

### *Introduction*

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Since the passage of Goose Creek's 1999 Comprehensive Plan, continued growth and development has led to a changing set of issues, goals and needs for the City. The 2010 Comprehensive Plan is a document intended to both identify the important positive attributes and components which continue to define Goose Creek, while guiding the growth and development of Goose Creek for the next fifteen to twenty years. It is essentially a new blueprint for the City's future.

The Plan is comprehensive in that it relates long-range objectives to a number of interdependent elements and incremental changes, including population trends and characteristics, housing, economic development, transportation networks, community facilities, land use, natural environment, and many other factors that impact the quality of life for current and future Goose Creek residents.

The Plan was created through a collaborative effort involving the Goose Creek Planning Commission, interested officials and entities, citizen input, and data research and analysis. An in-depth summary of the public process and input garnered, which serves as the basis for this Plan, is provided as Volume II.

### *Purpose*

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The purpose of this Plan is to lay out a roadmap of the City's future, developed through a public process that involved stakeholders, community leaders, and the public. Based on a study of existing conditions and a series of public workshops, it includes the City's vision for the future, key issues and opportunities to be addressed during the planning period, and implementation strategies for achieving this vision. It is intended to generate local pride and enthusiasm about the future of the community, thereby ensuring that citizens are involved with the implementation of the plan.

The Comprehensive Plan establishes a set of guidelines and procedures for use by decision-makers including government agencies, residents, private developers, property owners and private organizations concerned with guiding development and preserving the City's natural and cultural resources.

The goals in this Plan do not supersede those adopted by Berkeley County or other jurisdictions; however it identifies areas where coordinated planning should be done on inter-jurisdictional issues that affect both the City and its neighbors.

The result is a concise, user-friendly document intended to operate in conjunction with adopted and amended zoning and land use regulations and to be a mechanism for which future land use and development decisions can be made that will help shape the future of Goose Creek.

### *Vision*

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Throughout the planning process, Planning Commission and citizen input has consistently come back to the same basic ideas or principles of how Goose Creek is envisioned. This includes concerns over issues such as rapid growth, adequate infrastructure and quality of life; and includes opportunities such as



better planning, more jobs and preservation of natural and cultural resources. Based on the information gathered, the following overall vision evolved:

*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 the 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.*

This vision will be achieved through a planning process that ensures all development is consistent with the comprehensive plan and does not diminish the quality of life for current and future generations of Goose Creek residents.



### *Acknowledgements*

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Appointed by elected officials, members of the Goose Creek Planning Commission are both residents and stakeholders of the City who serve without remuneration. In the spring of 2009, the Goose Creek Planning Commission began the comprehensive planning process. The planning process constituted a complete replacement of the City's 1999 Comprehensive Plan to keep the City in compliance with the requirements of South Carolina Planning Enabling Act of 1994. Over the following several months, the Planning Commission, interested officials, entities, and citizens created the Comprehensive Plan described on the following pages. After adoption by the Commission, the document is forwarded to City Council for final approval.

### *Goose Creek City Council*

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Michael J. Heitzler, Ed.D., Mayor

Kimo Esarey Mayor Pro-Tem

Jerry Tekac

John B. McCants

Marguerite H. Brown

Mark A. Phillips

Sal Gandolfo

### *Goose Creek Comprehensive Plan Steering Committee*

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Allen Wall, Planning Commission Chairman

Barry Washington, Planning Commission

Doug Quinn, Planning Commission

Gayla McSwain, Planning Commission

Jeffrey Smith, Planning Commission

Joel Arenson, Planning Commission

Paul Connerty, Planning Commission

Jerry Glass, Recreation Department

Daniel Ben-Yisrael, Planning Director

Sarah Hanson, Planning and Zoning Technician



### *Overview*

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This section organizes the various issues and needs that were identified during the preparation of this Plan in relationship to the existing conditions, the future envisioned, and the adopted Guiding Principles for Goose Creek. In addition to a summary of issues related to each Guiding Principle are goals and policies that have been identified for achieving these goals. The issues and goals were assembled during the public participation phase of the comprehensive planning process, which included discussions of existing conditions and future scenarios. The goals are intended to realize an ultimate vision for the City, one that achieves a balance between managing growth while protecting and preserving the character and quality of life for the residents of Goose Creek.

At the end of the Guiding Principles in Section 1 is a Priority Investment Area. This essentially identifies additional goals and policies that support the prioritization of public investments in capital facilities, planning initiatives and program coordination with governmental entities and utilities – Berkeley County, other municipalities, public service districts, school district, public and private utilities, transportation agencies and other public entities – which lay the foundation for implementation actions necessary to meet objectives of the Plan.

Section 2 of this document is the Implementation Program, which consists of tables identifying short and long term strategies to help the City achieve its goals. Included in the tables are suggested time frames and a list of entities responsible for implementation.

### *Guiding Principle 1*

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**Goose Creek will strive to maintain a balance between green and open spaces and a growing population spurring new development.**

#### Summary of Issues

As the largest municipality in Berkeley County, Goose Creek has experienced significant population growth over the last forty years. In 1970, Goose Creek's resident population was recorded as 3,656 persons. During the 1970s the total population nearly quadrupled to 17,899 persons. Between 2000 and 2008 the population increased another twenty-two percent (22.2%). It has been projected that the population of the City will exceed 40,000 by the time the 2010 census is taken, almost a thirty percent (29.1%) increase during the first decade of this century.

Goose Creek also has a diverse natural environment that is home to a variety of plants and animals. Natural resources have contributed to the economy and quality of life of the City since its inception, from the many benefits the wetland areas provide, to the importance of protecting its endangered species.

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 diminishment of these benefits. Goose Creek must continue to maintain the balance between growth and a high quality of life for its residents, through the protection of existing and the creation of new, green and open spaces.

These issues should be addressed through planning, sufficient preservation, and the implementation of protection mechanisms, such as the use of Transfer of Development Rights (TDR). Allowing market-based compensation to landowners in return for the development rights of that property, TDR programs, like other protective measures, are useful for preserving open and green spaces, farmland, historic buildings and housing.

It is important that future development patterns avoid fragmenting existing green spaces and natural habitats, while at the same time providing new, community green and open spaces for parks, walking/biking trails, and other recreational uses.

### Goals and Policies

**G1.1 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.**

1. The City will promote growth that is compatible with current conditions and does not harm the environment and quality of life by educating the public about options.
2. The City will support public awareness about various programs or policies to protect valuable natural resource areas.

**G1.2 Goose Creek will support preservation of natural areas and green space and encourage the development of new green space areas.**

1. The City will encourage the preservation of open and green spaces, natural areas, prime farmlands, important wildlife habitat areas, wetlands, and other key natural resources.
2. The City will continue beautification planning and environmental protection efforts.
3. The City will promote the preservation and replacement of native plant species that support local wildlife.

**G1.3 Goose Creek will promote set asides during land development that is appropriate and dedicated toward expanding neighborhood recreational amenities.**

1. The City will adopt guidelines to facilitate procurement and development of land set aside for recreation.
2. The City will implement schedules and timelines for development of existing and future recreational land set asides.
3. The City will continue to require developers to set aside land or provide funding to enhance existing recreational amenities.
4. The City will work with neighboring jurisdictions to ensure that new development in areas surrounding the City encourages recreational set asides.

**G1.4 Goose Creek will continue to develop its trail systems and will explore ways to advance the benefits and uses of the Goose Creek Reservoir.**

1. The City will continue development of its Hiker/Biker Trail Plan, including the prioritization of future projects.

2. The City will better market the Goose Creek Reservoir's benefits as a source of recreation, including boating, fishing, bird watching, and the water trail from John R. Bettis Landing around the reservoir. The City will also explore ways to improve accessibility to the Reservoir.

### *Guiding Principle 2*

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**Goose Creek will promote reinvestment in existing residential and commercial neighborhoods in order to provide options to a diverse population.**

#### Summary of Issues

The Goose Creek Planning Area has a healthy mix of different land uses comprising its nearly 55,302 acres. Due to the Naval Weapons Station Charleston, military is the largest land use type by acreage, covering nearly one-third (28%) of the land area. In an effort to capture a clearer representation of the land use calculations in the Planning Area, military has been "excluded". After the military, the largest land use type is vacant (24.6%), followed by conservation/recreation (20.6%), single-family residential (17.2%), and industrial (15.7%). Encompassing the remaining percentages are: infrastructure & utilities (10.8%), agriculture/forestry (4.2%), institutional (1.8%), office/commercial (1.8%), mobile home park (1.4%), multi-family residential (1.0%), and parks/recreation (0.9%).

This large quantity of vacant land presents considerable opportunities for growth within the City boundaries in the form of infill and redevelopment opportunities where appropriate infrastructure exists. Infill development would encourage new homes/businesses to be built on unused and underutilized lands within the existing urban areas. Redevelopment opportunities exist in blighted areas of the City.

In order to ensure that future infill development is in character with the surrounding existing conditions, the City will revise zoning regulations, as required, to include performance standards. While traditional zoning separates uses, these set standards do not take into account conditions which vary from site to site and may be particularly difficult to apply in infill situations. In contrast, performance zoning/standards would focus on directly controlling the impacts of a development. If adverse impacts on adjacent development are adequately addressed, the development is permitted and dissimilar uses can be made compatible neighbors.

Because reinvestment in town centers and business districts is vital to the local economy, the City should focus efforts on its future downtown redevelopment strategy to help create a community focal point and to ensure the long-term occupancy of businesses in this area.

Infill and redevelopment are great opportunities for the provision of more varied housing options. Goose Creek's housing is not significantly diverse, as the 2000 US Census showed eighty two percent (82%) of the City's housing stock was comprised of attached or detached single family homes.

Encouraging infill development and redevelopment keeps resources where people already live and allows rebuilding to occur, making it the most logical tool to accommodating growth and redesigning the City to be more environmentally, socially, and fiscally sustainable.

### Goals and Policies

**G2.1 Goose Creek will pursue infill and redevelopment opportunities where appropriate to maximize the use of existing infrastructure.**

1. The City will encourage new growth in areas where public services already exist and are adequate to handle the increased needs so the City can continue to provide the highest quality of essential services.
2. The City will encourage the development of vacant and/or underutilized land within the City limits.
3. The City will review plans for new development to ensure its consistency in character and scale with existing development.
4. The City will support the provision of adequate public infrastructure and services throughout the City to serve existing residents.

**G2.2 Goose Creek will create more opportunities for the development and provision of diverse housing types.**

1. The City will encourage new growth that provides diverse housing options within a range of prices accessible to current and future residents.
2. The City will provide incentives for creative housing developments that provide workforce housing in close proximity to existing and future employment centers.

**G2.3 Goose Creek will continue to invest in its Downtown Redevelopment Strategy**

1. The City will continue beautification projects as part of its Downtown Redevelopment Strategy and explore new funding sources for further beautification planning.
2. The City will encourage new businesses and restaurants to locate in the commercial areas within the designated Downtown Mixed Use (DMU), as identified on the Future Land Use Map (Attached), in an effort to redevelop the downtown.

**G2.4 Goose Creek will promote development that is appropriate and compatible with neighboring uses.**

1. The City will consider adopting alternatives to conventional zoning, such as performance zoning/standards, to guide new and infill development.
2. The City will implement setback, landscaping and buffering requirements to ensure that incompatible uses are separated from one another.
3. The City will encourage infill and redevelopment opportunities to fill existing commercial and light industrial space where appropriate.
4. The City will work with neighboring jurisdictions to ensure that new development in areas surrounding the City is consistent with the land uses within the City.

### Guiding Principle 3

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**Goose Creek will maintain the exceptional level of safety and security of its residents as well as the protection and preservation of its natural and cultural resources.**

### Summary of Issues

Goose Creek has a rich history, including historical sites and structures such as Otranto and Medway Plantations and St. James Church. Two other plantations, Crowfield and the Oaks, have been surveyed and documented for historical significance, but have not yet been listed on the National Register. Goose Creek also offers its residents diverse cultural resources with its places of worship, and scenic resources like the Cooper River and the Goose Creek Reservoir, and various wetlands and endangered species habitats throughout the planning area.

While all of these serve to represent the City's culture and history and many are protected, it is important that the City continue to protect and preserve these resources and work to provide new ones to a growing and diverse population. This includes ensuring historical landmarks are protected, in addition to ensuring surface and ground water systems will be of safe and healthy quality for drinking purposes, wildlife proliferation, and recreational activities.

Another important way to maintain the safety and security of Goose Creek residents is to ensure all current and future residents of Goose Creek will have the opportunity to live in sound, healthy and safe housing. Eighty four percent (84%) 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 housing quality.

The City will continue to preserve and protect neighborhoods from physical deterioration resulting from substandard construction practices, lack of maintenance, and encroachment of incompatible development. This might include more strict enforcement of existing building codes related to housing maintenance and construction, and revising codes as needed.

The City should also develop incentives and other positive measures to maintain and enhance residential properties, such as education, repair fairs with local hardware stores, and neighborhood clean-up programs. Such efforts would help to promote a sense of community and encourage safe and sound neighborhoods for Goose Creek residents.

### Goals and Policies

#### **G3.1 Goose Creek will increase efforts to safeguard physical and environmental resources through the addition and enhancement of community facilities and services.**

1. The City will explore implementing curbside recycling for its residents.
2. The City will explore mechanisms to protect and preserve critical watersheds, wetlands and other water bodies.
3. The City will continue to maintain high quality surface and ground water through the reduction of nonpoint source pollution.
4. The City will continue ongoing efforts to improve drainage conditions.
5. The City will explore the feasibility of implementing a funding source for stormwater management, such as a stormwater utility, to finance improvements to its stormwater system.

6. The City will explore the feasibility of alternative stormwater systems, including rain gardens, bioswales, and other such systems.

### **G3.2 Goose Creek will protect and enhance the quality of existing housing stock within the City.**

1. The City will support Home Owners Associations to prevent the deterioration of neighborhoods.
2. The City will encourage property owners to maintain their property in good condition through enforcement of building codes, city ordinances, and other measures.
3. The City will encourage the repair, removal, or replacement of blighted or abandoned structures, both residential and commercial, via better enforcement of existing ordinances and the implementation of new ones.
4. The City will work with the County and other appropriate entities regarding the identification of housing assistance programs utilized for housing maintenance, rehabilitation, and preservation and locating and applying for grants to pay for renovation projects.
5. The City will develop regulations to encourage densities and designs of new structures that improve and enhance existing conditions.

### **G3.3 Goose Creek will continue to preserve and protect its historic and cultural resources for future generations.**

1. The City will pursue federal, state and local protective measures for its historic and culturally significant resources.
2. The City will promote the maintenance, renovation and repair of identified historic structures.
3. The City will promote public awareness of its historical nature and the need to protect significant historic structures.
4. The City will support local institutions that preserve and promote cultural resources.
5. The City will explore location and funding sources for a new City Museum.
6. The City will consider the impact of new land development on identified and designated historic and archaeological resources in an effort to prevent damage or destruction.

### **G3.4 Goose Creek will promote a sense of community among its residents and neighborhoods.**

1. The City will continue to promote and expand community activities and events that reflect pride in the community, including festivals, cleanup and beautification efforts, educational programs, and historic preservation.
2. The City will continue to encourage well-planned, inclusive “community-oriented” neighborhoods that provide residents with a sense of identity and promotes the small-town character for which Goose Creek desires to be known.
3. The City will encourage and facilitate neighborhood pride and resident involvement in neighborhood improvement projects in order to foster a “sense of community” among its citizens.
4. The City will continue to support the provision of community services, including quality housing, healthcare, daycare and elderly care for its diverse and growing population.

## *Guiding Principle 4*

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**Goose Creek will continue to provide planned infrastructure in order to adequately support designated and compact future growth.**

### Summary of Issues

Goose Creek is fortunate in that it has copious recreational opportunities, including recreation centers, over twenty public parks within the Greater Goose Creek area, and the continually developing hiker/biker trails. The City also has a high rating for service provision in the areas of police, fire and rescue services, despite relatively low tax rates. Given these positives, there are areas where the City needs to make improvements and plan for expansion, such as the need for additional fire and police substations.

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. One such method for financing new infrastructure is to employ Residential Improvement Districts (RID's). RID's would allow the City, with the approval of all real property owners situated within a proposed district, to impose an assessment in order to finance new public improvements, which could include parks, schools, road construction or improvements, and water and sewer lines.

With increased population comes more pressure on the transportation networks currently serving Goose Creek residents. These transportation networks include the road network (including state highway facilities, collector roads, and the local street system), pedestrian and bicycle facilities, railroads, and transit and ridesharing opportunities. The City has made pedestrian and bicycle facilities a priority through the development of its hiker/biker trails and its connectivity to parks, recreational facilities, and public transportation opportunities.

Goose Creek currently has a number of planned road improvement projects, both funded and nonfunded, either planned for or underway. As growth continues, the City will continue to plan for greater demand on existing roadways by focusing on all transportation modes. This includes planning for all new roads/streets to include accommodations to extend the existing hiker/biker trail system.

As the City has experienced rapid growth, new developments have not always been consistent with available infrastructure and services. In response to this, the City will strive for better infrastructure "concurrency," which refers to the capacity and availability of roads, sewer and water lines, schools, and the ability to keep pace with demand for service. As development continues, the City will focus on development that will reduce sprawl, make the most of infrastructure already in place, and avoid leapfrog development across undeveloped areas.

### Goals and Policies

**G4.1 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.**

1. The City will coordinate their Capital Improvements Program (CIP) with the Comprehensive Land Use Plan.

2. The City will develop a Facilities/Infrastructure Plan for future growth, including planning for additional fire and police substations, and better defining of recreation commission functions and responsibilities.
3. The City will follow the recommendations of the 2010 Recreation Needs Assessment.
4. The City will plan for City-wide oversight of community amenities.
5. The City will explore funding sources in addition to impact fees for expansion of community facilities and services.

**G4.2 Goose Creek will plan for inevitable growth by promoting orderly and efficient land use patterns and development that will enhance the quality of life for future generations.**

1. The City will guide land use patterns that achieve more efficient use of the existing infrastructure.
2. The City will establish zoning and land use regulations that support the Comprehensive Plan and ensure that new growth reflects the density and quality of development addressed in the Comprehensive Plan.
3. The City will develop and implement an annexation strategy that is supported by the Comprehensive Plan and Future Land Use Map, to achieve a cohesive approach towards infrastructure “concurrency.”

**G4.3 Goose Creek will support improved transportation roadways for commuters traveling to and/or from commercial, residential and employment centers within the greater planning area and region.**

1. The City will focus efforts towards transportation improvements that support desired development patterns, better serve residents and employers, and promote connectivity while accommodating multiple functions.
2. The City will better coordinate with other agencies for road plans/improvements and alternatives.
3. The City will work to improve existing traffic and circulation conditions as well as various beautification projects to aesthetically improve its corridors.

**G4.4 Goose Creek will encourage a multimodal transportation system that promotes community and economic development and provides a sustainable balance between pedestrian, bicycle and automobile traffic.**

1. The City will support the 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.
2. The City will continue to develop and expand its Hiker/Biker Trail System, including prioritizing future projects.
3. The City will identify priority areas in older neighborhoods that need sidewalks, improved access ways, or other improvements necessary to ensure all areas are accessible to residents, and plan for funding of said projects on a timely basis.

### *Guiding Principle 5*

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**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.**

### Summary of Issues

Residents of Goose Creek are fortunate in that they have access to eighteen public schools that serve the Greater Goose area, nine of these located within the City limits. The schools provide a variety of courses and quality education to students, such as the Howe Hall Arts Infused Magnet School (AIMS), a designated model site for arts infusion in South Carolina. This top-rated school was selected in 2007 as a Kennedy Center Creative Ticket School of Excellence and in 2010 as a National Blue Ribbon School. From here students can move onto the equally rated Marrington Middle School for the Arts and Stratford High School.

For non-traditional high school students, Goose Creek High School offers evening courses as an alternative learning environment. While there are no higher education facilities within the Greater Goose Creek Area, just minutes away residents have access to Charleston Southern University, Trident Technical College, and Virginia College.

A quality education is the driver of economic success. Numerous studies and researchers have found that when people are better educated, either in terms of higher test scores or in the sense of higher educational attainment, there is a much higher likelihood of employment and, once employed, higher wages.

The City of Goose Creek has a diverse economic base – from Charleston Naval Weapons Station to a variety of science, manufacturing, and consulting firms. Nonetheless, nearly half of Goose Creek residents commute outside of Berkeley County to work.

Because a sound education, business retention, expansion and recruitment efforts are vital in maintaining a successful economy, it is important for the City of Goose Creek to continually address the needs of its educational system, local businesses, and to expand and recruit additional businesses.

### Goals and Policies

#### **G5.1 Goose Creek will actively support the enhancement of its educational system and access to continuing education facilities.**

1. The City will work with Berkeley County to discuss methods to maintain and improve the quality of the public education system and to further identify and pursue job training programs and opportunities.
2. The City will encourage and support efforts to develop curricula and provide courses that allow students opportunities to match their skills to those demanded by existing and prospective businesses throughout the region.
3. With continued growth and demand for continuing educational opportunities, the City will support the recruitment of satellite facilities within the Greater Goose Creek Area to better serve the needs of residents.

4. The City will support a quality educational and job training environment where all levels of the educational system coordinate activities and programs and develop new programs to address varied and future needs.
5. The City will support the active involvement in the school of parents and citizens of Goose Creek through mentoring programs, volunteering, and attending meetings concerning school activities.

### **G5.2 Goose Creek will encourage the expansion of existing local businesses and provide opportunities for their expansion.**

1. The City will explore ways to assist local business owners in improving their commercial areas, such as making available information regarding storefront revitalization grants and loans.
2. The City will use resources available through existing programs to assist local entrepreneurs who wish to start or expand a business.
3. The City will explore establishing Business Incubators or other methods of business support resources and services, to accelerate the successful development of entrepreneurial businesses.
4. The City will encourage the location of businesses that employ local residents or serve the needs of local residents.
5. The City will utilize its website to demonstrate an “easy to do business” atmosphere to potential entrepreneurs and businesses considering locating to or expanding in Goose Creek. This includes business educational information, business application processes, business training materials, and other relevant licensing and permitting information.
6. The City will encourage existing businesses to participate and work with the Economic Development Advisory Committee and the Berkeley Chamber in developing materials, publications, and increasing website interaction to better promote their services.

### ***Priority Investment***

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The Priority Investment Act Legislation was passed in 2008 to require a ninth comprehensive planning element. This element instructs local governments to identify the likely federal, state, and local funds available for public infrastructure and facilities improvements during the next ten years.

The Act also encourages the prioritization of funds for these improvements, which might include water, sewer, roads, and schools. Coordination is recommended between local governments and neighboring jurisdictions, in addition to relevant agencies such as public and private utilities, school districts, transportation agencies and other public entities affected by or that have planning authority over said projects.

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 and Policies***

**PI.1 Goose Creek will encourage and facilitate coordination with other jurisdictions, agencies and public service authorities in an effort to promote and sustain the quality of life enjoyed and shared by the residents of the planning area.**

1. The City will work to improve interface with Berkeley County.
2. The City will improve communications with State and County Governments and school districts.
3. The City will encourage collaboration and support between rural and municipal fire departments.

**PI.2 Goose Creek will develop more efficient communication methods with its citizens.**

1. The City will continually update its website, making it user-friendly and an effective tool for communicating with and involving its citizens. The City will explore other methods of social media (Facebook, Twitter, etc.) to improve interaction with the public.
2. The City will establish a list of key communicators to make the lines of communication more efficient and will expand upon its use of Citizen Advisory Groups to help keep citizens informed and involved in the City's decision-making processes.
3. The City will continue to conduct monthly meetings with individual neighborhoods.

**PI.3 Goose Creek will coordinate public facilities and services with land use planning to promote more compact development, and encourage infill and redevelopment opportunities when possible.**

1. The City will use planned infrastructure to support ideas identified in the Comprehensive Plan as suitable for development.
2. The City will protect existing infrastructure investments by encouraging infill and redevelopment of vacant and/or blighted properties.
3. The City will encourage a pattern of future development expansion in areas contiguous to developed areas with a utility extension policy that is sequential and phased.

**PI.4 Goose Creek will create new opportunities for cultural sites, events, and traditions, in order to better meet the cultural and economic needs of the community.**

1. The City will explore the creation of cultural related support groups, committees or commissions to better meet its cultural needs.
2. The City will explore location and funding sources for the development of new cultural and recreational centers for its residents.
3. The City will create more recreational and social opportunities for its youth, particularly the teen populace.

**PI.5 Goose Creek will encourage diversification of the local economic base by attracting more corporate offices and higher paying jobs to the community.**

1. The City will seek to attract regional corporate offices to locate in the City limits.
2. The City will market itself and utilize incentives to attract new businesses and corporations.
3. The City will make investments in community facilities and infrastructure in coordination with city and county economic development strategies, to ensure that adequate public services are available for new development.

4. The City will encourage new development that is located in suitable areas, in an effort to minimize damage to natural or cultural resources.

**PI.6 Goose Creek will establish a downtown area that serves as a community focal point providing a mix of uses for the local citizens.**

1. The City will focus efforts on creating a “city center” that will serve as a focal point for the community. The city center should be a place where Goose Creek residents can walk, eat, shop at local businesses, and gather for community events.
2. The City will establish land use regulations that encourage uses in the town center to those that serve city residents and visitors, including retail, professional office, service uses, and residential where appropriate.
3. The City will encourage location of new businesses and restaurants within city limits in existing commercial areas.



## *Implementation Program*

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The Comprehensive Plan is a living document, and a critical part of its evolution is the Implementation Program. As such, the Implementation Program serves as the overall strategy for Goose Creek to achieve its vision for the future. In addition, the Implementation Program encourages compliance with both the Future Land Use Plan and Future Land Use Map. It also aids the City as it seeks to address the identified issues and concerns.

By identifying specific policies, programs and tasks to be undertaken by the City in order to implement the future land use plan, the Implementation Program is in the form of a table organized according to the Five Guiding Principles identified in Section 1. The table consists of short-term implementation projects, which are to be completed in one to five years, and long term projects, which are to be completed in five to ten years. Ongoing projects are either already occurring or should be occurring on a regular basis. A proposed schedule with responsible parties is also outlined within this program.



PROJECT OR ACTIVITY	2011	2012	2013	2014	2015	RESPONSIBLE PARTY	COLLABORATORS
<b>GUIDING PRINCIPLE 1</b>							
Develop land use regulations that encourage preservation of open space, development of recreational amenities, natural areas and wetlands, and agricultural areas, and minimize the impact of new development on these areas.		X	X			City Council, Planning Commission, Planning Staff	SC Department of Natural Resources
Educate the public about protective measures like transfer of development rights (TDR's), voluntary conservation easements, or other policies to protect valuable natural resource areas. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Planning Staff	SD Department of Natural Resources, SC Department of Health and Environmental Control
Continue to expand the City's Hiker/Biker Trail System, including the construction of the MHB Municipal Center/Community Center connection; an extension to Montague Plantation; and an extension of the trail system along Plantation North Boulevard. Also link the trail to other regional trail systems. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Goose Creek Recreation Commission	SC Department of Natural Resources, SCDOT
Plan for the development of a boardwalk in nature preserve behind the MHB Municipal Center and Foster Creek Park at the Goose Creek Reservoir. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Planning Staff, Public Works Department, Goose Creek Recreation Commission	
Adopt guidelines to facilitate procurement and development of land set aside for recreation, and implement timelines for development of existing and future set asides. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Goose Creek Recreation Commission	





PROJECT OR ACTIVITY	2011	2012	2013	2014	2015	RESPONSIBLE PARTY	COLLABORATORS
Encourage developers to set aside land or provide funding to enhance existing recreational amenities. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Goose Creek Recreation Commission	Developers
Explore ways to market the Goose Creek Reservoir and its benefits to the public. (Ongoing Activity)	X	X	X	X	X	City Council, Mayor, Planning Commission	SC Department of Natural Resources
<b>GUIDING PRINCIPLE 2</b>							
Encourage the development of vacant and/or underutilized land within the City limits. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Planning Staff	
Explore utilizing performance standards to guide new and infill development.	X	X				City Council, Planning Commission, Planning Staff	
Continue to invest in acquiring vacant or blighted properties for reuse/redevelopment and explore obtaining grants and other funding sources to purchase properties. (Ongoing Activity)	X	X	X	X	X	City Council, Mayor, Planning Commission, Planning Staff	BCDCOG, SC Department of Commerce, Lowcountry Housing Trust, HUD
Explore additional funding sources for future beautification planning, such as grants through PalmettoPride or Rural Enhancement funding.	X	X	X			City Council, Planning Commission, City Staff, Economic Development Advisory Committee	BCDCOG, SCDOT, PalmettoPride
As part of Downtown Redevelopment, continue railroad/drainage improvements. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Economic Development Advisory Committee, Public Works	Berkeley County Chamber of Commerce





PROJECT OR ACTIVITY	2011	2012	2013	2014	2015	RESPONSIBLE PARTY	COLLABORATORS
As part of Downtown Redevelopment, continue US Highway 52/US Highway 176 Beautification Projects.	X	X	X			City Council, Planning Commission, Economic Development Advisory Committee, Public Works	Berkeley County Chamber of Commerce, SCDOT
Finalize revised Master Plan and implementation strategies with timelines for X.O. Bunch and Central Park properties.	X	X				City Council, Planning Commission, Economic Development Advisory Committee, Goose Creek Recreation Commission	
As part of beautification planning and environmental protection, continue to work with Berkeley Electric Cooperative to place power lines underground along the City's major thoroughfares. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Planning Staff	Berkeley County Government, Berkeley Electric Cooperative
Continue to promote beautification projects such as tree lined streets, lamp posts, marked boundaries, etc. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission	SCDOT
Support investments in community facilities and services to ensure adequate infrastructure is available to existing and new commercial development. (Ongoing Activity)	X	X	X	X	X	City Council, Mayor, Planning Commission, Economic Development Advisory Committee	Berkeley County Chamber of Commerce
Provide incentives for creative housing developments that provide workforce housing in close proximity to existing and future employment centers. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission	Lowcountry Housing Trust, Developers





PROJECT OR ACTIVITY	2011	2012	2013	2014	2015	RESPONSIBLE PARTY	COLLABORATORS
Develop regulations to encourage densities and designs of new structures that improve and enhance existing conditions.	X	X				City Council, Planning Commission, Planning Staff	Lowcountry Housing Trust, Developers
Develop regulations to encourage the provision of diverse housing types within planned developments.	X	X				City Council, Planning Commission, Planning Staff	Lowcountry Housing Trust, Developers
Promote initiatives such as HOME Investment Partnerships Program to help provide diverse housing options. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Planning Staff	Lowcountry Housing Trust, South Carolina State Housing Finance and Development Authority
<b>GUIDING PRINCIPLE 3</b>							
Continue to support the provision of community services such as quality housing, healthcare, daycare and elderly care that are available for its diverse and growing population. (Ongoing Activity)	X	X	X	X	X	City Council, Mayor, Planning Commission	
Consider implementing curbside recycling for Goose Creek residents.	X	X				City Council, Planning Commission, Planning Staff, Public Works Department	
Ensure all permits for land development involving identified and designated historic and archaeological resources are reviewed by South Carolina Department of Archives and History and South Carolina Institute of Archaeology and Anthropology. (Ongoing Activity)	X	X	X	X	X	Planning Commission, Planning Staff	South Carolina Department of Archives and History, South Carolina Institute of Archaeology and Anthropology





PROJECT OR ACTIVITY	2011	2012	2013	2014	2015	RESPONSIBLE PARTY	COLLABORATORS
Explore the feasibility of implementing a stormwater utility and other alternatives, such as rain gardens and bioswales.		X	X			City Council, Planning Commission, Planning Staff, Public Works Department	
Conduct a sidewalk inventory in order to identify sidewalks in disrepair and other accessibility projects, and complete projects based on priority level. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Planning Staff, Public Works Department	
Explore funding sources for sidewalk repair and other accessibility projects, such as a Community Facilities Grant or a CDBG. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Planning Staff, Public Works Department	BCDCOG, USDA, HUD
Continue to enforce building and zoning codes in order to prevent the deterioration of property and neighborhoods. (Ongoing Activity)	X	X	X	X	X	City Building and Code Enforcement Department	
Work with Home Owners Associations to initiate neighborhood programs such as a "Neighborhood Clean-Up" and "Clean and Green" to help keep neighborhoods clean and to encourage community collaboration. (Ongoing Activity)	X	X	X	X	X	City Council, Mayor, Planning Commission, Planning Staff	Lowcountry Housing Trust, Home Owners Associations
Promote public awareness of the City's historical sites and the need to protect them through various outlets, such as mail-outs, governmental offices and local businesses. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Planning Staff	South Carolina Department of Archives and History, Berkeley County Historical Society





PROJECT OR ACTIVITY	2011	2012	2013	2014	2015	RESPONSIBLE PARTY	COLLABORATORS
Educate the public on protective measures such as conservation easements and historic preservation. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Planning Staff	South Carolina Department of Archives and History, Berkeley County Historical Society
Support local institutions that preserve and promote the City's cultural resources and educate the public about their importance. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Planning Staff, Goose Creek Recreation Commission	South Carolina Department of Archives and History, Berkeley County Historical Society
Continue to promote and expand community activities and events that reflect pride in the City, including festivals, cleanup and beautification efforts, educational programs, and historic preservation. (Ongoing Activity)	X	X	X	X	X	City Council, Mayor, Planning Commission	
Explore opportunities for additional events and activities to promote pride in the City and community involvement. (Ongoing Activity)	X	X	X	X	X	City Council, Mayor, Planning Commission	
<b>GUIDING PRINCIPLE 4</b>							
Maintain and update the Capital Improvements Program (CIP) and ensure its coordination with the Comprehensive Land Use Plan. (Ongoing Activity)	X	X	X	X	X	City Council, Mayor, Planning Commission	Berkeley County
Consider creating Residential Improvement Districts to pay for new infrastructure.	X	X				City Council, Mayor, Planning Commission	





## 2010 Comprehensive Plan

PROJECT OR ACTIVITY	2011	2012	2013	2014	2015	RESPONSIBLE PARTY	COLLABORATORS
Develop a Facilities/Infrastructure Plan for future growth that includes planning for additional fire and police substations. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Public Works Department, Fire and Police Departments	
Revise zoning and land use regulations to support the Comprehensive Plan to ensure that new growth reflects the density and quality of development currently in the City.	X	X				City Council, Planning Commission, Planning Staff	
Develop and implement an annexation strategy focusing efforts on filling gaps in the City limits, thereby making code enforcement more consistent.		X	X			City Council, Mayor, Planning Commission, Planning Staff	Berkeley County
In accordance with the 2010 Recreation Needs Assessment, prioritize the needed parks and explore additional funding sources. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Goose Creek Recreation Commission	
Continue efforts to acquire Crowfield Water System(s)/The Oaks Water System. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Public Works Department	Charleston Water Systems
Explore coordinating the hiker/biker trails with the development of a stormwater system.		X	X			City Council, Planning Commission, Planning Staff, Public Works Department	





PROJECT OR ACTIVITY	2011	2012	2013	2014	2015	RESPONSIBLE PARTY	COLLABORATORS
Develop a more detailed road transportation plan that will inventory the transportation facilities available, help identify and prioritize road improvement projects, and then set goals for the City. The plan should promote interconnectivity to existing and proposed development (tie into land development regulations); examine issues like traffic timing and street circulation; and incorporate all modes of transportation. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission	SCDOT, Berkeley County
Incorporate "Complete Street" concepts into the transportation plan, which encourages traditional designs with interconnectivity and community transportation networks (streets, sidewalks) and can usually improve access and congestion. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission	SCDOT
Develop a Mass Transportation Plan that includes a bus service for the City, working with CARTA and TriCounty Link. (Ongoing Activity)	X	X	X	X	X	City Council, Mayor, Planning Commission	CHATS, SCDOT
Enhance coordination with SCDOT for road plans/improvements and alternatives. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Planning Staff, Public Works Department	SCDOT
<b>GUIDING PRINCIPLE 5</b>							
Work with Berkeley County on enhancing the quality of education and to further identify and pursue job training programs. (Ongoing Activity)	X	X	X	X	X		





