AGENDA
City Council Meeting
Tuesday, November 10, 2026 at 6:00PM
Municipal Court - 519 N Goose Creek Boulevard, Bldg. D
Goose Creek, South Carolina

I. CALL TO ORDER

II. INVOCATION / PLEDGE OF ALLEGIANCE

III. GENERAL PUBLIC COMMENTS - PLEASE PROCEED TO THE PODIUM - 3 MINUTE TIME LIMIT

IV. MAYOR'S LEADERSHIP COUNCIL - MONTHLY REPORT

a. MONTHLY REPORT PROVIDED BY: CLAIRE ZEIGLER AND MASON CULP

V. APPROVAL OF MINUTES

a.
- SPECIAL CITY COUNCIL MEETING - OCTOBER 13, 2026 (5:30 PM)
- CITY COUNCIL MEETING - OCTOBER 13, 2026 (6:00 PM)
- CITY COUNCIL WORKSHOP - OCTOBER 27, 2026

VI. PRESENTATIONS & PROCLAMATIONS

a.
- PROCLAMATION - WORLD PANCREATIC CANCER DAY - NOVEMBER 19, 2026
- PROCLAMATION - NATIVE AMERICAN HERITAGE MONTH - NOVEMBER 2026
- PROCLAMATION - ARBOR DAY - DECEMBER 4, 2026
- RECOGNITION OF CITY OF GOOSE CREEK EMPLOYEE OF THE YEAR
- RECOGNITION OF GOOSE CREEK PD EXPLORER OF THE YEAR
- RECOGNITION OF CITIZEN FIRE ACADEMY GRADUATES

VII. OLD BUSINESS

a. AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA, BY REPEALING SECTION 131.083 REGULATIONS PROHIBITING CAMPING ON PUBLIC OR PRIVATE PROPERTY OF TITLE XIII: GENERAL OFFENSES, CHAPTER 131. OFFENSES CONCERNING PROPERTY AND ADOPTING IN LIEU THEREOF THE ATTACHED CHAPTER 131. OFFENSES CONCERNING PROPERTY. SECTION §131.083 REGULATIONS PROHIBITING CAMPING ON PUBLIC OR PRIVATE PROPERTY (Second and Final Reading)

b. AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF GOOSE CREEK,

SOUTH CAROLINA, TO RECOGNIZE THE CHIEF FINANCIAL OFFICER AS THE HEAD OF THE ADMINISTRATION DEPARTMENT; TO REPLACE REFERENCES TO THE FINANCE DIRECTOR WITH CHIEF FINANCIAL OFFICER; AND TO PROVIDE FOR SEVERABILITY, REPEAL, CODIFICATION, AND AN EFFECTIVE DATE (Second and Final Reading)

c. AN ORDINANCE TO RAISE REVENUE AND ADOPT A BUDGET FOR THE CITY OF GOOSE CREEK, SOUTH CAROLINA, FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2027 AND ENDING DECEMBER 31, 2027 (Second and Final Reading)

VIII. NEW BUSINESS & PUBLIC HEARINGS

a. A RESOLUTION AUTHORIZING AND APPROVING POST-ISSUANCE TAX COMPLIANCE POLICIES AND PROCEDURES; AND OTHER MATTERS RELATED THERETO (Introduction and Final Reading of a Pubic Hearing)

b. A RESOLUTION OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA AMENDING THE CITY OF GOOSE CREEK MASTER FEE SCHEDULE (Introduction and Final Reading of a Public Hearing)

c. AN ORDINANCE OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA, GRANTING LUMOS FIBER OF SOUTH CAROLINA, LLC, A NON-EXCLUSIVE FRANCHISE AGREEMENT FOR USE OF THE PUBLIC RIGHT OF WAY AND ADJACENT UTILITY EASEMENTS FOR INSTALLING FIBEROPTIC CABLE FOR THE PURPOSE OF PROVIDING TELECOMMUNICATIONS SERVICES (Introduction and First Reading of a Public Hearing)

d. AN ORDINANCE TO REPEAL AND REPLACE THE PURCHASING POLICIES AND PROCEDURES SUBCHAPTER OF CHAPTER 34 OF THE CODE OF ORDINANCES OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA; TO ESTABLISH UPDATED PROCUREMENT REQUIREMENTS; AND TO PROVIDE FOR TRANSITION, SEVERABILITY, AND AN EFFECTIVE DATE (Introduction and First Reading of a Public Hearing)

e. AN ORDINANCE ADOPTING THE CITY OF GOOSE CREEK COMPREHENSIVE PLAN: 5-YEAR REVIEW IN ACCORDANCE WITH THE SOUTH CAROLINA LOCAL GOVERNMENT COMPREHENSIVE PLANNING ENABLING ACT OF 1994, S.C. CODE OF LAWS ANN. § 6-29-510 ET SEQ (Introduction and First Reading of a Public Hearing)

f. AN ORDINANCE AMENDING THE CITY OF GOOSE CREEK, SOUTH CAROLINA, CODE OF ORDINANCES, TITLE XV: LAND USAGE, CHAPTER 151: UNIFIED DEVELOPMENT ORDINANCE, SECTION 5.2 (TREE CORRIDOR), SECTION 5.5 (SITE LANDSCAPING), SECTION 5.6 (ACCESS AND PARKING), AND SECTION 6.2 (OPEN SPACE) (Introduction and First Reading of a Public Hearing)

IX. ADMINISTRATOR'S REPORT

a. APPROVAL OF EAP SERVICES FOR GOOSE CREEK PD

b. NEW APPOINTMENT TO THE ACCOMMODATIONS TAX ADVISORY COMMITTEE

X. **MAYOR'S REPORT**

XI. **MONTHLY DEPARTMENT REPORTS**

a. OCTOBER DEPARTMENT REPORTS (Informational Purposes Only)

XII. **ADJOURN**

Request for City Council Agenda Item

To: Mayor and City Council

From: Reagan Osbon, MPA, Special Projects Manager

Please check one box

☐ Regular Meeting ☐ Special Meeting

☐ Work Session

Please check one box, if applicable

☐ Ordinance ☐ Resolution ☐ Proclamation ☐ Request to Purchase

Ordinance/Resolution Title
MONTHLY REPORT PROVIDED BY: CLAIRE ZEIGLER AND MASON CULP
Background Summary
Financial Impact
Impact if denied
Impact if approved

Department Head: _____ *Signature & Date*

City Administrator: _____ *Signature & Date*

Request for City Council Agenda Item

To: Mayor Habib and City Council

From: Kelly J. Lovette, City Clerk

Please check one box

☐ Regular Meeting ☐ Special Meeting

☐ Work Session

Please check one box, if applicable

☐ Ordinance ☐ Resolution ☐ Proclamation ☐ Request to Purchase

Ordinance/Resolution Title

- SPECIAL CITY COUNCIL MEETING - OCTOBER 13, 2026 (5:30 PM)
- CITY COUNCIL MEETING - OCTOBER 13, 2026 (6:00 PM)
- CITY COUNCIL WORKSHOP - OCTOBER 27, 2026

Background Summary

N/A

Financial Impact

N/A

Impact if denied

N/A

Impact if approved

N/A

Department Head: City Administrator:

_____ _____

Signature & Date *Signature & Date*

MINUTES
SPECIAL CITY COUNCIL MEETING
TUESDAY, OCTOBER 13, 2026 – 5:30 PM
MUNICIPAL COURT
519 N GOOSE CREEK BOULEVARD
GOOSE CREEK, SOUTH CAROLINA

MAYOR/COUNCIL PRESENT: Mayor Gregory S. Habib; Mayor Pro Tem Jerry Tekac; Councilmember Melissa Enos; Councilmember Debra Green-Fletcher; Councilmember Christopher Harmon; Councilmember Corey D. McClary; Councilmember Gayla McSwain

CITY STAFF PRESENT: City Administrator Natalie Zeigler; Assistant City Administrator Brian Cook; City Clerk Kelly J. Lovette; Chief Financial Officer Tyler Howanyk

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PURSUANT TO THE FREEDOM OF INFORMATION ACT SC CODE 30-4-80: WRITTEN NOTICE WAS DELIVERED TO THE PRESS BY EMAIL ON FRIDAY, OCTOBER 9, 2026, AND DULY POSTED AT CITY HALL LOCATED AT 519 N GOOSE CREEK BOULEVARD, AN ACCESSIBLE FACILITY, AND ON CITYOFGOOSECREEK.COM

I. CALL TO ORDER

Mayor Habib called the meeting to order at 5:30 pm.

II. EXECUTIVE SESSION

a. SECTION 30-4-70 (A) (1) DISCUSSION OF EMPLOYMENT, APPOINTMENT, COMPENSATION, PROMOTION, DEMOTION, DISCIPLINE, OR RELEASE OF AN EMPLOYEE (City Employee of the Year)

Motion By: Mayor Pro Tem Tekac made a motion to go into Executive Session; Seconded By: Councilmember Enos-Sims
Discussion: None.
Carried: All ayes. 5:30 p.m.

Motion By: Mayor Pro Tem Tekac made a motion to come out of Executive Session; Seconded By: Councilmember McClary
Discussion: None.
Carried: All ayes. 5:45 p.m.

No action was taken.

III. ADJOURNMENT

Motion By: Mayor Pro Tem Tekac; Seconded By: Councilmember Enos-Sims
Discussion: None.
Carried: All ayes. 5:45 p.m.

