

AN ORDINANCE

AN ORDINANCE PURSUANT TO TITLE 5, CHAPTER 3, SECTION 5-3-150, SUBSECTION 3, OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED, TO ANNEX THE AREA IDENTIFIED AS TMS NO. 244-01-04-023 LOCATED ON LINDY CREEK ROAD, INTO THE CITY OF GOOSE CREEK, A SOUTH CAROLINA MUNICIPAL CORPORATION

WHEREAS, the City of Goose Creek, South Carolina (the "City") is a municipal corporation created under the laws of the State of South Carolina, that is duly empowered to extend its municipal boundaries through annexation; and

WHEREAS, a proper petition under Section 5-3-150(3) of the Code of Laws of South Carolina 1976, as amended (the "SC Code") has been filed with the City Council by each of the persons owning 100 percent of the properties hereinafter described; and

WHEREAS, the combination of the petitioning owners (as a collective group) are contiguous to the City's existing municipal boundary; and

WHEREAS, the City, consistent with Section 5-3-310 of the SC Code, may elect, at its sole option, to provide the service formerly provided by another jurisdiction within the annexed area by providing reasonable written notice that City elects to displace such provider; and

WHEREAS, upon the annexation of the properties contemplated by this Ordinance, the City Council intends to provide and serve the annexed properties with all available municipal services; and

WHEREAS, City Council believes that annexation of the properties would be in the best interest of the property owners and the City of Goose Creek; and

WHEREAS, following proper notice, and publication, the City's Planning Commission recommends that the properties be assigned a zoning classification of Flexible Review District (FRD).

TMS Number: 244-01-04-023

Property Description: ALL of that lot, piece or parcel of land situate, lying and being in the County of Berkeley, State of South Carolina, and known and designated as **Lot 29, Block S**, on a plat of Beverly Hills Subdivision bearing the legend, "BEVERLY HILLS SUBDIVISION BERKELEY COUNTY SC", by Thomas E. Young, Sr., Surveyor, dated May 28, 1968, and recorded in the Office of the Register of Deeds for Berkeley County, in **Plat Book R, at Page 181**, which plat is made a part and parcel of this description.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Goose Creek, South Carolina, this day of July 2025, as follows:

1. The properties herein described below (collectively, the "Properties") are hereby annexed to and become a part of the City as of the date of enactment of this Ordinance:

In addition to the Properties, all public rights of way, streets, highways, and easements included in the territory hereby annexed are additionally annexed into the City.

2. Based on the recommendation of the City's Planning Commission, each of the Properties shall be assigned a zoning classification of General Commercial (GC).

3. The City intends to provide all available municipal services to the Properties. In keeping therewith, the City, acting through the Mayor or his assigns, shall be authorized to notify all necessary parties of the annexations authorized by this Ordinance and the City's intention to provide all applicable services to the Properties. The Mayor or his assigns shall be further authorized to negotiate, execute and deliver any necessary agreement to memorialize the terms and provisions of any agreement contemplated by Section 5-3-311 of the SC Code in lieu of any plan to balance equities and interest under Section 5-3-312 of the

SC Code. To the extent any funding is or will be committed under such agreement, and funds therefore are not otherwise budgeted in the City's then-existing budget, such funding commitment shall be subject to further approval and ratification by City Council, but should not otherwise affect or limit the terms of any agreement between the City and any displaced service provider.

4. If any section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held or determined to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

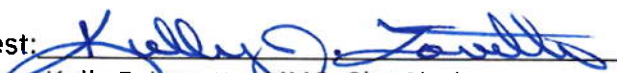
5. This ordinance shall become effective immediately upon enactment.

INTRODUCED the 10th day of June 2025.

DONE the 8th day of July, 2025.



