose Creek. This should only be encouraged in the targeted areas of annexation discussed above to ensure continuity of services. To support this recommendation, City and County planning staff should work together to set a logical maximum growth boundary to encourage annexations when County rezoning applications are submitted.

Industry Relations

The Economic Development Director and planning staff should continue to foster relationships with regional and national developers that have the ability to purchase and develop parcels that are eligible for annexation. This includes undeveloped parcels and parcels in areas that have been identified for revitalization. By engaging in this activity, the City can continue to secure high-quality development that will increase revenues collected year over year.

Social Media

In the past year, the City of Goose Creek has been able to effectively use social media to facilitate community campaigns. These campaigns have been impactful by increasing the in-person engagement with City services. City staff should develop a social media campaign that engages residents and encourages them to annex into corporate limits. The true effectiveness of this campaign will be in groups in which the information is shared. City Council members are encouraged to share this information in neighborhood groups and local interest groups in order to have the most impact.

Methods of Annexation

Historically, the City has experienced growth in its corporate limits by using the 100% method for annexation. While this is the simplest method of annexation, it is done one parcel at a time and is dependent upon the willingness of the property owner. The City should consider promoting the 75% freeholder petition and ordinance method and the 25% elector petition and election method. Utilizing these methods, the city may be able to successfully annex larger areas of land containing multiple parcels under different ownership. See page 121 for more information on methods of annexation in South Carolina.

Methods of Annexation

The State of South Carolina authorizes three methods of annexation:

- **Method 1: 100% freeholder petition and ordinance.** To be annexed, a petition is signed by each of the property owners of the land subject to annexation.
- **Method 2: 75% freeholder petition and ordinance.** This differs from the previous method in that a petition must be signed by 75% of property owners *and* those property owners must own at least 75% of the assessed value of property in the area to be annexed, and additional steps for annexation. This is a method that is used in the event that 100% of the property owners in an area are not willing to "vote" for annexation via signing the petition. The annexation can also be challenged by the City, a resident of the City, or any resident or property owners in the area.
- **Method 3: 25% elector petition and election.** This is different than the other two methods in that qualified electors *residing* in the area can petition to be annexed into the City. In other words, those signing the petition do not have to be the owners of the properties subject to annexation. If 25% of qualified electors in an area sign the petition, the City sends a resolution to the County to hold a special election for the area subject to annexation. If a majority of electors vote "yes" to annexation, then a resolution to annex is sent to City Council for approval. However, if 5% of all electors within the City petition otherwise, City Council has to delay the final reading of the annexation ordinance, and hold a special, city-wide election. If a majority of electors within the City vote in favor, the City Council will give the final reading of the ordinance and declare the area annexed. If not, the proposed annexation ordinance is tabled, and may not be voted on for at least 24 months.

Each method has its pros and cons. Method 1 works best in situations where there is one property owner. Method 2 works best in situations where there aren't very many property owners, and those individuals own at least 75% of the area proposed for annexation. Method 3, while complicated, can work if there are property owners not as willing to annex, and residents in the City are otherwise favorable to annexation. Method 1 is the easiest way to annex land into the City boundaries. While it is recommended that the City use Method 1 as much as possible (especially the "donut holes" that consist of one parcel), annexing individual parcels may cause some administrative headache.



HOUSING

Goals + Strategies

- Goal** ➤ Goose Creek will protect and enhance the quality of existing housing stock within the City.
- ★ *Identify residential areas and neighborhoods that are aging, threatened by encroaching development, or otherwise in need of preservation.*
 - ★ *Consider need/potential for conservation neighborhood designations, overlay districts, etc to protect Goose Creek's existing housing.*
- Goal** ➤ Goose Creek will ensure that policies and land development regulations allow for decent housing for all residents.
- ★ *Conduct a housing needs assessment and encourage development of a mixture of housing types and price points that meet the needs and wants of Goose Creek's diversifying population.*
 - ★ *Modify residential and/or commercial zoning districts to better allow for these housing products.*

- Goal** ➤ Goose Creek will encourage growth that includes diverse housing options within a range of prices accessible to current and future residents.
- ★ *Allow the development of housing types that address "missing middle housing" types, including multi-family of less than 20 units, townhomes, live/work, duplexes/triplexes/quadplexes, etc.;*
 - ★ *Create policies/standards that permit smaller units, live/work opportunities, walkable/connected developments, and mixed-use buildings.*
 - ★ *Expand residential product by recruiting developers that will build new products – town homes, condos, market rate apartments in or near downtown.*
 - ★ *Consider incentives for private developers to encourage diverse housing options identified here. Tools could include reducing permit fees, density bonuses, rehabilitation grants, as well as amending the current Economic Development grant program in Goose Creek to allow for residential development based on needs.*

- Goal** ➤ Goose Creek will encourage housing developments that provide workforce housing near existing and future employment centers.
- ★ *Recruit employers that provide "work from home" options or employee housing assistance.*
 - ★ *Engage local industries to understand commuting trends, housing needs of employees, telecommuting trends, and employee demographics.*
 - ★ *Incorporate inclusionary zoning measures by requiring developers to make 10-20% of new multi-family and attached housing product "affordable."*
 - ★ *Encourage the use of federal or state housing tax credit programs for the creation of affordable units/workforce housing.*
- Goal** ➤ Goose Creek will encourage multi-family development in mixed-use settings.
- ★ *Support multi-family as "permitted by-right" in any mixed-use or commercial zone.*
 - ★ *Remove zoning conditions to multi-family residential developments with fewer than 10 to 15 dwelling units.*

What is “Missing Middle Housing?”

An initiative gaining significant traction nationwide is the provision of “missing middle housing.” In many cities and towns, most of the housing stock is comprised of single-family houses and/or large multi-family buildings, which do not fit everyone’s needs as they relate to size, accessibility, and cost. This initiative promotes more varied housing options that exist along a spectrum of size and density.

There are many types of housing that fall under this idea:

- Cottage courts
- Townhomes
- Duplexes (2 units) and triplexes (3 units), with units either stacked or placed side-by-side
- Multiplexes (4-12 units), with units either stacked or placed side-by-side
- Courtyard-style apartments
- Live/work units
- Accessory dwelling units (ADUs)

These units can either be rented or owner-occupied, which make them flexible to changing markets.

How do we define "Affordability?"



The Department of Housing and Urban Development (HUD) defines housing as "affordable" if the occupant(s) pay no more than 30% of their income for gross housing costs, including utilities. If a household pays more than 30% of income on housing costs, they are considered to be "cost burdened." In Goose Creek, this is how it breaks down:

100% of Area Median Income (\$68,893):

+/- \$1,700/month rent + utilities OR +/- \$300,000 mortgage

80% of Area Median Income (\$55,114):

+/- \$1,380/month rent + utilities OR +/- \$240,000 mortgage

50% of Area Median Income (\$41,336):

+/- \$850/month rent + utilities OR +/- \$150,000 mortgage

Key Terms

- Area Median Income (AMI) - A benchmark that divides income distribution in a given area into two equal parts: one half earn above this amount and one half below.
- The “area” for this analysis is the Goose Creek city limits.
- Affordable Housing programs and policies typically target households earning between 30% to 80% AMI.
- Housing targeted toward households earning between 80% and 120% AMI is sometimes termed "Workforce Housing."

Recommendations

Identify Target Neighborhoods

It is recommended that the City facilitate a planning process that identifies existing residential areas and neighborhoods that are aging, threatened by encroaching development, or otherwise in need of preservation.

Implement Tools for Neighborhood Preservation

Based on the findings of the exercise above, consider tools for neighborhood stabilization and preservation that could potentially include:

- **Neighborhood Conservation Districts.** These are overlay zoning districts that establish regulations that preserve the development form (lot size, height, setbacks, etc) and character (cohesive design, pedestrian amenities, etc) within a designated district. These districts are often used to protect from the further deterioration of aging neighborhoods. In South Carolina, they can also include design review of new construction or significant additions of existing housing.
- **Local Historic Overlay Districts.** These are similar districts aimed at protecting the architectural character

and form of neighborhoods and buildings that have significance reflecting the historic character of the community. They would require design review of improvements within the district by and Architectural Review Board appointed by the City.

- **National Register Districts and Sites.** Goose Creek only has one site (St James Church) and no districts listed on the National Register of Historic Places. It is a relatively young community, but 23% of Goose Creek houses were constructed in the 1970s or earlier, meeting or approaching the minimum 50-year age for potential eligibility. While a study would be required to determine eligibility, there is the potential that some of its neighborhoods or individual properties could obtain historic status. National Register designation does restrict changes or even demolition of the building however, does bring with it significant federal and state tax incentives for preservation.
- **Funding Tools for Neighborhood Stabilization and Affordable Housing.** Multiple sources of funding can be tapped to fund neighborhood improvement projects including

CDBG funding, low-income housing tax credits, local government incentives, and even impact fees.

Conduct a Housing Needs Assessment

Many participants in the planning process cited the need for additional housing choice by type (mixed-use, senior housing, live-work) as well as affordability (multi-family, rental, etc). The City should commission a Housing Needs Assessment to determine the demand for different housing types and price points that meet the needs of Goose Creek's diversifying population. This would include an existing housing inventory, a market demand study, evaluation of changing demographics, etc. and would quantify the housing needed by tenure, type, price point, and target markets. It would address the need for both affordable housing, as well as market-rate residential that shows demand. The study would help the City establish housing goals and policies that allow it to target investment and encourage the development of needed housing.

Amend Zoning Districts to Accommodate Needed Housing Types

Based on the demand data and needs identified in the housing assessment, Goose Creek should review its existing zoning to determine if changes need to be made to

accommodate new products. For example, there may be a need to allow for mixed-uses and encourage mixed-incomes in some districts, or allow multi-family by-right as opposed to being conditional uses in others.

Encourage Development of “Missing Middle” Market-Rate Housing

74% of Goose Creek’s residential stock is in single-family houses, most of which is in suburban neighborhoods. Regional trends, localized demand, and public input suggest a need for Goose Creek to encourage “missing middle” housing (see page 123 for more information). They are compatible in scale to conventional single-family homes, are often located in pedestrian-friendly neighborhoods, and are highly desired and marketable.

Goose Creek should allow for and encourage this development by:

- Shifting the conversation of needed housing away from “density,” “multi-family,” and “affordable,” to a discussion of housing types (townhomes, cottage homes, mixed-use, live-work) and amenities.
- Identifying non-conforming missing middle housing that currently exists in the community and allowing them to be permitted by right, or improved if not allowed for nonconforming uses.

- Consider zoning changes that include development standards, medium densities, increased heights, minimum lot width versus lot size, smaller units, etc.

Recruit Developers That Will Build New Product Based on Market Demand

It is recommended that the City expand residential product by identifying developers within the region who have built similar products (townhomes, condos, market rate apartments, etc.). The City should also invite the brokerage and development community to the City once or twice a year to share market research showing demand and discuss opportunities, sites and projects that show potential in Goose Creek.

Consider Incentives for Development of More Diverse Housing

Incentives for the development of these uses could include reduced permit fees, density bonuses, rehabilitation grants, etc. The City could also amend its current Economic Development Incentives Program to clearly state that it can be used for development of needed residential projects. This may include more specific criteria for eligibility, development standards, and a formalized public-private-partnership process and agreement.

Recruit Employers that Provide “Work from Home” Options or Employee Housing Assistance.

While some companies have been more amenable to their employees working from home for all or part of the work week, the year 2020 created a systematic shift in how companies do business, in particular allowing more remote options. Many companies even use this for talent recruitment. As this trend continues to grow, Goose Creek should capitalize on its proximity to the metro urban center, excellent broadband infrastructure, and exceptional quality of life to target these employers. In fact, more remote working options is also resulting in design changes to single-family housing such as space for home offices, less desire for open floor plans, soundproofing, smart home technology, etc.

Engage Local Industries to Understand Changing Trends

The City should regularly engage local employers to understand commuting trends, housing needs of employees, telecommuting trends, and employee demographics. This could be done through annual employment summits, facilitating employee surveys, etc. Goose Creek can adjust its residential and economic recruitment strategies based on the data of these initiatives.



TRANSPORTATION

Goals + Strategies

- Goal** ➤ Goose Creek will continue to promote its Hiker-Biker Trail System to residents and visitors.
- Goal** ➤ Goose Creek will support improved transportation roadways for commuters traveling to and/or from commercial, residential and employment centers within the region.
 - ★ *Continue coordination with Berkeley County and SCDOT on projects pertaining to Goose Creek.*
- Goal** ➤ Goose Creek will encourage a multimodal transportation system that promotes community and economic development and provides a safe and sustainable balance between pedestrian, bicycle, and automobile traffic.
- Goal** ➤ Goose Creek will focus efforts on transportation improvements that support desired development patterns, better serve residents and employers, and promote enhanced inner-city connectivity.

- Goal** ➤ Goose Creek will improve coordination efforts with other agencies for road plans/improvements and alternatives.
- Goal** ➤ Goose Creek will seek to improve existing traffic and circulation.
 - ★ *Prioritize improvements on streets and intersections with the lowest Level of Service.*
 - ★ *Continue coordination with Berkeley County and SCDOT on projects pertaining to Goose Creek.*
- Goal** ➤ Goose Creek will support development of a mass transportation plan that encourages alternative transportation options such as park and ride, commuter rail, and promotes potential partnerships with CARTA and TriCounty Link.
- Goal** ➤ Goose Creek will continue coordination efforts with the BCDCOG in order for the Lowcountry Rapid Transit (LCRT) system to extend its Bus Rapid Transit (BRT) route into the city limits.

Recommendations

The map on page 131 shows all the transportation projects described in the Action Matrix on pages 154-166. The consultants selected projects from previous planning efforts to include in the Action Matrix to prioritize projects that will achieve the goals and strategies listed on the left. New projects proposed by the consultants serve to add on and complement those projects. It should be noted that because Berkeley County and SCDOT control the roads in the City, projects will be implemented by them and not the City. The City will need to work with Berkeley County and SCDOT to ensure that new projects recommended by this Comprehensive Plan are part of their future plans, and that the previously programmed/proposed projects listed are prioritized.

The types of transportation projects proposed include roadway improvements, intersection improvement projects, bicycle/pedestrian projects (see pages 128-129 for more information on the different types of improvements), and transit projects. Pages 127 and 131 list all these projects.

Roadway Improvement Projects

Access Management Projects

Access management is the proactive management of vehicular access points. Good access management promotes safe and efficient use of the transportation network. Examples of access management include driveway spacing, designing safe turning lanes, medians, and managing right-of-way for future improvements (Source: FHWA). Below are access management projects recommended for the City.

- T.14 - US-176/St. James Avenue from Mount Holly Road to US-52/Goose Creek Boulevard
- T.15 - US-52/Goose Creek Boulevard from Button Hall Avenue to Red Bank Road
- T.19 - US-52/Goose Creek Boulevard from Montague Plantation Road to Oakley Road
- T.20 - US-17A from US-176/St. James Avenue to East Main Street

Capacity Improvement Projects

Improving capacity on a roadway involves adding travel lanes to decrease existing or forecasted congestion. Below are access management projects recommended for the City.

- T.1 - Henry E. Brown, Jr. Boulevard Phase II Roadway Widening

- T.4 - US-176/St. James Avenue Phase I Roadway Widening
- T.13 - College Park Road from Crowfield Boulevard to I-26
- T.17 - Old Mount Holly Road from US-176/St. James Avenue to US-52/Goose Creek Boulevard

Safety Improvement Projects

Road corridors can be considered dangerous if there is a significant crash rate or infrastructure-related issue causing unsafe driving patterns. Solutions include, but are not limited to, raised medians, sidewalks, and street lighting. Below are safety improvement projects recommended for the City.

- T.3 - Red Bank Road Corridor Improvements
- T.7 - Conduct study along US-176/St. James Avenue to improve pedestrian safety*

New Roadways

Adding new roadway connections can help take the pressure off more heavily used road by providing additional options for drivers. Goose Creek has a limited number of east-west connections as opposed to north-south connections, which limits the routes drivers can use to travel across the city.

Below are new roadway projects recommended for the City.

- T.9 - Adler Drive Extension from Liberty Hall Plantation to Brickhope Plantation*
- T.10 - New roadway with sidewalk connecting Hollywood Drive to US-176/St. James Avenue at Old Moncks Corner Road*
- T.18 - College Park Road Extension from College Park Road to Nexton Parkway

Traffic Calming

Traffic calming improvements deliberately slow traffic and limit fast turning movements in residential areas by building speed humps, realigning the roadway, bumping out curbs, or building roundabouts. Below are traffic calming projects recommended for the City.

- T.8 - Traffic calming measures along Adler Drive and Centennial Boulevard

**Denotes new projects recommended by the consultants*

Bicycle & Pedestrian Improvement Types



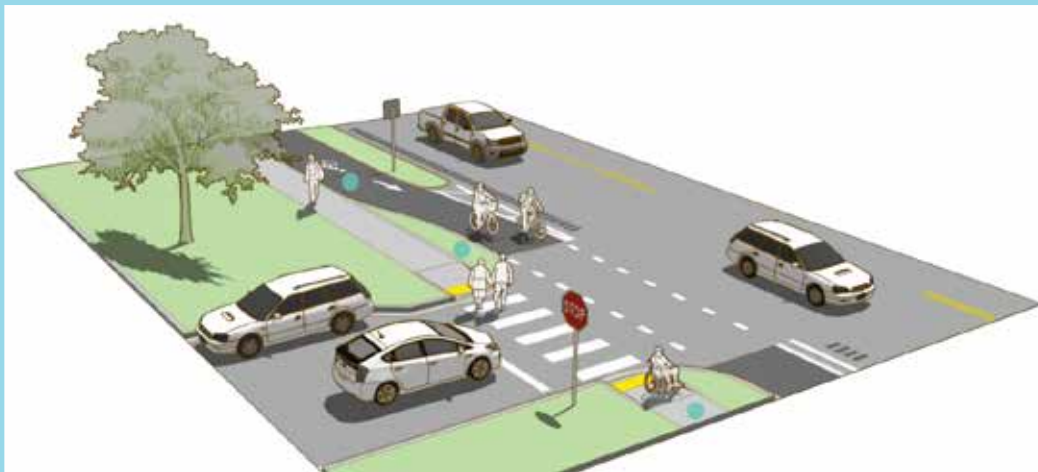
Sidewalks provide dedicated space intended for use by pedestrians that is safe, comfortable, and accessible to all. Sidewalks are physically separated from the roadway by a curb or unpaved buffer space.



A **sidepath** is a bi-directional shared use path located immediately adjacent and parallel to a roadway. Sidepaths can offer a high-quality experience for users of all ages and abilities as compared to on-roadway facilities in heavy traffic environments, allow for reduced roadway crossing distances, and maintain rural and small town community character.



A **shared use path** provides a travel area separate from motorized traffic for bicyclists, pedestrians, skaters, wheelchair users joggers, and other users. Shared use paths can provide a low-stress experience for a variety of users using the network for transportation or recreation.



A **separated bike lane** is a facility for exclusive use bicyclists that is located within or directly adjacent to the roadway and is physically separated from motor vehicle traffic with a vertical element.



TRANSPORTATION

Intersection Improvement Projects

Intersection improvements are intended to optimize turning movements, ease vehicular congestion, and increase safety for all users. Below are intersection improvements recommended for the City.

- T.2 - US-176/St. James Avenue at US-52/Goose Creek Boulevard intersection improvements
- T.5 - Crowfield Boulevard at Loganberry Circle intersection improvements*
- T.6 - Crowfield Boulevard at Centennial Boulevard intersection improvements*
- T.11 - US-17A at US-176/St. James Avenue intersection improvements
- T.16 - College Park Road at Treeland Drive intersection improvements

Bicycle/Pedestrian Projects

Sidewalks

Below are sidewalk projects recommended for the City.

- T.21 - Boulder Bluff Pedestrian Safety (Sidewalk improvements along Amy Dr)*
- T.29 - Boulder Bluff Pedestrian Safety Project - Judy Drive to Eather Drive
- T.32 - Sidewalk extension along Stephanie Drive from Pointer Drive to US-52/Goose Creek Boulevard*

Sidepaths

Below is a sidepath projects recommended for the City.

- T.27 - Goose Creek Boulevard sidepath extension

Shared-Use Paths

Below are shared-use projects recommended for the City.

- T.22 - Devon Forest Elementary/ Northwood Academy Access - Cobblestone Village to Spring Lake Way*
- T.23 - Henry E. Brown, Jr. Boulevard, Phase II
- T.24 - Goose Creek Trail System (Community Center Connections) - Old Mount Holly Road to Community Center*
- T.25 - Old Mount Holly path
- T.26 - Pineview Hills path extension
- T.28 - Howe Hall AIMS Elementary School path
- T.31 - Red Bank Road path
- T.33 - Widen Shared-Use Path from 8 feet to 10 feet along US-52/Goose Creek Boulevard from Seewee Drive to City Hall*
- T.34 - Alliance Drive path
- T.36 - Crossroads connector

- T.37 - Tanner/Foster Creek trail connections
- T.39 - Liberty Hall Plantation Path - Lindy Creek Road to Henry E. Brown, Jr. Boulevard within utility easement*
- T.40 - Wannamaker North Trail access
- T.44 - Goose Creek High School path

Separated Bike Lanes

Below are separated bike lane projects recommended for the City.

- T.35 - Liberty Hall route
- T.41 - Wide Awake access
- T.42 - Ryan Creek Park access
- T.43 - Etling Park access

At-Grade Pedestrian Crossings

Below are at-grade pedestrian crossing projects recommended for the City.

- T.29 - US-52/Goose Creek Boulevard crossing
- T.30 - Red Bank Road crossing

Transit Projects

Below are transit improvements recommended for the City.

- T.45 - Add Park & Ride location to CS1 at proposed Central Village node*
- T.46 - Add Park & Ride location to CS1 at Roper Hospital*

TRANSPORTATION PROJECTS


Legend

New | Previously Proposed

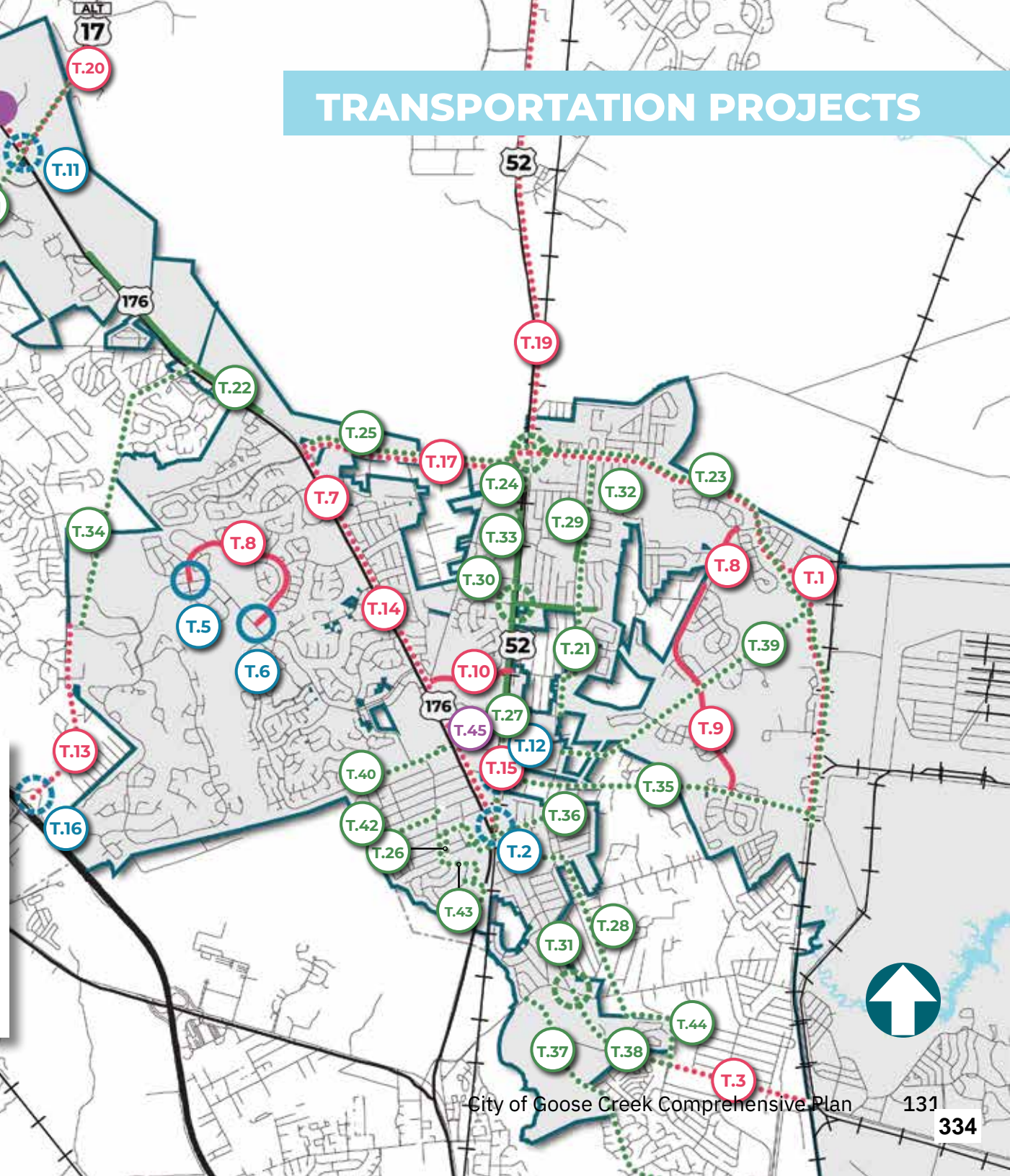
 City Limits

 Roadway Improvement Projects

 Bicycle/Pedestrian Projects

 Intersection Improvement Projects

 Transit Projects





ECONOMICS

Goals + Strategies

Goal ➤ Goose Creek will encourage the expansion of existing local businesses and provide opportunities for their expansion.

Goal ➤ Goose Creek will enhance its economic development programming to recruit new investment, support existing industry, and invest in development and redevelopment areas.

★ *Consider Multi-County Industrial Park Designations for the City's two incentive zones.*

★ *Create a non-profit Development Corporation to work with City's Economic Development Department and City Administration to recruit new industry and investment, while also supporting and retaining existing businesses. The Development Corporation would have the ability to acquire and dispense of property, acquire debt, provide incentives to investors, etc.*

★ *Establish an Economic Development Fund.*

Goal ➤ Goose Creek will attract industries with higher paying jobs.

★ *Create targeted recruitment strategy focusing on small warehouse/distribution, supply chain businesses, etc.*

★ *Identify areas conducive for employment and industry and ensure appropriate zoning and infrastructure are in place to receive development.*

★ *Incorporate potential development sites just outside of Goose Creek into the annexation strategy on pages 116-121.*

Goal ➤ Goose Creek will reinvest in and improve existing commercial areas.

★ *Formalize a public-private partnership (PPP) program and establish criteria for investment and development, as well as potential public participation (infrastructure, parking, streetscape, land acquisition, public spaces, etc).*

Goal ➤ Goose Creek will encourage the revitalization of old shopping centers to attract new business, improve curb appeal, and to incorporate improved commercial site and architectural design solutions.

★ *Evaluate current economic development incentives and amend (if necessary) to apply to the wholesale revitalization and reinvestment in suburban shopping centers, establish design standards, investment thresholds, etc.*

★ *Implement small-scale incentives for beautification, signage, façade enhancements, etc of individual buildings and sites.*

Goal ➤ Goose Creek will continue to emphasize regional sports-related and/or arts-related tourism to grow the local economy.

★ *Facilitate discovery visits to other communities that have leveraged/developed these assets. Learn the successes and implement appropriate policies in Goose Creek.*

★ *Continue to diversify recreational offerings (Joint City/County Sports Complex, expanded aquatics, gymnastics, etc)*

Goal ➤ Goose Creek will cultivate an entrepreneurial economy.

- ★ *Coordinate small-business development programming with the BCD Chamber and the North Charleston SBDC that features lessons on business planning, networking, mentoring, and marketing.*
- ★ *Establish a small business empowerment program to existing businesses and startups.*

Project Spotlight: Multi-County Industrial Park Designation

A multi-county industrial park (MCIP) is a tool that communities have used to promote traditional industrial development in business parks, but also to incentivize commercial or mixed-used developments. In Goose Creek, this could be the development of village nodes, recruiting investment to Century Aluminum's undeveloped property, or otherwise tied to the City's two Incentive Zones to bring in new employment investment. The designation would require the participation of Berkeley plus an adjacent county, and would allow the MCIP to partner with a private developer and negotiate a fee-in-lieu of property taxes and other tax incentives. This can fund infrastructure, streetscape enhancements, and other public improvements necessary for the private development to occur. Partnering counties ultimately share the tax revenues generated by the initial investment and future development.

Project Spotlight: Establish an Economic Development Fund (EDF)

Goose Creek should establish a fund that is earmarked directly for economic development, recruitment, and incentivizing investment. The City has already established its Economic Development Incentive Program, and has also appropriated \$250,000 for small-business loans administered through the Charleston LDC. An EDF would consolidate these and other strategies from this plan and the Economic Development Strategic Plan. It should be tied to the formal PPP program and administered by a Development Corporation (see sidebar on page 134). The fund could be used for everything from small business grants, to incentives, land acquisition, public improvements, etc.

In Goose Creek, the EDF could be established using resources from the MCIP mentioned on the sidebar to the left, and supplemented through other sources to be determined.



ECONOMICS



Project Spotlight: Goose Creek Development Corporation (GCDC)

This entity would work with City to recruit new industry and investment, while also supporting and retaining existing businesses. The GCDC would have the ability to purchase and dispense of property, acquire debt, provide incentives to investors, etc.

A great example for a development corporation that the City could model theirs after is in Greer, SC. The Greer Development Corporation has had tremendous success over the years in fostering economic development. The communities are of similar size, are bedroom communities to a larger metro, and have major industries nearby that are a magnet for innovation and supplier-

based companies. The difference between the two is that Greer is also a major employment center, much of which is due directly to its development corporation. The 501(c)(4) non-profit has a board of directors that includes the city manager, Greer councilman, GSP Airport, public utilities, chamber, and others. The agency provides all economic development functions of the city including targeted recruitment, strategic marketing, and retention of existing employers. Its annual budget comes from investments from the City, Commission of Public Works, GSP Airport, and Greer Partnership for Tomorrow.

Recommendations

Create a Targeted Recruitment Strategy

Goose Creek should capitalize on anchor industries within the region such as Boeing, Volvo, and Mercedes-Benz Vans as well as its favorable location off of I-26. Its recruitment strategy should target small scale manufacturers, warehouse distribution, and supply chain businesses. This can include strategic marketing of sites and opportunities, providing incentives tied to these industries, and conducting economic discovery visits to places like Greer, SC who has had success in a community with very similar dynamics to Goose Creek.

Identify Areas for Employment and Industry

Goose Creek's biggest challenge with recruitment of industry is a lack of receiving areas for development. The community is virtually built-out with limited undeveloped areas for new investment. Being land-locked by the cities of North Charleston, Summerville, and Hanahan, as well as the Century Aluminum property further complicates this issue. Short of annexation, the City should identify specific sites within the current city limits that are conducive for new industry, including small-scale manufacturing sites. Once identified, the City

should ensure that the appropriate zoning and infrastructure are in place to receive development.

Plan for Potential Development Sites in Annexation Strategy.

The only way for Goose Creek to designate land for new employment uses of any significance is through the targeted annexation strategy described on pages 115-117. Any strategy Goose Creek employs must include the identification of future economic development sites as part of the overall annexation plan, including installing proper zoning and creating a plan for infrastructure to support investment.

Formalize a Public-Private Partnership (PPP) Program

Partnerships with the private sector are often needed to incentivize investment or recruit needed development. The level of partnership can range from small initiatives such as expedited review, to larger efforts such as incentives, land swaps, cash grants, public infrastructure, etc. Goose Creek currently has its Economic Development Incentive Program which often results in public-private partnerships. However, the current program can be enhanced by "formalizing" it in a manner that maximizes flexibility and negotiation, while communicating to investors its willingness to work together.

The City of Greenville, SC has long used PPP to drive economic development, from large public parking decks in conjunction with anchor developments, to small public pocket-parks that may be needed to bring in key investment. The City has formalized these partnerships creating an application and clear development criteria for each effort, tying each of its potential public funding strategies to potential developments.

Evaluate Current Economic Development Incentives

Goose Creek's current Economic Development Incentives Program is designed to maximize flexibility which is important to the effectiveness of any incentive strategy. The incentives are applied to the City's two incentive zones (Basic and Super) and utilize a number of tools to recruit investment. This can include reduction or elimination of development impact fees, building permit and licensing fees, local hospitality taxes, as well as coordination of State incentive programs. These incentives should be reviewed and amended if necessary, to address the goals and strategies of this comprehensive plan including:

- Reviewing and amending boundaries of the two incentive zones.



ECONOMICS

- Adding more specific language that relates to the formalized PPP program above, identifying other potential incentives or public investment (cash grants, land swaps, infrastructure, parking, streetscape, public parks, etc.)
- Developing more specific criteria (eligibility, design standards, investment thresholds) for types of investment that could utilize the incentive. This should include redevelopment/suburban retrofit of older shopping centers, mixed-used or residential economic investment, etc.

Implement Small-Scale Incentives for New Investment

The current economic development incentive program requires an investment threshold that begins at \$750,000. This may not be applicable to smaller-scale projects that require simple improvements to existing sites, nor would it assist in recruiting small, independent businesses and entrepreneurs. These small incentives could be the same as the current program (reduction of fees and coordination), but also could be cash grants for beautification, signage, façade enhancements, etc. of individual buildings and sites.

Facilitate Discovery Visits to Successful Communities

Other communities in South Carolina have had success in developing sports and arts tourism assets, enhancing the quality of living in their community while also leveraging additional private investment. For example, the City of Anderson, SC has long focused on building the creative economy as part of its economic development strategy. This begins with developing and promoting the arts but is followed up by the recruitment of creative entrepreneurs (makers, artists & galleries, architects, etc.). Similarly, the City of Rock Hill, SC has focused on sports tourism and recreation as a key component of its economic strategy. For example, The Rock Hill Outdoor Center is a 250-acre public recreation complex featuring a Velodrome Olympic standard cycling track, BMX Supercross track, Criterium Course, kayak launch, MTB trails, soccer fields, etc. It brings in national sporting events that support its visitor economy, but is also part of a master-planned mixed-use community which includes 850 single-family homes, 250 townhomes, 500 apartments, retail and restaurants.

Goose Creek has created exceptional recreational facilities including most recently a Gymnastics Center. It should visit these other communities to hear of their success

and learn how to take the recreation and arts economy to the next level in Goose Creek.

Coordinate Small Business Development Programming

The City should evaluate current small business support programming available for Goose Creek businesses, and work with the BCD Chamber and North Charleston SBDC to enhance programming for business planning, networking, mentoring, marketing, etc. In addition to reviewing current programming, the City's role would be assisting its partners in promotion and connecting entrepreneurs with these opportunities.

Establish a Small Business Empowerment Program

Goose Creek should partner with other agencies to create an empowerment program aimed at small businesses and startups. The effort would be a platform for the sharing of ideas and knowledge base with peer businesses. Other cities across the state conduct the "1 Million Cups" program funded by the Kaufman Foundation. The programs focus on mentoring and often includes topics related to merchandising, marketing, legal considerations, social media, etc.



COMMUNITY FACILITIES



Goals + Strategies

Goal ➤ Goose Creek will continue to provide high levels of service provision through needed improvements and expansion in order to meet the needs of the growing community.

- ★ *Explore funding sources in addition to impact fees for expansion of community facilities and services.*
- ★ *Develop level of service measures that determine when new services or facilities are needed.*
- ★ *Promote the creation of parks and playgrounds that are inclusive to adults and children of all abilities.*

Goal ➤ Goose Creek will continue to seek out opportunities to create and program new green space and recreational facilities.

- ★ *Require all land developers to set aside some land for recreational purposes ("recreational land set asides") or provide funding in lieu to enhance existing recreational amenities.*
- ★ *Utilize and program green space near public gathering spots to encourage patronage.*

★ *Develop the Goose Creek Reservoir as a recreational amenity.*

★ *Develop a "Central Park" that could serve as a gathering place for events and recreation.*

Goal ➤ Goose Creek will continue to provide industry leading services to our sanitation customers by maintaining and purchasing vehicles on a fixed schedule and adding crews to ensure efficient service to all.

Goal ➤ Goose Creek will continue to provide healthy, high quality water to our customers while controlling costs to ensure maximum value for every dollar spent.