PROJECT OR ACTIVITY	2011	2012	2013	2014	2015	RESPONSIBLE PARTY	COLLABORATORS
Encourage and foster continuing education opportunities through collaboration among schools, senior centers, and nearby institutions of higher learning. (Ongoing Activity)	X	X	X	X	X		
Support efforts to develop curricula and provide courses that allow students opportunities to match their skills to those demanded by existing and prospective businesses. (Ongoing Activity)	X	X	X	X	X		
Support the recruitment of satellite educational facilities within the City.							
Identify workforce training resources to match the need of the local workforce. This may be from formal educational programs, private providers, specialized workforce training, or other sources.							
Support active involvement in the school of parents and citizens of the City through mentoring programs, volunteering, and attending meetings concerning school-related activities. (Ongoing Activity)	X	X	X	X	X		
Improve the existing commercial areas by researching and making available information about storefront revitalization grants and loans available to local business owners. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Economic Development Advisory Committee	Berkeley County Chamber of Commerce, SC Department of Commerce
Establish Business Incubators or other methods of business support resources and serves. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Economic Development Advisory Committee	Berkeley County Chamber of Commerce





PROJECT OR ACTIVITY	2011	2012	2013	2014	2015	RESPONSIBLE PARTY	COLLABORATORS
Use resources available through existing programs, such as FastTracSC, SCORE, and Tate Center for Entrepreneurship, to assist local entrepreneurs who wish to start or expand a business. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Economic Development Advisory Committee	FastTrac, Service Corps of Retired Executives (SCORE), Tate Center for Entrepreneurship
Promote initiatives such as Buy Local/Be Local to support local businesses. (Ongoing Activity)	X	X	X	X	X	City Council, Mayor, Planning Commission	Lowcountry Local First, Berkeley County Chamber of Commerce
In an effort to support the local workforce, encourage the location of businesses that serve the needs of local residents and employ local residents. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Economic Development Advisory Committee	Berkeley County Chamber of Commerce, SC Department of Employment and Workforce
Identify and promote locations for corporate offices, including the marketing of the Crowfield Corporate Center. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Economic Development Advisory Committee	Berkeley County Chamber of Commerce, CRDA
Provide and improve upon methods of communication and networking for community businesses. This includes better utilization of the City website to provide business educational information, application processes, business training materials, and other relevant licensing and permitting information. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Economic Development Advisory Committee	Berkeley County Chamber of Commerce, CRDA





PROJECT OR ACTIVITY	2011	2012	2013	2014	2015	RESPONSIBLE PARTY	COLLABORATORS
Continue to adopt business-friendly policies and processes. This includes the marketing and utilization of incentives such as job tax credits, corporate headquarters credits, and investment tax credits to attract new businesses and corporations. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Economic Development Advisory Committee	Berkeley County Chamber of Commerce, CRDA
<b>PRIORITY INVESTMENT AREAS</b>							
Explore the creation of Cultural related support groups, committees, or commissions to develop ideas to meet the needs of the growing and diverse population and to explore ways to fund activities.		X	X			City Council, Mayor, Planning Commission, Economic Development Advisory Committee, Goose Creek Recreation Commission	Goose Creek residents, Various civic organizations, Berkeley County Chamber of Commerce
Create additional cultural and recreational centers, and recreational programs such as tennis and adult softball tournaments, skate competitions, swim teams, etc. to meet the needs of the growing and diverse population and explore additional funding sources. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Planning Staff, Economic Development Advisory Committee, Goose Creek Recreation Commission	Berkeley County Chamber of Commerce
Explore creating more opportunities for Goose Creek's youth such as a weekend teen center, Hobby Shop, skateboard park, and movie theater.			X	X	X	City Council, Planning Commission, Planning Staff, Economic Development Advisory Committee, Goose Creek Recreation Commission	Berkeley County Chamber of Commerce
Continue Entryway Beautification projects such as Boulder Bluff Amenity Park. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Planning Staff	Berkeley County Government





PROJECT OR ACTIVITY	2011	2012	2013	2014	2015	RESPONSIBLE PARTY	COLLABORATORS
Work with Berkeley County and neighboring jurisdictions to ensure that new development in areas surrounding the City is consistent with the land uses within the City. (Ongoing Activity)	X	X	X	X	X	City Council, Mayor, Planning Commission, Planning Staff	Berkeley County, City of Hanahan, City of North Charleston, Town of Moncks Corner, Town of Summerville
Encourage the location of new restaurants and businesses to existing commercial areas identified in the Future Land Use Map as part of the Downtown Redevelopment Strategy. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Economic Development Advisory Committee	Berkeley County Chamber of Commerce
Continue to revisit the City Council's Community Strategic Plan annually in order to better serve the citizens of Goose Creek. (Ongoing Activity)	X	X	X	X	X	City Council, Mayor, Planning Commission, City Staff	
Involve resident County Council members in City processes in an effort to improve communication with Berkeley County. (Ongoing Activity)	X	X	X	X	X	City Council, Mayor, Planning Commission	Berkeley County Council
Invite elected officials to meet with City Council. (Ongoing Activity)	X	X	X	X	X	City Council, Mayor	Appropriate jurisdictions and elected officials
Continue to meet with neighboring jurisdictions to encourage collaboration and support between rural and municipal fire departments. (Ongoing Activity)	X	X	X	X	X	City Council, Mayor	Appropriate Fire Departments
Systematize communication between Mayor of Goose Creek, citizen advisors, key communicators and City Council. (Ongoing Activity)	X	X	X	X	X	City Council, Mayor, Planning Commission	Appropriate jurisdictions and Goose Creek citizens





PROJECT OR ACTIVITY	2011	2012	2013	2014	2015	RESPONSIBLE PARTY	COLLABORATORS
Increase the number of citizen advisors to expand City-Wide representation. (Ongoing Activity)	X	X	X	X	X	City Council, Mayor	Goose Creek citizens
Continue to provide and update the City's user-friendly website to ensure it provides the latest in on-line business and communication tools, emphasizing ease of navigation, attractive graphics, and community interests. (Ongoing Activity)	X	X	X	X	X	Planning Staff	
Explore using other methods of social media (Facebook, Twitter, etc.) to increase communications with citizens.	X	X				Planning Staff	
Establish a list of key communicators to enhance communications and expand upon its use of Citizen Advisory Groups to help keep citizens informed and involved in the City's decision-making process. (Ongoing Activity)	X	X	X	X	X	City Council, Mayor, Planning Commission	Appropriate jurisdictions and elected officials, Berkeley County Chamber of Commerce
Continue to conduct monthly meetings between City and individual neighborhoods. (Ongoing Activity)	X	X	X	X	X	City Council, Mayor, Planning Commission, Planning Staff	Goose Creek residents, HOA's
Use planned infrastructure to support ideas identified as suitable for development and direct intense land uses to areas where infrastructure and carrying capacity already exist. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Planning Staff	





PROJECT OR ACTIVITY	2011	2012	2013	2014	2015	RESPONSIBLE PARTY	COLLABORATORS
Protect existing infrastructure investments by encouraging infill and redevelopment of vacant and/or blighted properties. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Planning Staff, Economic Development Advisory Committee	
Encourage a pattern of future development that is consistent with the Future Land Use Plan and Future Land Use Map. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Planning Staff	
Focus efforts on creating a “city center” that will serve as a focal point for the community. The city center should be a place where Goose Creek residents can walk, eat, shop at local businesses, and gather for community events. (Ongoing Activity)	X	X	X	X	X	City Council, Planning Commission, Planning Staff, Economic Development Advisory Committee	Berkeley County Chamber of Commerce





*Long-Term Activities*

This section of the Implementation Program outlines long-term action items developed for use by local government officials, community organizations and leaders, boards and authorities, and other entities responsible for shaping the future of Goose Creek. Long-term activities are specific implementation strategies that are either on-going or last beyond the initial five-year time frame of the Comprehensive Planning period.

Similar to the short-term implementation items, Goose Creek has identified the following activities and entities responsible for implementing the action items.

Project or Activity	Long-Term (5-10 years)	Responsible Party	Collaborators
Explore location and funding sources for a new City Museum.	X	City Council, Planning Commission, Planning Staff, Economic Development Advisory Committee	Berkeley County Chamber of Commerce
Explore location and funding sources for a new amphitheater, farmers market, and other indoor or outdoor facilities for the citizens of Goose Creek.	X	City Council, Planning Commission, Planning Staff, Economic Development Advisory Committee, Goose Creek Recreation Commission	Berkeley County Chamber of Commerce
Identify and register properties that are eligible for the Statewide Survey of Historic Places and/or the National Register of Historic Places.	X	City Council, Planning Commission, Planning Staff	South Carolina Department of Archives and History, Berkeley County Historical Society
Explore additional protective measures, such as local preservation ordinances, for those properties that are valuable but not necessarily eligible for the register.	X	City Council, Planning Commission, Planning Staff	South Carolina Department of Archives and History, Berkeley County Historical Society
Identify and pursue funding sources that can be used to promote historic preservation of structures in need of maintenance, renovation or repair.	X	City Council, Planning Commission, Planning Staff	South Carolina Department of Archives and History, Berkeley County Historical Society
Develop a long term plan for the golf course.	X	City Council, Mayor, Planning Commission, Recreation Commission	



### *Future Land Use*

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Developing a vision for future growth and development direction is one of the most important aspects of a comprehensive plan. In its simplest form, it is the process of looking at the historical development of a community and the natural resource restraints of the land and developing a vision to effectively accommodate future growth and development in desirable locations in a city.

A future land use plan will allow our city to grow intelligently and predictably. Development will be encouraged where the existing infrastructure can best accommodate growth. Through this process, the City will be able to maintain its special character while economic development will be fostered through predictable patterns of growth.

Our community future development is outlined below addressing a balance of diverse future land use districts to guide future expansion and land development in and around the City of Goose Creek. Recommendations are prescribed for each individual land use district to achieve long term planning goals and objectives of the City, while preserving quality of life and promoting community prosperity for existing and future residents.

As is true in any community, a multitude of factors including demographics and the regional economy will affect future land use in Goose Creek. We have before us a wonderful opportunity to implement a vision of the type of community we want Goose Creek to become.

### *Employment District*

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The Employment Growth District promotes economic development opportunities within the Planning Area.

The Employment Districts are effectively located along or within close proximity to major transportation corridors and existing freight rail lines in the Planning Area. The Employment District is an ideal location for professional office or business parks. Industrial operations providing employment opportunities for area residents should be encouraged.

Clustering of buildings within these centers is preferred to preserve open space within the development site. Site plans, building design and landscaping will be sensitive to the natural features of the site, including views.

Recommended uses are office, construction, manufacturing, transportation, communication, utilities, warehousing, welding, and wholesale trade. Residential land uses are not recommended in the Employment District. The City should consider State and Federal Economic Development programs to promote tax incentives for these desirable land uses.

### *Commercial District*

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The Commercial District classifies commercial land uses providing a variety of general commercial goods and retail services within the Planning Area.

Traditional suburban style shopping centers and other commercial sites located in these Commercial Districts should be redeveloped considering the proximity to existing infrastructure and surrounding services.

High density residential and mixed use is recommended and should be planned in redevelopment projects. Shopping centers with large oversized parking lots should consider out-parceling to facilitate redevelopment. Out-parceling is a lot separated from a commercial development which may be sold or developed.

Tax incentives, density bonuses and expedited development and site plan review process should be implemented in the Commercial District.

### *Downtown Mixed Use District*

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Enhance and expand the center of the City by promoting a combination of light commercial and residential land uses. The intersection of Highway 52 and Highway 176 is the primary focal point and main transportation intersection for the City.

This District promotes a mixture commercial and residential land uses with varying forms of structural intensity and residential density. High density residential housing types such as townhomes, rowhouses, condominiums and residential above retail space should be encouraged in this district to create a vibrant walkable downtown area.

Minimum lot size requirements should be reduced in the Downtown, with less emphasis on land use and more importance on structural building form and how it's assimilated to the surrounding environment. Building performance standards should be implemented for all new construction and rehabilitation of older buildings.

Front and side yard building setbacks should be reduced to the greatest possible extent, road widths and curb radii should be designed to accommodate all modes of transportation including bicycle, pedestrian, and transit in addition to automobile traffic.

On-street parking is essential for streets within the Downtown District and should be encouraged. A walkable and interconnected street network and grid pattern for all modes of transportation should be promoted in the Downtown District while considering natural and environmental topographic barriers and constraints.

Landscaping techniques including the planting of canopy and shade trees along roads the design of sidewalks should be encouraged with new construction and development proposals in this District. New development should preserve the City's aesthetic landscape by preserving roadside trees, creating well designed driveways and parking facilities.

A well designed and carefully crafted mixture of residential and commercial development in a pedestrian friendly setting within the Downtown will contribute to the economic vitality of the City and restore a sense of proportion to central downtown area. Medium to High residential densities are recommended for the Downtown Mixed Use District.

The City of Goose Creek should coordinate the vision, goals and objectives of this plan with property owners in the Commercial to create a credible inventory of properties and marketing materials to encourage restaurants, family-oriented businesses and specialty shops in the region to relocate to the City.

Tax incentives, density bonuses and expedited development and site plan review process should be implemented in the Downtown Mixed Use District.

### *Moderate Density Residential District*

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Moderate Density Suburban areas are designated in locations where such development can provide a transition from low-density suburban to already developed residential and commercial areas.

These areas are already proposed for development with various new communities that should strive to include walkable neighborhood units within the community. To the extent possible, future communities should be co-located with neighborhood centers of nonresidential development.

New neighborhoods/neighborhood units should each include a system of interconnected trails or sidewalks that will provide access to parks, recreation, and open space areas focused near and in between residential communities.

### *Low Density Residential District*

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Low Density Suburban areas will be developed with diverse housing choices, in neighborhoods that promote a sense of community. Development will be concentrated in densities and locations 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 cultural and/or natural resources.

This district is primarily single-family residential detached housing, including a continuation of existing neighborhoods. Open space, civic and recreation, and mixed-uses are also acceptable, where appropriate.

### *Conservation/Recreation District*

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Conservation/Recreation areas are prioritized for greater protection from development activities in order to maintain natural habitats, provide flood protection, and protect water quality. These areas are also prioritized to provide for recreational opportunities, water access and water-oriented commercial activities. Any development in these areas should be constrained to minimize impacts to these natural features and assets.

Land uses appropriate for this area include active recreation, passive recreation, eco-tourism establishments, wildlife refuges, water-oriented commercial, community and neighborhood parks.

### *Neighborhood Mixed Use District*

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The Neighborhood Mixed Use District is intended to encourage the integration of commercial and residential land uses.

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This District promotes neighborhood service-oriented businesses and residential land uses. Services should include low intensity commercial land uses such as sales of consumer goods, health and personal care, financial services, senior housing and religious institutions. Residential land uses such as, townhomes, rowhouses, duplexes, single-family housing and accessory dwelling units are encouraged in the NMU District. Medium to high residential densities are recommended for the NMU District.

Commercial development in Neighborhood Mixed Use Districts should be guided by a strong set of performance standards including strict limitations on light, noise and waste products while limiting potential negative impacts on the surrounding area.

Through carefully planned curb cuts, well designed driveways, parking areas and an interconnected transportation network providing access to surrounding residential communities, appropriate commercial development can blend harmoniously into the size, scale and character of adjoining future land use districts.

Land uses similar in size, scale, intensity and character are encouraged along the edge of established residential neighborhoods and communities providing a smooth transition. Landscape features and buffers may be used to transition dissimilar land uses with differing levels of size, scale, intensity and character.

Residential density bonuses and flexible shared parking allocation standards should be encouraged neighborhood retail centers and mixed use developments in these areas. Building footprints should be limited to a small percentage of the lot with a maximum limit on the size of a footprint to regulate structural intensity. Large commercial ventures are discouraged in this district.

### *Institutional District*

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Institutional areas designated on the Future Land Use Map are intended to accommodate single uses and activities that already exist and 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.

The City should consider joint-use agreements with public and private entities such as schools and non-profit organizations to fund establish and maintain civic activity centers. The City Hall is located within this District, housing municipal administrative staff and provides meeting space for local government and civic organizations.

The Naval Weapons Station of Joint Base Charleston is also included within this District. 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.

### *Developed*

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The Developed designation identifies areas that are primarily planned developments that have extremely limited opportunity for redevelopment or change, which may include deed restrictions or some other such measure.

### *Community Oriented Corridor*

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These corridors are intended to support neighborhood services such as doctor's offices and small scale retail establishments. Commercial uses such as restaurants, supermarkets and gas stations are appropriate within Commercial Activity Centers along these corridors. Detached single-family units and townhouses are recommended along these corridors while, planned neighborhoods along these corridors may include higher residential densities and mixed use.

### *Commercial Corridor*

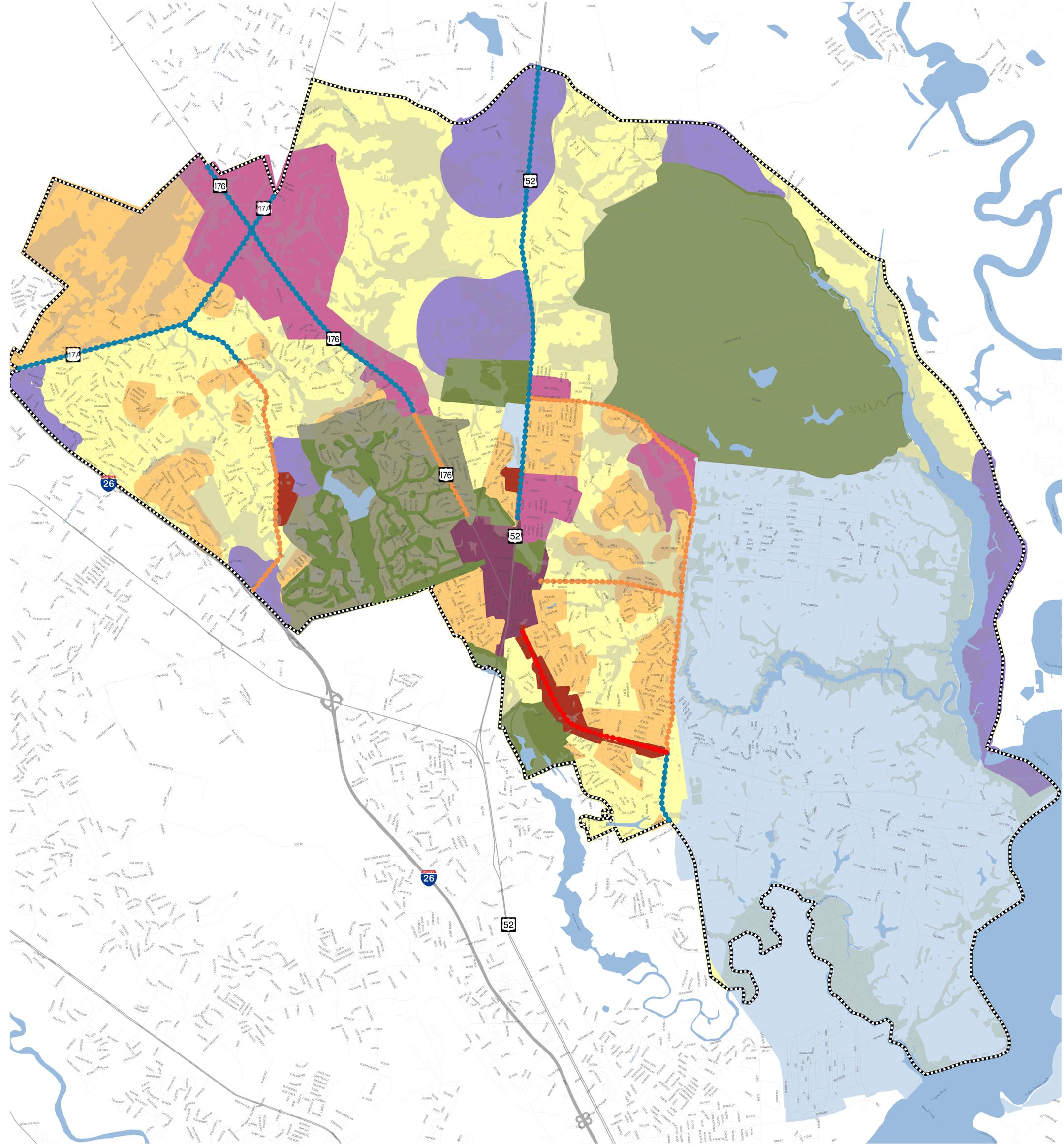
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This corridor is intended to facilitate a variety of general commercial uses, including gas stations, supermarkets, restaurants and shopping malls. General commercial sales and service oriented land uses are suitable along these corridors. Higher residential housing densities and mixed use are allowable, single-family residential land uses are discouraged along Commercial Corridors.

### *Limited Access Corridor*

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These corridors are intended to provide alternative community transportation routes and/or community bypass. Limited vehicular and pedestrian access to adjoining land uses is recommended. Adjoining land uses should have access by way of perpendicular streets leading to the planned intersections of these corridors. Transportation mobility is the primary function of Limited Access Corridors.



**Future Land Use Districts**

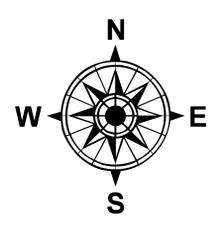
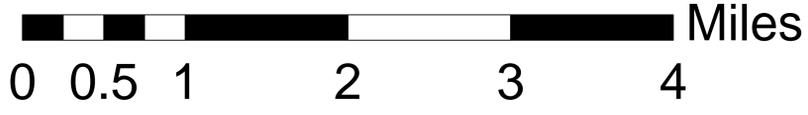
- Commercial District
- Conservation/Recreation
- Developed
- Downtown Mixed Use
- Employment
- Institutional
- Low Density Residential
- Moderate Density Residential
- Neighborhood Mixed Use

**Corridors**

- Commercial
- Limited Access
- Community Oriented
- Development Constraints

**Goose Creek Planning Area**

- Interstate
- US Highway
- SC Highway
- Local road
- Lakes & Rivers



### *Natural Resources*

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Natural resources include any elements that naturally occur in the environment such as water features, soil types, vegetation, wildlife, and more. Evaluation of a community's natural resources is an important part of the Comprehensive Plan for several reasons. Most importantly, because natural resources are relied upon by a community and they improve the quality of life for residents. The community should identify and preserve natural resources that are vital to their survival and enjoyment. Some elements of the natural environment may inhibit development while others aid in growth. These elements must therefore be explored in order to determine the appropriateness for future development.

#### ***Climate***

One of the best natural features of the Goose Creek area is the climate. Winters are generally mild. Spring, summer, and fall are all usually well suited to outdoor activities and outdoor plant growth. The average annual temperature is 65.2 degrees Fahrenheit. The average temperature during January is 47 degrees Fahrenheit, while the average temperature in July is 82 degrees Fahrenheit. Precipitation averages approximately 50.6 inches per year. There are approximately 101 clear days, 151 cloudy days, and 113 partly cloudy days. The average date for the first frost is November 20<sup>th</sup>, with the average date for the last frost being March 11<sup>th</sup>.

There is a peak of rainfall in the summer months with the occurrence of afternoon thunderstorms. The greatest amount of rainfall usually occurs in August with an average of 7.3 inches for that month. Rainfall is usually at its minimum in November with an average for the month of 2.5 inches.

One of the most serious weather concerns to Goose Creek is the occurrence of tropical storms and hurricanes. The height of hurricane season lasts from late summer to early fall. Hurricanes bring threats of high winds, flooding, and strong wave action. The last major hurricane to affect the tri-county area was Hugo, which made landfall in September 1989. Building codes and ordinances to improve building quality help mitigate storm damage from hurricanes and tropical storms.

#### ***Wetlands***

Wetlands are areas inundated or saturated by surface or ground water at a frequency and duration sufficient to support vegetation typically adapted for life in saturated soil conditions. Swamps, tidal marshes and non-tidal marshes are the three predominant types of wetlands located throughout Goose Creek.

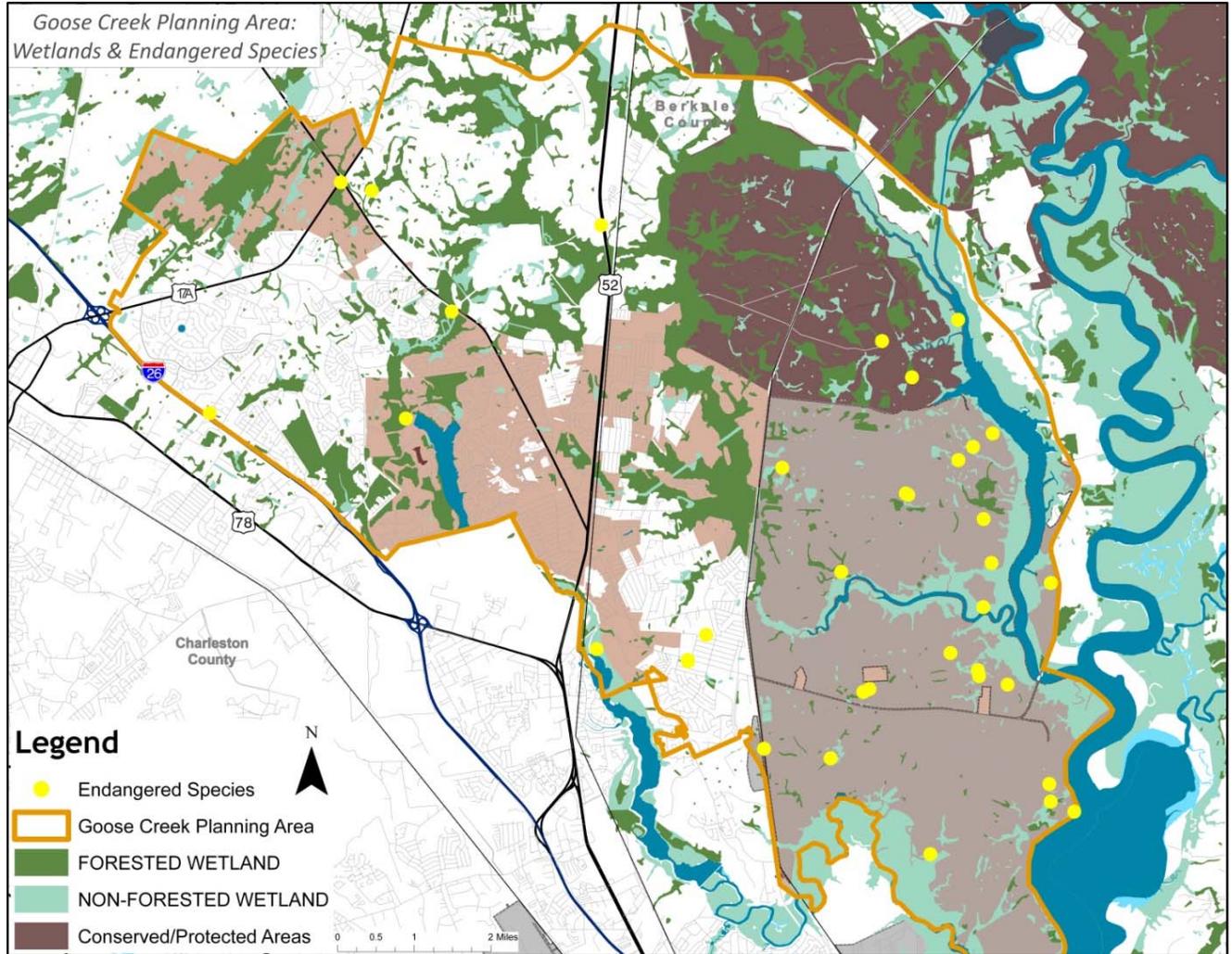
***Tidal marshes*** are influenced by ocean tides and often by fresh water runoff, rivers, or ground water. These marshes are the most prevalent types of tidal marshes in the Southeast and are characterized by salt tolerant plants. They typically have the highest rates of biological productivity associated with wetland ecosystems because of the inflow of nutrients and organics. ***Non-tidal marshes*** are dominated by grassy plants and occur in poorly drained depressions, floodplains, and shallow water areas along the edges of lakes and rivers. ***Swamps*** are fed by surface water and are dominated by trees and shrubs. They are characterized by very wet soils during the growing season and standing water other times of the year.



Wetland areas in Goose Creek provide many benefits and continue to thrive. However, as development and population growth persist, benefits will begin to dwindle. These issues should be addressed through planning. Due to the tremendous ecological benefit of wetlands listed below, extreme care must be taken to insure their continued existence.

- **Flood Protection:** Wetlands slow down and help absorb excess water during and after storms, reducing peak flows down stream and therefore, also reducing the chance of flooding.
- **Erosion Control:** Vegetation of wetlands located between streams or lakes and land reduce the strength of waves that hit the shoreline, reducing erosion while binding soil in place.
- **Water Quality Maintenance:** Wetlands located between land and bodies of water intercept runoff and naturally filter out pollutants to purify water before it enters streams, lakes or oceans.
- **Natural Habitat:** Wetlands provide protection, breeding grounds, and food for fish and aquatic wildlife and nesting areas for migratory birds.
- **Natural Products:** Wetlands are the natural producers of a wealth of products, such as rice and cranberries, enjoyed by humans. Forested wetlands produce resilient tree species such as cypress that is a superior yet rapidly diminishing building material
- **Recreation:** Wetlands provide a wealth of recreational opportunities such as nature observation, fishing and boating. They also provide areas where they are located an unparalleled beauty that often attracts homebuyers as well as visitors.

The Wetlands and Endangered Species map below depicts the wetlands of the Goose Creek planning area delineated as forested and non-forested. The general location of endangered species habitats within this area are identified, as well as the conserved/protected lands in the area (portrayed in brown). All of this information is shown in conjunction with roads to show human encroachment on the wetlands and relative proximity of development to these sensitive resources.



Since the enactment of the Federal Clean Water Act and because of their environmental significance, permits from the US Army Corps of Engineers must be obtained prior to commencement of any activities such as filling, dredging, draining, mining, as well as dock or boat ramp building, that may affect these wetlands. Most agricultural and forestry related activities are exempt. As Goose Creek continues to develop, there will be pressure to build as close as possible to wetlands because of the recreational and aesthetic benefits. Due to their environmental significance, sufficient preservation and protection mechanisms should be implemented for any development in close proximity to wetlands.

**Endangered Species**

The Federal Endangered Species Act of 1973 is designed to protect critically imperiled species from extinction due to the consequences of economic growth and development. The wide-ranging act was developed to protect these species and their habitats. The act prohibits any takings, molestation, or destruction of



a habitat of a listed species on both public and private lands. The US Fish and Wildlife Service and the National Marine Fisheries Service are authorized to designate specific areas as protected "critical habitat" zones.

These zones are established because habitat loss is the primary threat to most imperiled species.

### US Fish and Wildlife Endangered Species List: South Carolina - October, 2009

Plant Listings	
Bunched Arrowhead	Pondberry
American Chaffseed	Black Spored Quillwort
Smooth Coneflower	Michaux's Sumac
Canby's Dropwort	Schweinitz's Sunflower
Harperella	Persistent Trillium
Rough-leaved Loosestrife	Relict Trillium
Mountain Sweet Pitcher-Plant	

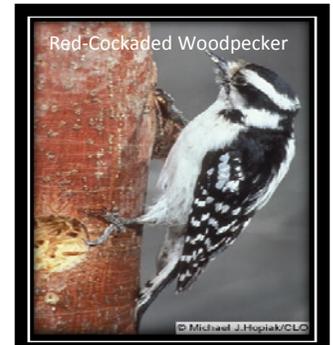
Animal Listings	
Indiana Bat	Wood Stork
Carolina Heelsplitter	Shortnose Sturgeon
Brown Pelican	Wood Warbler
Eastern Puma	Finback Whale
Hawksbill Sea Turtle	Humpback Whale
Kemp's Ridley Sea Turtle	Right Whale
Leatherback Sea Turtle	Red-Cockaded Woodpecker

Approximately forty (40) endangered species habitat sites are located within the Goose Creek planning area. The species most notably listed as endangered either at the Federal and/or state level are the Bald Eagle and Red-cockaded Woodpecker. The Least Tern is listed as "threatened" by the state.

Additionally, Medway Plantation, a working plantation of 6,800 acres, has been designated an *Important Bird Area* (IBA) by the Audubon Society, meaning it provides essential habitat for one or more species of bird, including sites for breeding, wintering, and/or migrating birds.

An IBA is designated on the basis that it supports endangered or threatened species as well as species which are rendered vulnerable due to habitat loss, diminished biodiversity, and inclination to congregate at high densities, such as waterfowl or shorebirds. Red-cockaded Woodpeckers, Bald Eagles, Wood Ducks, and wintering Ring-necked Ducks reside within the rich landscape of longleaf and loblolly pine, mixed hardwoods, several swamps, lakes and ponds, cultivated and natural wildlife openings as well as qualify Medway for an IBA.

Moreover, Medway Plantation is home to 15 colonies of Red-cockaded Woodpeckers. There is a nesting pair of Bald Eagles. The variety of habitats makes it attractive to a wide variety of species. Medway is located on the Back

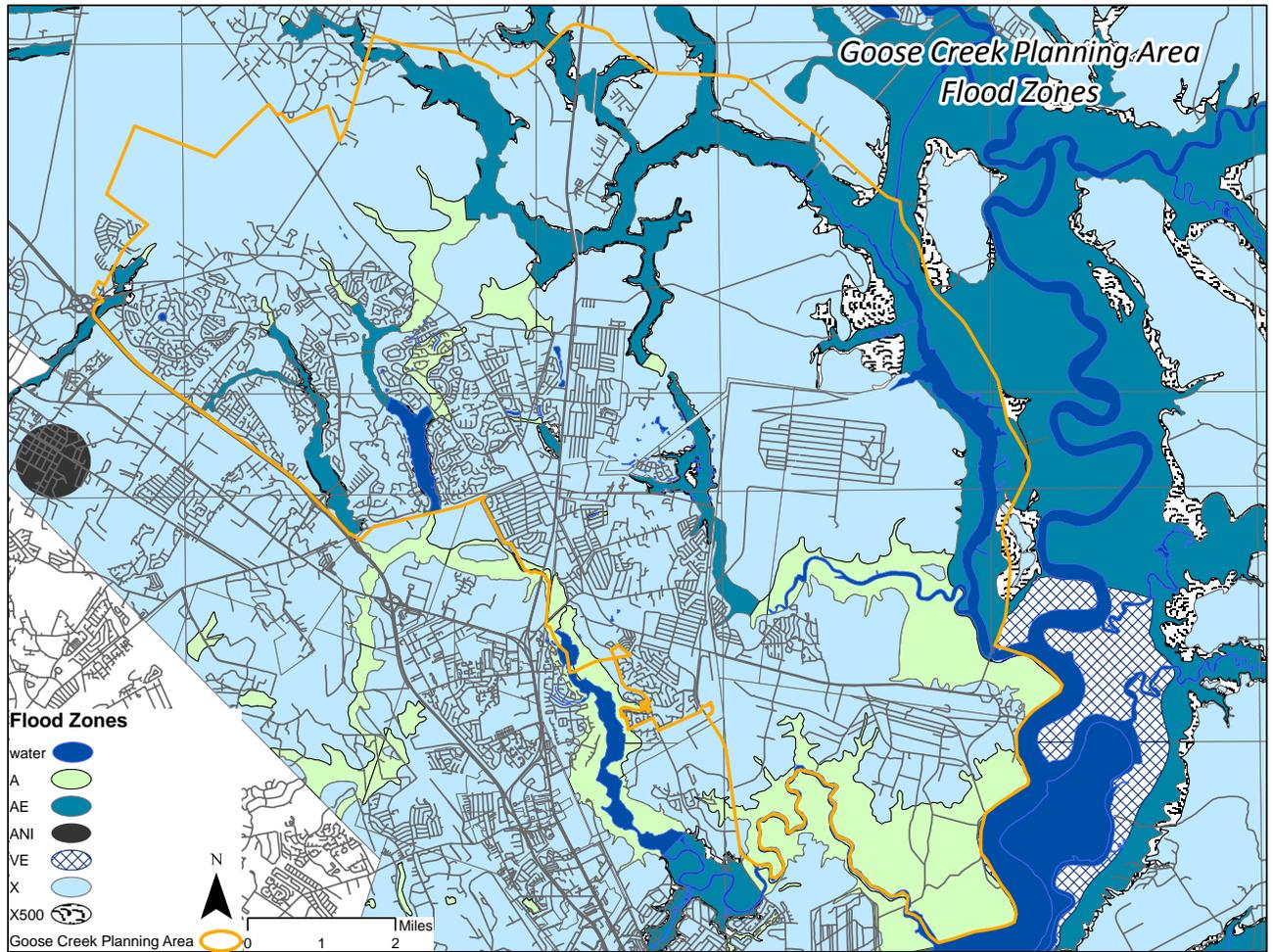


River to the Cooper River and is an important natural area in an ever increasing developed area. Medway Plantation is becoming virtually an "island" as development encroaches toward all boundaries. Medway Plantation is currently protected by several conservation easements.