Mayor Gregory S. Habib

Attest: 

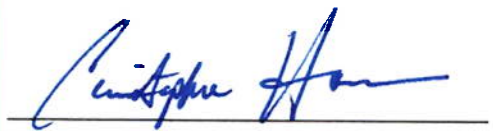
Kelly J. Lovette, MMC, City Clerk



Mayor Pro Tem Debra Green-Fletcher



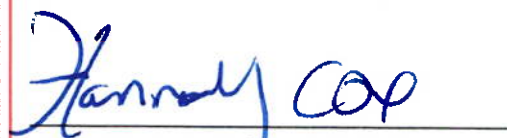
Councilmember Jerry Tekac



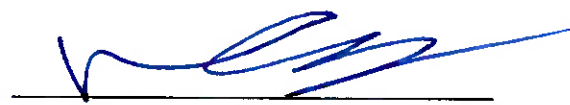
Councilmember Christopher Harmon



Councilmember Gayla S.L. McSwain



Councilmember Hannah J. Cox



Councilmember Melissa Enos-Sims



City Council

June 10, 2025, at 6:00 PM

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

Annexation/Zoning Map Amendment 210 Lindy Creek Road

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

PLANS, POLICIES, AND LAND USE

The City of Goose Creek Comprehensive Plan (Amended February 13, 2024) has the subject parcel designated as Low-Density Residential. The Comprehensive Plan (February 13, 2024) describes this designation as areas that will be developed in both new areas and existing neighborhoods that promote a sense of community.

The Land Use Section of the Comprehensive Plan designates emphasizes the annexation of donut holes in existing residential areas.

ZONING DISTRICT SUMMARY

A vicinity zoning map is provided in the packet. This parcel is located on Lindy Creek Road. The Future Land Use for the surrounding parcels is Low-Density Residential. Surrounding properties are zoned Goose Creek Residential Mixed (RM). This portion of Lindy Creek Road is owned and maintained by SCDOT.

STAFF RECOMMENDATION

Staff recommends approval of the annexation and to assign of zoning of Residential Single Family (RSF) to this parcel given the Future Land Use designation and the zoning of surrounding parcels.

LINDY CREEK ROAD (Berkeley S-1216)