Goal ➤ Goose Creek will continue replace aging infrastructure to ensure continuous delivery of water from the water plant to the faucet.



COMMUNITY FACILITIES

Project Spotlight: Central Park

The City of Goose Creek owns approximately 50 acres in the middle of its commercial core (sometimes called "Central Park"). The property is bounded by US-176/St. James Avenue and US-52/Goose Creek Boulevard, which sees a lot of vehicular traffic. The property abuts multiple properties zoned for general commercial that is prime for development and redevelopment of existing structures. The City recently sold an adjacent under-utilized property to a developer with plans to redevelop nearby commercial properties to get higher-end, amenity style tenants. Central Park presents a tremendous opportunity to create a small node of mixed-use activity that could spur further redevelopment and create a gathering place for the community.

Central Park is a wooded property, and a 2019 wetlands survey showed that much of it is indeed a wetland. However, there are approximately 12 developable acres. The City is also interested in purchasing adjoining properties that are for sale to assemble approximately 25 acres of undeveloped property also in the middle of the City's commercial core.

The City would work with an experienced real estate consultant to conduct a market analysis of the properties to understand what types of businesses would thrive in that location and to include a more solid understanding of the wetlands situation on site. Once finished, a master plan would be created for the entire assemblage of properties that reflects the market studies, and envisions mixed-uses with amenity style commercial but also higher density residential. Once completed, City staff and its partners (such as brokers) would market the entire project to appropriate development teams that would help us achieve our vision. An alternate idea is to release a Request for Proposals (RFP) to selected regional and national development teams. These teams would compete for purchase of the property based on the market analysis and the needs of the City.

Project Spotlight: Reservoir Park

The Goose Creek Reservoir lies just west of the City's southern boundary, and continues south along the City of Hanahan's western boundary and Charleston County's eastern boundary. The reservoir presents an interesting opportunity to create a recreational, water-based amenity that can serve the residents of Goose Creek and become a regional destination.

The City can develop the area in one of two ways: the first involves using Foster Creek Park (an active, City-owned park) to connect to the Reservoir and placing the amenities necessary for water activities. If using Foster Creek Park is not an option, the other option is to purchase the two properties to the south of Foster Creek Park. Those two properties are mostly wetland and are otherwise not developable. They can be used as a passive recreation park, and include necessary amenities to access the water.



CULTURAL RESOURCES



Goals + Strategies

- Goal** ➤ Goose Creek will continue to preserve and protect its historic and cultural resources for future generations.
- Goal** ➤ Goose Creek will continue to program events to foster community pride .
- Goal** ➤ Goose Creek will create new opportunities for public art, cultural sites, events, and traditions, in order to better meet the cultural and economic needs of the community.
- ★ *Facilitate an Arts Master Plan and establish policies for identifying, funding, implementing and maintaining public art, growing arts-related activities and events, and cultivating local partnerships*

Project Spotlight: Arts Master Plan

Public art can serve two functions: it can serve as an economic development tool and be a source of culture for a community. One of the best ways to create a sense of place is through public art installations. Examples of public art include art displays in public buildings, sculptures in parks and plazas, painted murals on walls, and creatively designed streetscape elements (benches, crosswalks, planters, etc). Displays can be permanent, or rotate with the seasons.

The City of Goose Creek has limited arts-related assets outside of events led by the Cultural Arts Commission. This programming is greatly appreciated by citizens, but the City lacks arts venues, public art installations, or creative businesses. Goose Creek should look to incorporate creative economy into its economic development programming. This would begin with an Arts Master Plan to establish policies for identifying, funding, implementing and maintaining public art, growing arts-related activities and events, and cultivating local partnerships.



NATURAL RESOURCES

Goals + Strategies

- Goal** ➤ Goose Creek will support preservation of green space.
- Goal** ➤ Goose Creek will continue to develop its trail systems.
- Goal** ➤ Goose Creek will increase efforts to safeguard physical and environmental resources through the addition and enhancement of community facilities and services.
- Goal** ➤ Goose Creek will continue to regulate the preservation of protected tree species as development occurs.
- Goal** ➤ Goose Creek will preserve natural areas and other key natural resources.
 - ★ *Preserve and protect wetlands.*
 - ★ *Preserve and protect important wildlife habitat areas.*
 - ★ *Preserve and replace native plant species that support local wildlife.*



(Photo credit: Jacob Beal)



PRIORITY INVESTMENT

Overview

The purpose of this element is to enhance coordination of local governments and public service agencies in the City of Goose Creek Planning Area to coordinate public and private investment in land and infrastructure and to conserve natural, cultural and economic resources. Successful implementation of the Comprehensive Plan requires identification of priority investments in activities and further planning that align with its goals and policies.

Goals + Strategies

Goal ➤ Goose Creek will encourage and facilitate coordination with other jurisdictions, agencies and public service authorities to promote and sustain the quality of life enjoyed and shared by the City's residents and those within the established planning area.

- ★ *Continue to improve working relationship with Berkeley County.*
- ★ *Continue to improve communications and coordination efforts with the State of South Carolina, other county governments, and the Berkeley County School District.*

- ★ *Continue to encourage collaboration and support between municipal departments and agencies.*

Goal ➤ Goose Creek will form a Development Corporation that will help fund and execute catalytic development projects.

- ★ *Leverage an Economic Development Fund*

Goal ➤ Goose Creek will update its zoning ordinance to promote higher quality development that is more in line with modern development trends.

- ★ *Fix discrepancies identified by the BCDCOG's Existing Conditions Analysis (see page 19).*
- ★ *Create architectural standards that encourage quality architecture in new development and redevelopment.*
- ★ *Establish new zoning districts that accommodate the City's visions for redevelopment, address unique development issues, and create development incentives.*
- ★ *Establish a new zoning district for multi-family residential.*

- ★ *Prohibit incompatible uses that are over-saturated or not conducive to an aesthetically pleasing environment from existing zoning districts.*

Goal ➤ Goose Creek will establish a group of village nodes

- ★ *Conduct a plan for a Civic Village Node near the existing City Hall on City-owned land.*
- ★ *Conduct a plan for a Central Village Node near the proposed Central Park*

REDEVELOPMENT PLANS

Overview

Goose Creek's unique geography and transportation network makes establishing one Town Center difficult. Input received at the Draft Plan Open House revealed that a network of "Village Nodes" was a more appropriate strategy for the City. This makes sense, considering that Carnes Crossroads has already become a node for residents and visitors living nearby. Through a combination of analysis and public input, seven potential village nodes were identified (see the map on the facing page for reference):

- ① Carnes Crossroads (already in development)
- ② Civic Village Node
- ③ Central Village Node (see page 145 for a framework concept plan)
- ④ Neighborhood Village Node (see page 147 for a framework concept plan)
- ⑤ Liberty Hall Village Node
- ⑥ Red Bank Road Corridor (see page 143 for a framework concept plan)



Each Village Node will serve as a mixed-use center with a level of residential and/or commercial density that is appropriate for its surrounding area and its existing infrastructure. Developing each node will have its own set of challenges. For example, although most of the lands that make up the Civic Village Node are owned by the City of Goose Creek, a lot of that land is not developable due to the presence of wetlands. The lands that make up the Central Village Node are mostly developed

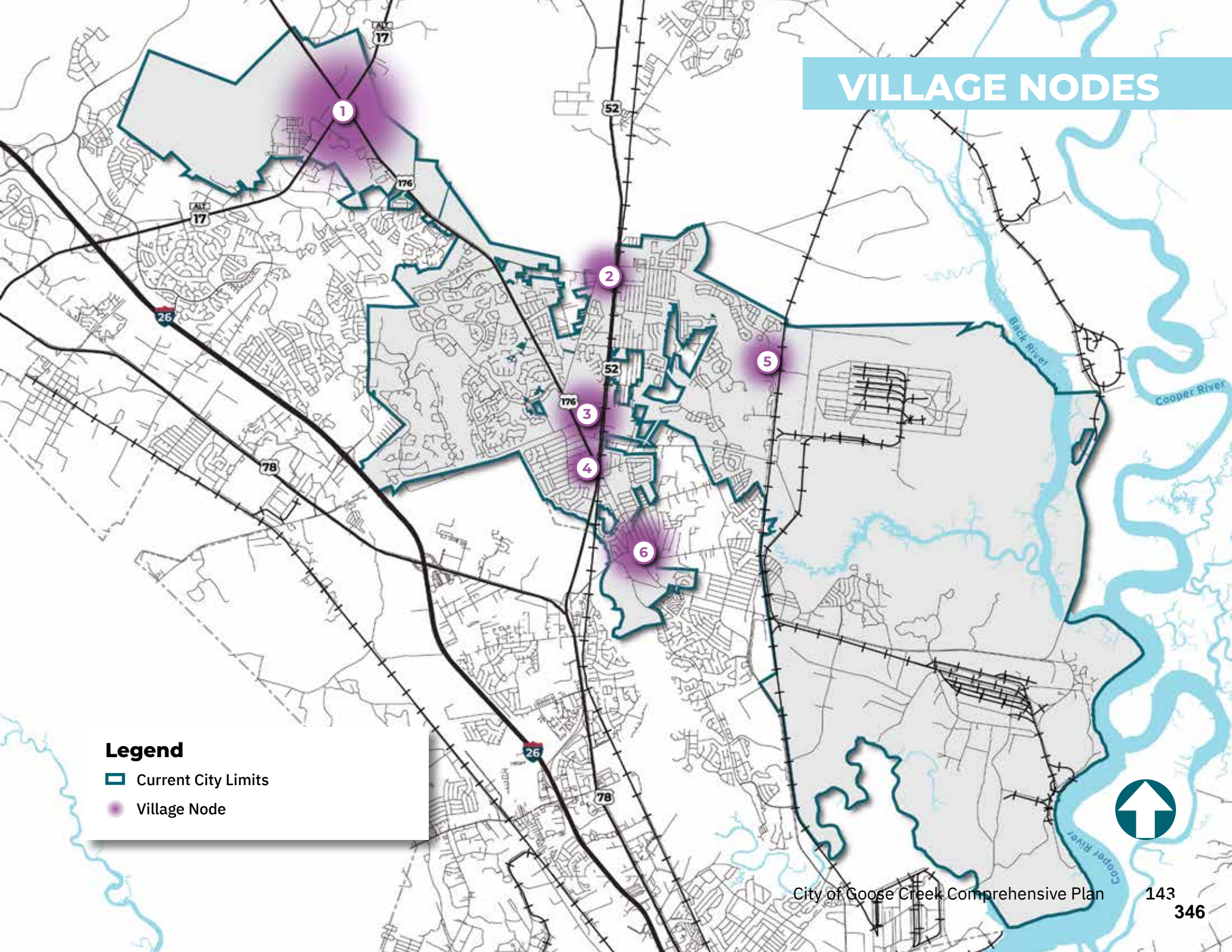
with many individual owners. The Red Bank Road corridor has many commercial parcels that could be redeveloped but many of them have shallow lot depths and restrictive zoning regulations. Creating master plans for each of these areas (with the exception of Carnes Crossroads) will give the City a vision of each Village Node moving forward, as well as a way to market opportunities to developers.



VILLAGE NODES

Legend

-  Current City Limits
-  Village Node



CENTRAL VILLAGE NODE

Overview

The Central Village Node is located where many identify as the traditional center of Goose Creek. The concept plan to the right shows a long-term framework for redevelopment. Fully developed, this village node will have living options, offices, shops and restaurants, and green space in a walkable setting. The street network builds upon the existing network and attempts to create a "grid." Although this won't function as the official "Town Center" for Goose Creek, the new Central Park can provide a gathering place for residents and visitors, as well as serve as a place for community events.

Land Uses and Development Types

- "Front doors" of all development should be sidewalk-oriented, with parking placed in the rear
- Townhomes
- Duplexes/triplexes/quadplexes
- Small apartments/condominiums (5-19 units)
- 1-2 story commercial that houses retail and office uses

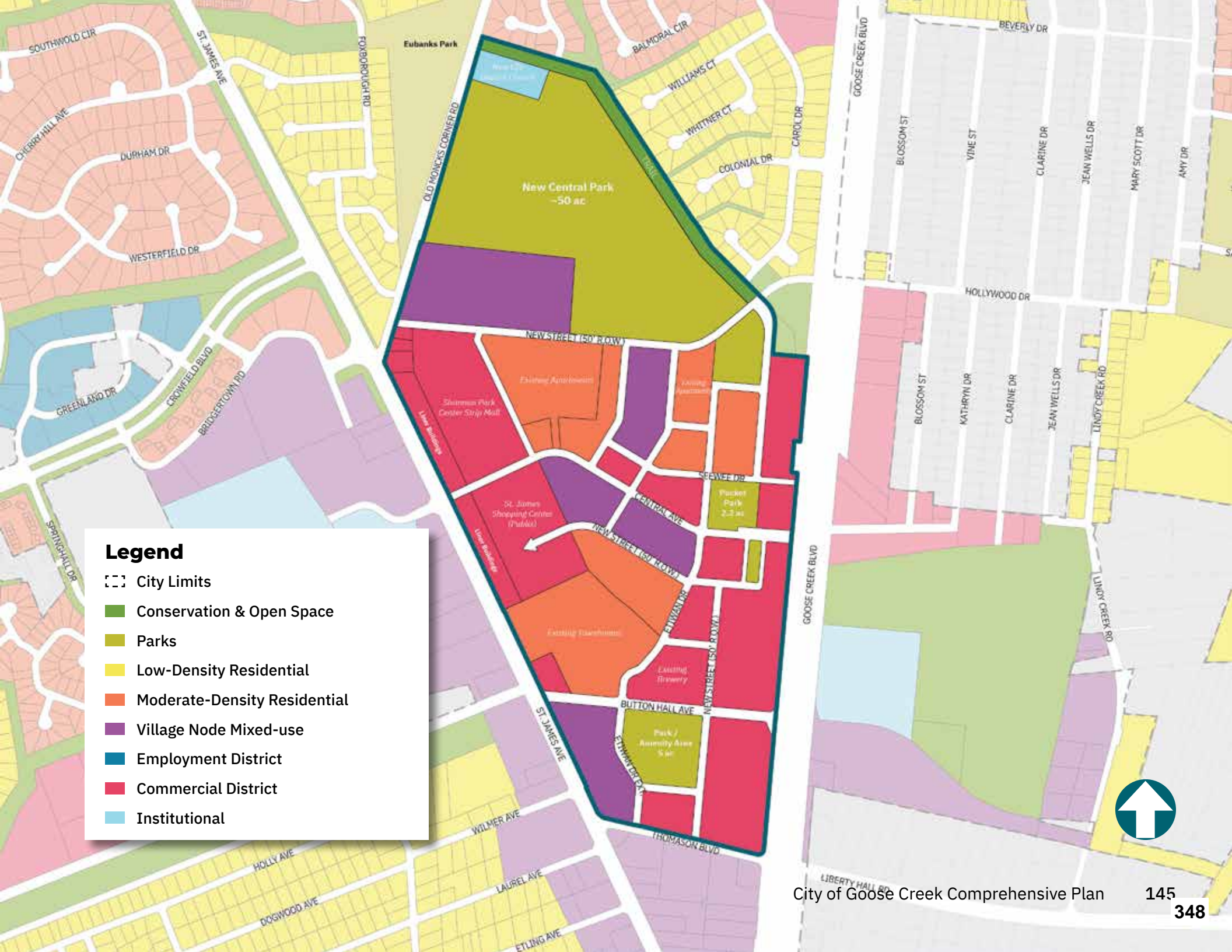
- 3-story mixed use buildings that have retail uses on the ground floor, and office or residential on the upper stories
- Central Park
- Pocket parks that can accommodate neighborhood amenities such as playgrounds and dog runs, and create opportunities for art and placemaking

Implementation Measures

- Develop a mixed-use zoning district to regulate development of village nodes.
- Develop a Central Village Node Master Plan that analyzes market demand for the area and makes specific recommendations about streets and streetscape design, building types and placement, and phasing.
- Work with property owners of the two shopping centers (Shannon Park Center Strip Mall and the St. James Shopping Center) to place liner buildings along US-176/St. James Avenue on existing parking.
- Give Development Corporation legal power to purchase real estate on behalf of the City.

- Encourage developers to rent or sell at least 10% of new housing units below market-rate to preserve affordability through financial or development incentives.
- Encourage the development of senior housing.
- Develop a Central Park Master Plan that outlines a framework for design and construction.
- Collaborate with Berkeley County to construct new road right-of-ways per the Master Plan
- Amend the zoning ordinance to reduce parking requirements and encourage shared-parking agreements.
- As redevelopment progresses, encourage developers to prioritize displaced business owners as tenants for new retail or office spaces.

The concept plan to the right illustrates ideas for the long-term future. This concept plan is intended to depict potential redevelopment in the area, however, development will occur based on market conditions and willingness of the current owners to sell or redevelop.



Legend

- City Limits
- Conservation & Open Space
- Parks
- Low-Density Residential
- Moderate-Density Residential
- Village Node Mixed-use
- Employment District
- Commercial District
- Institutional

NEIGHBORHOOD VILLAGE NODE

Overview

The 27-acre Neighborhood Village Node is near the intersection of US-52/Goose Creek Boulevard and US-176/St. James Avenue. It is also adjacent to two local, neighborhood-serving roads (Marilyn Street and Carolina Avenue). While largely vacant, there are some low-density commercial buildings and mobile home parks currently in the area. This area was chosen as a village node because it is largely vacant, and its proximity to the Central Village Node and an existing residential neighborhood. These factors make it an ideal place to locate a walkable, neighborhood-scale, mixed-use center that can serve many needs. The concept plan to the right shows a mid-term framework for redevelopment.

Land Uses and Development Types

- "Front doors" of all development should be sidewalk-oriented, with parking placed in the rear
- Townhomes
- Small apartments/condominiums (5-19 units)
- 1-2 story commercial that houses retail and office uses

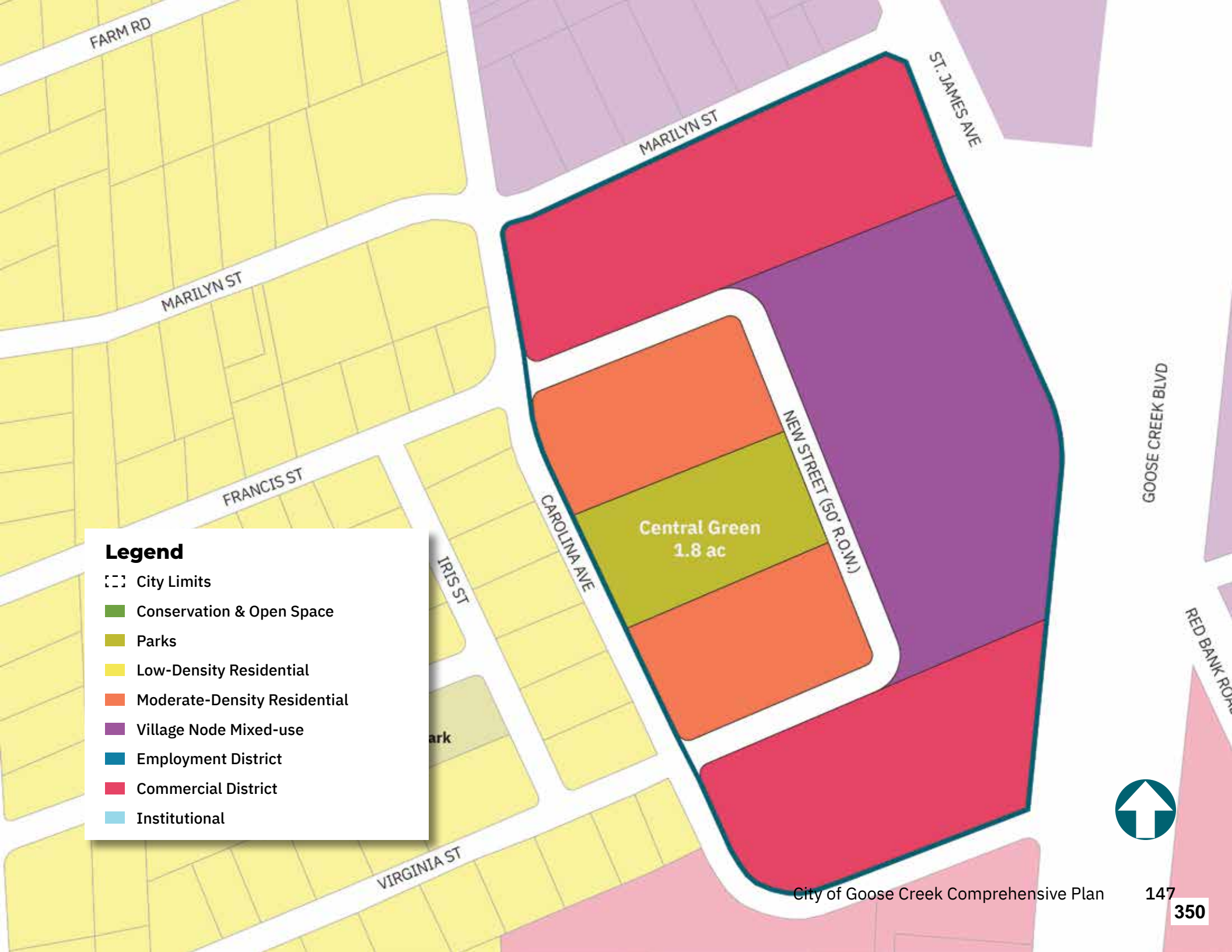
- 3-story mixed use buildings that have retail uses on the ground floor, and office or residential on the upper stories
- A small park that can accommodate neighborhood amenities such as a playground, a dog run, or community garden

Implementation Measures

- Develop a mixed-use zoning district to regulate development of village nodes.
- Develop a Neighborhood Village Node Master Plan to be included in the Central Village Node Master Plan that makes specific recommendations about streets and streetscape design, building types and placement, and phasing.
- Prohibit the construction of new curb cuts along both US-52/Goose Creek Boulevard and US-176/St. James Avenue.
- Encourage developers to rent or sell at least 10% of new housing units below market-rate to preserve affordability through financial or development incentives.

- Encourage the development of senior housing.
- Collaborate with Berkeley County to construct new road right-of-ways per the Master Plan
- Amend the zoning ordinance to reduce parking requirements and encourage shared-parking agreements.

The concept plan to the right illustrates ideas for the long-term future. This concept plan is intended to depict potential redevelopment in the area, however, development will occur based on market conditions and willingness of the current owners to sell or redevelop.



Legend

- City Limits
- Conservation & Open Space
- Parks
- Low-Density Residential
- Moderate-Density Residential
- Village Node Mixed-use
- Employment District
- Commercial District
- Institutional



RED BANK ROAD CORRIDOR

Overview

The Red Bank Road corridor is in need of re-imagining. Its proximity to churches and schools make it a prime area to place a walkable, neighborhood-scale, mixed-use corridor that can serve a variety of patrons. Developing the section of Red Bank Road from US-52/Goose Creek Boulevard to Snake Road may be a catalyst for redeveloping the rest of the corridor headed into the Naval Weapons Station, as well annexation of those areas.

The corridor will be challenging to redevelop. Many of the zoned commercial parcels along the corridor have narrow lot depths, and abut existing single-family residential neighborhoods. Residential parcels abutting commercial parcels could be acquired to remedy the issue, but it would be nearly impossible to do so. Also, an existing utility easement uses a lot of otherwise developable land. Before that land could be purchased or developed, the existing power lines would need to be buried.

Land Uses and Development Types

- "Front doors" of all development should be sidewalk-oriented, with parking placed in the rear

- Small-lot single-family housing
- Townhomes
- Small apartments/condominiums (5-19 units)
- 1-2 story commercial that houses retail and office uses
- 3-story mixed use buildings that have retail uses on the ground floor, and office or residential on the upper stories
- Pocket parks that can accommodate neighborhood amenities such as playgrounds and dog runs, and create opportunities for art and placemaking

Implementation Measures






- Create a zoning district that addresses the challenges of redeveloping the corridor (setbacks, buffers requirements, parking, etc.).
- Develop a Corridor Master Plan that analyzes market demand for the area and makes specific recommendations about streets and streetscape design, zoning, building types and placement, and phasing.
- Encourage developers to rent or sell at least 10% of new housing units below market-rate to preserve

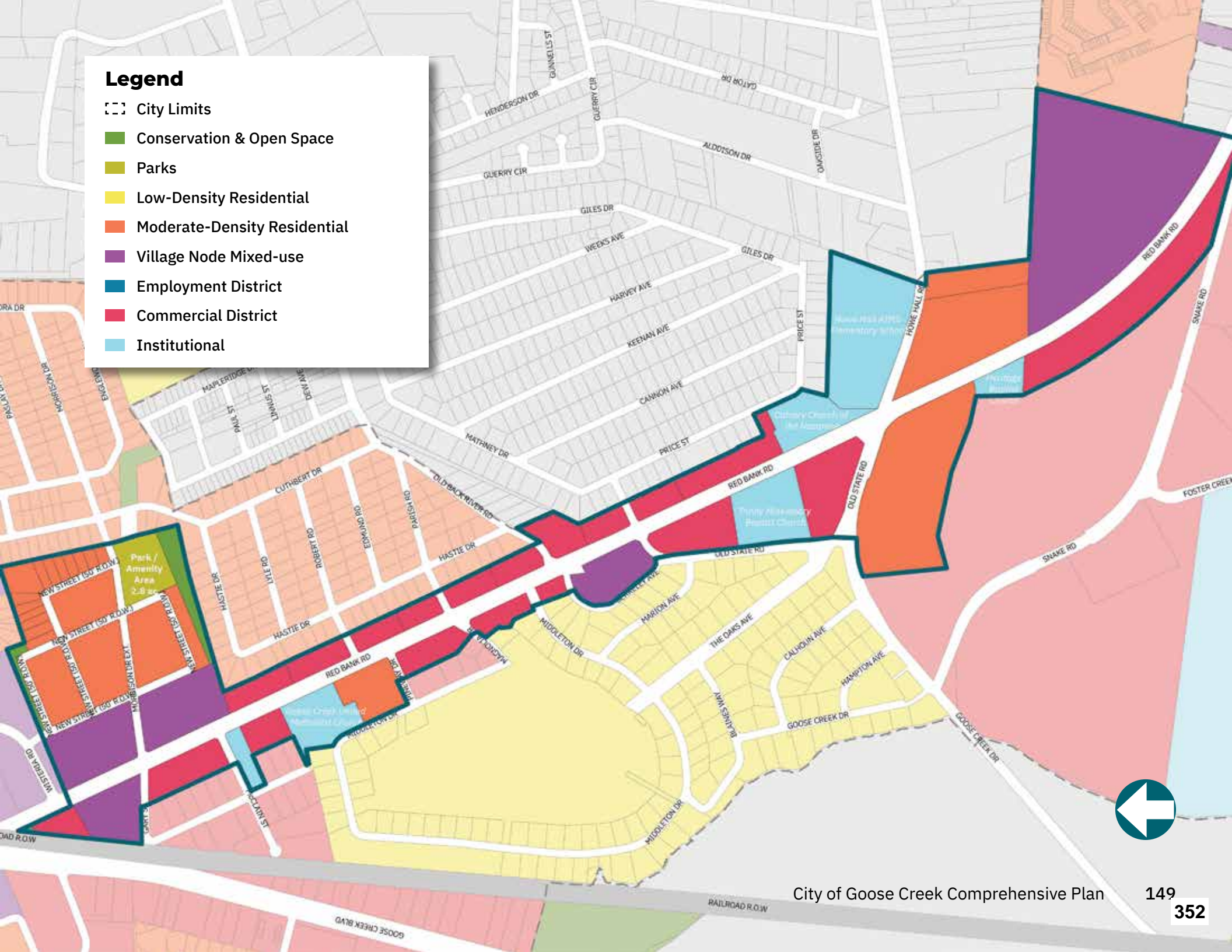
affordability through financial or development incentives.

- Encourage the development of senior housing.
- Lot consolidation incentives to encourage developers to purchase small, contiguous commercial parcels and develop at the same time.
- Prohibit uses that are already over-saturated along the corridor, particularly auto-oriented uses.
- Bury utilities underground to minimize limitations to new development and to increase aesthetics.
- Collaborate with Berkeley County to construct new road right-of-ways per the Master Plan.
- Ensure the preservation of existing schools and churches.
- As redevelopment progresses, encourage developers to prioritize displaced business owners as tenants for new retail or office spaces.

The concept plan to the right illustrates ideas for the long-term future. This concept plan is intended to depict potential redevelopment in the area, however, development will occur based on market conditions and willingness of the current owners to sell or redevelop.

Legend

-  City Limits
-  Conservation & Open Space
-  Parks
-  Low-Density Residential
-  Moderate-Density Residential
-  Village Node Mixed-use
-  Employment District
-  Commercial District
-  Institutional



HOW TO GET IT DONE

IMPLEMENTATION PROGRAM

Overview

In order for the City of Goose Creek to successfully implement this plan, they will need to bring together many people, organizations, and tools as available.

Actors

Action Matrix

The Action Matrix, starting on page 154, lists every project to be completed within the next ten years to implement the first phases of this plan's vision. The Matrix also identifies the timeframe of each project, as well as the estimated costs, funding sources, and the actors responsible for implementation.

Regulations

The regulations that are most likely to be instrumental in implementing the plan are zoning and other development regulations.

In cases where projects do not match the requirements set forth in the City's regulations, recommendations outlined in Chapter 4 suggest where changes may be made.

Elected & Appointed Officials

Not only do elected officials vote to adopt local plans, they are important in the timeline and implementation of individual projects, whether they be public or private sector. Appointed officials (the Planning Commission, for example) can steer the direction of individual projects and provide the necessary tools for implementation.

City Staff & Agencies

Most public projects will be managed by the City of Goose Creek's staff in various departments and agencies:

- Planning & Zoning;
- Annexation Officer;
- Public Works;
- Parks & Recreation; and
- Economic Development.

Some projects may require the heavy use of staff time, instead of the use of funds.

Regional & Community Partners

Regional and community partners may include non-profits, City committees and commissions, agencies outside of Goose Creek, schools, special interest groups, and advocacy groups. While not every project may warrant their participation, care should be taken to involve the appropriate groups when necessary to ensure a project's success.

These regional and community partners may include the following organizations:

- Recreation Commission;
- Cultural Arts Commission;



IMPLEMENTATION PROGRAM

- Berkeley County;
- Berkeley-Charleston-Dorchester Council of Government (BCDCOG);
- SCDOT;
- CARTA;
- TriCounty Link;
- Berkeley County Schools;
- Berkeley Chamber of Commerce;
- Charleston Metro Chamber of Commerce;
- Charleston Area Small Business Development Center (SBDC); and
- Neighborhood associations

Private Sector

Many ideas set forth in this plan will require the participation from the private sector, mostly real estate developers.

Funding Sources

Total, the Action Matrix proposes over \$287 million of projects to be implemented over the next ten years. \$278 million (96.6%) of this total is made up of transportation projects alone. The majority of non-transportation projects will be funded through Goose Creek's general fund. The general fund is the City's principal operating fund, and is funded through property taxes; licenses, permits, and franchise taxes; service charges; and fines. The City also receives local sales tax, accommodations taxes, and grants from the State of South Carolina and some grants from the federal government as part of the general fund.

The City also collects revenues from water service charges, the golf course, recreation, hospitality tax, impact fees.

The following outside sources have been identified to supplement the funding of projects:

- **County sales tax.** Sales tax in Berkeley County is 8% — the State's sales tax is 6%, 1% goes toward the County's general fund, and the final 1% is a special option local sales tax that funds capital improvement projects. Part of this funds transportation projects for the entire

county. Since the County and the State of South Carolina control the City's roads, they are the agencies responsible for funding roadway improvement projects.

- **SCDOT Highway Safety Improvement Program (HSIP).** HSIP is a core, Federal-aid program with the goal of achieving a significant reduction of fatalities and serious injuries on publicly-controlled roads. Funding is allocated between projects related to roadway departure, interstate safety programs, rumble strips, intersection safety programs, and non-motorized projects.
- **SCDOT Transportation Alternative Program (TAP).** The TAP program is focused on providing safe routes for non-motorized travel, including on- and off-street bicycle facilities and trails, access to public transportation and schools, and other planning and design efforts associated with these projects. The program is a "grant" program under Federal regulation. It is not an "up-front" grant program and funds are available only on a reimbursement basis. Only after a project has been approved by the SCDOT or Metropolitan Planning Organization and the FHWA division

office, can costs become eligible for reimbursement. Costs must be incurred after FHWA division office project approval, or they are not eligible for reimbursement. The Federal government will pay for up to 80% of eligible project costs for a TAP project. A local match is required to pay for 20% or more of the remaining project costs.

- **SCDOT Recreational Trails Program (RTP).** The South Carolina Department of Parks, Recreation and Tourism (SCPRT) administers the Recreational Trails Program (RTP) under the approval of the Federal Highway Administration (FHWA). RTP, a federally funded program, receives its funding from a portion of federal gas taxes paid on fuel used in non-highway recreational vehicles. Similar to TAP, funding is provided by this program on a cost-reimbursement basis — the grant recipient must pay 100% of the cost of an item before submitting a reimbursement request for 80% of eligible costs.
- **South Carolina Arts Commission.** The Arts Commission offers a variety of grants for artists, arts education, and community arts development.
- **South Carolina Municipal Association.** The State's Municipal Association provides a number of grants to local governments related to development, infrastructure, recreation, hazard mitigation, and community facilities. One grant in particular, the Hometown Economic Development Grant, supports economic development projects that will make a positive impact on a municipality's quality of life. The maximum award amount is \$25,000. A number of the Land Use and Economics projects listed in the Action Matrix may be eligible for consideration.
- **Kauffman Foundation.** The Kauffman Foundation is an organization that conducts research and provides grants focused on advancing entrepreneurship, improving education, and supporting civic development. Their entrepreneur support grants can help the City foster an environment for small business development.