### ***Floodplains***

A floodplain is a natural extension of a body of water (e.g. stream or river) that is inherently susceptible to flooding. By storing floodwaters, floodplains effectively reduce the potential of flooding. They also function to replenish groundwater, increase water quality, and support diverse populations of plants and animals. When structures are built within a floodplain, its ability to store floodwaters is reduced, leading to more intense and farther reaching floods. Flood Hazard Areas are delineated by the Federal Emergency Management Agency (FEMA) and categorized by the levels of flooding that is expected to occur within a certain period of time.

The US Army Corps of Engineers provides maps as guides for the location of flood plains. Any building development within flood plain areas must be accompanied by a flood plain certificate indicating the structure's position in relation to the base flood elevation. Flood zone designations determine the type of construction that a jurisdiction should permit without jeopardizing the Community's rating for flood insurance through the National Flood Insurance Program. The Goose Creek Planning Area Flood Zone map represents major flood hazard areas within the City of Goose Creek and surrounding areas.



Since Goose Creek is located inland from the coast, most of its buildable land allows residents to build without flood insurance. However, Goose Creek is still prone to the effects of hurricanes that could bring expansive flooding outside those zones. Residents should be encouraged to consider using flood insurance and consider the possibility of flooding prior to construction in close proximity to streams and rivers.

***Watersheds and Surface Water***

A watershed is an area of land in which all of the water existing under it or draining off of it goes to the same place, that being the lowest point within the watershed. The protection of watersheds is vital to storm water and water quality management. The removal of natural vegetation and covering land with impervious surfaces accelerate and increase runoff, resulting in contamination of surface water and water supply.

Goose Creek is situated in the Santee River Basin watershed within the Cooper River Basin. The Cooper River Basin encompasses eight (8) watersheds and covers 843 square miles.



Locally, Goose Creek is positioned in the Cooper River Basin Watershed, which covers 38,766 acres of the Lower Coastal Plain region of South Carolina. Land use and land cover in the watershed includes: 41.7% urban land, 45.0% forested land, 4.5% nonforested wetland, 2.6% shrub land, 2.6% agricultural land, 2.1% forested wetland, 1.4% water, and 0.1% barren land.

Surface water is water that flows on the earth's surface and is categorized by rivers, lakes, oceans, reservoirs, streams, and canals. Lakes are water ecosystems that are non-flowing, naturally enclosed bodies of water, including regulated natural lakes, but not reservoirs. Reservoirs are water ecosystems that are artificial impoundments of water used for irrigation, flood control, municipal water supplies, recreation, hydroelectric power generation, and so forth. Rivers, streams, creeks and canals are flowing bodies of water confined within a bed or bank.

In total, there are 44.1 stream miles and 589.7 acres of lakes and reservoirs in Goose Creek's watershed. All of the water sources have been classified as fresh water except where Turkey Creek flows into the Goose Creek River; this has been classified as tidal saltwater.

The largest flowing water system in Goose Creek, the Cooper River forms from Lake Moultrie in which the flow is controlled by the Pinopolis Dam. The river provides a habitat for an abundant number of plants and animals to make up a unique ecosystem. Fish such as the shad, herring, striped bass, sturgeon, and eel are the predominant fish found in the Cooper River. The river is also utilized for many other purposes. The Cooper River is relied upon for its deep water access by numerous container ships that travel up stream to the North Charleston Port location.



**Groundwater**

Groundwater is one of the most valuable natural resources. It provides fresh water to communities for everyday use and for many it serves as the primary source of drinking water. According to the USGS Ground-Water-Level Annual Statistics for the Nation, Goose Creek is located on the Santee Limestone/Black Mingo aquifer system within the larger Middendorf aquifer. Historically this aquifer system has experienced a decrease in water levels due to an expanding population. In 2001 the South Carolina Department of Health & Environmental Control (SCDHEC) measured a 180 foot drop in water levels for the Middendorf aquifer. Typically, as ground water decreases, the system is prone to increased water pollution. However, Goose Creek is not totally dependent on ground water. The South Carolina Department of Health and Environmental Control reports, that the Goose Creek Reservoir is capable of supporting growth in this region.

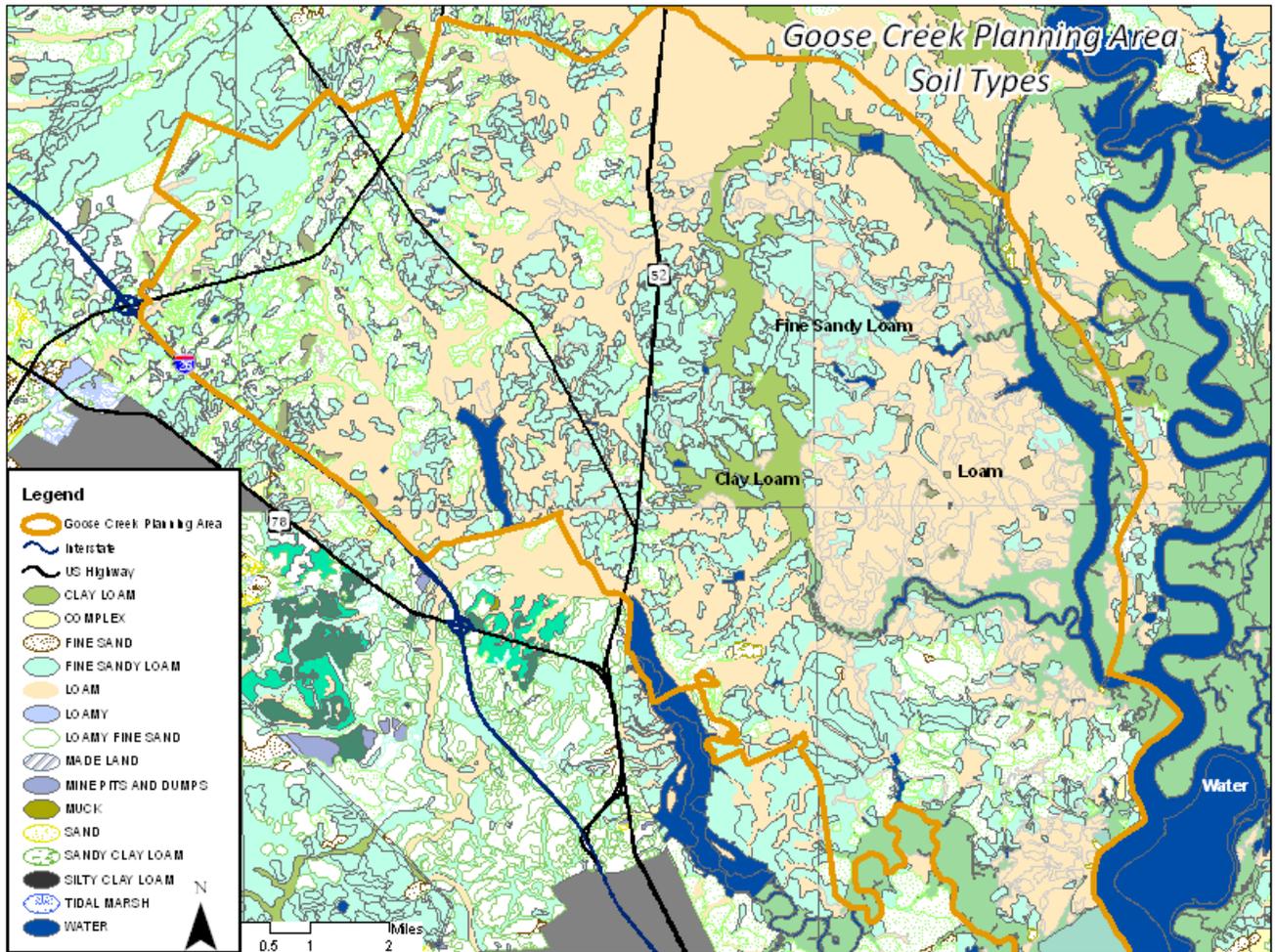
**Geology and Soils**

Soil is the interface between the earth’s atmosphere and bedrock or ground water. It is important to recognize the impact we have on soil and its influence on our lives. Soil can be divided into numerous associations and types based on its formation and characteristics.

In fact there are more than 22,000 different soils identified and mapped in the United States and some States recognize more than 1,000 different kinds of soil. The soil type is determined by the parent material, climate, living organisms, relief, and time. Characteristics include depth, texture, permeability, plasticity, available water capacity, shrink-swell potential, and erodibility.

Knowing the soil properties to specific uses allows engineers and contractors to design projects that will be cost effective, durable, and reduce the impact on surrounding ecosystems. The list below is comprised of the predominant soil types found in Goose Creek.

- **Meggett Clay Loam:** The Meggett series consist of poorly drained soil with consistent clayey subsoil. These soils support native trees and shrubs such as live oaks, laurel oaks, and pines. They can be used for crops if the land is adequately drained.
- **Goldsboro Loamy Sand:** The Goldsboro series consists of moderately well drained, nearly level and gently sloping soils. Permeability is moderate, and shrink-swell potential is low. These soils are well suited for agriculture, forest, and housing developments.
- **Lynchburg Fine Sandy Loam:** The Lynchburg series consists of somewhat poorly drained soils on smooth flats and in slight depressions. These soils typically have low organic matter content and fertility with moderate available water capacity. These soils are well suited for agriculture, forest, and housing developments.
- **Bethera Loam:** The Bethera series consists of very deep, poorly drained, clayey soils that formed in marine or fluvial sediments with slopes ranging from 0 to 2 percent. The water table usually persists near the surface for several months of the year. These soils support a wide range of trees and undergrowth and can be used for agriculture or development if adequate drainage is used.
- **Lenoir Fine Sandy Loam:** Soils of the Lenoir series are somewhat poorly drained and are nearly level or gently sloping. They are found on stream terraces, where they formed in alluvial sediment. In these soils available water capacity is high with low permeability rates. A wide range of trees and shrubs inhabit these soils and they can be used for agriculture or development where cleared.



The Goose Creek Planning Area Soil Type map above depicts soil composition for the greater Goose Creek area. Most soils best suited for farm operations are also best suited to development. This fact accounts for massive conversions of farmland to urban and suburban use across the County. Poor soils or soils with constraints to agricultural use generally present problems in regards to development as well. As a result, there is a pressing need for planning to help resolve these conflicts, and to better address development constraints posed by poor soil conditions.

### Seismic Activity

An unusual feature of Charleston County's geology is its high level of seismic activity. The National Building Code has designated Charleston County as a zone of high susceptibility to earthquakes. South Carolina is laced with large and small faults, most of which are relatively a seismic, resulting in small damage. These small faults are hard to map and unlike other regions, earthquakes in South Carolina occur on unnamed or unknown faults.



St. James's Church at Goose Creek." by George L. Cook. Photo is No. 47 of "Cook's Earthquake Views of Charleston and Vicinity

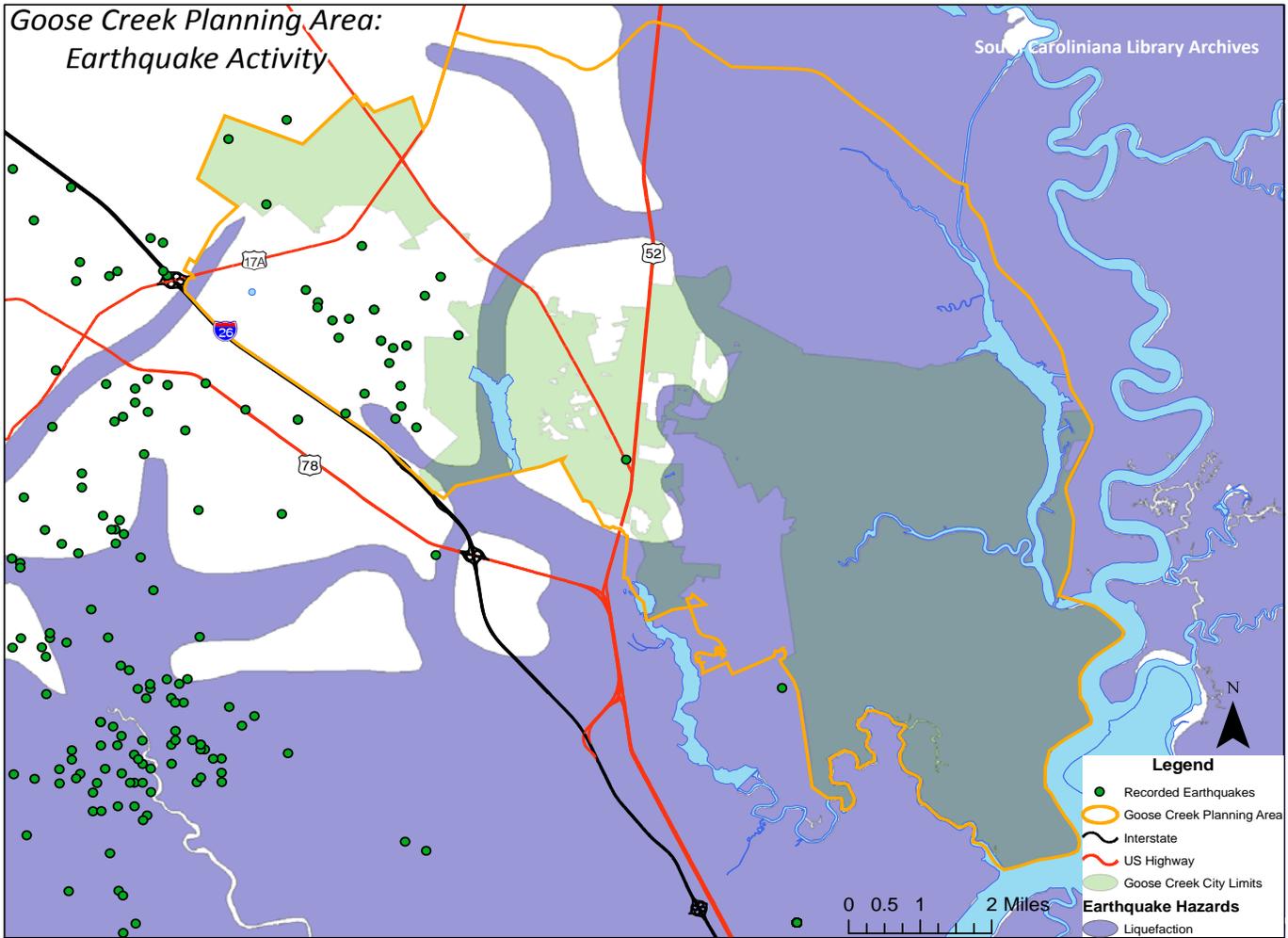
The last major earthquake occurred August 31<sup>st</sup>, 1886 at a magnitude of 7.3. This earthquake, centered at Middleton Place, is estimated to have been at a higher intensity than any other recorded quake east of the Mississippi River. Experts suggest that an earthquake of this magnitude is likely to occur every 500-550 years. They also suggest that an earthquake of a magnitude of 5.0 is likely to occur in the next 100 years. Recently, on August 29, 2009 residents were again reminded of this susceptibility as a 3.2 magnitude struck just 8 miles away from the

center of Goose Creek. While no immediate damage has been reported it is important to be aware of the situation. Citizens are urged to have a plan to deal with a future earthquake. South Carolina has prepared a disaster plan and it is located at their SC Emergency Management Department website: [http://www.scmd.org/Plans/eq\\_plan.html](http://www.scmd.org/Plans/eq_plan.html)

An important factor to consider in an active seismic area is soil liquefaction. Liquefaction is a phenomenon in which the strength and stiffness of a soil is reduced by earthquake shaking or other rapid loading. Liquefaction begins when water pressure from the earthquake builds and saturates the soil. When this occurs, the soil takes on a liquid form and can damage building foundations. Liquefaction is most likely to occur in loose to moderately saturated granular soils with poor drainage, such as silty sands or sands and gravels capped or containing seams of impermeable sediments. The Earthquake Activity map below depicts the locations most prone to liquefaction noted in purple. In addition, past recorded earthquakes are noted by green dots. Proper planning and design can reduce the destruction caused by liquefaction.

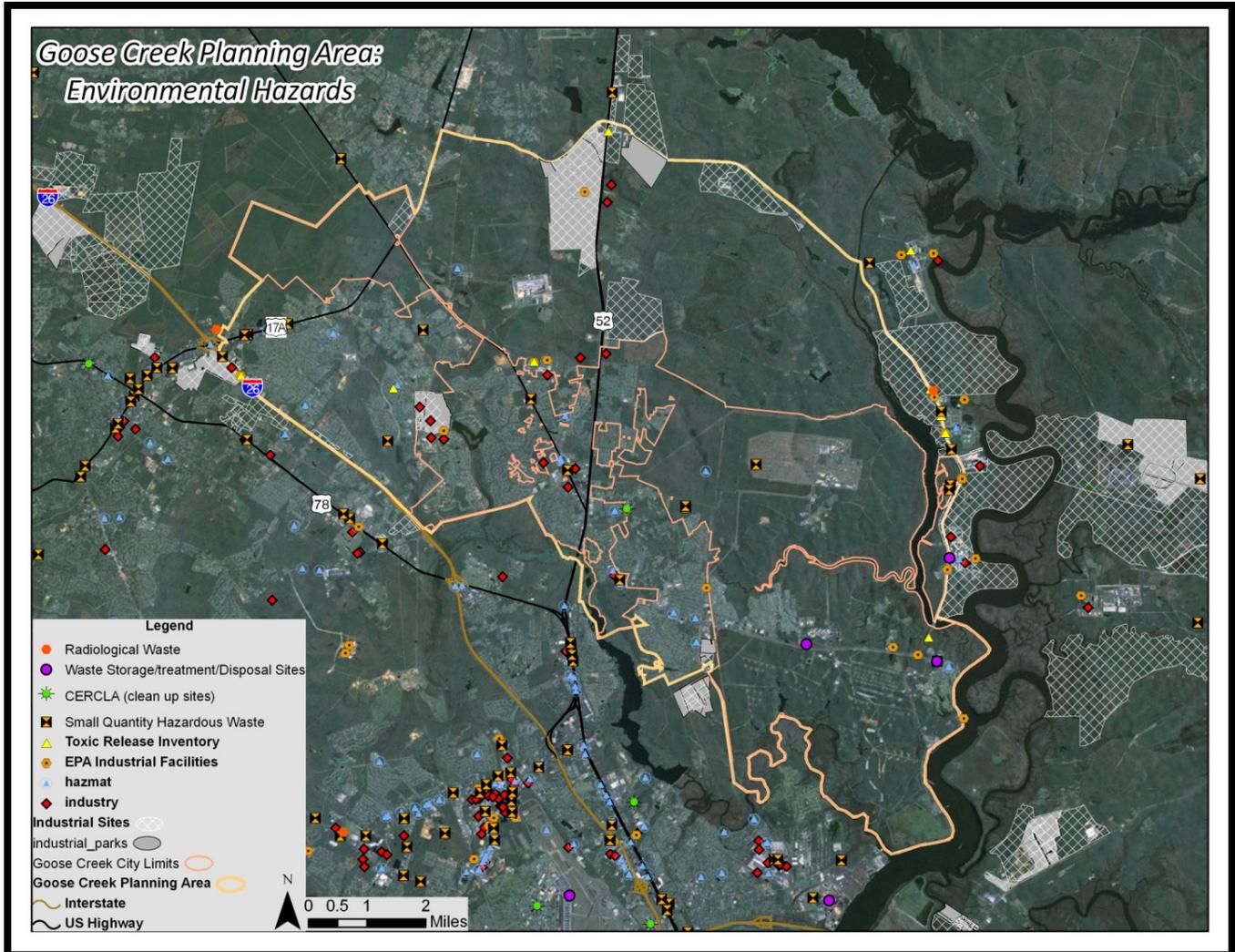


"Fissures and mud stains, Ten Mile Hill." This sweet potato patch shows evidence of liquefaction which was prevalent in the Ten Mile Hill-Summerville area as well as in certain parts of Charleston.



**Environmental Hazards**

The map on the next page depicts the possible environmental hazards located in and near the Goose Creek Planning area. The radiological waste icon represents locations where radiological waste is created and/or stored. The hazmat, small quantity hazardous waste, and waste storage/treatment/disposal sites are locations for hazardous material being treated or disposed. The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), commonly known as Superfund, was enacted by congress to provide clean up of closed and abandoned hazardous waste sites. The CERCLA sites indicated on the map are sites identified for cleanup under the CERCLA regulations. The CERCLA program is intended to identify sites from which releases of hazardous substances into the environment might occur or have occurred, to ensure cleanup by the responsible parties or the government, and to evaluate damages to natural resources. The toxic release inventory identified on the map illustrates the EPA's database on toxic chemical releases and other waste management activities that are reported annually by certain industry groups as well as Federal facilities. This inventory was established under the Emergency Planning and Community Right-to-Know Act of 1986.



The EPA industrial facilities listed on the map below indicate facilities located in the Goose Creek area that are registered and identified by the EPA. The map also portrays locations of major industrial facilities operating in and near the Goose Creek planning area.

## Cultural Resources

Cultural resources may include entire communities, areas of a particular community, singular structures or objects or sites that are either historically, architecturally, archaeologically, socially or culturally significant. These resources provide several benefits to the community in which they are located. Preserving historical resources provides citizens of the community with a link to the past through which they can understand their heritage. Cultural resources can distinguish a particular community as unique from another and help to foster civic pride. If properly retained, these unique characteristics can also contribute an economic benefit by helping attract new residents, businesses and visitors.



*Avenue at the Oaks, Goose Creek*, by Elizabeth O'Neill Verner, ca. 1940.  
Carolina Art Association/Gibbes Museum of Art, Charleston, S.C.

Unplanned or haphazard development patterns often have devastating effects on historic and cultural resources. In order to preserve these unique qualities for future generations, those worthy of preservation should be identified and a plan for protection must be created and implemented. Through the planning process, the community should be involved as much as possible in order to create public awareness and appreciation. The historic and cultural elements discussed here must then be considered when deciding matters of land use, zoning, and development.

### Area History

Berkeley County was named for two of the Lords Proprietors of Carolina, Lord John Berkeley (d. 1678) and Sir William Berkeley (d. 1677). Originally named in 1682, at one time the 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. Mount Pleasant was the county seat from 1882 until 1895, when it was moved to Moncks Corner.

Long before Berkeley County was settled by the English, the low country was inhabited by Native American tribes, namely the Etiwan and Sewee. The natives made invaluable contributions to settlement of the area by teaching the English how to adapt food, housing, and travel methods to survive harsh conditions of the new land. They were particularly helpful to white Europeans from Barbados who settled along Goose Creek as early as 1672-73. These early pioneers struggled as they faced hunger and disease building new lives in the frontier outside the orderly settlement the Lord Proprietors developed.

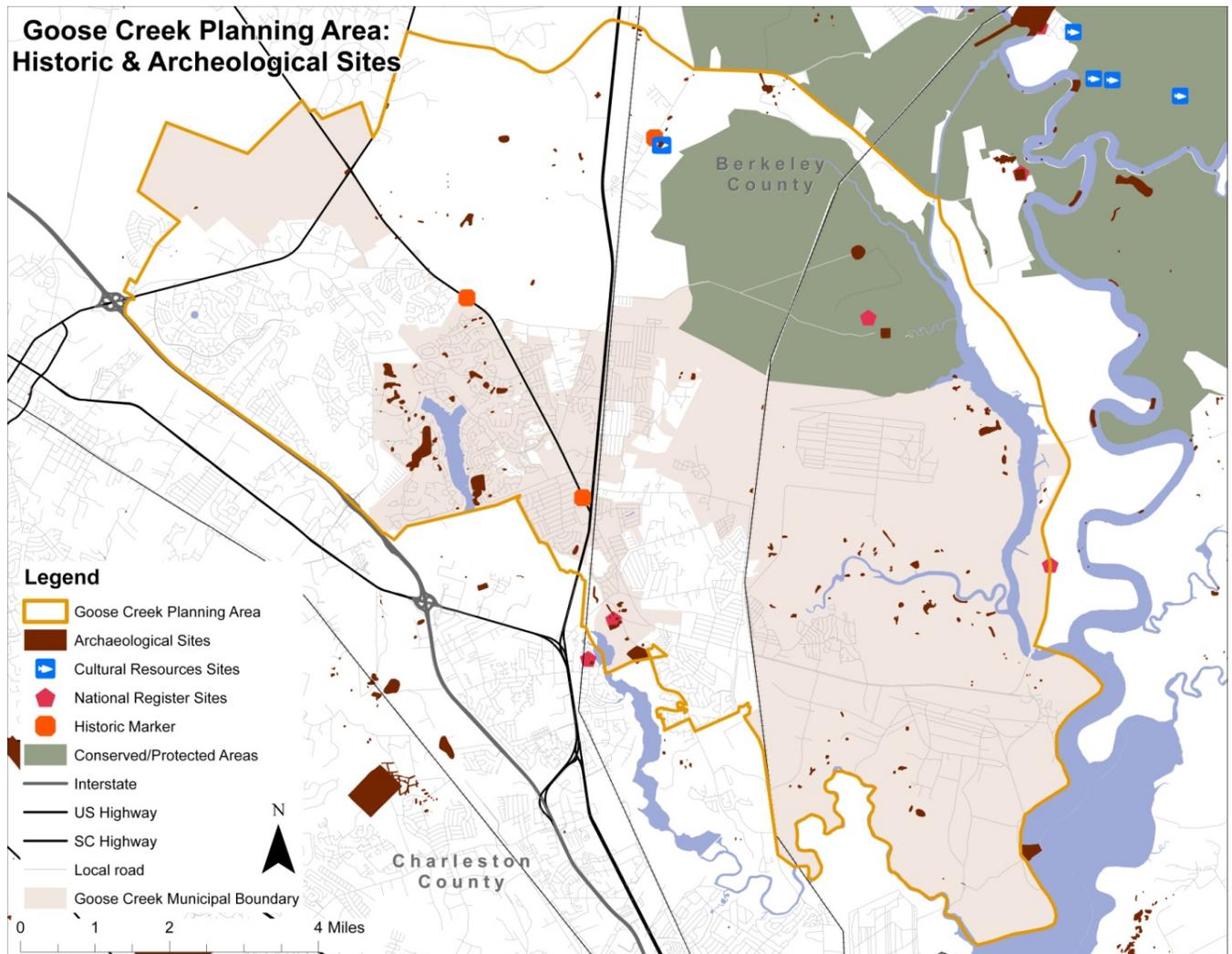
The planters from Barbados had brought with them a social order based on slave labor and landed gentry. Although there was initial cooperation between Native Americans and European settlers, the two groups often trading goods, native tribes eventually grew unhappy with white settlers and rebelled.

Raids and other forms of conflict increased through the early 1700's as Native Americans suffered abusive treatment at the hands of traders and settlers. By 1715, Goose Creek settlers were in danger of annihilation at the hands of the Yemassee Indians as they advanced through the low country killing over 400 people. Goose Creek settlers' anger at the lack of support from the Lord Proprietor during this conflict became a major inspiration for protesting the Lord Proprietors and appealing to the British government to make South Carolina a Royal Colony. As South Carolina was placed under the protection of England, the frontier period of Goose Creek's history came to an end.

With the hardships of pioneer days behind them, Goose Creek settlers began to enjoy business, as well as social, opportunities on numerous plantations in the area. Some notable Goose Creek plantations included Medway, Yeamans Hall, Windsor Hill, The Elms, Otranto, Martindales, The Oaks, Crowfield, Liberty Hall, Howe Hall and Brick Hope. Successful development of the area relied on rice, indigo and other crops grown on these large plantations, which in turn relied on slavery. As a result, blacks quickly outnumbered whites in Goose Creek and in South Carolina. In 1709, eighty families owned 450 slaves in Goose Creek. By 1720, those eighty families owned approximately 1500 slaves. Despite the constant fear of rebellion, Goose Creek planters became economically dependent on the slave labor.

Economic changes following the Revolutionary War caused many early Goose Creek inhabitants to relocate and planters began spending summers in Charleston to avoid health issues associated with living in swamplands. However, even more of an impact was experienced by Goose Creek's economy, particularly the plantations, as slavery came to an end with the Civil War. By the late 19<sup>th</sup> century, most plantations were abandoned and the black to white ratio of the population had dropped significantly. Black communities of small farms formed around country churches and the area's identity was most closely associated with the rail stop at Mount Holly. During the early 20<sup>th</sup> century, Goose Creek would have been described as a rural, undeveloped area with small black settlements, along with occasional general stores, mills and churches. That landscaped changed after World War II.

The military bases in Charleston had a significant influence on the development of Goose Creek. Post-war Goose Creek experienced an influx of population as military families invested in homes, and secondary commercial interests followed. 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. The first section of the greater Goose Creek area was incorporated in March 1961, as community leaders sought to address issues with inadequate infrastructure. The development of Crowfield, beginning in the late 1980s expanded the City's incorporated area to a total of approximately 41.80 square miles. Today Goose Creek's population of 37,900 residents appreciate the natural beauty and sense of community that have attracted new settlers throughout history, establishing preservation of cultural history and encouragement of valued architectural design as two guiding principles for the City's comprehensive plan and future.



**Historic Structures & Sites**

In 1989, a countywide historical and architectural survey was conducted by the SC Department of Archives and History as part of a national effort to identify the country’s significant historic resources. Documentation of properties that were included in the survey plays an important role in ensuring that the integrity of a community’s cultural resources is protected from the impacts of growth of development. The 668 properties surveyed in Berkeley County were identified as exhibiting a broad spectrum of historical development. Forty (40) sites were inventoried in the Goose Creek vicinity, eleven (11) of them within the City of Goose Creek.



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.

The City is fortunate that several of the remaining resources are situated within its incorporated boundaries. Surveyed properties within or directly adjacent to the City are listed below.

<i>Figure CR1: Goose Creek Historic Sites</i>		
<i>Site</i>	<i>Address</i>	<i>Date (or circa)</i>
St. James Church, Goose Creek	W. side Red Bank Road	1713
Otranto Plantation	E. side vicinity of US52	1771c
Otranto Plantation Indigo Vats	E. side SSR 503	
Medway Plantation	E. side vicinity of US 52	1686c
Crowfield Plantation	E. side, SSR 62	1730c
The Oaks Plantation house	Oak Avenue	1900c

*Source: Berkeley County Historical and Architectural Inventory, 1989, Preservation Consultants, Inc.*

These sites are designated with various levels of significance. St. James Church, shown below, is designated as a National Historic Landmark, which is the highest designation of significance nationally. Otranto and Medway Plantations, as well as the Otranto Indigo Vats, are individually listed on the National Register of Historic Places. The other two plantations, Crowfield and the Oaks, have been surveyed and documented for historical significance, but yet to be listed on the National Register.

Often properties included in these surveys are significant on a local, rather than national, level. In such cases, property owners may apply to the State Historic Preservation Office for a historical marker. For this purpose, national or even statewide significance is not a prerequisite. Rather, historical markers generally identify and interpret local landmarks. Almost two dozen historic markers are already erected in the Goose Creek area, with more than another dozen ordered or planned.

Archaeological sites have also been surveyed and documented throughout Berkeley County and Goose Creek. Most archaeological sites are found in close proximity to historic sites and waterways. This is also the case in Goose Creek. For obvious purposes, the South Carolina Institute of Archaeology and Anthropology records, but does not publish, the exact location of documented deposits (artifacts) for public access. However, by comparing the location of known sites with development patterns, a majority of the documented sites are not protected and are in close proximity to development activities. Initiatives towards protecting a community's historic and cultural resources are generally based on grassroots understanding of the community's heritage. Several books and presentations on the history of Goose Creek have been authored by the current Mayor of Goose Creek. Although listing on the National Register of Historic Places opens doors to grants and tax incentives that encourage protection of a property, it does not provide guaranteed protection from manmade impacts.



In many cases, the integrity of historic sites is affected by changes in its surroundings even when the actual structures are protected. If the City wishes to preserve and celebrate the significant structures and sites within its boundaries, options exist that can be applied to ensure that new development does not have irreversible adverse impacts on these properties in the future.

### ***Places of Worship***

Religious communities are an integral part of the City's history and culture. As shown below, Goose Creek has over thirty places of worship within the city limits and over sixty-five within the planning area.

### ***Natural & 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 other 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. In the 18<sup>th</sup> century, Crowfield Plantation was the epitome of southern plantation society. Westvaco Development has respected the historical significance of the manor house ruins and surrounding area by setting aside the house and gardens, along with twenty (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. A 73-acre lake (Crowfield Lake) was developed at the heart of the plantation to function as a storm water management basin and provide recreational opportunities. It is a freshwater (man-made) lake that is periodically restocked for fishing and other recreational uses. As a habitat for alligators, however, swimming is not one of the recreational uses allowed.



South of Crowfield Lake, in Huckhole Swamp, a seventy (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. Detailed discussions of these natural resource attributes are contained in latter elements.

**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. Many 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. They monitor and manage a 2.5 mile strip setting up buoys from Mepkin Abbey to the Rice Hope Plantation.

### ***Annual Community Events***

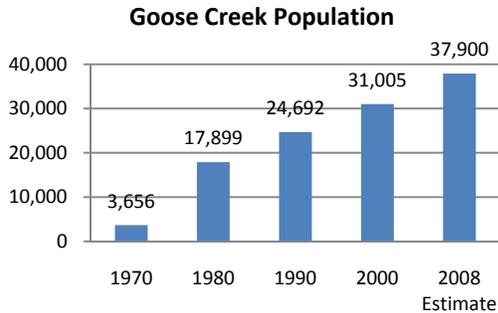
Community events often help to define the people and places in which they are held. So much so, that they often become part of the culture of the community itself. Below is a list of the annual events held in the City of Goose Creek:

- Fabulous Fourth in the Creek Festival
- Halloween Festival
- Christmas Tree Lighting
- Many activities associated with fishing, hunting, church, and civic organizations throughout the year

## Population Estimates<sup>1</sup>

The US Census Bureau Population Estimates Program develops and prepares total resident population estimates and changes in demographic characteristics (births, deaths and migration) each year. It also publishes estimates by age, sex, race, and Hispanic origin for the nation, states and counties.

In 1970, Goose Creek’s resident population was recorded as 3,656 persons. The City’s most significant population increase occurred during the 1970s when the total population nearly quadrupled to almost



18,000. Between 2000 and 2008 the population increased another twenty-two percent (22.2%). This equates to an average population growth of 2.78% per year during the same time period. Based on these estimates, it can be projected that the population of the City will exceed 40,000 by the time the 2010 census is taken, almost a thirty percent (29.1%) increase during the first decade of this century.

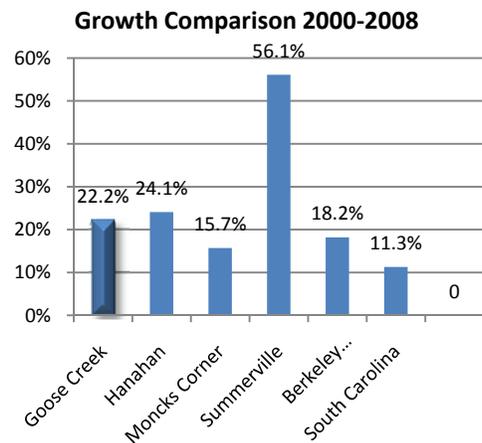
### Growth Comparisons

Goose Creek is the largest municipality in Berkeley County, the fifth largest municipality in the Berkeley-Charleston-Dorchester Region, and the tenth largest municipality in the State of South Carolina. The City’s rate of population growth since 2000 census (22.2%) has contributed to, but outpaced that of, Berkeley County’s estimated (18.2%) and South Carolina’s (11.3%) growth during the same time period.