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

4.2 Table of Permitted Uses.

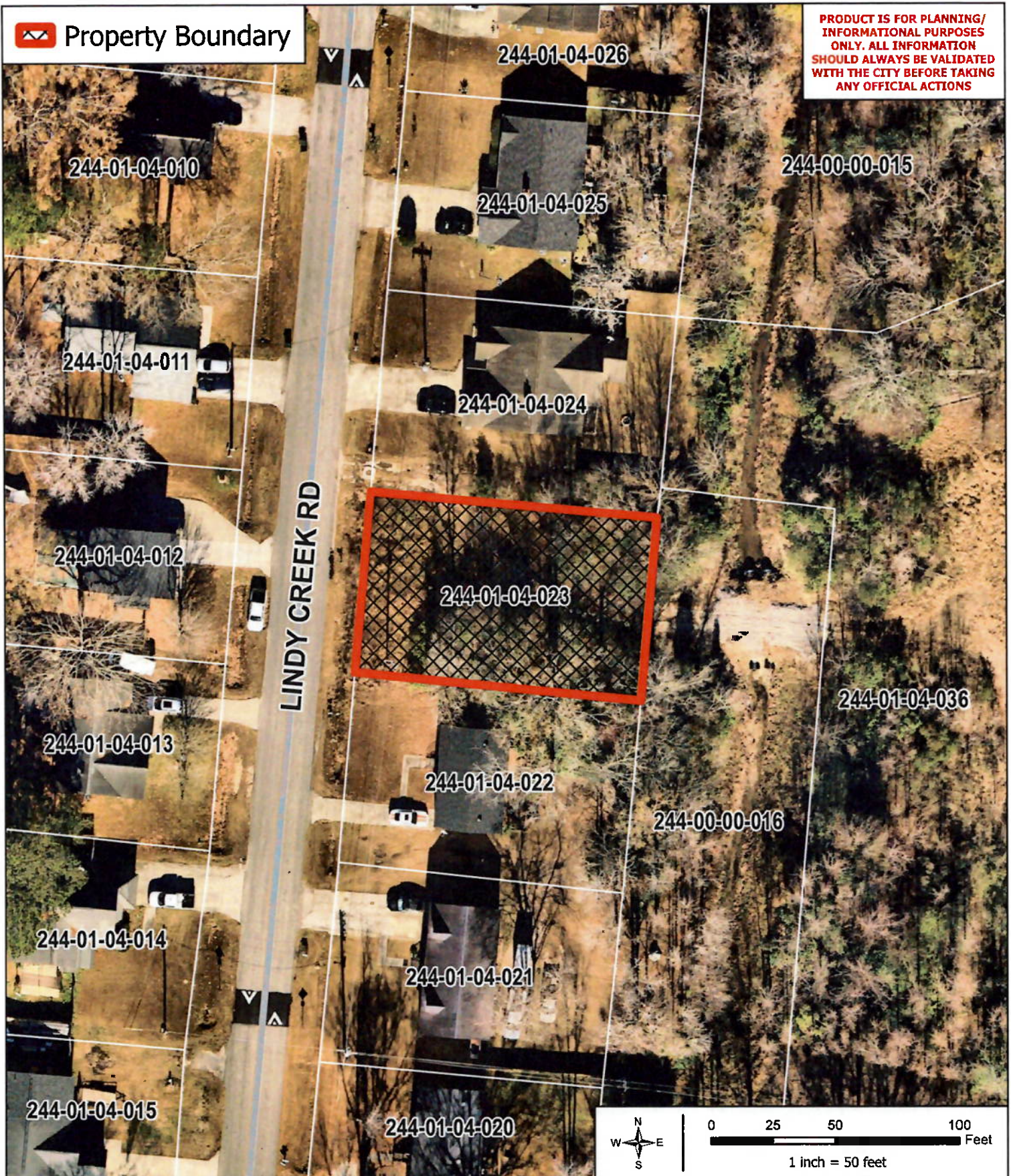
USE BY ZONING DISTRICT	C	RSF	RM	VN	GC	EC	LI	HI	SPECIFIC STANDARD
Agricultural									
Plant Agricultural	P					P	P	P	
Community Garden	C	C	C	C	C	C	C	C	
Indoor Food Production				S	P	P	P	P	
Civic, Institutional & Public									
Cemetery	S	S	S		S		P	P	
College/University				P	P	P			
Community Center		S	P	P	P	P			
Government Office				P	P	P	P		
Hospital				P	P	P			
Library/Museum/Cultural Facility		C	C	P	P	P	S		
Medical or Dental Clinic			S	P	P	P	P		
Membership Organization Facility			S	P	P	P	P		
Nursing Care Facility				P	P				
Parking Lot				C	C	C	C	C	
Parks & Open Space	C	C	C	C	C	C	C	C	
Park & Ride				P	P	P	P	P	
Public Safety Facility	P	P	P	P	P	P	P	P	
Religious Institutions		S	S	P	P	P	P		
School, Business or Trade				P	P	P	P	P	
School, Pre-K – 5th	S	S	S	P	P	P			
School, 6th- 12th		S	S	P	P	P			
Social Service Facility				P	P	P	P		
Utilities, Major		S	S	S	S	S	P	P	
Utilities, Minor	P	P	P	P	P	P	P	P	
Wireless Communication	S			S	S	S	S	S	
Wireless Communication (Small Cell)	C	C	C	C	C	C	C	C	See §152
Wireless Communication (Stealth)	S			S	S	S	S	S	
Industrial, Manufacturing, Processing	C	RSF	RM	VN	GC	EC	LI	HI	
Industrial, Artisan				C	C	C	C		
Industrial, Heavy								S	
Industrial, Light						P	P	P	
Research/Laboratory Facility				P	P	P	P	P	
Warehouse/Distribution					S	P	P	P	
Refuse Processing/Recycling Facility							S	C	
Residential & Group Living	C	RSF	RM	VN	GC	EC	LI	HI	
Continuing Care Retirement			S	C	C				
Cottage Neighborhood		C	C						
Dwelling, Accessory		C	C						