ACTION MATRIX

#	Project	Timeframe
Land Use		
LU.1	Zoning Ordinance Rewrite	Priority
LU.2	Civic Village Master Plan	Priority
LU.3	Adoption of water system annexation policy	Short-Term
LU.4	Phases 1.A and 1.B Annexation	Short-Term
LU.5	Central Village Master Plan	Short-Term
LU.6	Acquire properties adjacent to proposed Central Park to be developed	Short-Term
LU.7	Phase 2 Annexation	Mid-Term
LU.8	Red Bank Road Corridor Redevelopment Plan	Mid-Term
LU.9	Liberty Hall Village Node Master Plan	Long-Term
LU.10	Phase 3 Annexation	Long-Term
Housing		
H.1	Conduct a Housing Needs Assessment	Short-Term
H.2	Encourage development of missing middle, market-rate housing	Short-Term
H.3	Recruit employers that provide "work from home" options	Short-Term
H.4	Engage local industries to understand trends that impact housing need.	Short-Term
H.5	Identify target neighborhoods	Mid-Term

Estimated Cost	Funding Source(s)	Responsible Parties	Notes
\$150,000	City	Planning & Zoning	
\$40,000	City	Planning & Zoning	
Staff Time	-	Annexation Officer	
Staff Time	-	Annexation Officer	
\$100,000	City	Planning & Zoning	This will include a plan for the Neighborhood Village Node
\$3,400,000	City	Economic Development	
Staff Time	-	Annexation Officer	
\$50,000	City	Planning & Zoning	
\$50,000	City	Planning & Zoning	
Staff Time	City	Annexation Officer	
\$150,000	City	Planning & Zoning	
\$40,000	City	Planning & Zoning	
Staff Time	-	Annexation Officer	
\$75,000	City	Planning & Zoning	
\$3,400,000	City	Economic Development	

ACTION MATRIX

#	Project	Timeframe
Housing (continued)		
H.6	Implement tools to project neighborhoods	Mid-Term
H.7	Recruit residential developers based on market demand	Mid-Term
H.8	Consider incentives for diverse housing options	Mid-Term
Transportation		
<i>Roadway Improvement Projects</i>		
T.1	Henry E. Brown, Jr. Boulevard Phase II Roadway Widening	Short-Term
T.2	US-176/St. James Avenue at US-52/Goose Creek Boulevard Intersection Improvements	Short-Term
T.3	Red Bank Road Corridor Improvements	Short-Term
T.4	US-176/St. James Avenue Phase 1 Roadway Widening	Short-Term
T.5	Crowfield Boulevard at Loganberry Circle Intersection Improvements	Short-Term
T.6	Crowfield Boulevard at Centennial Boulevard Intersection Improvements	Short-Term
T.7	Conduct study along US-176/St. James Avenue to improve pedestrian safety	Short-Term
T.8	Proposed Traffic Calming Measures	Short-Term
T.9	Adler Drive Extension from Liberty Hall Plantation to Brickhope Plantation	Long-Term
T.10	New roadway with sidewalk connecting Hollywood Drive to US-176/St. James Avenue at Old Moncks Corner Road	Long-Term

Estimated Cost	Funding Source(s)	Responsible Parties	Notes
Staff Time	-	Annexation Officer	
\$50,000	City	Planning & Zoning	
\$100,000	City	Planning & Zoning	To follow annexation of the Century Aluminum property (Phase 2 Annexation)
\$33,800,000	County Sales Tax	Berkeley County	In ROW acquisition phase
\$30,900,000	County Sales Tax	Berkeley County	In design/development phase
\$2,500,000	SCDOT - HSIP	SCDOT	In design/development phase
\$53,359,339	County Sales Tax	Berkeley County	In design/development phase
\$200,000	SCDOT, City	SCDOT, Public Works	New project; potential traffic signal and pedestrian crossings
\$200,000	SCDOT, City	SCDOT, Public Works	New project; potential traffic signal
\$50,000	SCDOT, City	SCDOT, Public Works	Perform along entire stretch of US-176/St. James Avenue within Goose Creek city limits
\$5,000/Speed Hump; Minor Roadway Realignment - \$150/ft"	SCDOT, City	SCDOT, Public Works	New project; speed humps or the addition of chicanes and median islands for minor roadway realignment to slow vehicular traffic. Proposed along Adler Drive and Centennial Boulevard
\$2,000,000	County Sales Tax	SCDOT, Public Works	New project; will provide additional entrance/exit for Liberty Hall Plantation residents
\$3,500,000	County Sales Tax	SCDOT, Public Works	New project; will provide east-west connectivity. Allows vehicular traffic to avoid US-52/Goose Creek Boulevard at US-176 intersection

ACTION MATRIX

#	Project	Timeframe
Transportation (continued)		
<i>Roadway Improvement Projects (continued)</i>		
T.11	US-17A at US-176/St. James Avenue Intersection Improvements	Long-Term
T.12	US-52/Goose Creek Boulevard at Liberty Hall Road Intersection Improvements	Long-Term
T.13	College Park Road from Crowfield Boulevard to I-26	Long-Term
T.14	US-176/St. James Avenue from Mount Holly Road to US-52/Goose Creek Boulevard	Long-Term
T.15	US-52/Goose Creek Boulevard from Button Hall Avenue to Red Bank Road	Long-Term
T.16	College Park Road at Treeland Drive Intersection Improvements	Visionary
T.17	Old Mount Holly Road from US-176/St. James Avenue to US-52/Goose Creek Boulevard	Visionary
T.18	College Park Road Extension from College Park Road to Nexton Parkway	Visionary
T.19	US-52 from Montague Plantation Road to Oakley Road	Visionary
T.20	US-17A from US-176/St. James Avenue to E. Main Street	Visionary

Estimated Cost	Funding Source(s)	Responsible Parties	Notes
\$5,740,000	TBD	SCDOT, Berkeley County	CHATS 2040 RTP
\$2,882,000	TBD	SCDOT, Berkeley County	CHATS 2040 RTP
\$20,941,000	TBD	SCDOT, Berkeley County	CHATS 2040 RTP
\$6,183,000	TBD	SCDOT, Berkeley County	CHATS 2040 RTP
\$1,185,000	TBD	SCDOT, Berkeley County	CHATS 2040 RTP
\$5,764,000	TBD	SCDOT, Berkeley County	CHATS 2040 RTP
\$21,713,000	TBD	SCDOT, Berkeley County	CHATS 2040 RTP
\$31,229,000	TBD	SCDOT, Berkeley County	CHATS 2040 RTP
\$13,939,000	TBD	SCDOT, Berkeley County	CHATS 2040 RTP
\$22,893,000	TBD	SCDOT, Berkeley County	CHATS 2040 RTP

ACTION MATRIX

#	Project	Timeframe
Transportation (continued)		
<i>Bicycle & Pedestrian Improvement Projects</i>		
T.21	Boulder Bluff Pedestrian Safety (Sidewalk improvements along Amy Drive)	Short-Term
T.22	Devon Forest Elementary/Northwood Academy Access - Cobblestone Village to Spring Lake Way	Short-Term
T.23	Henry E. Brown, Jr. Boulevard (Phase II)	Short-Term
T.24	Goose Creek Trail System (Community Center Connections) - Old Mount Holly Road to Community Center	Short-Term
T.25	Old Mount Holly Path	Short-Term
T.26	Pineview Hills Path Extension	Short-Term
T.27	Goose Creek Boulevard Sidepath Extension	Short-Term
T.28	Howe Hall AIMS Elementary School Path	Short-Term
T.29	Boulder Bluff Pedestrian Safety Project - Judy Drive to Eather Drive	Short-Term
T.30	N. Goose Creek Boulevard Crossing	Short-Term
T.31	Red Bank Road Crossing	Short-Term
T.32	Sidewalk Extension along Stephanie Drive from Pointer Drive to US-52	Short-Term
T.33	Widen path from 8 feet to 10 feet along US-52 from Seewee Drive to City Hall	Short-Term
T.34	Alliance Drive Path	Mid-Term

Estimated Cost	Funding Source(s)	Responsible Parties	Notes
\$500,000	SCDOT - TAP	SCDOT, Public Works	In design/development phase
\$1,200,000	City, SCDOT - TAP, SCDOT - RTP	SCDOT, Public Works	Shared-Use Path (proposed project includes only 1 section of Devon Forest Elementary/Northwood Academy Access)
\$3,000,000	County Sales Tax	Berkeley County	Shared-Use Path
\$225,000	City, SCDOT - TAP, SCDOT - RTP	SCDOT, Public Works	Shared-Use Path (proposed project includes only 1 section of Goose Creek Trail System)
\$225,000	City, SCDOT - TAP, SCDOT - RTP	SCDOT, Public Works	Shared-Use Path
\$75,000	City, SCDOT - TAP, SCDOT - RTP	SCDOT, Public Works	Shared-Use Path
\$900,000	City, SCDOT - TAP, SCDOT - RTP	SCDOT, Public Works	Sidepath
\$225,000	City, SCDOT - TAP, SCDOT - RTP	SCDOT, Public Works	Shared-Use Path
\$60,000	City, SCDOT - TAP, SCDOT - RTP	SCDOT, Public Works	Sidewalk (proposed project includes only 1 section of Boulder Bluff Pedestrian Safety Project)
\$200,000	City, SCDOT - TAP, SCDOT - RTP	SCDOT, Public Works	Intersection Treatment
\$200,000	City, SCDOT - TAP, SCDOT - RTP	SCDOT, Public Works	Intersection Treatment
\$280,000	City, SCDOT - TAP, SCDOT - RTP	SCDOT, Public Works	Sidewalk
\$740,000	City, SCDOT - TAP, SCDOT - RTP	SCDOT, Public Works	Shared-Use Path widening, includes signage and striping
\$525,000	City, SCDOT - TAP, SCDOT - RTP	SCDOT, Public Works	Shared-Use Path

ACTION MATRIX

#	Project	Timeframe
Transportation (continued)		
<i>Bicycle & Pedestrian Improvement Projects (continued)</i>		
T.35	Liberty Hall Route	Mid-Term
T.36	Crossroads Connector	Mid-Term
T.37	Tanner/Foster Creek Trail Connections	Mid-Term
T.38	Red Bank Road Path	Mid-Term
T.39	Liberty Hall Plantation Path - Lindy Creek Road to Henry E. Brown, Jr. Boulevard within utility easement	Long-Term
T.40	Wannamaker North Trail Access	Long-Term
T.41	Wide Awake Access	Long-Term
T.42	Ryan Creek Park Access	Long-Term
T.43	Etling Park Access	Long-Term
T.44	Goose Creek High School Path	Long-Term
<i>Mass Transit Projects</i>		
T.45	Add Park & Ride location to CS1 at Roper hospital	Mid-Term
T.46	Add Park & Ride location to CS1 at proposed Central Village Node	Long-Term

Estimated Cost	Funding Source(s)	Responsible Parties	Notes
\$300,000	City, SCDOT - TAP, SCDOT - RTP	SCDOT, Public Works	Bikeway
\$475,000	City, SCDOT - TAP, SCDOT - RTP	SCDOT, Public Works	Shared-Use Path
\$650,000	City, SCDOT - TAP, SCDOT - RTP	SCDOT, Public Works	Shared-Use Path
\$400,000	City, SCDOT - TAP, SCDOT - RTP	SCDOT, Public Works	Shared-Use Path
\$1,275,000	City, SCDOT - TAP, SCDOT - RTP	SCDOT, Public Works	Shared-Use Path (proposed project includes only 1 section of Liberty Hall Plantation Path)
\$400,000	City, SCDOT - TAP, SCDOT - RTP	SCDOT, Public Works	Shared-Use Path
\$1,000,000	City, SCDOT - TAP, SCDOT - RTP	SCDOT, Public Works	Bikeway
\$600,000	City, SCDOT - TAP, SCDOT - RTP	SCDOT, Public Works	Bikeway
\$1,050,000	City, SCDOT - TAP, SCDOT - RTP	SCDOT, Public Works	Bikeway
\$550,000	City, SCDOT - TAP, SCDOT - RTP	SCDOT, Public Works	Shared-Use Path
\$2,000,000	County Sales Tax	City, Berkeley County	Park & Ride Addition listed in BCD Regional Park & Ride Study
\$2,000,000	County Sales Tax	City, Berkeley County	Park & Ride Addition

ACTION MATRIX

#	Project	Timeframe
Economics		
E.1	Create non-profit Goose Creek Development Corporation (GCDC)	Priority/Ongoing
E.2	Multi-County Industrial Park Designation	Short-Term
E.3	Establish an Economic Development Fund (EDF)	Short-Term
E.4	Create targeted recruitment strategy	Short-Term/Ongoing
E.5	Identify receiving areas for employment and industry	Short-Term
E.6	Plan for potential development sites in Annexation Strategy	Short-Term
E.7	Evaluate current economic development incentives	Short-Term
E.8	Facilitate discovery visits to successful communities with sports- and arts-based tourism	Short-Term
E.9	Coordinate small business development programming	Short-Term
E.10	Implement small-scale incentives for new investment	Mid-Term
E.11	Continue to diversify recreational offerings for economic development.	Mid-Term
E.12	Establish a small business empowerment program	Mid-Term

Estimated Cost	Funding Source(s)	Responsible Parties	Notes
\$400,000/year	City, Chamber of Commerce, Private Sector	Economic Development	Estimated cost is based on operating budget of Greer Development Corporation founded in 1992. Initial budget for GCDC could be lower and would be based on its ultimate mission and responsibilities, as well as capacity of partner agencies to support.
TBD	City, Private Sector	Economic Development, Berkeley County, Adjacent County(ies)	
TBD	MCIP, City	Economic Development	
\$150,000/year	Hospitality Tax	Economic Development	Support similar strategy in Economic Development Strategic Plan. Estimated costs would be staff time in addition to Economic Development Department marketing budget.
Staff Time	-	Economic Development, Planning & Zoning	
Staff Time	-	Economic Development, Planning & Zoning	
Staff Time	-	Economic Development	
Travel Costs	City	Economic Development	Rock Hill, SC: sports tourism, Anderson, SC: creative economy, etc.
TBD	Chamber of Commerce, SBDC	City, Chamber of Commerce, Economic Development	City plays a supporting role here. Strategy also ties to Economic Development Strategic Plan.
\$50,000	City	Economic Development	The City should determine an appropriate budget for these incentive. The figure to the left is similar to that of other peer communities. Supports similar strategy in Economic Development Strategic Plan.
TBD	City	Recreation, Economic Development	
TBD	City, Chamber of Commerce, Kauffman Foundation	Chamber of Commerce, Economic Development	

ACTION MATRIX

#	Project	Timeframe
Community Facilities		
C.1	Eubanks Park Rehabilitation	Short-Term
C.2	Central Park Master Plan	Short-Term
C.3	Central Park engineering and construction	Mid-Term
C.4	Parks & Recreation Master Plan	Mid-Term
C.5	Reservoir Park Master Plan	Mid-Term
C.6	Reservoir Park engineering and construction	Long-Term
C.7	Underground utilities installation	Long-Term
C.8	City-wide Signage and Wayfinding Plan	Short-Term

Timeframes:

Priority: Years 0-1

Short-Term: Years 1-3

Mid-Term: Years 4-7

Long-Term: Years 8-10

Visionary: 10+ Years

Acronyms:

HSIP: Highway Safety Improvement Program

MCIP: Multi-County Industrial Park designation

RTP: Recreation Trails Program

SBDC: Small Business Development Center

SCDOT: South Carolina Department of Transportation

TAP: Transportation Alternatives Program

Estimated Cost	Funding Source(s)	Responsible Parties	Notes
TBD	City	Recreation, Recreation Commission	RFP released in early 2021.
\$50,000	City	Recreation, Recreation Commission	
TBD	City	Recreation, Recreation Commission	
\$80,000	City	Recreation, Recreation Commission	Could be instrumental in further exploring the opportunity of making the City a sports destination
\$30,000	City	Recreation, Recreation Commission	
TBD	City	Recreation, Recreation Commission	
TBD	City	Public Works	Would likely need to be a phased approach
\$65,000	City	Planning & Zoning	A plan will help with signage and wayfinding consistency as village nodes develop





Natural hazards such as hurricanes, tornadoes, earthquakes and wildfires often result in extensive damage to communities, costing hundreds of human lives and injuring many more. They can damage or destroy public and private property, disrupt the local economy, and impact residents' quality of life for many years. The National Oceanic and Atmospheric Administration (NOAA) studies these impacts in an effort to help better prepare America for the future. For the past several decades, NOAA has tracked and analyzed natural disaster trends and calculated the costs of impacts across the country, ultimately releasing an annual 'Billion-Dollar Weather and Climate Disasters' Report¹. NOAA's release of 2020 data officially confirmed what scientists, communities and people across the country already knew or experienced: 2020 reached historic extremes in terms of the number of incidents and costs in damage and in lives.

Since NOAA's Billion-Dollar report was first released in 1980, data from each subsequent year and decade points to an apparent trajectory toward an increasing number of hazard events and costs². In 2020 alone, the U.S. experienced 22 billion-dollar disasters costing \$95 billion dollars. As a historical comparison, this is nearly the number of total disasters that occurred throughout the 1980s (29 total throughout the 1980s) and just over five times the total cost of annual damages (\$17.8 billion in average cost per year throughout the 1980s). Table 1 below summarizes NOAA's Billion-Dollar Disasters in Historical Context from 1980 to 2020 (CPI-adjusted).

Table 1: U.S. Billion-dollar Disasters in Historical Context from 1980-2020 (CPI-adjusted)

TIME PERIOD	NO. OF BILLION-DOLLAR DISASTERS	AVERAGE NO. OF EVENTS PER YEAR	COST (\$ IN BILLIONS)	AVERAGE COST PER YEAR (\$ IN BILLIONS)	TOTAL DEATHS
1980s (1980-1989)	29	2.9	\$178.1 B	\$17.8 B	2,870
1990s (1990-1999)	53	5.3	\$274.0 B	\$27.4 B	3,045
2000s (2000-2009)	62	6.2	\$519.0 B	\$51.9 B	3,091
2010s (2010-2019)	119	11.9	\$810.5 B	\$81.1 B	5,217
Last Year (2020)	22	22.0	\$95.0 B	\$95.0 B	262
All Years (1980-2020)	285	7.0	\$1,876.6 B	\$45.8 B	14,485

Source: '2020 U.S. Billion-Dollar Weather and Climate Disasters in Historical Context,' www.climate.gov

Background

The Federal Emergency Management Agency, known as FEMA, was founded in 1979 amid an increasing need to "lead America to prepare for, prevent, respond to and recover from disasters" by providing recovery and relief funds for communities and individuals following disaster events. FEMA is funded through regular tax-funded appropriations and additional emergency funding in response to events.

1. <https://www.ncdc.noaa.gov/billions/>

2. <https://www.climate.gov/news-features/blogs/beyond-data/2020-us-billion-dollar-weather-and-climate-disasters-historical>

However, these funds³ are somewhat limited in their scope, eligibility requirements, and often require substantial administrative effort prior to disbursement. Other disaster management organizations and non-profits such as the US Office of Emergency Management and the American Red Cross often join forces with FEMA, and yet, their combined efforts may remain inadequate to address the full breadth and cost of large-scale hazards, including a variety of adverse community impacts and human casualties.

Another federal effort toward emergency preparedness arrived in 2000 when the U.S. Congress passed the Disaster Mitigation Act (DMA) aimed at reducing the nation's mounting natural disaster losses and invoking new and revitalized approaches to mitigation planning. The DMA of 2000 emphasizes the need for state and local government entities to closely coordinate on mitigation planning activities and mandates development and maintenance of a hazard mitigation plan (HMP) as a specific eligibility requirement for any local government applying for federal mitigation grant funds. Berkeley County's latest HMP was recently updated and approved by the state in 2021, remaining valid for a 5-year period through 2026. Individual jurisdictions within Berkeley County, including Goose Creek, are addressed within this plan.

Regionally, the south and southeastern United States have experienced the highest national frequency and diversity of billion-dollar disasters with some of the highest cumulative costs due to the diversity of hazards, frequency and severity of events in the region. The cost of weather and climate disasters in South Carolina alone from 1980-2020 reached approximately \$20-\$50 billion dollars, according to NOAA's 2020 report⁴, with the costliest damages attributed to tropical cyclones (\$10-\$20 billion) then drought, flooding and severe storms (\$2-\$5 billion each). Although we cannot control the force, frequency or intensity of future hazards, communities can work to reduce the impact felt in the aftermath of a natural disaster by implementing measures to reduce risks and minimize the loss of life and property.

Perhaps in response to mounting risks, costs and data trends, the South Carolina legislature recently passed the South Carolina Resilience Revolving Fund Act ("RRFA" or "the Act") or Disaster Relief and Resilience Act, on September 29, 2020, to expand the state's planning efforts for resilience to natural disaster and flooding events. The act establishes the new state Office of Resilience and creates two state funding programs:

1. ***The Disaster Relief and Resilience Reserve Fund, to finance disaster recovery efforts and hazard mitigation projects, and***
2. ***The Resilience Revolving Fund, to provide low-interest loans to local governments to perform voluntary floodplain buyouts and restoration activities***⁵.

Furthermore, the Act requires local comprehensive plans to include a new Resiliency element to consider and analyze local natural hazard risks, assess the potential effects of natural hazards on the safety, health, and welfare of the community, and provide actionable recommendations in response to those risks (S.C. Code Ann. § 6-29-510(D)).

It is in the interest of all communities to effectively manage local risks and reduce the need for federal disaster relief funds to minimize an increasing financial burden on tax paying citizens.

3. https://www.fema.gov/sites/default/files/2020-07/fema_individuals-households-program_fact-sheet.pdf

4. <https://www.ncdc.noaa.gov/billions/summary-stats>

5. <https://www.adaptationclearinghouse.org/resources/south-carolina-disaster-relief-and-resilience-act.html>

Communities must take preventative action now to identify potential hazards, minimize their risks, and measurably reduce the impacts they will inevitably face following natural disasters in years to come. As such, this Resiliency chapter has been prepared in response to the RRFA and serves as an addendum to the City of Goose Creek's Comprehensive Plan⁶, which was formally adopted by ordinance on May 11, 2021. This document should not be construed as a local hazard mitigation plan, but instead, as a preliminary planning level effort requiring additional studies and steps to further refine the recommendations.

Geographic Context of Goose Creek

The City of Goose Creek is situated in the tricounty Region of South Carolina approximately 20-miles inland from the Atlantic coastline and the Charleston Harbor. According to Berkeley County's 2020 tax assessment data, the city currently encompasses 26,259 acres, or 42 square miles, of incorporated land area. Goose Creek is vulnerable to a wide range of natural hazards, primarily due to its proximity to the Atlantic Ocean, surface waters and rivers, many of which are tidally influenced, loss of protective natural environment features, and human development patterns over the past several decades. Much of the city's land area, properties, and/or population today is vulnerable to impacts from one or more natural hazards.

When undisturbed by human forces, natural habitats and ecosystems are generally able to repair and regenerate over time following natural hazard events. When left intact, they also serve as natural protective barriers for human environments, such as sand dunes protecting against storm surge and wetlands helping to slow, store, and distribute flood waters. Natural disasters occur when the human environment, such as buildings, infrastructure, agriculture and other land uses, are located in the path of the destructive forces of nature. The built environment, however, is typically much less resilient than natural ecosystems, as most infrastructure was not originally designed to withstand any variety of hazards. Since the built environment is more susceptible to natural hazards and cannot recuperate like the natural environment, particularly when much of the protective aspects of the natural environment have been damaged or removed, the recovery period for impacted communities is often long, and comes at great social and economic cost.



Image source:
South Carolina Lowcountry, Wikipedia

Wetlands and Surface Waters

Wetlands function as transitional areas where land meets water near streams, rivers, lakes, and estuaries, or in low-lying flat areas or natural depressions in the landscape. Wetlands can be comprised of freshwater or saltwater, or both, known as brackish water. Most of the wetlands in Goose Creek are freshwater forested/shrub wetlands located at the headwaters of and alongside stream reaches. Freshwater emergent wetlands exist along the riparian areas of the Cooper and Back Rivers and Foster Creek. Estuarine and marine wetlands occur upstream of and along the confluence of the Cooper River and Goose Creek. Map 1 below depicts the location and type of wetlands in and surrounding the city today.

6. https://www.cityofgoosecreek.com/sites/default/files/PIO/GooseCreekCP_FINAL_05.11.2021_low-res.pdf

Map 1: Goose Creek Wetlands and Buildings Within or Near (≤ 50 feet) Wetlands

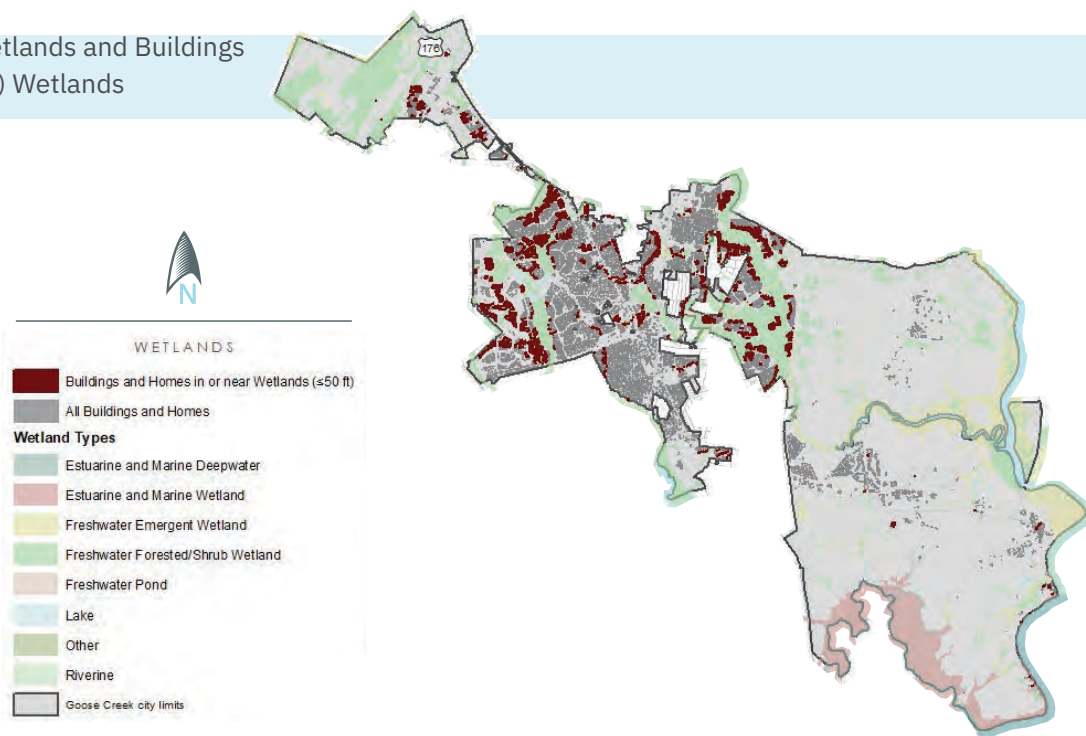
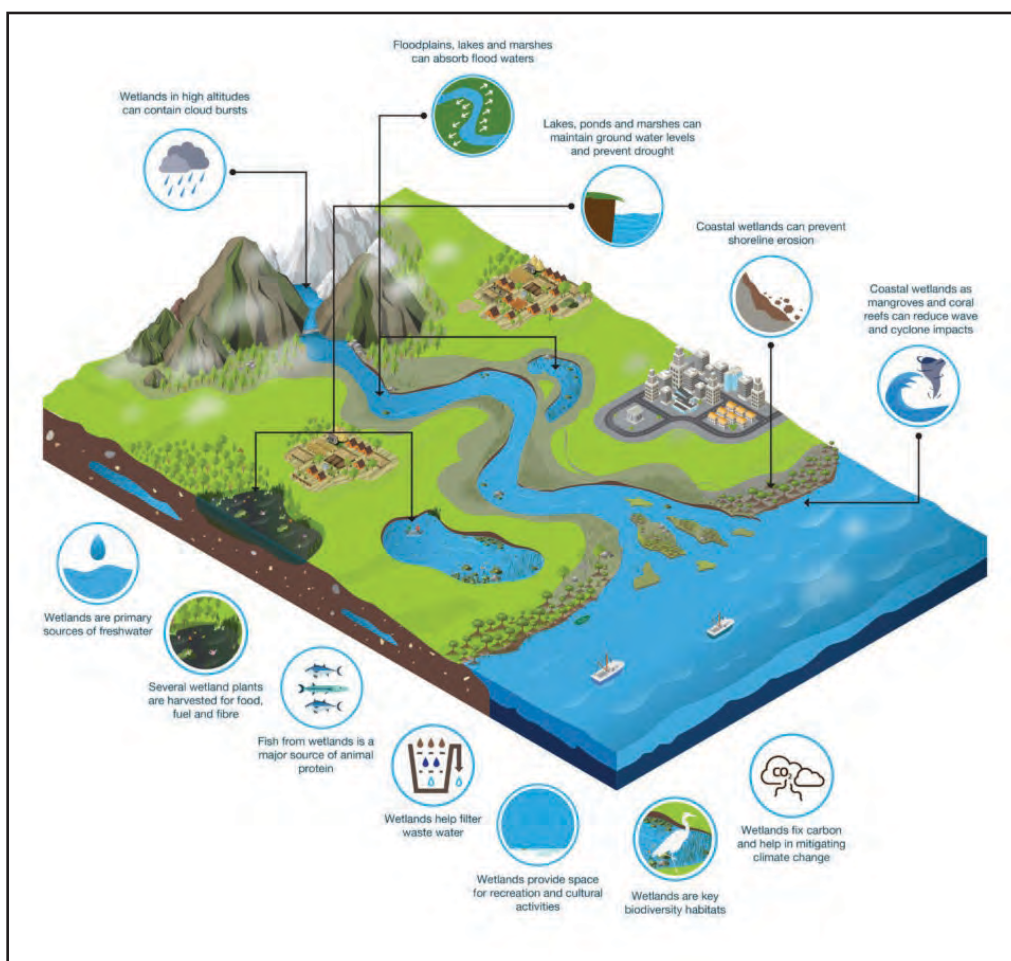


Figure 1: Benefits of Wetlands



Because wetlands serve a critical role as receiving bodies during storm events, they are prone to water inundation. Inundation of flood waters do not harm the wetlands themselves as they are well-equipped for this purpose, but can negatively impact human development in or surrounding the wetland if the infrastructure was not designed to withstand flood events.

Today, approximately 3,345-built structures totaling 8,264,250-SF are located within or in close proximity (≤ 50 feet) to these mapped wetland areas.

Floodplains

Floodplains encompass the low-lying areas adjacent to a river or stream stretching from the river banks to the outer edges of a valley. A floodplain consists of two components: a floodway, which is the main channel of moving water, which can be constantly flowing or sometimes seasonal, and the flood fringe, which extends from the boundary of the floodway out to the edges of a valley⁷. FEMA maps define areas according to varying levels of associated flood risk. Federal law requires the purchase of insurance through the National Flood Insurance Program (NFIP) by property owners building structures in the FEMA-defined 100-year floodplain. Additional state and local laws may also apply to proposed development in the 100- and 500-year floodplains as a means to reduce community-wide flood risks.

Much like wetlands, floodplains serve important functions in the natural environment, such as storing and dissipating floodwaters, groundwater recharge, filtrating nutrients from stormwater through vegetated buffers, and creating habitat for diverse populations of plant and animal species. For these reasons, FEMA recommends keeping development out of these areas, not only for the protection of life and property from flooding, but also to preserve the vital ecosystem functioning of floodplains.

Floodplain management is an administrative effort undertaken by jurisdictions, such as a city or town, to prevent or reduce the risk of flood-related damage to property and the environment by regulating and managing the siting of development. Proactive communities with a clearly defined floodplain management program can identify flood hazards based on official maps and act to reduce associated risks through planning and the development review process.

Several areas along the major creek and river systems of Goose are within the mapped FEMA-designated 100-year and 500-year flood hazard zones, illustrated in Map 2 (on next page).

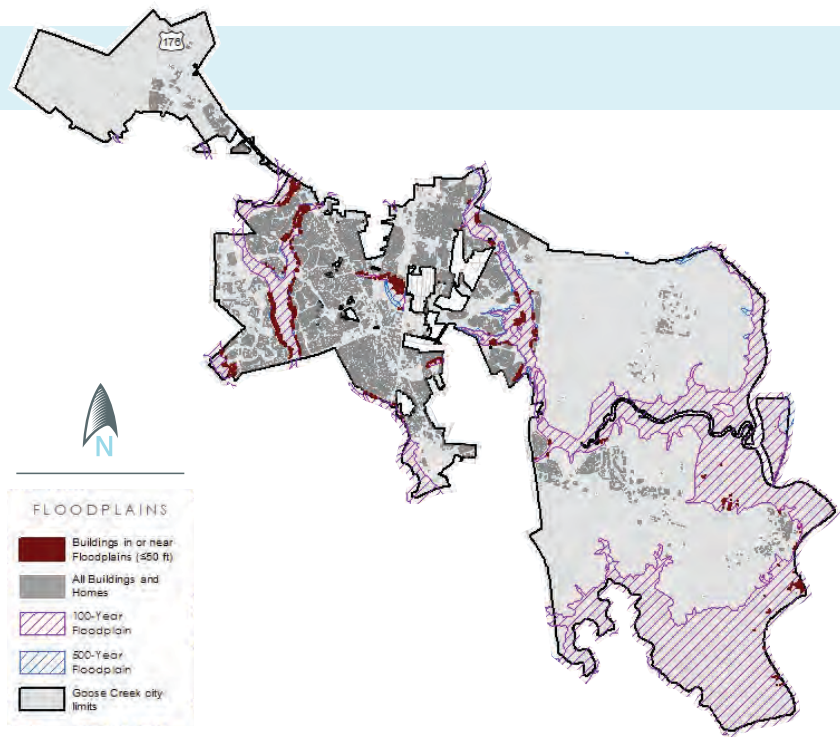
The 100-year floodplain represents the maximum flood level expected to occur once every 100 years (i.e., there is a 1% chance of a 100-year flood event happening in a given year). Similarly, the 500-year floodplain indicates the area where a flood event has a 1 in 500 (or 0.2%) chance of occurring in a given year.

A total of 6,712 acres, or 25% of Goose Creek, is within FEMA's Zone A, Zone AE or VE, all of which are Special Flood Hazard Areas with high-risk of flood impacts. Together, they comprise the 100-year floodplain. A total of 1,517-acres (or 6% of the city's land) is within FEMA Zone X (shaded), known as the 500-year floodplain, which has a moderate risk of flooding. The remaining 18,307 acres, or 69% of land is classified as Zone X (unshaded), which is minimal associated flood risk.

Today, approximately 1,326 built structures, with a total building footprint of 2,476,576-SF, lie within or near (≤ 50 feet) the regulated floodplains.

7. <https://www.nationalgeographic.org/encyclopedia/flood-plain/>

Map 2: Buildings in Floodplains



While FEMA’s mapped flood zones provide guidance about the locations and relative levels of flood risk, it is important to recognize that they are not foolproof, and floods can occur anywhere.

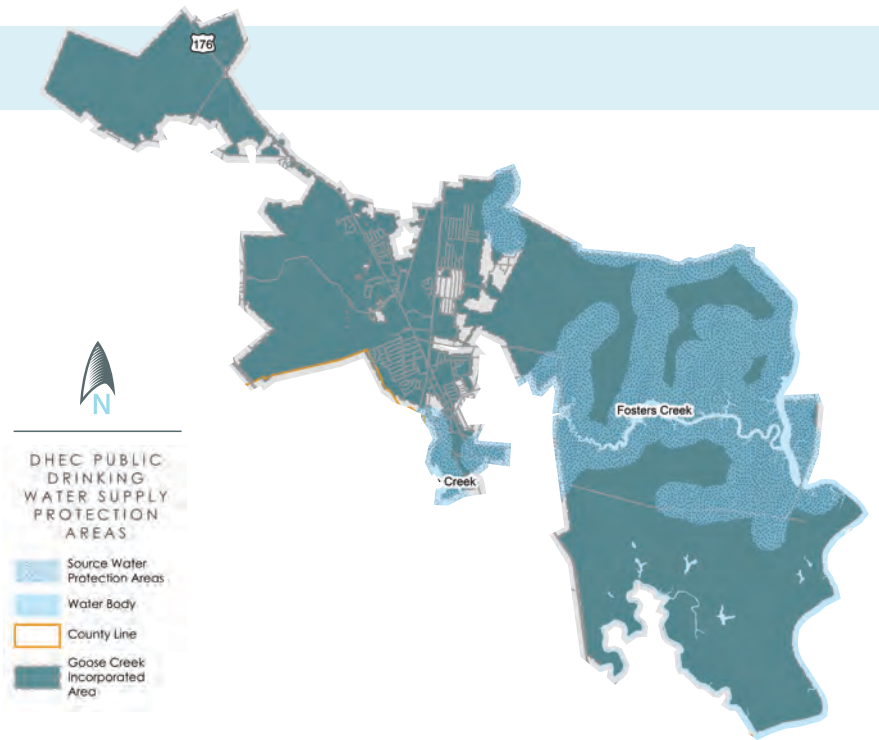
According to the National Flood Insurance Program Fact Sheet, people outside of FEMA’s designated high-risk areas still file over 20% of flood insurance claims and receive one-third of FEMA’s disaster assistance for flooding. Recent, local examples of flood events such as Hurricanes Joaquin (2015), Matthew (2016) and Irma (2017) resulted in widespread, historic levels of flooding in South Carolina, reaching the 100-year and 500-year floodplain in some places, and even reached levels qualifying as a 1,000-year flood event in parts of the tri-county area⁸. This may be an indicator that rapid changes in climate are impacting the frequency and intensity of flood events locally. The potential for devastating flood impacts should be carefully considered during land use decision making as areas in the mapped floodplains, and possibly beyond, are at higher risk to incur property damage.

Watersheds and Water Quality Protection

The City of Goose Creek is located within the Cooper River Watershed of the Santee River Basin which lies within the Lower Coastal Plain of South Carolina. Major hydrologic features within or adjacent to Goose Creek include the Back River and Cooper River, the headwaters of Goose Creek and the Goose Creek Reservoir, Bushy Park Reservoir, and Foster Creek. Together, these various water features and other water features beyond the city’s municipal boundaries comprise the Cooper River Watershed. Most local watersheds, such as the Cooper River Watershed, eventually merge with larger, regional watersheds and ultimately, flow to the ocean or other large water bodies, or infiltrate into groundwater aquifers. The connectivity of watersheds and aquifers means that water quality protection must occur at a regional scale in order to be effective.

8. Berkeley County Hazard Mitigation Plan, 2020 update

Map 3: Water Quality Protection Areas



Water quality is a measure of the suitability of water for a particular use based on selected physical, chemical, and biological characteristics. To protect aquatic life in these waters and human health and safety, states establish Water Quality Standards. Water Quality Standards help to protect and restore the quality of water in accordance with the Clean Water Act (CWA), and define goals for a waterbody by designating its uses, setting criteria to protect those uses, and establishing provisions to protect water quality from pollutants. To do this, DHEC continually monitors waterbodies and reviews, revises, or creates new standards based on changing water quality conditions. DHEC routinely monitors surface waters to characterize current water quality, determine if waters are meeting current standards, analyze long-term water quality trends, and help formulate limits for permitted wastewater discharges. There are multiple monitoring stations located in the Goose Creek Reservoir and just below the confluence of Foster Creek and the Back River, as well as in the Cooper River along the eastern edge of the City's boundary.