Compared to surrounding municipalities, Goose Creek’s population growth rate falls between estimates for the Town of Summerville (56%) and North Charleston (12%). As could Goose Creek’s population boom during the 1980s be attributed to annexations, so can Summerville’s growth this decade.

### Future Projections

Population projections are compiled by the SC Budget and Control Board, Office of Research & Statistics, and are based on past trends. Berkeley County’s population is projected to increase to 225,010 residents by the year 2035, at an average rate of 1.65% per year. Likewise, South Carolina’s population is projected to increase at an average rate of 1.22% annually. Provided that those projections are accurate, Goose Creek’s current rate of growth will have to subside significantly.



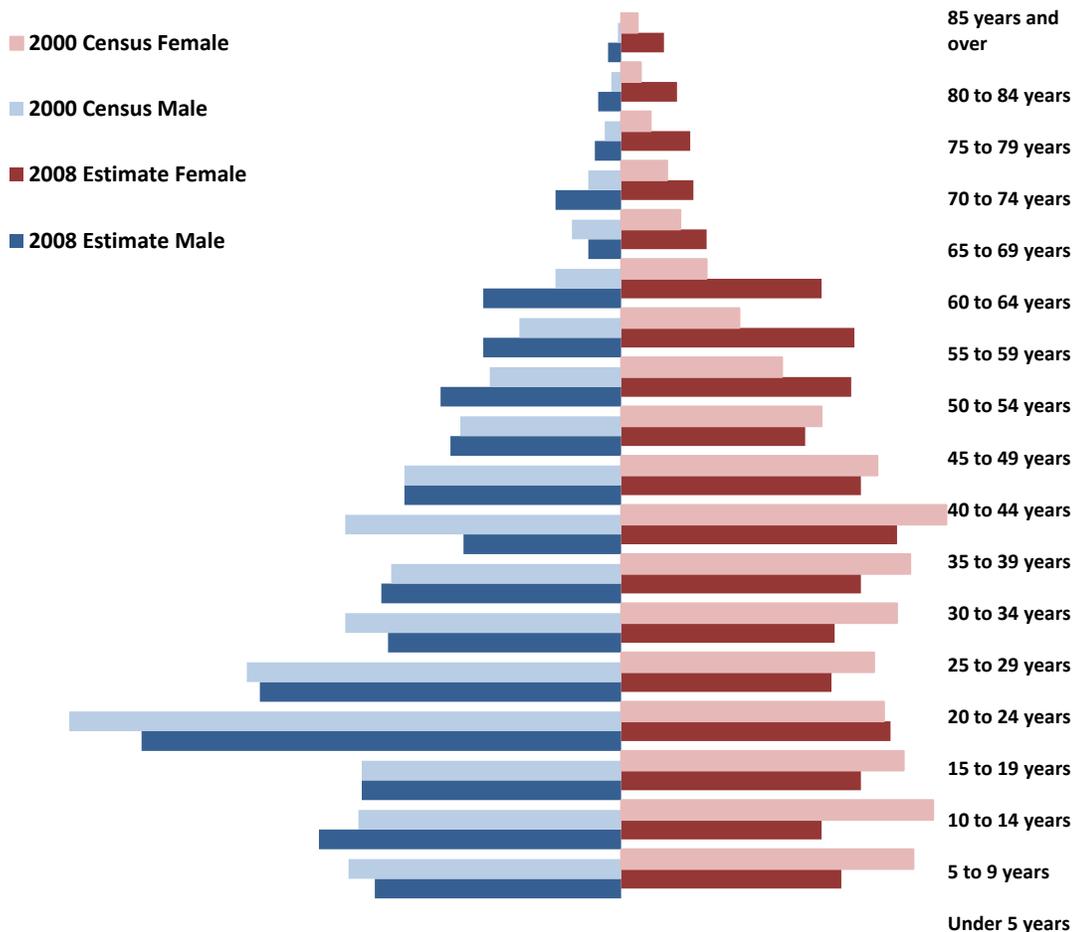
<sup>1</sup> The Source of all charts and tables are the U.S Census Bureau unless otherwise noted.

## Demographic Characteristics

Compared to the rest of Berkeley County and the State, Goose Creek’s population is slightly younger. The State of South Carolina’s estimated median age in 2008 was 37.6 years of age, while Berkeley County’s was 34.3 years.

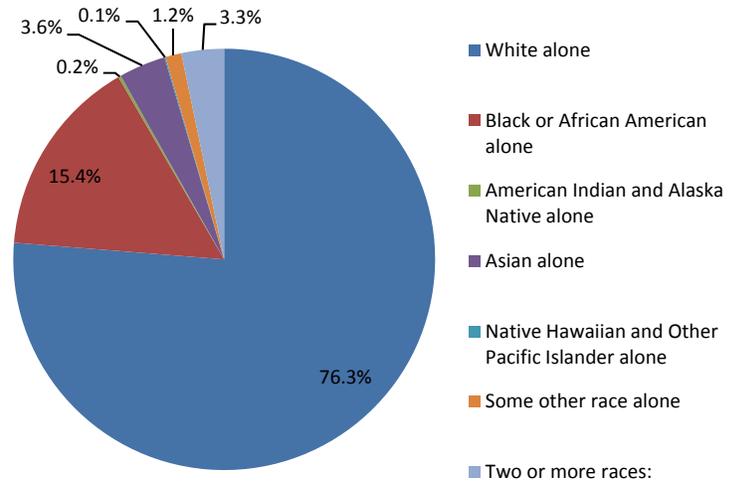
2008 U.S. Census Estimates project a median age of 30.2 years for the population totaling 37,900 citizens within the City of Goose Creek, an incremental aging from the 2000 U.S. Census report for Goose Creek’s total population of 29,208 citizens with a median age of 26 years.

It is more telling to look at the proportion of residents within age groups than the median age. While there is not a significant difference in the proportion of males and females within the total population, the Population by Age chart below indicates population growth has occurred predominately in the middle age and senior populations ranging upwards from 50 years of age. This trend, in general, can have a direct affect on proportions of household types reported in the 2010 census and types of housing needed in the future.



## Diversity

Goose Creek’s cultural diversity can be assessed by looking at its racial composition. An estimated 76% majority of residents are reported in the census as white (including Hispanic or Latino), 15.4% African American, 3.6% Asian and 1.3% other (e.g. native Americans, pacific islanders, etc.) and 3.3% two or more races. The Census Bureau measures the Hispanic or Latino population separately from race, as these individuals may be of any race. According to the 2000 Census, 4.0% of Goose Creek residents identified themselves as Hispanic or Latino (of any race), down slightly from 1990.



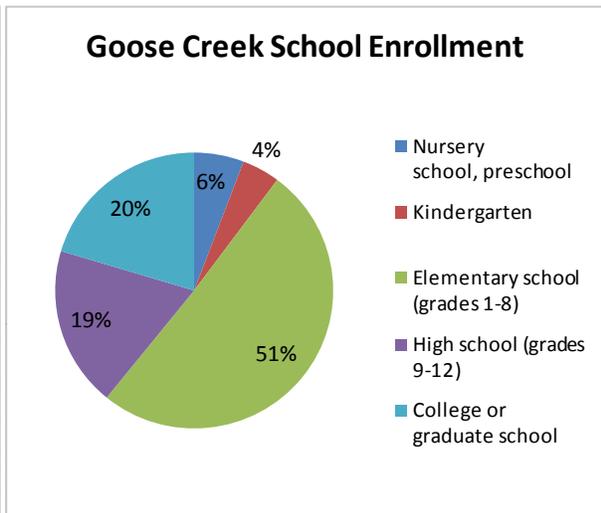
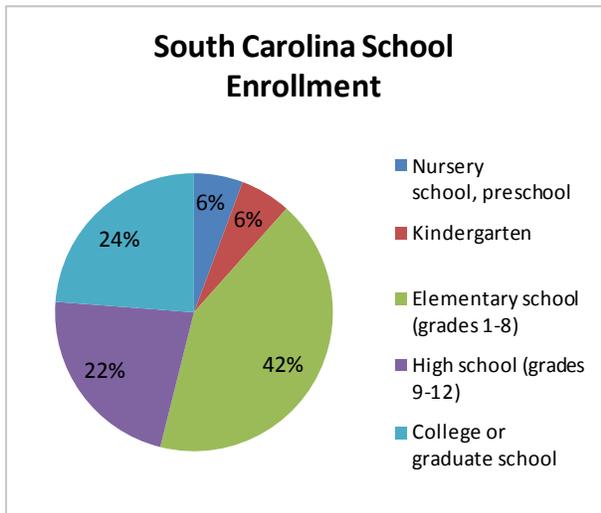
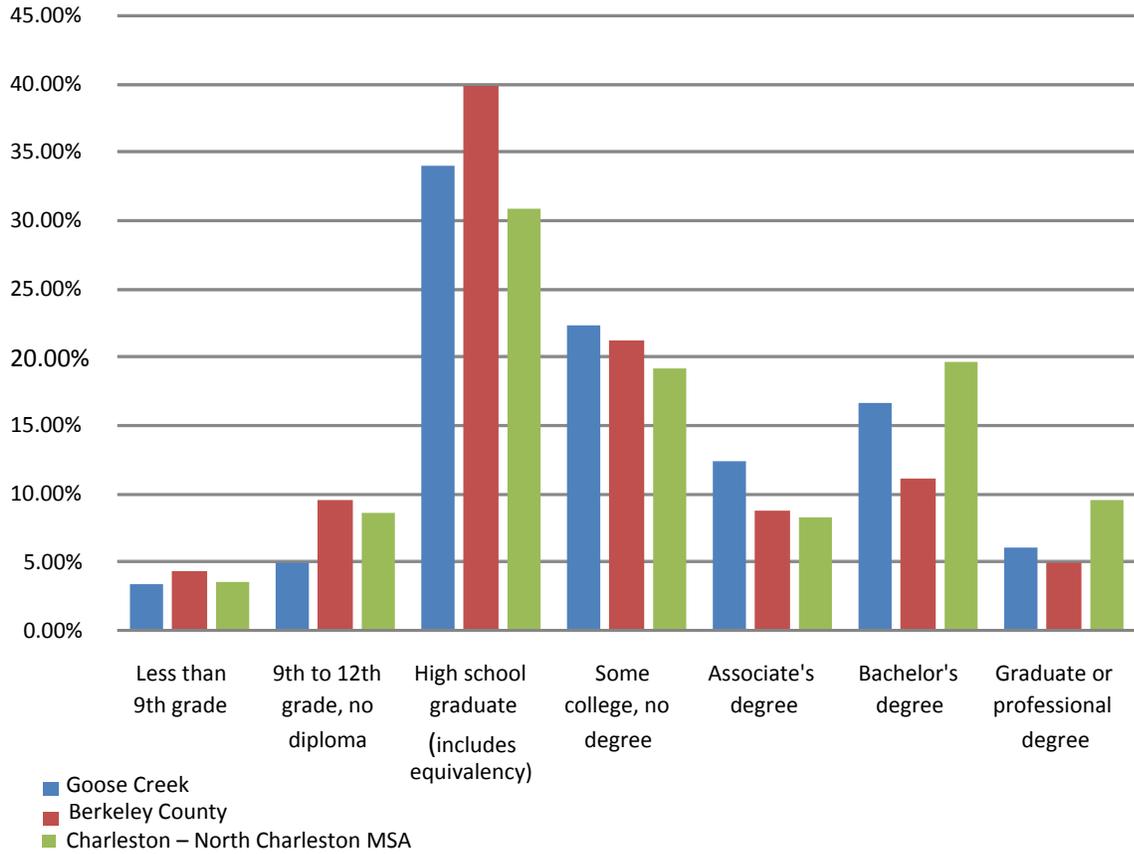
## Educational Profile

The chart below illustrates educational attainment of Goose Creek residents, 25 years of age and older, in comparison to those residing in Berkeley County and the Charleston-North Charleston MSA. Ninety two percent (92%) of citizens at least 25 years or older had at least completed high school, a two percent (2%) increase from 2000. Twenty three percent (23%) had at least a Bachelor’s Degree or higher, also a two percent (2%) increase since 2000.

School enrollment figures show that these percentages could increase if current residents expected to graduate from high school and/or college decide to stay in Goose Creek once their education at these levels is complete. Another 20% of the City’s population is currently enrolled in college and 22% are enrolled in high school. Although it cannot be assumed that all of those residents currently enrolled in high school or college will graduate and/or attain a bachelor’s degree in the next few years, it does however indicate that the availability of employment opportunities will need to increase unless an equivalent proportion of the population concurrently retires.

Statistics for the proportion of residents enrolled in preschool or elementary schools are more relevant when compared to state levels. While over half of the City’s population of children 3 years in age and older are enrolled in school, this proportion surpasses that of the state by approximately nine percent (9%).

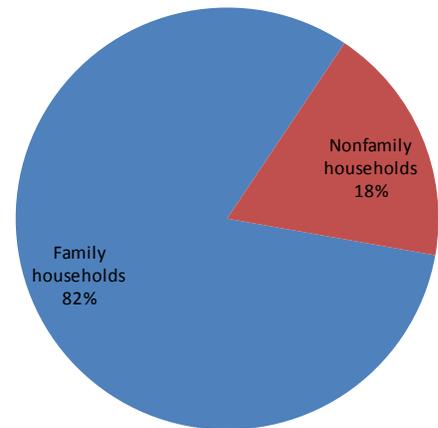
**Educational Attainment Regional Comparison**



## Household Growth

The U.S. Census Bureau defines a “household” as “all the people who occupy a housing unit as their usual place of residence”. The number of households in Goose Creek has been steadily rising as the population increases.. The US Census Bureau estimates that number of households in Goose Creek has more than doubled from 4,795 households in 1980, to approximately 10,042 households in 2008. Since the 2000 Census, the number of households within the City of Goose Creek has increased at a comparable pace (12.2%) as households throughout the County (12.6%). However, the increase in households has tapered off in recent years compared to the steady population increase within Goose Creek. Consequently, the average household size within the City has increased from an average of 2.94 to 3.01 persons since 2000.

**Households by Type**



Source: U.S. Census Bureau, 2005-2007 American Community Survey

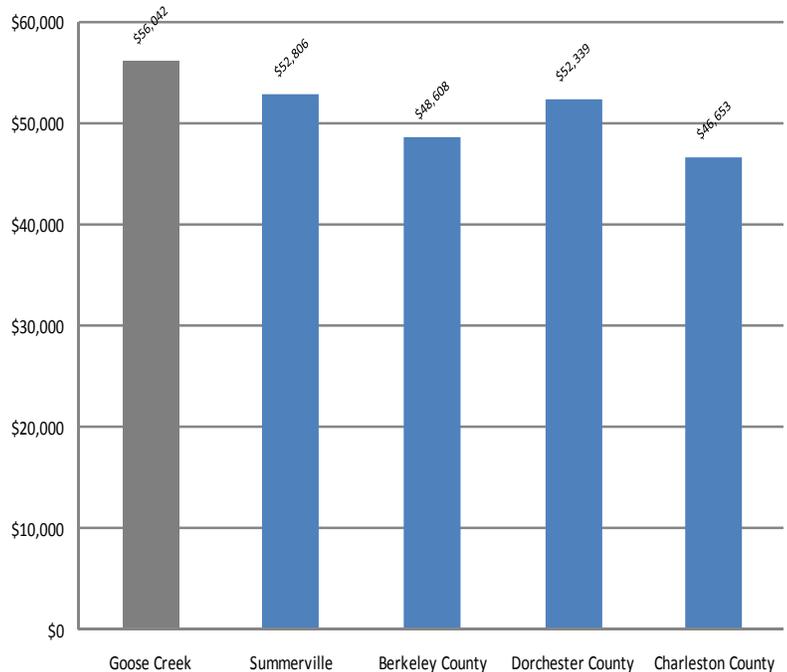
## Household Characteristics

In order to understand types of housing that can accommodate households within the City, it is important to look at the make-up or characteristics of households and their inhabitants.

A family household includes a householder and one or more people living in the same household who are related to the householder by birth, marriage, or adoption. Eighty two percent (82%) of Goose Creek’s households are family households.

Approximately half of all family households (41.4%) have one or more children less than eighteen (18) years of age. Non-family households, constituting slightly more than 18% of the households in Goose Creek, are primarily single occupants living alone, with a small proportion of unrelated roommates sharing a household. A little more than three percent (3.6%) of the single occupant households are inhabited by persons over 65 years of age.

**Median Household Income, 2007 - Regional Comparison**

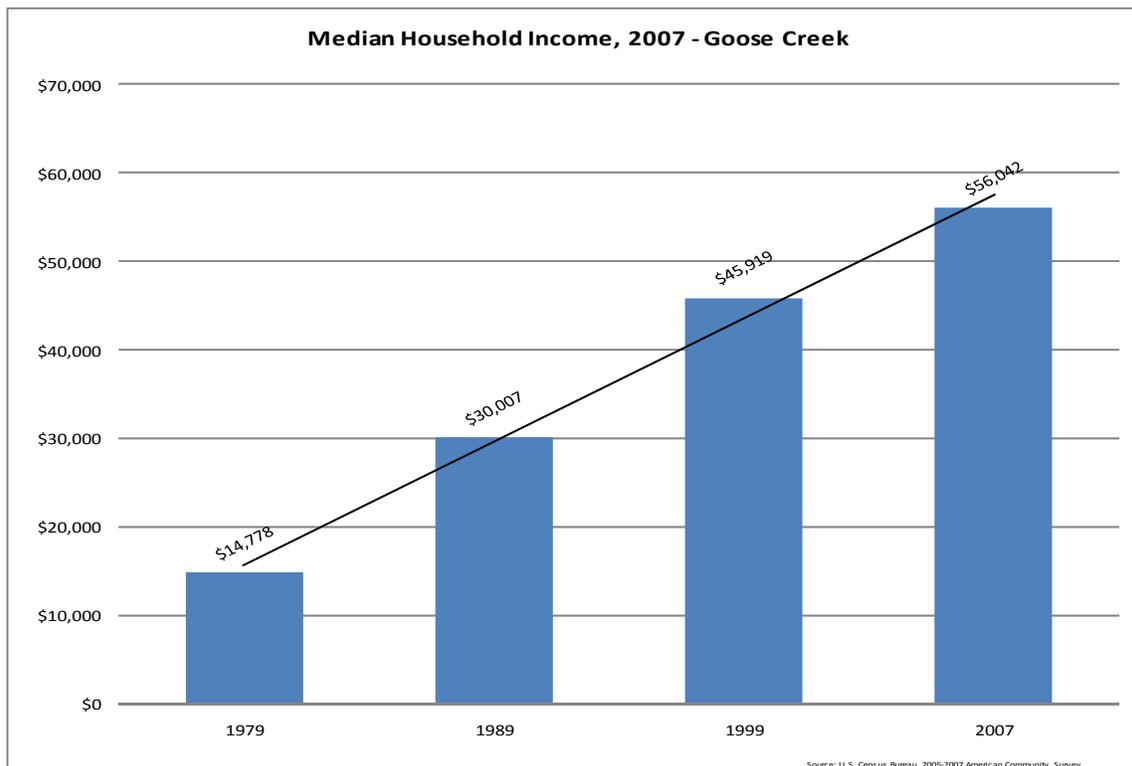


Source: U.S. Census Bureau, 2005-2007 American Community Survey

## Income Trends & Characteristics

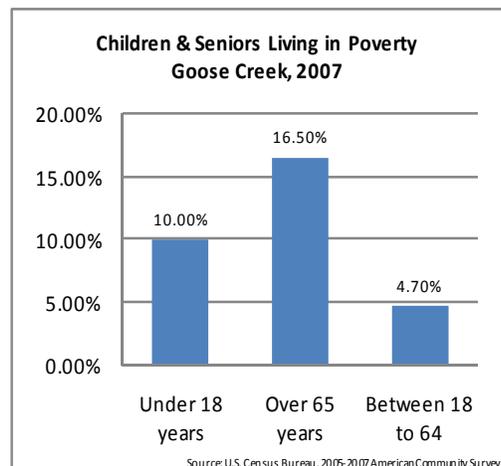
Households within the City of Goose Creek have slightly higher incomes than those in Summerville, Berkeley County as a whole, and surrounding counties.

The Median Household Income in Goose Creek has risen steadily since 1979 and in the past eight years, the Median Household Income has increased about 22%, for an average of about 2.75% each year. During the same time period (1999-2007) the National Consumer Price Index annual average increase ranged from 1.6 to 3.4 indicating that most households in Goose Creek are able to keep up with increasing costs of living.



Nonetheless, there are residents of Goose Creek that live below poverty level. The US Census Bureau uses a set of money income thresholds that vary by family size and composition to determine who is in poverty. If a family's total income is less than the family's threshold, then that family and every individual in it is considered in poverty. The official poverty thresholds do not vary geographically, but they are updated for inflation using Consumer Price Index (CPI-U).

An important component of evaluating the poverty rate of a particular community is the number of children and elderly affected, as they are considered to be our vulnerable population. Children living below the poverty line are at risk for





health and development problems because of the cost of good nutrition, healthcare, and other necessary items.

The US Census Bureau reports that in 2007, slightly more than 7%, or 2,229 residents of Goose Creek lived below the threshold for poverty. The adjacent graph depicts the how these residents are distributed relevant to the total population of Goose Creek residents in three age groups. It is important to note that this number is up slightly from the 2000 census when 6.8% of the City's population (1,782 persons) was reported as living in poverty. Given the current economic situation nationally, this number has most likely not decreased.

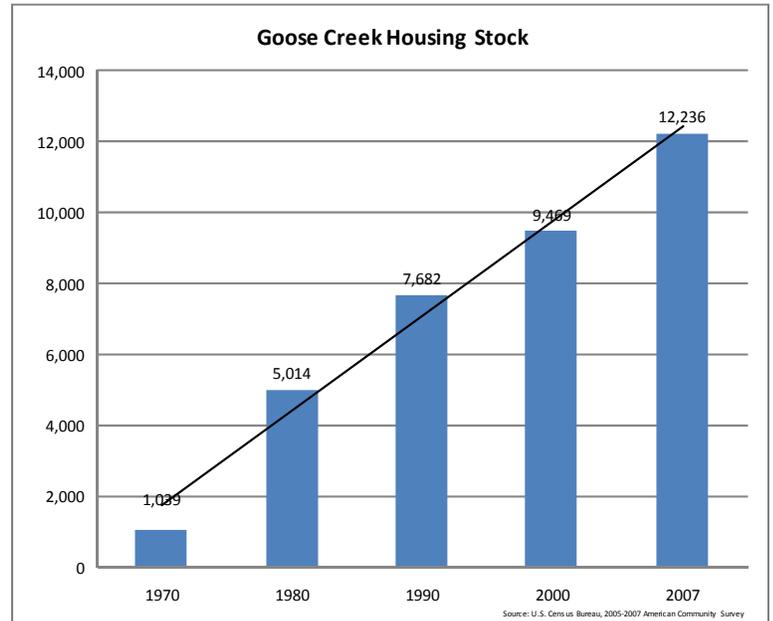
## Housing

Housing availability, diversity, and affordability can define a community and its future. The lack of housing availability drives up the cost of housing, particularly if other attributes of the community are attractive to new economic investment. Diversity determines the range of population groups that choose, or have an option, to live within a community. Affordability is a strong consideration of prospective employers who will be relocating a workforce to the area and the range of salaries demanded.

### Housing Availability

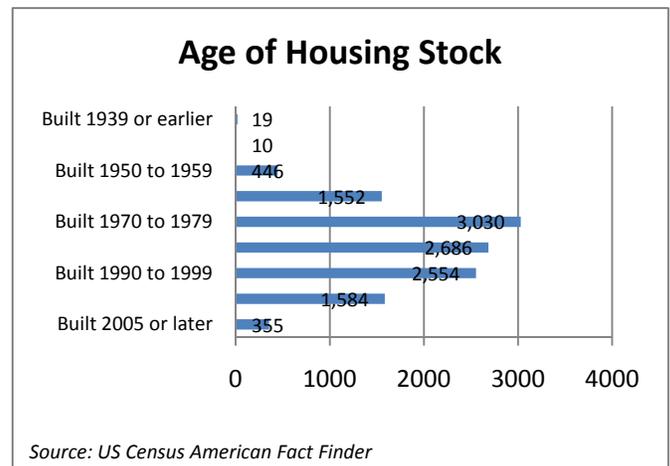
Fortunately, the total number of housing units within Goose Creek has increased at a slightly higher rate than the population in the past couple of decades. Increasing approximately twenty three percent (23%) from 1990 to 2000 and another twenty nine percent (29%) from 2000 to 2007, the total increase of 59% in housing units has more than accommodated the population increase of 53% over the same period.

It must be assumed that the construction boom of the late 1990s and earlier half of this decade contributed greatly to the fact that the “availability” of housing for residents of the Goose Creek community has not changed significantly since 1990.



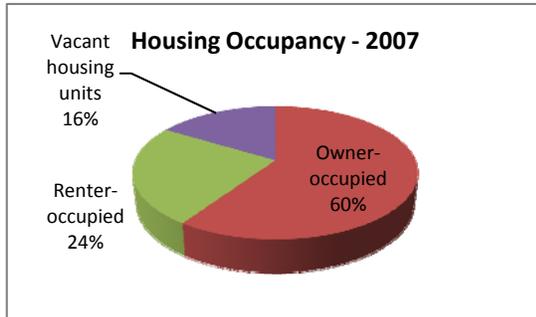
### Housing Age

Contrary to what would be expected from the latest housing construction boom, the majority of housing units in Goose Creek were actually constructed prior to 1990. According to the US Census Bureau, approximately one quarter (24.8%) of Goose Creek’s housing stock was constructed during the 1970s and another 22% during the 1980s. Nonetheless, as of 2007 more than a third of the City’s housing stock had been constructed since 1990. An insignificant proportion 3.9% was constructed prior to 1959.



**Occupancy of Housing Units**

According to U.S. Census Bureau 2007 Estimates, Goose Creek had approximately 12,236 housing units. Of those total units; 10,238 were occupied and approximately 1,998 (16.3%) were vacant. A majority of the occupied units were owner-occupied (7,277) and the remaining 2,961 were renter-occupied. The vacancy rate for “rented units” was eight times higher than that of “owned” units.



The fact that the proportion of rental units decreased from the 2000 census while the proportion of vacancies rose and owner occupied units remained constant supports the earlier observation that housing construction outpaced population increases in the early part of this decade. Likewise, neither the average household size nor another measure of overcrowding, persons per room, indicate that housing units in the City are overcrowded. In general, the average household size of occupied units in Goose Creek at the time was estimated to be about three (3) persons per unit. The average household size of “renter-occupied” units was negligibly higher (3.14) than that of “owner-occupied” units (3.02).

**Diversity of Housing Types**

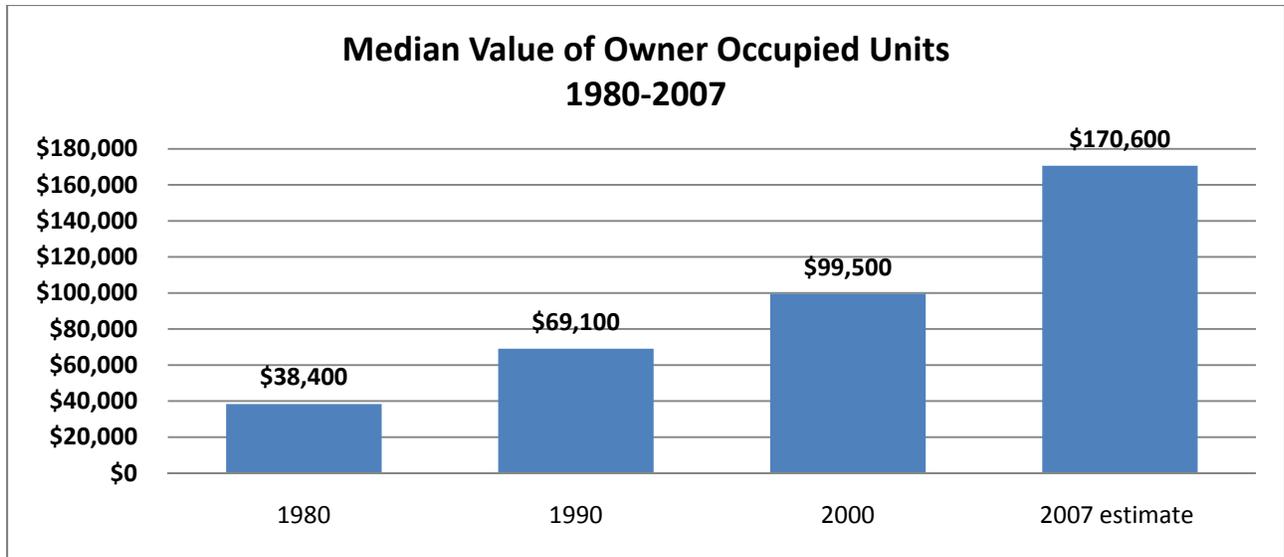
Diversity of housing types is not significant in Goose Creek. Single-family homes, whether detached or attached, comprised 82% of Goose Creek’s housing stock in 2000. Multi-family structures, including duplexes, townhomes, apartments and condominiums, accounted for sixteen percent (16%), while mobile homes totaled two percent (2%) of the housing stock.

According to municipal records, compiled by the Berkeley-Charleston-Dorchester Council of Governments, the City of Goose Creek building department issued 3,000 single family residential permits for new home construction between 2000 and 2007. Interestingly, a higher number of single family permits was issued each of those years by Goose Creek than by the City of Charleston for development on Daniel Island, although less by Goose Creek than by Hanahan or Moncks Corner.

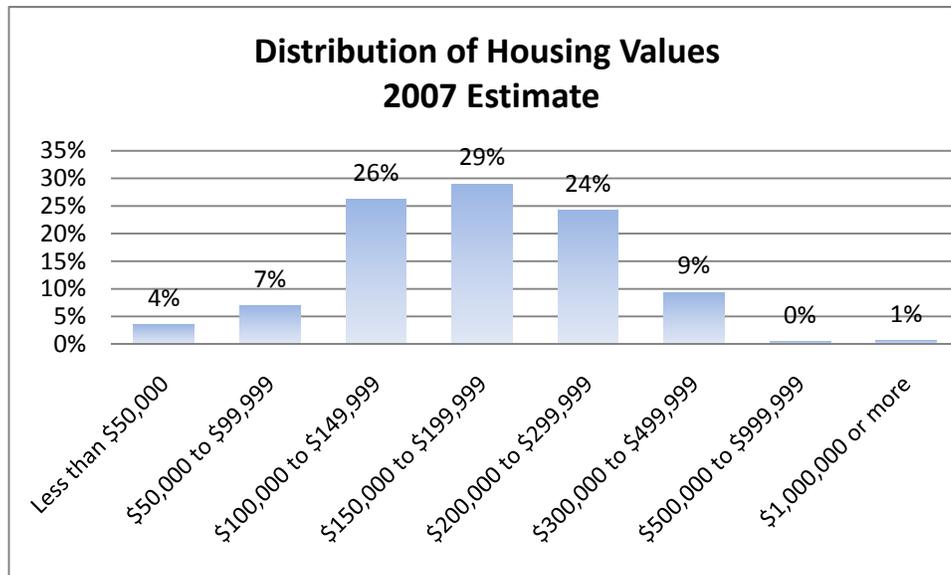
But Goose Creek has experienced some increasing diversity in its housing stock since the year 2000. Between 2000 and 2007, 349 permits were issued for multi-family construction. While new mobile home permit data was not compiled, the US Census estimates an overall increase in the proportion of multifamily and mobile home housing units during this time period. It is important to consider whether this increase indicates a demand and potential need for more affordable options than the traditional single family units that were constructed in the twentieth century.

**Housing Values**

The median value of owner-occupied homes in Goose Creek has risen steadily over the past quarter-century to an estimated \$170,600 in 2007. At that time, almost seventy nine percent (79%) of owner occupied homes were valued in the range of \$100,000 to \$299,000



While these values may appear to be affordable to some and expensive to others, a true measure of affordability is often determined by looking at the relative cost of housing for households within a community. The median household income for Goose Creek in 2007 was \$56,042. According to a recent study, cited in the Post and Courier, an income of \$56,119 is needed in the current market to purchase an \$188,000 home.



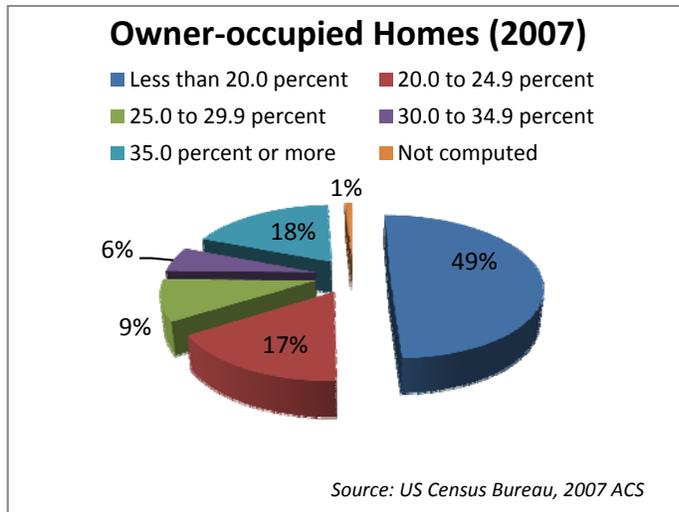
*Source: U.S. Census Bureau, 2005-2007 American Community Survey*

However, although median priced homes are still affordable to households earning the median household income, consideration must be given to whether the 50% of households earning less than the median can afford housing within the community.

**Housing Affordability**

According to the U.S. Department of Housing and Urban Development (HUD), a home is considered affordable or within your means, when rent or mortgage expenses do not exceed thirty percent (30%) of the household’s combined annual income. The US Census generates reports on the proportion of households within a community spending more than 30% of gross income on either mortgage expenses or rent.

In the case of dwelling units for sale, housing is considered “affordable” where the mortgage (principal and interest) constitute no more than 28 percent of the gross annual household income. In 2007, the median amount spent monthly by homeowners on mortgaged housing costs was \$1,293. Homeowners without mortgages spent a median of \$335 per month on housing.