Dwelling, 1 Unit, detached		P	P							
Dwelling, 1 Unit, attached			P							
	C	RSF	RM	VN	GC	EC	LI	HI	C	
Dwelling, 2 Unit			P							
Dwelling, 3-4 Units			P							
Dwelling, 5-8 Units			S							
Dwelling, Mixed Use				P		S				
Dwelling, Townhouse			C	C		S				
Group Residence				S	S					
Residential Care Facility				S	S					
Retail, Service & Office	C	RSF	RM	VN	GC	EC	LI	HI		
Adult Business					S		S	S		
Animal Care				S	C	C	C	C		
Banquet Hall				S	S	S				
Beer/Wine/Liquor Sales				P	P					
Day Care Center				C	C	C				
Drinking Establishment				S	S	S				
Drive-Through Facility					C	C	C			
Entertainment Facility, Indoor				S	P	S				
Entertainment Facility, Outdoor				S	S	S	S			
Funeral Services					P		P			
Gas Station/Convenience Store				S	P	S	S			
Home Occupation		C	C	C	C	C				
Hotel				C	C	C				
Non-Depository Credit Institution					C		C	C		
Pawn Shop				S	S					
Performing Arts Center				P	P	P				
Personal Care & Services				P	P	P				
Private Club/Lodge				S	P	P	P			
Professional Offices				P	P	P	P			
Restaurant				P	P	P	P			
Retail, General				P	P	P	P			
Retail, Intermediate				S	P	P	P			
Retail, Heavy					P	P	P			
Self-Storage Facility					S		C	C		
Staple Food Store			C	C	C	C	C	C		
Tattoo/Piercing				P	P		P			
Tobacco/Hookah/Vaping				C	C		C			
Vehicle Sales or Rental					C		C			
Vehicle Rental, Truck					C		C	C		
Vehicle Service, Major					S		C	C		
Vehicle Service, Minor					C		C	C		
Vehicle Service, Commercial							P	P		

* It is recognized that this Ordinance may require interpretation to assign all possible uses to individual districts. Therefore, any use which is not specifically set forth in this Ordinance shall be reviewed by the Zoning Administrator for consistency with the intent set forth in each district and for compatibility with use characteristics typical of uses permitted or not permitted within those districts. Based upon this review, the Zoning Administrator shall determine the appropriate district for any use which is not specifically set forth herein.

