



**CREEK  
COMPASS**  
City of Goose Creek

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# **PLANNING COMMISSION**

December 6, 2022

Regular Meeting 6:00PM

Marguerite H. Brown Municipal Center

City Hall

519 N. Goose Creek Blvd., Goose Creek, SC



**TO:** MEMBERS OF THE PLANNING COMMISSION

**FROM:** LILI ORTIZ-LUDLUM, ADMINISTRATIVE ASSISTANT

**DATE:** December 2, 2022

**SUBJECT:** NOTIFICATION OF PLANNING COMMISSION MEETING

This is to remind everyone that the next meeting of the Planning Commission is scheduled for Tuesday, December 6, 2022, at 6:00 p.m. This meeting will take place at Marguerite H. Brown Municipal Center in City Hall, 519 N. Goose Creek Blvd, Goose Creek, SC 29445.

Should you have any questions or comments prior to the meeting, please do not hesitate to contact the Planning Department at 843-797-6220 or via e-mail at [planning-zoning@cityofgoosecreek.com](mailto:planning-zoning@cityofgoosecreek.com).



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# MINUTES

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**MINUTES  
CITY OF GOOSE CREEK  
PLANNING COMMISSION  
TUESDAY, NOVEMBER 1, 2022, 6:00 P.M.  
MARGUERITE H. BROWN MUNICIPAL CENTER**

**I. CALL TO ORDER**

**Action:** Chairperson Edwards called the meeting to order at 6:06 p.m.

**Present:** Judie Edwards; Lisa Burdick; Gena Glaze; Anthony Jenkins

**Absent:** Heather Byrd; Josh Lilly; Rob Wiggins

**Staff Present:** Planning and Zoning Director Kendra Wise; Planner II Brenda Moneer

**II. PUBLIC MEETING: APPROVAL OF AGENDA**

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

**Discussion:** There was none.

**Vote:** All voted in favor. The motion carried (4-0).

**III. APPROVAL OF MINUTES: SEPTEMBER 6, 2022**

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

**Discussion:** There was none.

**Vote:** All voted in favor. The motion carried (4-0).

**IV. ZONING PUBLIC HEARING**

**A. 2022-063ANNEX: MAP AMENDMENT HIGHWAY 176/ST. JAMES AVENUE – ANNEXATION/MAP  
AMENDMENT REQUEST FOR THE PARCELS IDENTIFIED AS TMS 223-13-04-002 and TMS 223-  
13-04-033 (HIGHWAY 176/ST. JAMES AVENUE) TO ASSIGN A ZONING OF GENERAL  
COMMERCIAL (GC).**

The applicant, Gregory Googer, presented his request. He stated this site has been identified as a use for retail and that they are asking to be annexed into the City for water access. He stated their intent to conform to City requirements. No one from the public spoke in favor or against the request. The applicant answered questions from the Commission.

Ms. Wise presented the staff report. She stated the tax map numbers are 223-13-04-033 and 223-13-04-002. The applicant requested to annex and assign zoning from Berkeley County Rural Neighborhood Commercial (RNC) to General Commercial (GC). Staff recommendation was for approval.

**Motion:** A motion was made to approve the map amendment request for the parcels identified as TMS 223-13-04-002 and TMS 223-13-04-033 (Highway 176/St. James Avenue) to assign a zoning of General Commercial (GC). **Moved by** Commissioner Jenkins; **Seconded by** Commissioner Burdick.

**Discussion:** There was none.

**Vote:** All voted in favor. The motion carried (4-0).

V. **ACTION ITEM**

A. **2022-60SN: STREET NAME APPROVAL – UPTOWN - GOSLING WAY**

**Motion:** A motion was made to approve the street of Gosling Way. **Moved by** Commissioner Burdick; **Seconded by** Commissioner Glaze.

**Discussion:** There was none.

**Vote:** All voted in favor. The motion carried (4-0).

VI. **CLOSING REMARKS & ADJOURNMENT**

Ms. Wise thanked the Commissioners who completed their recent training. She stated an item on the agenda next month will be approval of the 2023 calendar.

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

**Discussion:** There was none.

**Vote:** All voted in favor. Motion carried (4-0).

The meeting adjourned at approximately 6:15 pm.

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

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



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**PUBLIC HEARING**  
**MAP AMENDMENT**  
**PLANET ROAD**

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# PLANNING COMMISSION

December 6, 2022, at 6:00 PM

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

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## Annexation/Zoning Map Amendment Planet Road

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<b>Tax Map:</b>	222-00-00-124; 222-00-00-026; 222-00-00-070; 222-00-00-071; 222-00-00-105; 222-00-00-108; 222-00-00-123; 222-00-00-146; 222-00-00-147; 223-00-00-007; 223-00-00-008
<b>Proposal:</b>	Rezone one parcel currently within the City of Goose Creek from High Density Residential (R-3) to Townhome District (R-4), and annex and assign zoning of eight parcels currently within Berkeley County to Townhome District (R-4) and two parcels currently within Berkeley County to General Commercial (GC)
<b>Applicant for Rezoning:</b>	Julie Welch (222-00-00-124; Appx. 7.35 acres)
<b>Applicants for Annexation and Assigned Zoning:</b>	Jaqueline R. Johnson and Cecil Gary Johnson (222-00-00-026; Appx. 2.00 acres) Mary Welch/Mary Puszcz (222-00-00-070; Appx. 1.00 acre) Mary Welch/Mary Puszcz (222-00-00-071; Appx. 1.12 acres) Susan Welch (222-00-00-105; Appx. 6.00 acres) Michael Welch (222-00-00-108; Appx. 7.345 acres) Susan Welch (222-00-00-123; Appx. 7.345 acres) Susan Welch and Michael Welch (222-00-00-146; Appx. 2.182 acres) Susan Welch (222-00-00-147; Appx. 4.00 acres) 52 Properties LLC/Marshall Miller (223-00-00-007; Appx. 1.51 acres) John Pontieri (223-00-00-008; Appx. 0.92 acres)
<b>Acreage:</b>	+/- 40.77 acres
<b>Current Use:</b>	Vacant and Single-family Residential
<b>Proposed Use:</b>	Residential and Commercial
<b>Land Use Classification:</b>	Village Node Mixed-use (Comprehensive Plan)
<b>Current Zoning:</b>	Goose Creek High Density Residential (R-3) - 222-00-00-124 Berkeley County Single Family Residential (R-1) - 222-00-00-026; 222-00-00-070; 222-00-00-071

**Current Zoning Cont.:** Berkeley County Planned Development MU -  
222-00-00-105; 222-00-00-108; 222-00-00-123; 222-00-00-146; 222-00-00-147  
Berkeley County General Commercial – 223-00-00-007  
Berkeley County Manufactured Residential District (R-2) – 223-00-00-008

**Proposed Zoning:** Townhome District (R-4) and General Commercial (GC)

**Staff Recommendation:** Approval

### **PLANS, POLICIES, AND LAND USE**

The City of Goose Creek Comprehensive Plan (May 11, 2021) has the subject parcels designated as Village Node Mixed-use (Comprehensive Plan).