Stormwater runoff is one of the most common ways in which water bodies receive pollutants from the ground. The National Oceanic and Atmospheric Administration (NOAA) states that: "Stormwater runoff is one of the most significant threats to aquatic ecosystems in the United States. As water runs over and through the watershed, it picks up and carries contaminants and soil. If untreated, these pollutants wash directly into waterways carried by runoff from rain and snowmelt. These contaminants can infiltrate groundwater and concentrate in streams and rivers, ultimately being carried down the watershed and into the ocean."



Image source:
Environment Texas 2017 News Brief

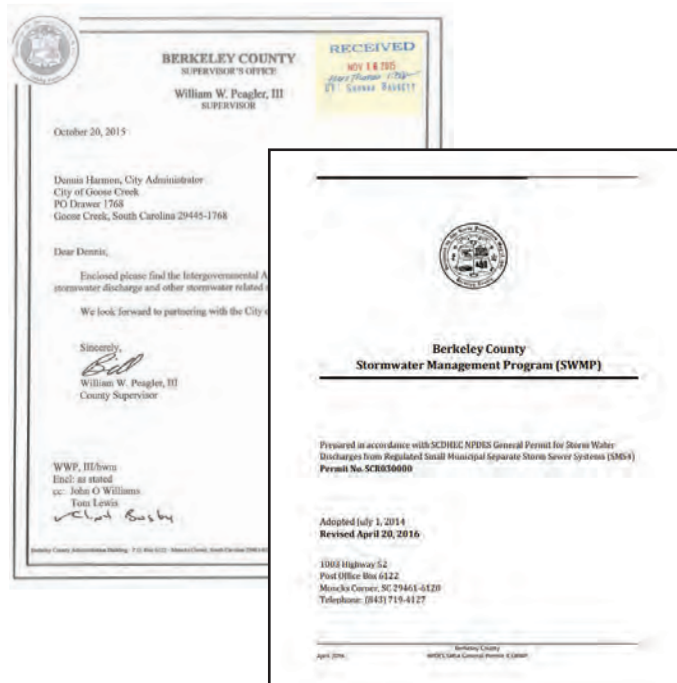
Development and urbanization can lead to increased pollution in waterways due to reduced natural, permeable surfaces, like forests, fields and grassland, that assist with infiltration and water purification. Impervious surfaces such as asphalt, concrete, and buildings do not allow rainwater to slowly percolate and absorb into the ground. Instead, water runs across the hardened, solid surfaces, collecting pollutants like fertilizers, motor oil, and pet waste, before reaching and depositing the pollutants into the nearest storm drain or surface water feature.

Local and regional Stormwater Management Programs (SWMP) are adopted as a regulatory means to review, permit and monitor construction sites to prevent contaminants from entering the stormwater drainage system, to continue monitoring businesses and residential areas to ensure no pollutants are being discharged directly into larger waterbodies, and to educate the public about personal practices to reduce the risk of polluting rainwater. Finally, Stormwater Best Management Practices (BMPs) are implemented during development activities to control the movement of pollutants, prevent degradation of soil and water resources, and help manage and lessen the adverse impacts that are typically associated with stormwater runoff. These can include the retention and maintenance of natural features like wetlands and riparian buffers, which slow the flow of stormwater and help to filter and improve the quality of surface water runoff entering the watershed, or engineered features such as green roofs, rain gardens, bioswales and permeable pavements, which are also effective means of reducing the velocity and quantity of stormwater runoff and improving water quality.

In 2015, Goose Creek entered into an Intergovernmental Agreement with Berkeley County pursuant to the county's National Pollutant Discharge Elimination System Permit (NPDES) Stormwater Discharge Permit, which rendered the county responsible for administering the city's stormwater management, including: SWMP, Enforcement Response Plan, monitoring discharges to sensitive waters, public education and outreach on stormwater impacts, Illicit Discharge Detection and Elimination, Construction Site Stormwater Runoff Control, Pollution Prevention for Municipal Operations, and Stormwater Capital Improvements.

Development Patterns

From 1990 to 2020, the City's incorporated land area increased substantially, primarily attributable to the annexation of the Carnes Crossroads development area in 2005. The land area increase was further attributable to the incorporation of land along the Cooper River, western Daniel Island, and residential developments around Red Bank Road, Liberty Hall Road, and several smaller neighborhoods and parcels throughout the upper and central areas of the city.



Existing Local Regulations

Goose Creek's Code of Ordinances⁹ includes regulatory measures to address the sensitive nature of many of these natural environments and the related hazards, including:

- **Stormwater Management** (Title V., Chapter 50), which was passed in November 2007 and last amended in 2018. This city ordinance aims to manage stormwater runoff and its associated negative impacts using a Stormwater Management Plan (SWMP). In 2018, the city entered a partnership with Berkeley County for stormwater management activities whereby the county began overseeing the city's SWMP.
- **Buildings; Construction and Related Activities** (Title XV., Ch. 150), which was first passed in 1985 (Standard Building Code and CABO Model Energy Code) and most recently updated in March 2020 (International Building and Residential Codes). This city ordinance includes provisions regulating the Adoption of Building Codes (§150.20), and Inspections for Code Compliance (§150.26).
- **Zoning** (Title XV., Ch. 151), which was passed in 1985 and last amended in 1999. This city ordinance aims to "guide development in accordance with existing and future needs and in order to protect, promote and improve the public health, safety, morals, convenience, order, appearance, prosperity and general welfare" by means of regulating many facets of development in the city, including:
 - **General Development Provision - Use of Land or Buildings** (§151.080), which was passed in 1985 and last amended in 2019, aims to: (A) Preserve the natural environment and vegetative cover, (B) Minimize tree felling, particularly in undeveloped areas, (C) Prohibit clear-cutting, and generally, (D) Promote tree conservation efforts. This provision may require consideration for a procedural amendment detailing the specific ways in which Planning Commission should assess prospective development to ensure project compliance with the intent of this section.
 - **Flood Hazard Controls** (§151.081, pg 158), which was passed in 1985 and last amended in 2018. This city ordinance states that *"The special flood hazard areas of the city are subject to periodic inundation resulting in loss of life, property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures of flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare."* Additionally, it states that *"these flood losses are caused by the cumulative effect of obstructions in floodplains causing increases in flood heights and velocities, and by the occupancy in flood hazard areas by uses vulnerable to floods or hazardous to other lands that are inadequately elevated, floodproofed, or otherwise unprotected from flood damages."* This analysis indicates that, as of 2020, approximately 1,326 built structures in Goose Creek with a total building footprint of 2,476,576-SF lie within or near (≤50 feet) of these regulated floodplains. Thus, the City's flood hazard controls and management may require additional consideration with respect to project review procedures to ensure project compliance with the intent of this section.

9. <https://codelibrary.amlegal.com/codes/goosecreek/latest/overview>

Currently, the city does not have a local regulatory means of protection for wetlands or requirements for wetland buffers. Because wetlands are also intrinsically connected to floodwater management, the city should consider a new ordinance to regulate development in and near wetland areas, as well as the addition of a wetland buffer requirement to ensure these important natural features remain undisturbed to the greatest extent practicable.

Natural Hazards

The occurrence of extreme weather events such as hurricanes, tropical storms, earthquakes, tornadoes, and wildfires, is not a new phenomenon. These weather patterns have existed on earth since the dawn of time; what is new, however, is the way in which our ever-growing human population and the built environment is increasingly coming into conflict with these hazards, resulting in natural disasters. This section details the potential natural hazards present in Goose Creek today, provides a risk assessment of each hazard, and considers the potential impacts on the community should disaster strike.



*Residential Flooding in Goose Creek
Source: KUTV News*



*300 Block of Boulder Bluff
Source: Berkeley Observer*

Flooding

Flooding is defined by the rising and overflowing of water onto otherwise dry or already saturated land. As defined by FEMA, a flood is a general and temporary condition of partial or complete inundation of two or more acres of normally dry land area or of two or more properties. Flooding can result from an overflow of inland waters or an unusual accumulation and runoff of surface waters from any source.

According to the 2021 Berkeley County Hazard Mitigation Plan (BCHMP), changing climate and weather patterns, environmental conditions, and urban and rural development may affect the frequency and intensity of flooding. The increased likelihood of extreme precipitation due to climate change will result in greater risks of flash flooding and impacts from stormwater runoff. The rainfall that does occur will likely be more intense, and flooding impacts may intensify as a result.

Flooding in Goose Creek occurs due to excessive rainfall over land areas, seasonal or tidal riverine overflow, or coastal flooding due to storm surge, rising sea levels, or high tides. All of the following flood types are interconnected and often co-occur.

Rain Flooding

High intensity rainfall causes flooding when an area's stormwater drainage system, sewer system, and groundwater lack the necessary capacity to drain or absorb the high rate of rainfall. Urban areas are particularly susceptible to this type of flooding due to the large surface areas having been developed and converted from natural cover types, such as fields or



Image Source: National Weather Service



Image Source: Post and Courier

woodlands, to impervious surfaces, such as buildings, parking lots, or roads which block the natural infiltration of rainfall into the ground. An urbanized development pattern with large areas of impervious surface can be detrimental during extremely heavy rainfall where stormwater is channeled over low-lying areas, resulting in dangerous, rapidly moving waters capable of significant damage.

Riverine Flooding

Flooding along rivers may occur seasonally when rain or snowmelt quickly fills river basins beyond capacity and breaches over stream or river banks. Torrential rains from weakening hurricanes or tropical systems can also produce river flooding, even if the storm has moved inland. Ongoing riverine floods can intensify and become flash floods when heavy rainfall results in a rapid surge of rising flood waters. People, buildings and property on or nearby –Foster Creek, Back River, or the Cooper River and its tributaries would be most vulnerable to the impacts of riverine flooding in Goose Creek.

Coastal Flooding

All lands bordering the coast along the Atlantic Ocean and in low-lying coastal plains are susceptible to tidal effects and related flooding. Coastal floods usually occur due to abnormally high tides or tidal waves, storm surge and heavy rains in combination with high tides, or tropical storms and hurricanes. In many coastal communities, flooding occurs when tides reach anywhere from 1.75 to 2 feet above the daily average high tide and start spilling onto streets. Storm surge effects can be exacerbated if the storm occurs during an astronomical high tide, in which water levels are significantly higher than average due to high tide coinciding with a full or new moon. While Goose Creek is not an ocean front community, certain areas of the city can still be affected by tidally-influenced waters. Areas such as the Naval Weapons Station, Bushy Park, and other flooding-sensitive land uses in the far eastern extent of the city in proximity to the coastline and/or tidally influenced rivers are vulnerable to coastal flooding as floodwaters are pushed inward from the coastline.

Sea Level Rise

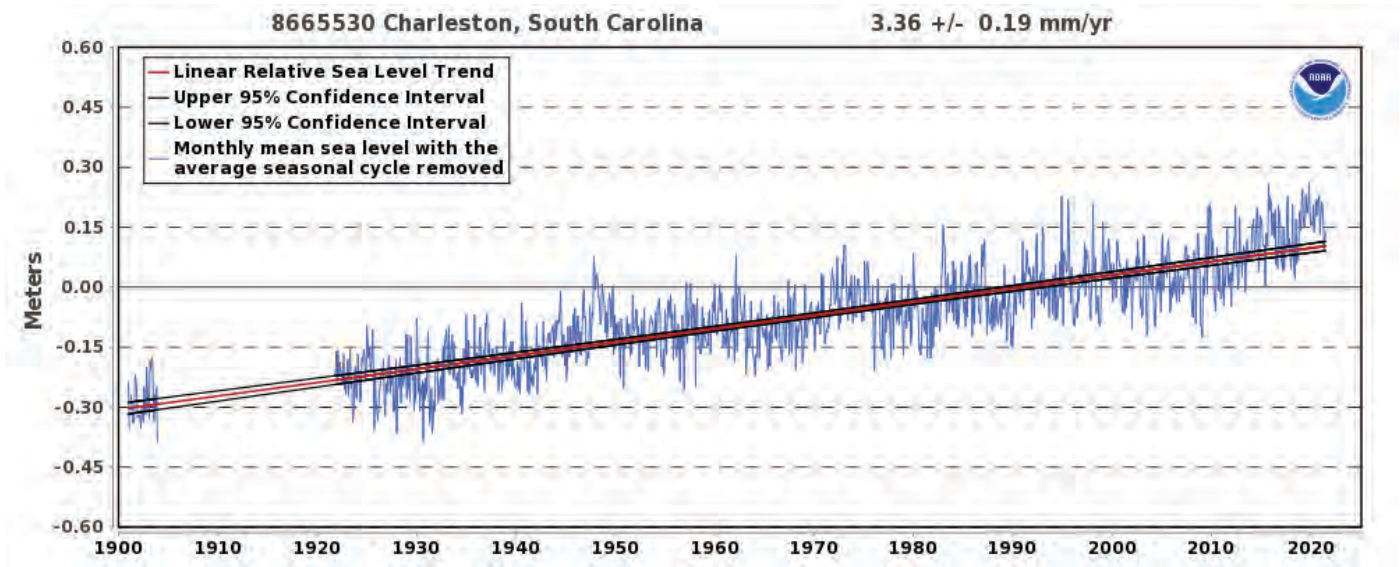
Sea level is measured and recorded as an average level of the surface of a water body, such as the Atlantic Ocean in the Charleston Harbor, in reference to a specific point of elevation, and is known as mean sea level (“MSL”). The National Oceanic and Atmospheric Administration (“NOAA”) has been measuring and recording MSL in the Charleston Harbor since 1899 using a tidal gauge located near the U.S. Customs House near East Bay Street¹⁰. About 122-years’ worth of tidal data from this gauge indicates a tidal range of 5.76 feet¹¹.

10. https://www.sac.usace.army.mil/Portals/43/docs/civilworks/peninsulastudy/Appendix%20B3_HandH.pdf

11. <https://tidesandcurrents.noaa.gov/datums.html?id=8665530>

In a 100-year timespan from the placement of the gauge, MSL rose 1.07-feet, equating to an average rise of 1.284-inches per decade and an increase of 10% per decade. In the 20-year period from 2000 to 2020, MSL rose a total of 5.64-inches, equating to an average rise of 2.82-inches per decade, or a 60% increase per decade. These data indicate a rapid increase in MSL in recent decades. See Figure 2 below.

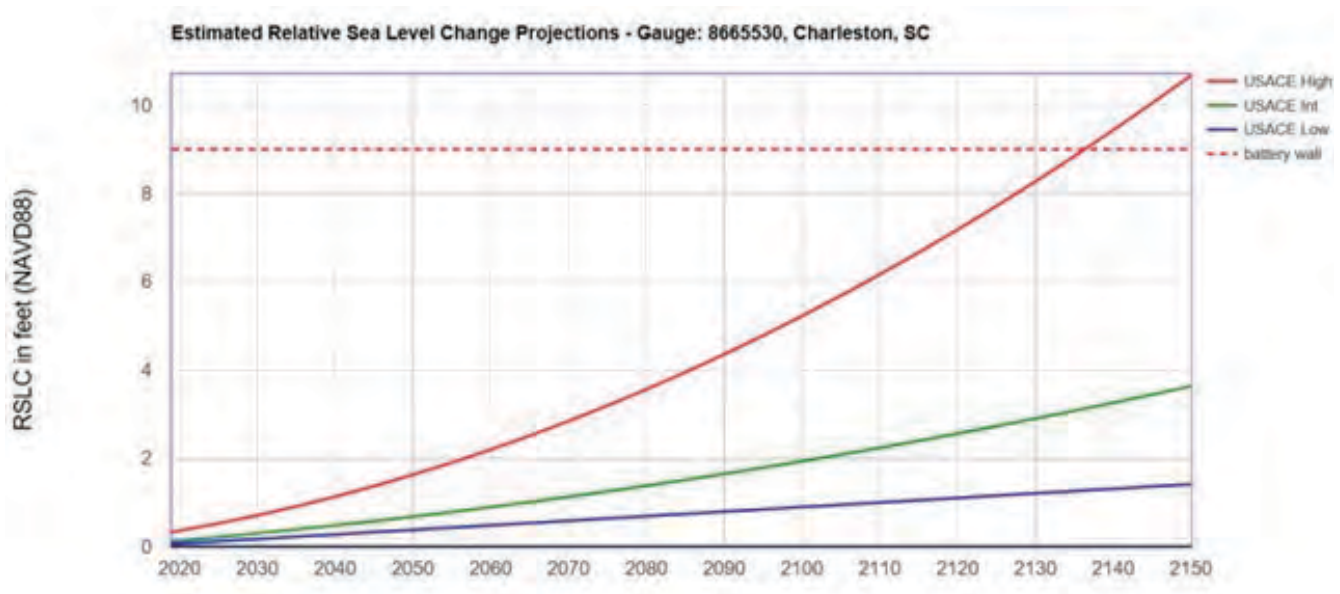
Figure 2: NOAA Sea Level Trend at Charleston Harbor Gage (1900 - 2020)



As sea levels continue rising, tidally influenced streams are more frequently inundated, resulting in waters overflowing the banks and damaging floods. Decades ago, these flood events happened only during an intense storm, but now happen more regularly during astronomical high tides or with a change in prevailing winds or currents.

The US Army Corps of Engineers recently completed an SLR analysis with projections through 2150 for the Charleston Harbor area and similarly concluded that sea levels would continue rising in the foreseeable future, as shown in Figure 3.

Figure 3: USACE Sea Level Change Projections for Charleston, SC (2020 - 2150)



For the Charleston area, NOAA’s latest projections show that approximately 6 inches of sea level rise (“SLR”) will likely occur by 2030, 1-foot of SLR by 2040, and 6-feet of SLR by the end of this century. Goose Creek is considered vulnerable to the impact of sea level rise due to low-lying, water adjacent land areas with large amounts of impervious surface coverage. According to NOAA’s data and projections, approximately 2,827-acres or 11% of Goose Creek’s current land area will be impacted as sea levels rise 1 foot, a total of 3,242-acres (12%) at 2 feet of SLR, and a total of 3,569-acres (13%) at 3 feet of SLR.

As global air temperatures slowly rise, sea levels also rise; unlike temporary flooding caused by storm surges, these waters do not recede. Map 4 below depicts the affected land area and built structures in Goose Creek at 1-, 2- and 3-feet of sea level rise, according to data from NOAA. Structures directly impacted by 2- and 3-feet of SLR are depicted in red. Unlike flooding caused by heavy precipitation and storm surges, which are temporary, sea level rise is a more permanent outcome.

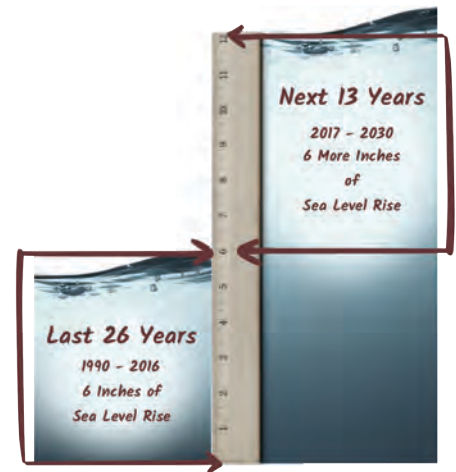
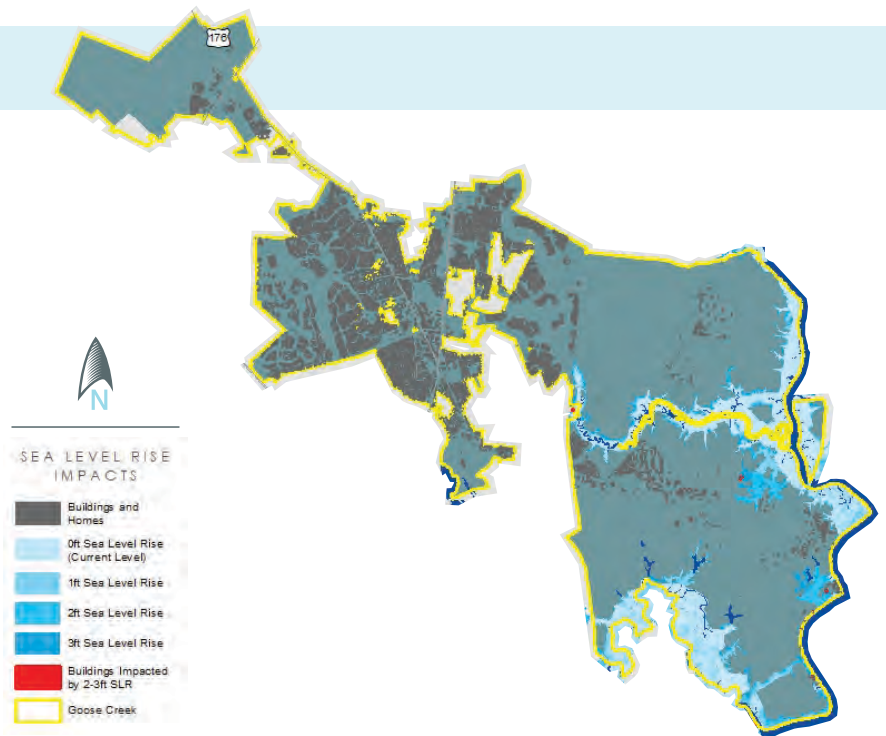


Image Source: SeaLevelRise.org

Map 4: Sea Level Rise Impacts



Flooding - Risk Assessment

Flood risk is assessed by measuring the amount of land in the floodplain and the potential magnitude of flooding as gauged by flood height and velocity, a measure known as flood extent or flood inundation, and is portrayed and calculated using scenario mapping tools.

FEMA’s Flood Insurance Rate Maps (FIRMs) illustrate delineated and regulated floodplains, including the Special Flood Hazard Areas (SFHAs) and the specific risk zones applicable to the community.

FIRMs are the official maps for communities to use to determine whether a given property is on or near a FEMA-designated floodplain, and if participation in the national flood insurance program is required. SFHAs are specially regulated areas due to their high risk of inundation by a 100-year flood event. Structures located within the SFHA have a 26-percent chance of flooding during the life of a standard 30-year mortgage. Table 2 summarizes the flood insurance zones located in Goose Creek as identified by the Digital FIRM (DFIRM).

Table 2: FEMA Flood Zones in Goose Creek City Limits, 2021

ZONE	DESCRIPTION
A	Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas, no depths or base flood elevations are shown within these zones.
AE	AE Zones, also within the 100-year flood limits, are defined with BFEs that reflect the combined influence of still water flood elevations and wave effects less than 3 feet. The AE Zone generally extends from the landward VE zone limit to the limits of the 100-year flood from coastal sources, or until it reaches the confluence with riverine flood sources. The AE Zones also depict the SFHA due to riverine flood sources, but instead of being subdivided into separate zones of differing BFEs with possible wave effects added, they represent the flood profile determined by hydrologic and hydraulic investigations and have no wave effects. The Coastal AE Zone is differentiated from the AE Zone by the Limit of Moderate Wave Action (LiMWA) and includes areas susceptible to wave action between 1.5 to 3 feet.
VE	Zone VE is the flood insurance rate zone that corresponds to the 1% annual chance coastal floodplains that have additional hazards associated with storm waves. Whole-foot Base Flood Elevations derived from the detailed hydraulic analyses are shown at selected intervals within this zone.
Zone X - Shaded	Moderate risk areas within the 0.2-percent-annual-chance floodplain, areas of 1-percent-annual-chance flooding where average depths are less than 1 foot, areas of 1-percent-annual-chance flooding where the contributing drainage area is less than 1 square mile, and areas protected from the 1-percent-annual-chance flood by a levee. No BFEs or base flood depths are shown within these zones. (Zone X (shaded) is used on new and revised maps in place of Zone B.)
Zone X - Unshaded	Minimal risk areas outside the 1-percent and .2-percent-annual-chance floodplains. No BFEs or base flood depths are shown within these zones. Zone X (unshaded) is used on new and revised maps in place of Zone C.

Because a considerable amount of detail is shown in FEMA’s official FIRM maps, the incorporated area of one city may encompass multiple different FIRM maps, known as panels. The incorporated boundary of Goose Creek currently spreads over thirteen (13) different FIRM panels. These panels are simplified into a single FEMA Flood Zone map for the city in Map 5, which is not an official map, but is used here for general visualization purposes.

While exposure to flood hazard areas varies across the city, there is some degree of flood risk citywide. A combined total of approximately 6,377-acres, or 25%, of Goose Creek falls within the high-risk special flood hazard areas (Zones A, AE and VE). The remaining 75% (19,823 acres) of land area within the city is outside the SFHA (Zones X, shaded and unshaded), though it still faces moderate or low risk of flooding.

Map 5: FEMA Flood Zones and Goose Creek Built Environment

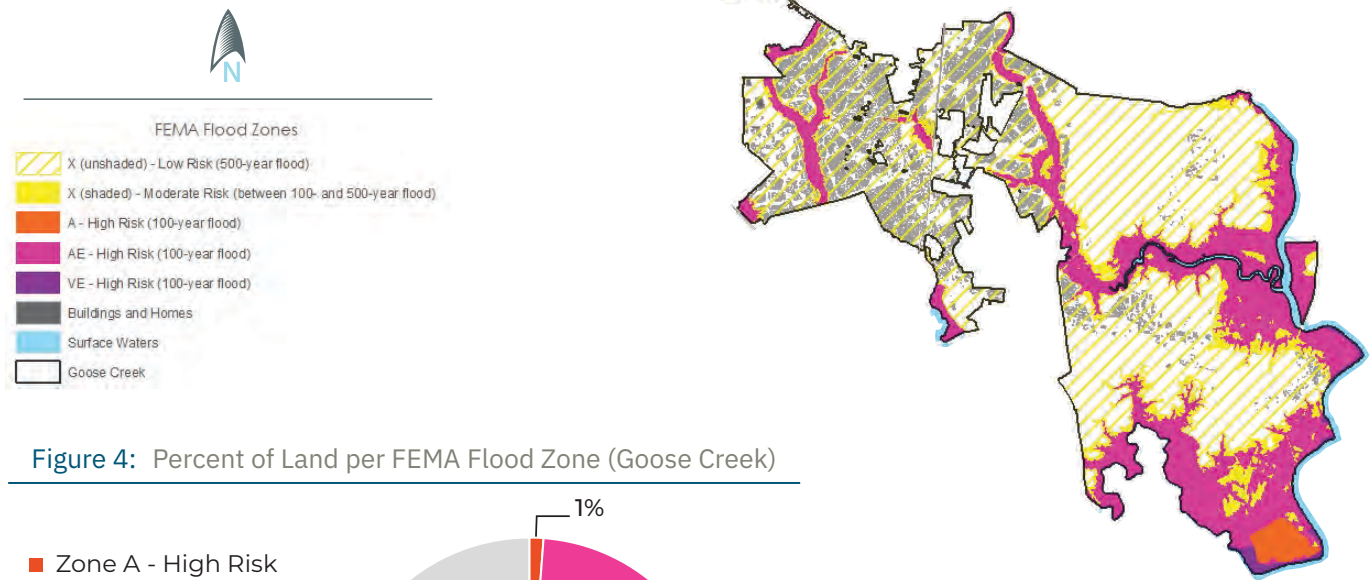
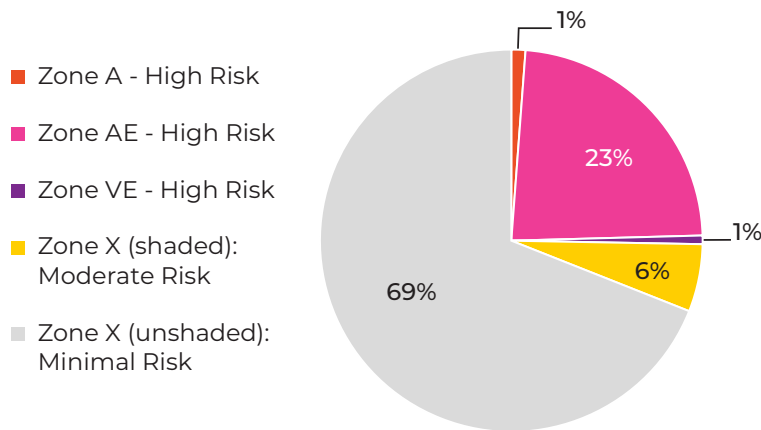


Figure 4: Percent of Land per FEMA Flood Zone (Goose Creek)



A collaboration of scientists, technologists and analysts recently created a flood risk model that “incorporates high-precision elevation data and local adaptation measures like seawalls and levees into [their] flood projections, validates against modeled historic floods, and then analyzes and maps the combined flood risk,” for tidal, riverine, and rain events, known as Flood Factor¹². Flood Factors Flood Risk Explorer tool concludes that approximately 5% of properties are currently at risk in the city and that flood risk is increasing for Goose Creek. The model predicts that as of this year (2021), approximately 609 Goose Creek properties are at risk of flood impacts; within 30 years about 694 properties will be at risk, representing a 14% increase. See Table 3 below.

Table 3: Flood Factor, Projected Flood Risk (2021 - 2041) for Goose Creek, SC

YEAR	THIS YEAR (2021)				IN 15 YEARS (2036)				IN 20 YEARS (2041)			
Flooding Likelihood	0.2%	1%	5%	20%	0.2%	1%	5%	20%	0.2%	1%	5%	20%
Properties Impacted	609	426	152	12	652	445	184	14	694	464	215	16

Source: Flood Factor, Flood Risk Explorer, Goose Creek, SC

12. <https://floodfactor.com/about>

Furthermore, the model classifies properties into Flood Factor Risk Levels on a scale of 1-10, as follows: Minimal (1), Minor (2), Moderate (3-4), Major (5-6), Severe (7-8), and Extreme (9-10). Flood Factor’s analysis determined that about 85 properties or 12% of properties in Goose Creek are currently at Minor risk (risk level 2); about 165 properties or 24% of properties in Goose Creek are at Moderate risk (risk levels 3-4); about 275 properties or 40% of properties in Goose Creek are at Major risk (risk levels 5-6); about 139 properties or 20% of properties in Goose Creek are at severe risk (risk levels 7-8); and about 30 properties or 4% of properties in Goose Creek are at Extreme risk (risk levels 9-10)¹³ - see Figure 5. Together, a total of about 444 properties (or 65% of land) are currently at major to extreme risk for flood impacts.

Figure 5: Flood Factor, Properties at Risk, Minor to Extreme

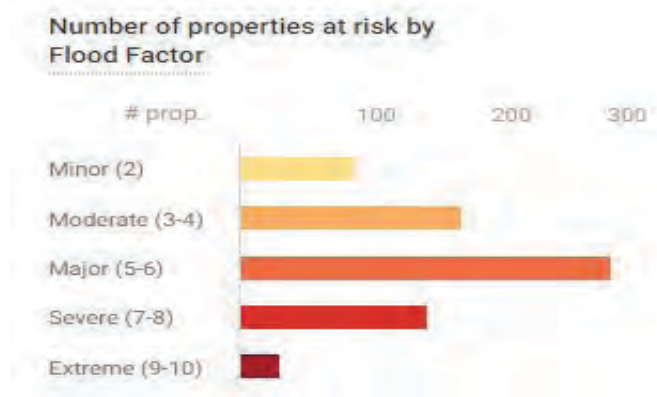


Image Source: Flood Factor, Score Map

Past flooding occurrences combined with predictions and projections from NOAA, NWS, Flood Factor and other agencies indicate that flood risks will likely increase in the future.

Flooding - Potential Impacts

The initial hazards associated with flooding are primarily related to the fast moving and potentially deep water. These risks include drowning or being swept away by the current (humans, pets, vehicles and entire homes), degradation of the transportation system which can cause failure of roadways, culverts and bridges, and the risk of electrocution if live power lines or equipment are submerged in water.

Additional health hazards frequently accompany floods in the days and weeks following the initial event, including surface water stagnation and pollution, ground water pollution, and other environmental impacts.

Hurricane Joaquin, 2015



Image Source:
The Atlantic

Hurricane Matthew, 2016



Image Source:
Travel Pulse

Hurricane Irma, 2017



Image Source:
The Daniel Island News

13. https://floodfactor.com/city/goose-creek-southcarolina/4529815_fsid#summary

Surface Water

Floodwaters can transport any and all ground materials downstream, including dirt, oil, animal waste, and lawn, farm and industrial chemicals. Pastures and farming areas that contain fertilizers and animal waste pollute the receiving water bodies of floodwaters, such as lakes, bays and oceans. Stagnant pools of flood water can become breeding grounds for mosquitoes that can spread harmful diseases among the human and animal populations. Impacted buildings that have not been properly cleaned and adequately ventilated grow mold and mildew, both of which are respiratory health hazards for humans.

Another health hazard occurs when heating ducts in a forced air system are not properly cleaned after water inundation. When the furnace or air conditioner is turned on, the sediment left in the ducts are circulated throughout the building and respired by the occupants.



Image Source: TPOmag.com



Image Source: The Atlantic



Image Source: FOX Carolina

Groundwater / water quality

The polluted surface waters also saturate the ground and infiltrate into sanitary sewer lines and aquifers. When wastewater treatment plants are inundated by flood water, the water table rises and there is nowhere for the sewage backup to flow. This can lead to the release of raw sewage overflow into the low-lying areas surrounding the treatment plant, and potentially into homes. Even when it is diluted by flood waters, raw sewage can be a breeding ground for harmful bacteria such as *Escherichia coli* (E-coli) and other disease-causing agents. Additionally, if the public water supply system loses pressure, a 'boil water order' may be issued to protect people and animals from drinking contaminated water following a flood.

Debris

Debris also poses a risk both during and after a flood. During a flood, large or dangerous debris (i.e., sharp objects) carried by floodwaters can cause physical injury from impact. During the recovery process, people may often need to clear debris out of their properties but may encounter dangers such as sharp materials or rusty nails that pose a risk of tetanus. People must be aware of these dangers prior to a flood so that they understand the risks and take necessary precautions before, during, and after a flood.

Environment

Flooding kills and displaces both domesticated and wild animals, and in general, disrupts the ecosystem and habitats in which they live. Potentially poisonous or dangerous insects and animals, such as spiders, snakes and alligators may also make their way to the flooded areas of an otherwise populated and developed neighborhood in hopes of finding food or safe refuge, posing a risk to humans and themselves.

Erosion

Floods can also cause significant erosion, which can alter streambanks and deposit sediment, changing the flow of streams and rivers and potentially reducing the drainage capacity of those waterbodies thereafter.

Property Damage and Loss

The cost and labor needed to repair flood-damaged homes severely strains communities, especially the unprepared and uninsured. For those living in flood-prone areas, the realization that severe weather events may again impact their home and family creates long-term fear and uncertainty about the future.

Property damage risks in Goose Creek include residential, commercial, and public buildings, as well as critical infrastructure such as transportation, water, energy, and communication systems, which may be damaged or destroyed by flood waters. Today, a total of 399 structures, including residential homes, businesses and other buildings, are located in SFHA zones (Zones A, AE and VE). See Figure 4 above.

Drought

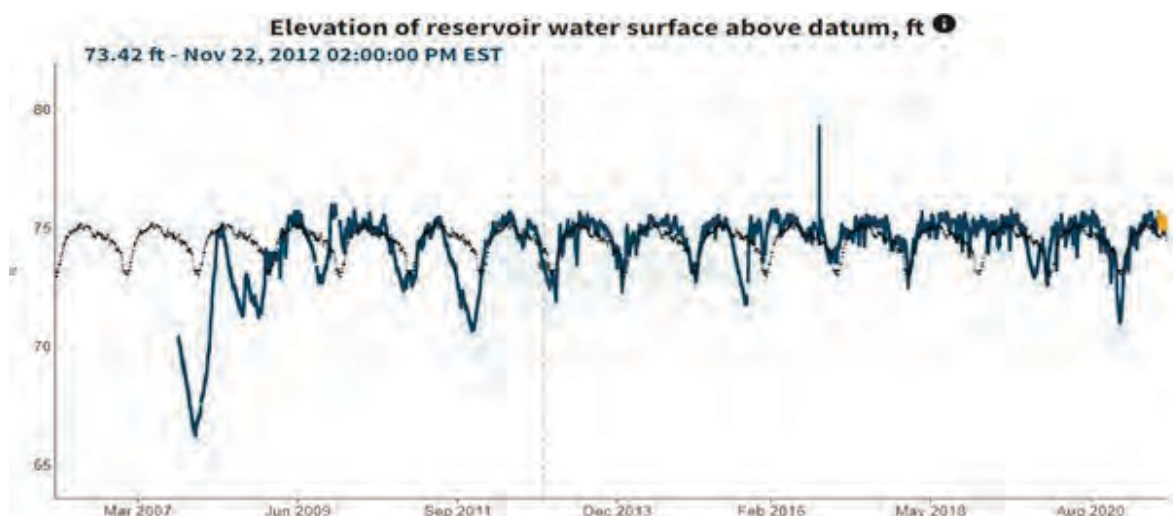
Drought is a deficiency in precipitation over an extended period. It is a normal, recurrent feature that occurs in virtually all climate zones, though the duration and extent of drought varies widely. Drought conditions can develop relatively quickly and last a short period of time, exacerbated by extreme heat and/or wind. Alternatively, droughts can span multiple years, or even decades. Drought classifications are detailed below in Table 4 below.