 **Property Boundary**

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



0 25 50 100
Feet
1 inch = 50 feet



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

TMS: 244-01-04-023

Vicinity Map



Property Boundary

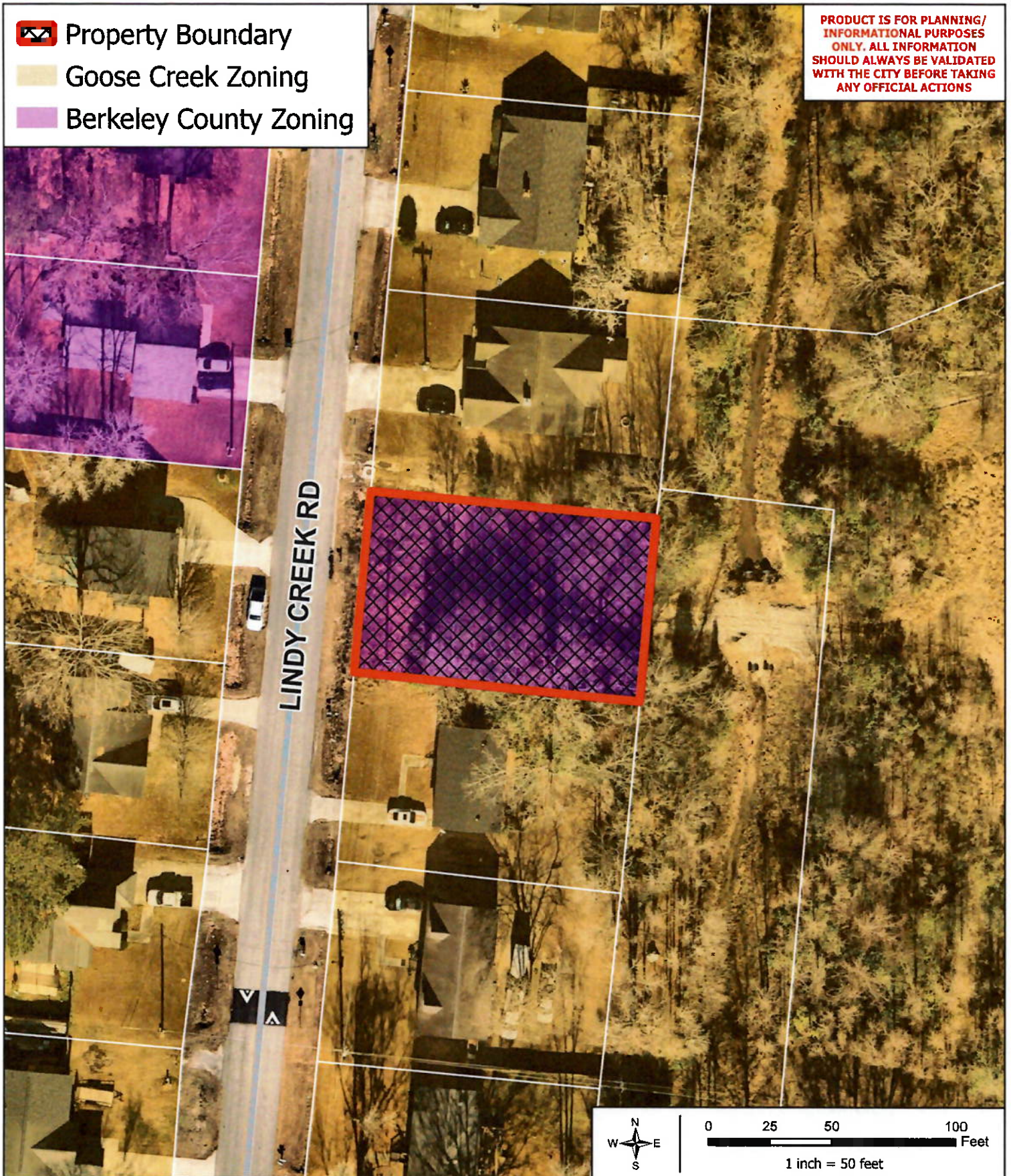


Goose Creek Zoning



Berkeley County Zoning

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**CREEK
COMPASS**
City of Goose Creek