### **ZONING DISTRICT SUMMARY**

The residential areas of the combined applications for zoning as Townhome District (R-4) consist of approximately 38.34 acres and are all located on Planet Road, which can be found between Myers Road and Highway 176/St. James Avenue. These roads are currently maintained by SCDOT. Planet Road is not currently paved. The parcels requesting General Commercial (GC) zoning are comprised of approximately 2.43 acres, and both parcels front Highway 176/St. James Avenue. The applicant is encouraged to coordinate with SCDOT on the potential traffic related requirements for development. Vicinity zoning is provided in the packet.

The Townhome District (R-4) zoning would demand adherence to specific design requirements, and any project would need review/approval by the Architectural Review Board. The purpose of the district is to develop housing that meets the needs of residents and provides long-term value to the community, while involving smart design choices with careful attention to site planning, design, and architecture. R-4 zoning permits 12 units per acre with no more than 6 units attached. A maximum of 456 townhome units could be developed. However, these figures are based on maximum gross density and may be reduced by infrastructure requirements and additional restricting factors. The parcels which would be zoned as General Commercial (GC) would also require review/approval by the Architectural Review Board in addition to staff review.

### **STAFF RECOMMENDATION**

Approval.

The Village Node District is intended to encourage a mixture of residential, commercial, and institutional land uses in a walkable setting. In Village Node Districts, a variety of medium-density residential types will be promoted to attract residents of varying lifestyles and income levels. Townhomes are one of these development types. Also, commercial uses are encouraged to front existing and future roadways. An annexation/rezoning request is not a site plan review, and no specific plan will be tied to the request.



**LAND USE APPLICATION  
CITY OF GOOSE CREEK**

TODAY'S DATE: 10/1/2022

**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**

- Development Name: Planet Road Develop.ent
- Street Address: 0 Planet Road
- TMS #: 222-00-00-124
- Zoning Classification: R-3  
Requested Classification: R-4 (For rezoning only)
- Total Site Acres: 7.35

**PART III. CONTACT INFORMATION**

Owner/Developer Name: STYO Development, LLC  
 Street Address: 1 Cool Blow St Suite #12 City: Charleston St: SC Zip: 29403  
 Telephone: 843-367-6755 Cell Phone: 843-367-6755 Fax: \_\_\_\_\_  
 E-mail Address: cvyoung0479@outlook.com

**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: \_\_\_\_\_

**APPLICATION SUMMARY:**

Request to rezone the property from R-3 to R-4 for townhomes.

## 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 Chris Young / STYO Development, LLC 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:

Signature:

Person Completing this Application:

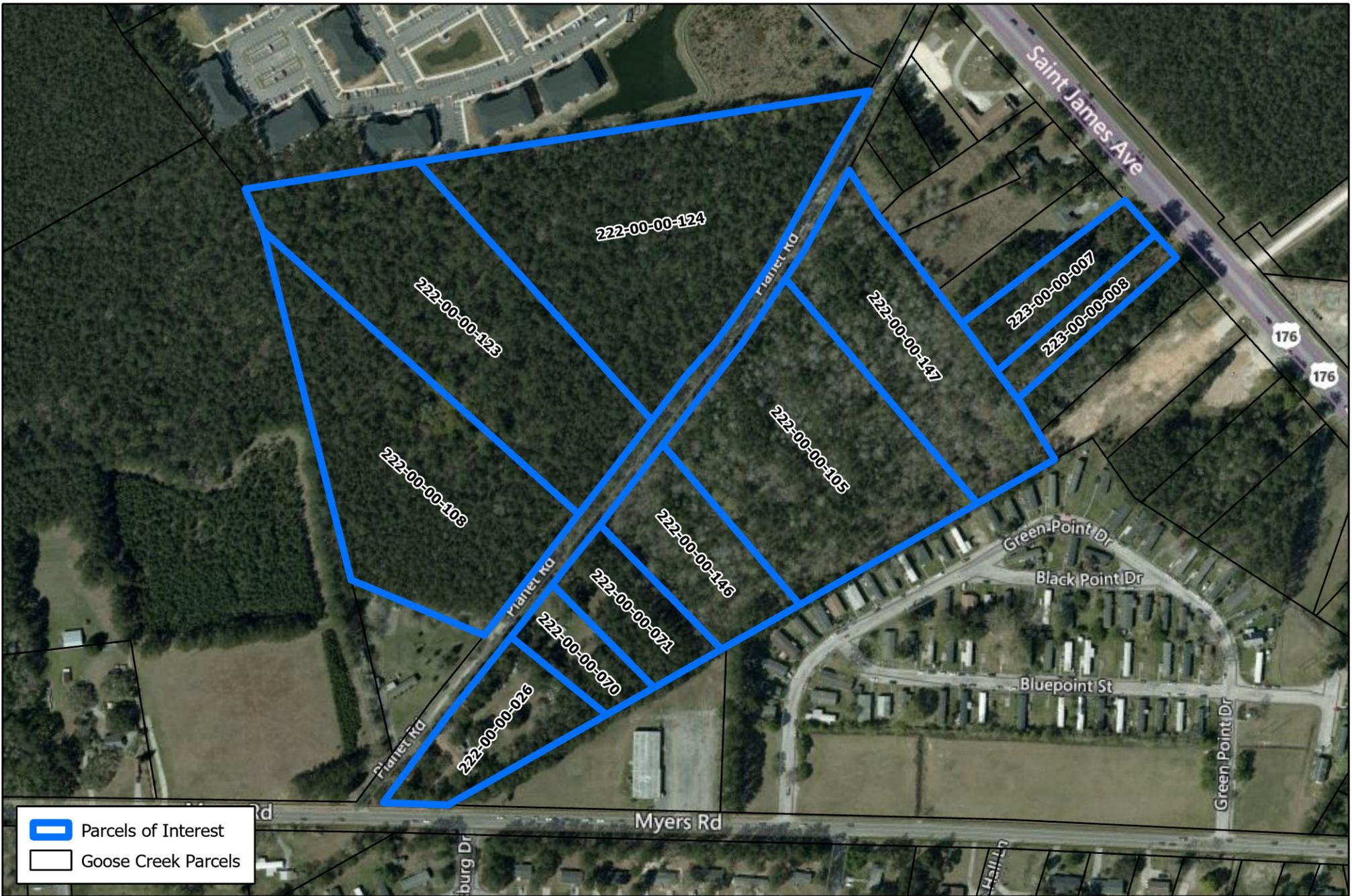
Signature of Person Completing this Application:

## GOOSE CREEK ZONING DISTRICTS

**COMMERCIAL/INDUSTRIAL ZONING CLASSIFICATIONS**  
**BPO:** Business Professional Office  
**GC:** General Commercial  
**GI:** 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

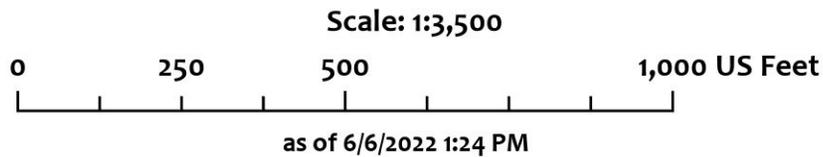
**BLANK ZONING CLASSIFICATION**  
**CO:** Conservation Open Space



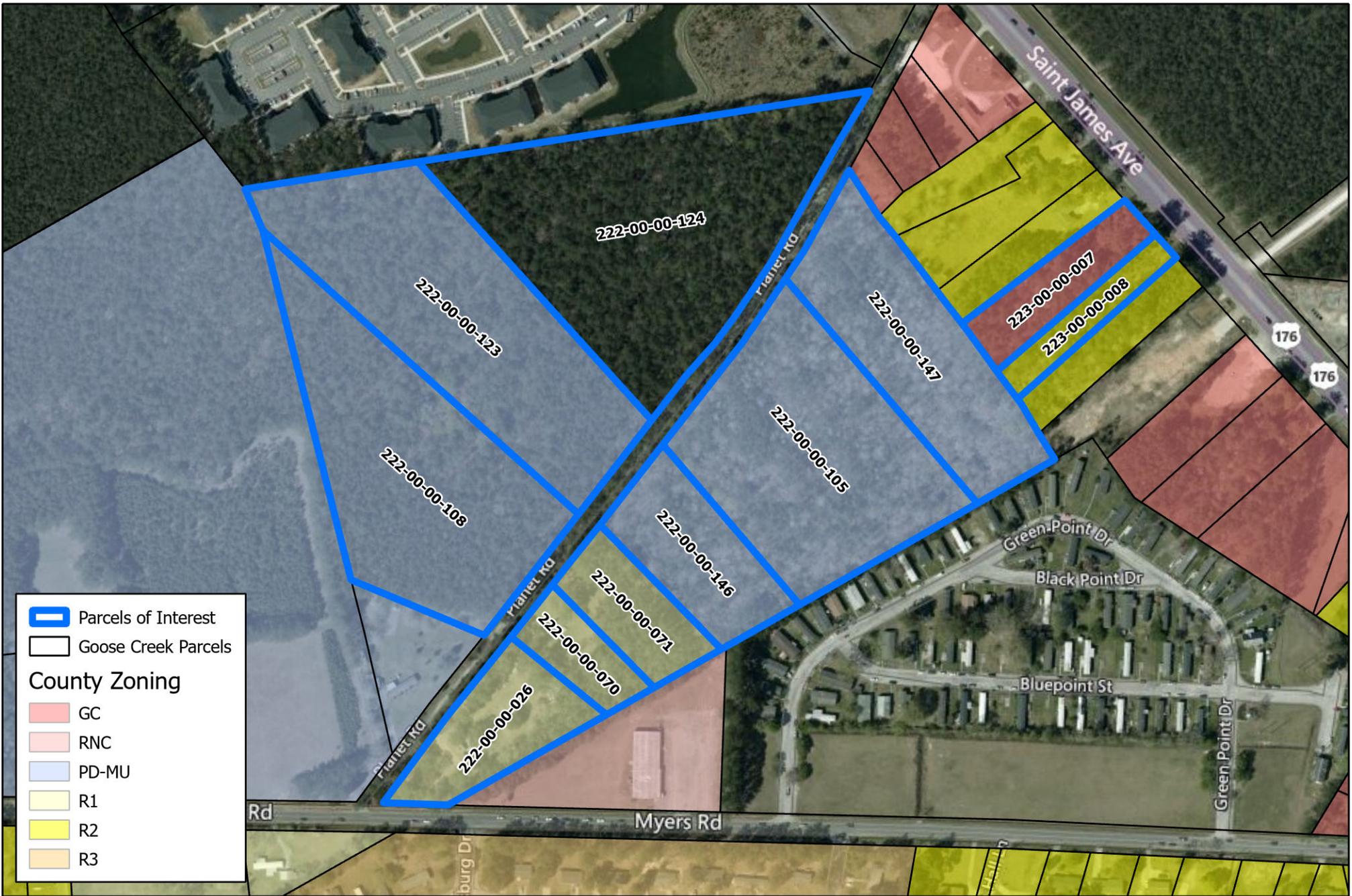
 Parcels of Interest  
 Goose Creek Parcels



