



**GOOSE CREEK PLANNING COMMISSION MEETING
TUESDAY, FEBRUARY 3, 2026 • REGULAR MEETING AT 6:00PM
City Hall - 519 N Goose Creek Boulevard**

COMMISSIONERS: CHAIRPERSON JUDIE EDWARDS, VICE CHAIRPERSON HEATHER BYRD, LISA BURDICK, GENA GLAZE, ANTHONY JENKINS, JOSH LILLY, NICK MATTHEWS

IN ACCORDANCE WITH THE FREEDOM OF INFORMATION ACT, THE ELECTRONIC AND PRINT MEDIA WERE DULY NOTIFIED, ALONG WITH A HARD COPY POSTED AT CITY HALL. SHOULD YOU HAVE QUESTIONS OR COMMENTS, PLEASE CONTACT PLANNING AT (843)797-6220.

I. CALL TO ORDER & ROLL CALL

II. PUBLIC MEETING: APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

- a. PLANNING COMMISSION MEETING JANUARY 6, 2026

IV. NEW BUSINESS

- a. PLANNING COMMISSION RESOLUTION TO RECOMMEND TO AMEND THE CITY OF GOOSE CREEK COMPREHENSIVE PLAN, FUTURE LAND USE MAP, TO ASSIGN A FUTURE LAND USE DESIGNATION OF GENERAL COMMERCIAL (GC) TO TMS 233-08-03-059, LOCATED ON COLLEGE PARK ROAD

V. MISCELLANEOUS

- a. PLAT APPROVAL (INFORMATIONAL PURPOSES ONLY)

VI. GENERAL PUBLIC COMMENTS

VII. CLOSING REMARKS & ADJOURNMENT



Request for Planning Commission Agenda Item

To: Planning Commission

From: Lili Ortiz-Ludlum, Administrative Assistant

Please check one box

☐ Regular Meeting

☐ Special Meeting

☐ Work Session

Please check one box, if applicable

☐ Ordinance

☐ Resolution

☐ Proclamation

☐ Request to
Purchase

Ordinance/Resolution Title

PLANNING COMMISSION MEETING JANUARY 6, 2026

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, JANUARY 6, 2026, 6:00 PM
MARGUERITE H. BROWN MUNICIPAL CENTER**

I. CALL TO ORDER

Action: Chairperson Edwards called the meeting to order at 6:00 p.m.

Present: Judie Edwards; Heather Byrd; Lisa Burdick; Gena Glaze; Anthony Jenkins; Josh Lilly; Nick Matthews

Absent: None

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

II. PUBLIC MEETING: APPROVAL OF AGENDA

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

Discussion: None.

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

III. APPROVAL OF MINUTES

a. PLANNING COMMISSION MEETING NOVEMBER 4, 2025

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

Discussion: None.

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

IV. NEW BUSINESS

a. MAP AMENDMENT COLLEGE PARK ROAD - ANNEXATION/MAP AMENDMENT REQUEST FOR THE AREA IDENTIFIED AS TMS 233-08-03-059 ON COLLEGE PARK ROAD, INTO THE CITY OF GOOSE CREEK AND TO ASSIGN A ZONING OF GENERAL COMMERCIAL (GC)

Director Wise presented staff report. She stated the proposal is to annex and assign zoning from Berkeley County Manufactured Residential District (R2) to City of Goose Creek General Commercial (GC). The applicant is Adam Griffin for MAC CP, LLC. The acreage is +/- 0.77 acres. The City of Goose Creek Comprehensive Plan (Amended February 13, 2024) does not assign a Future Land Use to this parcel as it was formerly SCDOT right-of-way. In a separate agenda item which will be presented to the Commission next month, staff will be recommending assigning a Future Land Use of General Commercial (GC). The Comprehensive Plan (February 13, 2024) describes this designation for areas located along or close to major transportation corridors and in other areas that see a lot of traffic. Given the location of this corner parcel on College Park Road (existing development) and Berkeley Farms Road (approved development), this designation meets the intent of the Comprehensive Plan.

The Land Use Section of the Comprehensive Plan designates College Park Road as a target for annexation to encourage development of the area. A vicinity zoning map was provided in the packet. This parcel is located along College Park Road at the corner of Berkeley Farms Road. Surrounding properties are zoned Berkeley County Manufactured Residential District (R2), Berkeley County

General Commercial (GC), and Goose Creek Planned Development (GC). College Park Road is owned and maintained by SCDOT.

Staff recommended an assignment of General Commercial (GC) zoning to this parcel. Chris Haynes spoke on behalf of the applicant and answered questions from the Commission.

Motion: A motion was made to approve the annexation/map amendment request for the area identified as TMS 233-08-03-059 on College Park Road, into the City of Goose Creek and to assign a zoning of General Commercial (GC). **Moved by** Commissioner Byrd; **Seconded by** Commissioner Glaze.

Discussion: None.