Date: November 10, 2026

Kelly J. Lovette, MMC
City Clerk

MINUTES
REGULAR CITY COUNCIL MEETING
TUESDAY, OCTOBER 13, 2026 – 6:00 PM
MUNICIPAL COURT
519 N GOOSE CREEK BOULEVARD
GOOSE CREEK, SOUTH CAROLINA

MAYOR/COUNCIL PRESENT: Mayor Gregory S. Habib; Mayor Pro Tem Jerry Tekac; Councilmember Melissa Enos-Sims; Councilmember Debra Green-Fletcher; Councilmember Christopher Harmon; Councilmember Corey D. McClary; Councilmember Gayla McSwain

CITY STAFF PRESENT: City Administrator Natalie Zeigler; Assistant City Administrator Brian Cook; City Clerk Kelly J. Lovette; Chief Financial Officer Tyler Howanyk; Special Projects Manager Reagan Osbon; Chief of Police Tom Hill; Fire Chief Mike Nixon; Director of Public Works Josh Tronnier; Director of Planning & Zoning Kendra Wise; Director of Human Resources Jennifer Leland

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PURSUANT TO THE FREEDOM OF INFORMATION ACT SC CODE 30-4-80: WRITTEN NOTICE WAS DELIVERED TO THE PRESS BY EMAIL ON FRIDAY, OCTOBER 9, 2026, AND DULY POSTED AT CITY HALL LOCATED AT 519 N GOOSE CREEK BOULEVARD, AN ACCESSIBLE FACILITY, AND ON GOOSECREEKSC.GOV.

I. CALL TO ORDER

Mayor Habib called the meeting to order at 6:00 pm.

II. INVOCATION/PLEDGE OF ALLEGIANCE

Nicole Franklin, Pastor and Director of Helping Hands of Goose Creek, said the invocation.

III. GENERAL PUBLIC COMMENTS: Note: All comments sent to the City Clerk by 12:00 noon, via US Mail or Email, on the date of this meeting, were forwarded to City Council.

There were no comments.

IV. MAYOR'S LEADERSHIP COUNCIL – MONTHLY REPORT

a. MONTHLY REPORT PROVIDED BY: NATHAN CAMPBELL AND ZARIYA PEASE

V. APPROVAL OF MINUTES

- CITY COUNCIL BUDGET WORKSHOP – SEPTEMBER 4, 2026
- CITY COUNCIL MEETING – SEPTEMBER 8, 2026
- CITY COUNCIL WORKSHOP – SEPTEMBER 22, 2026

Motion to Approve: Councilmember Enos-Sims; Seconded By: Councilmember Green-Fletcher
Discussion: None.
Vote: All ayes, motion carried.

VI. PRESENTATIONS & PROCLAMATIONS

a. PROCLAMATION – NATIONAL FIRST RESPONDERS DAY
b. MAYOR'S CITATION - #CREEK RISING AWARD – In recognition of Big Bear Roofing, Habitat for Humanity of Berkeley County, Hope-Repair.Org, Nexus Pointe Church for Community Service.

c. TRIDENT UNITED WAY PRESENTATION
d. HELPING HANDS OF GOOSE CREEK PRESENTATION

Mayor Habib presented the National First Responders Day to City staff; and, the Mayor's Citation Award to the representatives of Big Bear Roofing, Habitat for Humanity of Berkeley County and Hope-Repair.Org, Nexus Point Church for community service to a resident in need. Ms. Chloe Klotzbach, Corporate Advancement Officer at Trident United Way provided City Council with a presentation of its organization and of their partnership with the City and its staff. Pastor Nicole Franklin, Director of Helping Hands of Goose Creek provided City Council with a presentation of its organization and of their partnership with the City and its staff.

VII. OLD BUSINESS

a. AN ORDINANCE TO REPEAL SPECIFIC SECTIONS OF CHAPTER 31: CITY COUNCIL MEETINGS AND PROCEDURE AND ADOPTING RULES OF PARLIAMENTARY PROCEDURE AS SETOUT HEREIN UNDER "EXHIBIT A" FOR THE CITY OF GOOSE CREEK COUNCIL OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA - (Second and Final Reading)

Motion to Approve: Councilmember McSwain; Seconded By: Councilmember McClary
Discussion: Mayor Habib stated the proposed Ordinance was to streamline Robert's Rules of Order to fit a City Council body of seven (7) in place of a much large board.
Vote: All ayes, motion carried.

VIII. NEW BUSINESS AND PUBLIC HEARINGS

a. AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA, BY REPEALING SECTION 131.083 REGULATIONS PROHIBITING N PUBLIC OR PRIVATE PROPERTY OF TITLE XIII: GENERAL OFFENSES, CHAPTER 131. OFFENSES CONCERNING PROPERTY AND ADOPTING IN LIEU THEREOF THE ATTACHED CHAPTER 131. OFFENSES CONCERNING PROPERTY. SECTION §131.083 REGULATIONS PROHIBITING CAMPING ON PUBLIC OR PRIVATE PROPERTY (Introduction and First Reading of a Public Hearing)

Comments from the Public: None.
Motion to Approve: Councilmember Enos-Sims; Seconded By: Councilmember McSwain
Discussion: Mayor Habib stated the proposed Ordinance was being updated because the Chief of Police noticed a few things that needed to be altered.
Vote: All ayes, motion carried.

b. AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA, TO RECOGNIZE THE CHIEF FINANCIAL OFFICER AS THE HEAD OF THE ADMINISTRATION DEPARTMENT; TO REPLACE REFERENCES TO THE FINANCE DIRECTOR WITH CHIEF FINANCIAL OFFICER; AND TO PROVIDE FOR SEVERABILITY, REPEAL, CODIFICATION, AND AN EFFECTIVE DATE (Introduction and First Reading of a Public Hearing)

Comments from the Public: None.
Motion to Approve: Councilmember Green-Fletcher; Seconded By: Mayor Pro Tem Tekac
Discussion: Mayor Habib stated the proposed Ordinance would change Finance Director to Chief Financial Officer (CFO) in the City's Code of Ordinances because the City now has a CFO and will be hiring a Finance Director. He stated there are differences in the responsibilities and the authority between the 2 positions and that need to be clear in the City's Code.
Vote: All ayes, motion carried.

c. AN ORDINANCE TO RAISE REVENUE AND ADOPT A BUDGET FOR THE CITY OF GOOSE CREEK, SOUTH CAROLINA, FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2027 AND ENDING DECEMBER 31, 2027

(Introduction and First Reading of a Public Hearing)

Comments from the Public: None.
Motion to Approve: Councilmember Green-Fletcher; Seconded By: Councilmember Enos-Sims
Discussion: Mayor Habib reviewed all the key highlights of the proposed budget, and stated the process began back in June with each department's director reviewing their budget with the City Administrator and the CFO and then taking their proposals before City Council at a budget workshop. He stated the City is very conservative in its management of funds and by law we have a balanced budget. City Council thanked the representatives of the State and Berkeley County for their partnership with the City of Goose Creek to make things happen by assisting jointly in special projects to make our community an even better place to live.
Vote: All ayes, motion carried.

d. A RESOLUTION DIRECTING THE CITY OF GOOSE CREEK PLANNING COMMISSION TO REVIEW THE CITY'S DEVELOPMENT IMPACT FEE STUDY UPDATE AND PROPOSED CAPITAL IMPROVEMENTS PLAN AND TO MAKE RECOMMENDATIONS REGARDING DEVELOPMENT IMPACT FEES PURSUANT TO THE SOUTH CAROLINA DEVELOPMENT IMPACT FEES PURSUANT TO THE SOUTH CAROLINA DEVELOPMENT IMPACT FEE ACT (Introduction and Final Reading of a Public Hearing)

Mayor Habib explained the reasons for Impact Fees and the goal being that growth should pay for growth. He stated the last time an Impact Fee Study was completed was approximately 2017/2018 and that City Council would be directing the Planning Commission to review the City's Development Impact Fee Study, and the City can then propose a new Capital Improvement Plan.

Motion to Approve: Councilmember McSwain; Seconded By: Councilmember Green-Fletcher
Discussion: None.
Vote: All ayes, motion carried.

e. A RESOLUTION APPROVING THE LAKE MOULTRIE WATER AGENCY RESOLUTION ENTITLED "ACKNOWLEDGEMENT OF CONTRACT EXTENSION AND CAPITAL NEEDS" AND AUTHORIZING THE MAYOR, OR ALTERNATIVELY THE DIRECTOR OF PUBLIC WORKS, TO EXECUTE THAT RESOLUTION ON BEHALF OF THE CITY (Introduction and Final Reading of a Public Hearing)

Mayor Habib stated the City of Goose Creek is a member of the Lake Moultrie Water Agency (LMWA) and it is made up by our city, Berkeley County Water and Sanitation Authority, Moncks Corner Public Works Commission and Summerville Commissioners of Public Works. He stated LMWA is about to undergo significant Capital improvements and some of it is because things are getting old, protection against catastrophic failure that is not there now and needs to be there, some of it is capacity and redundancy related and some of it is unfunded mandate by the EPA and the Federal government that goes into the tens of millions of dollars, plus six to eight million dollars for general operating funds annually. Mayor Habib continued to explain the costs of which the City will be responsible for its portion of getting water to the City of Goose Creek.