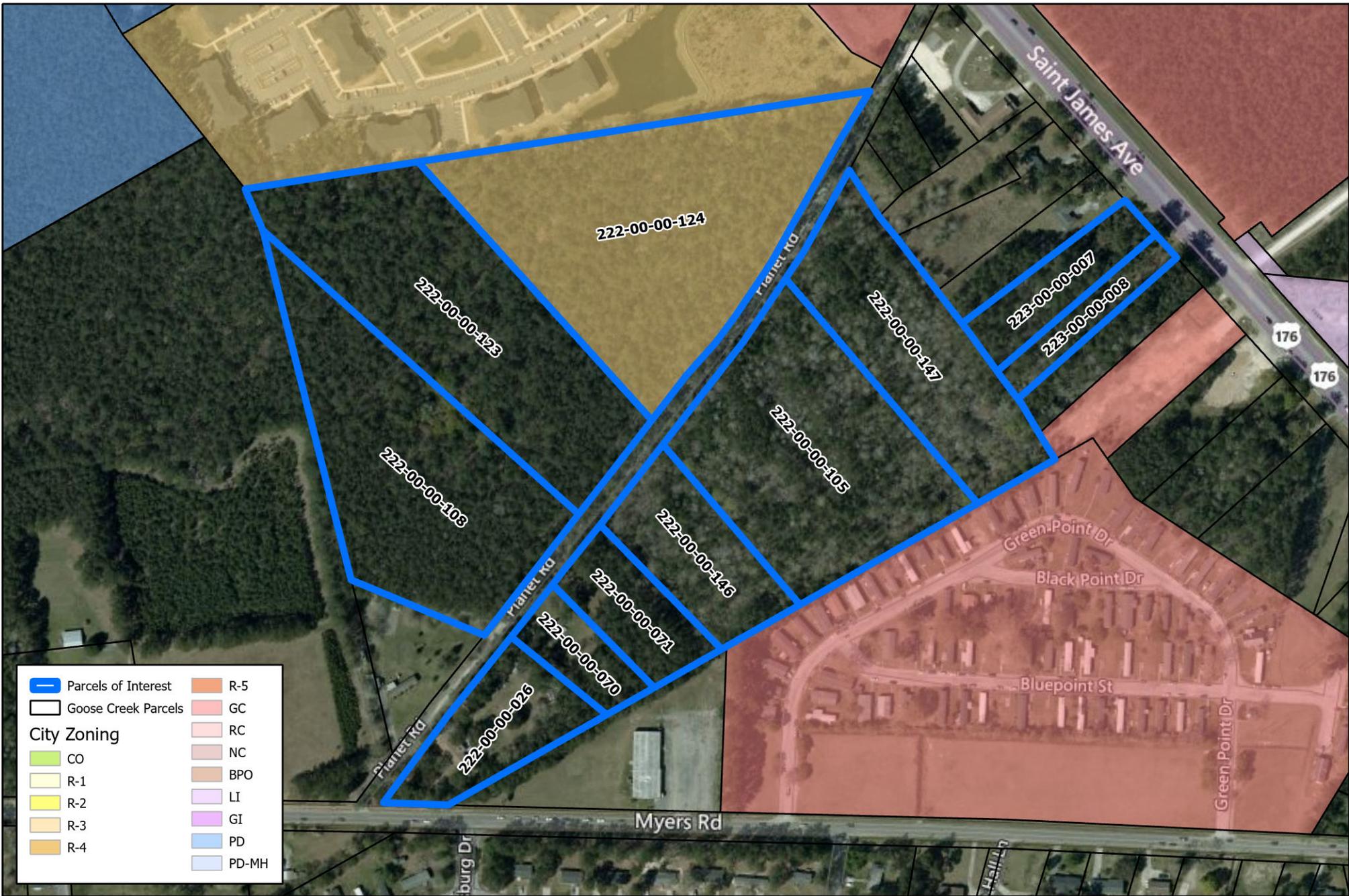
**Planet Rd**  
 City of Goose Creek GIS Department  
 519 N. Goose Creek Blvd.  
 Goose Creek, SC 29445  
 (843) 797-6220 ext. 4270



**PRODUCT IS FOR PLANNING/  
 INFORMATIONAL PURPOSES ONLY.  
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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





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**PUBLIC HEARING**  
**MAP AMENDMENT**  
**PLANET ROAD AND HIGHWAY**  
**176/ST JAMES AVE**

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# PLANNING COMMISSION

December 6, 2022, at 6:00 PM

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

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## Annexation/Zoning Map Amendment Planet Road

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**Current Zoning Cont.:** Berkeley County Planned Development MU -  
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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 off Goose Creek by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows:

Property Description: All that certain piece, parcel, or lot of land, together with the buildings and improvements thereon, situate, lying and being in St. James Goose Creek Parish, Berkeley County, South Carolina, containing 2.00 acres, more or less, as shown on plat entitled: "Plat Of Tract of Land; Situated near Carnes Cross Roads; being conveyed by E.D. Welch to Robert D, Murdaugh; Berkeley County, S.C.", made by C.P. Collette, RLS NO. 1709, November 29, 1969 and recorded in the office of the clerk of court for Berkeley County in plat file cabinet 1, at page 28; said lot having such size, shape, metes, bounds, dimensions, courses and location as are shown on said plat.

Berkeley County TMS: 222-00-00-026

Property Address: 238 Myers Road Summerville, SC 29486

Berkeley County Zoning: R-1

Proposed Zoning: Townhome District (R-4)

Attachments: Berkeley County Property Deed, Tax Map of Parcel

DocuSigned by:  
Cecil Gary Johnson 238 Myers Road Summerville SC 29486 9/30/2022 | 11:33 AM EDT  
0A02B51E704F2  
Signature Street Address, City Date

DocuSigned by:  
Jacqueline K Johnson 238 Myers Road Summerville SC 29486 9/30/2022 | 11:33 AM EDT  
0A02B51E704F2  
Signature Street Address, City Date

**For Municipal Use:**

Petition received by Alexis Kiser, Date 10/11/2022  
Description and Ownership verified by Andrew C. Zemel, Date 10/11/2022  
By: Andrew C. Zemel, Date 10/11/2022

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF BERKELEY )

PETITION FOR ANNEXATION

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The territory to be annexed is described as follows:

Property Description: All that certain piece, parcel or lot of land with buildings, mobile home, and improvements thereon, situate, lying and being in St. James Goose Creek Parish, Berkeley County, South Carolina, Measuring and Containing one (1) Acre, more or less, as shown on a plat entitled, 'Plat of a tract of land near Carnes Cross Roads, located on S.C. Highway No. S-8-201 in Berkeley County, South Carolina. Said tract of land is now owned by E.D. Welch and is about to be conveyed to Robert D. Murdaugh", dated July 19, 1974 and recorded in the R.M.C. Office of Berkeley in Plat Book V, at page 61. The said lot herein conveyed having such size, shape, metes, bounds, dimensions, courses, and location as are shown on said plat. Being the same tract of land conveyed to Eugene G. Carter by Robert D. Murdaugh by deed of conveyance dated December 2, 1985 and recorded in the Berkeley County R.M.C Office in Book A-628m at Page 192.