Table 4: Drought Classifications

LEVEL OF DROUGHT	DEFINITION
Normal	No threat of drought
Incipient	A threat of a drought as demonstrated by drought indices
Moderate	An increasing threat of a drought as demonstrated by drought indices
Severe	Drought has increased to severe levels as demonstrated by drought indices
Extreme	Drought has increased to extreme levels as demonstrated by drought indices

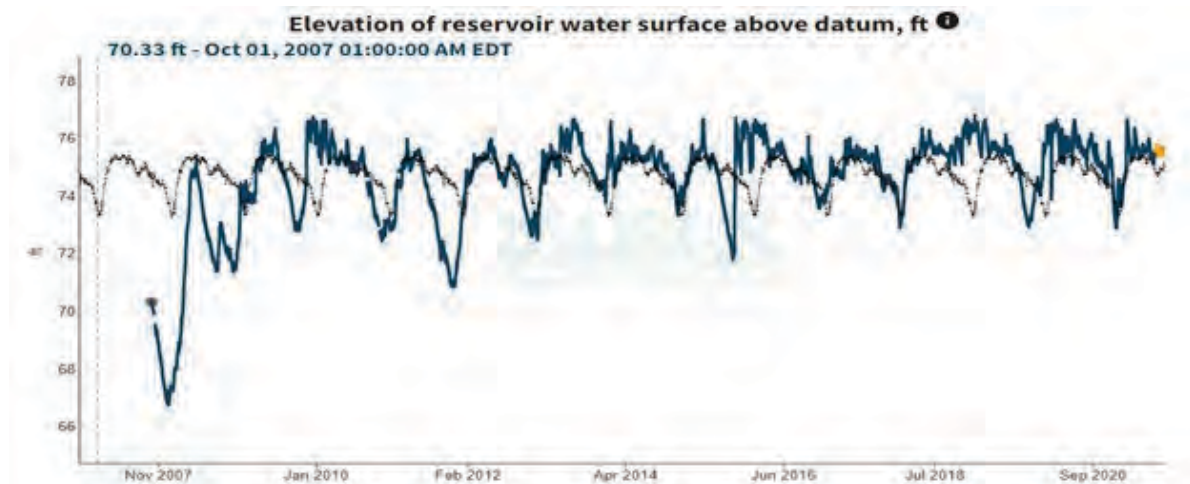
Drought events affect freshwater resources and can become a great threat to urban water supply systems, such as that in Goose Creek. Most water for the city is initially sourced from Lake Moultrie and Lake Marion. According to available USGS surface water monitoring data of Lake Moultrie (Figure 6X), water levels have remained fairly steady and generally within the median range of 73-75 feet, shown in black on the graph from 2007 to 2021.

Figure 6: Lake Moultrie Gauge Mean Height, 2007-2021



Lake Marion’s gauge mean height (Figure 7) has shown more variability and periods of low water compared to its median range of 73-75 feet, particularly in December 2007 (66.75-feet), August 2008 (71.4-feet), November 2011 (70.9-feet), and September 2015 (71.9-feet).

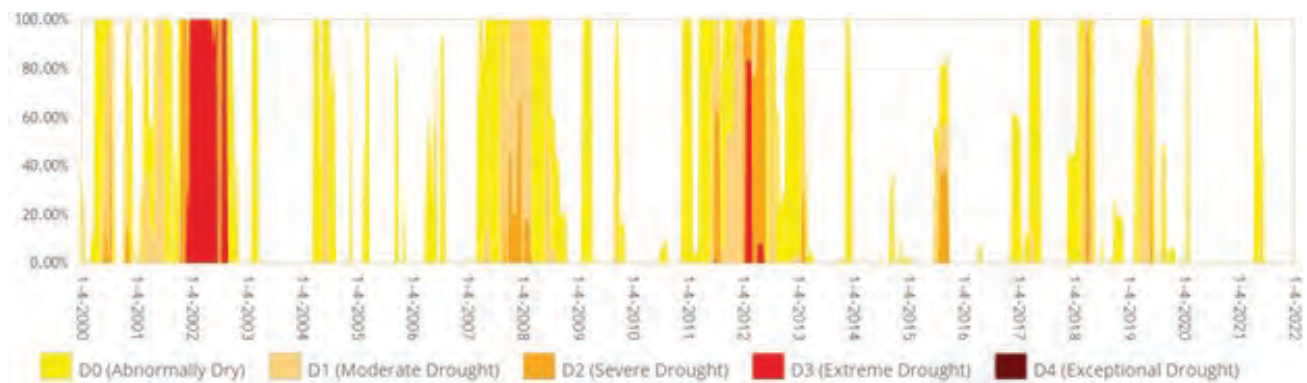
Figure 7: Lake Marion Gauge Mean Height, 2007-2021



Drought - Risk Assessment

According to the U.S. Drought Monitor¹⁴ (USDM), over the past two decades (January 1, 2000 to July 1, 2021), Berkeley County has experienced three significant continuous dry periods, the first occurring from late 2000 to early 2003, next in early 2007 to early 2009, and most recently from early 2011 to early 2013. The drought level reached “extreme” through most of 2002, and again in early- to mid-2012. Since 2015, there have been many “abnormally dry” periods followed by periods of “moderate drought,” and brief “severe drought” periods in mid- to late- 2015, early 2018, and early 2019. Figure 8 below from the USDM illustrates these drought periods in Berkeley County.

Figure 8: US Drought Monitor Chart for Berkeley County (2000 - 2022)



14. <https://www.drought.gov/data-maps-tools/us-drought-monitor> (a collaboration of NOAA, U.S. Department of Agriculture and the National Drought Mitigation Center)

According to the most recent National Climate Assessment in 2018¹⁵, average and extreme temperatures are increasing across the country, and in the Southeast average annual precipitation is decreasing, meaning the average number of consecutively dry days is likely to increase. Additionally, if temperatures continue rising as projected, evaporation rates will simultaneously increase, resulting in decreased surface soil moisture levels. Overall, these indicators suggest that the number of days in dry and drought conditions will likely increase in frequency, intensity and duration in Goose Creek.

Drought - Potential Impacts

According to the National Drought Mitigation Center¹⁶, drought conditions create negative economic, environmental and social impacts, as summarized in Table 5 below.

Table 5: Negative Impacts of Drought, NDMC

ECONOMIC IMPACTS	ENVIRONMENTAL IMPACTS	SOCIAL IMPACTS
Loss of crops	Loss or destruction of fish and wildlife habitat	Anxiety or depression about economic losses caused by drought
Loss of arable land	Lack of food and drinking water for wild animals	Health problems related to low water flows and poor water quality
Increased need to irrigate or drill new or deeper wells	Migration of wildlife	Health problems related to dust
Loss of hydroelectric power efficiency	Wind and water erosion of soils and poor soil quality	Loss of human life
Maritime difficulties navigating increasingly shallow waterbodies	Increased stress on endangered species or even extinction	Threat to public safety from an increased number of forest and range fires
Increased cost of food	Lower water levels in reservoirs, lakes, and ponds	Reduced incomes
Industry-specific economic hardship (tourism, maritime, etc.)	Loss of wetlands	Displacement and relocation of homes and families
	More wildfires	Fewer recreational activities

Hurricanes and Tropical Storms

Hurricanes and tropical storms are classified as cyclones and defined as any closed circulation developing around a low-pressure center in which the winds rotate counter-clockwise (in the northern hemisphere) and diameter averages 10 to 30 miles across. The primary damaging forces associated with these storms are high-level sustained winds, heavy precipitation, and tornados. Wind impacts can affect the region uniformly, while storm surge impacts are more limited to the coast line and tidally influenced rivers and creeks.

Hurricane categories are classified on an intensity scale of 1 to 5, with 5 being the most intense. Table 6, on the following page, summarizes the hurricane categories, the type of damage expected per category, and the potential storm surge impacts to Goose Creek under each hurricane category.

15. <https://nca2018.globalchange.gov/>

16. <https://drought.unl.edu/Education/DroughtforKids/DroughtEffects.aspx>

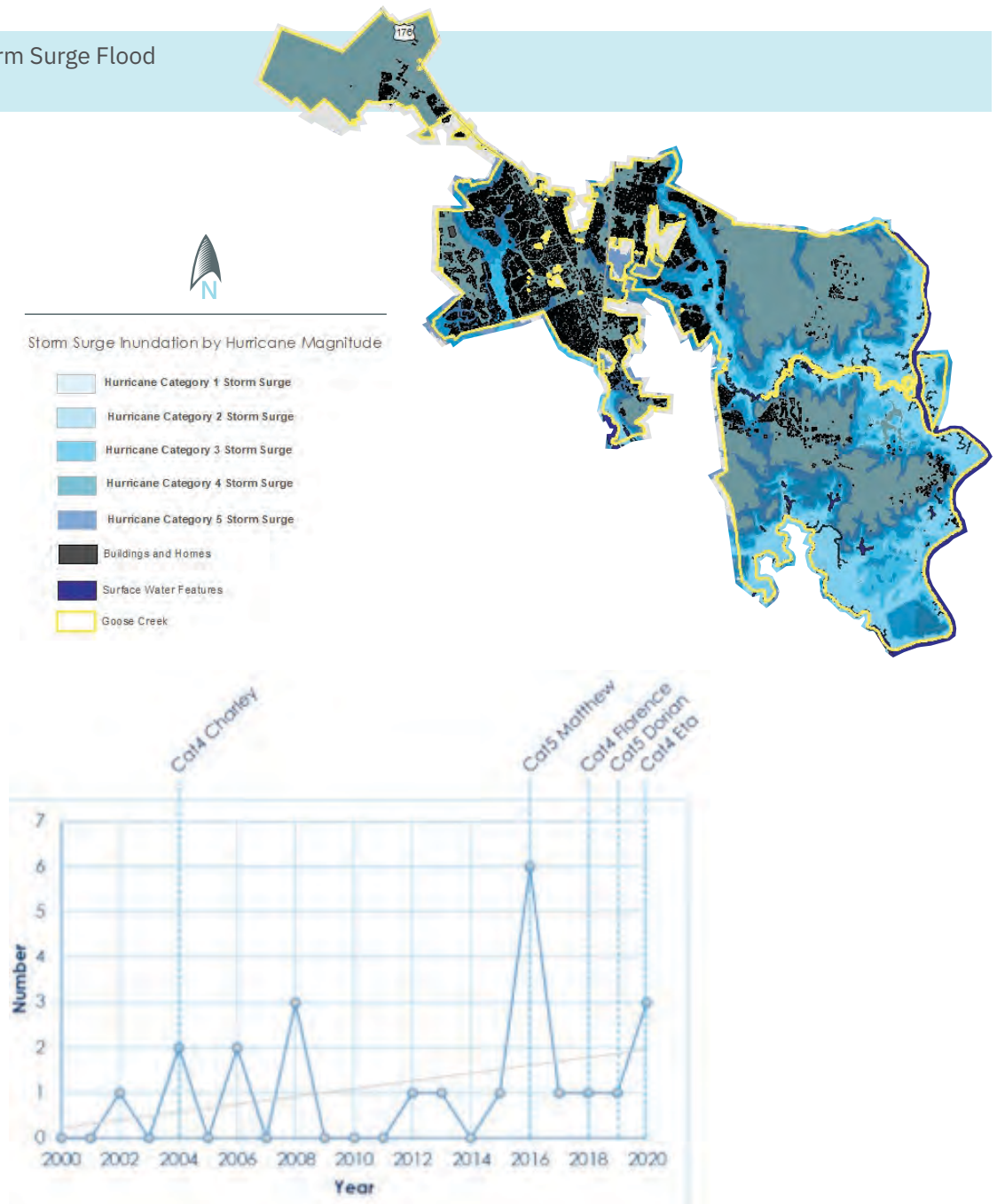
Table 6: Hurricanes - Expected Damage and Potential Impacts in Goose Creek

HURRICANE CATEGORY	EXPECTED DAMAGE	ACRES IN GOOSE CREEK POTENTIALLY IMPACTED BY STORM SURGE	% TOTAL LAND AREA POTENTIALLY IMPACTED BY STORM SURGE	TOTAL BUILDINGS SF POTENTIALLY IMPACTED BY STORM SURGE
1	No real damage to building structures. Damage primarily to unanchored mobile homes, shrubbery, and trees. Also, some coastal flooding and minor pier damage.	3,686-acres	14%	87,045-SF
2	Some roofing material, door, and window damage. Considerable damage to vegetation, mobile homes, etc. Flooding damages piers and small craft in unprotected moorings may break their moorings.	5,886-acres	22%	341,115-SF
3	Some structural damage to small residences and utility buildings, with a minor amount of curtainwall failures. Mobile homes are destroyed. Flooding near the coast destroys smaller structures, with larger structures damaged by floating debris. Terrain may be flooded well inland.	7,959-acres	30%	1,510,906-SF
4	More extensive curtainwall failures with some complete roof structure failure on small residences. Major erosion of beach areas. Terrain may be flooded well inland.	9,885-acres	37%	3,672,432-SF
5	Complete roof failure on many residences and industrial buildings. Some complete building failures with small utility buildings blown over or away. Flooding causes major damage to lower floors of all structures near the shoreline. Massive evacuation of residential areas may be required.	12,250-acres	46%	8,292,604-SF

Map 6, on the following page, shows the estimated extent of storm surge waters that would reach Goose Creek city limits under each category of hurricane intensity (Category 1-5).

According to the Office of Coastal Resource Management's Tropical Cyclone Storm Segments data, which is a subset of the International Best Track Archive for Climate Stewardship (IBTrACS) dataset, 20 hurricanes or tropical storm have passed through or within 50 miles of the City of Goose Creek since 2000. In each year since 2015, the city has been impacted by one or more hurricanes or tropical storms. High intensity hurricanes, category 4 or 5, have also become more common in recent years, such as Hurricanes Matthew (Cat 5, 2016), Florence (Cat 4, 2018) and Dorian (Cat 5, 2019).

Map 6: Hurricane & Storm Surge Flood Impacts



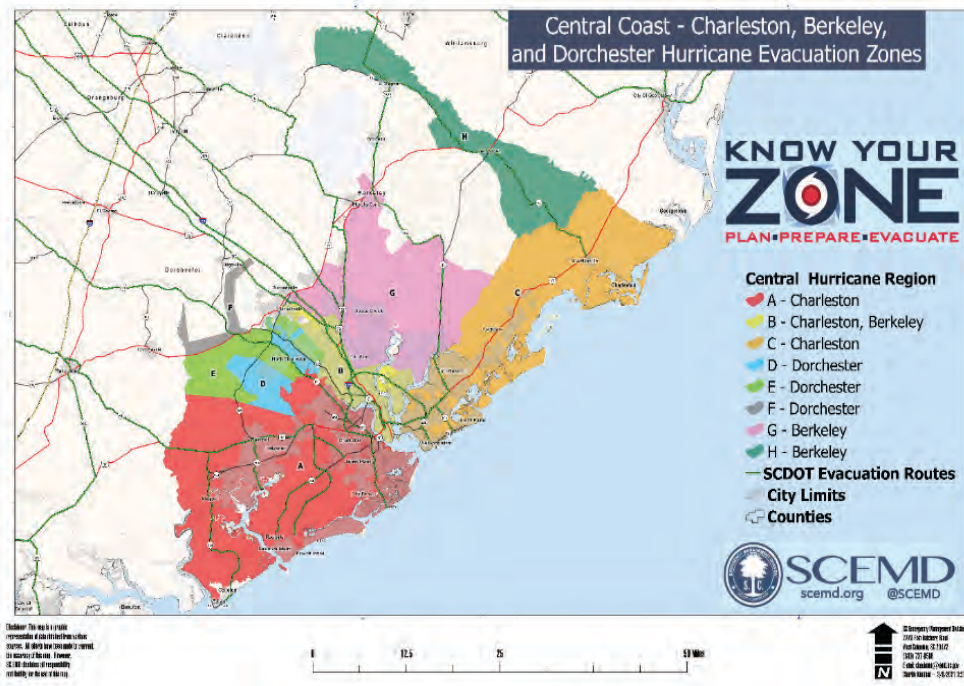
Hurricane and Tropical Storms - Risk Assessment

The extremely active 2020 Atlantic hurricane season closed last year with a record-breaking 31 total depressions, 30 total storms, 14 hurricanes and 7 major hurricanes (Category 3+). While the 2021 season is still on-going, thus far there have been 17 total depressions, 17 total storms, 6 hurricanes and 3 major hurricanes.

As illustrated in the South Carolina Emergency Management Division's (SCEMD) map, coastal South Carolina has eight designated hurricane evacuation zones and multiple SCDOT evacuation routes to enable the safe and timely movement of people during hurricane events. According to SCEMD, Goose Creek is located in Evacuation Zone G along with most of Berkeley County, and is part of the Central Coast Evacuation Region. Residents in Evacuation Zone G can use US 17A and US 176 as evacuation routes.

According to NOAA, weather extremes will likely cause more frequent, stronger storms in the future due to rising surface temperatures. NOAA models predict that while there may be less frequent, low-category storm events (Tropical Storms, Category 1 Hurricanes), there will also be more, high-category storm events (Category 4 and 5 Hurricanes) in the future. This means that there may be fewer hurricanes overall in any given year, but when hurricanes do form, it is more likely that they will become large storms that can cause massive damage.

Figure 9: SCEMD's 'Know Your Zone' Hurricane Evacuation Map



Hurricane and Tropical Storms - Potential Impacts

Hurricane and tropical storm damages are, by far, the costliest natural disasters in the US, costing \$1,034.0 billion nationally and \$10-\$20 billion in South Carolina alone from 1980 to 2021. These storms are also the deadliest, resulting in the deaths of approximately 157 individuals per year¹⁷.

The very young, elderly, economically disadvantaged and mobility-impaired individuals are particularly vulnerable to dangers posed by hurricanes, specifically, the challenges associated with evacuation prior to or during a storm. Stress from such disasters can result in immediate and long-term physical and emotional health problems.

General damages to property are both direct, meaning the physical damage caused by winds and rain, and indirect, meaning the additional costs, damages, and losses attributed to secondary hazards spurred by the hurricane or related hazards. Depending on the size and strength of the hurricane, associated winds are capable of damaging and eventually destroying almost anything. Construction practices and building codes can help maximize structures' resistance to damage.

Secondary impacts of damage due to hurricane winds often result from damage to infrastructure. Downed power and communications transmission lines coupled with disruptions to transportation create difficulties in reporting and responding to emergencies. These impacts of a hurricane put tremendous strain on a community.

17. <https://www.ncdc.noaa.gov/billions/summary-stats/US/1980-2021>

Earthquake

According to the U.S. Geological Survey, earthquakes¹⁸ are “caused by a sudden slip on a fault. The tectonic plates are always slowly moving, but they get stuck at their edges due to friction. When the stress on the edge overcomes the friction, there is an earthquake that releases energy in waves that travel through the earth's crust,” creating the shaking and movement felt in the ground.

Most earthquakes are caused by the release of stress or pressure accumulated as a result of the rupture of rocks along opposing fault planes in the Earth's outer crust. These fault planes are typically found along borders of the Earth's 10 tectonic plates. The areas of greatest tectonic instability occur at the perimeters of the slowly moving plates, as these locations are subjected to the greatest strains from plates traveling in opposite directions and at different speeds. Deformation along plate boundaries causes strain in the rock and the consequent buildup of stored energy. When the built-up stress exceeds the rocks' strength, a rupture occurs. The rock on both sides of the fracture is snapped, releasing the stored energy and producing seismic waves, generating an earthquake.

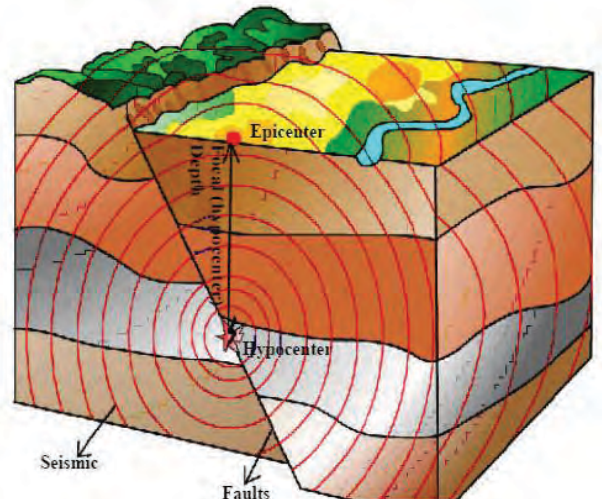


Image Source: Boston University

Earthquake - Risk Assessment

The type of seismic hazard in the tricounty region is classified as liquefaction, which is the process whereby the strength of the ground is removed by earthquake shaking. This shaking can cause the upper levels of soil to lose the ability to support structures. Strong and sustained ground motion can cause soil to act as a liquid and inflict added force on surface structures. The effect can be devastating, making liquefaction a major contributor to urban seismic risk.

Earthquakes are measured in terms of their magnitude and intensity. Magnitude is measured using the Richter Scale, an open-ended logarithmic scale that describes the energy release of an earthquake through a measure of shock wave amplitude. A detailed description of the Richter Scale is given in Table 7.

Table 7: Richter Scale Classification System for Earthquakes

MAGNITUDE	EFFECTS
Less than 3.5	Generally, not felt, but recorded.
3.5 – 5.4	Often felt, but rarely causes damage.
5.4 – 6.0	At most slight damage to well-designed buildings. Can cause major damage to poorly constructed buildings over small regions.
6.1 – 6.9	Can be destructive in areas up to 100 kilometers across where people live.
7.0 – 7.9	Major earthquake. Can cause serious damage over larger areas.
8.0 or greater	Great earthquake. Can cause serious damage in areas several hundred kilometers across.

18. https://www.usgs.gov/faqs/what-earthquake-and-what-causes-them-happen?qt-news_science_products=0#qt-news_science_products

According to USGS' earthquake records, 44 earthquakes with a magnitude of 2.5 and greater have occurred in the general Tri-County Region since 1900. About 70% of all seismic activity occurs in the Middleton Place-Summerville seismic zone located on Goose Creek's western boundary. Specifically, three earthquakes with magnitudes of 2.5 and greater have been recorded within city limits: the 1959 earthquake with a 4.4 magnitude, the 1992 earthquake with a 4.1 magnitude on northern boundary of the city, and the 2004 earthquake with a 2.7 magnitude at the Naval Weapons Station.

As shown in the USGS' South Carolina Seismic Hazard Map, Figure 10, Goose Creek is located within the red zone, representing highest peak ground acceleration of greater than 80%. The South Carolina Geological Survey (SCGS) classifies Berkeley County as X (extreme) in terms of earthquake intensity, which is one of highest intensity levels in South Carolina.

Earthquake - Potential Impacts

The potential for buildings to collapse and trap people under debris and rubble as well as objects falling from shelves generally pose the greatest threats to human safety. Earthquake events in Goose Creek can produce severe ground shaking; therefore, injury or death may occur with earthquakes of magnitude 5 or higher. The greatest historic earthquake in the region remains the 1886 Charleston earthquake with a recorded 7.0 magnitude. During this historic event, over 100 people died and many more were injured. The estimated cost of destruction and loss was \$5–6 million at the time, or \$158.42 million in 2020 dollars¹⁹. The St. James's Church at Goose Creek was damaged during the 1886 Charleston earthquake, as pictured above.

Figure 10: USGS Seismic Hazard Map, South Carolina

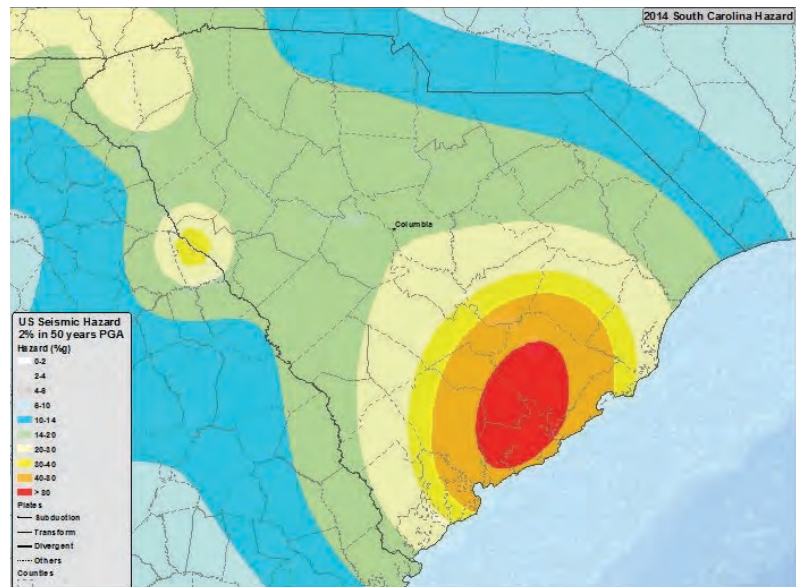


Figure 11: St. James's Church, Goose Creek, Taken After the 31st of August, 1886



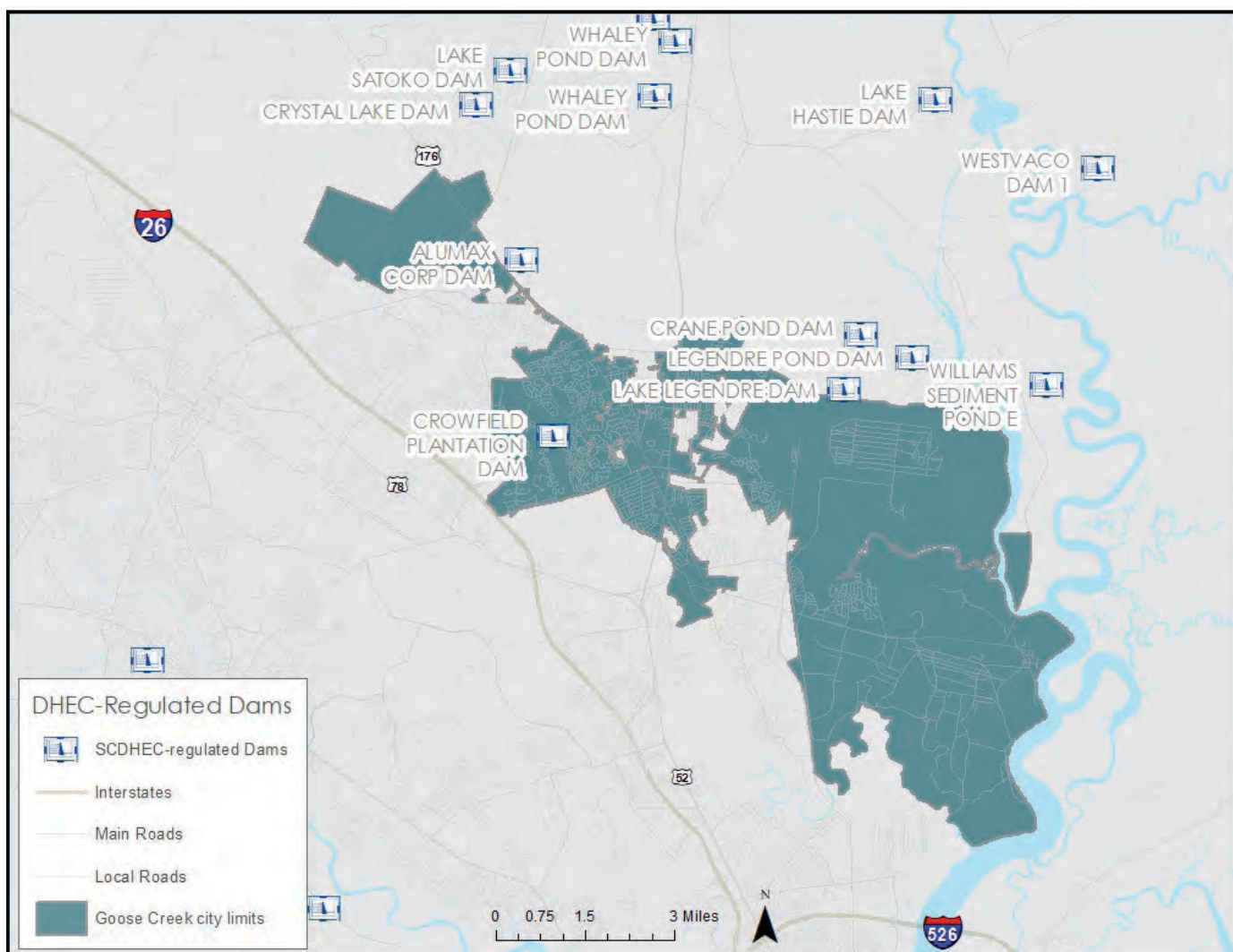
19. G. A. Bollinger, *Historical and recent seismic activity in South Carolina*, *Bulletin of the Seismological Society of America* (1972) 62 (3): 851–864

According to the USGS, a correlation has been noted between earthquakes and weather – namely, that large changes in atmospheric pressure caused by major storms like hurricanes have been shown to occasionally trigger something known as “slow earthquakes.” This type of earthquake releases energy slowly over comparatively long periods of time, rather than abruptly, and does not create the ground shaking effects.

Dam Failure

Dams are engineered structures designed to retain water and raise the water level to create a reservoir, often to generate electricity or for drinking water. Lake Marion and Lake Moultrie serve both of these purposes for the region. Dam failure can occur when there is a structural failure or deficiency leading to an uncontrolled release of water. This can happen as a result of upstream or localized flooding and heavy rains, erosion of surrounding sediments, or damage from an earthquake or hurricane. The primary danger associated with a dam failure is unpredictable flooding of the region directly downstream by dangerously fast-moving waters.

Map 7: SCDHEC-Regulated Dams Near Goose Creek



Dam Failure – Risk Assessment

There are more than 2,300 regulated dams in South Carolina, including the four dams on Lake Moultrie in Berkeley County, approximately 10-miles from Goose Creek, and Lake Marion, the southeastern edge of which abuts the county line and lies approximately 25-miles from Goose Creek. Regulated dams are routinely inspected for safety by the South Carolina Department of Health and Environmental Control (DHEC). Dam hazard classifications have three categories: High-hazard (C1), where failure will likely cause loss of life or serious damage to infrastructure; Significant-hazard (C2), where failure will not likely cause loss of life but may damage infrastructure; and Low-hazard (C3), where failure may cause limited property damage. There is also an S1 classification that indicates a dam does not meet the size criteria to be classified as C1, C2, or C3, but is still deemed a highly significant structure due to potential downstream effects in the event of a failure. DHEC issues all permits for new dams, maintains safety programs, alert systems, and provides dam owner education for regulated dams. However, there are an estimated 20,000 unregulated dams in South Carolina built by private land owners that may or may not be maintained.

Dam Failure – Potential Impacts

There are an estimated 28 regulated dams in Berkeley County, 7 of which are within 1-mile of Goose Creek, as depicted in Map 7, see previous page. There are no historical incidents of dam failures in Berkeley County, even with a 1,000-year flooding event in October 2015; therefore, severity and magnitude have not been calculated as the risk of dam failure is not considered major. However, if dam failure were to occur in the future downstream regions would be at high risk of loss of life, significant injuries including drownings, significant or catastrophic property damage, and devastating effects on water supply and power generation²⁰.

Hazardous Materials

Hazardous materials come in many forms and can result in a wide variety of injuries or health problems if improperly treated, released, stored, or transported. Facilities that generate, store or use these materials are located throughout the state, but many are located in the Lowcountry where they are exposed to flood, earthquake, or hurricane hazards.

Facilities that generate or store hazardous materials are required to register with the U.S. Environmental Protection Agency (EPA) as a safety monitoring mechanism. Common types of facilities that store or generate hazardous materials include: Municipal Solid Waste Landfills (MSW), Hazardous Waste Generators (HAZGEN), and Radiological Waste Generators (RAD). Areas where hazardous materials were previously spilled or released into the ground or water and are now monitored include: Toxic Release Inventory Sites (TRI), Treatment, Storage and Disposal Sites (TSD) and Superfund Sites.

“Superfund sites” are the result of the 1980 Congressional Act known as the ‘Comprehensive Environmental Response, Compensation and Liability Act’ or CERCLA, which established the concept of superfund sites and the EPA’s ability to oversee them. Once a site has been designated as a Superfund, the EPA can facilitate remediation efforts. The EPA monitors and continually updates the National Priorities List (NPL) of the nation’s most hazardous sites for prioritizing future remediation activities. Another option for site remediation is the Superfund Alternative Approach (SAA), which can save time and reduce costs associated with NPL listing, but uses the same investigative and cleanup process and standards as the NPL.

20. <http://www.cvcog.org/cvcog/docs/hmap/10.damfailure.v4.public.pdf>

Hazardous materials also travel along a region’s major transportation networks and are susceptible to accidental release along these routes. Major roads in Berkeley County include Interstates 26 and 526, U.S. Highways 17A, 52, and 176, and S.C. Highways 6, 27, 41, 45, 311, and 402. Two major CSX rail lines run through the southerly portion of Berkeley County, one parallel to U.S. Highway 52. Numerous shorter lines connect to industrial areas in the Goose Creek area and north of Lake Moultrie. Map 8 below depicts the major rail and roadway transportation routes.

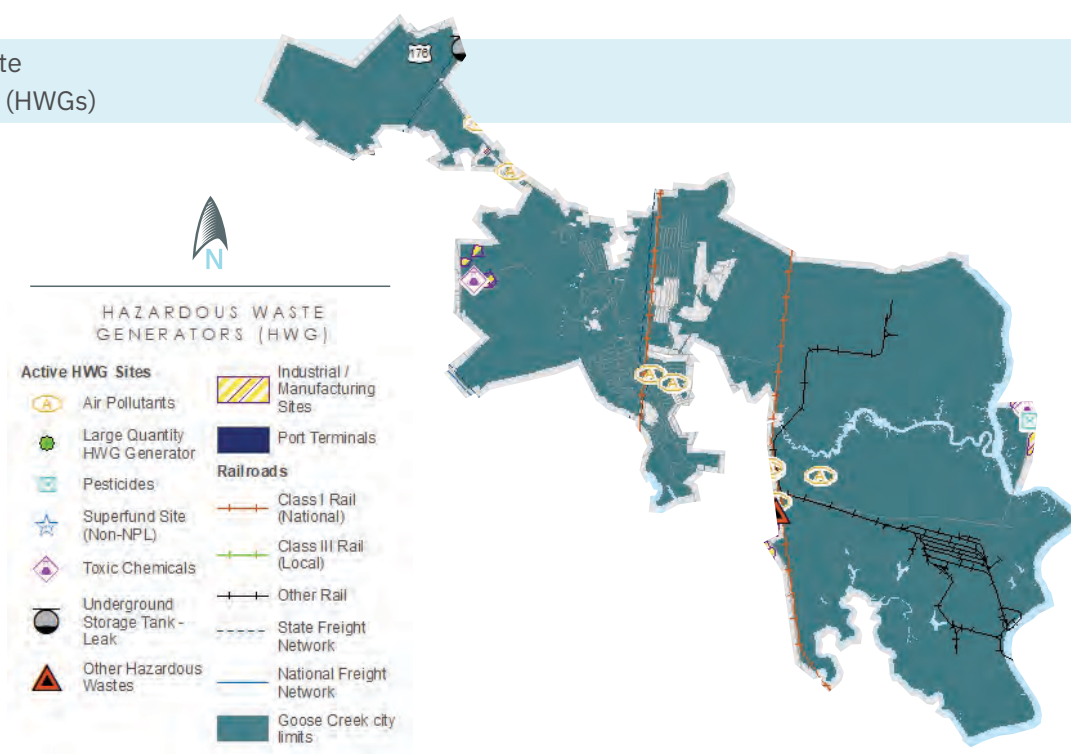
The USDOT classifies hazardous materials into nine types and provides specific emergency response guidelines for first responders²¹ for each due to their respective inherent dangers. The nine classes are:

- Class 1 – Explosives
- Class 2 – Gasses
- Class 3 – Flammable and/or combustible liquids
- Class 4 – Flammable and/or combustible solids and related
- Class 5 – Oxidizing substances and organic peroxides
- Class 6 – Toxic, poisonous and/or infections substances
- Class 7 – Radioactive materials
- Class 8 – Corrosive substances
- Class 9 – Miscellaneous dangerous goods/hazardous materials and articles

Hazardous Materials Release – Risk Assessment

The majority of HAZGEN and TRI facilities in Berkeley County are concentrated around Goose Creek, Hanahan and Moncks Corner, also shown in Map 8.