Motion to Approve: Councilmember Enos-Sims; Seconded By: Councilmember Green-Fletcher
Discussion: None.
Vote: All ayes, motion carried.

IX. ADMINISTRATOR'S REPORT

a. AWARD OF DESIGN, PERMITTING, AND CONSTRUCTION ADMINISTRATION FOR THE ST. JAMES TRAIL MULTI-USE PATH PROJECT

Mrs. Zeigler requested approval to contract with Reveer Group, Inc. for the design, permitting, and construction administration of the St. James Trail. The contract has been approved by the Federal Highway Administration (FHWA) and meets all city procurement requirements. The contract amount of

$339,429.74 for Phase I Planning and Design services- which includes due diligence and planning, NEPA and public involvement, and preliminary plans.

Mayor Habib stated the City of Goose Creek was awarded $6,000,000 from the Safe Streets For All Grant Program by the Federal Highway Administration (FHWA). The grant requires a $1,500,000 match, for project funds totaling $7,500,000. He stated the Berkeley Charleston Dorchester Council of Governments (BCDCOG), who are partners of the City, will be the ones to manage the Grant on our behalf.

Motion to Approve: Councilmember Green-Fletcher; Seconded By: Councilmember McSwain
Discussion: None.
Vote: All ayes, motion carried.

X. MAYOR'S REPORT

Mayor Habib requested the Agenda be amended and stated that, at 5:30 pm, City Council went into Executive Session to discuss Employee of the Year. He stated no decisions were made during Executive Session and requested a motion to approve the person they "discussed" as Employee of the Year.

A motion was made by Mayor Pro Tem Tekac to approve the employee discussed as Employee of the Year; Seconded By: Councilmember Enos-Sims
Discussion: None.
Vote: All ayes, motion carried.

Mayor Habib recognized Wes Vinson, the Leader of Troop 777 of the Boy Scouts of America, as well as Boy Scout Angelo Baker and the rest of the members that were present to earn their Leadership and Community Badge.

The Mayor provided the following information in his monthly report:

City Updates & Announcements

- 2026 Christmas Parade: Preparation is underway for the annual parade taking place on the morning of Saturday, December 12. Anyone wanting to participate is encouraged to visit the event listing on the website or call 843-569-4242, ext. 5281.

- The City's new Water Outage map is now available for use – a link to the map can be found on the front page of the website. This map updates any water outages in real time. Residents are also reminded to download Livin' in the Creek app on their smartphones.

- Budget and Brews: The Mayor invited everyone to a conversation regarding the 2027 Budget alongside Tyler Howanyk and City staff. The event is set for Wednesday, October 28 at 6:00 PM at Stones Throw Brewing. Gratitude was expressed to all who attended the recent Coffee in the Creek conversations with the Mayor and Chiefs.

Recreation Department & Program Updates

- Goose Creek Appreciation Day at CSU: Football fans and residents are invited to a celebration of the City at the CSU football game on Saturday, November 14 at 6:00 PM, where the Bucs take on the Southeast Missouri State Redhawks.

- Residents are encouraged to follow the Goose Creek Recreation page for updates on various upcoming activities, and the Halloween carnival and movie at Central Creek Park.

Upcoming Community Events & Reminders

- October 10: Creekapalooza continues this weekend, featuring an Avery Anna concert this Saturday at the Daning Amphitheater. Doors open at 5:00 PM and the show starts at 6:00 PM.

- October 15: Puzzle Palooza

- October 21: Central Creek Farmer's Market occurs every first and third Wednesday

- October 31: GCPD Trunk or Treat takes place on Halloween from 11:00 AM – 1:00 PM (note the earlier start time). Those interested in becoming a vendor can visit the calendar link on the City website.

- November 6: Family's Building Scarecrows

- November 7: Goose Creek's Got Talent

- November 11: Veterans Day Ceremony takes place at John McCants Veterans Park. This annual ceremony is hosted in partnership with American Legion Post 166 and will feature retired U.S. Air Force Major General Richard Kemble as the guest speaker.

- November 12: Boulder Bluff Bites will take place as part of the upcoming recreation schedule.

Visit the City's website, the Recreation Facebook page, or drop by the Community Center to learn more about all the information and events stated by Mayor Habib. As always, please keep up with the City on our social media pages, including Facebook, Instagram, TikTok and Twitter, now known as X. Be sure to watch Adam Kelly's Your Week in the Creek video recap, and please sign up for our digital residential newsletter at CityofGooseCreek.com.

XI. MONTHLY DEPARTMENT REPORTS

a. September Monthly Department Reports (Informational Purposes Only)

XII. ADJOURN

Motion: Mayor Pro Tem Tekac; Seconded By: Councilmember Harmon
Discussion: None.
Carried: All ayes. 7:08 p.m.

_____ Date: November 10, 2026

Kelly J. Lovette, MMC
City Clerk

MINUTES
CITY COUNCIL WORKSHOP
TUESDAY, OCTOBER 27, 2026 – 5:30 PM
FIRE STATION I – 201 BUTTON HALL AVENUE
GOOSE CREEK, SOUTH CAROLINA

MAYOR/COUNCIL PRESENT: Mayor Gregory S. Habib; Mayor Pro Tem Jerry Tekac; Councilmember Melissa Enos-Sims; Councilmember Debra Green-Fletcher; Councilmember Christopher Harmon; Councilmember Gayla McSwain

CITY COUNCIL ABSENT: Councilmember Corey McClary

CITY STAFF PRESENT: City Administrator Natalie Zeigler; Assistant City Administrator Brian Cook; Chief Financial Officer Tyler Howanyk; Police Chief Tom Hill; Director of Planning and Zoning Kendra Wise

CITY STAFF ABSENT: City Clerk Kelly J. Lovette

PURSUANT TO THE FREEDOM OF INFORMATION ACT SC CODE 30-4-80: WRITTEN NOTICE WAS DELIVERED TO THE PRESS BY EMAIL ON FRIDAY, OCTOBER 23, 2026, AND DULY POSTED AT CITY HALL LOCATED AT 519 N GOOSE CREEK BOULEVARD, AN ACCESSIBLE FACILITY, AND ON THE CITY'S WEBSITE, GOOSECREEKSC.GOV

I. CALL TO ORDER

Mayor Habib called the meeting to order at 5:30 pm.

II. BUSINESS ITEM(S)

a. DISCUSS PROPOSED FRANCHISE AGREEMENT

City Council was provided with a presentation to review and evaluate a proposed 20-year non-exclusive broadband franchise agreement presented by Lumos. The purpose of this presentation was to examine the technical scope, community impact, and regulatory framework of introducing a new high-speed fiber internet provider to the municipality.

During the session, Ben Breazelle, Senior Director for Lumos, presented a proposal for a privately funded $35 million to $40 million regional investment to expand infrastructure into Goose Creek and surrounding Berkeley County areas. Operating as the fiber optic arm of T-Mobile, the project specifically targets neighborhoods that currently lack competitive choices or high-speed fiber infrastructure. To ensure natural disaster resilience and avoid utility pole overcrowding, the network is engineered to be 85% to 90% underground. This end-to-end fiber network supports symmetrical upload and download speeds of up to 8 Gbps, which is roughly 25 times faster than standard 400 Mbps copper cable. Lumos aims to disrupt existing local provider monopolies by introducing competitive market pressure, highlighted by an introductory consumer rate of $35 per month for 1 Gbps symmetrical service for the first year. Notably, the agreement features a five-year exclusivity window with T-Mobile, after which the network will shift to an open-access model that allows future competitors to co-use the lines rather than digging new trenches.

Addressing construction logistics and neighborhood impacts, Mr. Breazelle explained that deployment lasts four to six weeks per neighborhood. Lumos will manage public outreach via mailers 90 days prior, yard markers 30 days prior, and door hangers during active drilling. The company guarantees it will restore all disrupted yards to pre-construction status, including preferred sod and landscaping, at its own expense. Standard above-ground neighborhood pedestals will be replaced by flush-mounted, ground-level green boxes. Across the entire town, Lumos will install roughly a dozen above-ground electronic cabinets (six feet tall by three feet wide), which the company agreed to wrap aesthetically at the council's request to preserve

neighborhood visual standards. Additionally, to avoid traditional phone-menu delays, residents can receive direct, in-person customer service for fiber issues at local, physical T-Mobile retail stores.

From a regulatory standpoint, the legal department confirmed that previous contract drafts referencing Dorchester County and Summerville jurisdictions have been successfully updated to reflect correct municipal boundaries. Under state law, the franchise fee is capped at 1% of gross telecom revenues and will be passed directly back to the city via the Municipal Association, matching the model used by entities like Charleston Water. Unlike a past delayed federal grant project in North Carolina, this rollout is entirely privately funded, shielding the city from deployment delays. To ensure strict operational oversight and prevent accidental utility line disruptions, public works officials concluded by scheduling a mandatory pre-construction alignment meeting with Lumos prior to any drilling.

b. PRESENTATION OF THE FIVE (5)-YEAR UPDATE TO THE CITY OF GOOSE CREEK COMPREHENSIVE PLAN - (Discussion Item Only)

The City Council reviewed the draft version of the legally required Five-Year Review and Update to the City of Goose Creek Comprehensive Plan, presented by Wyatt Stitely from the Berkeley-Charleston-Dorchester Council of Governments (BCDCOG). The workshop presentation summarized a year-long project that began with a joint kickoff meeting in March, with the city now executing the final adoption process ahead of year-end deadlines. To ensure clean user tracking, the update intentionally mirrored the chapter structure of the original 2020 master plan, retaining the 2020 community vision statement and its core smart growth principles while appending an analytical index of existing conditions and modern economic developments. Initial sections highlighted the city's aggressive execution of its previous planning goals since 2020, focusing specifically on large-ticket infrastructure achievements and omitting minor parcel updates. On demographic shifts, census trends revealed an aging local population similar to broader regional trends, prompting planners to embed new "livable for all ages" community goals into the text to support senior-friendly development.