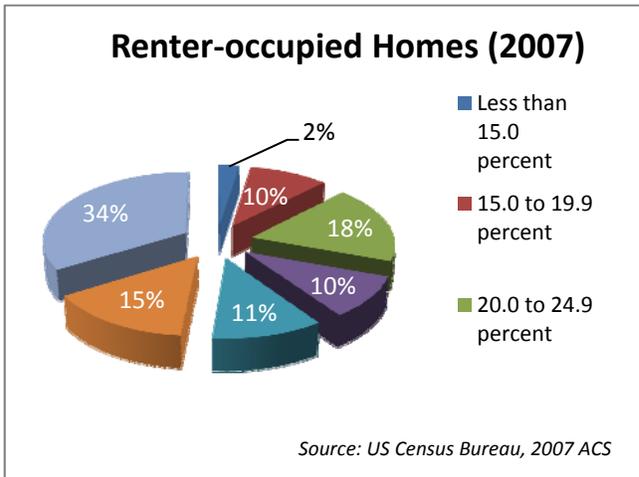
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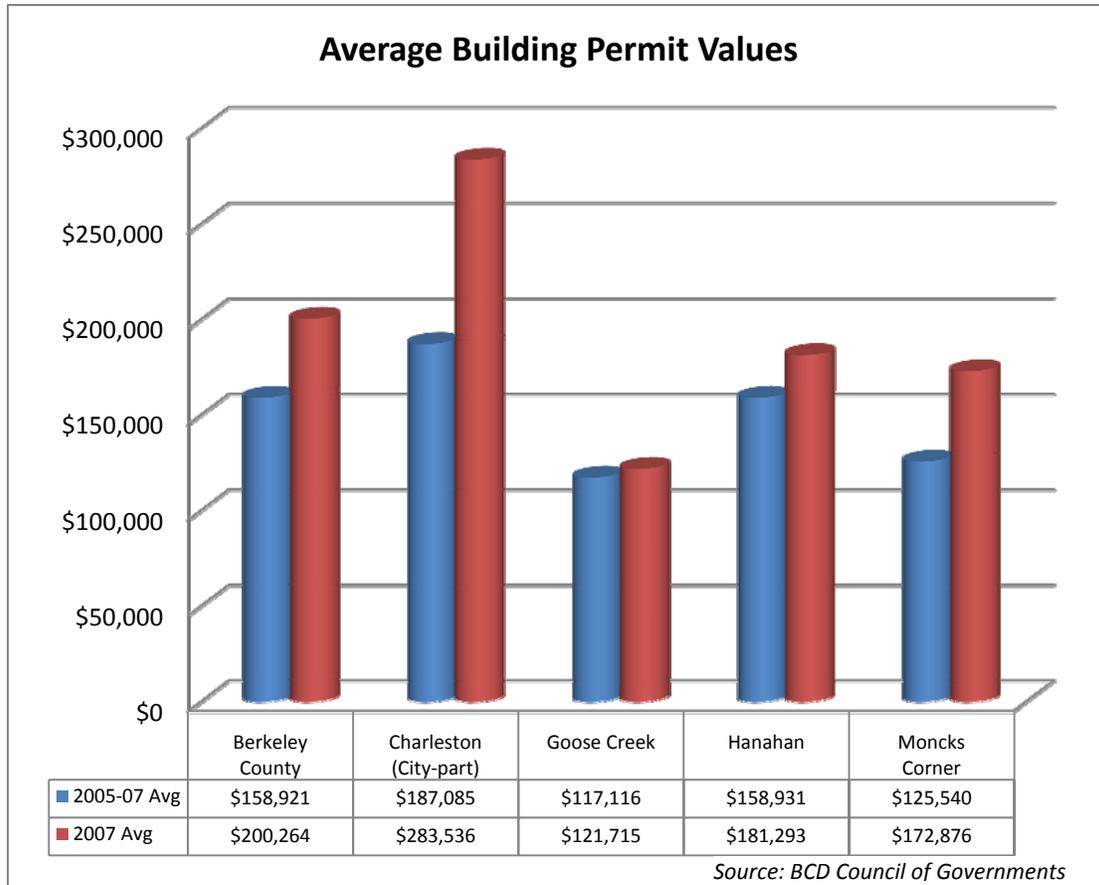
In 2007, almost one half (49%) of the owner occupied homes in Goose Creek spent less than 20% of their income on housing, while more than 75% spent less than 30% of their income. As a result 1,738 of the 7,277 owner occupied homes were not affordable to their occupants.

In the case of rented housing units, housing is considered affordable if the rent and utilities constitute no more than thirty percent (30%) of the gross annual household income.

In 2007, the median for rental units in Goose Creek was \$885/month. Only 40.3% of rental households spent less than 30% and at least 26% (or 768) rental households spent more than 30% of their income on housing. Unfortunately, these statistics were not reported for a significant portion of renter-occupied households.

The term “affordable housing” is often misinterpreted. “Affordable housing” is that which is affordable, i.e. costs less than 30% of monthly income, for households earning 50-80% of the community’s median household income. In other words, is housing being constructed that is affordable to the local firefighter, teacher, and/or nurses? Municipal reports, compiled by the BCD Council of Governments show that the average price of new construction (based on the building permit, not including the builder’s profit) between 2000 and 2007 was the lowest for municipalities in Berkeley County at \$117,116. In 2007, the average construction value for single family housing in Goose Creek was \$121,715.





Rough calculations indicate that to afford new construction at this average cost, the annual household income should be approximately \$43,200. Per the US Census Bureau's estimates for 2007, approximately 24% of the City's households earned less than this amount. Given that these values are averages, there is new construction occurring that should be affordable to a portion of those households below this threshold. In order to conduct a full analysis of the availability of affordable housing, vacancy rates of both single family and multifamily, purchase and rental housing, would need to be assessed further.

### *Community Facilities*

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The facilities available to residents of a particular community can have great effects on their quality of life. Included under the broad heading of community facilities are things such as adequate fire and police protection, access to health and emergency medical care, quality schools and recreational facilities. In many cases, it is based on the aforementioned elements that individuals decide whether or not to locate or remain in a particular place. These facilities therefore, are essential to the vitality of a community. To promote the efficient use of infrastructure, annexations and development must be tied to existing utility lines.

The Community Facilities element of this plan will explore the existing conditions of the facilities available to the residents of Goose Creek. From this documentation, Planning Commissioners and City Council will be able to make informed decisions regarding the potential impact of proposed development on the City's facilities.

### ***Utilities***

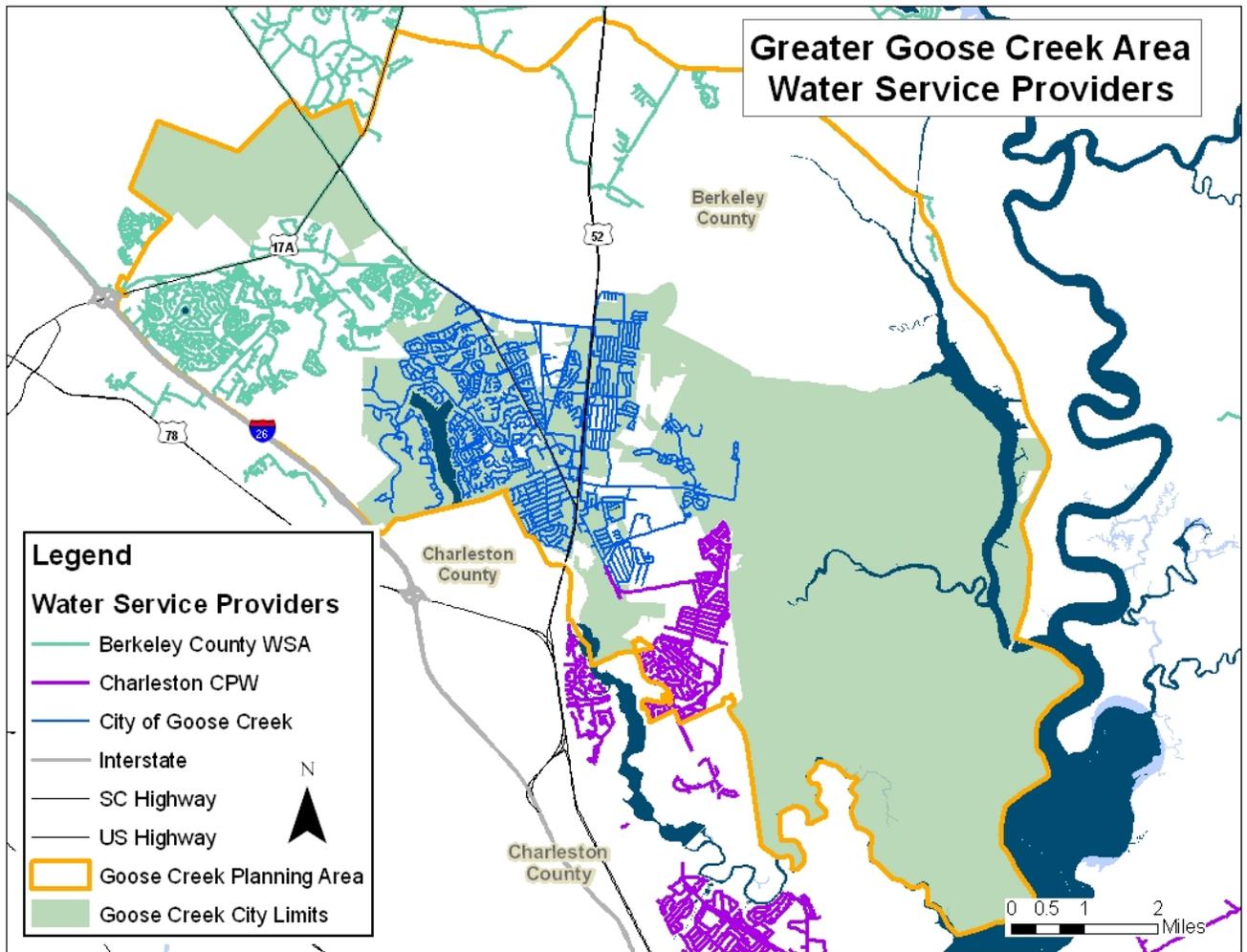
#### Public Water Systems

Currently, the Berkeley County Water and Sanitation Authority (BCWSA), Charleston Water Systems, and the City of Goose Creek provide public water to the urbanized portions of the Greater Goose Creek Area. Furthermore, there are four water treatment facilities located within the unincorporated area, which generate potable water for Greater Goose Creek Area residents. The unincorporated area within the Greater Goose Creek Area is primarily served by Berkeley County Water and Sanitation. The Crowfield Residential area is primarily served by Charleston Water Systems. The City of Goose Creek is primarily served by the Water Division of the City of Goose Creek.

As a member of the Santee Cooper Regional Water System, the City of Goose Creek purchases its water from the Santee Cooper Water Treatment Plant in Moncks Corner. Currently, the total capacity of the water system is 5.91 million gallons per day (MGD), exceeding the peak daily demand of 2.5 million gallons. The City of Goose Creek maintains two elevated water storage tanks with a total a capacity of 1.5 million gallons. In addition, there are two elevated storage tanks located within the unincorporated area of the Greater Goose Creek Area.

An additional elevated storage tank may be necessary on Henry Brown Boulevard near Old Montague Avenue to accommodate the increasing consumer demands associated with the proposed Brick Hope Plantation, Monarch Plantation, Liberty Hall, and Longleaf residential developments, which will account for the addition of nearly 3,700 dwelling units stretching in between Liberty Hall and Medway Plantation Road. Furthermore, the City of Goose Creek maintains nearly 600 fire hydrants to ensure the safety of residents. Further acquisition of existing Charleston Water Systems infrastructure into the Goose Creek Water Division may be necessary upon additional annexation.

The subsequent map, Map CF 1, displays the water service providers which serve the Greater Goose Creek Area.



Map CF 1: Greater Goose Creek Water Service Providers

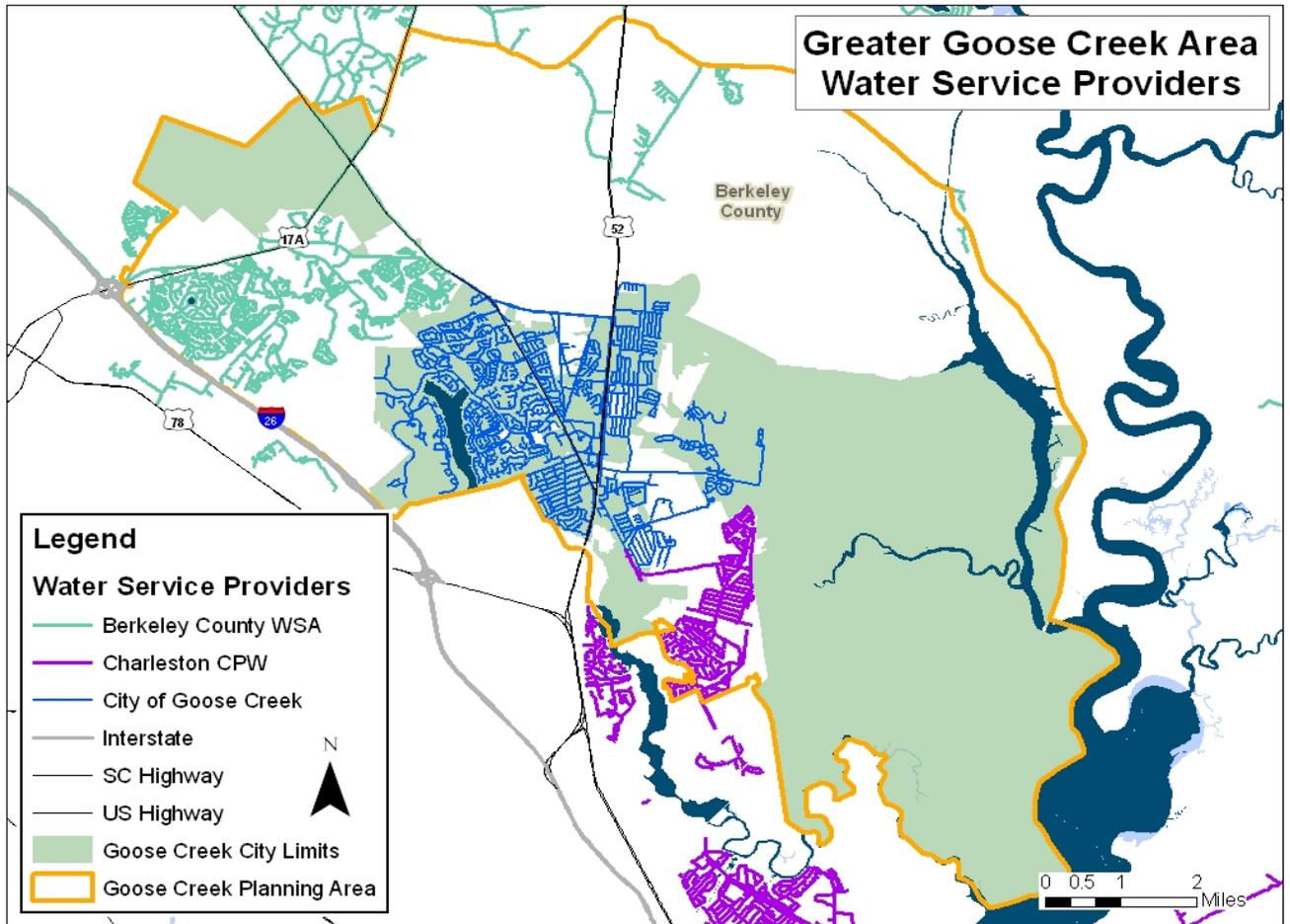
Public Wastewater Systems

Public sewer service is available for residents within the City of Goose Creek through the Berkeley County Water and Sanitation Authority. Nearly 300 miles of sewer lines serve City of Goose Creek residents. The City of Goose Creek contains 43 pump stations that collect and direct sewage to processing stations. 26 pump stations are maintained by Berkeley County Water and Sanitation and 17 are privately maintained by individuals, homeowners associations, industrial parks and facilities, commercial facilities, religious establishments, and residential subdivisions.

Private Water/Wastewater Systems

In cases where public water and sewer is not provided to unincorporated properties within the planning area, 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. Moreover, wells should be tested regularly as groundwater contamination would pose a health risk to residents. The subsequent map, Map CF 2, displays the BCWSA sewer lines which serve the Greater Goose Creek Area.



Map CF 2: Greater Goose Creek Public Wastewater Systems

Electricity Providers

Electricity is provided to residents of the Greater Goose Creek Area through both Berkeley Electric Cooperative (BEC) and South Carolina Electric and Gas (SCE&G).

Green Infrastructure

Berkeley Electric Cooperative (BEC) and Santee Cooper are working together to further a *Green Power Program* in response to increased member interest in renewable energy and concern for the environment. These organizations are using methane gas produced at the Horry County Solid Waste Authority Landfill, the Lee County Landfill, and the Richland County Landfill as a regenerating fuel source

for electricity. Methane gas from decomposing garbage produces 14.2 megawatts of electricity. This helps to reduce methane emissions from the landfills, an amount comparable to planting more than 17,800 acres of trees. In fact, the Green Power Program has obtained national *Green-e certification* through the Center for Resource Solutions (CRS) in California. The Green Power Program is one of the few programs in the nation to receive *Green-e certification*. Additionally, South Carolina Electric and Gas in conjunction with Duke Energy and Progress Energy formed *Palmetto Clean Energy (PaCE)*, a nonprofit organization devoted to the exploration and development of renewable energy resources. PaCE allocates 75% of money obtained to fund renewable energy premiums to renewable generators that supply 100 kilowatt-hours of renewable energy into the state's power grid.

The United States Green Building Council initiated LEED (Leadership in Energy and Environmental Design) to further sustainable building practices by providing universally accepted performance standards for the incorporation of green building and infrastructure. LEED contains rating standards for schools, new buildings, the retrofit of existing buildings, retail and other commercial facilities, medical facilities, residential development, and neighborhood development. Building owners and operators, architects, developers, landscape architects, and local governments can adopt LEED standards to further the construction of green infrastructure and, in turn, promote public health, ameliorate environmental impacts, reduce operating costs, and enhance a site's marketability. LEED for Neighborhood Development (LEED-ND) provides a standardized methodology for the assessment of neighborhood design which integrates the principles of smart growth and green building practices. LEED-ND can provide developers, architects, and planners the methodology to further a holistically sustainable built environment. To obtain LEED-ND accreditation, neighborhoods must incorporate into the neighborhood design such features as: accessibility and proximity to public transit, recreational, and civic opportunities, conservation of ecologically sensitive areas, the incorporation of recycled substances into construction, the possibility of local food production, green building and infrastructural practices, and the utilization of renewable energy.

### ***Solid Waste Disposal***

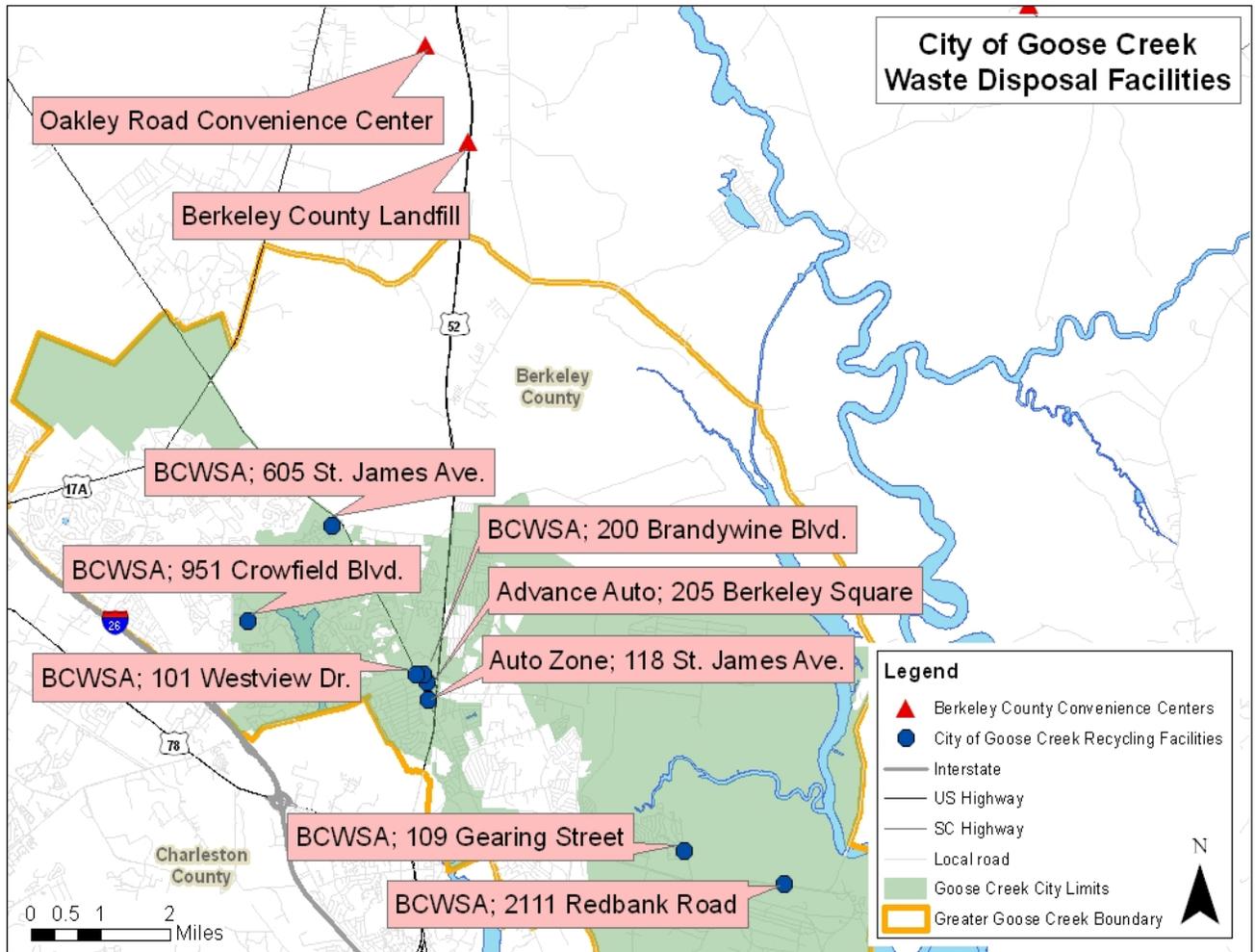
The Sanitation Service of the City of Goose Creek provides solid waste disposal to residents of the City of Goose Creek. The responsibilities of the Sanitation Service include curbside solid waste collection, processing, and disposal. The City of Goose Creek does not provide for the collection or disposal of commercial solid waste. In 2008, the Sanitation Service served nearly 10,000 households and collected nearly 11,000 tons of household waste, 3,000 tons of yard debris, and 1,000 tons of construction debris. Acceptable items for pick up include: textiles, small appliances, computers, scrap metal and hardened paints. Unincorporated residents of the Greater Goose Creek Area are responsible for the disposal of their household waste and yard debris, which must be taken to any of the nine convenience centers.

### **Recycling**

Recycling is an important component of solid waste management. Currently, curbside recycling service is not available to City of Goose Creek residents; however, there are eight drop-off recycling facilities located within the City of Goose Creek. These facilities provide for the recycling of steel and aluminum cans, plastic, glass, paper, cardboard, used oil, and antifreeze. Advance Auto and Auto Zone provide for the recycling of used oil only. The recycling of antifreeze is only available at the Redbank Road convenience center. These facilities do not provide for the recycling of paint, lead-acid and nickel

cadmium batteries, scrap metal, tires, and textiles. Lead-acid and nickel cadmium batteries, tires, and textiles can be deposited for recycling at the Oakley Road Convenience Center. Paint and scrap metal can be collected and disposed via the City of Goose Creek Sanitation Service.

The following map, **Error! Reference source not found.**, displays the recycling facilities located in the City of Goose Creek as well as the Berkeley County Convenience Centers and Landfill.



## Fire Protection & Emergency Medical Service

### Fire Protection

Seven fire departments 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 of Goose Creek, two are maintained by the City of Goose Creek Fire Department and two are maintained by the Goose Creek



Rural Volunteer Fire Department. The City of Goose Creek Fire Department consists of 45 paid and volunteer personnel that work 24 hour shifts and have exceeded minimum training qualifications. All firefighters are trained Emergency Medical Technicians (EMT) and rotate their assignment on the ambulance. The City of Goose Creek Fire Department is comprised of one ambulance as well as five full size fire trucks, seven passenger vehicles, and a brush truck.

Additionally, the Goose Creek Rural Fire Department consists of 49 volunteers, one rescue unit and tower truck, as well as five engines.

Currently, the Goose Creek Fire Department deploys fire services from two stations. Due to increased development and demand of efficient fire services, the addition of three stations is necessary to adequately and efficiently serve the City of Goose Creek. In a conversation with Chief Chapman of the City of Goose Creek Fire Department, the main headquarters or Station I, which was originally constructed to cater to a volunteer fire department, is approaching functional obsolescence. Located at Brandywine Boulevard, revitalization of this facility is necessary to efficiently serve Goose Creek Citizens. Additionally, relocation of Station I of the Goose Creek Rural Volunteer Fire Department on Red Bank Road to a location farther down Red Bank Road is necessary to better serve the demands of citizens.



Future residential and commercial development may require the payment of land in lieu of impact fees for fire services to efficiently accommodate the needs of citizens. The ISO (Insurance Services Office, Inc.) is the leading supplier of statistical, actuarial, and underwriting information for and about the property/casualty insurance industry. Based on such factors as water supply, hydrant location and quality of the fire department, the ISO fire

insurance ratings for a community are the foundation on which most insurers build their coverage programs. The ISO ratings range from 1 to 10, with 1 being perfect. Since the ISO fire ratings are used by property insurance companies to set insurance premium rates, the lower the ISO fire rating, the lower the insurance premium. The table below displays the ISO rating for Greater Goose Creek Area fire departments.

Table CF 2: Greater Goose Creek Area Fire Departments ISO Rating			
Fire Department/Station Name	Address	Planning Area	ISO Rating
Caromi Rural Fire Dept.	College Park Rd.	Goose Creek-Hanahan	6
Goose Creek City Fire Dept.	101 Brandywine Blvd	Goose Creek-Hanahan	2
Goose Creek City Fire Dept.	950 Crowfield Blvd.	Goose Creek-Hanahan	2
Goose Creek Rural Volunteer Fire Dept.-Station #1	907 Red Bank Rd.	Goose Creek-Hanahan	4
Goose Creek Rural Volunteer Fire Dept.-Station #2	Old Mount Holly Rd.	Goose Creek-Hanahan	4
Pine Ridge Rural Volunteer Fire Dept.-Station #1	555 Meyers Rd.	Goose Creek-Hanahan	4
Pine Ridge Rural Volunteer Fire Dept.-Station #2	1046 Jedburg Rd.	Goose Creek-Hanahan	4
Pine Ridge Rural Volunteer Fire Dept.-Station #3	PO Box 1674	Goose Creek-Hanahan	4

*Source: ISO Ratings were obtained from each fire department listed*

### ***Emergency Medical Services***

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 14,000 medical emergencies each year. The City of Goose Creek Emergency Medical Services consists of 12 Paramedics and 18 Basic Emergency Medical Technicians (EMT s). Emergency personnel are dispatched through the City of Goose Creek Fire Department.

The annual budget of \$3.8 million, a third of which comes from billing procedures, allows Berkeley County EMS to participate in rescue operations, establish routine procedures for children and adults, and plan for future growth. The County employs 120 Certified Medics. Emergency Medical Service Personnel per Berkeley County Citizen is 1 to 1,225. Berkeley County Emergency Medical Service provides support to the City of Goose Creek Emergency Medical Services Department when assistance is needed.

### ***Police Protection***

In 2007, when compared to Charleston, Hanahan, Mount Pleasant, North Charleston, and Summerville, the City of Goose Creek boasts the lowest violent crime rate and second-lowest property crime rate thanks to the protection provided by the men and women of the City of Goose Creek Police Department. The City of Goose Creek Police Department, which consists of 65 sworn officers and 26 civilian employees, is divided into four divisions: Uniformed Patrol, Criminal Investigations, Special Operations, and Professional Standards Divisions. In addition to its standard provisions, the City of Goose Creek Police Department provides additional special services which include the following:

- Child Safety Seat Inspections
- Citizen Police Academy
- Police Cadet Program
- Reserve Officer Program
- Ride-Along Program
- Victim Services
- Youth Programs

### ***Emergency Preparedness***

Because of its location, Berkeley County is threatened by various natural, technological, societal, and man-made hazards. These hazards endanger the health and safety of Goose Creek residents, jeopardize the economic vitality, and imperil the quality of the environment. Because of the importance of mitigating the loss of life and property, the Berkeley-Charleston-Dorchester Council of Governments (BCDCOG) facilitates a comprehensive planning process for Berkeley and Dorchester counties and local governments located within them. The Berkeley-Dorchester Hazard Mitigation Plan identifies the planning process for local governments as well as South Carolina's Emergency Management Department, which will incorporate the bi-county plan into its statewide hazard mitigation plan. The City of Goose Creek was directly involved in this plan-making process by identifying and analyzing hazards, assessing community hazard vulnerability, evaluating mitigation capabilities, establishing goals, and formulating a Mitigation Action Plan.

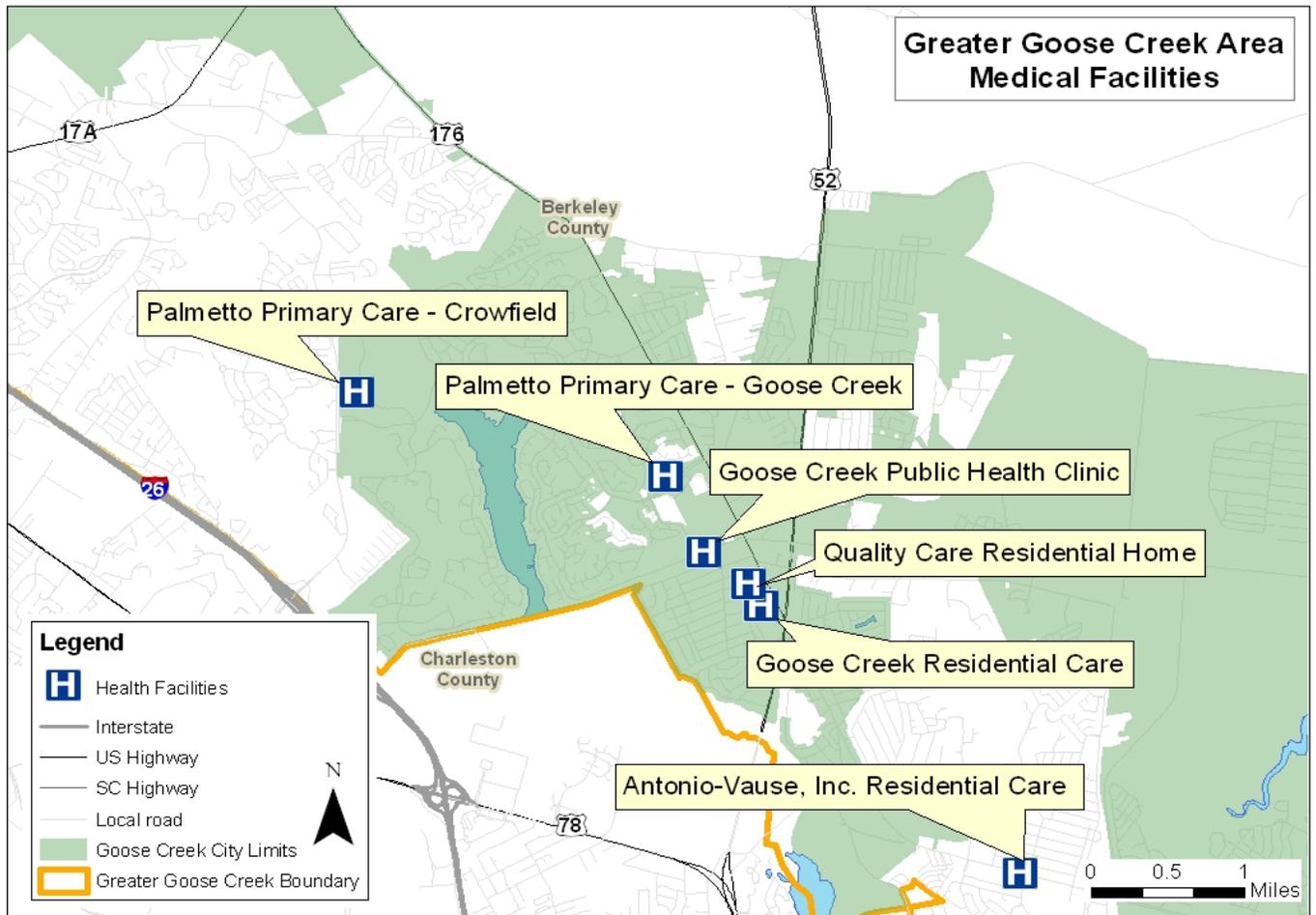


Below are the proposed projects/programs/actions to be undertaken by the City of Goose Creek in an effort to achieve the goals and objectives identified through the Berkeley-Charleston-Dorchester Hazard Mitigation Plan. Priority rankings, ranging from High (1) to Low (4), have been assigned to each activity and a timeframe for completion, either Short-Term (1-3 yrs) or Long-Term (3-5 yrs) has been established:

Table CF 3: City of Goose Creek Proposed Improvements Per BCD Hazard Mitigation Plan						
Type	Activity	Responsible Agency	Possible Funding Sources	Priority (1 Highest, 4 Lowest)	Status	Timeframe
ES	Interconnect all City facilities via a fiber optic communication and data network	Administration Department Public Works Department	Cooperative project with cable provider, General Fund	2	Completed	O
PA	Develop a Stormwater Management Plan	Public Works Department	General Fund Stormwater Management Fee	1	Completed	O
ES	Initiate Emergency Debris Removal Plan	Public Works Department	General Fund	1	Completed	O
PP	Maintain Effective Building and Fire Codes	Building Inspection Department Planning Department	General Fund	1	Completed	O
PI	Provide hazard specific checklists to residents and business owners	Public Information Office Planning Department	General Fund	3	Completed	O
PA	Maintain City of Goose Creek Emergency Preparedness Plan	All City Departments	General Fund Enterprise Fund	1	Completed	O
PA	Develop and Maintain Stormwater and Floodplain Mapping using GPS and GIS Technology	Public Works Department Planning Department	General Fund Stormwater Management Fees	3	Deferred	S
PP	Construct disaster resistant records storage facility	Administration Department	General Fund Bond Funding	2	Deferred	L
PP, ES	Retrofit all municipal facilities to withstand impacts of a disaster	All Departments	General Fund Enterprise Fund Bond Funding	2	Deferred	S
PA	Extend Henry Brown Blvd. to create highway loop around City in order to provide additional ingress/egress to facilitate evacuation and disaster response	City Council Administration Department Planning Department	Federal Funding State Funding	1	Unchanged	L



Table CF 3: City of Goose Creek Proposed Improvements Per BCD Hazard Mitigation Plan						
Type	Activity	Responsible Agency	Possible Funding Sources	Priority (1 Highest, 4 Lowest)	Status	Timeframe
SP	Place all existing overhead utilities underground	Appropriate Utility Agencies Administration Department Public Works Department	Inter-agency Agreements General Fund	2	Unchanged	L
PA	Map water system valves, hydrants, and mains using GPS and GIS Technology	Public Works Department	Grant Funding Enterprise Fund	3	Underway	S
SP	Construct interconnected stormwater and flood control detention/retention pond system	City Council Administration Department Planning Department Public Works Department	Grant Funding Stormwater Management Fees Bond Funding	3	Completed	O
<p><b>TYPE:</b> (PA); Preventive Activities, (PP); Property Protection Activities, (NB); Natural and Beneficial Functions/Resource Preservation Activities, (ES); Emergency Services Activities (SP); Structural Projects Activities, (PI); Public Information Activities.</p>						
<p>Source: BCDCOG; Berkeley-Charleston-Dorchester Hazard Mitigation Plan</p>						



Map CF 3: Greater Goose Creek Medical Facilities

**Future Medical Facilities**

Due to increased development and, in turn, demand in health care services, Roper St. Francis Healthcare is planning to construct a new, full service hospital to serve the healthcare needs of Berkeley County and the Greater Goose Creek Area. This proposed hospital, the Berkeley Hospital, will be located within the City of Goose Creek at Carnes Crossroads where Highway 17A and 176 intersect as part of a mixed-use planned community. Its location along Highways 17A and 176 will provide easy access for Greater Goose Creek Area residents as well as enable City of Goose Creek residents with access to comprehensive medical services within a ten minute drive.

**Government Facilities**

The governmental functions of the City of Goose Creek take place centrally in the City Hall at the Marguerite H. Brown Municipal Center, which opened its doors in 1999.

The City of Goose Creek is governed by a Mayor and six council members, which serve four year terms. Governmental functions of the City of Goose Creek include administrative services, court, permitting, planning, police protection, public works, and recreational services.

### ***Library Resources***

The Goose Creek Library, the largest branch in the Berkeley County Library System, offers a full range of services and programs to people residing in the Goose Creek and surrounding areas, including story times for children; book discussions; Summer Reading Programs for children, teen and adults; special events to promote reading and literacy; and computer classes. Wireless technology was installed in the library in the spring of 2009.



Staffing consists of 11 full-time employees, of whom one is a fully accredited librarian, 3 part-time employees and several volunteers.