**Map 8: Hazardous Waste
Generator Sites (HWGs)**



21. The Guidebook is available here: <https://www.iafc.org/topics-and-tools/hazmat/fusion-center/hfc-resource-detail-alt87/emergency-response-guidebook-erg>

Two RAD facilities are also in the Goose Creek vicinity - one is located off I-26 in Summerville and the other is located at the Charleston Naval Weapons Station. Most of the TSD sites are also within the limits of the Charleston Naval Weapons Station.

According to the EPA's database, there are twelve Superfund Sites in Berkeley County. Two sites are in Goose Creek, known as the "Rut Road Site" (SC0001097955) and the "Sea Galley Club/Galley Hall Site" (SCD987566452), but both sites are "archived," meaning the EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program. Three others sites are in the near vicinity, in Hanahan (archived), Ladson (archived), and Summerville (active, not on the NPL or SAA list).

Hazardous Materials Release – Potential Impacts

A spill or release from a truck or train accident could happen anywhere these materials are generated, stored or transported in Berkeley County. The impact of a release from a train accident is confined primarily to the rail corridor, but is highly dependent on the type of material released, specifically, whether the transported material is explosive, combustible, radioactive, or corrosive, or in liquid, gas or solid form, among other factors. Map 8, on the previous page, includes a one-half mile buffer along the rail lines that can be considered the primary hazard area for a train-borne hazardous material release.

Approximately twelve hazardous materials incidents occurred in Berkeley County since 2015. Of these, seven were chemical spills, two were gas leaks, two were drug-related and one was a failed bombing attempt.

Numerous sites and objects could potentially release hazardous materials into the environment, such as a catchment basin or fuel leak at a gasoline station, propane or butane tank failures, or a leak in an aboveground (oil) storage tank. Many of these materials exist and move throughout the city, county and region. The severity and magnitude from hazardous materials exposures and incidents cannot be clearly or easily calculated due to the numerous factors associated.

Wildfire

A wildfire is an uncontained fire that spreads through the environment, damaging or destroying forests, fields, buildings, homes, and sometimes entire communities. Wildfires have the ability to consume and destroy large areas, including infrastructure, property, and natural resources. When massive fires, or conflagrations, develop near populated areas, mandatory evacuations may be ordered to protect neighborhoods and communities. Not only do the flames impact the environment, but the massive volumes of smoke spread by certain atmospheric conditions also impact health and air quality conditions of downwind populations. There are three general types of fire spread²² that are recognized:

1. *Ground fire burns organic matter in the soil beneath surface litter and are sustained by glowing combustion.*
2. *Surface fire spreads with a flaming front and burn leaf litter, fallen branches and other fuels located at ground level.*
3. *Crown fire burns through the top layer of foliage on a tree, known as the canopy. Crown fires are the most intense type of fire and often the most difficult to contain.*

22. <https://www.nps.gov/articles/wildland-fire-spread-and-suppression.htm>

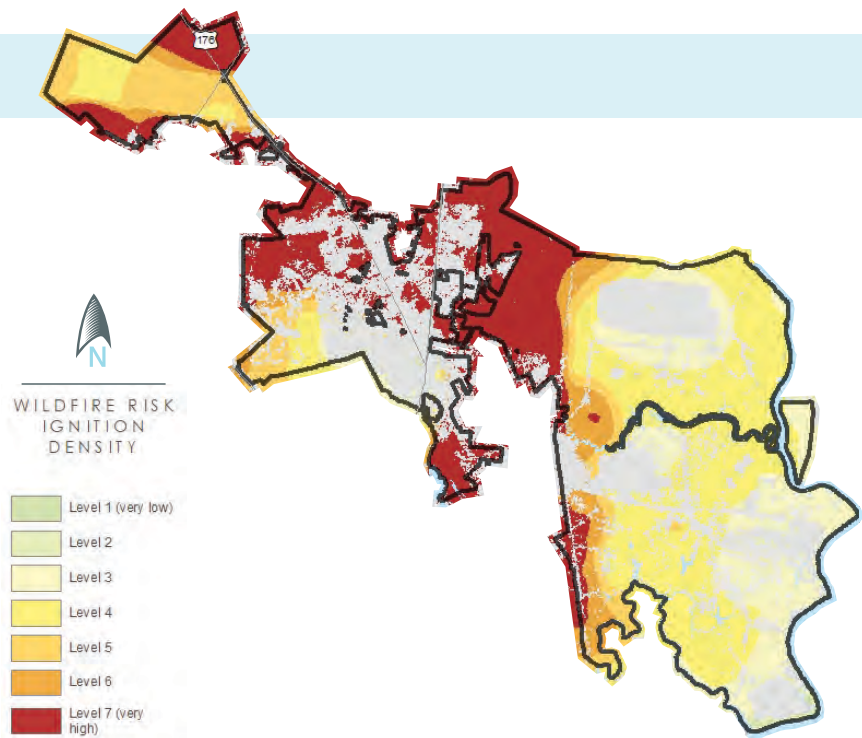
Wildfire risk is measured and quantified by the acreage of Wildland-Urban Interface (WUI), or the amount of land area where housing and development meet and coincide with wildland vegetation. This area presents the most pronounced wildfire risk due to the presence of homes and human development existing alongside flammable natural vegetation. The expansion of residential development from urban centers out into rural landscapes increases the potential of wildland fires to threaten public safety. Population growth within the WUI substantially increases the risk of wildfire and the level of damage that can ensue, in terms of loss of life and property.

Wildfire - Risk Assessment

Overall, the City of Goose Creek is deemed to be at “low” risk for wildfires²³, according to data and various risk assessments performed by the Southern Group of State Foresters (SGSF). Approximately 35% of the city falls within moderate to higher risk WUI categories (\geq Level 3), with a population exposure of approximately 36,210 individuals in these areas.

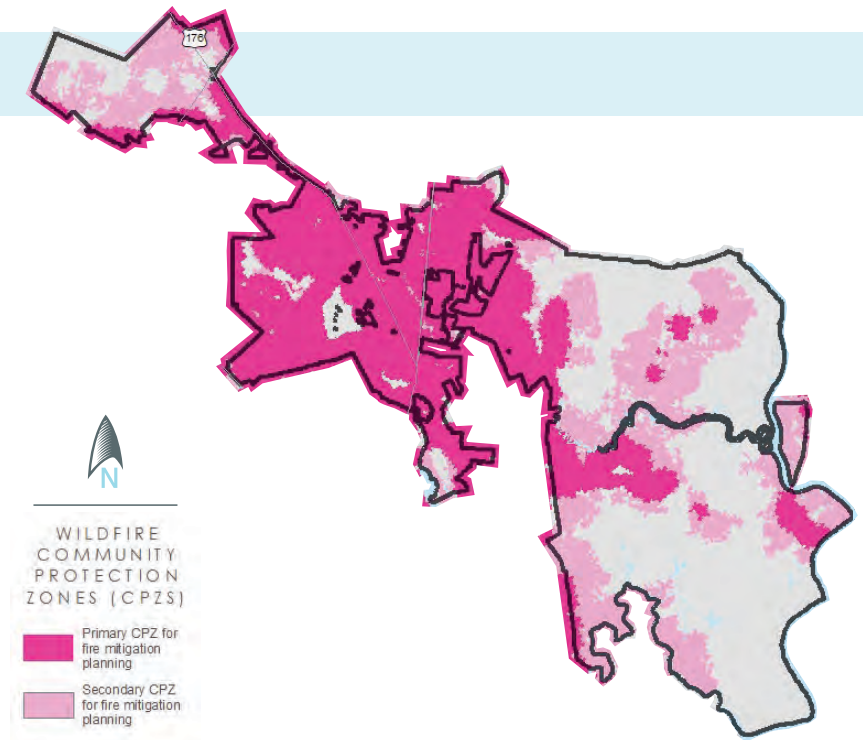
To aid communities’ efforts to determine more localized risk levels and plan accordingly, the SGSF used housing density data alongside fire behavior potential, WUI risk, presence of various fuel types, rate of spread, and fire intensity data to identify high priority areas for mitigation planning activities at a local level. As a result, the SGSF has mapped ‘Community Protection Zones’ (CPZs), classified as either primary and secondary CPZs, to identify areas considered high priority for mitigation planning activities, as shown in Figure 10, see following page. These CPZ areas are considered high priority (either primary or secondary) due to their intersection with, or proximity to, the wildland-urban interface and other fire risks.

Map 9: Wildfire Risk – Ignition
Density in Lowcountry, SC



23. <https://www.southernwildfirerisk.com/Map/Public/#whats-your-risk>

Map 10: Wildfire Community Protection Zones (CPZs)



Wildfire - Potential Impacts

Wildfire can cause or exacerbate a variety of health hazards²⁴, including burns, eye and respiratory tract irritation, bronchitis, asthma, heart failure and premature death, according to the US Environmental Protection Agency. Wildfires also have negative impacts on the natural environment, resulting in habitat devastation, and the loss of wildlife, vegetation, and other natural resources.

Beyond human health hazards, wildfires can further cause direct property losses, including damage to buildings, vehicles, landscaped areas, agricultural lands, and livestock. Construction practices and building codes can increase fire resistance and fire safety of structures. Techniques for reducing vulnerability to wildfire include using street design to ensure accessibility for fire trucks and emergency services, incorporating fire resistant materials in building construction, and using landscaping practices to reduce flammability and the ability of fire to spread.

Tornado

The Glossary of Meteorology (AMS 2000) defines a tornado as "a violently rotating column of air, pendant from a cumuliform cloud or underneath a cumuliform cloud, and often (but not always) visible as a funnel cloud." Tornadoes can appear from any direction and typically move from southwest to northeast, or west to east, though some tornadoes have changed direction amid path, or even backtracked, making them unpredictable and dangerous. Tornadoes can produce winds in excess of 200 mph and can be very expansive – some in the Great Plains have exceeded two miles in width. Tornadoes associated with tropical cyclones, however, such as those more likely to occur in the southeast United States, tend to be of lower intensity and smaller in width than those formed in the Great Plains.

24. <https://www.epa.gov/air-research/wildland-fire-research-health-effects-research>

Previously, the Fujita Scale, or F-Scale, was used to predict and describe the intensity and scale of a tornado that was building or on the ground, but ultimately led to data discrepancies and variability in what was predicted versus what actually occurred. In response, the EF-Scale was developed²⁵ in 2007 to further refine tornado wind-force classifications that commenced under the F-Scale. The EF Scale is used following a tornado event to rate and classify how strong the tornado was based on surveying the damage that ensued and comparing findings with a list of ‘Damage Indicators’ (DI’s) and ‘Degrees of Damage’ (DoD’s). This method leads to more precise estimates of wind speed ranges the tornado likely produced²⁶. Table 8 below details the original F-Scale and EF-Scale measurement systems.

Table 8: Fujita and Enhanced Fujita Scale Classification System for Tornadoes

FUJITA SCALE (F-SCALE)	CHARACTER	EST. 3-SECOND GUST WIND SPEED	F-SCALE DESCRIPTION	ENHANCED FUJITA SCALE (EF-SCALE)	EST. 3-SECOND GUST WIND SPEED
Zero (F0)	Weak	45-78 mph	Light Damage. Some damage to chimneys; branches broken off trees, shallow-rooted trees uprooted, sign boards damaged.	Zero (EF0)	65-85 mph
One (F1)	Weak	79-117 mph	Moderate damage. Roof surfaces peeled off; mobile homes pushed foundations or overturned; moving autos pushed off road.	One (EF1)	86-110 mph
Two (F2)	Strong	118-161 mph	Considerable damage. Roofs torn from frame houses; mobile homes demolished; boxcars pushed over; large trees snapped or uprooted; light objects become projectiles.	Two (EF2)	111-135 mph
Three (F3)	Strong	162-209 mph	Severe damage. Roofs and some walls torn from well-constructed houses; trains overturned; most trees in forested area uprooted; heavy cars lifted and thrown.	Three (EF3)	136-165 mph
Four (F4)	Violent	210-261 mph	Devastating damage. Well-constructed houses leveled; structures with weak foundation blown some distance; cars thrown; large missiles generated.	Four (EF4)	166-200 mph
Five (F5)	Violent	262-317 mph	Incredible damage. Strong frame houses lifted off foundations, carried considerable distances, and disintegrated; auto-sized missiles airborne for several hundred feet or more; trees debarked.	Five (EF5)	Over 200 mph

25. <https://www.weather.gov/phi/TornadoDefinition>

26. <https://www.weather.gov/oun/efscale>

Tornado - Risk Assessment

According to NCEI, South Carolina has averaged about 27 tornadoes per year in the period from 1991 to 2010²⁷. Goose Creek has experienced only one (1) tornado incident since the 1950s, which occurred in May 1998 and passed along the city's southwest boundary. The F2 tornado caused injuries to seven individuals and one fatality; the estimated property damage was \$50,000 to \$500,000.

Most tornadoes occur alongside a thunderstorm, and thunderstorms typically gain strength from solar and latent heat sources, thus, most thunderstorms and tornadoes occur in the afternoon and evening hours when these energy sources peak. They can also occur throughout the year. The frequency of tornadoes in the United States is closely tied with the progression of the warm season when warm and cold air masses often clash, creating severe storms. For the southeast, this period typically occurs from April through September, with very few tornadoes occurring in cooler winter months.

Tornadoes can occur whenever and wherever conditions are right – specifically, warm, humid air colliding with cold, dry air and creating an updraft - therefore, whenever these weather conditions are present, tornadoes can form. However, this particular type of storm is more common in other parts of the country, and less so near the eastern seaboard.

Tornado - Potential Impacts

Wind speeds from tornadoes can reach up to 300+ mph and travel anywhere from 10-20 mph or upward of 60 mph²⁸. NOAA's National Severe Storms Laboratory states that "wind speeds that high can cause automobiles to become airborne, rip ordinary homes to shreds, and turn broken glass and other debris into lethal missiles. The biggest threat to living creatures (including humans) from tornadoes is from flying debris and from being tossed about in the wind."

Seasonal Weather Extremes

In the summer months, the primary concern for the Goose Creek area is extreme heat, which is defined by FEMA as 'a long period (2 to 3 days) of high heat and humidity with temperatures above 90 degrees' for most of the continental United States, including the southeast. Emergency Management Departments often consider heat to be 'extreme' when temperatures hover at 10°F or above the average high regional temperature and last for several weeks.

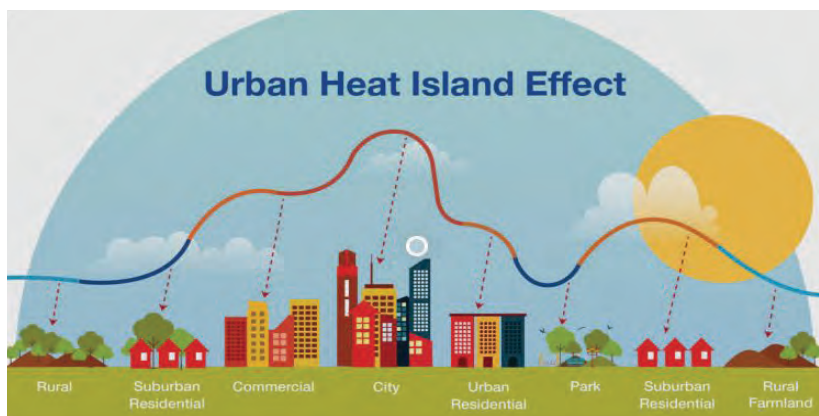


Image Source: Go Smart Bricks

In developed urban areas, temperatures can peak 15°F to 20°F hotter than the outlying suburban and rural areas due to a phenomenon known as the 'urban heat island effect'²⁹, whereby pavement, buildings, and other surfaces absorb and retain heat to a greater degree than natural land cover areas. People living in these areas are at higher risk of experiencing adverse impacts related to extreme temperatures.

27. <https://www.ncdc.noaa.gov/sites/default/files/Average-Annual-Number-of-Tornadoes-United-States-Map.png>

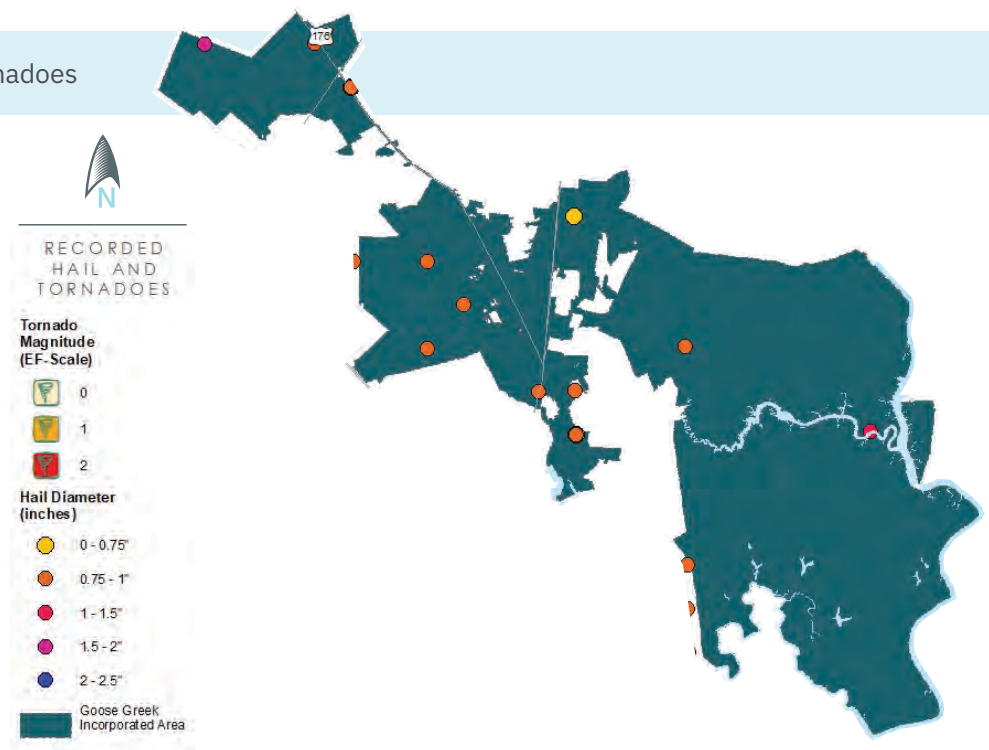
28. <https://www.nssl.noaa.gov/education/svrwx101/tornadoes/faq/>

29. <https://www.epa.gov/green-infrastructure/reduce-urban-heat-island-effect>

The Charleston area was recently selected by NOAA and the CDC to participate in ‘HeatWatch 2021³⁰’, which is a community-assisted campaign to identify urban heat islands throughout a region to create detailed thermal mapping. In turn, this information will assist community leaders and government in identifying populations and assets that are most vulnerable and at risk of extreme heat conditions.

Storms producing hail are most likely to occur during the warm summer months in the southeast. According to NOAA, hail is precipitation that is formed when updrafts in thunderstorms carry raindrops upward into extremely cold areas of the atmosphere causing them to freeze. The raindrops form into small frozen droplets and then continue to grow as they come into contact with super-cooled water which will freeze on contact with the frozen rain droplet. This frozen rain droplet can continue to grow and form hail. As long as the updraft forces can support or suspend the weight of the hailstone, hail can continue to grow, typically ranging anywhere from 0 to 3 inches in diameter.

Map 11: Recorded Hail and Tornadoes



In the winter months, the primary extreme weather concern is winter storms that can involve a mix of hazardous weather conditions. Winter storms in the southeast can range from a moderate snow over a period of a few hours to potential blizzard conditions with blinding wind-driven snow lasting for several hours or even days, such as the snowstorms and blizzards of 1800, 1973, and 2018. In addition to low temperatures and wind chill, these storms can deliver any mixture of precipitation including snow, sleet, and freezing rain. The magnitude of a winter storm or event is characterized by the severity of each of the involved factors, including precipitation type, precipitation accumulation levels, temperature, and windchill. Tools that have been developed to measure these extremes include NOAA’s Regional Snowfall Index (RSI) and the National Weather Service’s Windchill Chart.

30. <https://www.charleston-sc.gov/2513/HeatWatch-Charleston-2021>

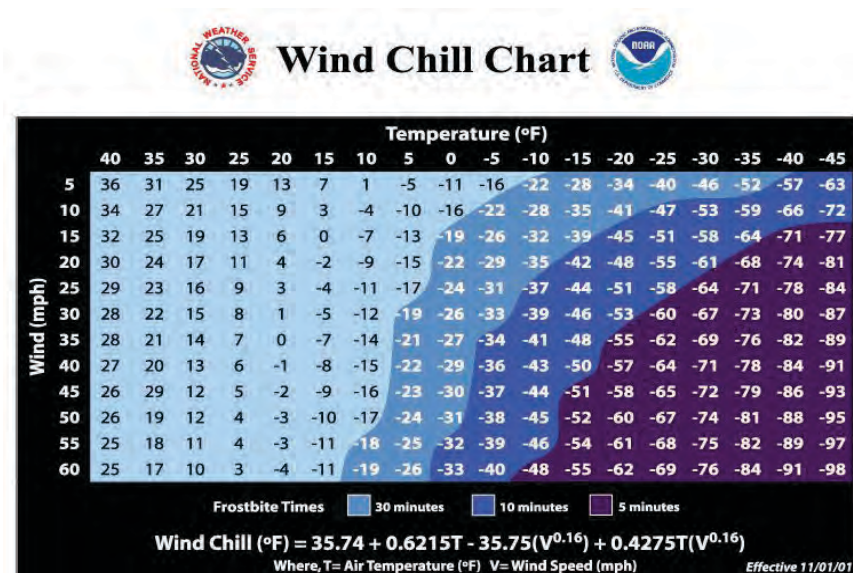


Figure 12: NWS Wind Chill Chart

Image Source: NOAA and NWS

Winter storms producing a significant snow accumulation may be analyzed using NOAA’s Regional Snowfall Index (RSI), which provides a regional characterization and ranking of high-impact snowstorms for six defined regions in the eastern extent of the country. A storm’s RSI value “is based on the spatial extent of the storm, the amount of snowfall, and the juxtaposition of these elements with population. Including population information ties the index to societal impacts.”

When cold temperatures and high winds combine, the resulting air temperature can feel significantly colder to humans than the air temperature alone might dictate, creating dangerously cold conditions for people and animals. For this reason, the National Weather Service (NWS) also discusses ‘windchill’ to better convey the dangers of the extremes of cold temperatures and wind. The NWS’ Windchill Chart illustrates the temperature experienced by humans at air temperatures ranging from 40°F to -45°F as combined with wind speeds ranging from 5 mph to 60 mph, and the amount of time it would take in those conditions for frostbite to occur. For example, when the outdoor real air temperature is at 0°F and wind gusts are at 15 mph, the temperature would feel like -19°F to humans. In these conditions, exposed skin can freeze in 30 minutes and result in frostbite.

Seasonal Weather Extremes - Risk Assessment

Figure 13, on following page, displays NOAA’s National Centers for Environmental Information³¹ time series data for average annual temperature and precipitation measures, spanning from 1895 through present day. The mean annual temperature in the time period from 1895 to 2021 is 64.3 degrees Fahrenheit. The lowest annual average temperatures over this time period occurred primarily during the mid-20th century and late-19th century in 1958, 1940, 1963, 1969 and 1895, while the highest annual average temperatures primarily occurred over the past five years, or recent decades, in 2017, 2019, 2020, 2016 and 1990. This chart illustrates a trend toward a rising annual average temperature in the county, trending toward 2-3°F above historic average temperatures.

31. *Climate at a Glance: County Time Series*, published September 2021, retrieved on September 14, 2021 from <https://www.ncdc.noaa.gov/cag/>

Figure 13: NOAA's NCEI Time Series - Berkeley County, SC Average Temperature Records (1895 - 2021)

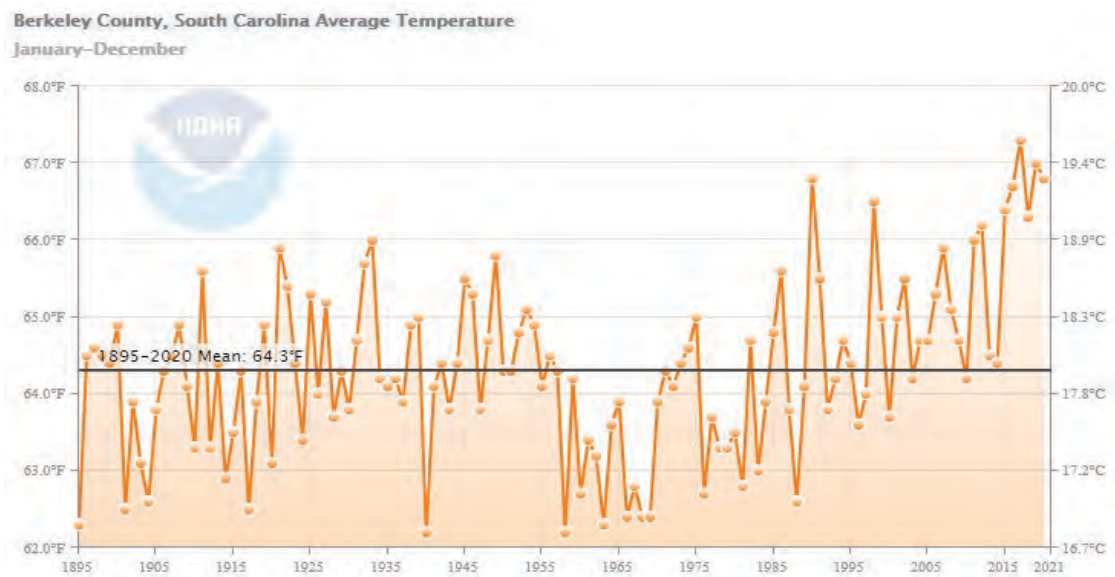


Image Source: NOAA

The mean annual precipitation in the period between 1895 to 2021 is 48.65 inches. The lowest annual precipitation levels recorded in this time occurred in 1954, 1931, 2001, 1951, and 2011, and ranged from 28.03" to 35.39" (or, a departure of -20.62" to -13.26" from the mean). The highest annual precipitation levels recorded in this time occurred in 1964, 2015, 1959, 1994, and 1971, and ranged from 63.10" to 70.93" (or, a departure of +14.45" to +22.28" from the mean). Table 9 below summarizes average annual temperature, annual precipitation levels (in inches) and their perspective percent changes.

Table 9: Berkeley County Average Annual Temperature and Precipitation Levels

TIME PERIOD	AVERAGE ANNUAL TEMPERATURE	PERCENT CHANGE	ANNUAL PRECIPITATION	PERCENT CHANGE
1895-1905	63.7°F	-	47.99"	-
1905-1915	64.1°F	0.6%	48.53"	1.1%
1915-1925	64.2°F	0.2%	49.08"	1.1%
1925-1935	64.6°F	0.6%	43.81"	-10.7%
1935-1945	64.2°F	-0.6%	46.5"	6.1%
1945-1955	64.8°F	0.9%	46.96"	1.0%
1955-1965	63.5°F	-2.0%	51.92"	10.6%
1965-1975	63.7°F	0.3%	50.91"	-1.9%
1975-1985	63.7°F	0.0%	48.17"	-5.4%
1985-1995	64.6°F	1.4%	50.8"	5.5%
1995-2005	64.7°F	0.2%	49.36"	-2.8%
2005-2015	65.2°F	0.8%	48.37"	-2.0%
2015-2020	66.8°F	1.2%	55.85"	7.7%

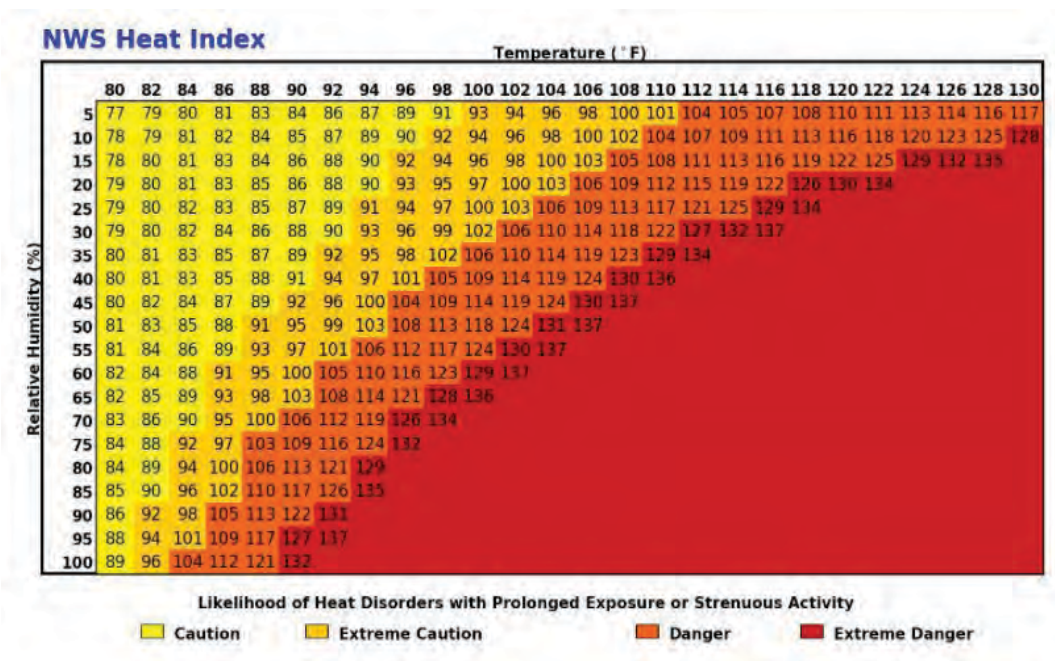
Together, these time series charts and table displaying historic data for the past 126 years indicate a general trend toward a rising average annual temperature, which increased from 63.7°F to 66.8°F, or 3.1°F over the summarized time periods, and increasing precipitation, which rose from 47.99” to 55.85,” or 7.86” over the same time periods. This general conclusion is further supported in the Fourth National Climate Assessment, which states that “extreme temperatures are projected to increase even more than average temperatures. Cold waves are projected to become less intense and heat waves more intense.”

Seasonal Weather Extremes - Potential Impacts

Prolonged exposure to extreme heat poses dangers to humans and animals because the body is forced to work harder to maintain a normal internal temperature. This can lead to heat-related illnesses³² such as heat exhaustion, heat stroke, and induce cardiovascular and respiratory distress; these exposures can be fatal. Much like wind chill, the combined effects of air temperature and humidity create a perceived temperature for humans that can vary greatly from the air temperature measure alone, known as Heat Index. As relative humidity levels (%) rise, the Heat Index rises dramatically.

The National Weather Service’s Heat Index Chart, Figure 14, illustrates how the combined effects of humidity and air temperature are perceived among humans as measured by Heat Index temperature, and further shows the likelihood of heat-related illnesses occurring with prolonged exposure or strenuous activity. For example, an outdoor air temperature of 86°F and relative humidity of 85% (a typical summer day), the Heat Index would be equivalent to 102°F, a measure that balances between ‘Extreme Caution’ and ‘Danger’ on the NWS Heat Index scale for potential for heat disorders.

Figure 14: NWS Heat Index Chart

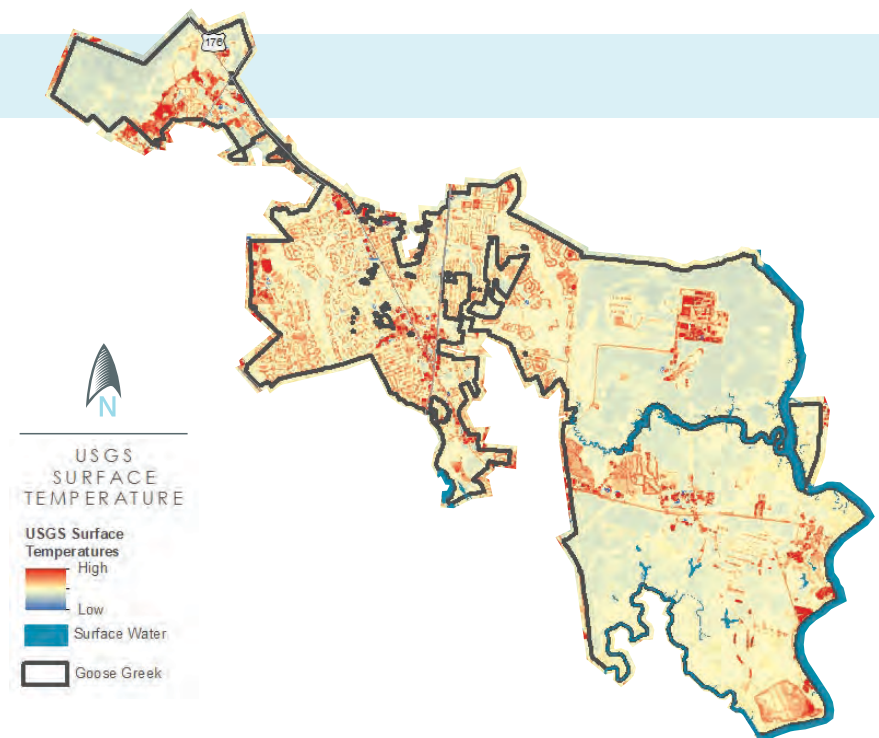


32. https://www.cdc.gov/climateandhealth/pubs/extreme-heat-final_508.pdf

Extreme heat is further exacerbated by the Urban Heat Island Effect in urban and highly developed areas. According to mapped surface temperature data from the USGS, surface temperatures in developed areas of Goose Creek appear to have generally higher values (temperatures), shown in oranges and reds, than rural areas or green spaces, shown in yellows and blues. Some of the areas with notably higher surface temperatures include the northern portion of the Naval Weapon Station near South Freedom Drive, the Carnes Crossroad developed area in the northwest extent of the city, the commercial area between Routes 176 and 52, and residential development along Red Bank Road.

Likely impacts related to winter weather extremes include wintry precipitation that can create dangerous roadway conditions and cause vehicular accidents, power outages due to downed power lines, and cold or freezing temperatures. Accumulating ice or snow can down trees and power lines, damage cars, and lead to the loss of structural integrity of buildings and homes. Resulting power outages can create subsequent dangers including the lack of heating for homes, and lack of electricity for cooking and other basic needs.

Map 12: Surface Temperature (USGS)



Resiliency Recommendations

Developing community resiliency is a multi-step effort that begins with identifying and understanding risks and hazards, taking steps in response to mitigate and minimize those risks, and finally, by establishing specific disaster preparedness plans as necessary. This approach to resiliency helps to improve the community’s ability to withstand, adapt to, and recover from disasters.

In order to enhance the City of Goose Creek’s resiliency to local risks and hazards, the Berkeley County Hazard Mitigation Plan, 2021 – 2026, provides a series of recommended projects, programs and action items specific to Goose Creek. Recommendations from the BCHMP are included here by reference. Table 10 details additional recommendations that have been established as a result of this Resiliency chapter.