The presentation detailed several localized updates to land use maps, economic targets, and infrastructure coordination. At the request of city staff, the official annexation plan map was updated using current GIS data to reflect new corporate properties brought into the municipality since 2020, while maintaining standard phase one and phase two boundary tracking. Reviewing local economic zones, planners noted that out of the six "village nodes" originally identified in 2020, only five remain viable due to natural development saturation near Liberty Hall making the sixth unfeasible. To assist with strategic redevelopment in these five remaining nodes, the plan integrated a 2023 retail gap analysis alongside shift-share and location quotient modeling to identify specific spending leakages and target highly competitive industries. Transportation and recreation elements were also heavily modified to match active municipal initiatives. Commuter flow data now includes prominent highlights focusing on retaining resident workers within city limits. Furthermore, old micropolitan transit targets from 2020 were entirely replaced by specific trail and sidewalk projects from the city’s standalone connectivity plan. Finally, due to massive expansion across the Parks and Recreation department since 2020, multiple pages were added to document completed park upgrades and support the ongoing development of the city's upcoming Parks and Recreation master plan. No regulatory vote or action was taken because the item was designated for discussion only, with a longer and more detailed presentation scheduled for the upcoming Planning Commission meeting.

c. DISCUSSION OF AMENDMENTS TO CHAPTER 151: THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA - (Discussion Item Only)

The City Council held a detailed review of proposed clean-up text amendments to Chapter 151 of the municipal code, which establishes the Unified Development Ordinance (UDO). Planning and Zoning Director Kendra Wise presented the updates, explaining that while the city's recently overhauled code is highly effective, minor administrative adjustments are needed to ensure the ordinance remains user-friendly for staff and developers. In Section 5.2 (Tree Corridor), staff requested an amendment reducing the tree corridor mandate for residential subdivisions in the RSF and RM districts from 25 acres down to 10 acres.

Mrs. Wise noted that the city has virtually no 25-acre unimproved tracts remaining, making a 10-acre threshold far more practical for the small infill projects and potential new annexations left within municipal limits. Under Section 5.5 (Site Landscaping), staff sought to clarify property line buffer requirements by clearly defining vague "structural elements" to eliminate double-reduction loopholes for intensive land uses. Additional minor landscaping updates include a common-sense mandate requiring dumpster enclosures to feature functional latching doors to prevent loose trash scatter, and a regulatory alternative for stormwater retention pond landscaping. To resolve conflicts with Berkeley County stormwater engineering limits, the amendment introduces a lower-intensity native planting option closer to spillways to promote biodiversity without relying on standard gravel fill.

The presentation sparked a significant policy debate among council members regarding proposed modifications to Section 5.6 (Access and Parking) concerning electric vehicle (EV) charging infrastructure. The current ordinance requires developments with 20 or more off-street parking spaces to install dedicated EV charging stations, which staff recommended increasing to a 200-space minimum threshold to protect small-scale commercial redevelopments from cost-prohibitive electrical infrastructure mandates. While some council members questioned the philosophical necessity of the municipal mandate entirely—comparing EV chargers to market-driven amenities like commercial gas stations—the consensus shifted toward maintaining the progressive infrastructure requirement for large-scale projects. Council members agreed that while a mandate on a 20-space lot represents an undue financial hurdle for small businesses, an organization building a 200-space parking lot possesses the financial capacity to absorb the pre-wiring and installation costs. Staff noted that pre-wiring during initial construction is significantly cheaper than retrofitting lots later, and businesses remain free to charge users for the electricity consumed. Because this item was designated as a discussion item only, no legislative vote or formal reading was taken, and staff will use the council's policy feedback to refine the final ordinance text before it proceeds to a public hearing.

d. AN ORDINANCE TO AMEND CHAPTER 34 OF THE CODE OF ORDINANCES OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA, BY REPEALING AND REPLACING THE PURCHASING PROVISIONS; AND TO PROVIDE FOR AN EFFECTIVE DATE - (Discussion Item Only)

The City Council conducted a thorough review of proposed revisions to Chapter 34 aimed at modernizing the city’s procurement infrastructure and adjusting spending thresholds to reflect decades of inflation. Mr. Howanyk explained that the current ordinance, which has remained largely unaltered since the 1980s, forces staff to undergo a cumbersome, multi-week sealed bid process for minor operational expenditures that routinely exceed the archaic $25,000 threshold. To alleviate these administrative bottlenecks and allow staff to complete public projects more efficiently, the council evaluated two structural adjustment tracks: Option A, which increases the formal sealed bid threshold to $100,000, or Option B, which raises it to $50,000. Council members expressed strong consensus for Option A, noting that $25,000 in the mid-1980s is economically equivalent to more than $100,000 today, and pointing out that peer municipalities like Mount Pleasant and Charleston already utilize a $100,000 baseline. Under this preferred structure, purchases between $10,000 and $25,000 will require staff to secure informal phone quotes, while expenditures from $25,000 to $100,000 will trigger a formalized quote-matching protocol overseen by the purchasing department to verify precise, uniform bidding parameters across competing vendors.

The workshop discussion shifted to the technical updates and internal accounting safeguards embedded within the new ordinance text. The overhauled framework explicitly modernizes procurement definitions to cover contemporary software-as-a-service subscriptions, digital applications, and IT hardware, while carving out necessary bidding exemptions for specialized banking services. It also legalizes electronic bid submissions and authorizes staff to utilize modern, cloud-based procurement portals to track vendor packages transparently. To guarantee strict internal controls and prevent a single employee from commanding an entire financial transaction, the administrator integrated a comprehensive purchasing manual detailing segregation of duties and practical fraud safeguards. Furthermore, the updated ordinance explicitly permits the city to piggyback off pre-negotiated state contracts or regional cooperative agreements, such as the North Carolina Sheriffs' Association cooperative, to bypass redundant bidding cycles for heavy equipment and vehicles. Finally, the council reviewed a statutory tie-breaking mechanism

for identical bids; following group policy feedback, the administrator agreed to amend the final text to establish a localized preference hierarchy—prioritizing Goose Creek vendors first, followed by Berkeley County businesses, and then Tri-County area firms—before resorting to a state-mandated random draw. Emergency procurement caps were similarly adjusted, requiring immediate notice and reporting to the Mayor for unbudgeted emergency spending exceeding $5,000. As this item was designated for discussion only, no formal vote or initial reading occurred.

e. A RESOLUTION TO EXPRESS THE INTENTION OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA TO CAUSE THE CITY TO BE REIMBURSED WITH THE PROCEEDS OF TAX-EXEMPT OBLIGATIONS, AND OTHER MATTERS RELATING THERETO - (Discussion Item Only)

The City Council reviewed a proposed intent-to-reimburse resolution designed to preserve fiscal flexibility regarding the budgeted procurement of a new municipal fire apparatus. Mr. Howanyk explained that while the city currently intends to draw from its existing fund balance to purchase the fire truck upfront, this standard municipal resolution keeps the door open to issue tax-exempt debt up to 47 months later if city leaders deem it strategically advantageous to replenish the fund balance. Pulling from the fund balance immediately is mathematically necessary to capture a significant manufacturer cash-payment discount. However, passing this reimbursement resolution ensures that if market investment yields or municipal financial needs shift by early 2027, the city retains the statutory option to secure tax-exempt financing in February to put the cash back into reserves. Staff confirmed that the manufacturer is bearing the cost of the standard performance bonds, which are wrapped directly into the overall price of the apparatus to fully safeguard public funds during the multi-month build cycle.

The council evaluated the strict logistical deadlines and performance oversight metrics surrounding the high-value equipment contract. To formalize the vendor agreement and guarantee the current pricing structure, the city must fully execute the contract before the November deadline, utilizing a standard non-appropriation clause to legally finalize the transaction prior to issuing the cash payment. Addressing council inquiries regarding production accountability, staff clarified that the city would have direct, real-time access to the manufacturer's assembly queue tracking system. This portal allows the Fire Chief and administrative staff to actively monitor the exact production stage and line number of the apparatus as it moves through the facility in Wisconsin. Following a brief discussion on sending a tracking delegation to inspect the vehicle's progress during its final assembly phases.

III. ADJOURN

Motion By: Councilmember McSwain; Seconded By: Councilmember Harmon
Discussion: None.
Carried: All ayes. 6:35 p.m.