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

b. STREET NAME APPROVAL - CARNES CROSSROADS

- NORTH PRETTY MAN DRIVE
- SOUTH PRETTY MAN DRIVE

Director Wise stated Pretty Man Drive was an approved road name for Carnes Crossroads Development. They are seeking to assign these prefixes for Active Adult Phase 5, 6 and 7.

Motion: A motion was made to approve the request. **Moved by** Commissioner Glaze; **Seconded by** Commissioner Matthews.

Discussion: None.

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

V. **OTHER BUSINESS**

a. ELECTION OF CHAIR AND VICE-CHAIR

Motion: A motion was made to nominate Judie Edwards as Chair. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Burdick.

Discussion: None.

Vote: Motion carried (6-0). Chairperson Edwards abstained.

Motion: A motion was made to nominate Heather Byrd as Vice-Chair. **Moved by** Commissioner Burdick; **Seconded by** Commissioner Glaze.

Discussion: None.

Vote: Motion carried (6-0). Vice-chairperson Byrd abstained.

b. 2026 CALENDAR (INFORMATIONAL PURPOSES ONLY)

VI. **MISCELLANEOUS**

a. PLAT APPROVAL (INFORMATIONAL PURPOSES ONLY)

- SUBDIVISION SURVEY OF A PORTION OF TMS 235-13-08-057
- CARNES CROSSROADS NORTH TRACT RESIDUAL B AND US HWY 17-A AND THE SUBSEQUENT SUBDIVISION OF CARNES CROSSROADS NORTH TRACT RESIDUAL B TO CREATE A PORTION OF CALLEN BOULEVARD AND NORTH TRACT RESIDUAL B

- CARNES CROSSROADS TRACT 17B (18.68 AC) TO CREATE PHASE 17B
- CARNES CROSSROADS TRACT O, TRACT Q PHASE 18
- CARNES CROSSROADS TRACT Q, TRACT P PHASE 19

VII. GENERAL PUBLIC COMMENTS

No public comments were made.

VIII. CLOSING REMARKS & ADJOURNMENT

Chairperson Edwards thanked the Commission for their support. Director Wise introduced John Farrell, Planner II, to the Commission. Special Projects Manager Alexis Kiser introduced Jordan Shephard, an intern, to the Commission. Ms. Kiser also shared that she will be leaving the City for a new opportunity in the Midlands. Director Wise thanked Ms. Kiser for all her assistance with City projects.

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

Discussion: None.

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

Chairperson Edwards adjourned the meeting at approximately 6:18 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

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Purchase

Ordinance/Resolution Title

PLANNING COMMISSION RESOLUTION TO RECOMMEND TO AMEND THE CITY OF GOOSE CREEK COMPREHENSIVE PLAN, FUTURE LAND USE MAP, TO ASSIGN A FUTURE LAND USE DESIGNATION OF GENERAL COMMERCIAL (GC) TO TMS 233-08-03-059, LOCATED ON COLLEGE PARK ROAD

Background Summary

This parcel was newly created, formerly SCDOT right-of-way, and therefore does not have a Future Land Use (FLU) designation assigned. Planning Commission recommended approval to annex this parcel to City Council at the January Meeting.

Financial Impact

Impact if denied

Impact if approved

Department Head:

City Administrator:

Signature & Date

Signature & Date

PLANNING COMMISSION RESOLUTION TO RECOMMEND TO AMEND THE CITY OF GOOSE CREEK COMPREHENSIVE PLAN, FUTURE LAND USE MAP, TO ASSIGN A FUTURE LAND USE DESIGNATION OF GENERAL COMMERCIAL (GC) TO TMS 233-08-03-059, LOCATED ON COLLEGE PARK ROAD

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, the Planning Commission approved Resolution No.: 2023-02 on December 5, 2023, recommending approval to amend 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 Future Land Use (FLU) designation of General Commercial (GC) for the parcel known as TMS 233-08-03-059, which was previously SCDOT right-of-way, meets the land use policies of the City of Goose Creek Comprehensive Plan; 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 3rd day of February, 2026 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



Planning Commission

February 3, 2026, at 6:00 PM

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

Comprehensive Plan Amendment Future Land Use TMS 233-08-03-059

PLANS, POLICIES, AND LAND USE

The referenced parcel (TMS 233-08-03-059) located along College Park Road on the corner of Berkeley Farms Road was formerly right-of-way owned and maintained by the South Carolina Department of Transportation. The area was purchased by a private entity and the +/- 0.77 acre parcel was created in September 2025. At the time of the creation of the Future Land Use Map in the Comprehensive Plan, this area was not a parcel and therefore was not assigned a Future Land Use designation.

STAFF RECOMMENDATION

Staff recommends assigning a Future Land Use designation of General Commercial (GC). The Comprehensive Plan states "commercial areas are located along or close to major transportation corridors and in other areas that see a lot of traffic". Given the location of this parcel on College Park Road, a minor arterial road with a factored AADT of 3700, a designation of General Commercial meets the intent of the Comprehensive Plan.