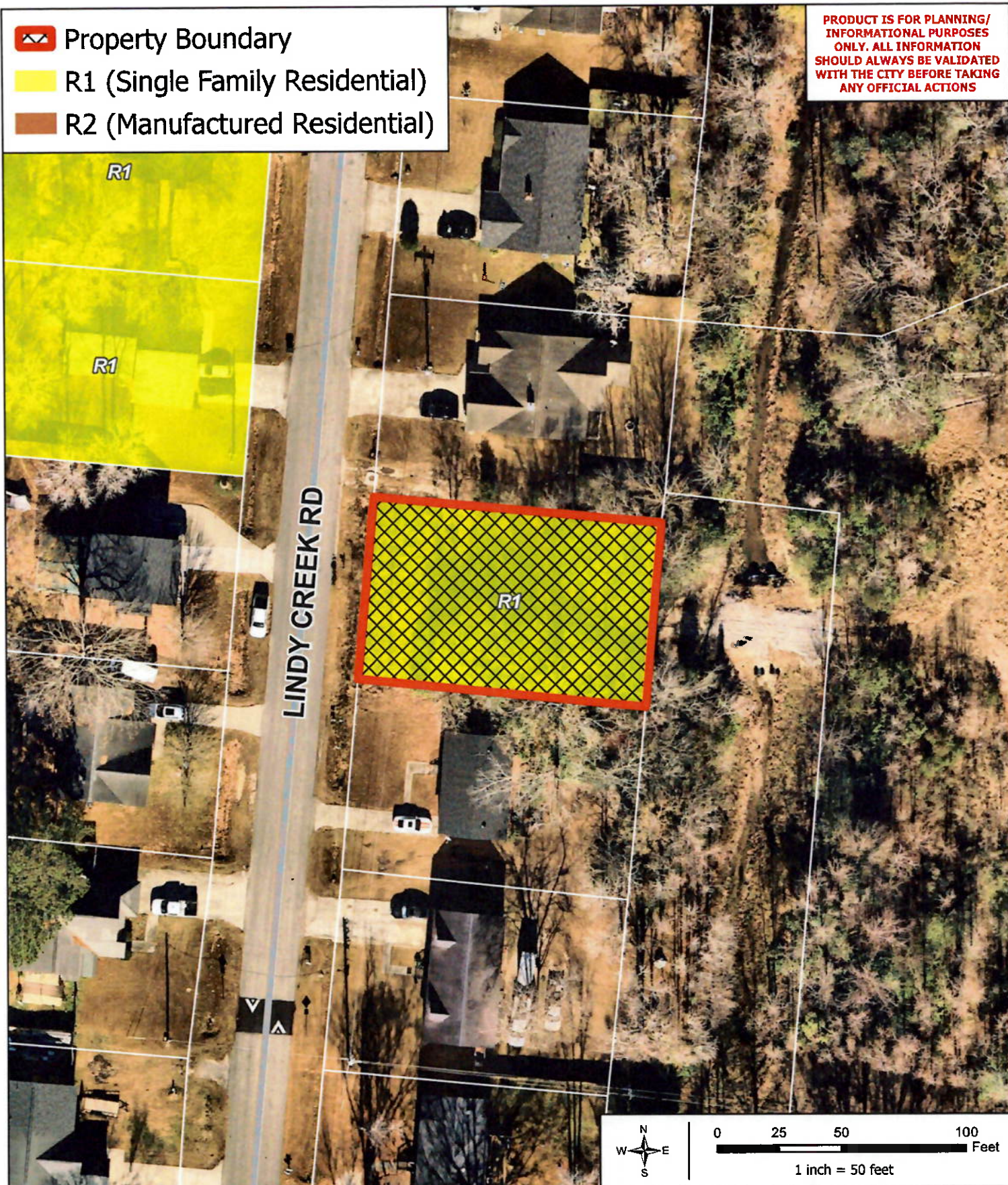
City of Goose Creek GIS Division
519 N. Goose Creek Boulevard
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Zoning Map