_____ Date: November 10, 2026

Kelly J. Lovette, MMC
City Clerk

Request for City Council Agenda Item

To: Mayor and City Council

From: Kelly J. Lovette, City Clerk

Please check one box

☐ Regular Meeting ☐ Special Meeting

☐ Work Session

Please check one box, if applicable

☐ Ordinance ☐ Resolution ☑ Proclamation ☐ Request to Purchase

Ordinance/Resolution Title

- PROCLAMATION - WORLD PANCREATIC CANCER DAY - NOVEMBER 19, 2026
- PROCLAMATION - NATIVE AMERICAN HERITAGE MONTH - NOVEMBER 2026
- PROCLAMATION - ARBOR DAY - DECEMBER 4, 2026
- RECOGNITION OF CITY OF GOOSE CREEK EMPLOYEE OF THE YEAR
- RECOGNITION OF GOOSE CREEK PD EXPLORER OF THE YEAR
- RECOGNITION OF CITIZEN FIRE ACADEMY GRADUATES

Background Summary

N/A

Financial Impact

N/A

Impact if denied

N/A

Impact if approved

N/A

Department Head: City Administrator:

_____ _____

Signature & Date *Signature & Date*

Proclamation

Office of the Mayor

WORLD PANCREATIC CANCER DAY
NOVEMBER 19, 2026

WHEREAS, in 2026, an estimated 67,530 people will be diagnosed with pancreatic cancer in the United States and 52,740 will die from the disease;

WHEREAS, pancreatic cancer is one of the deadliest cancers, is currently the third leading cause of cancer death in the United States, and is projected to become the second leading cause around 2030;

WHEREAS, pancreatic cancer is the only major cancer with a five-year relative survival rate at just 13 percent;

WHEREAS, when symptoms of pancreatic cancer present themselves, it is generally in later stages, and 87 percent of pancreatic cancer patients die within the first five years;

WHEREAS, approximately 960 deaths will occur in South Carolina in 2026;

WHEREAS, pancreatic cancer is the sixth most common cause of cancer-related death across the world;

WHEREAS, there were an estimated 510,992 new pancreatic cancer cases diagnosed worldwide in 2022;

WHEREAS, the good health and well-being of the residents of Goose Creek are enhanced as a direct result of increased awareness about the symptoms and risks of pancreatic cancer, and research into early detection, causes, and effective treatments.

NOW, THEREFORE, BE IT PROCLAIMED that I, Gregory S. Habib, Mayor of the City of Goose Creek, South Carolina, do hereby recognize November 19, 2026, as **World Pancreatic Cancer Day** in the City of Goose Creek and encourage all members of our community to support this organization and its novel humanitarian mission.

IN WITNESS WHEREOF, I, Gregory S. Habib, have hereunto set my hand and caused the seal of the City of Goose Creek to be affixed this 10th day of November 2026.

_____

Gregory S. Habib
Mayor

Attest: _____

Kelly J. Lovette, MMC
City Clerk

Proclamation

Office of the Mayor

NATIVE AMERICAN HERITAGE MONTH
NOVEMBER 2026

WHEREAS, Native American peoples have inhabited the lands and waterways of present-day Goose Creek and the surrounding South Carolina Lowcountry for centuries, establishing communities, maintaining trade networks, and contributing to the cultural and historical foundations of the region; and

WHEREAS, the Etiwan Indians were among the Indigenous peoples who inhabited the Cooper River region, including historic Etiwan Island, now known as Daniel Island, and the lands surrounding Goose Creek, where an Etiwan village was documented near St. James Goose Creek Church as early as 1710; and

WHEREAS, the historical significance of these Indigenous communities is preserved through the Etiwan Village Historical Marker (08-86), located near the intersection of Red Bank Road and Snake Road, which recognizes the historic Etiwan settlement and identifies the state-recognized Wassamasaw Tribe of Varnertown Indians among the descendants of the Etiwan people; and

WHEREAS, the Varner Town Indian Community Historical Marker (08-43) recognizes the historic Varnertown community near Goose Creek, whose families descend from the Etiwan, Edisto, Catawba, Cherokee, and other Indigenous peoples, and commemorates the community's educational institutions, including the Varner Indian School, which operated from 1939 to 1963; and

WHEREAS, the Wassamasaw Tribe of Varnertown Indians has maintained its distinct Native American identity through generations of families, churches, schools, agricultural traditions, and community institutions, preserving a living connection to the Indigenous peoples who inhabited the Goose Creek region long before the establishment of the modern city; and

WHEREAS, the City of Goose Creek recognizes the continuing contributions of the Wassamasaw Tribe and other Native American citizens through cultural education, traditional arts, historical preservation, environmental stewardship, public service, and the transmission of Indigenous knowledge to future generations; and

WHEREAS, Native American Heritage Month provides an opportunity for the residents of Goose Creek to learn about the region's Indigenous history, recognize the resilience and accomplishments of Native peoples, and celebrate the continuing presence of Native American communities as an essential part of the city's heritage and future.

NOW, THEREFORE, I, Gregory S. Habib, Mayor of the City of Goose Creek, South Carolina, do hereby proclaim November 2026 as **NATIVE AMERICAN HERITAGE MONTH** in the City of Goose Creek, and encourage all residents, educational institutions, community organizations, and civic leaders to observe this month through education, cultural engagement, historical reflection, and recognition of the enduring contributions of Native American peoples to our community, state, and nation.

IN WITNESS WHEREOF, I, Gregory S. Habib, have hereunto set my hand and caused the seal of the City of Goose Creek to be affixed this 10th day of November 2026.

_____

Gregory S. Habib
Mayor

Attest: _____

Kelly J. Lovette, MMC
City Clerk

Proclamation

Office of the Mayor

ARBOR DAY
DECEMBER 4, 2026

WHEREAS, in 1872, J. Sterling Morton Proposed the establishment of a day dedicated to the planting of trees, now known as Arbor Day; and

WHEREAS, trees provide significant environmental, economic, and social benefits, including reducing erosion, improving air quality, moderating temperatures, conserving energy, and supporting wildlife; and

WHEREAS, trees enhance property values, strengthen the economic vitality of business areas, and contribute to the overall health and well-being of our community; and

WHEREAS, trees, wherever they are planted, are a source of joy.

NOW, THEREFORE, BE IT PROCLAIMED that I, Gregory S. Habib, Mayor of the City of Goose Creek, South Carolina, do hereby recognize the first day of December as

"Arbor Day"

in the City of Goose Creek and encourage all its citizens to become aware of and support Arbor Day.

IN WITNESS WHEREOF, I, Gregory S. Habib, have hereunto set my hand and caused the seal of the City of Goose Creek to be affixed this 10th day of November 2026.

_____
Gregory S. Habib
Mayor

Attest: _____
Kelly J. Lovette, MMC
City Clerk

Request for City Council Agenda Item

To: Mayor Habib and City Council

From: Chief Tom Hill

Please check one box

☐ Regular Meeting ☐ Special Meeting

☐ Work Session

Please check one box, if applicable

☑ Ordinance ☐ Resolution ☐ Proclamation ☐ Request to Purchase

Ordinance/Resolution Title

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA, BY REPEALING SECTION 131.083 REGULATIONS PROHIBITING CAMPING ON PUBLIC OR PRIVATE PROPERTY OF TITLE XIII: GENERAL OFFENSES, CHAPTER 131. OFFENSES CONCERNING PROPERTY AND ADOPTING IN LIEU THEREOF THE ATTACHED CHAPTER 131. OFFENSES CONCERNING PROPERTY. SECTION §131.083 REGULATIONS PROHIBITING CAMPING ON PUBLIC OR PRIVATE PROPERTY (Second and Final Reading)

Background Summary

It was discovered that the City of Goose Creek Camping Ordinance was not written in a similar manner as that of Berkeley County. This caused an issue when it came to court proceedings. The way our ordinance is written it places the onus of proof on the police officer to prove that the defendant did not have permission from the property owner to be on said property. The changes I have added help bring us in line with other similar ordinance and place that onus of proof on the defendant. In addition, none of the camping ordinances I read from agencies within Berkeley County provided a definition of what "recreational camping" is. I have added that definition so as to remove any ambiguity.

Financial Impact

None

Impact if denied

Police Officers will continue to have problems with the prosecution of any camping ordinance cases within the Municipal Court.

Impact if approved

The approval of the changes will remove the responsibility of determining if the suspect was granted permission by the property owner and place that responsibility on the suspect to be in possession of documentation proving such permission.

This will alleviate problems in court and provide an easier path to prosecution.

This will also place our ordinance in line with the Berkeley County Ordinance as well as the Summerville Ordinance.

Department Head:	City Administrator:
_____	_____
Signature & Date	*Signature & Date*

AN ORDINANCE

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA, BY REPEALING SECTION 131.083 REGULATIONS PROHIBITING CAMPING ON PUBLIC OR PRIVATE PROPERTY OF TITLE XIII: GENERAL OFFENSES, CHAPTER 131. OFFENSES CONCERNING PROPERTY AND ADOPTING IN LIEU THEREOF THE ATTACHED CHAPTER 131. OFFENSES CONCERNING PROPERTY. SECTION §131.083 REGULATIONS PROHIBITING CAMPING ON PUBLIC OR PRIVATE PROPERTY

WHEREAS, the City Council of the City of Goose Creek finds that unregulated camping can create health and safety concerns, damage public and private property, and impede the intended use of such property; and

WHEREAS, it is in the best interest of the City of Goose Creek to establish reasonable regulations concerning camping activities and for the new section to be placed under the title and chapter in the City of Goose Creek Code of Ordinances as follows:

TITLE XIII: GENERAL OFFENSES

CHAPTER 131. OFFENSES CONCERNING PROPERTY

§ 131.083 REGULATIONS PROHIBITING CAMPING ON PUBLIC OR PRIVATE PROPERTY.