Berkeley County TMS: 222-00-00-070  
Property Address: 0 Planet Road, Goose Creek, SC 29445  
Berkeley County Zoning: R-1  
Proposed Zoning: Townhome District (R-4)  
Attachments: Berkeley County Property Deed, Tax Map of Parcel

DocuSigned by: Mary Pruecy 181 Fisk Road, Dorchester, SC 9/29/2022  
Signature Mary Pruecy Street Address, City Date

For Municipal Use:

Petition received by Alexis Kiser, Date 10/11/2022  
Description and Ownership verified by Alexis Kiser, Date 10/11/2022  
By: Alexis Kiser, Date 10/11/2022

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

The territory to be annexed is described as follows:

Property Description: All that certain piece, parcel or tract of land together, situate, lying and being in the Second Goose Creek Taxes District, Berkeley County, South Carolina, Measuring and Containing one and twelve hundredths acres (1.12), more or less, Butting and Bounding as follows, to-wit: On the North a distance of 387.97ft. By lands of E.D. Welch; on the East a distance of 125ft. By lands of Green Point Mobile Home Park; on the South a distance of 338.84 ft. by the lands of R.D. Murdaugh; and on the West a distance of 150ft by an unimproved Road 201. Said tract of land being more fully shown on a plat prepared by Hager E. Metts, RLS, dated August 8, 1985. Being the same tract of land conveyed to Eugene G. Carter by Kermit E. Welch by deed of conveyance dated April 24, 1986 and recorded in the Berkeley County R.M.C Office in Book A-647 at Page 268.

Berkeley County TMS: 222-00-00-071

Property Address: 0 Planet Road, Goose Creek, SC 29445

Berkeley County Zoning: R-1

Proposed Zoning: Townhome District (R-4)

Attachments: Berkeley County Property Deed, Tax Map of Parcel

DocuSigned by: Mary Puszy 181 Fisk Road, Dorchester, SC 9/29/2022  
Signature \_\_\_\_\_ Street Address, City \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Street Address, City \_\_\_\_\_ Date \_\_\_\_\_

**For Municipal Use:**

Petition received by Alexis Kiser, Date 10/11/2022

Description and Ownership verified by Alexis C. Zue, Date 10/11/2022

By: Alexis C. Zue, Date 10/11/2022

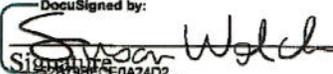
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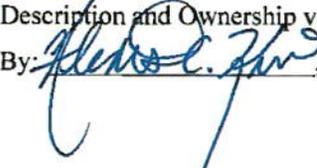
The territory to be annexed is described as follows:

Property Description: All that lot, piece, parcel or tract of land shown and designated as Tract C-2, measuring and containing 6.00 acres, more or less, as shown and designated on a plat entitled "SUBDIVISION PLAT, SHOWING TRACT C (12.150ACRES), BEING SUBDIVIDED INTO TRACT C-1, (2.150 ACRES), TRACT C-2 (6.00 ACRES) & TRACT C-3 (4.00 ACRES), PROPERTY OF DONALD WELCH, LOCATED IN SECOND GOOSE CREEK PARISH, BERKELEY COUNTY, SOUTH CAROLINA" prepared by Tim Elmer, RLS, LLC. dated June 18, 2007 and recorded in Plat Book N at page 191 H in the ROD office for Berkeley County. Being a portion of the property conveyed to the decedent herein by Edward D. Welch by deed dated and recorded March 22, 1994 in book 0472 at page 0206 in the ROD Office for Berkeley County.

Berkeley County TMS: 222-00-00-105  
Property Address: 0 Planet Road Goose Creek, SC 29445  
Berkeley County Zoning: PD-MU  
Proposed Zoning: Townhome District (R-4)  
Attachments: Berkeley County Deed, Tax Map of Parcel

DocuSigned by:  108 Edgebrook Dr., Summerville, SC 9/29/2022  
Signature, City Date

**For Municipal Use:**

Petition received by Alexis Kiser, Date 10/11/2022  
Description and Ownership verified by Alexis Kiser, Date 10/11/2022  
By: , Date 10/11/2022

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 off Goose Creek by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows:

Property Description: ALL that certain piece, parcel or lot of land, with the buildings improvements thereon, if any situate, lying and being in Berkeley County, South Carolina, measuring and containing 7.345 Acres more or less, and being more particularly shown and designated as Tract 1B-1 on a plat entitled "Plat Showing Tract 1B, 22.639 Acres, Property of Donald Edward Welch, Being Divided into Tract 1B-1, 7.345 Acres, Tract 1B-2, 7.35 Acres, Tract 1B-3, 7.345 Acres, and 0.500 Acre Being Added to Lot A, Property of Billy J. Baumgarner, Located Northwest of Goose Creek, Berkeley County, South Carolina", prepared by Trico Engineering Consultants, Inc., dated November 1, 2001 and recorded in the Office of the ROD for Berkeley County in Plat Cabinet P, at Page 119-A; said property having such size, shape, form marks, courses distances buttings, boundings and content as will, by reference to said plat more fully appear.

Berkeley County TMS: 222-00-00-108  
Property Address: 0 Planet Road Goose Creek, SC 29445  
Berkeley County Zoning: PD-MU  
Proposed Zoning: Townhome District (R-4)

Attachments: Berkeley County Deed, Tax Map of Parcel  
DocuSigned by: Michael Welch, 102 Edgebrook Drive SummerVillie294, 10/9/2022  
Signature Date  
Street Address, City Date

**For Municipal Use:**

Petition received by Alvina Kizer, Date 10/11/2022  
Description and Ownership verified by Alvina C. Zow, Date 10/11/2022  
By: Alvina C. Zow, Date 10/11/2022

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 off Goose Creek by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows:

Property Description: All that certain piece, parcel or lot of land, with the buildings improvements thereon, if any situate, lying and being in Berkeley County, South Carolina, measuring and containing 7.345 Acres more or less, and being more particularly shown and designated as Tract 1B-2 on a plat entitled "Plat Showing Tract 1B, 22.639 Acres, Property of Donald Edward Welch, Being Divided into Tract 1B-1, 7.345 Acres, Tract 1B-2, 7.35 Acres, Tract 1B-3, 7.345 Acres, and 0.500 Acre Being Added to Lot A, Property of Billy J. Baumgarner, Located Northwest of Goose Creek, Berkeley County, South Carolina", prepared by Trico Engineering Consultants, Inc., dated November 1, 2001 and recorded in the Office of the ROD for Berkeley County in Plat Cabinet P, at Page 119-A; said property having such size, shape, form marks, courses distances buttings, boundings and content as will, by reference to said plat more fully appear.