Property Boundary



Conservation/Recreation



Low-Density Residential



Medium-Density Residential

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



0 50 100 200 Feet

1 inch = 100 feet



**CREEK
COMPASS**
City of Goose Creek

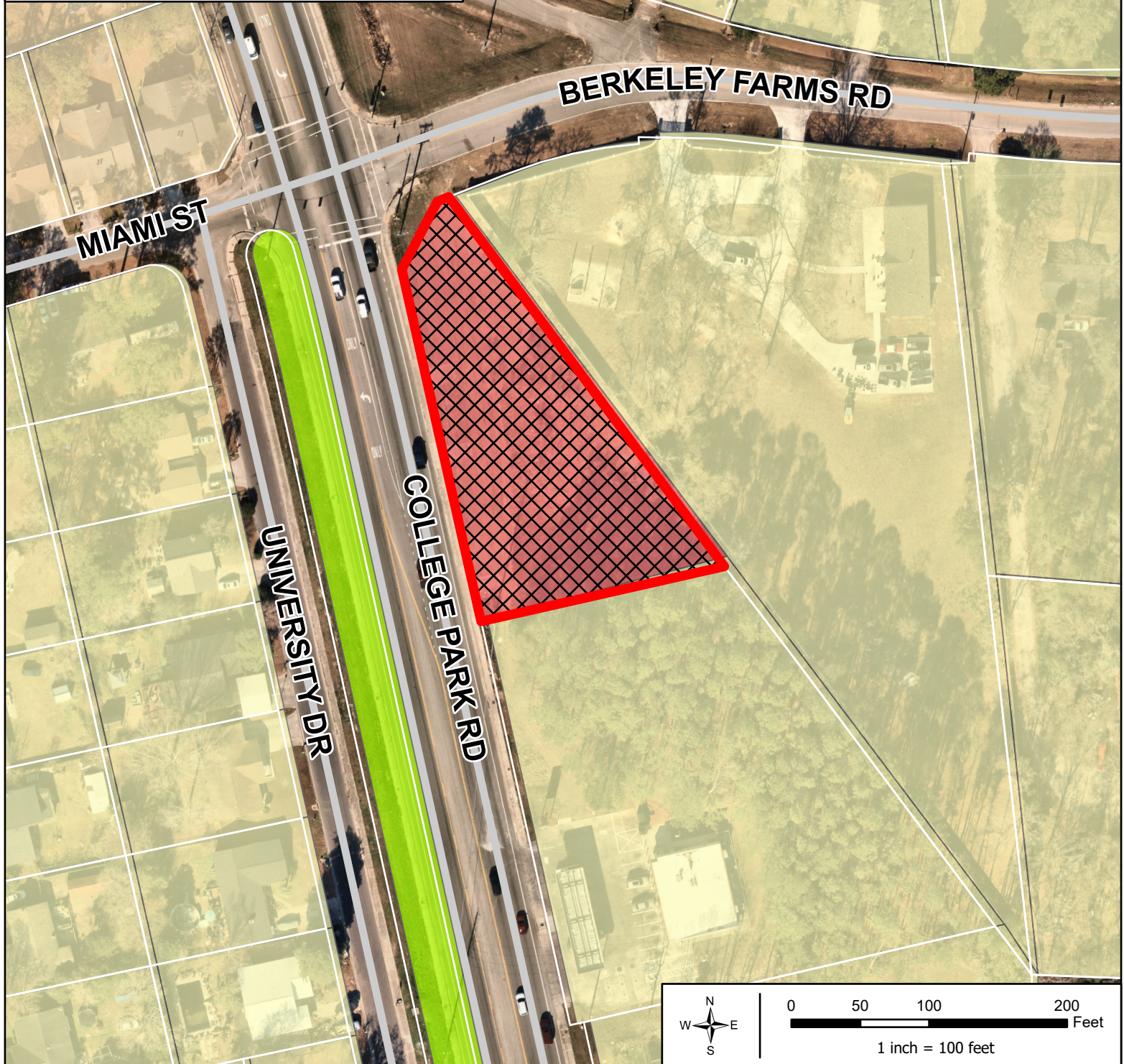
City of Goose Creek GIS Division
519 N. Goose Creek Boulevard
Goose Creek, SC 29445
(843) 797 - 6220 Ext. 1132

TMS: 233-08-03-059

Future Land Use

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

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0 50 100 200 Feet
1 inch = 100 feet



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

TMS: 233-08-03-059

Proposed Future Land Use



Request for Planning Commission Agenda Item

To: Planning Commission

From: Lili Ortiz-Ludlum, Administrative Assistant

Please check one box

☐ Regular Meeting

☐ Special Meeting

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Please check one box, if applicable

☐ Ordinance

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PLAT APPROVAL (INFORMATIONAL PURPOSES ONLY)

Background Summary

- Carnes Crossroads Tract 17B to (18.68 ac) to create Phase 17b Revised
- Carnes Crossroads Tract N (224.3 ac) to create Phase AA-3

Financial Impact

Impact if denied

Impact if approved

Department Head:

City Administrator:

Signature & Date

Signature & Date