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

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Berkeley County Zoning



Property Boundary

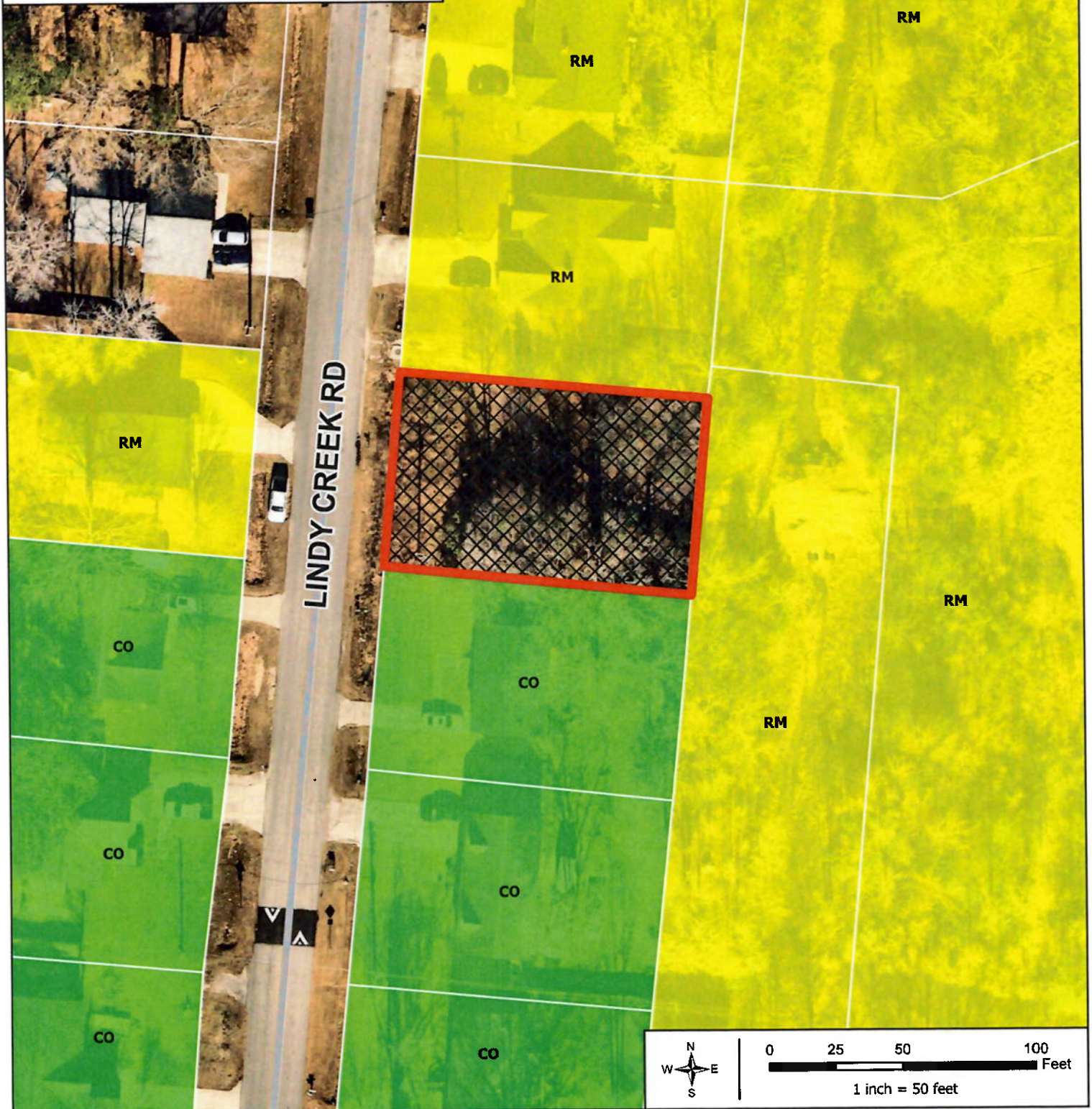


CO (Conservation)



RM (Residential Mixed-Use)

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Goose Creek Zoning



Property Boundary



Conservation/Recreation



Low-Density Residential



Medium-Density Residential

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TMS: 244-01-04-023

Future Land Use

STATE OF SOUTH CAROLINA)
)
COUNTY OF BERKELEY)

PETITION FOR ANNEXATION

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City of Goose Creek by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows:

Property Description: ALL of that lot, piece or parcel of land situate, lying and being in the County of Berkeley, State of South Carolina, and known and designated as **Lot 29, Block S**, on a plat of Beverly Hills Subdivision bearing the legend, "BEYERLY HILLS SUBDIVISION BERKELEY COUNTY SC", by Thomas E. Young, Sr., Surveyor, dated May 28, 1968, and recorded in the Office of the Register of Deeds for Berkeley County, in **Plat Book R, at Page 181**, which plat is made a part and parcel of this description.

Berkeley County TMS: 244-01-04-023

Property Address: 210 LINDY CREEK RD

Proposed Zoning: Residential Single Family (RSF)

Attachments: Property Deed and Plat.

Henry Yaschik Dynasty Trust, 56 Queen Street, Charleston, SC 29401

Street Address, City, State, Zip Code

Thomas Ervin

DocuSigned by:

Thomas Ervin

4/30/2025 | 6:46 AM PDT

—07B572DCFFFC4CD

Print Name

Signature

Date _____

For Municipal Use:

Petition received by Alexis Kiser, Date 5/12/2025

Description and Ownership verified by Alexis, Date 5/12/2025

By: Heather C. Jones, Date 5/12/2025

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