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.

### ***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 assumed the authority of the parks and recreational facilities within the City of Goose Creek and adjacent Recreation District, which included unincorporated residents. 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 21 public parks within the Greater Goose Creek area, accounting for a total area of nearly 275 acres. Eight of these are mini parks, four are neighborhood parks, two are civic parks, three are regional recreational complexes, two are regional passive parks, and two are special purpose parks.

The Casey Center and the Goose Creek Community Center provide adult and youth classes in various sports and includes a fitness center complete with cardio deck, weight-training area, walking track, and climbing wall.

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, but not the general public. In the future, this facility may be turned over to the City of Goose Creek as it is currently within city limits; in which case, it would be accessible by the general public, provide a significant recreational resource, and ameliorate the increasing recreational demands associated with sustained growth.

Currently, there are no recreational opportunities outside of the municipal boundaries of Goose Creek. Increased development, demand for recreational opportunities, and changing preferences in recreation necessitates inclusion of additional recreational areas as well as continued expansion and enhancement of existing recreational facilities and parks.

According to the 2010 Recreation Needs Assessment, the addition of 12 miniparks, eight neighborhood parks, one civic park, three regional recreation facilities, and one special purpose park is recommended to adequately accommodate increases in development and demand for recreational opportunities.

Additionally, it is imperative that these parks are easily accessible by all citizens via an interconnected system of pedestrian pathways and public transportation opportunities. Currently, parks and recreational facilities are accessible to residents and visitors per existing and proposed hiker/biker trails as well as TriCounty Link's B102 and #1 Berkeley County Commuter Routes. The B102 Route best serves Greater Goose Creek Area residents by offering several stop locations within walking distance of recreational facilities. Also, safety is of primary concern, thus visibility from surrounding uses and ample oversight from recreational personnel is crucial.

### Fishing and Bird Watching

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 the Goose Creek River, provides the habitat and breeding ground of an abundance of fish, such as speckled perch and bluegills, alligators, and many migratory birds.



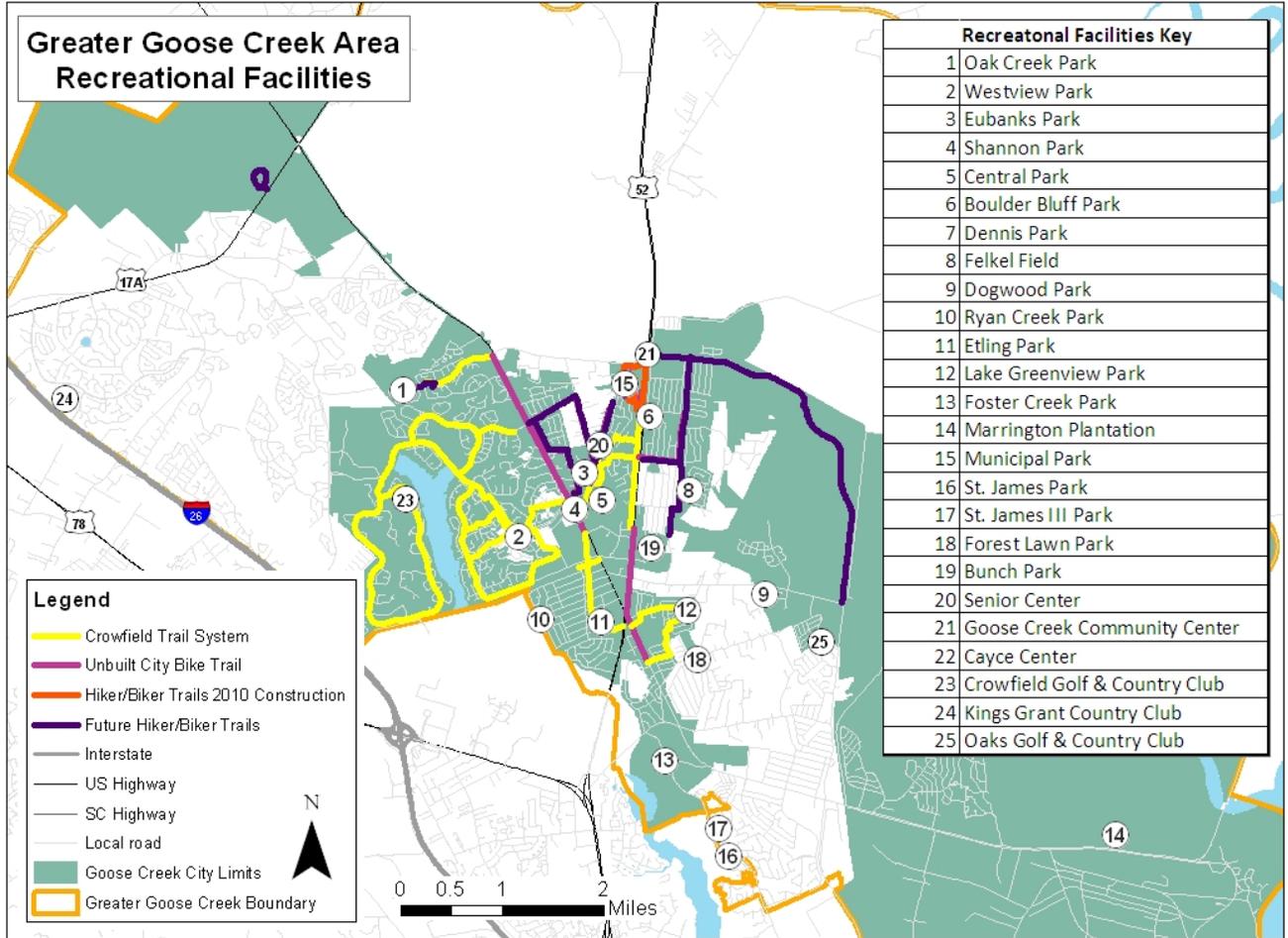
### Golf Courses

There are three golf courses which provide golfing enthusiasts with variety and high quality golfing experiences within the Greater Goose Creek Area. The Kings Grant Country Club, located in the unincorporated area, the Oaks Golf and Country Club and the Crowfield Golf and Country Club, located within the City of Goose Creek. After a devastating fire destroyed the historic clubhouse nearly two years ago, the Oaks Golf and Country Club, under new ownership, has reopened its golf course in 2009. The new owner plans to restore the clubhouse and adapt the tennis facilities into an outdoor seating area. The Crowfield Golf and Country Club, in addition to a championship golf course, includes an Olympic-sized swimming pool and four tennis courts.

### Hiker/Biker Trails

Currently, an interconnected system of hiker/biker trails extends for nearly 13 miles centrally within the City of Goose Creek. Nearly 2 additional miles of hiker/biker trails are to be completed in 2010 and an additional 15 miles are to be completed at a later date. This system of hiker/biker trails affords pedestrian connectivity to Crowfield Lake, Crowfield Golf and County Club, several public parks, the Goose Creek Municipal Complex, the Goose Creek Branch Library, Boulder Bluff Elementary, and Downtown Goose Creek, as well as Crowfield Residential Area and Woodland Lakes, Pinewater, Colonial Heights, Greenview Acres, West Greenview Acres, The Commons, and Hunters Wood Subdivisions. Furthermore, 110 miles of sidewalks provide pedestrian connectivity to services and natural amenities throughout the Greater Goose Creek Area, 70 miles of which serve the City of Goose Creek.

Marrington Plantation, which is located along Back Creek within the Naval Weapons Station, provides several hundred acres of recreational opportunities for the general public, including 12 miles of trails for hiking and biking enthusiasts as well as areas designated for boating, fishing, hunting, and picnicking. Annual passes can be purchased at the Outdoor Adventure Center at the intersection of Fletcher Street and Redbank Road.



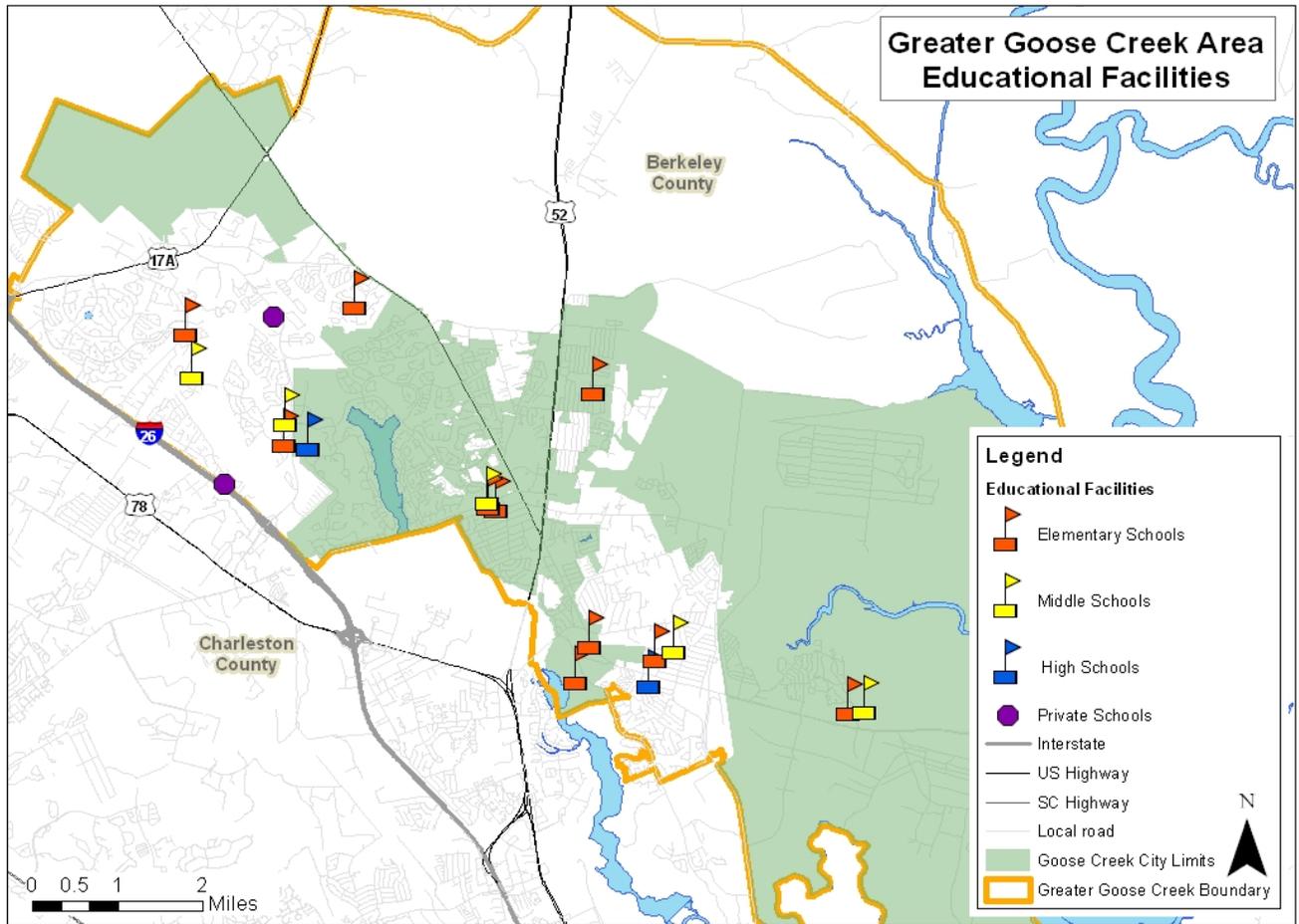
Map CF 4: Greater Goose Creek Area Recreational Facilities

### Education Facilities

As part of the Berkeley County School District, 18 public schools serve Greater Goose Creek Area residents. This includes 11 elementary schools, five middle schools, and two high schools. Additionally, two private schools, *The Christian Academy of Charleston* and *Noah's Arc Child Development Center*, serve Greater Goose Creek Area residents as well. Nine of these educational facilities are located within the City of Goose Creek.



Table CF 4: Greater Goose Creek Area Educational Facilities			
Educational Facility	Address	Grades	08-09 Enrollment
<b>Elementary Schools</b>			
Boulder Bluff Elementary*	400 Judy Drive, Goose Creek	K-5	598
College Park Elementary	100 Davidson Drive, Ladson	K-5	765
Devon Forest Elementary	1127 Dorothy St, Goose Creek	K-5	1073
Goose Creek Primary*	200 Foster Creek Rd, Goose Creek	K-2	742
Howe Hall Elementary*	115 Howe Hall Rd, Goose Creek	K-4	422
Marrington Elementary*	101 Gearing St, Goose Creek	K-4	285
Sangaree Elementary	1460 Royle Rd, Summerville	K-3	774
Sangaree Intermediate	201 School House Lane, Summerville	4-6	683
Sedgefield Intermediate	225 Garwood Drive, Goose Creek	3-5	647
Westview Elementary*	100 Westview Blvd, Goose Creek	K-4	458
Westview Primary	98 Westview Blvd, Goose creek	K-3	889
<b>Middle Schools</b>			
College Park Middle	713 College Park Rd, Ladson	6-8	685
Marrington Middle*	109 Gearing Street, Goose Creek	6-8	331
Sangaree Middle	101 Westview Blvd, Goose Creek	5-8	821
Sedgefield Middle	131 C. B. Gibson Boulevard, Goose Creek	5-8	819
Westview Middle*	1050 Discovery Dr, Ladson	6-8	985
<b>High Schools</b>			
Goose Creek High	1137 Red Bank Rd, Goose Creek	9-12	1682
Stratford High*	951 Crowfield Blvd, Goose Creek	9-12	2283
<b>Private Schools</b>			
Christian Academy of Charleston	101 Tall Pines Rd, Ladson	3-12	33
Noah's Arc Child Development Center	1011 College Park Rd, Summerville	Kindergarten	5
<b>Total</b>			<b>14980</b>
*Indicates inclusion into the City of Goose Creek			
Source: Berkeley County School District, South Carolina Department of Education			



Map CF 5: Greater Goose Creek Area Educational Facilities

Reflective of population growth, Greater Goose Creek Area schools have been enduring a steady increase in enrollment over the past decade. Student enrollment for Greater Goose Creek Area public schools for the 2008-2009 school year was nearly 15,000, an increase of nearly 3,000 students from the 1999-2000 school year. Moreover, two schools have been constructed within this time frame to accommodate population increases due to new residential development; this includes the addition of Goose Creek and Westview Primary schools.

Higher Education

Although there are no facilities for higher educational attainment within the Greater Goose Creek Area, three facilities are provided just minutes away. Charleston Southern University, Trident Technical College and Virginia College provide continuing educational opportunities in a variety of fields.

Additionally, the College of Charleston, Citadel, and Medical University of South Carolina, Strayer University, Lowcountry Graduate Center and College of Charleston North Campus, provide undergraduate and graduate coursework for Greater Goose Creek Residents.

With continued growth and demand for continuing educational opportunities, the construction of satellite facilities within the Greater Goose Creek Area should be explored to better serve the needs of residents.

### ***Impact Fees***

Impact fees are payments required by municipalities to fund the addition or expansion of community facilities necessitated by new development. Utilizing this methodology, municipalities can guarantee that infrastructure and municipal services will sufficiently accommodate future development without placing an undue burden on the entirety of the community. Goose Creek requires the payment of impact fees or payment of land in lieu of fees for the construction of residential structures and commercial establishments to help fund infrastructural improvements and municipal services. Impact fees are assessed at least annually per a detailed analysis of proposed development within the City of Goose Creek. This includes an actual count of dwelling units as derived from building permit applications, the cost of any expanded or new capital facilities and equipment for police, fire, administration and sanitation services necessitated by the development and any revenues available to meet the costs.

These fees are collected by the City Finance Director before a building permit can be issued and are held in an *Impact Fee Capital Improvements Trust Fund*. All expenditures from this fund are approved by City Council and, with the exception of the funding allocated to administrative costs, all funding is limited to the expansion or acquisition of capital facilities or equipment necessitated by the new construction from which the fees were collected or for principal payments on bonds to expand or acquire the facilities or equipment. All necessary improvements, expansions, and projects are identified in the *Capital Improvements Plan*, which is reviewed at least annually by City Council.

Additionally, within the unincorporated area with public sewer service provided by the Berkeley County Water and Sanitation Authority, developers are required to bear the cost of expansion when proposed developments necessitate an expansion or addition of sewer facilities, such as lines and pump stations. BCWSA will review the submitted design of the proposed sewer facilities for adequacy and compatibility with existing and proposed BCWSA sewer facilities as well as assess its influence on future development in adjacent areas. The applicant may be required to design sewer facilities to enable connectivity and expansion to adjacent areas. After the completion of the sewer facilities, BCWSA will assume maintenance and management over the facilities.

### *Transportation*

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Transportation is increasingly the most complex issue faced by State and local governments. The movement of people, goods, and services is crucial to the economic and social vitality of any community. The transportation network in and around Goose Creek provides access for people and products to small local markets, as well as to the surrounding urban areas in Berkeley, Charleston, Dorchester Counties. Goose Creek's transportation system affords its residents the opportunity to work in the larger employment centers, while residing in a community that has an established high quality of life. As Goose Creek and Berkeley County continue to grow, the pressures on the transportation network will continue to increase, and these increasing pressures will need to be addressed by the State, County and local governments.

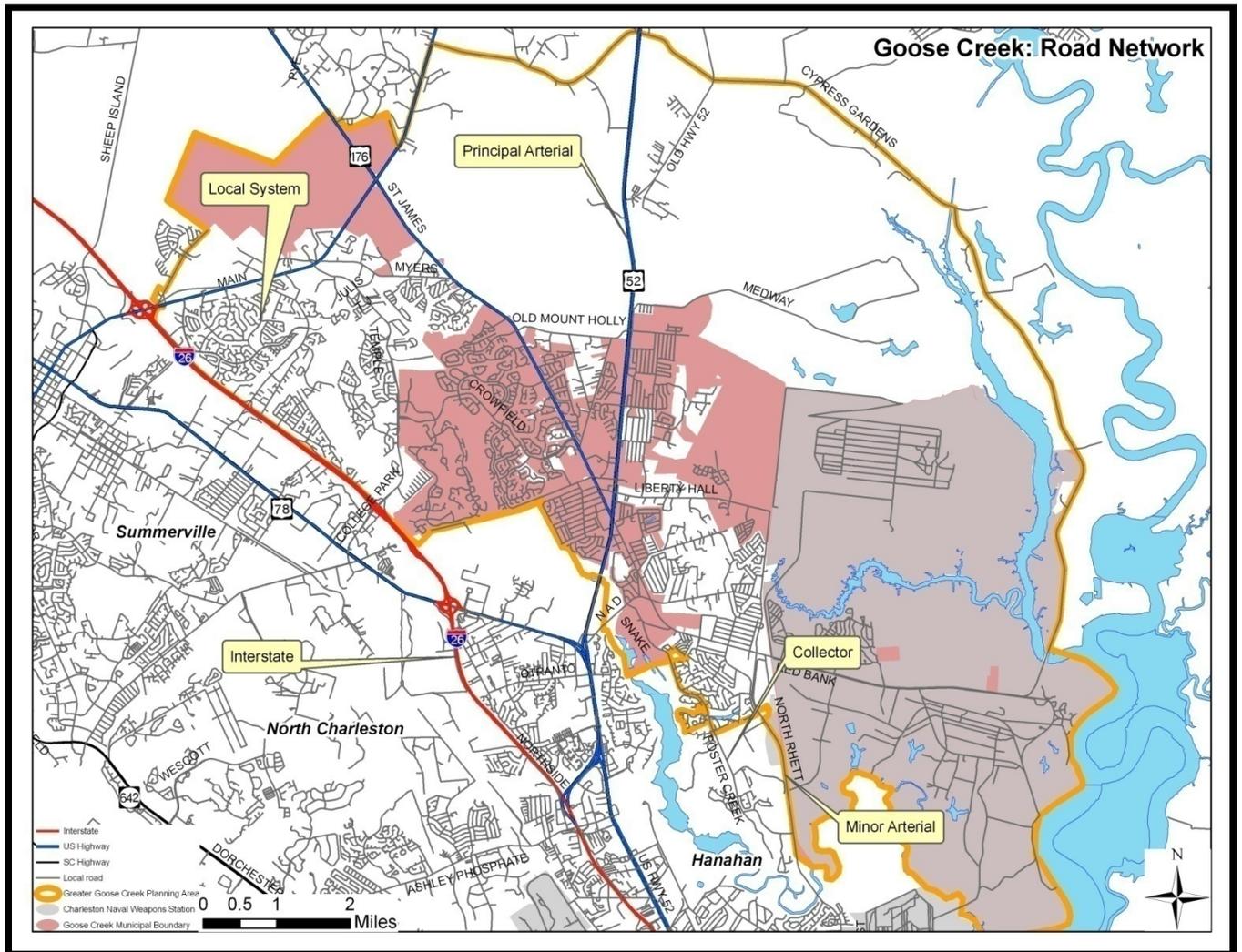
The Transportation Element is meant to guide future development of the City's corridors, roads and highways for motorized and non-motorized transportation including public transit systems, bicycle, and pedestrian networks. Because roadway network can influence where growth will occur, proposed land use policies for each planning area should be evaluated in depth when determining whether future transportation improvement proposals should be approved in coordination. Conversely, the adequacy and future maintenance of existing roads and streets, and alternative modes of transportation should be considered in evaluating the impacts of proposed residential development.

#### ***Existing Transportation Infrastructure System***

The Goose Creek planning area features a variety of modes of transportation. These include the road network, which encompasses state highway facilities, collector roads, and the local street system; pedestrian and bicycle facilities; railroads; the Charleston International Airport; and transit and ridesharing opportunities. These facilities are intimately connected with the regional transportation network. While Goose Creek has the ability to directly address issues related to the effectiveness of the transportation system within its boundaries, it also has a voice in regional transportation planning as a member of the Metropolitan Planning Organization, known as Charleston Area Transportation Study or CHATS. CHATS is comprised of committee members, which the City of Goose Creek holds multiple seats in, who oversee transportation planning and programming of improvements for the Berkeley-Charleston-Dorchester urbanized area in coordination with SCDOT and the local cities and counties.

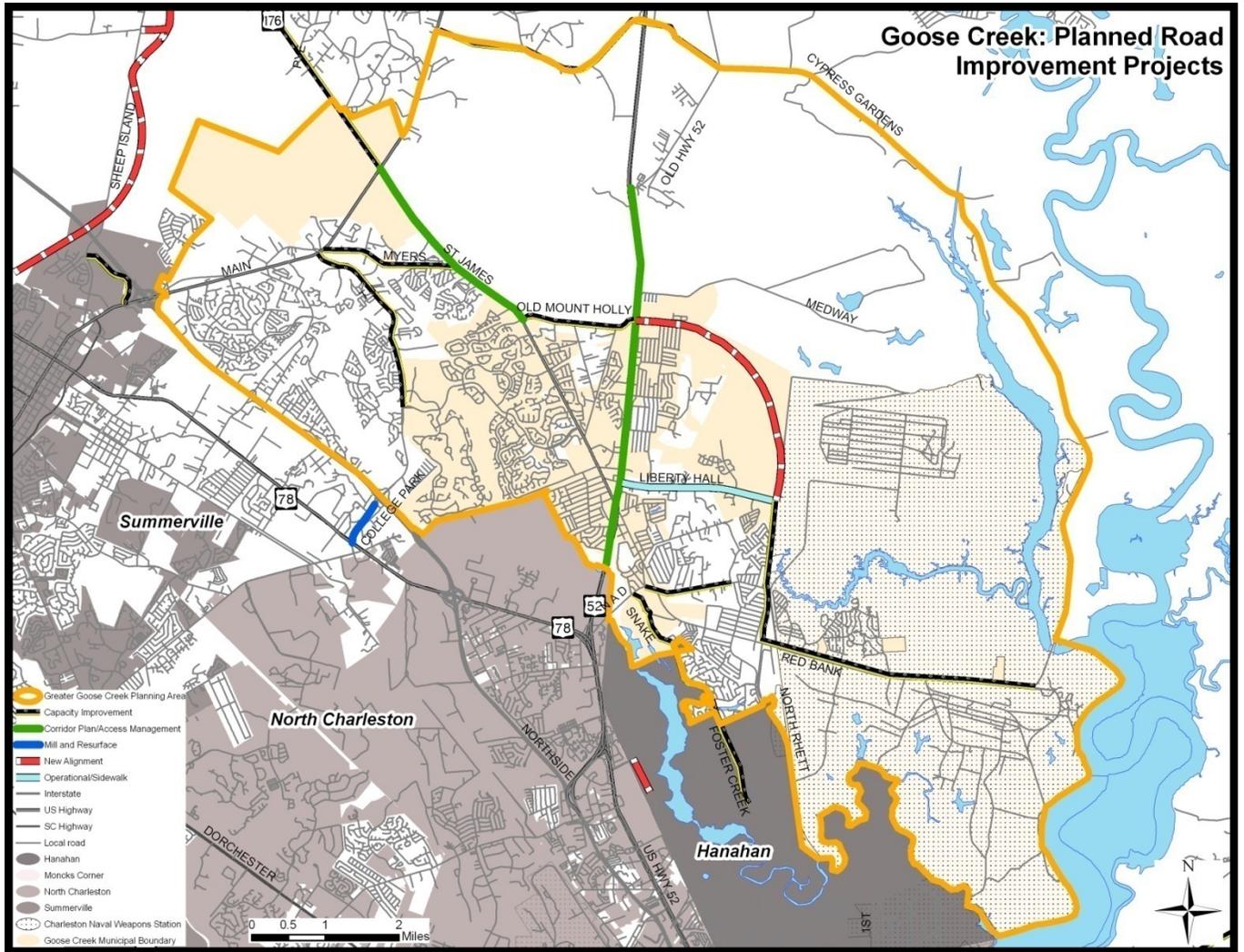
#### **Road Networks/Improvements**

A road network is made up of a variety of different types of facilities with independent yet complimentary uses. The Federal Highway Administration (FHWA) has classified roads and highways into groups according to the type of service they are intended to provide based on daily traffic volumes as well as its purpose, characteristics, and location. As shown in the Road Network Map below, this classification system includes Interstates, Principal Arterials, Minor Arterials, Collectors, and Local Systems.



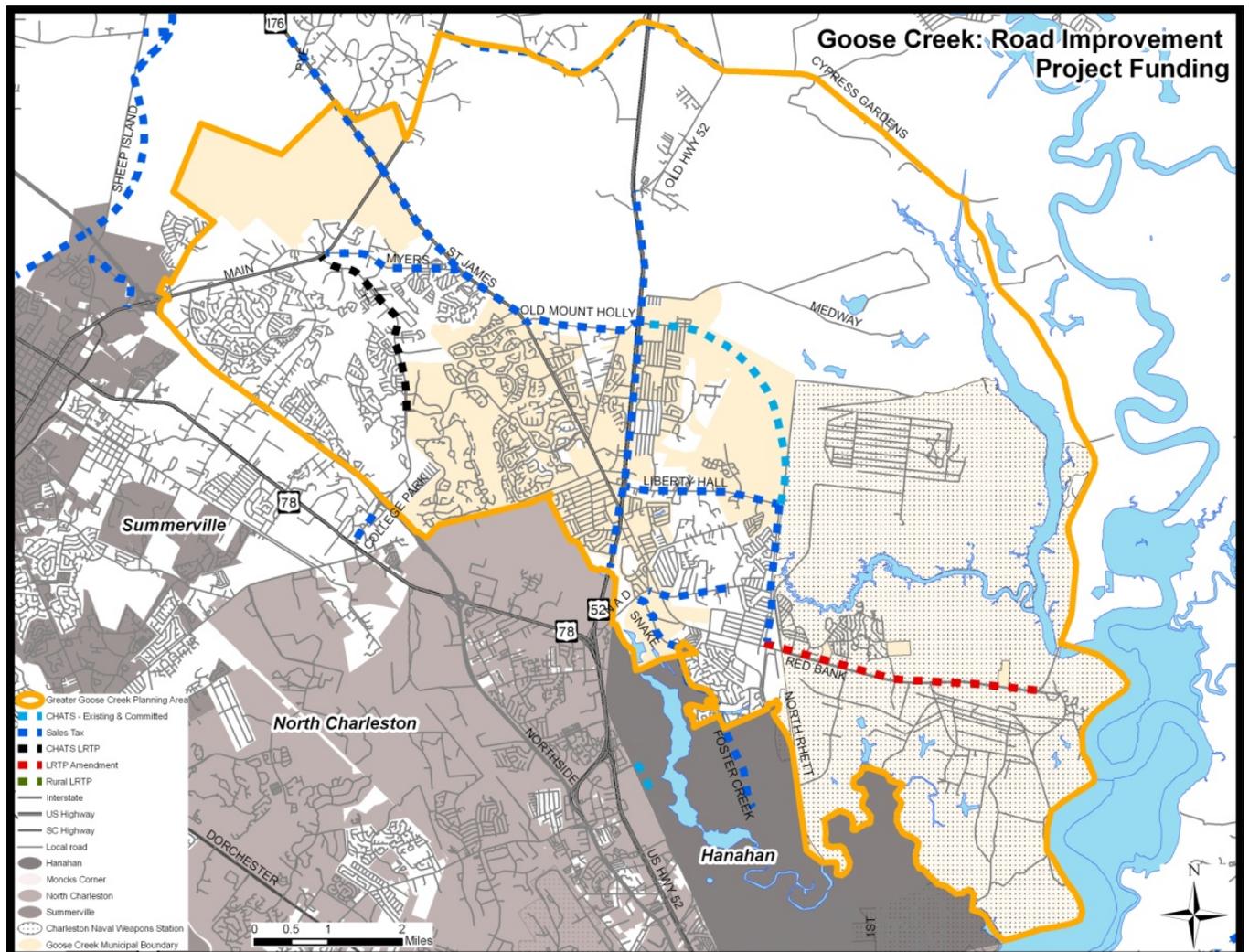
Roads within Goose Creek are primarily owned and maintained by the South Carolina Department of Transportation (SCDOT) and Berkeley County. However, the Federal Government has the responsibility of maintaining the roads within the Naval Weapons Station. In addition, there are also roads that are owned and maintained by private developers and individuals, but these roads are continuously transferred into control of either Berkeley County or the SCDOT.

All federal funds in the BCD Region are administered through CHATS (Charleston Area Transportation Study), a policy-making body formed of elected officials from all three counties, to prioritize and allocate federal dollars to road projects. The CHATS study area is a subset of the tri-county area, composed only of those areas now urbanized and those expected to be urbanized over the next 20 years.

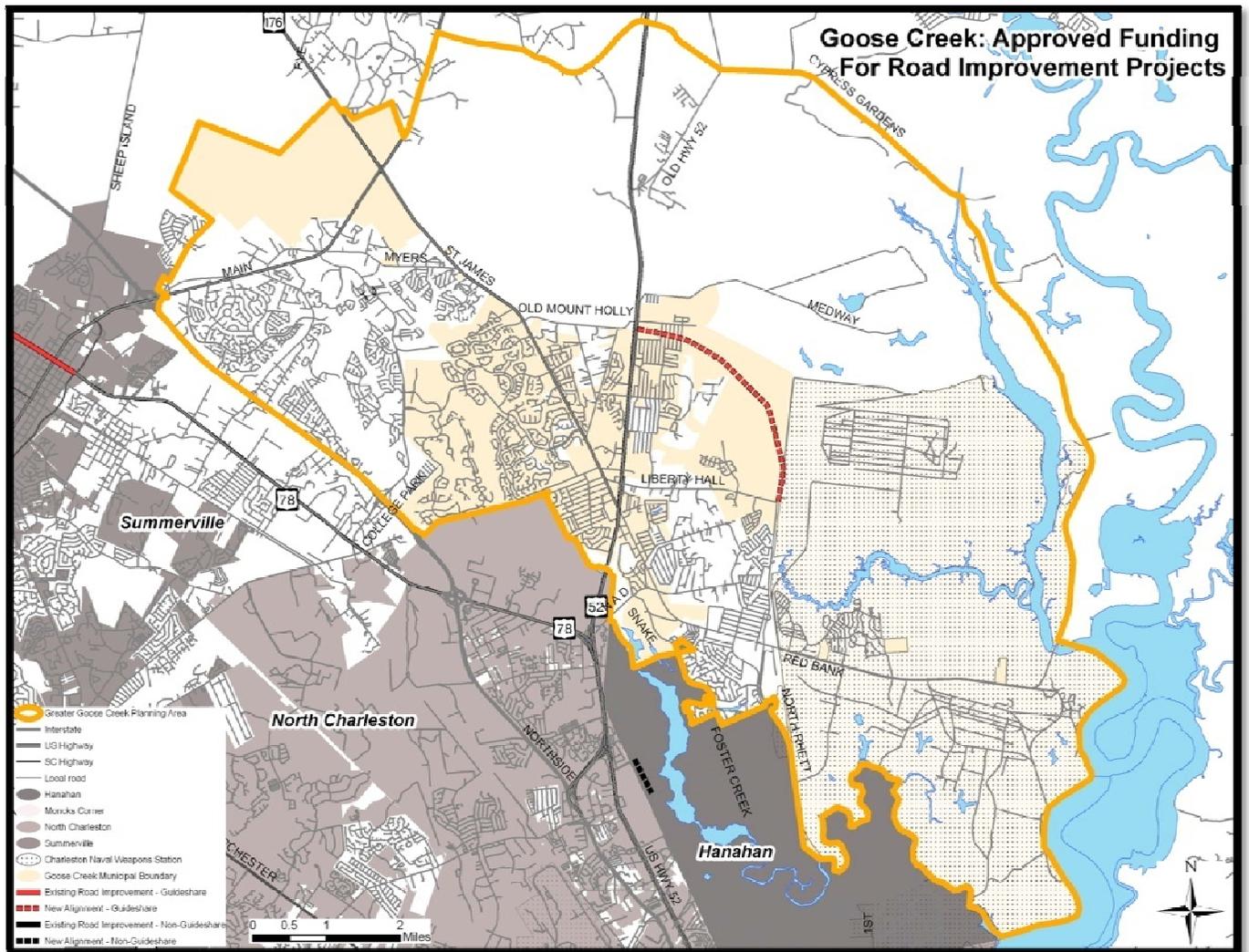


The Planned Road Improvement Projects map, above, depicts the road improvement projects that are being planned for. These improvements include funded and non-funded projects that are being considered by Berkeley County, SCDOT, and CHATS. Funding sources and the road enhancement projects for which funding has been approved are located in the maps below. Within the 2030 CHATS Long Range Transportation Plan there are several enhancement projects scheduled for the Goose Creek Planning area. Projects include:

- Red Bank Road – Widen from 2 to 4 lanes.
- North Rhett Extension (now known as Henry Brown Boulevard) from Liberty Hall Rd to Goose Creek Blvd – New location for 2 lanes and alignment.
- College Park Road (Crowfield Blvd to US 17A) – Widen from 2 to 4 lanes.
- US Highway 52 / US Highway 78 - Bicycle facility
- City of Goose Creek – Hiker /Biker Phase II
- City of Goose Creek – Hiker / Biker (municipal center)
- City of Goose Creek – (Boulder Bluff Elementary School) Safe routes to school program (SR2S)



The Road Improvement Project Funding Map illustrates the planned funding sources for the different road enhancement projects. Sources include: Sales Tax funds and Federal funds through CHATS. The enhancement projects shown in the map include both approved funds and planned funds. For a list of approved funded projects see the map below.