Berkeley County TMS: 222-00-00-123

Property Address: 0 Planet Road Goose Creek, SC 29445

Berkeley County Zoning: PD-MU

Proposed Zoning: Townhome District (R-4)

Attachments: Berkeley County Deed, Tax Map of Parcel

DocuSigned by: Susan Welch 108 Edgebrook Dr., Summerville, SC 9/29/2022  
Signature Street Address, City Date

**For Municipal Use:**

Petition received by Alexis Kiser, Date 10/11/2022

Description and Ownership verified by James C. Zuer, Date 10/11/2022

By: James C. Zuer, Date 10/11/2022

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF BERKELEY )

PETITION FOR ANNEXATION

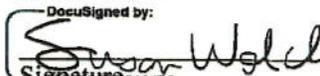
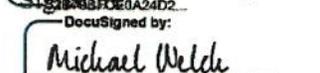
The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City off Goose Creek by ordinance effective as soon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

The territory to be annexed is described as follows:

Property Description: All that lot, piece or parcel of land containing 2.182 acres lying and being in the Lebanon area of First St. James Goose Creek Parish, County of Berkeley, State of South Carolina and shown as Tract N2a, on a plat entitled "Subdivision Survey Showing the Subdivision of Tract N-2, 6.547 acres, into tracts as shown being the heirs of E.D. Welch, located in the Lebanon area, Berkeley County, South Carolina" prepared by Timothy D. Elmer, SCRLS, #17566, dated February 5, 1999 and recorded in the RMS Office for Berkeley County in Plat Cabinet O, at page 68-B, said tract of land having such size shape, form, marks, course, distance, butting bounding and contents as will by reference to said plat more fully appear. Being a portion of the property conveyed to the Grantor by deed dated August 23, 1988 and recorded in the RMC Office for Berkeley County on March 16, 1999 in Book 1581, at page 0700.

Berkeley County TMS: 222-00-00-146  
Property Address: 0 Planet Road Goose Creek, SC 29445  
Berkeley County Zoning: PD-MU  
Proposed Zoning: Townhome District (R-4)

Attachments: Berkeley County Deed, Tax Map of Parcel

DocuSigned by: 	108 Edgebrook drive,	9/29/2022
Signature	Street Address, City	Date
DocuSigned by: 	102 Edgebrook Drive Summerville	10/9/2022
Signature	Street Address, City	Date

For Municipal Use:

Petition received by Alexis Kiser, Date 10/11/2022  
Description and Ownership verified by John C. Zorn, Date 10/14/2022  
By: John C. Zorn, Date 10/14/2022

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 off Goose Creek by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows:

Property Description: All that lot, piece, parcel or tract of land shown and designated as Tract C-3, measuring and containing 4.00 acres, more or less, as shown and designated on a plat entitled "SUBDIVISION PLAT, SHOWING TRACT C (12.150ACRES), BEING SUBDIVIDED INTO TRACT C-1, (2.150 ACRES), TRACT C-2 (6.00 ACRES) & TRACT C-3 (4.00 ACRES), PROPERTY OF DONALD WELCH, LOCATED IN SECOND GOOSE CREEK PARISH, BERKELEY COUNTY, SOUTH CAROLINA" prepared by Tim Elmer, RLS, LLC. dated June 18, 2007 and recorded in Plat Book N at page 191 H in the ROD office for Berkeley County. Being a portion of the property conveyed to the decedent herein by Edward D. Welch by deed dated and recorded March 22, 1994 in book 0472 at page 0306 in the ROD Office for Berkeley County.

Berkeley County TMS: 222-00-00-147

Property Address: Planet Road

Berkeley County Zoning: PD-MU

Proposed Zoning: Townhome District (R-4)

Attachments: Berkeley County Deed, Tax Map of Parcel

DocuSigned by: Edward D. Welch 108 Edgebrook Dr., Summerville, SC 9/29/2022  
Signature: CE0A24D2... Street Address, City Date

**For Municipal Use:**

Petition received by Alexis Kiser, Date 6/11/2022

Description and Ownership verified by Edward D. Welch, Date 10/11/2022

By: Edward D. Welch, Date 10/11/2022

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 off 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: That certain parcel of land situate in Second St. James Goose Creek Parish, County of Berkeley and State of South Carolina designated on TMS# 223-00-00-007 and counted on the Northeast by SC Highway 176 as shown plat prepared by Robert J. Sample, PLS, entitled "Boundary Survey of 1.51 Acres owned by Rose Marie King Near Mt. Holly, Berkeley County, South Carolina" and recorded in the Berkeley County Register of Deeds in Plat Cabinet R, at page 230C. Being the same property conveyed to CB Investments, A South Carolina General Partnership, by deed of Rose Marie King dated January 30, 2007, and recorded January 31, 2007, in the Berkeley County ROD Office in Book 6309 at Page 270, and by Master's Deed of Robert Watson, Master in Equity for Berkeley County, South Carolina, dated February 17, 2009 and recorded simultaneously therewith in the Berkeley County ROD Office in Book 7766 at Page 346.

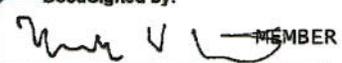
Berkeley County TMS: 223-00-00-007

Property Address: St. James Avenue

Berkeley County Zoning: Berkeley County General Commercial (GC)

Proposed Zoning: General Commercial (GC)

Attachments: Berkeley County Deed, Tax Map of Parcel

DocuSigned by:  MEMBER c/o Peter D Deluca, Jr 10/3/2022 | 2:43:36 PM EDT  
P.O. Box 9, Goose Creek, SC 29445  
Street Address, City Date

For Municipal Use:

Petition received by Alexis Kiser, Date 10/11/2022  
Description and Ownership verified by Allen C. Zuer, Date 10/11/2022  
By: Allen C. Zuer, Date 10/11/2022

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 off Goose Creek by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows:

Property Description: All that lot, piece, parcel or tract of land with the buildings and improvements thereon, situate, lying and being near Carnes Cross Roads in Berkeley County, South Carolina, shown designated as Lot "A" on a plat made by J. Hugh Campbell, Jr. RLS dated November 14, 1981 and recorded in the RMS Office for Berkeley County on November 24, 1981 in Plat Cabinet D, Page 333; the said Lot "A" is shown to contain .92 acres and has such measurements, locations, buttings and boundings as are shown on the aforementioned plat. This being the same property conveyed to George N. Ellis by deed of Mary Desaussure Frazier dated December 1, 1981 and recorded December 2, 1981 in Book A452 at Page 66 in the RMC Office of Berkeley County.