Table 10: Resiliency Recommendations for Goose Creek based on Risk Hazard Level from BCHMP

HAZARD TYPE	PRIORITY LEVEL (HIGH, MODERATE, SOMEWHAT, LOW)	RECOMMENDATIONS TO ENHANCE COMMUNITY RESILIENCY BY MEANS OF IDENTIFICATION, MITIGATION AND DISASTER- PREPAREDNESS
Flood & Sea Level Rise	HIGH	<ol style="list-style-type: none"> Utilize low-interest loans from the Resilience Revolving Fund to perform restoration activities and/or voluntary floodplain buyouts of eligible, high priority properties in Goose Creek. Properties identified in the associated map (Map 2) that are currently within or ≤50-feet of floodplains should be prioritized. Additional properties to be prioritized are those identified in Map 1, depicting properties within or ≤50-feet of wetlands should also be prioritized. Consider amending the Flood Hazard Control Ordinance to incorporate stricter standards, namely, to prohibit development in the Special Flood Hazard Area (SFHA), as mapped in FEMA's latest Flood Insurance Study. Consider including a buffer requirement and implementing other flood mitigation techniques in accordance with the <i>NFIP's Floodplain Management Requirements Desk Reference</i>, <i>SCDNR's Guide to Best Management Practices for Riparian Lands (2020)</i>, or similar sources to protect water resources, store and slow flood waters, and reduce the negative consequences of development. Consider adopting an ordinance to protect wetlands, ensure water quality and reduce stormwater and flooding impacts in the city by implementing a thorough "Wetland Impacts Review Process" for any proposed development within a defined, but to be determined, area surrounding a wetland that includes grading, site disturbance, fill, or similar. Wetland areas should be defined as those mapped by the <i>National Wetlands Inventory mapping tool</i> or a local wetlands study that identifies and categorizes wetlands based on factors including wetland type, functionality, habitat quality, etc. to be used in connection with land use intensity considerations. In determining an approach for setting wetland buffer distances, the city should utilize a reputable source, such as the National Wetlands Newsletter's "<i>Setting Buffer Sizes for Wetlands</i>" or similar, which illustrates the pros and cons of each of the five following common strategies: <ul style="list-style-type: none"> Fixed Non-disturbance Buffer Non-disturbance Buffer plus Additional Setback Regulated Buffer Area with Minimum Non-disturbance Area A Matrix System Based on Listed Factors Case by Case Determinations Based on Performance Standards <p>Further reduce the risks of flooding and stormwater runoff by protecting strategic open space areas and requiring land conservation practices in development³³.</p> Consider requiring or incentivizing "Green Infrastructure" practices, such as rain gardens, bioswales, green roofs, green parking lots, permeable pavement, and other measures to reduce flooding in strategic and defined flood-prone areas.

33. Read more about how land conservation reduces flood risk here: https://www.conservationgateway.org/conservationpractices/marine/crr/library/documents/tnc_open_spaces_2016.pdf

HAZARD TYPE	PRIORITY LEVEL (HIGH, MODERATE, SOMEWHAT, LOW)	RECOMMENDATIONS TO ENHANCE COMMUNITY RESILIENCY BY MEANS OF IDENTIFICATION, MITIGATION AND DISASTER- PREPAREDNESS
Flood & Sea Level Rise	HIGH	In the short-term, flood-prone areas should be identified using FEMA's current National Flood Hazard Layer (NFHL) mapping data . Additional data is available from FEMA's Flood Map Changes Viewer (FMCV) and FEMA's Draft National Flood Hazard Viewer , which provide early access to potential or pending changes coming to flood hazard risks. A localized flood study could also be undertaken by the city to identify these areas. This information should be used to establish a flood mitigation plan that identifies the areas of highest priority and/or highest benefit wherein stricter development standards should apply, including Green Infrastructure and low-impact development design standards. These high-priority areas should be clearly identified visually on a map as a new Overlay Zoning District wherein the increased stormwater management practices apply. Note that these design principles do not create additional costs or management burdens for the jurisdiction; instead, they are privately constructed, owned and maintained elements of the hardscape and landscape of individual properties.
Hurricane / Tropical Storm		5. Improve hurricane resistance by imposing mandatory building codes to "fortify" homes, particularly those that are most vulnerable to hurricane and storm surge impacts. Building requirements may include any of the following: Structures should be built on stilts 10-12 feet above MSL, stilts (or piles) should be anchored deep into the ground, concrete frames, added cross-bracing and hurricane clips, water-repellant foam, metal roof, fiberglass or metal doors, hurricane impact windows, etc.
Earthquake		6. Consider requiring construction features ³⁴ such as base isolators, rubber bearings, and/or shock absorbing dampers in buildings prone to earthquake damage, such as those near the Summerville area fault line.
Dam Failure	Moderate	7. Lead and coordinate efforts with state and regional stakeholders, property owners, and other relevant parties on best practices for public and private dam maintenance and local disaster preparedness related to dam failure.
Hazardous Material Release		8. Ensure local and regional emergency responders are well-trained and equipped to respond to the various hazardous material threats that exist and move through the city. Ensure emergency action plans are regularly updated based on any changes in existing or potential hazardous material risks.
Tornado		9. Ensure building codes include measures to address and protect structures from tornado impacts ³⁵ , including: requirements for wind-resistant garage doors and reinforced double-entry doors, roof sheathing attachments, improved roof anchorage, hurricane clips/ties, and protective storm shutters.

34. Read more about protecting buildings from seismic activity: <https://www.pbs.org/wgbh/nova/article/rubber-bearings-seismic-protection/>

35. Read more about protecting homes and buildings from tornado damage: <https://www.air-worldwide.com/blog/posts/2014/7/reducing-tornado-damage-with-building-codes/> and https://www.fema.gov/sites/default/files/2020-11/fema_protect-your-property_severe-wind.pdf

HAZARD TYPE	PRIORITY LEVEL (HIGH, MODERATE, SOMEWHAT, LOW)	RECOMMENDATIONS TO ENHANCE COMMUNITY RESILIENCY BY MEANS OF IDENTIFICATION, MITIGATION AND DISASTER- PREPAREDNESS
Thunderstorm	Moderate	10. The primary concerns related to thunderstorms or severe storms are flooding and storm surge impacts. Recommendations for these items are addressed above in items 1-5 and 7.
Hail		11. Ensure building codes include measures to address and protect structures from hail impacts ³⁶ , including: requirements for steep sloped roofs, impact-rated windows and skylights and fiber-cement siding.
Wildfire	Low	12. Use the 'Wildfire Community Protection Zones' map (Map 10) to identify general areas and/or buildings and homes that should be prioritized for mitigation planning efforts. Work with the SGSF, the county, and local professionals to further identify risks and determine an action plan to protect these areas from wildfire.
Winter Storm	Minimal	13. Provide public education materials about the risks and impacts of cold weather combined with wind chill factor. Offer suggestions for ways in which residents can prepare their homes and families for winter storms ³⁷ , including: preparing a "storm kit" of essential supplies and food for the home, information on weatherproofing homes, preparing an emergency car kit, and ensuring alternative access to heat and drinking water.
Drought		14. Consider requiring or encouraging (through incentives) water-conserving aerated fixtures with flow restrictors in new buildings and homes. 15. Incentivize indoor and outdoor water conservation practices ³⁸ such as: retrofitting old faucets, water-saving pool filters, dual flush toilets, high efficiency appliances, and using native and/or drought-tolerant plants in landscaping.

36. Read more about protecting homes and buildings from hail damage: <https://disastersafety.org/hail/protect-your-home-from-hail/>

37. Read more about preparing for a winter storm: <https://www.cdc.gov/disasters/winter/beforestorm/preparehome.html>

38. Read more about drought preparedness: <https://www.redcross.org/get-help/how-to-prepare-for-emergencies/types-of-emergencies/drought.html>



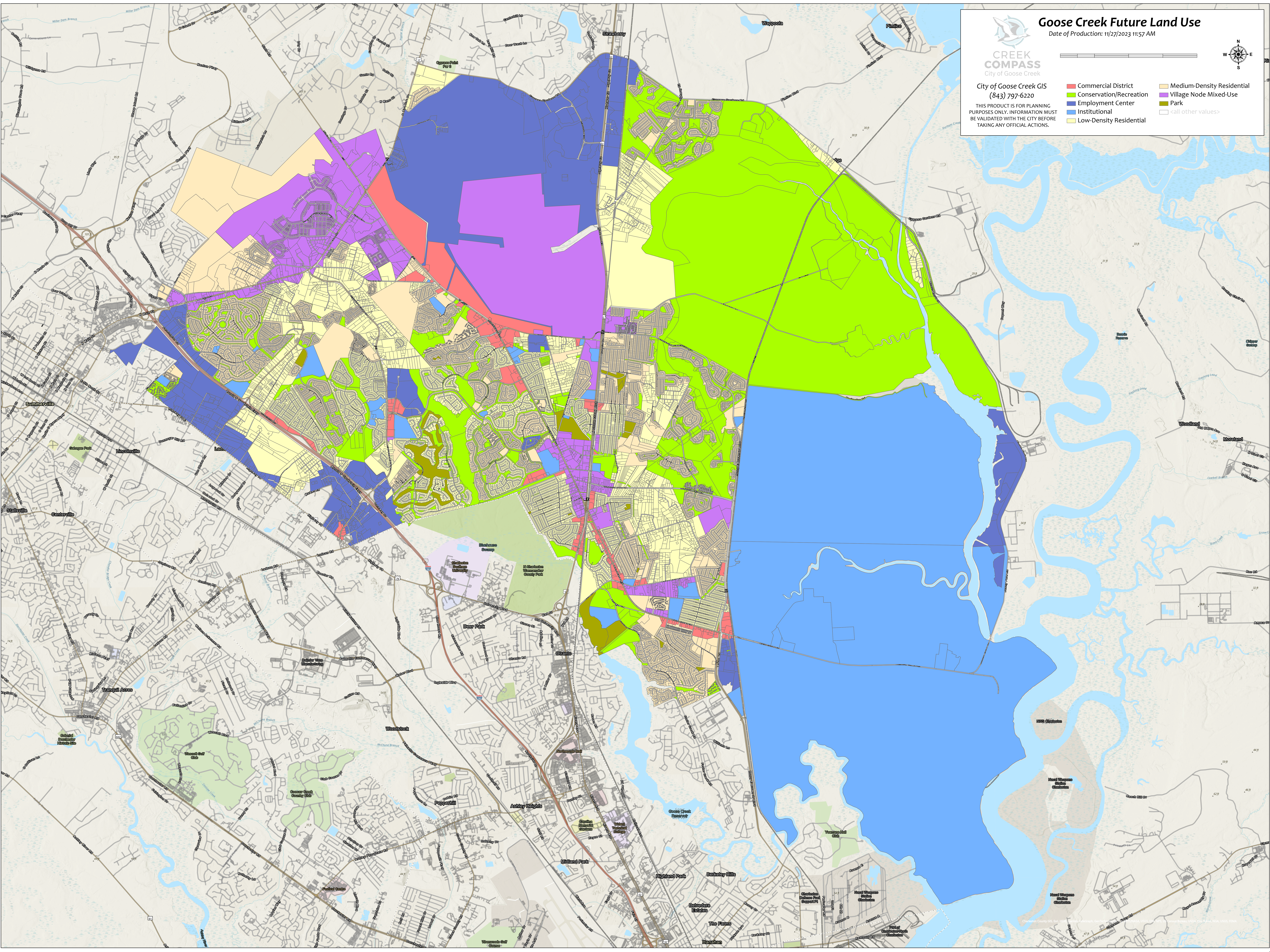
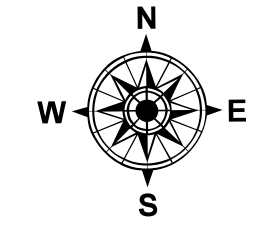
Goose Creek Future Land Use

Date of Production: 11/27/2023 11:57 AM

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- | | |
|-------------------------|----------------------------|
| Commercial District | Medium-Density Residential |
| Conservation/Recreation | Village Node Mixed-Use |
| Employment Center | Park |
| Institutional | <all other values> |
| Low-Density Residential | |





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 GOOSE CREEK MIXED-USE DESTINATION DISTRICT PD PHASE-1 - REZONING REQUEST FOR THE PARCEL IDENTIFIED AS TMS# 235-00-00-003 (523 NORTH GOOSE CREEK BOULEVARD) FROM GENERAL COMMERCIAL (GC) TO PLANNED DEVELOPMENT (PD)

Background Summary

The applicant seeks to rezone one parcel from General Commercial (GC) to Planned Development (PD). Vicinity zoning is included in the packet.

Financial Impact

Impact if denied

Impact if approved

Department Head:

City Administrator:

Signature & Date

Signature & Date



PLANNING COMMISSION

December 5, 2023, at 6:00 PM

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

Zoning Map Amendment

Goose Creek Mixed-Use Destination District PD Phase-1

Tax Map:	235-00-00-003
Proposal:	Rezone from General Commercial (GC) to Planned Development (PD)
Applicant:	Goose Creek Destination District Partners LLC/Jeffrey Roberts
Acreage:	+/- 3.037 acres
Current Use:	Retail/Vacant
Proposed Use:	Residential and Commercial
Land Use Classification:	Village Node Mixed-use (Comprehensive Plan)
Current Zoning:	General Commercial (GC)
Proposed Zoning:	Planned Development (PD)
Staff Recommendation:	Approval

PLANS, POLICIES, AND LAND USE

The City of Goose Creek Comprehensive Plan (May 11, 2021) designates the parcel as Village Node Mixed-use 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 General Commercial (GC). A part of the parcel has been used as a retail business for carpet sales and the remaining land to the North is currently undeveloped. The Goose Creek Recreation Complex is located to the West, and Victory Christian Church is located to the South. Vicinity zoning is provided in the packet.

The purpose of the Planned Development (PD) District is to encourage integrated and well-planned mixed-use development in locations throughout the City. A range of residential and nonresidential uses are allowed, with the intent of providing a variety of housing options and mutually supportive nonresidential uses that serve the

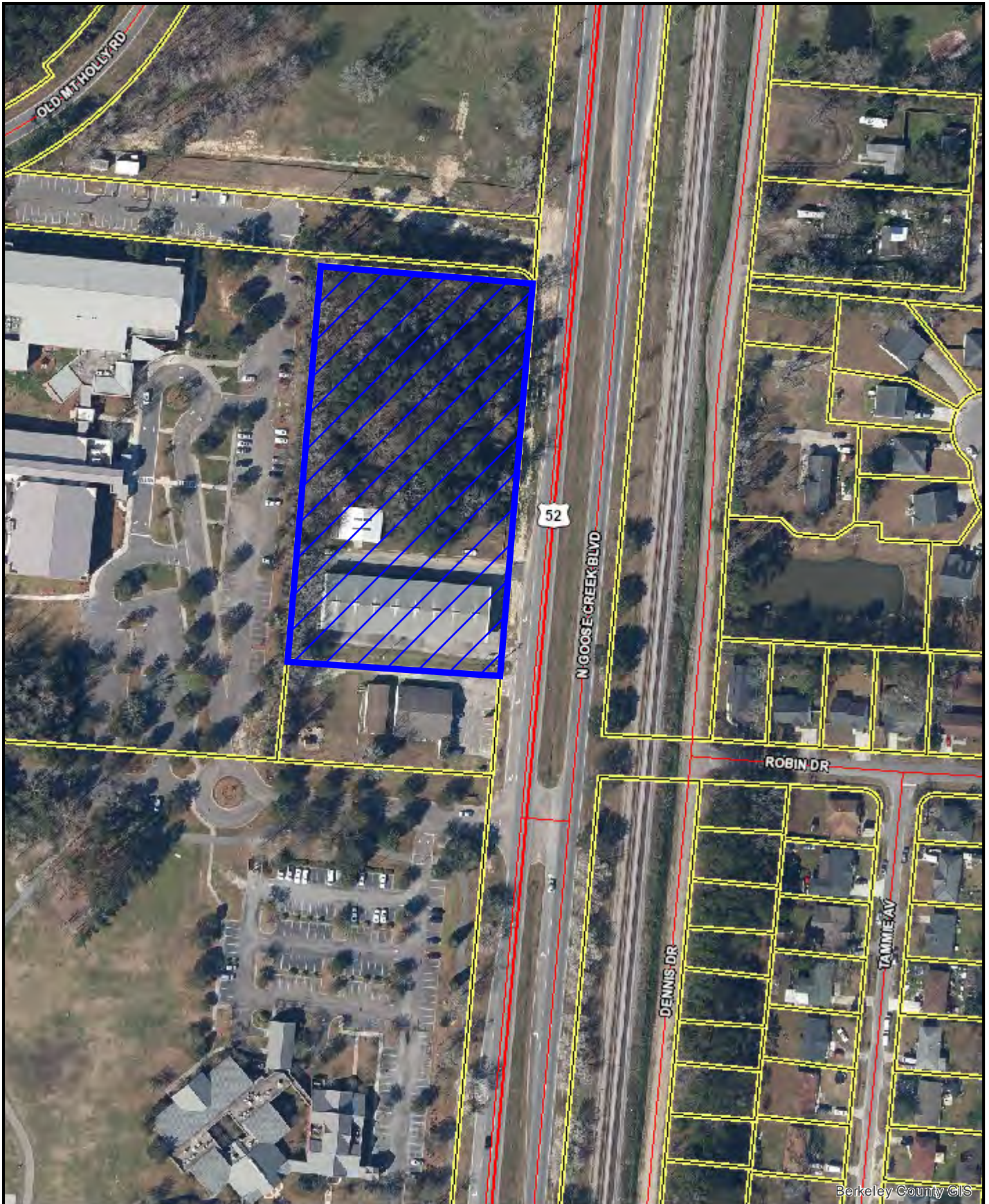
residents and the surrounding neighborhood. Substantial flexibility is provided, with an expectation that development quality will surpass what is otherwise achievable through the base zoning district. District standards shall support the efficient use of land and resources, protect natural features and the environment, promote greater efficiency in providing public facilities and infrastructure, and mitigate potential adverse impacts on surrounding development.

The PD consists of multifamily rental units complemented by a commercial space with a pedestrian plaza and surface parking. The PD plan allows for multifamily units in a mix of studio, one, two and three bedroom units. The units can either be standard market rate units or active senior with an age restriction. The unit count is currently shown at 88 market rate units. The unit count may fluctuate but in no event shall the unit count be more than 50 units per acre. The PD plan also shows a 1,400 square feet retail/food service space. The area of commercial can fluctuate but will not be less than 1,250 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 RECOMMENDATION

Approval

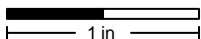
Berkeley County GIS Online Mapping



Berkeley County GIS



1 inch = 167 feet

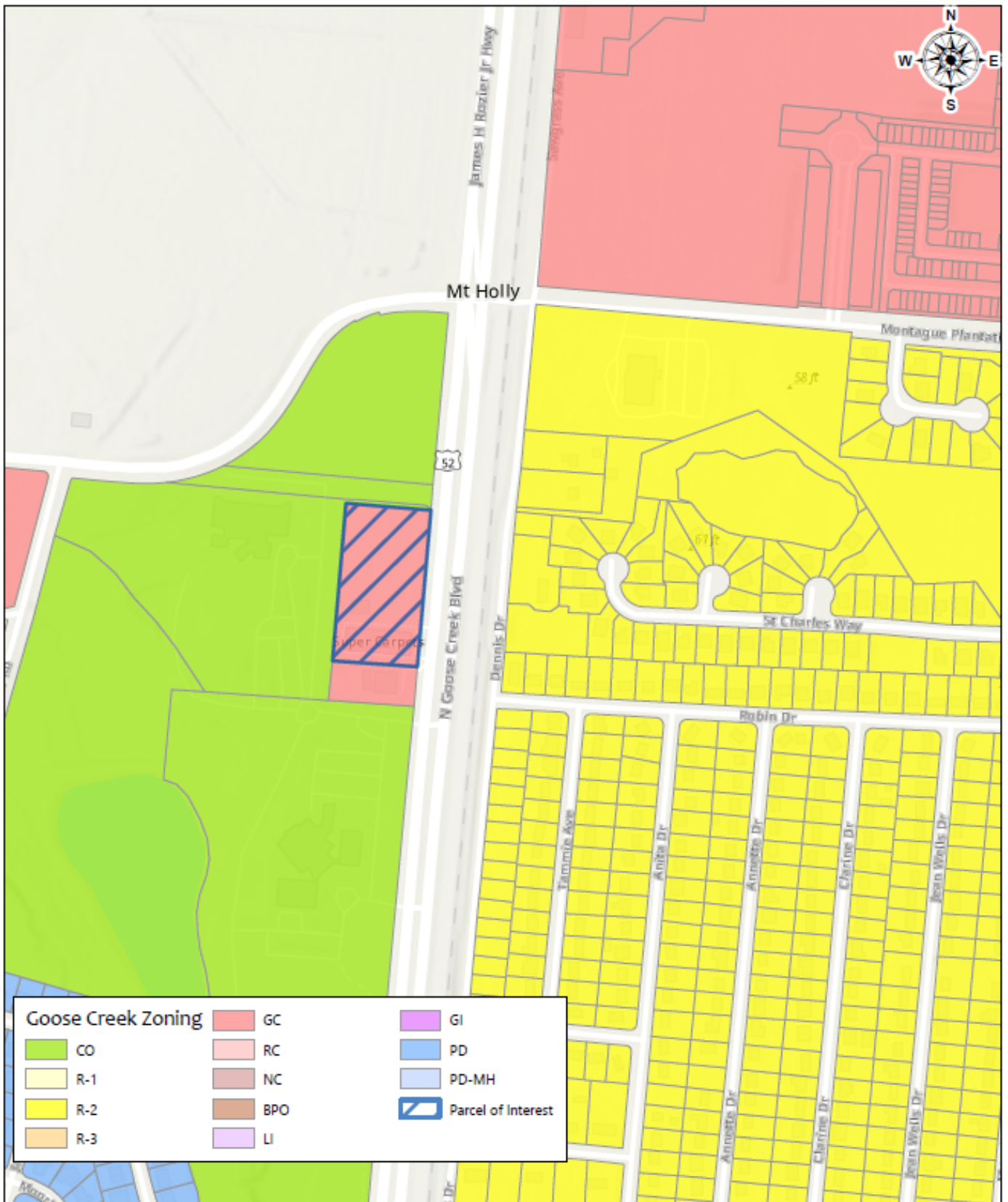


Date: 11/27/2023

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235-00-00-003 Goose Creek Zoning

City of Goose Creek GIS Department
519 N. Goose Creek Blvd
Goose Creek, SC 29445
(843) 797-6220

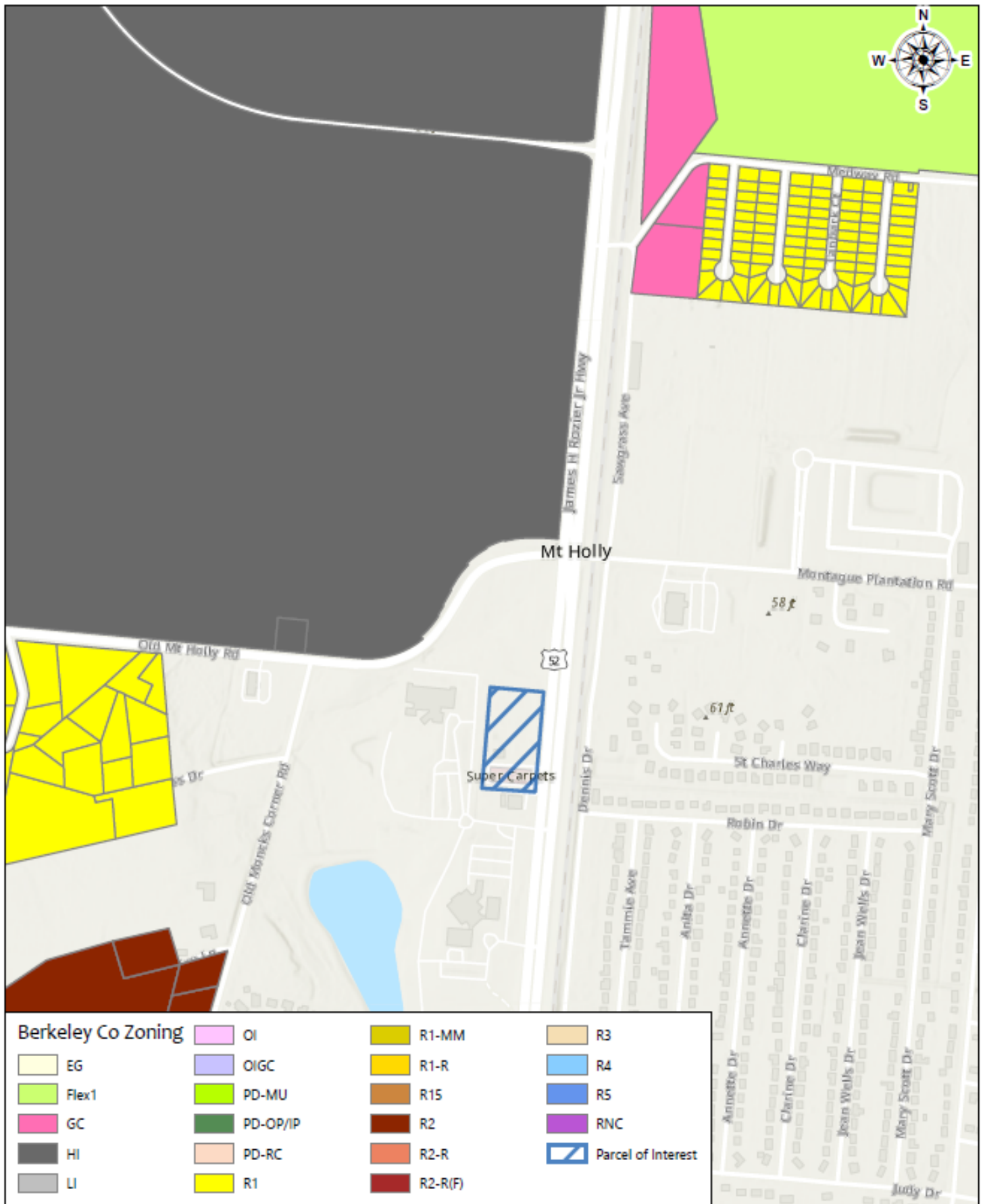
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235-00-00-003 Berkeley Co Zoning

City of Goose Creek GIS Department
519 N. Goose Creek Blvd
Goose Creek, SC 29445
(843) 797-6220

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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

- Limited small-lot (< 0.25 acre) single-family residential detached housing
- Townhomes
- Duplexes / triplexes / quadplexes
- Accessory dwelling units (ADUs)
- Small apartment / condominium buildings (5-19 units), from studio units up to 3 bedrooms
- 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 multi-family housing **by-right**
- 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





TODAY'S DATE: 11-7-2023

PART I. PURPOSE OF SUBMITTAL

- ☐ Site Plan (See Checklist) ☐ Plat Review ☒ Rezoning* ☐ Small Wireless Facility
☐ Subdivision Plan (See Checklist) ☐ Variance* ☐ Conditional Use Permit*

PART II. GENERAL INFORMATION

1. Development Name: Goose Creek Mixed-Use Phase 1
2. Street Address: 523 N. Goose Creek Blvd. Goose Creek, SC 29445
3. TMS #: 235-00-00-003
4. Zoning Classification: gc
Requested Classification: PD (For rezoning only)
5. Total Site Acres: 3.037

PART III. CONTACT INFORMATION

Owner/Developer Name: GOOSE CREEK DESTINATION DISTRICT PARTNERS, LLC
Street Address: 42 Broad Street, 2nd Floor City: Charleston St: SC Zip: 29401
Telephone: 843-224-1183 Cell Phone: 843-224-1183 Fax: _____
E-mail Address: jeffroberts11@bellsouth.net

PART IV. SUBMITTAL INFORMATION (IF APPLICABLE)

Proposed Building Use: _____
Proposed Total Building Area (gross sq. ft.): _____
Max. Building Height: _____ Total Number of Buildings/Units/Lots: _____
Is The Property Restricted by Any Recorded Covenant Which Conflicts With or Prohibits The Proposed Use: No

APPLICATION SUMMARY:

New Destination District PD on a 3+ acre parcel at the Goose Creek Municipal Complex.

LAND DEVELOPMENT SERVICES

Subdivision Plat Review	1-10 LOTS	\$100.00
Subdivision Plat Review	Over 10 LOTS	\$200.00 Plus/\$1.00 Lot
Commercial Review	0-10 ACRES	\$200.00
Commercial Review	10-100 ACRES	\$200.00 Plus \$2.00 Acre
Rezoning Request		\$300.00
Temporary Use Permit		\$ 25.00
Development Agreement		\$500.00 **
Planned Development		\$500.00

***Fee charged will also include a reimbursement for the City's incurred legal fees related to the review of the development agreement.*

AGENT WAIVER

In filing this plan as the property owner, I do hereby agree and firmly bind myself, my heirs, executors, administrators, successors and assignees jointly and severally to construct all improvements and make all dedications as shown on this proposed site plan as approved by the City of Goose Creek, South Carolina.

I hereby designate NA 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: Jeffrey Roberts

Signature: 

Person Completing this Application: NA

Signature of Person Completing this Application: NA

GOOSE CREEK ZONING DISTRICTS

COMMERCIAL/INDUSTRIAL ZONING CLASSIFICATIONS

BPO: Business Professional Office
CC: General Commercial
CI: General Industrial
HI: Heavy Industrial
LI: Light Industrial
NC: Neighborhood Commercial
RC: Restricted Commercial

RESIDENTIAL ZONING CLASSIFICATIONS

R1: Low Density Residential
R2: Medium Density Residential
R3: High Density Residential
PD: Planned Development
PD-MH: PD for Mobile Home

BLANK ZONING CLASSIFICATION

CO: Conservation Open Space

CONTACT PLANNING-ZONING@CITYOFGOOSSECREK.COM FOR QUESTIONS PERTAINING TO THIS FORM

Goose Creek Mixed-Use Destination District PD Phase-1

6-29-740. Planned development districts.

In order to achieve the objectives of the comprehensive plan of the locality and to allow flexibility in development that will result in improved design, character, and quality of new mixed use developments and preserve natural and scenic features of open spaces, the local governing authority may provide for the establishment of planned development districts as amendments to a locally adopted zoning ordinance and official zoning map. The adopted planned development map is the zoning district map for the property. The planned development provisions must encourage innovative site planning for residential, commercial, institutional, and industrial developments within planned development districts. Planned development districts may provide for variations from other ordinances and the regulations of other established zoning districts concerning use, setbacks, lot size, density, bulk, and other requirements to accommodate flexibility in the arrangement of uses for the general purpose of promoting and protecting the public health, safety, and general welfare. Amendments to a planned development district may be authorized by ordinance of the governing authority after recommendation from the planning commission. These amendments constitute zoning ordinance amendments and must follow prescribed procedures for the amendments. The adopted plan may include a method for minor modifications to the site plan or development provisions.

Section 1. That the Code of Ordinances of the City of Goose Creek be amended by revising chapter 151 Zoning Ordinance, so as to amend the boundaries of the Zoning Map in order to change the existing zoning upon that certain 3.037 acres of real property known as 523 N. Goose Creek Blvd, more particularly identified and described on Exhibit A, attached hereto and incorporated herein by reference, from a General Commercial (GC) to a Planned Development (PD).

Section 2. That the individual parcel subject of this rezoning is currently identified as TMS: 235-00-00-003.

Article I Use and Development Requirements for Planned Development District:

Section 1 Introduction and Purpose

The purpose and objectives of the Planned Development District for the described property are more particularly set forth in the Descriptive Statement filed with the City of Goose Creek, inclusive of all exhibits thereto and referenced therein (together the "PD Plan"). The PD Plan so described is consistent with the purpose and objectives as prescribed by Section 151.138 of the Zoning Ordinance of the City of Goose Creek, as adopted and amended.

This PD Ordinance is accompanied by a Development Plan, including Descriptive Statement and Exhibits A, B, C, D and E. herein below referenced, which illustrate, delineate and describe the proposed layout and use of the subject property.

Exhibit A – Legal Description for parcel TMS: 235-00-00-003

Exhibit B - Development Plan

Section 1.1 Minor Changes

Changes to the PD Plan proposed in writing by the applicant which do not alter district boundaries and which involve revision of minor characteristics of the PD, such as relocation of driveways, revision of interior floor plans, façade details, landscaping, relocation of required parking spaces, drainage structures, and features which do not materially affect the approved plan concept or violate any applicable regulations may be approved by the Zoning Administrator.

Section 1.2 Major Changes

Changes to the PD Plan proposed in writing by the applicant which alter district boundaries or which materially affect the characteristics of the PD or which have been rejected by the Zoning Administrator as minor changes shall be submitted under normal zoning amendment procedures applicable to establishment of the PD. It is anticipated that the PD Plan will be amended to include additional parcels at a late date.

Section 1.3 Permits

No zoning or building permits involving a major change of the PD descriptive statement or map shall be issued until the written change is approved and filed with the City Clerk and, if applicable, recorded in the ROD Office for Berkeley County.

Section 2 District Regulations

Consistent with the provisions of Section 151.138 of the Zoning Ordinance of the City of Goose Creek, the District Regulations applicable to this PD Plan shall be as herein set forth.

- A. Minimum site area: The subject site is 3.037 acres
- B. Uses
 - a. Permitted Uses: Multifamily Residential, Active Senior, retail, restaurant, commercial, office.
 - b. Prohibited Uses: Vape and or Tobacco Stores, Predatory Lending including Pawn Shops, Bail Bonds etc..., Stand-alone Drive Through, Gas Station, Adult Oriented Business.
- C. Minimum Lot Area: N/A
- D. Minimum Lot Width and setbacks
 - a. Minimum Lot Width: N/A
 - b. Setbacks: Fences, walls, columns and signs are permitted within all setbacks subject to SCDOT view corridor regulations.
 - i. Front: 10'
 - ii. Side: 10' Accessory buildings and structures, including garbage dumpsters when enclosed by a solid fence or wall, are permitted in side yard setbacks except where a side yard abuts a major road.
 - iii. Rear: 10' Accessory buildings and structures, including garbage dumpsters when enclosed by a solid fence or wall, are permitted in side yard setbacks except where a side yard abuts a major road.
- E. Residential units per acre – There shall be between 25 and 50 residential units per acre.
- F. Retail/commercial square footage – Minimum 1250sqft.

- G. Maximum Structure Height: Five Stories or 65 feet not including appurtenances
- H. Off Street Parking and loading requirements:
 - a. Off street parking: Shared parking between commercial and residential uses is encouraged, with the base ratios as follows:
 - i. Residential: Each Studio, 1 Bedroom, & 2 Bedroom unit is calculated at 1.5 spaces per unit, while 3 bedroom unit is calculated at 2 spaces per unit.
 - ii. Commercial: Office and general retail is parked at 1 space for every 300 SF (of usable patron use area) , and restaurant at 1 space for every 200 SF (of usable patron use area).
 - b. Loading Requirements: Each building, or group of buildings in a singular plaza shall include one dedicated space for loading and deliveries with a minimum size of 10'x25'
- I. Screening, and landscaping requirements: All street and buffer locations as depicted on the PD Development Plan. The placement and identification of final landscaping on the site will be subject to the final site plan review.
- J. Signs – A signage package will be coordinated with Planning Department of The City of Goose Creek. Building mounted signs will be consistent with each other and be made out of the same material, color and font. The development will utilize at most, one (1) monument sign for the development.
- K. Streets (Public and Private): All parking lots and driveways will be private construction and maintenance thereof are the responsibility of the property owner consistent with standard requirements of SCDOT for the particular location.
- L. Infrastructure bonding: All applicable requirements shall be met prior to issuance of permits.
- M. Plat approvals: All applicable regulations shall be met before approvals or permitting.
- N. Site plan approvals: All applicable regulations shall be met before approvals or permitting.

Section 3 *Development Plan*

Descriptive Statement: The PD Plan is created to institute a mixed-use plan that also contemplates the future inclusion and connection to additional properties surrounding the City of Goose Creek Municipal Complex. The intention of this PD Plan is to create an initial first round of a Destination District that would, if and when developed, incorporate mixed-use buildings, pedestrian plazas and vehicular parking that is consistent with the City of Goose Creek's Comprehensive Plan. The contemplated future PD plan that may be introduced at a later date would encourage mixed-use residential, retail and hospitality uses connected by pedestrian friendly plazas and walkways. The PD plan seeks to both create housing options that can utilize the existing walkable and amenity rich municipal complex and to augment the municipal complex with hospitality and retail uses which further enhances the municipal complex as a destination for all citizens of Goose Creek.

Exhibit B - Development Plan, includes the following subsections:

- Exhibit B-1 – PD Site Plan – Phase 1
- Exhibit B-2 – PD Overview Site Plan – Phase 1 and Contemplated Phase 2
- Exhibit B-3 – Survey – Phase 1 Parcel
- Exhibit B-4 – Survey – Phase 2 Parcel

1. Size and boundaries: The fee simple site is 3.037 acres. Refer to *Exhibit A – Legal Description* for a full legal description.

2. Area and location of each type of use: The PD consists of multifamily rental units complemented by a commercial space with a pedestrian plaza and surface parking.