(A) *Purpose.* The purpose of this section is to protect the health, safety, and welfare of the public, safeguard public and private property, and prevent the degradation of land within the City of Goose Creek by imposing reasonable restrictions on camping.

(B) *Definitions.* For the purposes of this section, the following terms shall have the meanings assigned below:

CAMPING. Residing in or using any public or private property for one or more nights for living accommodation purposes, including, but not limited to, sleeping, making preparations to sleep (such as laying down bedding), storing personal belongings, making fires, using tents or shelters, cooking meals, or living in a parked vehicle. ***CAMPING*** shall be deemed to occur when, under all the circumstances, it reasonably appears that a person is using public or private property as a living accommodation.

RECREATION. For The purposes of camping, "recreational purposes" refers to camping in a short-term outdoor stay for the purpose of leisure, vacation or outdoor appreciation rather than permanent residency or survival necessity. "Short-term" is defined as a time period not to exceed seventy-two (72) consecutive hours.

(C) *Camping on Public Property public property prohibited.* Except as permitted by the City of Goose Creek, it shall be unlawful for any person to camp on any public property owned, leased, or maintained by the city. This includes, but is not limited to, streets, sidewalks, parks, easements, stormwater facilities, parking lots, and other public lands. No person shall erect or maintain any tent, shack, trailer, motorhome, camper, or other structure for camping purposes on such property.

(D) *Camping on private property prohibited; exceptions.*

(1) It shall be unlawful to camp or squat on private property within the City of Goose Creek, except as provided herein.

(2) The prohibition shall not apply to:

(a) Children under the age of 18, along with adult family members, that are camping on their own residential property for recreational purposes;

(b) Groups or organizations that have received prior approval by the City of Goose Creek for special events, provided that such written consent is in their possession at the time and is shown upon demand of any Goose Creek Police Officer, Berkeley County Sheriff's Deputy, Goose Creek Code

Enforcement Officer or other personnel authorized to enforce this ordinance;

(c) Persons camping on their own land, persons camping with the owner of the land, or to persons camping with the written consent of the owner of the land for recreational purposes, provided that such written consent is in their possession at the time and is shown upon demand of any Goose Creek Police Officer, Berkeley County Sheriff's Deputy, Goose Creek Code Enforcement Officer or other personnel authorized to enforce this ordinance, and providing that all other City of Goose Creek zoning ordinances and South Carolina laws and regulations are met; or

(d) Individuals lawfully camping in designated campgrounds, recreational vehicle parks, or areas permitted for such use pursuant to the city's zoning ordinances and applicable South Carolina state laws.

(E) *Penalty.* Violation of this section shall constitute a misdemeanor and shall be punishable by a fine not exceeding $500, imprisonment for not more than 30 days, or both, at the discretion of the municipal court.

All ordinances in conflict with this ordinance are hereby repealed.

This ordinance shall be effective on the date of final reading.

INTRODUCED the _____ day of October, 2026.

DONE the _____ day of November, 2026.

_____
Mayor Gregory S. Habib

Attest:_____
Kelly J. Lovette, MMC, City Clerk

_____ _____
Mayor Pro Tem Jerry Tekac Councilmember Debra Green-Fletcher

_____ _____
Councilmember Christopher Harmon Councilmember Gayla S.L. McSwain

_____ _____
Councilmember Corey D. McClary Councilmember Melissa Enos-Sims

Request for City Council Agenda Item

To: Mayor and City Council

From: Tyler Howanyk, CFO

Please check one box

☐ Regular Meeting ☐ Special Meeting

☐ Work Session

Please check one box, if applicable

☑ Ordinance ☐ Resolution ☐ Proclamation ☐ Request to Purchase

Ordinance/Resolution Title

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA, TO RECOGNIZE THE CHIEF FINANCIAL OFFICER AS THE HEAD OF THE ADMINISTRATION DEPARTMENT; TO REPLACE REFERENCES TO THE FINANCE DIRECTOR WITH CHIEF FINANCIAL OFFICER; AND TO PROVIDE FOR SEVERABILITY, REPEAL, CODIFICATION, AND AN EFFECTIVE DATE (Second and Final Reading)

Background Summary

Financial Impact

Impact if denied

Impact if approved

Department Head: City Administrator:

_____ _____

Signature & Date *Signature & Date*

ORDINANCE NO. 2026-___

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA, TO RECOGNIZE THE CHIEF FINANCIAL OFFICER AS THE HEAD OF THE ADMINISTRATION DEPARTMENT; TO REPLACE REFERENCES TO THE FINANCE DIRECTOR WITH CHIEF FINANCIAL OFFICER; AND TO PROVIDE FOR SEVERABILITY, REPEAL, CODIFICATION, AND AN EFFECTIVE DATE

WHEREAS, the City of Goose Creek Code of Ordinances identifies the Finance Director as the head of the Administration Department and assigns certain financial, licensing, hospitality-fee, and development-impact-fee duties to that office; and

WHEREAS, the City has established the position of Chief Financial Officer, and the Chief Financial Officer currently serves as the head of the Administration Department and performs the duties assigned by the Code to the Finance Director; and

WHEREAS, City Council desires to conform the Code to the City's organizational structure while preserving the existing powers, duties, and responsibilities assigned to the City's chief financial officer;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Goose Creek, South Carolina, in Council duly assembled, as follows:

SECTION 1 AMENDMENT TO SECTION 33.001

Section 33.001, Composition, is amended by deleting the phrase "shall consist of one director and other personnel" and substituting "shall be headed by the Chief Financial Officer and shall include such other personnel" in its place. As amended, Section 33.001 shall read:

> There shall be an Administration Department of the city which is responsible for the proper collection, accounting and distribution of the funds of the city as well as all administrative functions as assigned by City Council from time to time. The Administration Department shall be headed by the Chief Financial Officer and shall include such other personnel as, from time to time, may be deemed necessary to ensure the proper custody of the city funds as well as to collect taxes, business licenses, permits, fees and the like, and administer the same for the city.

SECTION 2 CHANGE IN TITLE

The heading of Section 33.003 is amended from "Finance Director; Appointment" to "Chief Financial Officer; Appointment."

SECTION 3 REFERENCES TO FINANCE DIRECTOR

Each reference to "Finance Director" in the following provisions is deleted and replaced with "Chief Financial Officer." The possessive form "Finance Director's" is replaced with "Chief Financial Officer's," as applicable:

Code Chapter	**Affected Sections**
Chapter 33	Sections 33.002, 33.003, 33.004, 33.005, and 33.006
Chapter 96	Section 96.02
Chapter 110	Sections 110.037, 110.039, 110.044, 110.061, 110.062, 110.063, 110.064, 110.065, 110.081, and 110.130

Code Chapter	Affected Sections
Chapter 156	Section 156.11

SECTION 4 CONFORMING REFERENCES WITHIN SECTION 33.004

In Section 33.004(B) and Section 33.004(D), each standalone reference to "the Director" is deleted and replaced with "the Chief Financial Officer" so that those provisions do not refer to the subordinate Finance Director position and consistently identify the head of the Administration Department.

SECTION 5 CONTINUITY OF AUTHORITY

The title "Chief Financial Officer" is the successor title to "Finance Director" for purposes of the provisions amended by this ordinance. This ordinance does not interrupt, diminish, or expand any power, duty, responsibility, appointment, delegation, proceeding, decision, contract, license, fee, or other official action assigned to or taken by the Finance Director before the effective date of this ordinance. Any such matter shall continue in the name of, or under the authority of, the Chief Financial Officer.

SECTION 6 CODIFICATION

The codifier is authorized to make non-substantive changes necessary to implement this ordinance, including changes to capitalization, section headings, cross-references, indexing, grammar, and the possessive form of the amended title, provided that no such change alters the meaning of the Code.

SECTION 7 REPEAL OF CONFLICTING PROVISIONS

All ordinances or parts of ordinances in conflict with this ordinance are repealed to the extent of the conflict.

SECTION 8 SEVERABILITY

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is held invalid or unconstitutional by a court of competent jurisdiction, the remaining portions shall remain in full force and effect.

SECTION 9 EFFECTIVE DATE

This ordinance shall become effective upon adoption by City Council following second and final reading.

DONE AND ORDAINED by the Mayor and City Council of the City of Goose Creek, South Carolina, this ____ day of _____, 2026.

_____
Mayor Gregory S. Habib

Attest: _____
Kelly J. Lovette, MMC, City Clerk

Mayor Pro Tem Jerry Tekac	Councilmember Debra Green-Fletcher
Councilmember Christopher Harmon	Councilmember Gayla S.L. McSwain
Councilmember Corey McClary	Councilmember Melissa Enos-Sims

ADMINISTRATION DEPARTMENT

§ 33.001 COMPOSITION.

There shall be an Administration Department of the city which is responsible for the proper collection, accounting and distribution of the funds of the city as well as all administrative functions as assigned by City Council from time to time. The Administration Department shall be headed by the Chief Financial Officer and shall include such other personnel as, from time to time, may be deemed necessary to ensure the proper custody of the city funds as well as to collect taxes, business licenses, permits, fees and the like, and administer the same for the city.