Berkeley County TMS: 223-00-00-008

Property Address: St. James Avenue

Berkeley County Zoning: Manufactured Residential District (R-2)

Proposed Zoning: General Commercial (GC)

Attachments: Berkeley County Deed, Tax Map of Parcel

 John Pontieri 10/03/2022  
10/3/2022 5:16:22 PM GMT  
Signature 42 Milano ST Hanahan, SC 29410 Street Address, City Date

**For Municipal Use:**

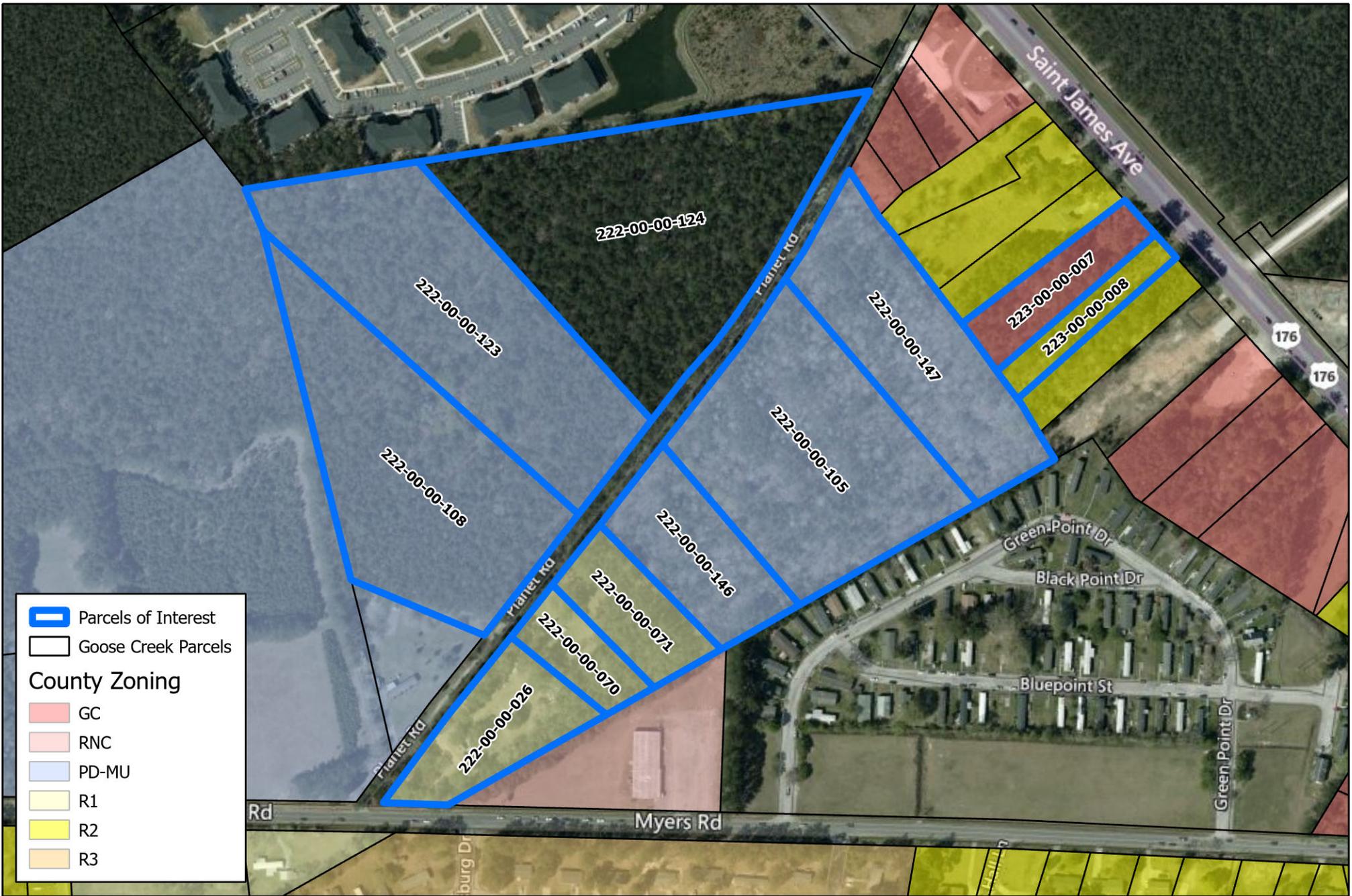
Petition received by Alexis Kiser, Date 10/11/2022