3. Number and density of dwelling units: (i) The PD plan allows for multi-family units in a mix of studio, one, two and three bedroom units. The units can either be standard market rate units or active senior with an age restriction. The unit count is currently shown at 88 market rate units. The unit count may fluctuate but in no event shall the unit count be more than 50 units per acre. (ii) Commercial. The PD plan shows a 1400sqft retail/food service space. The area of commercial can fluctuate but will not be less than 1,1250sqft (total square feet).

4. Description of open space locations, uses and proposed dedication for public use: Areas of open space and common area improvements are integrated into the overall site plan. (in particular exhibit C.3 – Development Site Plan). The property sits adjacent to the City of Goose Creek municipal and recreation center which has extensive outdoor public green space. This property endeavors to create an outdoor public plaza which will contain street furniture and space for outdoor gathering. The proposed buildings will both front on and be connected by the public plaza. The plaza will include site lighting and vegetation.

5. Ownership and maintenance of streets and proposed dedication to public: All parking lots and driveways will be constructed and maintained by the property owner.

6. Parking and traffic:

(a) Parking for both the residential and commercial space will be provided on site. The PD Plan delineates at or about 180 parking spaces. The final parking space requirement shall be subject to the use density shown on the final PD Site Plan and utilize the shared parking use methodology in compliance with the calculations established in the Urban Land Institute's Shared Parking Manual, Current Edition.

(b) 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.

(c) In addition to direct access from North Goose Creek Blvd., the PD Plan may in the future utilize additional access from existing parking lots and driveways currently owned by the City of Goose Creek. It is contemplated a second PUD will be formulated in the future that will coordinate access with City.

(d) Parking lots and driveways will be well-lit with the following illumination standards- : Lighting shall be required in all parking areas and pedestrian access and use areas. Pole lighting shall not exceed 20 feet in height. Architecturally integrated wall mounted lighting shall be installed on at least one side of every exterior entry door. Rope lights are prohibited, however, string lighting is encouraged over pedestrian use areas and plazas.

(e) Parking areas will include charging stations for electric vehicles at a minimum ratio of 1 per 20 parking spaces-

7. Steps proposed to comply with landscape regulations: The PD Plan will implement the following landscape strategies.

a. Landscape islands in parking lots —Where determined feasible by the Developer, landscape islands may be installed, and if so, with no less than one tree per island.

b. Landscape Plan – Considerable design flexibility is provided in landscaping to accommodate the uniqueness of the project – taking into account the abutting property; the amount, species,

arrangement, coverage of plant material proposed; the level of screening achieved; and the height, spread and canopy of the proposed planting at maturity. The landscape plan will be developed by the Developer's landscape architect for the PD Development, in consultation with the Goose Creek Zoning Administrator.

The use of pervious or semi-pervious parking lot surfacing materials—including, but not limited to—pervious asphalt and concrete, open joint pavers, and reinforced grass/gravel/shell grids may be approved for off-street parking and loading areas, provided such surfacing is subject to an on-going maintenance program (e.g., sweeping, annual vacuuming). Any pervious or semi-pervious surfacing used for aisles within or driveways to parking and loading areas shall be certified as capable of accommodating anticipated traffic loading stresses and maintenance impacts.

c. Plaza – The plaza will be developed to be durable and attractive with materials as noted in the PD Plan

d. Tree Mitigation – Tree mitigation fees will follow those published by the City of Goose Creek but will be capped at a maximum amount of \$10,000.

8. Steps proposed to comply with sediment control and storm drainage regulations:

a. Sediment and erosion control during construction will be per SCDHEC NPDES regulations, include obtaining a land disturbance permit from Berkeley County and Goose Creek.

b. Storm water post development peak runoff rates will follow City of Goose Creek Engineering guidelines and Berkeley County guidelines

9. Outline for development phasing with anticipated time frames: This PD is a single phase development, anticipated to break ground approximately 6 to 12 months after final approval with an approximate eighteen (18) to (24) month construction duration, subject to variation based on unforeseen weather or market conditions.

10. Design standards, procedures and methods demonstrating that development will result in an integrated use district: functional and compatible with area: Implementation of the Development Plan shall remain consistent with the features presented by the filed PD application, subject only to specific availability of materials and features described therein.

11. Proposed restrictive covenants to be recorded to assure future compliance with the standards of the plan: Not applicable – single owner leasehold property.

12. Description of exterior finishes:

The Development Plan is intended to create a pedestrian friendly commercial and residential project at the City of Goose Creek's Municipal Complex. The proportion and scale of the buildings will fit with the buildings and adjacent roadway. It is intended that the buildings will be a maximum of 5 stories. The buildings are expected to stand the test of time, yet are to be designed using modern architectural design and materials. Consistent with this vision, the following materials are proposed for predominant use on the exterior of the buildings. This list is not intended to limit the use of accent materials on the building or at retail storefronts and residential entrances. This list will not preclude the use of other high quality exterior materials as selected by the Project Architect. Any request to use a Non-permissible Material listed below will be considered a major change to the PD Document.

PERMISSIBLE MATERIALS

Clay brick masonry

Cementitious Siding (prefinished or field painted)
Hard-coat or cementitious stucco, but not as a primary building material.
Prefinished Aluminum Cladding
Prefinished Aluminum railing systems
Vinyl window or Fiberglass window or Clad window systems
Aluminum Storefront window
Canopies of any durable material may be provided

NON-PERMISSIBLE MATERIALS

EIFS shall not be used on the project
Vinyl siding shall not be used

ADDITIONAL PROTOCOLS OF THE PD

Visible Roofing shall be either asphalt shingles or metal roofing
Walkable and or flat roofs shall be a membrane roof system
All rooftop mechanical units shall be screened from view from the ground
Pedestrian areas shall be either cast-in-place concrete or pavers

Implementation of the Development Plan shall remain consistent with the features presented by the filed PD application, subject only to availability of materials and features described therein.

13. Art Fund: The project will comply with the City of Goose Creeks Art Fund requirements to include or contribute a minimum of 1% of the construction budget up to \$20,000 for public art.

14. Multi-Use Path: The PD development will install a multi-use path in front of the property once the multi-use path has reach the property boundary.

Article II Adoption and Effect

Section 1. That the Descriptive Statement and all component exhibits of the PD Plan referred herein shall be deemed incorporated herein by reference and approved.

Section 2. That all ordinances or parts of ordinances in conflict with the particular provisions of this PD ordinance are hereby repealed.

Section 3. The effective date of this ordinance shall be immediately upon its passage.

Want to look at pervious pavers, low impact development materials, car charging station, bike racks, lighting requirements, trail connection in the front, street trees, art fund applies

EXHIBIT A – PROPERTY DESCRIPTION

All that certain piece, parcel or tract of land situate, lying and being in Second Goose Creek Parish, Berkeley County, South Carolina, containing three and 5/100 (3.05) acres, more or less, as is more particularly shown on a plat thereof entitled, "Plat of Land Owned by Testamentary Trustees of H. Smith Richardson Being Conveyed to Henry B. Fishburne", made by James E. Shuler, R.L.S., dated December 16, 1977, said plat being recorded in the Office of the Clerk of Court for Berkeley County in Plat Book W, at Page 310.

Said tract being more particularly described according to said plat as follows: Beginning at an iron pin located at the intersection of the southern right-of-way of Road S-8-45 and western boundary of the right-of-way of U.S. Highway No. 52, then proceeding along the boundary of said right-of-way South 07° 12' West a distance of 494.3 feet to a point; thence turning and proceeding North 83°46' West a distance of 262.6 feet to a point; thence continuing along said line a distance of 5 feet to the center line of the ditch shown on the plat; thence turning and proceeding North 07°07' East a distance of 498.0 feet to a point, said point being on the southern boundary of the right-of-way of Road S-8-45; thence turning and proceeding along said right-of-way South 82°58' East a distance of 268.28 feet to a point, the said point being the Point of Beginning.

BEING the same property conveyed to Angela M. Dangerfield by Deed of Angela M. Dangerfield, Trustee of the David W. Weaver Revocable Trust dated October 31, 2006, said Deed dated April 25, 2022 and being recorded on April 26, 2022, in the ROD Office for Berkeley County, SC, in Book 4228, at Page 130.

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

TMS: 235-00-00-003

EXHIBIT B-1 - PD SITE PLAN

GOOSE CREEK MUNICIPAL COMPLEX

neighboring
commercial
property

cafe

PD - PHASE 1

plaza

multi-family

N. GOOSE CREEK BLVD.

GOOSE CREEK MUNICIPAL COMPLEX

neighboring commercial property

PD - PHASE 1

cafe

multi-family

PD - PHASE 2a

PD - PHASE 2b

CONTEMPLATED

N. GOOSE CREEK BLVD.

OLD MT. HOOLY RD.

- 1) THE PROPERTY IS OWNED BY ANGELA M. DANGERFIELD.
- 2) THE TOTAL AREA = 3.037 ACRES.
- 3) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 45015C 0595 E DATED DECEMBER 7, 2018 THIS PROPERTY LIES IN ZONE X WHICH IS NOT A SPECIAL HAZARD ZONE.
- 4) THE HORIZONTAL DATUM IS REFERENCED TO NORTH AMERICAN DATUM 1983 (2011 SHIFT).
- 5) THIS SURVEY IS NOT INTENDED TO SHOW THE EXISTENCE OR NON EXISTENCE OF U.S. ARMY CORPS OF ENGINEERS "JURISDICTIONAL WETLANDS".
- 6) THIS SURVEY DOES NOT REFLECT A TITLE SEARCH. IT IS BASED ON THE REFERENCES LISTED AND THE EVIDENCE FOUND IN THE FIELD. ANY EASEMENTS OR ENCUMBRANCES OF RECORD NOT SHOWN ON THE REFERENCES MAY NOT BE SHOWN ON THIS SURVEY.
- 7) CONSIDERABLE EFFORT HAS BEEN MADE TO DETERMINE THE LOCATION OF UNDERGROUND UTILITIES. SOME LOCATIONS ARE ACTUAL FIELD MEASUREMENTS AND SOME ARE TAKEN FROM LOCATIONS MARKED IN THE FIELD BY A PROFESSIONAL LOCATING SERVICE. THIS SURVEY DOES NOT WARRANT THAT UTILITIES ARE SHOWN ACCURATELY NOR THAT ALL UTILITIES ARE SHOWN. CALL PALMETTO UTILITY PROTECTION SERVICE (PUPS) AT 811 A MINIMUM OF 3 WORKING DAYS BEFORE DIGGING.

LEGEND

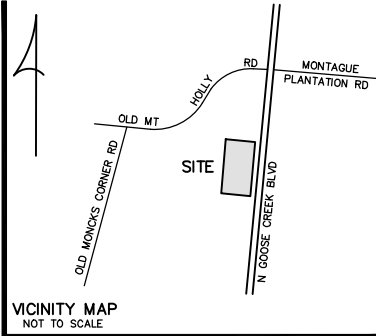
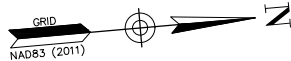
- RF - REBAR FOUND
OTPF - OPEN TOP PIPE FOUND
PP - POWER POLE
GW - GUY WIRE
EHH - ELECTRIC HAND HOLE
TM - TRANSFORMER
EM - ELECTRIC METER
FH - FIRE HYDRANT
WV - WATER VALVE
WM - WATER METER
CP - COMMUNICATION PEDESTAL
CHH - COMMUNICATION HAND HOLE
SSMH - SANITARY SEWER MANHOLE
SSCO - SANITARY SEWER CLEANOUT
STP - STOP SIGN
SP - SIGN POST
BD - BOLLARD
MB - MAILBOX

LINE LEGEND

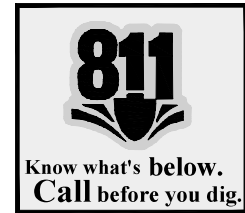
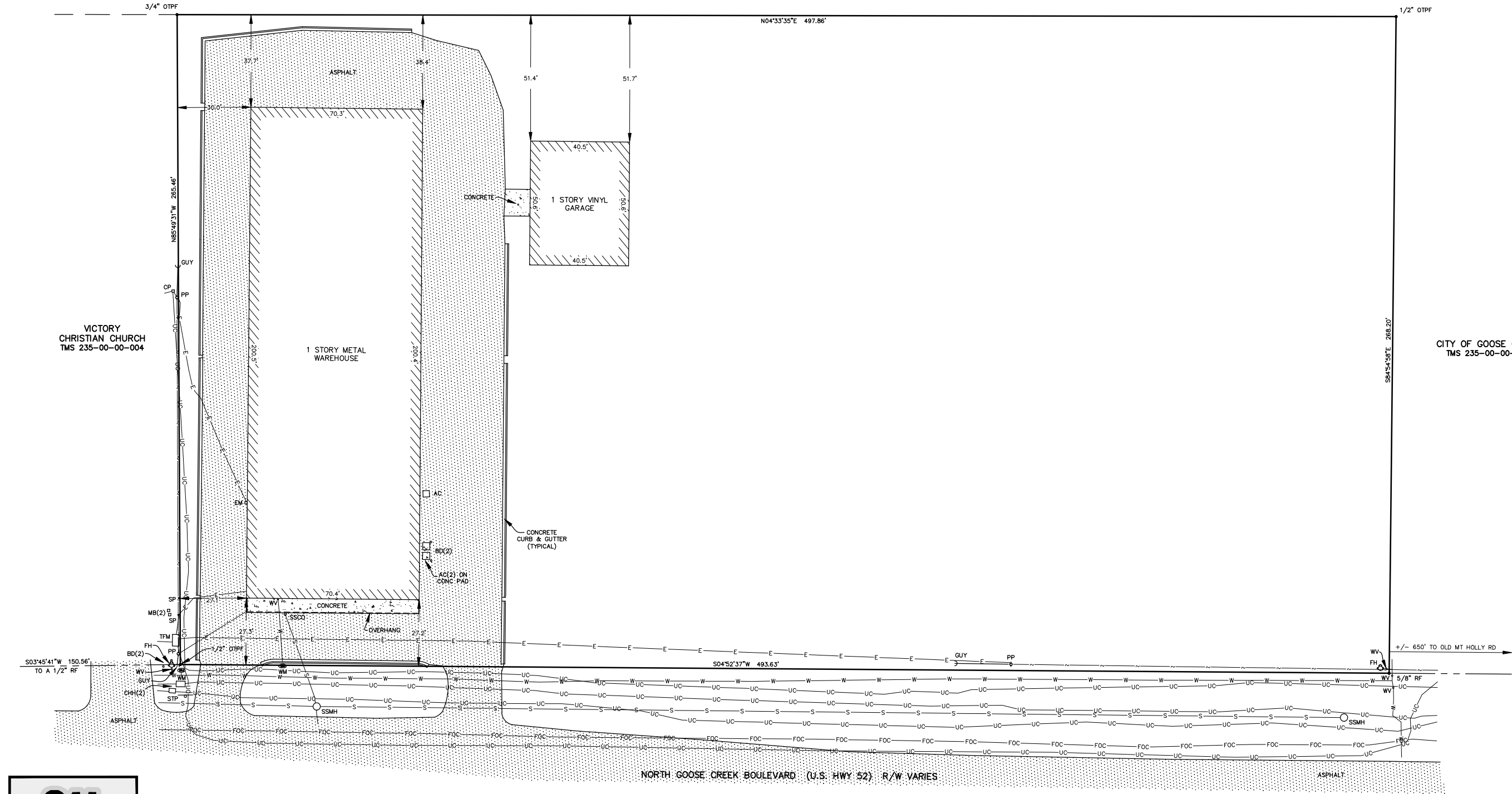
- — — — — PROPERTY LINE
— — — — — ADJACENT PROPERTY LINE
— — — — — RIGHT OF WAY LINE
— — — — — BURIED WATER LINE
— — — — — BURIED SANITARY SEWER LINE
— — — — — BURIED COMMUNICATION LINE
— — — — — BURIED FIBER OPTIC LINE
— — — — — BURIED ELECTRIC LINE
— — — — — OVERHEAD UTILITY LINE

REFERENCES

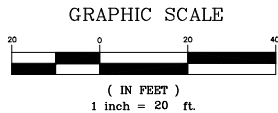
- 1) PLAT BY JAMES E. SHULER DATED DECEMBER 16, 1977 AND RECORDED IN THE BERKELEY COUNTY ROD OFFICE IN PLAT BOOK W PAGE 310.
- 2) PLAT BY JAMES KELLY DAVIS DATED JULY 7, 1995 AND RECORDED IN THE BERKELEY COUNTY ROD OFFICE IN PLAT CABINET L PAGE 201.



CITY OF GOOSE CREEK
TMS 235-00-00-038



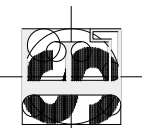
The South Carolina STATE LAW requires that excavators give a 72-Hour notice, (3 working days excluding weekends and holidays), for the locators to get out to mark the area. After a ticket has been processed, you will know when you are legally free to proceed with the digging work and which utilities in the area P.U.P.S. will be notifying for you. Any utilities that P.U.P.S. does not notify, you will be responsible for notifying directly. The Utility Companies ask that you leave a 2 1/2 feet margin on each side of a marked utility line. Also note that your request is good for 15 working days after it has been processed by our system.



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

JEFFREY STEVEN COOPER, S.C. PLS #12516

FORSBERG ENGINEERING AND SURVEYING, INC.
1587 SAVANNAH HIGHWAY SUITE B
P.O. BOX 30075
CHARLESTON, SOUTH CAROLINA 29417
(843) 571-2622 FAX (843) 571-6780
CIVIL ENGINEERING, SURVEYING
AND LANDSCAPE ARCHITECTURE



LOT SURVEY
TMS # 235-00-00-003
523 NORTH GOOSE CREEK BOULEVARD
CITY OF GOOSE CREEK, BERKELEY COUNTY, SOUTH CAROLINA



DATE
FEBRUARY 2, 2023

DRAWN/CHECKED
JSC/LSM

LAST REVISED

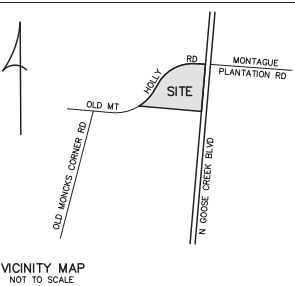
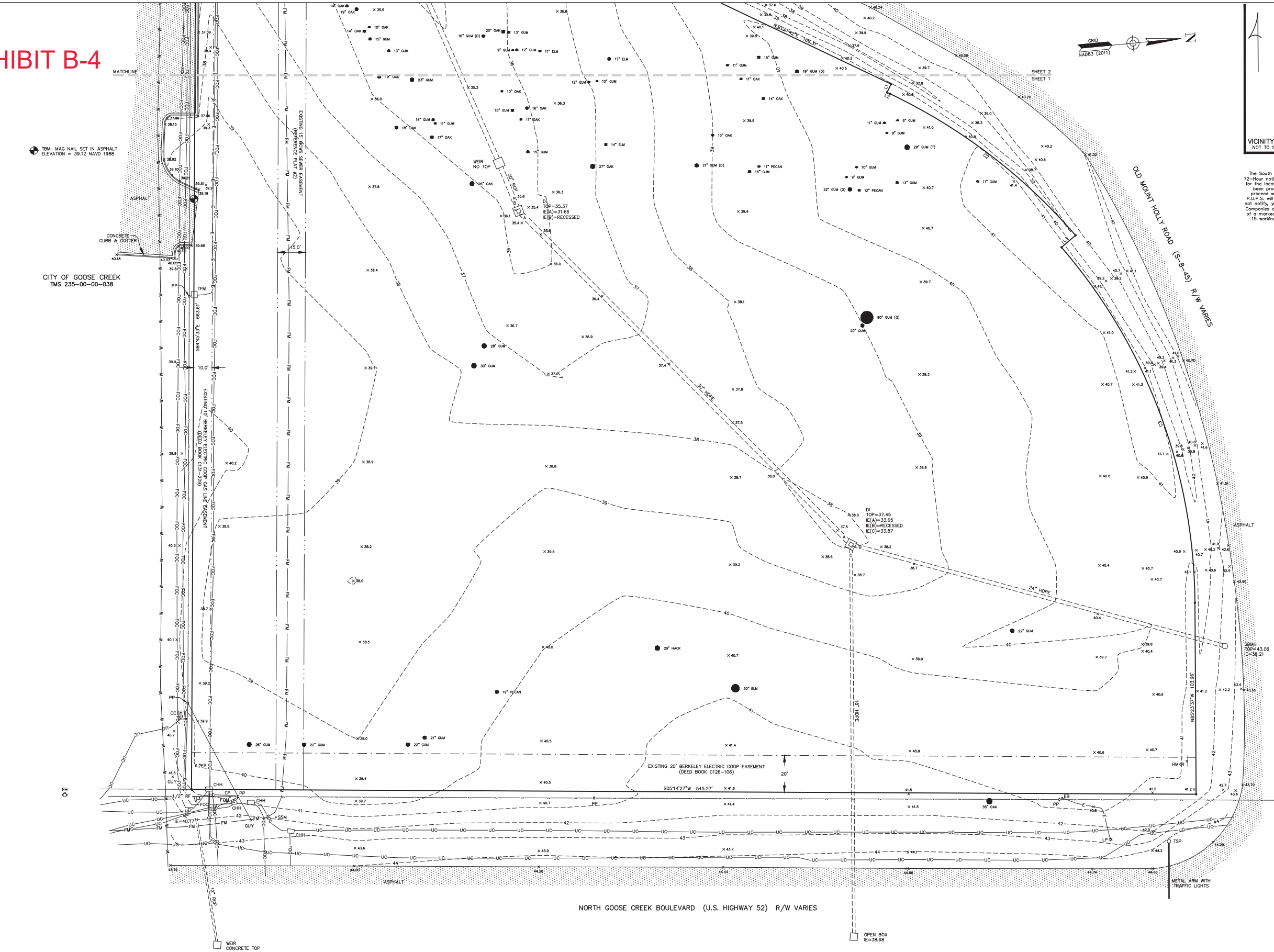
APPROVED
JSC

SCALE
1" = 20'

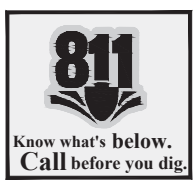
PROJECT NO.
6123

SHEET NUMBER
1

EXHIBIT B-4



The South Carolina STATE LAW requires that excavators give a 72-hour notice, (3 working days excluding weekends and holidays), for the location to get out to mark the area. After a ticket has been processed, you will know when you are legally free to proceed with the digging work and which utilities in the area P.U.P.S. will be notifying for you. Any utilities that P.U.P.S. does not notify, you will be responsible for notifying directly. The Utility Companies ask that you leave a 2 1/2 feet margin on each side of a marked utility line. Also note that your request is good for 15 working days after it has been processed by our system.



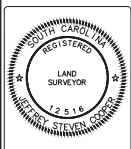
FORSBERG ENGINEERING AND SURVEYING, INC.
187 SAVANNAH HIGHWAY SUITE B
CHARLESTON, SOUTH CAROLINA 29417
(843) 571-2822 FAX (843) 571-8780
CIVIL AND LAND PLANNING



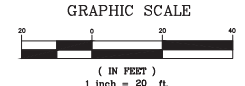
TOPOGRAPHIC SURVEY

LOT "A"
TMS # 223-00-00-031

CITY OF GOOSE CREEK, BERKELEY COUNTY, SOUTH CAROLINA



DATE	AUGUST 2, 2023
DRAWN/CHECKED	JSC/LSM
LAST REVISED	
APPROVED	JSC
SCALE	1" = 20'
PROJECT NO.	6123-1
SHEET NUMBER	1



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EXHIBIT B-4

LINE LEGEND

---	PROPERTY LINE
---	MATCHLINE
---	RIGHT OF WAY LINE
---	BURIED WATER LINE
---	BURIED SANITARY SEWER FORCE MAIN
---	BURIED COMMUNICATION LINE
---	BURIED FIBER OPTIC LINE
---	BURIED ELECTRIC LINE
---	OVERHEAD UTILITY LINE
---	BEC EASEMENT
---	BEC GAS LINE EASEMENT
---	BOWS SEWER EASEMENT
---	SOUTHERN BELL/HOME TELEPHONE EASEMENT
---	CONTOUR LINE

LEGEND

RF	REBAR FOUND
TM	TEMPORARY BENCHMARK
PP	POWER POLE
QW	QUARTER WAY
EB	ELECTRIC BOX
TFM	TRANSFORMER
GEN	GENERATOR
FH	FIRE HYDRANT
CC	COMMUNICATION CABINET
CP	COMMUNICATION PEDESTAL
CHH	COMMUNICATION HAND HOLE
FOM	FIBER OPTIC MARKER
SSM	SANITARY SEWER LINE MARKER
DI	DROP INLET
SDMH	STORM DRAIN MANHOLE
IE	INVERT ELEVATION
RCP	REINFORCED CONCRETE PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
TSP	TRAFFIC SIGNAL POLE
HMKR	HISTORICAL MARKER SIGN
X 35.7	SPOT ELEVATION (PERVIOUS SURFACE)
X 43.79	SPOT ELEVATION (IMPERVIOUS SURFACE)
(D)	DOUBLE TRUNK TREE
(T)	TRIPLE TRUNK TREE
(Q)	QUADRUPLE TRUNK TREE

REFERENCES

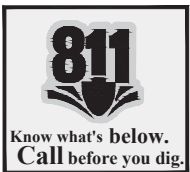
- 1) PLAT BY MARK ELLIS LAMB, SR. DATED JULY 10, 2008, LAST REVISED DECEMBER 9, 2008 AND RECORDED IN THE BERKELEY COUNTY ROD OFFICE IN PLAT BOOK M PAGE 375-R.
- 2) PLAT BY RANDALL L. STEPP DATED JULY 10, 2019 AND RECORDED IN THE BERKELEY COUNTY ROD OFFICE IN PLAT INSTRUMENT #2019025024.
- 3) PLAT BY DONALD J. SMITH, JR. DATED JUNE 2, 2020, LAST REVISED JUNE 9, 2020 AND RECORDED IN THE BERKELEY COUNTY ROD OFFICE IN PLAT INSTRUMENT #2020020682.
- 4) SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION DOCKET NO. 8.667.
- 5) SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION PLANS FOR OLD MOUNT HOLLY ROAD, HENRY E. BROWN JR. BLVD-PHASE 2, AND NORTH GOOSE CREEK BLVD COMPLETED IN 2021. (SHEETS 5C, 39-41).

NOTES

- 1) THE PROPERTY IS OWNED BY CITY OF GOOSE CREEK.
- 2) THE TOTAL AREA = 5.405 ACRES.
- 3) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 45015C 0595 E DATED DECEMBER 7, 2018 THIS PROPERTY LIES IN ZONE X WHICH IS NOT A SPECIAL HAZARD ZONE.
- 4) THE HORIZONTAL DATUM IS REFERENCED TO NORTH AMERICAN DATUM 1983 (2011 SHIFT). THE VERTICAL DATUM IS REFERENCED TO NORTH AMERICAN VERTICAL DATUM 1988.
- 5) THIS SURVEY IS NOT INTENDED TO SHOW THE EXISTENCE OR NON EXISTENCE OF U.S. ARMY CORPS OF ENGINEERS "JURISDICTIONAL WETLANDS".
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- 8) ALL CORNERS ARE 5/8" REBAR SET UNLESS NOTED OTHERWISE.

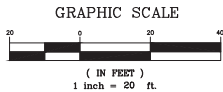
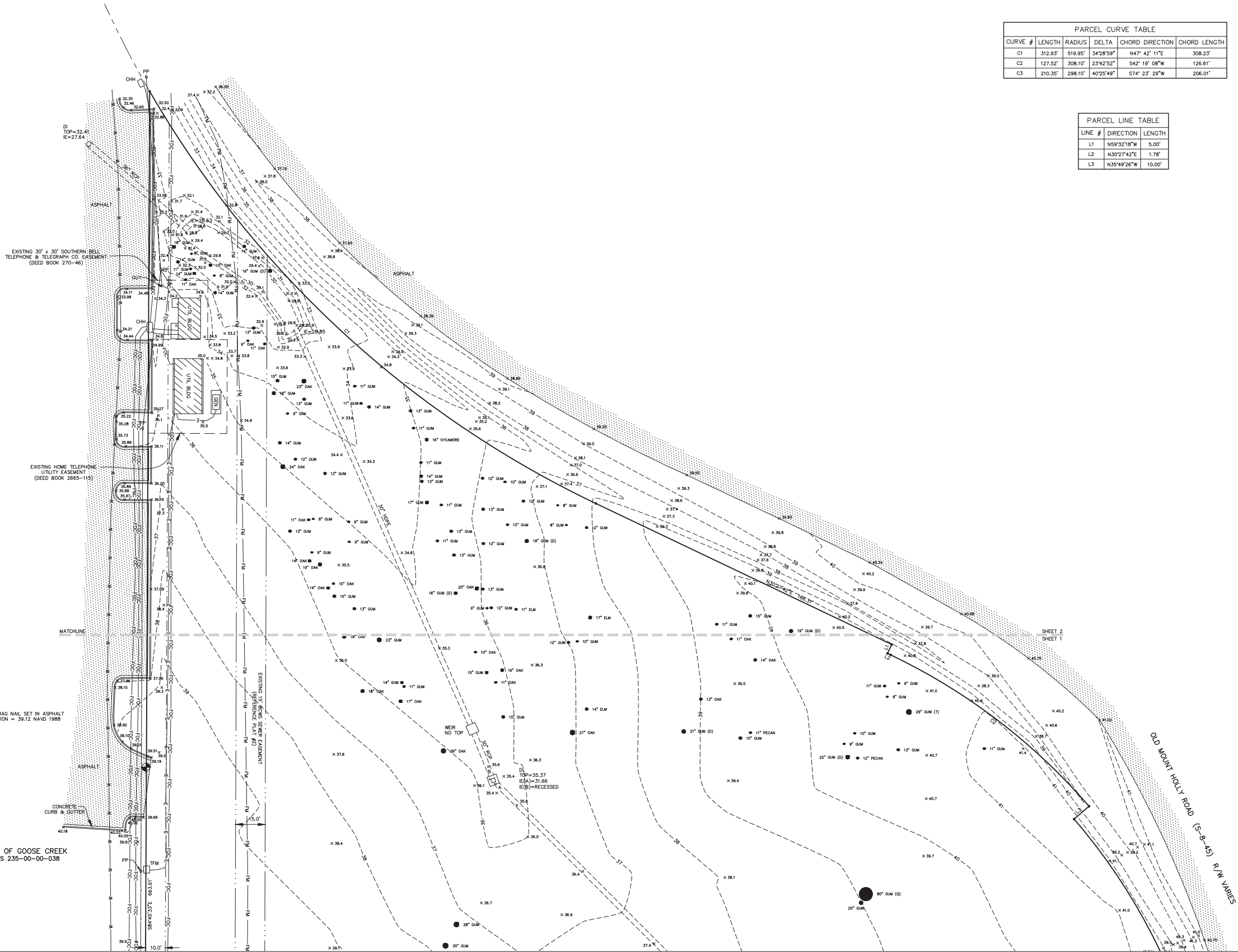


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PARCEL CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	312.93'	519.95'	34°28'59"	N47° 42' 11"E	308.23'
C2	127.52'	308.10'	23°42'52"	S42° 19' 08"W	128.61'
C3	210.35'	298.10'	40°25'49"	S74° 23' 29"W	206.01'

PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N59°32'16"W	5.00'
L2	N30°27'42"E	1.78'
L3	N35°49'26"W	10.00'



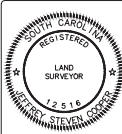
FORSBERG ENGINEERING AND SURVEYING, INC.
1887 SAVANNAH HIGHWAY SUITE B
CHARLESTON, SOUTH CAROLINA 29417
(843) 871-2622 FAX (843) 871-8780
CIVIL ENGINEERING AND LAND PLANNING



TOPOGRAPHIC SURVEY

LOT "A"
TMS # 223-00-00-031

CITY OF GOOSE CREEK, BERKELEY COUNTY, SOUTH CAROLINA



JEFFREY S. COOPER

DATE

AUGUST 2, 2023

DRAWN/CHECKED

JSC/LSM

LAST REVISED

APPROVED

JSC

SCALE

1" = 20'

PROJECT NO.

6123-1

SHEET NUMBER

2

OF 2



Request for Planning Commission Agenda Item

To:

From:

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

ELECTION OF CHAIR AND VICE-CHAIR

Background Summary

Financial Impact

Impact if denied

Impact if approved

Department Head:

City Administrator:

Signature & Date

Signature & Date



Request for Planning Commission Agenda Item

To:

From:

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

2024 CALENDAR

Background Summary

Financial Impact

Impact if denied

Impact if approved

Department Head:

City Administrator:

Signature & Date

Signature & Date

**CITY OF GOOSE CREEK BOARDS AND COMMISSIONS MEETING SCHEDULE & APPLICATION DEADLINES
JANUARY 2024 - DECEMBER 2024**

PLANNING COMMISSION					
Application deadline is 5:00 p.m. of the deadline date, to include fees paid, documents submitted and application approval given by the Zoning Administrator.					
<u>MEETING DATE</u>	<u>MEETING DAY</u>	<u>MEETING TIME</u>	<u>MEETING PLACE</u>	<u>APPLICATION DEADLINE</u>	<u>APPLICATION DAY</u>
01/02/24	TUESDAY	6:00 P.M.	CITY HALL	12/06/23	WEDNESDAY
02/06/24	TUESDAY	6:00 P.M.	CITY HALL	01/03/24	WEDNESDAY
03/05/24	TUESDAY	6:00 P.M.	CITY HALL	02/07/24	WEDNESDAY
04/02/24	TUESDAY	6:00 P.M.	CITY HALL	03/06/24	WEDNESDAY
05/07/24	TUESDAY	6:00 P.M.	CITY HALL	04/03/24	WEDNESDAY
06/04/24	TUESDAY	6:00 P.M.	CITY HALL	05/08/24	WEDNESDAY
07/02/24	TUESDAY	6:00 P.M.	CITY HALL	06/05/24	WEDNESDAY
08/06/24	TUESDAY	6:00 P.M.	CITY HALL	07/03/24	WEDNESDAY
09/03/24	TUESDAY	6:00 P.M.	CITY HALL	08/07/24	WEDNESDAY
10/01/24	TUESDAY	6:00 P.M.	CITY HALL	09/04/24	WEDNESDAY
11/05/24	TUESDAY	6:00 P.M.	CITY HALL	10/02/24	WEDNESDAY
12/03/24	TUESDAY	6:00 P.M.	CITY HALL	11/06/24	WEDNESDAY

ARCHITECTURAL REVIEW BOARD					
Application deadline is 5:00 p.m. of the deadline date.					
For Major Applications, the project will need to be reviewed by staff, comments/corrections issued to the applicant/ architect/engineer, and comments addressed/corrections made by the applicant/architect/engineer prior to submittal of the application on the deadline.					
ii Monday, January 15th, is Martin Luther King, Jr.'s birthday and is recognized as an official City holiday-meeting will be held on Tuesday, January 16th.					
<u>MEETING DATE</u>	<u>MEETING DAY</u>	<u>MEETING TIME</u>	<u>MEETING PLACE</u>	<u>APPLICATION DEADLINE</u>	<u>APPLICATION DAY</u>
01/16/24	TUESDAY	6:00 P.M.	CITY HALL	12/19/23	TUESDAY
02/19/24	MONDAY	6:00 P.M.	CITY HALL	01/17/24	WEDNESDAY
03/18/24	MONDAY	6:00 P.M.	CITY HALL	02/20/24	TUESDAY
04/15/24	MONDAY	6:00 P.M.	CITY HALL	03/19/24	TUESDAY
05/20/24	MONDAY	6:00 P.M.	CITY HALL	04/16/24	TUESDAY
06/17/24	MONDAY	6:00 P.M.	CITY HALL	05/21/24	TUESDAY
07/15/24	MONDAY	6:00 P.M.	CITY HALL	06/18/24	TUESDAY
08/19/24	MONDAY	6:00 P.M.	CITY HALL	07/16/24	TUESDAY
09/16/24	MONDAY	6:00 P.M.	CITY HALL	08/20/24	TUESDAY
10/21/24	MONDAY	6:00 P.M.	CITY HALL	09/17/24	TUESDAY
11/18/24	MONDAY	6:00 P.M.	CITY HALL	10/22/24	TUESDAY
12/16/24	MONDAY	6:00 P.M.	CITY HALL	11/19/24	TUESDAY

Please visit the City Website at www.cityofgoosecreek.com for Agendas and Meeting Packet Information, or feel free to contact the Department of Planning and Zoning at (843)797-6220, email: planning-zoning@cityofgoosecreek.com