(1985 Code, § 2-150)

§ 33.002 COMPENSATION.

The Chief Financial Officer and other Department personnel shall be compensated in accordance with the city and Compensation Plan as determined by annual budgetary appropriations.

(1985 Code, § 2-151)

§ 33.003 CHIEF FINANCIAL OFFICER; APPOINTMENT.

The Chief Financial Officer shall be appointed by the City Administrator with the advice and consent of the Mayor and City Council.

(1985 Code, § 2-152)

§ 33.004 DUTIES AND POWERS.

(A) The Chief Financial Officer shall be personally responsible for the collection, accounting and distribution of all city funds. The Chief Financial Officer shall promptly execute all orders and observe all regulations prescribed by the city and shall be responsible for ensuring that all orders and regulations are obeyed and carried out. The Chief Financial Officer shall be directly responsible and accountable to the City Administrator for the organization, direction, efficiency, training, discipline and morale of the Administration Department.

(B) The Chief Financial Officer shall assume the duties of Inspector for the Department unless the Director shall appoint a competent employee of the Department to act as Inspector.

(C) The Chief Financial Officer shall ensure that all books, records and reports are maintained according to current applicable federal, state and municipal laws.

(D) The Chief Financial Officer shall report annually, in writing, to the City Administrator, setting forth the conditions and activities of the Department. The Director shall periodically report to the City Administrator on the matters as the City Administrator may deem necessary.

(E) The Chief Financial Officer shall submit to the City Administrator an annual estimate of budgetary and other fiscal requirements of the Department.

(1985 Code, § 2-153)

§ 33.005 CHAIN-OF-COMMAND.

The chain-of-command of the Administration Department shall be as follows:

(A) City council (the whole Council);

(B) The Mayor (Chief Executive Officer);

(C) The City Administrator (Chief Administrative Officer);

(D) The Chief Financial Officer;

(E) Supervisory personnel; and

(F) General employees.

(1985 Code, § 2-154)

§ 33.006 PROPERTY OF DEPARTMENT.

All property acquired by the Administration Department and issued to any personnel of the Department shall remain the property of the city, and shall be returned to the city whenever its return is requested by the Chief Financial Officer or the City Administrator. It shall be unlawful to refuse to return the property when duly requested. Refusal to return the property when duly requested shall be deemed a misdemeanor punishable as provided in § 10.99 upon conviction.

(1985 Code, § 2-155) Penalty, see § 10.99

§ 96.02 DEFINITIONS.

The following words, terms, and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning.

DIRECTOR. The ~~Finance Director~~ Chief Financial officer or such other person as the City Administrator shall designate, to exercise the city's duties, responsibilities, and authority under this chapter.

§ 110.037 DURATION OF LICENSE; TRANSFER.

Each license shall be issued for one calendar year beginning May 1 and shall expire on April 30. A change of the business address must be reported to the Chief Financial Officer ten days prior for approval for the license to be valid at the new address. Failure to obtain the approval of the Chief Financial Officer of the change of address shall invalidate the license and subject the licensee to prosecution for doing business without a license.

(Ord. 17-015, passed 6-13-2017; Ord. 2023-003, passed 1-10-2023)

§ 110.039 LICENSE; FEES.

The license fee for each class of business shall be computed in accordance with the rate schedules established and approved by City Council and is on file in the offices of the Chief Financial Officer and City Clerk.

(Ord. 17-015, passed 6-13-2017 ; Ord. 2023-003, passed 1-10-2023)

§ 110.044 HOSPITALITY TAX.

All mobile food vendors shall collect from any patron a 2% hospitality tax on all prepared food and beverages and will remit collected hospitality tax to the Chief Financial Officer no later than the twentieth day of the following month in which collected.

(Ord. 17-015, passed 6-13-2017; Ord. 2023-003, passed 1-10-2023)

§ 110.061 INVESTIGATION; ISSUANCE; APPEALS.

(A) Application of license. Upon receipt of an application for a license under the provisions of this chapter, the Chief Financial Officer shall refer the application to the Police Department, the Planning and Zoning Department and other agencies or departments of the city deemed appropriate for review, investigation and recommendation, in order to determine whether the activities proposed to be undertaken would be contrary to any law or whether the issuance of the license would otherwise be contrary to the public health, safety or welfare. No license shall be issued until the Chief Financial Officer has received

reports and recommendations from all departments and agencies to which the application has been referred.

(B) Issuance of license; appeals from denials or revocations.

(1) Upon receipt of reports and recommendations as herein provided, the application, together with all supporting information, shall be forwarded to the Chief Financial Officer, who shall determine whether to issue the license for which the application has been made. If an application is denied, the Chief Financial Officer shall set forth his or her reasons in writing and a copy of the decision shall be provided to the applicant.

(2) See § 110.016(B) and (C) appeals to City Administrator and City Council.

(C) Approved application. An approved application, subject to the provisions codified in this chapter, may be issued by the Chief Financial Officer within a reasonable time. A fee will be charged as determined by § 110.062 allowing for the processing of the application.

(Ord. 17-015, passed 6-13-2017; Ord. 2023-003, passed 1-10-2023)

§ 110.062 LICENSE; FEES.

The license fee for each class of business shall be computed in accordance with the rate schedules established and approved by City Council and on file in the offices of the Chief Financial Officer and City Clerk.

(A) Before a license shall be issued, the applicant shall pay all associated taxes and fees.

(Ord. 17-015, passed 6-13-2017; Ord. 2023-003, passed 1-10-2023) Penalty, see § 110.999

§ 110.063 FIXED LOCATION TRANSIENT MERCHANTS.

(A) No transient merchant shall engage in business at a fixed location without the written permission, by lease or otherwise, of the owner or person in control of the property.

(B) A property use agreement supplied by the Chief Financial Officer must be signed by all parties, it shall include the dates the transient merchant shall be conducting business and must be submitted with initial application.

(C) This agreement shall be displayed by the transient merchant at the fixed location when he or she is doing business there.

(Ord. 17-015, passed 6-13-2017; Ord. 2023-003, passed 1-10-2023) Penalty, see § 110.999

§ 110.064 DUPLICATE AND INDIVIDUAL LICENSES.

(A) When required, a transient merchant license may be issued to a person carrying on the business of transient merchant in the city through employees.

(B) The employees shall carry a duplicate license issued to the person, which shall be obtained from the Chief Financial Officer's office.

(C) If the business of transient merchant in the city is carried on through agents who are not employees or by consignees, or by an unincorporated firm or association, each person so conducting the business of transient merchant in the city shall be required to have a separate license.

(Ord. 17-015, passed 6-13-2017; Ord. 2023-003, passed 1-10-2023)

§ 110.065 REVOCATION OF LICENSE; PROCEDURE.

(A) The Chief Financial Officer may revoke any license issued under the provisions of this chapter by sending a notice of revocation by certified mail to the license holder at his or her last known address, return receipt requested or by personal service on the license holder or its officers for any of the following causes:

(1) Information showing that the license was erroneously issued initially;

(2) For any violation of the provisions of this chapter; or

(3) For any violation of any city or state law regulating the sales activities of the license holder.

(B) The license shall stand revoked unless within ten days after receipt of the notice of revocation from the Chief Financial Officer, the license applicant or holder files a written appeal pursuant to § 110.061(B)(2).

(Ord. 17-015, passed 6-13-2017; Ord. 2023-003, passed 1-10-2023)

§ 110.081 PERMIT AND LICENSE; FEES.

The permit fee and license fee for each class of business shall be computed in accordance with the rate schedules established and approved by City Council and on file in the offices of the Chief Financial Officer and City Clerk.

(Ord. 17-015, passed 6-13-2017)

ESTABLISHMENT. Any business, private club, or non-profit institution other than a private club which has a fixed place of operations or uses a mobile device on a regular basis, within the city and which from that location or device sells prepared meals and/or beverages inclusive of alcoholic beverages, beer and wine, whether for on premises

consumption, take out or delivery. As used in this definition, NON-PROFIT INSTITUTION shall include any medical, educational or social service facility which makes the service of prepared meals and beverages available for sale to the public at large on a regular basis.

CHIEF FINANCIAL OFFICER. A person designated to administer this subchapter.

PREPARED MEAL. Any food and/or beverages, inclusive of alcoholic beverages, beer and wine, prepared or modified by an establishment which at the time of sale is ready for consumption by members of the public, regardless of the actual quantity, presentation, or packaging, without regard to the time of day of the sale.

(B) Imposition of fee.

(1) A local hospitality fee equal to 2% is imposed on sales of prepared meals and beverages, inclusive of alcoholic beverages, beer and wine sold in establishments.

(2) The fee imposed by this section shall be collected from any patron when he/she tenders payment for his/her meal, food or beverage and shall be held in trust for the benefit of the city until the same is remitted to the Chief Financial Officer.

(C) Remittance to city; due date.

(1) The fee provided for in this subchapter must be remitted by the establishment to the Chief Financial Officer, along with the form as provided by the city from time to time for such purpose, by the twentieth day of the month following the closing date of the period for which the fee payment is to be remitted. The fee must be remitted on a monthly basis when the estimated amount of average fee is more than $50 a month, on a quarterly basis when the estimated amount of average fee is $25 to $50 per month, and on an annual basis when the estimated amount of average fee is less than $25 a month. The closing date for monthly payments is the last day of the month; the closing dates for quarterly payments are the last days of the months of March, June, September and December, and the closing date for annual payments is the last day of December.