Description and Ownership verified by Alexis C. Kiser, Date 10/11/2022

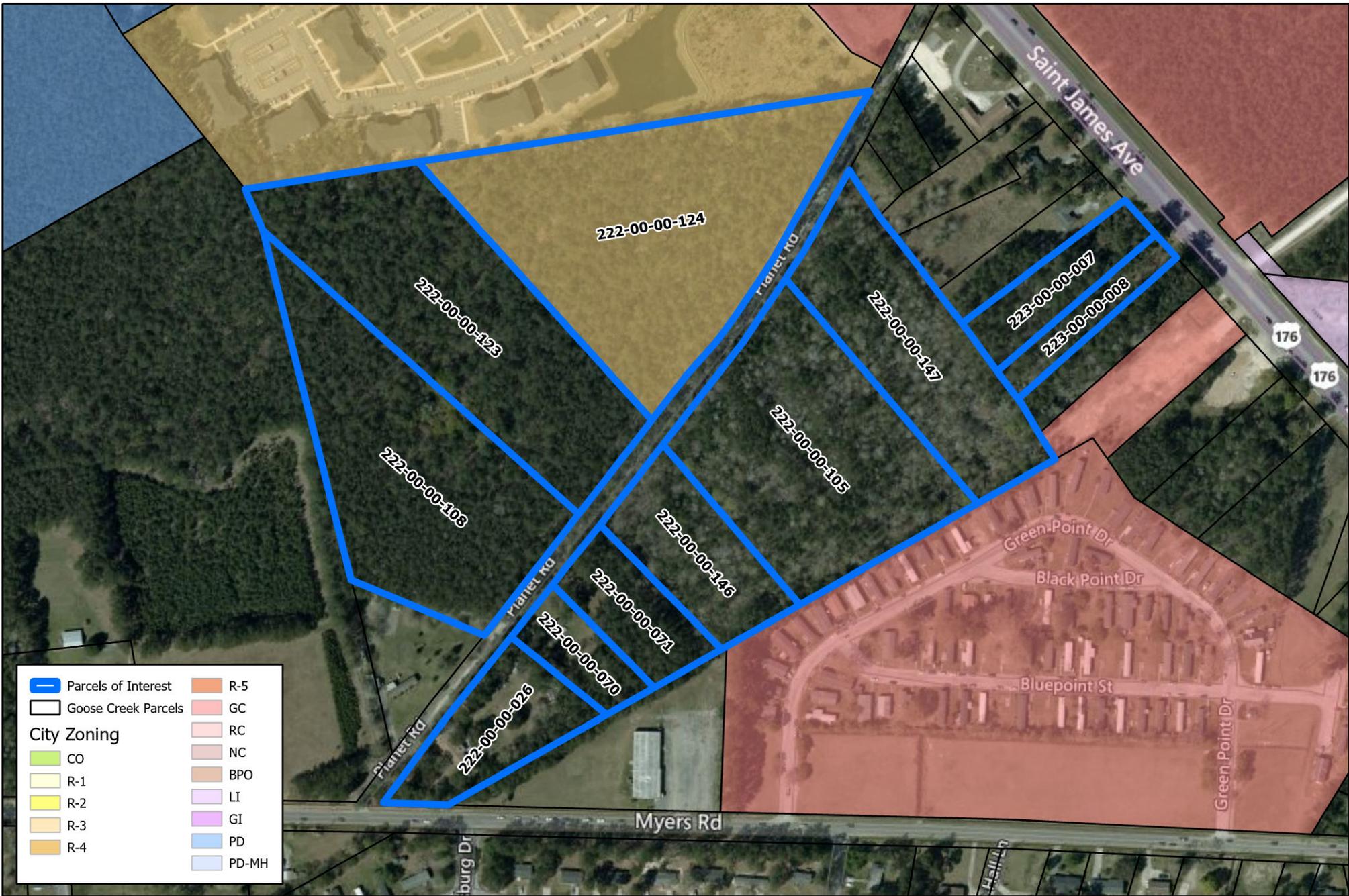
By: Alexis C. Kiser, Date 10/11/2022



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



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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





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**ACTION ITEM**  
**2023 CALENDAR**  
**APPROVAL**

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**CITY OF GOOSE CREEK BOARDS AND COMMISSIONS MEETING SCHEDULE & APPLICATION DEADLINES  
JANUARY 2023 - DECEMBER 2023**

<b>PLANNING COMMISSION</b>					
<b>Application deadline is 5:00 p.m. of the deadline date</b> , to include fees paid, documents submitted and application approval given by the Zoning Administrator.					
ii Tuesday, July 4th, is recognized as an official City holiday-meeting will take place on Monday, July 10th.					
<u>MEETING DATE</u>	<u>MEETING DAY</u>	<u>MEETING TIME</u>	<u>MEETING PLACE</u>	<u>APPLICATION DEADLINE</u>	<u>APPLICATION DAY</u>
01/03/23	TUESDAY	6:00 P.M.	CITY HALL	12/07/22	WEDNESDAY
02/07/23	TUESDAY	6:00 P.M.	CITY HALL	01/04/23	WEDNESDAY
03/07/23	TUESDAY	6:00 P.M.	CITY HALL	02/08/23	WEDNESDAY
04/04/23	TUESDAY	6:00 P.M.	CITY HALL	03/08/23	WEDNESDAY
05/02/23	TUESDAY	6:00 P.M.	CITY HALL	04/05/23	WEDNESDAY
06/06/23	TUESDAY	6:00 P.M.	CITY HALL	05/03/23	WEDNESDAY
7/10/2023 ii	MONDAY	6:00 P.M.	CITY HALL	06/07/23	WEDNESDAY
08/01/23	TUESDAY	6:00 P.M.	CITY HALL	07/11/23	TUESDAY
09/05/23	TUESDAY	6:00 P.M.	CITY HALL	08/02/23	WEDNESDAY
10/03/23	TUESDAY	6:00 P.M.	CITY HALL	09/06/23	WEDNESDAY
11/07/23	TUESDAY	6:00 P.M.	CITY HALL	10/04/23	WEDNESDAY
12/05/23	TUESDAY	6:00 P.M.	CITY HALL	11/08/23	WEDNESDAY

<b>ARCHITECTURAL REVIEW BOARD</b>					
<b>Application deadline is 5:00 p.m. of the deadline date.</b>					
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 16th, is Martin Luther King, Jr.'s birthday and is recognized as an official City holiday-meeting will be held on Tuesday, January 17th.					
<u>MEETING DATE</u>	<u>MEETING DAY</u>	<u>MEETING TIME</u>	<u>MEETING PLACE</u>	<u>APPLICATION DEADLINE</u>	<u>APPLICATION DAY</u>
1/17/2023 ii	TUESDAY	6:00 P.M.	CITY HALL	12/20/22	TUESDAY
02/20/23	MONDAY	6:00 P.M.	CITY HALL	01/18/23	WEDNESDAY
03/20/23	MONDAY	6:00 P.M.	CITY HALL	02/21/23	TUESDAY
04/17/23	MONDAY	6:00 P.M.	CITY HALL	03/21/23	TUESDAY
05/15/23	MONDAY	6:00 P.M.	CITY HALL	04/18/23	TUESDAY
06/19/23	MONDAY	6:00 P.M.	CITY HALL	05/16/23	TUESDAY
07/17/23	MONDAY	6:00 P.M.	CITY HALL	06/20/23	TUESDAY
08/21/23	MONDAY	6:00 P.M.	CITY HALL	07/18/23	TUESDAY
09/18/23	MONDAY	6:00 P.M.	CITY HALL	08/22/23	TUESDAY
10/16/23	MONDAY	6:00 P.M.	CITY HALL	09/19/23	TUESDAY
11/20/23	MONDAY	6:00 P.M.	CITY HALL	10/17/23	TUESDAY
12/18/23	MONDAY	6:00 P.M.	CITY HALL	11/21/23	TUESDAY

Please visit the City Website at [www.cityofgoosecreek.com](http://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](mailto:planning-zoning@cityofgoosecreek.com)