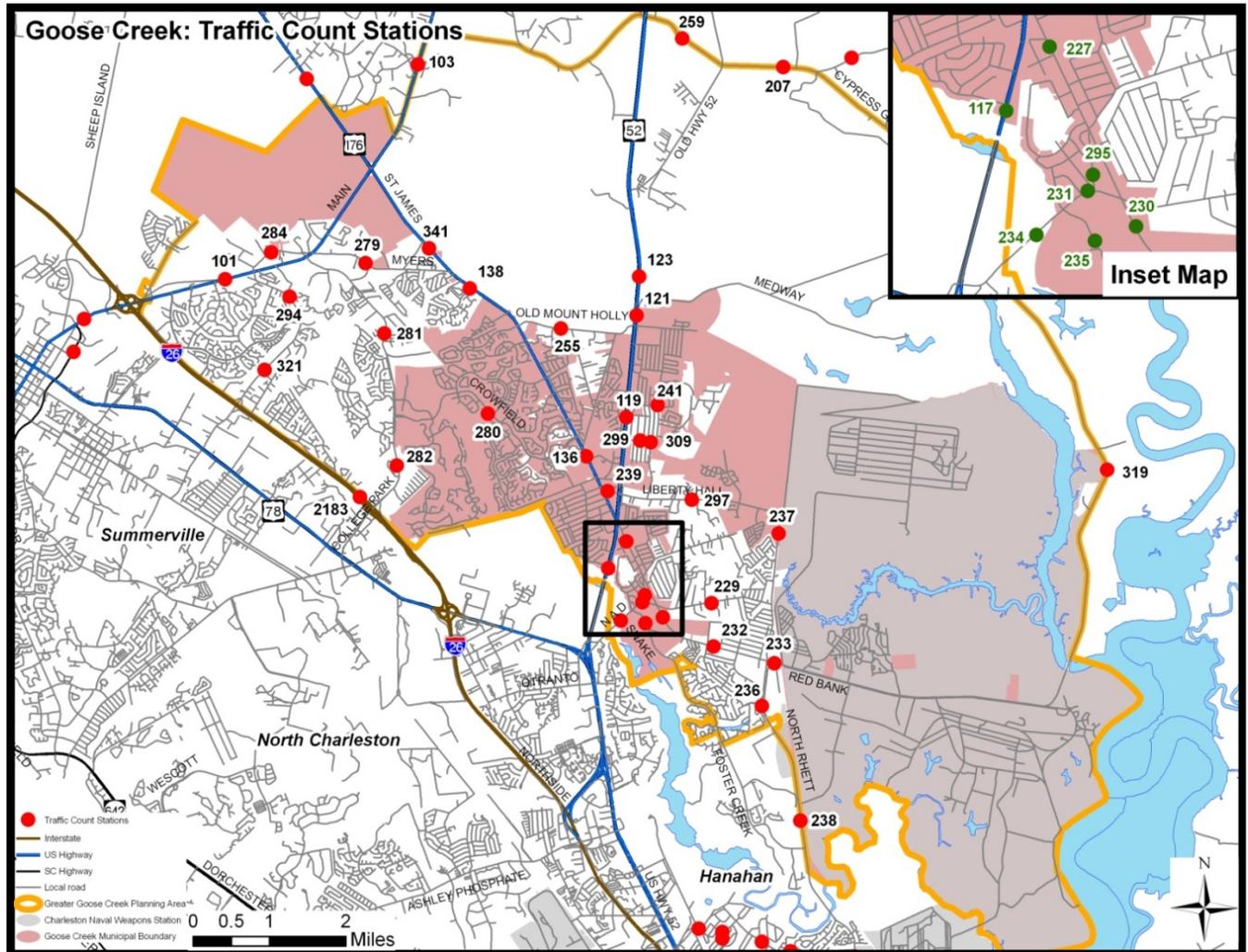


The Approved Funding For Road Improvements Projects Map depicts the projects in which funding has been earmarked. From the previous maps, it is evident that only a few projects have approved funding. Railroad Avenue, the widening of US Highway 78 just outside the planning area and the North Rhett Ave extension have been approved. The Railroad Ave. project is the construction of a new 2 lane road from earmark funding. The widening of US Highway 78 to four lanes is being constructed to increase capacity. The North Rhett Ave. extension will create a continuous road from the existing North Rhett Ave. near Liberty Hall Rd. to US 52

**Traffic Volumes and Capacity**

The data in the charts below depict the average daily traffic counts per year for all the stations located within the Goose Creek Planning area. Multiple stations show a decrease in traffic volume (shown in shaded cells) which could be the result of the changing economy.

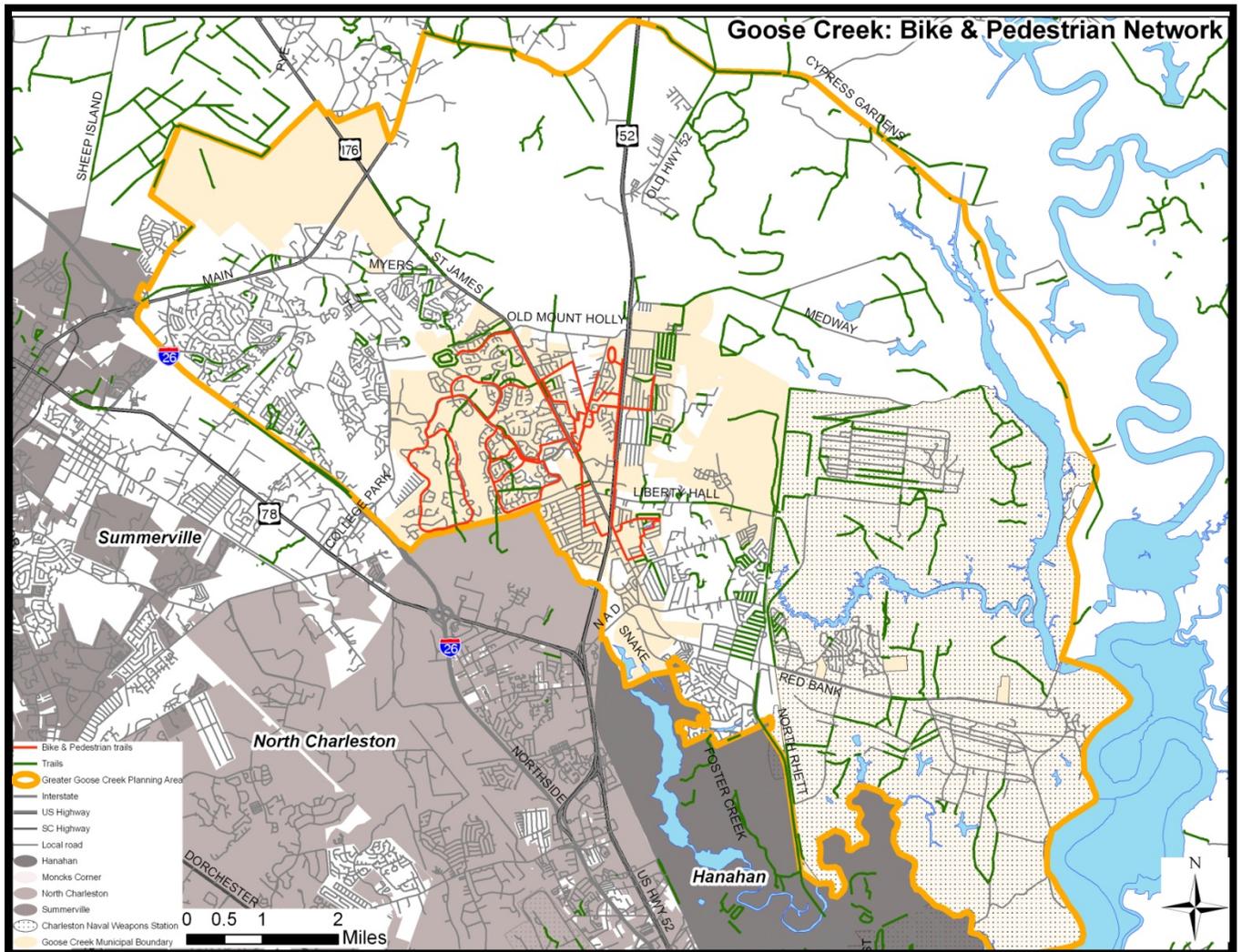
The decrease is not consistent throughout the planning region and therefore impossible to determine an exact cause. However, a significant number of stations reported at least or well over 10% growth during this time.



Most of the stations along Saint James Avenue and US 52 had at least positive growth with a few stations experiencing stronger growth. Two stations, 138 and 341, show how traffic along a portion of Saint James Avenue has grown steadily over the last 4 years. The increases in traffic counts underscore the need to plan for greater capacity on existing roadways as well as the construction of new roadways in the developing portions of Goose Creek. Significant infill development, particularly in the new downtown area, will likely increase the ADT figures in that region and may warrant capacity improvements.

**Pedestrian & Bicycling Accessibility**

The City and the planning commission has made it a priority to develop a hiker and biker trail system to enhance these modes of transportation as they remain vital to the communities within Goose Creek. In fact, the current number of paths for pedestrian and bicycle travel has been a major selling point and a large component of the overall quality of life in Goose Creek. The development of safe, attractive, efficient and accessible bicycle facilities and sidewalks will reduce vehicular use, increase pedestrian use and help to improve air quality as well as the overall health of Goose Creek residents and visitors. The development of these types of facilities would also aid in the connectivity of the overall transportation network for pedestrians. Sidewalks are critical transportation routes for communities as they allow pedestrians to travel from one place to another, stimulate business districts by encouraging leisure shopping, and keep communities safe by providing more activity on the street. Therefore, transportation corridors should be more than just roadways for automobiles. Corridors can be designed and classified to reflect a balance between various modes and surrounding land uses. The term "Complete Streets" refers to streets that are designed to enable safe access and mobility for all users.



The map above portrays the pedestrian, hike, and bicycle network in and around the Goose Creek planning area. A number of improvements are scheduled under the CHATS Transportation Improvement Program and they include US HWY 52/ US HWY 78 bicycle facility, the hiker / biker phase II for the City of Goose Creek, and the Municipal Center hiker / biker trail for the City of Goose Creek.



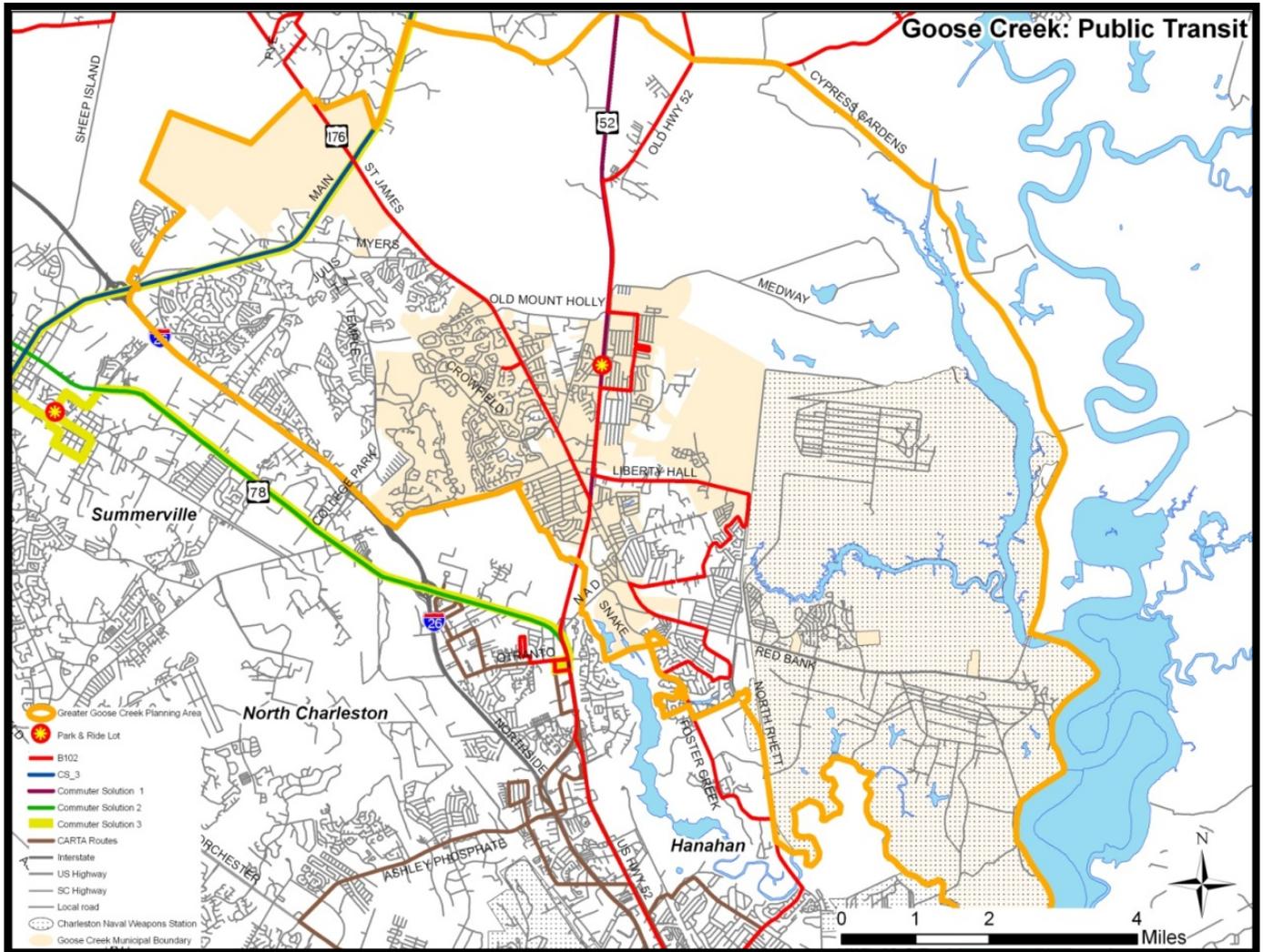
The picture to the left illustrates an example of a “complete street”. The bicycle path has sufficient room and will not interfere with vehicular travel and is well marked for bicycle travel only. The pedestrian sidewalk is segregated by street-scaping and has a curb cut to allow handicap access.

### **Public Transit**

Public transit is an important component of the Goose Creek transit system. Public transit helps enhance mobility options, reduce vehicle miles traveled, and encourage transit-oriented development around planned transit station areas. Currently Tri-County Link, which operates rural bus services throughout the tri-county region, provides coverage for most of Goose Creek and overlaps service areas with Charleston Area Transit Authority (CARTA) to provide an expansive network of routes for Goose Creek residents.

The primary route that services Goose Creek is route B102 and is listed in the map below. B102 provides service in and between Moncks Corner, Goose Creek, North Charleston, and Hanahan. Tri-County Link also provides two commuter routes in the Goose Creek planning area that offers non-stop express service focusing on daily commuter routes from The Goose Creek Park-n-Ride, indicated on the map, to Rivers Avenue where commuters can connect for free to the CARTA Express service. Commuter Route #1 runs from Moncks Corner to the CARTA bus stop on Rivers Avenue with a stop at the Goose Creek Park-n-Ride. The other route, Commuter Route #3, offers service from Santee Cooper to Summerville passing through of Goose Creek as indicated on the map.

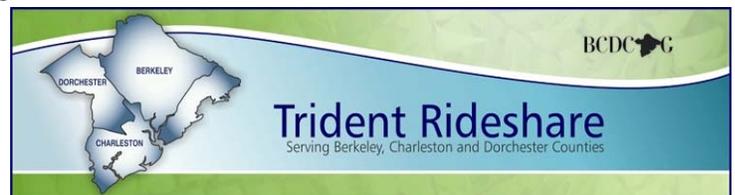




**Ride-Sharing Opportunities**

The Berkeley-Charleston-Dorchester Council of Governments (BCDCOG) has developed a free ride-matching service. This program, Trident Rideshare, is a free and convenient web-based service that connects commuters looking to share cars, bicycles, taxi, transit or walking trips in Berkeley, Charleston and Dorchester Counties and has been designed to assist residents and employees with their commute to and from work by offering alternatives to driving alone.

Through an online secure computer service, applicants are placed into a database and matched with commuters having the same criteria. Applicants can then see their matches and then exchange emails to set up a carpool together.



The benefits of ridesharing are numerous. Not only does it help alleviate traffic congestion, it translates into both an economical and environmental savings by reducing the accumulation of miles traveled on an individual's car and reducing pollution. Additional incentives are offered through the Trident Rideshare program and many large companies have begun to participate in the service.

### ***Airports***

There are two airports, the Charleston International Airport and the Berkeley County Airport, located nearby the Goose Creek planning area. The Charleston International airport is located in Charleston County and accessible from I-526. Located adjacent to the Charleston Air Force Base, this airport provides commercial and military air service for the region. Close to a million passengers are emplaned on scheduled, commuter and charter airlines each year at the Charleston International Airport. On average, roughly six airlines operate out of this airport and offer over 100 flights daily. Due to the size of the airport and surrounding region, most flights out of Charleston International go to major hubs in Atlanta, GA or Charlotte, NC.



The Berkeley County Airport is located off of US 17A south of Moncks Corner. Berkeley County oversees and operates this airport which is open 7 days a week. This airport provides a base for individual private flights and planes and offers numerous aeronautical services.

### ***Rail***

Railroads have been and remain an integral part of the transportation network in Goose Creek. Railroads save time and money by being able to transport large amounts of goods along tracks thus relieving truck traffic and reducing congestion on roads. As depicted in the map below, there are two main railroad lines that traverse across the Goose Creek planning area. These lines are owned and operated by CSX which transports goods in and out of the Charleston region daily. These rail lines are depended upon heavily by the Charleston area ports to transport goods from container ships. Most rail crossings are equipped with arm gates, but there are a few crossings that motorists must carefully approach to see if a train is coming. Amtrak operates passenger services in and out of Charleston on their Silver Service / Palmetto route. This route runs from New York to Miami with a stop in North Charleston at the Gaynor Avenue station. Amtrak operates on the same rail lines owned by CSX through an agreement between companies. They schedule their trips to avoid any conflicts between trains and to prevent backups.



*Economic Development*

Traditionally, economic development has been viewed as increasing employment and income within a community. More generally, it involves the economic well being of area residents. A strong, diversified economy in Goose Creek and the surrounding region is critical to the well being of the residents of the City and South Carolina. The City of Goose Creek’s unique economic foundation – home to the Charleston Naval Weapons Station, an array of science, manufacturing, and consulting firms, and a beautiful natural environment – have provided the City with strong roots from which to grow into an innovative, healthy, and sustainable “new” economy in the 21st century.

The detailed economic analysis in this chapter will revolve around information related to historic trends and projections on the general economy and income levels, employment opportunities, attitudes toward growth, capacity of local services, educational assessment, and any other matters affecting the City’s economy.

**Economic History**

The economic roots for Goose Creek date back to the early 1700s. During this time the economy centered on agriculture in which plantations served as the economic foundation. Plantations like Medway, Yeamans Hall, Windsor Hill, the Elms, Ontranto, Martindales, the Oaks, Liberty Hall, Howe Hall, and Brick Hope produced rice, indigo, and other crops that were exported all over the world. The success of these plantations brought other social opportunities and aided the growth of the area. However, following the Revolutionary War in the late 1700s, the economy began to decrease as residents emigrated out of the Goose Creek area during summer months to avoid health issues associated with living near swamp land. The negative economic growth continued through the Civil War, which brought an end to slavery and dramatically changed the operation of the plantations. By the late 1800s most of these plantations were closed and people had moved away. Throughout the early 1900s Goose Creek consisted of small farms, the occasional lumber mill, a few general stores, and a number of small white-washed churches. Goose Creek would remain this way up until World War II when the military began to occupy and invest in the area. Secondary businesses and investments increased from the military presence that revitalized the area. This strong economic foundation made the Goose Creek area one of the fastest growing communities in the nation. Farmland gave way to housing developments and eventually the City of Goose Creek was created in 1961.

Today there are several major businesses located within or just outside of Goose Creek. Table E1 adjacent provides the top eight employers for the Goose Creek planning area. The addition of these businesses has helped ensure the long-term economic viability of the city through a more diversified economic base. However, despite the increase in businesses, the Naval Weapons Stations continues to be the largest employer in Goose Creek. Employment opportunities serve as a life line for Goose Creek and its residents and are highly valued.

<i>Table E1: City of Goose Creek: Major Employers</i>	
<i>Employers</i>	<i>Number of Employees</i>
Naval Weapons Station	13,000
Alcoa Mt. Holly	600
J.W. Aluminum	400
Wal-Mart	400
AAl Corporation	280
The City of Goose Creek	245
Quoizel	200
Pegasus Steel	100

*Source: The City of Goose Creek*

In 1994 the City of Goose Creek created an Economic Development Advisory Committee to seek, analyze, and address the needs of the existing business community and promote the recruitment of desirable businesses into the City of Goose Creek. The City is also a member of the Berkeley County Chamber of Commerce. The Chamber works to help attract new industries to our area and is governed by a board of directors, which the City of Goose Creek holds a seat.

## Income Levels

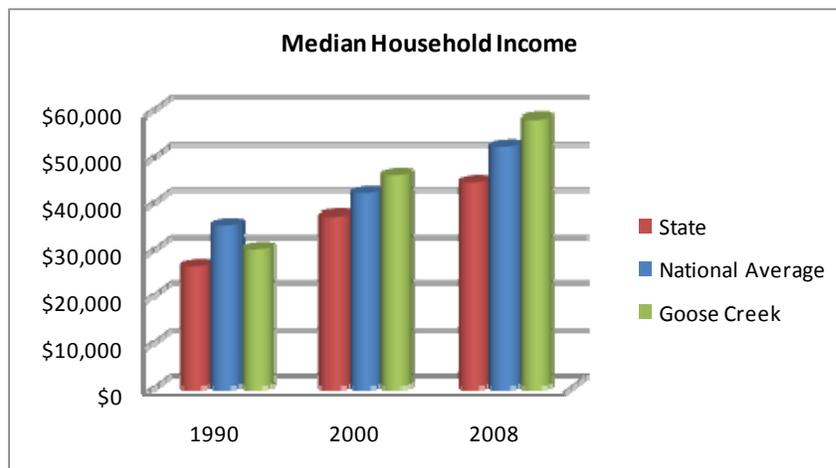
### Household Income

Household income is used to represent total income because it includes the income of the householder and all persons 15 years old and over in the household, whether related to the householder or not. The household income is a measure including not only wages and salaries, but such items as unemployment insurance, disability payments, child support payments, regular rental receipts, as well as any personal business, investment, or other kinds of income received routinely.

In 2000, 26.2 percent of households in Goose Creek had an income between \$50,000 and \$74,999. Households earning this amount made up the largest percentage group while 20.5 percent of households earned \$35,000 to \$49,999 making up the second largest percentage. These percentages are similar with the household incomes for Berkeley County, but are higher than the South Carolina household income levels. Only 18.8 percent households in South Carolina earned between \$50,000 and \$74,999. Both Berkeley County and Goose Creek have higher levels of income indicating a stronger economic base in this area of the state.

Figure E1 illustrates the median household incomes for 1990, 2000, and 2008. As shown in the figure, the household income for residents of Goose Creek has continuously increased each year.

**Figure E1: GOOSE CREEK, SOUTH CAROLINA, & NATIONAL INCOME LEVELS**



Source: 2008 American Community Survey 3-Year Estimates; 2000 US Census

## Per Capita Income

Per capita income is the average income per individual within a geographic designation (state, county, census tract, or place). It is derived by dividing the total income of all people 15 years and over in a geographic area by the total population in that area. However, income is not collected for people under 15 years old even though those people are included in the denominator of per capita income. Non-profit institutions, private trust funds, and private health and welfare funds are also classified as individuals. Table E2 illustrates the per capita income for Goose Creek as well as Berkeley County, South Carolina, and the United States in 2008.

TABLE E2: 2008 PER CAPITA INCOME LEVELS	
Geographic Region	Per Capita Income
United States	\$27,466
South Carolina	\$23,668
Berkeley County	\$22,817
Goose Creek	\$22,289
<i>Source: 2008 American Community Survey 3-Year Estimates</i>	

The per capita income for the City of Goose Creek was below the state and national average, but similar to Berkeley County. The higher household income and lower per capita income in Goose Creek indicates an increase in the number of people living in a household.

This trend is a result of the current economic situation as more people are living together during economic hardship. Additional trends in household size are addressed in the Population Element.

## Poverty Levels

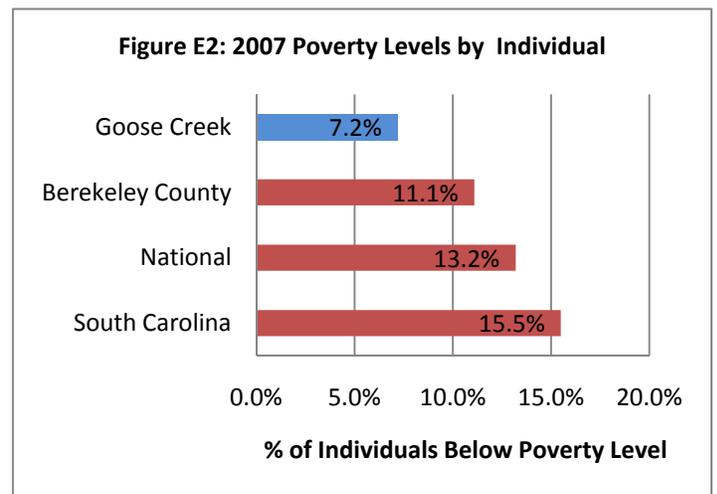
Poverty refers to the condition of not having the means to afford basic human needs such as clean water, nutrition, clothing, and shelter. Poverty status of individuals can greatly affect the income levels and economic status of a City and therefore needs to be considered.

In 2007, the US Census Bureau reports that roughly 7% or 2,220 residents of Goose Creek lived below the poverty threshold. Figure E 2 depicts the poverty levels by individual for Goose Creek, Berkeley County, and the United States. Goose Creek has the lowest number of individuals living below the poverty threshold. At 7.2 percent, Goose Creek is well below both Berkeley County (11.1 percent) and South Carolina (15.5 percent). The low poverty rate of Goose Creek can be contributed to higher income levels in Goose Creek, level of educational attainment of the residents, and employment opportunities available in the surrounding area. Poverty levels are also addressed in the Population Element in further detail.

## **Labor Force Characteristics**

### Education

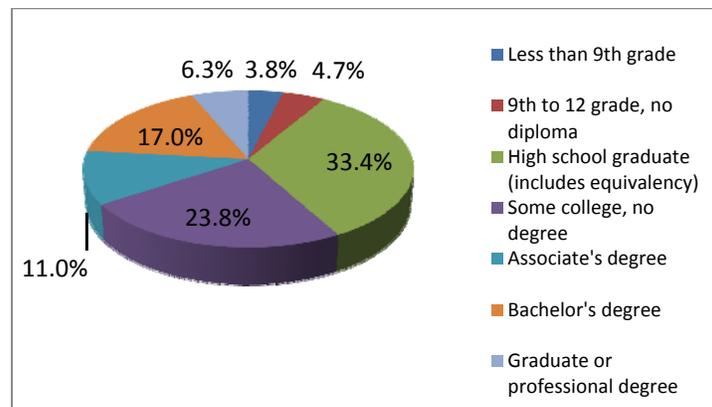
Education levels are an important component to consider when analyzing the economic status of a community. A high level of educational attainment will relate to the types of jobs and businesses in a community. Additionally, this information about the labor market can be used by the City or a chamber of commerce to promote Goose Creek to potential employers.



Educational attainment refers to the highest level of schooling a person has achieved in terms of grade levels of elementary or secondary school completed and certificates or diplomas obtained. It also refers to post secondary institutions attended and certificates, degrees or diplomas granted. An area’s level of educational attainment is often used as a proxy for the skill level of the population base and can shed light on factors contributing to income levels.

Figure E3 provides an analysis of the educational attainment levels for Goose Creek residents. Both high school graduate (33.4 percent) and some college, but no degree (23.8 percent) made up the largest groups for Goose Creek residents. Additionally, 28 percent of residents have either an associate’s degree or a bachelor’s degree. These statistics are also similar to state averages where the majority of workers have some college or a high school degree and about 25% with higher degrees.

**Figure E3 2008 Educational Attainment**



Source: 2008 American Community Survey 3-Year Estimates

## Employment

Employment or “place of work” data are the number and type of jobs available in the City of Goose Creek and Berkeley County, where a number of Goose Creek residents are employed. This information provides an important indicator of the level of economic activity for economic development planning and land use planning purposes. This section portrays the employment characteristics and trends for the City of Goose Creek; comparing data from the 2000 and 2008 Census estimates.

In 2000, the number of people aged 16 and older in the City of Goose Creek that were a part of the total labor force reached 16,300; approximately 56 percent of the total population. Of the 16,300 members of the labor force, 11,731 are considered part of the civilian population. Table E3 shows the number of employees working within each occupation category for the population 16 years and older. The 2008 estimate indicates an increase in the total labor force from the 2000 US Census data by 3,612 people. The civilian labor force both employed and unemployed also rose sharply while the number of armed forces decreased as a result of missions being completed or terminated.

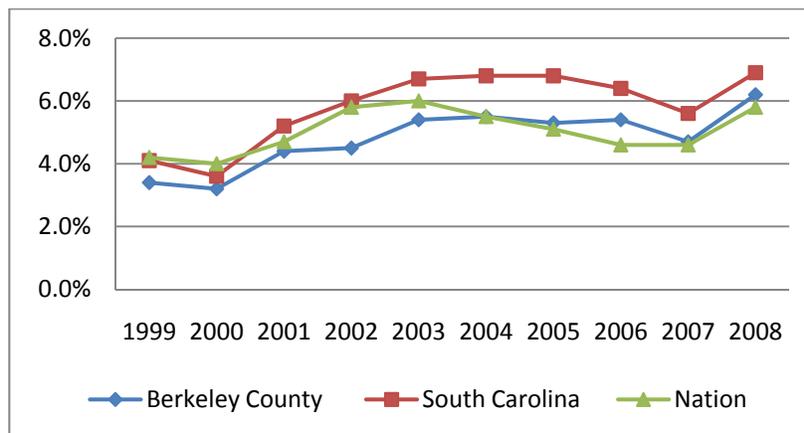
Table E3: CITY OF GOOSE CREEK EMPLOYMENT ANALYSIS		
Employment Status	2000 US Census	2008 Estimates
In labor force	16,300	18,532
Percentage of civilian labor force	11,731	15,652
Percentage of employed civilians	11,220	14,683
Percentage of unemployed civilians	511	969
Percentage of armed forces	4,569	2,880
Percentage of population not in labor force	5,027	6,407

*Source: 2008 American Community Survey 3-Year Estimates; 2000 US Census*

**Unemployment Rates**

A key indicator of an area’s economic health and prosperity, unemployment data measures only those individuals looking for employment and ignores those persons who have chosen not to work. Unfortunately, annual employment data is limited to county and metropolitan statistical areas. Unless communities conduct independent employment studies, individual community data is only released every 10 years with the census. Figure E4 depicts the Berkeley County, South Carolina, and national unemployment trends between 1999 and 2008. The unemployment rates for Berkeley County varied between 1999 and 2008, but closely followed both the national and state trends. Throughout the years, Berkeley County remained below the South Carolina average and often below the national average. However, Berkeley County with an unemployment rate of 6.2 percent, slightly above the national unemployment of 5.8 percent rate during the recent economic downturn.

**Figure E4: COUNTY, STATE, & NATIONAL UNEMPLOYMENT TRENDS**



*Source: The South Carolina Employment Security Commission*

**Class of Worker**

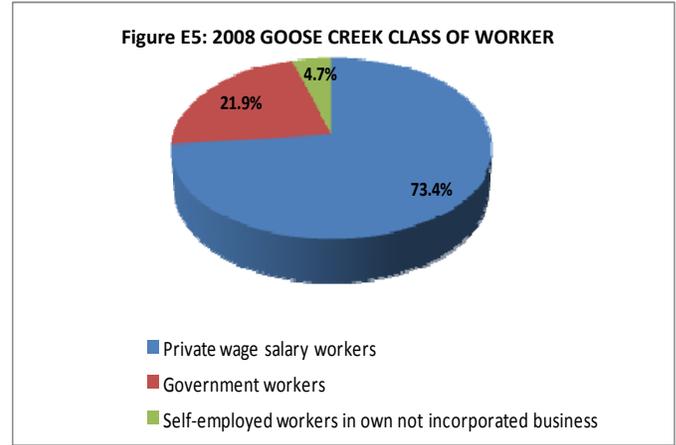
The data on “class of worker” refers to the same job as the respondent's industry and occupation and categorizes persons according to the type of ownership of the employing organization. Figure E5

indicates the percentages of workers by class in Goose Creek. The largest class was the private wage salary workers followed by government workers and then the self employed. Comparing this data to 2000 US Census data, the percentages of workers in each class was similar. Government workers increased since 2000, when they made up about 20 percent of all workers.

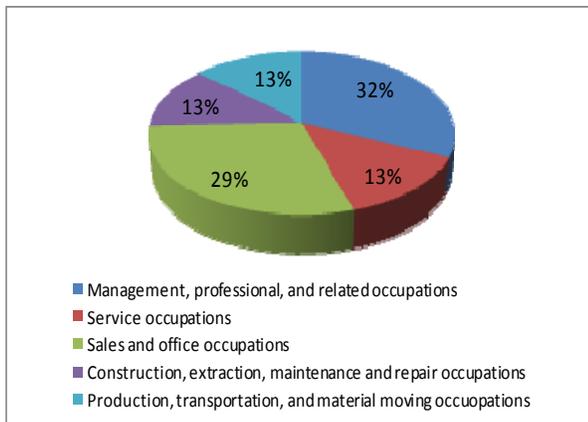
## Occupation

Defined by the US Census Bureau as a set of jobs which involve the performance of a common set of tasks, information regarding types of occupations within a community is useful in portraying employment trends.

The primary occupations of Goose Creek citizens fall within two categories: (1) management, professional and related occupations and (2) sales and office occupations. These two categories represent 60 percent of all occupations. Figures E6 and E7 below, depict the civilian employment by occupation for 2000 and 2008. Between 2000 and 2008, both management and professional related occupations and service related occupations grew 2% and 4% respectively. The increase in health care coverage is one of many factors that have contributed to the growth of these industries. However, during this time, occupations in construction, extraction, maintenance, production, transportation, and sales and service occupations decreased. The decrease in these occupational categories can be contributed to the recent economic downturn in which the industries for these occupations were affected more heavily than service related industries.

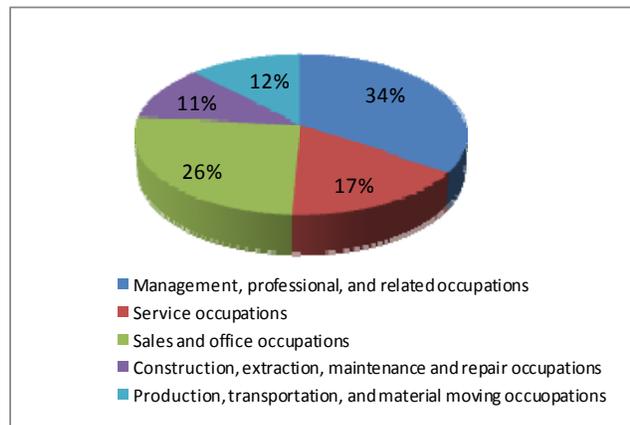


**Figure E6: 2000 Employment by Occupation**



Source: 2000 US Census

**Figure E7: 2008 Employment by Occupation**



Source: 2008 American Community Survey 3-Year Estimates

## Employment by Industry

The employment by industry graph below indicates the types of jobs in which residents of Goose Creek are employed; regardless if the job is located outside city limits. This information also reflects recent changes in the region’s economic base by utilizing employment rates by industry. The two largest industries for Goose Creek in 2008, for the employed population 16 years and older, were educational services, health care, and social assistance (22 percent), and professional, scientific, management, administrative, and waste management services (14 percent). This statistic coincides to the employment by occupation where the majority of occupations were in management/professional and sales/office.

**Figure E8: 2008 EMPLOYMENT BY INDUSTRY**

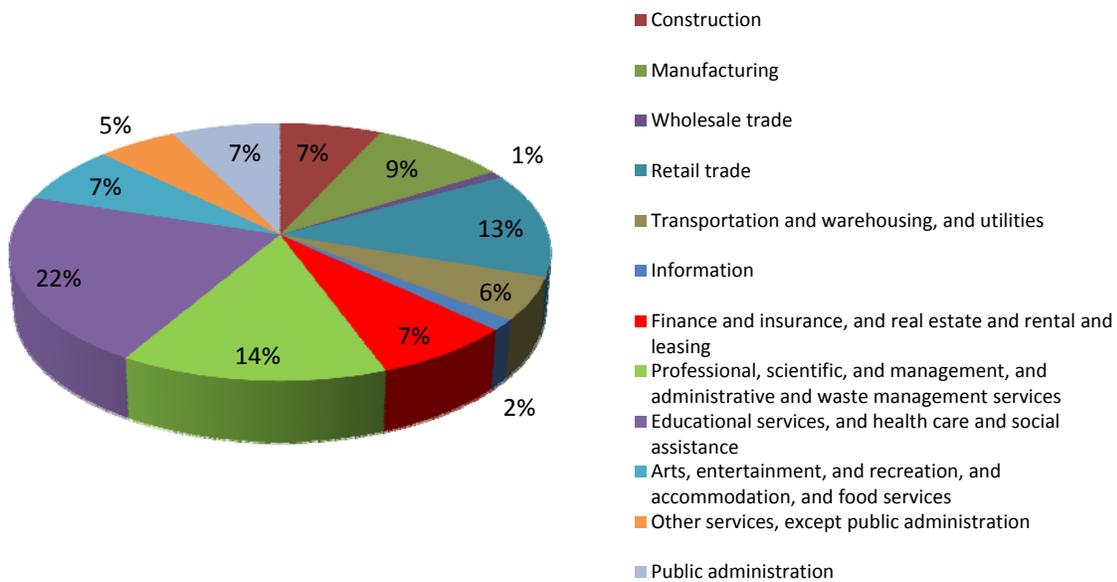
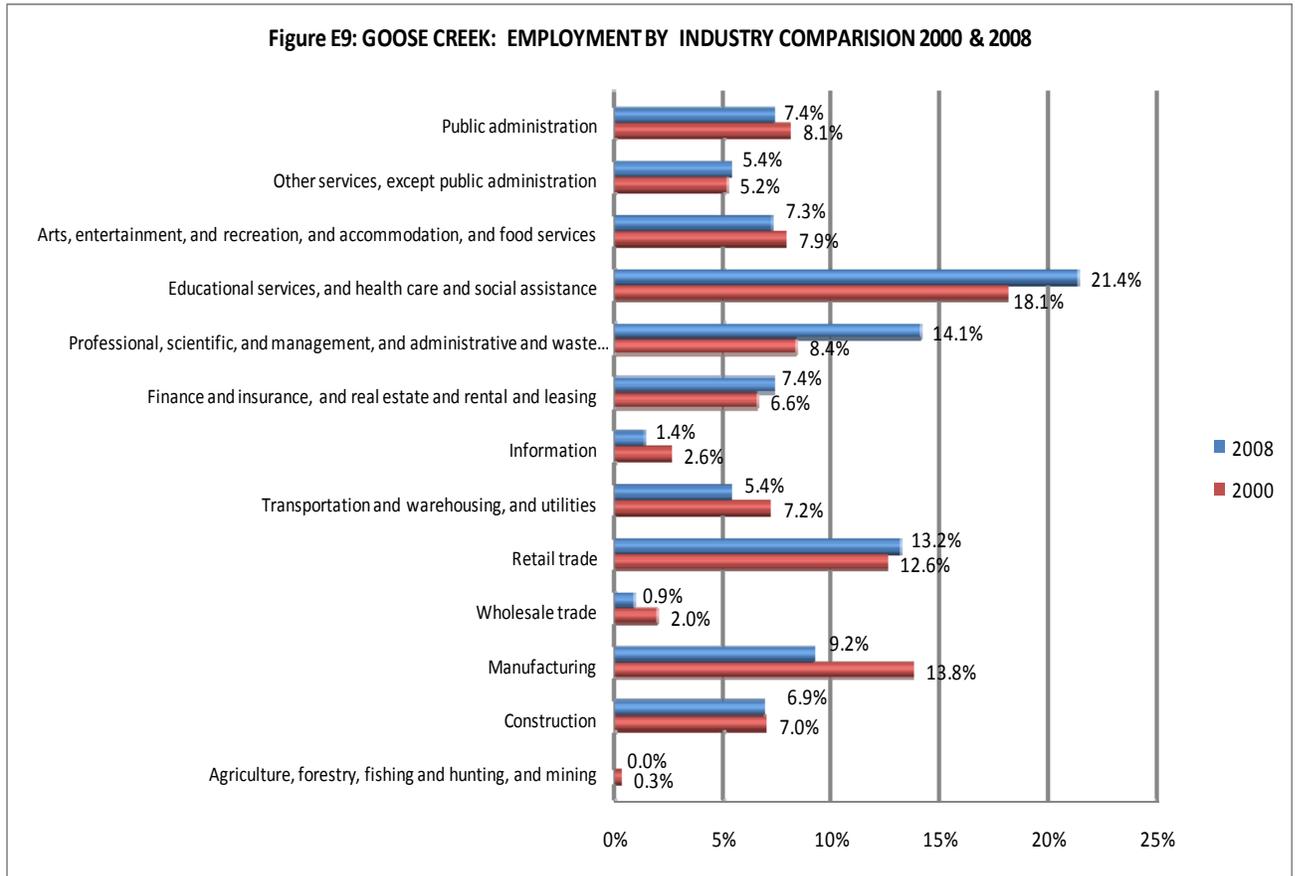


Figure E9 shows that while educational services, and health care and social assistance and professional, scientific, management, administrative, and waste management services grew significantly, many other categories fell. As stated before, this data reflects the types of jobs residents of Goose Creek are employed in regardless if the job is located outside city limits. Therefore, a reduction in employment by industry does not directly indicate a reduction of businesses in Goose Creek.



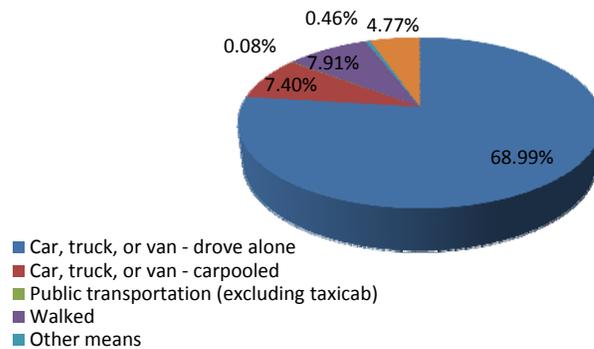
As illustrated in figure E9, industries involving educational services and health care and social assistance as well as professional, scientific, and management had the largest increase in employment between 2000 and 2008. However, employment dropped in manufacturing by 4.6 percent. The decrease in manufacturing employment correlates with the national trend that decreased between 2000 and 2008 and can also be contributed to automation, overseas competition, and the recent economic downturn. However, the decrease should be a concern to Lowcountry leaders since manufacturing jobs pay more and have benefits not found in retail trade or in other areas of a service economy.

Place of Work and Commute

Table E4 indicates the places of work (within South Carolina, outside of South Carolina, within Berkeley County, or outside of Berkeley County) for residents of Goose Creek. The majority of residents worked in South Carolina, but only about half worked within Berkeley County. The remaining portion of residents commuted out of the county to work. Using the information provided by the US Census Bureau in Figure E10, Employment by Industry, it is evident that a large number of employees are employed by healthcare providers, which are predominately located outside of Berkeley County. The largest healthcare employer, MUSC, is located in downtown Charleston as well as many other hospitals. According to 2008 US Census data, the average commute time was 22 minutes each way for Goose Creek residents. The national average commute time in 2008 was 25 minutes, slightly higher than Goose Creek commute times. A contributing factor to the commute time is that a large portion of the residents commute out of the county to their place of work as described above. Commute times can affect the quality of life in a community since larger commute times contribute to pollution and congestion. Figure E10 indicates the travel modes people use to get to work. A large majority of workers relied on the vehicles for their commute and typically traveled alone and very few used public transportation. Only 7.4 percent carpooled with at least one or more people. However, close to 8 percent walked to work, which can be contributed to the pedestrian paths described in the transportation element.

TABLE E4: PLACE OF WORK, 2008	
	Percent
Worked in state of residence	97.8%
Worked in county of residence	49.8%
Worked outside county of residence	48.0%
Worked outside state of residence	2.2%
<i>Source: 2008 American Community Survey 3-Year Estimates</i>	

**Figure E10: GOOSE CREEK METHOD OF COMMUTE (2008)**



**Business and Industry**

Business and Industry Recruitment

Business retention, expansion and recruitment efforts work hand-in-hand in maintaining a successful economy. Business retention and expansion programs address the issues that might affect decisions by established businesses and industries to remain or expand. Such issues might include availability of public services and facilities, permitting procedures, property taxes and labor-training programs. Recruitment programs largely focus on attracting industrial users as a major economic development strategy. Retaining, expanding and attracting industrial businesses are important because they generally provide higher-paying jobs.

In order to retain, expand, and attract businesses the City of Goose Creek has created an Economic Development Advisory Committee to address the needs of local businesses and recruit additional businesses. In addition, the City is also a member of the Berkeley Chamber of Commerce, which too assists in the recruitment of small businesses and large regional companies within the county. The following incentives for businesses in Berkeley County can be utilized and marketed by the Economic Development Advisory Committee and the Berkeley Chamber of Commerce to help attract new and expand existing companies in the Goose Creek planning area.

### Job Tax Credits

South Carolina provides companies with a credit against their corporate income tax liability for new jobs created anywhere in the state. Credits range from \$750 to \$8,000 per job, depending on the number of jobs created, the type of business, the location, and the wage rate. New jobs created in Berkeley County receive job tax credits between \$1,500 and \$2,500 per job.

### Corporate Headquarters Credits

Companies that meet specific job requirements in establishing a corporate or division headquarters in South Carolina are eligible for a credit equal to 20 percent of their lease cost for five years, OR 20 percent of the building design/construction costs. This credit may be used to eliminate the company's corporate income tax liability for up to ten years.

### Investment Tax Credit

Companies locating or expanding in South Carolina counties designated as Economic Impact Zones can receive a credit against their corporate income tax liability of up to 5 percent of their investment in new production equipment. Berkeley County has this designation. This credit can be applied without limits against corporate tax liability and may effectively eliminate it. Unused credits may be carried forward for ten years.

### Sales Tax Exemptions

South Carolina levies a six-percent sales tax statewide and its counties may levy an additional one percent to fund infrastructure projects or provide property tax relief. Industries investing more than \$35 million are eligible for an exemption on material handling equipment. Exemptions include equipment used in the production process, electricity and fuels used in the production process, raw materials, repair parts, and packaging materials.

### Property Tax Incentives

Companies locating in South Carolina with an investment of \$50,000 or more receive an abatement of the county ordinary portion of their property taxes for a period of five years. In general, this will result in a savings of between 25 and 30 percent on a company's property taxes.

Companies investing \$5 million or more in South Carolina within a five-year period may negotiate fee-in-lieu of property taxes with a county to obtain a reduced assessment and a lower than normal millage

rate for a period of up to 20 years (South Carolina Department of Revenue, Tax Incentives for Economic Development, 2006 Edition).

### Child Care Credit

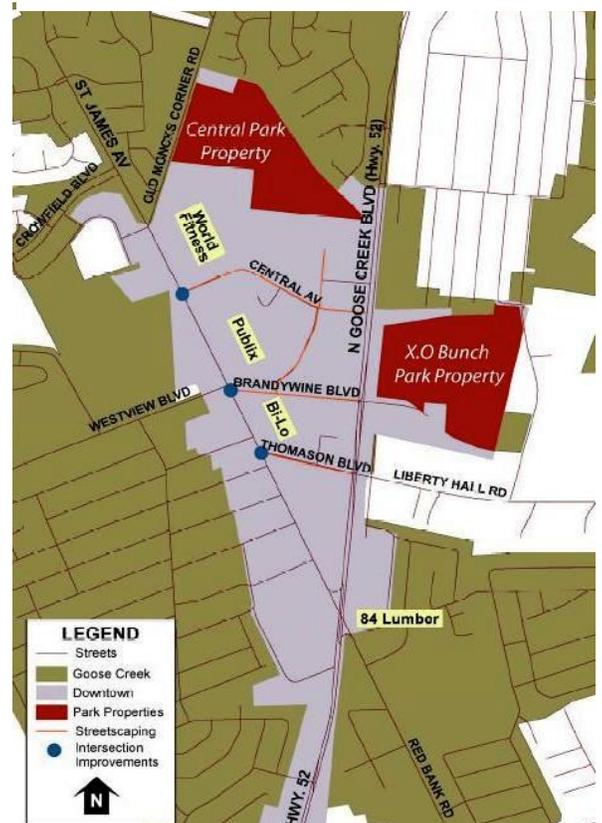
Companies may also claim a credit to South Carolina corporate income tax, bank tax, or premium tax for costs incurred from operating a childcare program, or for providing childcare benefits to employees. The credit can be claimed for payments made directly to licensed or registered independent childcare facilities in the name of, and for the benefit of, an employee. The company may claim a credit equal to 50 percent of the childcare payments incurred by the employer, up to \$3,000 per participating employee. This credit may be "stacked" with other credits. Unused credits have a ten-year carry-forward (South Carolina Department of Revenue, Tax Incentives for Economic Development, 2006 Edition).

### Downtown Redevelopment

Over time, needs change, standards and technologies progress, and consumer preferences evolve. Without reinvestment to help shopping centers and business districts stay current with these changes, some commercial corridors will suffer the ill effects of obsolescent facilities with corresponding low rents, high vacancies, deteriorating building stock, and general decay. With the constant outward drive of sprawl, it is easy for private retailers to abandon these older commercial districts and move on to modern shopping centers further out from the center city. Facilities are left behind physically and economically, blighting otherwise healthy adjoining neighborhoods. Long-term economic and environmental sustainability demands re-use and re-invention of the city's aging commercial corridors. This is particularly true along gateway corridors, which frame visitors' and residents' image of the city.

The downtown redevelopment strategy will create a community focal point and ensure the long term occupancy of businesses within the nearby shopping centers. The strategy is a crucial component of the community vision for Goose Creek and will assist in the expansion and recruitment of additional businesses. Figure E11 portrays the location of the future downtown development strategy.

**Figure E11: Goose Creek Downtown Redevelopment**



## Key Improvement Projects

- Streetscaping, roadway and intersection improvements along Central Avenue, Brandywine Blvd. and Thomason Blvd.
- Installation of overhead utility lines underground along Highway 176 from Thomason Blvd. to the intersection of Highway 52/176/Red Bank Road and along Highway 52 from Thomason Blvd. to Camelot Drive
- Development of master plan for X.O. Bunch and Central Park properties
- Drainage improvements between Hwy. 52 and railroad tracks from intersection with Redbank Road and Hwy. 176 to Sewee Drive

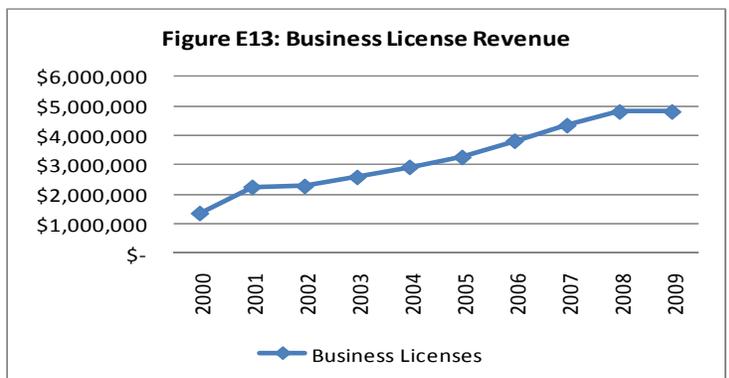
**Figure E12: Conceptual Drawing of the Goose Creek Downtown Redevelopment Plan**



Source: The City of Goose Creek

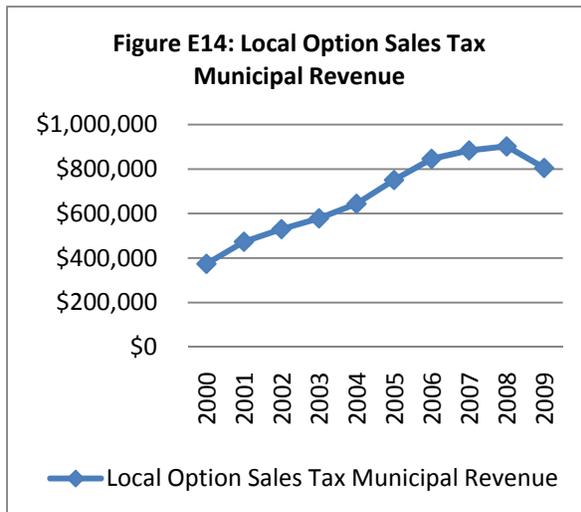
## Business Earnings and Income

Figure E13 depicts the revenue generated by business licenses for the City of Goose Creek. The increase in revenue relates to the expansion of businesses and overall the health of businesses. Revenue from business licenses are based on the previous year gross income. Revenue increased steadily from 2000 to 2008 but leveled off between 2008 and 2009. Between 2008 and 2009 business license revenue actually decreased but this decline is not shown in the graph because during this time the Naval Weapons Station rebuilt the housing on base which offset the drop in licenses. This was a onetime occurrence and the City expects the revenue to continue to decrease for 2010 as the economy recovers slowly.

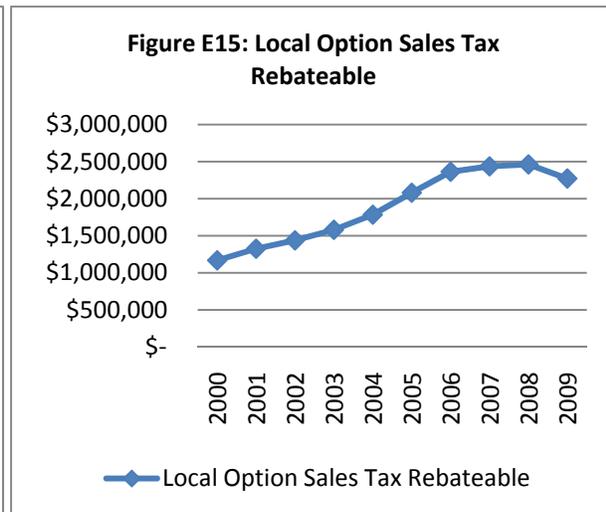


Source: The City of Goose Creek

In 1990 South Carolina passed the Local Option Sales Tax (LOST) to provide relief on property tax while increasing sales tax. A portion of the additional revenue generated by the sales tax would be used to offset increasing property taxes. Berkeley County adopted the local option sales tax in 1996 and Goose Creek has designated 71% of the funds to alleviating property taxes. The remaining portions are used as sources of revenue for the City. Figure E14 depicts the revenue generated from the LOST program. Revenue increased steadily from 2000 to 2008, but experienced a decline between 2008 and 2009 during the global economic downturn. As a result of the municipal revenue decline, the Rebateable tax funds that reduce property tax also decreased between 2008 and 2009, which is shown in Figure E15. It can be expected that as the economic recovery progresses, the revenue and the Rebateable will increase as well but it may take multiple years.



*Source: The City of Goose Creek*



*Source: The City of Goose Creek*

### Location Quotient Analysis

A location quotient analysis is a tool for looking at the economic health and diversity of a local economy. By comparing the percent of local employment within an industry to the state or national percentage for that industry, it is possible to identify which industries are important to local economic activity and those industries that are not satisfying the area's local demand. The following equation is used in the analysis:

$$\text{Location Quotient} = \frac{(\% \text{ of local employment in industry X})}{(\% \text{ of national or state employment in industry X})}$$

A location quotient of 1.0 indicates that a community produces enough goods to satisfy local demand in an industry. Results above or below that standard indicate the degree to which the community imports or exports a good in an industry. The location quotient range above 0.75 and below 1.24 is often used as a more conservative indicator of economic self-sufficiency. Values that exceed 1.24 will then indicate that a community is likely exporting goods and those below 0.75 imply that a community is importing a good.

## Limits of Quotient Analysis

- A location quotient that is above 1.24 or below 0.75 does not strictly mean that a community is exporting or importing a good or that levels of local demand are not accommodated. Factors such as excess local demand and local specialization need to be considered.
- Location quotients can mask a locality’s productivity levels in each industry. Values will express production levels as a function of employment under the assumption that local levels of worker output are equivalent to national or state levels of worker productivity. It is more realistic to assume that worker productivity will range in many different levels of output.
- Location quotients can mask the level of simultaneous importing and exporting of goods that occurs between communities.

## Results

The results for the City of Goose Creek’s location quotient analysis indicate that the majority of industries listed satisfy or exceed local demand (location quotient 1.0 or above). In fact, the location quotient analysis shows that Goose Creek has a much larger share of employment in the transportation, warehousing, and utilities, information, and professional service sectors over the state. This information can be used to help determine what industries are successful in Goose Creek as well as which industries need additional incentives for growth and expansion. The results are indicated in table E5.

Table E5: GOOSE CREEK 2000 LOCATION QUOTIENT ANALYSIS		
	Goose Creek/State Comparison	Goose Creek/National Comparison
Agriculture, forestry, fishing and hunting, and mining	0.27	0.16
Construction	0.84	1.03
Manufacturing	0.71	0.98
Wholesale trade	0.70	0.64
Retail trade	1.06	1.08
Transportation and warehousing, and utilities	1.44	1.38
Information	1.24	0.84
Finance and insurance, and real estate and rental and leasing	1.18	0.96
Professional, scientific, and management, and administrative and waste management services	1.22	0.90
Educational services, and health care and social assistance	0.97	0.91
Arts, entertainment, and recreation, and accommodation, and food services	0.95	1.00
Other services, except public administration	1.11	1.06
Public administration	1.72	1.69

*Source: Data from the 2000 US Census, Analysis by the BCDCOG*

**Land Use**

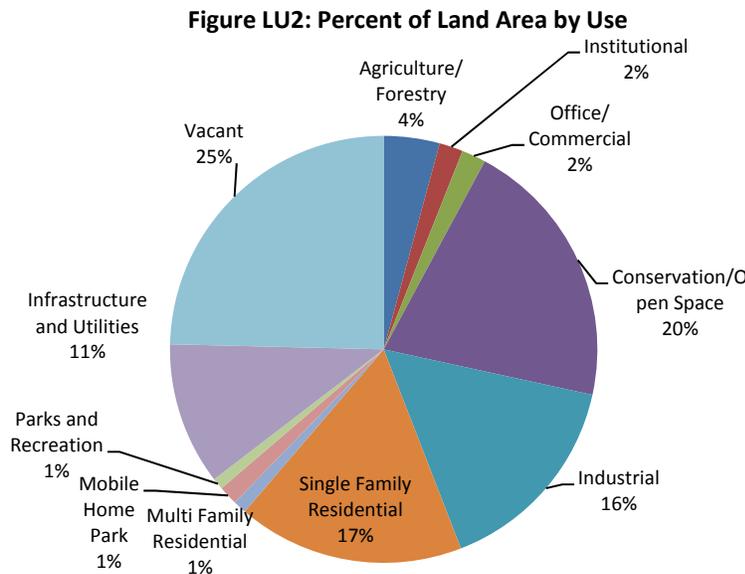
The land use element is an important guide for future decisions directing public and private development in the community. By combining information from all of the other elements, including population, housing, economy, natural resources, cultural resources, transportation, and community facilities, this element provides an overall picture of Goose Creek and a vision for the community in the future.

**Existing Land Use Divisions**

Goose Creek Planning Area contains a total of nearly 55,302 acres. Due to the Naval Weapons Station Charleston, Military is the largest land use type by acreage, covering nearly one-third (28%) of the land area. At this time the Department of Defense has no plans to close this facility, which has recently gone under realignment with the Charleston Air Force Base to become Joint Base Charleston. In order to capture a clearer representation of the land use calculations in the Planning Area, “Military” has been excluded from the calculations.

Table LU1 shows the existing land uses in Goose Creek arranged into eleven categories. With Military excluded, the largest land use type is Vacant (24.6%), followed by Conservation/Recreation (20.6%), Single-Family Residential (17.2%), and Industrial (15.7%).

Table LU1: Goose Creek Acreage by Land Use (excluding Military)		
Existing Land Uses	Acreage	Percent
Agriculture/Forestry	1,693.31	4.2%
Institutional	719.15	1.8%
Office/Commercial	732.37	1.8%
Conservation/Open Space	8,247.67	20.6%
Parks and Recreation	344.10	0.9%
Industrial	6,290.27	15.7%
Single Family Residential	6,876.14	17.2%
Multifamily Residential	401.41	1.0%
Mobile Home Park	579.83	1.4%
Infrastructure and Utilities	4,328.65	10.8%
Vacant	9,868.20	24.6%
<b>TOTAL</b>	<b>40,081.1</b>	<b>100.0%</b>



The percentages of land are also illustrated in Figure LU2. The Existing Land Use map illustrates the distribution of the existing land use in Goose Creek. Common land use categories have been summarized. These categories of land use are described below.

### Agriculture/Forestry

These areas are frequently used for agricultural, timber and forestry purposes, including the production and/or maintenance of crops, livestock or poultry, silviculture uses, maintaining nurseries and greenhouses, and other natural resource management. Approximately 4.22 percent (1693.31 acres) is designated as agriculture/forestry.

### Institutional

Institutional lands are used for nonprofit or public uses, such as schools, hospitals, and government owned or operated buildings. Institutional includes religious institutions, educational facilities, and assisted living facilities. Approximately 1.79 percent (719.15 acres) of Goose Creek's land is institutional.

### Office/Commercial

Commercial land is used for the provision and purchase of goods and services. This category includes all commercial, warehouse, and office uses. These uses are typically found in town centers, along major highways, in urbanized areas, and at rural crossroads. Approximately 1.83 percent (732.37 acres) of Goose Creek's land area is categorized as office or commercial.

### Conservation/Open Space

Vital to a community's health, economy and well-being, conservation and open space land is used for active recreation, tourism, and wildlife refuge, among other uses. Comprised of public and private lands, including wilderness and working land, they provide public benefits and ecosystem services such as clean water, wildlife habitat and biodiversity, natural flood control and recreational opportunities. The City of Goose Creek has approximately 8,248 acres (20.58%) designated towards conservation and open space.

### Parks and Recreation

Parks and recreation lands are used for passive recreation, active non-commercial recreation, such as playing fields, playgrounds, courts and bikeways, active commercial such as golf courses, and water-oriented commercial uses. Currently there are 344.10 acres (0.86%) being used for parks and recreation.

### Industrial

Industrial land is for the accommodation of manufacturing uses and other industrial facilities that convert raw materials into finished products, including construction, transportation, communication, utilities, and wholesale trade. Currently, 15.69 percent (6290.27 acres) of land area within the City of Goose Creek is utilized for industrial.

### Residential

Residential land is used for living purposes. For this plan, existing residential land use is divided into three separate categories:

- *Single Family Residential* consists of a site built home on a single lot, the residential type most commonly found in neighborhoods and the predominant category in Goose Creek.
- *Mobile Home* consists of a mobile home on a single lot.
- *Multifamily Residential* are those residential uses that maintain more than one housing unit per structure, such as duplexes, triplexes, condos, townhouses, and apartments.



Approximately 19.6 percent (7,857.38 acres) of Goose Creek's land is categorized as residential. All total, 12,236 housing units were counted. Of these housing units, 82 percent are single family, 16 percent are multifamily, and the remaining 2 percent are mobile homes.

### Infrastructure and Utilities

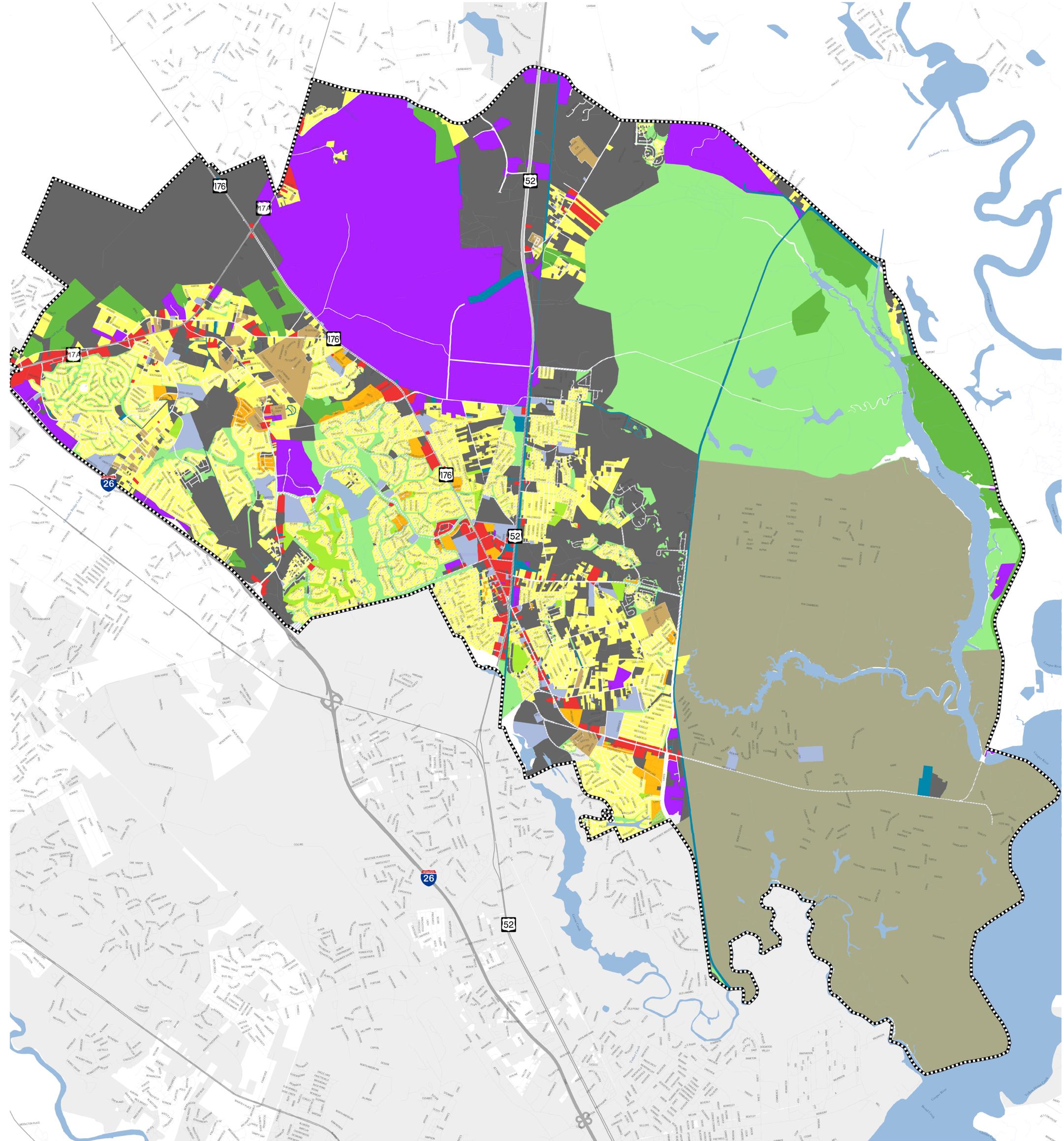
Infrastructure and utilities is comprised of rights of way, railroads, utilities, and public facilities and services. While military may fall under this category, for the purposes of this Plan it has been separated due to its considerable presence in the City of Goose Creek. Currently, 4,328.65 acres (10.80 %) are designated as infrastructure and utilities, with rights of way taking comprising most of this land use category with 89.6 percent.

### Vacant

Vacant land is considered land that is undeveloped and unused, but not necessarily restricted from future development. Nearly twenty five percent (9,868.20 acres) of Goose Creek's land is currently vacant.

### Military

Military uses occupy the largest percentage of land area in the City of Goose Creek with 15,221.50 acres. Due to its large presence in the City, it has been excluded from the total acreage calculations above in order to give a more fair representation of other land use categories. With most of the Naval Weapons Station Charleston (NWSC) located within the City, the purpose of the NWSC is to maintain and operate facilities, and provide services and material to support operations of commands of the operating forces of the Navy. The facility also supports the Maritime Prepositioning Force (MPF) Program, and serves as homeport for ships as directed by the Chief of Naval Operations (CNO), and Commander, Military Sealift Command (MSC).

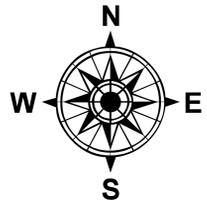
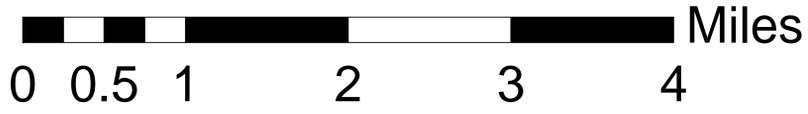


**Existing Land Use**

- PARKS/RECREATION
- AGRICULTURE/FORESTRY
- CONSERVATION/OPEN SPACE
- INDUSTRIAL
- INFRASTRUCTURE AND UTILITIES
- INSTITUTIONAL

- MILITARY
- MOBILE HOME PARK
- MULTI-FAMILY RESIDENTIAL
- SINGLE FAMILY RESIDENTIAL
- OFFICE/COMMERCIAL
- VACANT

- Goose Creek Planning Area**
- Interstate**
- US Highway**
- SC Highway**
- Local road**
- Lakes & Rivers**



### ***Priority Investment***

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This element examines opportunities for the City of Goose Creek to expand infrastructure and improve services through effective allocation of funds from various federal, state, and local sources over the next ten years. Ideal targets for funding include public infrastructure and facilities such as water, sewer, roads, schools and community facilities. Local officials are encouraged to coordinate with adjacent and nearby jurisdictions with shared services and facilities as well as regional authorities affected by or that have planning authority over the City of Goose Creek.

#### ***Enabling Legislation***

In 2007 the General Assembly passed the Priority Investment Act. The Act includes several amendments to the 1994 Comprehensive Planning Enabling Act, including the addition of a Priority Investment Element. The Act reads as follows:

*“A priority investment element that analyzes the likely federal, state, and local funds available for public infrastructure and facilities during the next ten years, and recommends the projects for expenditure of those funds during the next ten years for needed public infrastructure and facilities such as water, sewer, roads, and schools. The recommendation of those projects for public expenditure must be done through coordination with adjacent and relevant jurisdictions and agencies. For the purposes of this item, ‘adjacent and relevant jurisdictions and agencies’ means those counties, municipalities, public service districts, school districts, public and private utilities, transportation agencies, and other public entities that are affected by or have planning authority over the public project. For the purposes of this item, ‘coordination’ means written notification by the local planning commission or its staff to adjacent and relevant jurisdictions and agencies of the proposed projects and the opportunity for adjacent and relevant jurisdictions and agencies to provide comment to the planning commission or its staff concerning the proposed projects. Failure of the planning commission or its staff to identify or notify an adjacent or relevant jurisdiction or agency does not invalidate the local comprehensive plan and does not give rise to a civil cause of action.”*

#### ***Priority Investment Areas***

##### Capital Improvement Projects and Scheduled Transportation Projects

Goose Creek is a member of the Charleston Area Transportation Study (CHATS) and participated in the composition of the CHATS Long-Range Transportation Plan (LRTP) for the Berkeley-Charleston-Dorchester Region. The LRTP identifies road construction and upgrade projects to be undertaken using a variety of funding sources, Sales Tax Funds and Federal Funds through CHATS.

Within the 2030 CHATS Long Range Transportation Plan there are several enhancement projects scheduled for the Goose Creek Planning area. Projects include: US HWY 52/ US HWY 78 bicycle facility, the hiker / biker phase II for the City of Goose Creek, and the Municipal Center hiker / biker trail for the City of Goose Creek.

The following projects have approved funding:

- Construction of a new 2 lane road on Railroad Avenue;
- Widening of US Highway 78 to four lanes; and
- Extension of North Rhett Avenue near Liberty Hall to US 52.



## 2010 Comprehensive Plan

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The City continues to utilize the Tax Increment Fund (TIF) for the redevelopment of the City's downtown area between Highway 176 and Highway 52. This project must be completed before December 31, 2012, as the TIF expires on this date.

Other improvement projects include additional fire stations, recreational parks, and the continued efforts to purchase the Oaks and Crowfield Water Systems.