§ 156.11 CREDITS/REIMBURSEMENTS.

(A) General provisions.

(1) A developer shall be entitled to a credit against development impact fees assessed pursuant to this chapter, assuming the same discount rates applied to maximum allowable impact fees presented in this chapter for the various impact fee categories, for city-approved monetary or in-kind contributions toward some or all of the public facilities included in the City of Goose Creek Capital Improvements Plan that are eligible for impact fee funding.

(2) Development impact fees shall not be imposed on a fee payer or developer who has entered into a credit agreement with the city for certain contribution, payment, construction or dedication of land up to the cash value of the specific improvements identified within the agreement. Any difference between total development impact fees due, by impact fee category, for the development and the cash value of the executed credit

agreement remain eligible for collection pursuant to the rules and requirements of this chapter.

(3) Any request for development impact fee credit or reimbursement shall be submitted to the City Administrator prior to issuance of a building permit.

(B) Application for credit agreement.

(1) The determination of the amount of any credit shall be undertaken through submission of an application for credit agreement, which shall be submitted through the city Finance Department for review by the City Administrator, or his or her designee.

(2) The application for credit agreement shall include the following information:

(a) The following documentation must be provided if the proposed application involves a credit for any cash contribution:

1. A certified copy of the development approval in which the contribution was agreed; and

2. Proof of payment (if already made); or

3. Proposed method of payment (if not already made).

(b) The following documentation must be provided if the proposed application involves credit for dedication of land:

1. Drawing and legal description of the land;

2. The appraised fair market value of the land at the date a building permit application is sought for the use of land, prepared by a professional real estate appraiser who is a member of the Member Appraisal Institute (MAI) or who is a member of Senior Residential Appraisers (SRA); and

3. A certified copy of the development permit in which the land was agreed to be dedicated (if applicable).

(c) The following documentation must be provided if the proposed application involves credit for construction:

1. The proposed construction documents of the specific construction project prepared and certified by a duly qualified and licensed engineer in the State of South Carolina;

2. The projected costs for the suggested improvements, which shall be based on local information for similar improvements, along with the construction schedule for the completion of said improvements. Such estimated cost shall include construction or reconstruction of the project; the cost of labor and materials; the cost of all lands, property, rights, easements and franchises acquired; financing charges or interest prior to and during construction and for one year after completion of construction; costs of plans and specifications; surveys of estimates of costs and revenues; costs of professional services;

and all of the expenses necessary or incidental to determining the feasibility or practicability of such construction or reconstruction.

(d) Within 14 days of receipt of the proposed application for credit agreement, the city Chief Financial Officer, or its designee, shall determine if the application is complete. If it is determined that the proposed agreement is not complete, the city Chief Financial Officer shall send written notification to the applicant outlining the deficiencies. The city shall take no further action on the proposed application for credit agreement until all such deficiencies have been corrected or otherwise settled.

(e) Once the city Chief Financial Officer determines the proposed application for credit agreement is complete, it shall be reviewed within 30 days by a committee of designated staff composed of the City Administrator, city Chief Financial Officer, city Planning Director, and the department head for the impact fee category under consideration (either the Recreation Director for the recreation impact fee, the Fire Chief for the fire protection impact fee, the Director of Public Works). Together, this group will be known as the Development Impact Fee Credit Review Committee.

Request for City Council Agenda Item

To: Mayor and City Council

From: Tyler Howanyk, Chief Financial Officer

Please check one box

☐ Regular Meeting ☐ Special Meeting

☐ Work Session

Please check one box, if applicable

☑ Ordinance ☐ Resolution ☐ Proclamation ☐ Request to Purchase

Ordinance/Resolution Title

AN ORDINANCE TO RAISE REVENUE AND ADOPT A BUDGET FOR THE CITY OF GOOSE CREEK, SOUTH CAROLINA, FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2027 AND ENDING DECEMBER 31, 2027 (Second and Final Reading)

Background Summary

Subsection 3 of Section 5-7-260 of the Code of Laws of South Carolina 1976, as amended, requires that a municipal council shall act by ordinance to levy taxes and adopt a budget pursuant to public notice.

Financial Impact

The 2027 Budget will be approved.

Impact if denied

The City will not have a 2027 Budget.

Impact if approved

Department Head: City Administrator:

_____ _____

Signature & Date *Signature & Date*

ORDINANCE NO:_____

AN ORDINANCE

AN ORDINANCE TO RAISE REVENUE AND ADOPT A BUDGET FOR THE CITY OF GOOSE CREEK, SOUTH CAROLINA, FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2027 AND ENDING DECEMBER 31, 2027

WHEREAS, Subsection 3 of Section 5-7-260 of the Code of Laws of South Carolina 1976, as amended, requires that a municipal council shall act by ordinance to levy taxes and adopt a budget pursuant to public notice.

NOW, THEREFORE, BE IT ORDAINED AND ORDERED by the Mayor and City Council of the City of Goose Creek, South Carolina, in Council duly assembled, that the following provisions are hereby adopted and enacted:

SECTION 1. A tax to cover the period from January 1, 2027 to December 31, 2027, both inclusive for the sums and in the manner hereinafter mentioned, is and shall be levied, collected and paid into the treasury of the City of Goose Creek for the use and service thereof; i.e., a tax of $6.00 on every hundred ($100.00) dollars in assessed value of real estate and personal property of every description owned and used in the City of Goose Creek, South Carolina, except such as is exempt from taxation under the Constitution and laws of the State of South Carolina, is and shall be levied and paid into the City treasury for the credit to the City of Goose Creek for the corporate purposes, permanent improvements, current expenses and the payment of interest and retirement of outstanding bonds and debts of the City of Goose Creek, making a total levy of sixty (60.0) mills for tax purposes. The total tax levy of sixty (60.0) mills is apportioned as follows: forty-nine and one-half (49.5) mills for the general operation of the City, and, ten and one-half (10.5) mills to fund the Recreation Enterprise Fund. Such tax is levied on such property as is assessed by the Berkeley County Tax Assessor for County and State purposes.

SECTION 2. A sanitation tax to cover the period from January 1, 2027 to December 31, 2027, both inclusive for the sums and in the manner hereinafter mentioned, is and shall be levied, collected and paid into the treasury of the City of Goose Creek for the use and service thereof, i.e., a tax of one hundred ninety-five ($195.00) dollars is assessed on every single-family occupied residential lot within the corporate limits of the City of Goose Creek, to be paid into the City treasury for the credit to the City of Goose Creek for the corporate purposes, permanent improvements and for the purpose of paying current expenses of said municipality.

SECTION 3. The water rates, service fees, origination fees, and other applicable charges of the City's Water Fund shall be as set forth in Exhibit A, attached hereto and incorporated herein by reference, and shall remain in effect unless amended by a subsequent ordinance of City Council; a copy of such rates, fees, etc. shall be maintained on file in the offices of the Chief Financial Officer and City Clerk.

The prepared budget and estimated revenue for the payment of the same for business licenses are in accordance with the classifications established in the latest edition of the *United States North American Industry Classification System Manual* (NAICS codes). The rate schedules established and approved through the budget are on file in the offices of the Chief Financial Officer and City Clerk.

SECTION 4. The prepared budget and estimated revenue for the payment of the same is hereby adopted and made a part hereof as if fully incorporated herein and a copy Budget Summary thereof is attached hereto in Exhibit B. A copy of the full budget is on file in the Office of the City Clerk.

SECTION 5. By mutual agreement between the City of Goose Creek and Berkeley County, Berkeley County will bill and collect the taxes enumerated herein, and pay the same over to the treasury of the City of Goose Creek in the manner as agreed by both parties.

SECTION 6. The billing dates, the penalty dates and the amount of the penalty which shall be levied for delinquent taxes shall be the same as those adopted by Berkeley County Council.

SECTION 7. The Chief Financial Officer shall be responsible for the collection of delinquent taxes in accordance with the provisions established for the collection of the same with Berkeley County.

SECTION 8. The City Administrator shall administer the budget and may authorize the transfer of appropriated funds within and between departments as necessary to achieve the goals of the budget as established by City Council.

SECTION 9. If for any reason any sentence, clause or provision of this Ordinance shall be declared invalid, such shall not affect the remaining provisions thereof.

This ordinance shall become effective January 1, 2027.

INTRODUCED the 13th day of October, 2026.

DONE the 10th day of November, 2026.

_____
Mayor Gregory S. Habib

Attest: _____
Kelly J. Lovette, MMC, City Clerk

_____ _____
Mayor Pro Tem Jerry Tekac Councilmember Debra Green-Fletcher

_____ _____
Councilmember Christopher Harmon Councilmember Gayla S.L. McSwain

_____ _____
Councilmember Corey McClary Councilmember Melissa Enos-Sims

EXHIBIT A

2027	
Volumetric Charge (per 1,000 Gallons)	
INSIDE	OUTSIDE
$ 2.65	$ 5.30

Description	AWWA Factors (1)	Monthly Demand Charge	
Meter Size		INSIDE	OUTSIDE
5/8 & 3/4 Inch	1.00	$ 13.44	$ 26.88
1.0 Inch	2.50	$ 33.60	$ 67.20
1.5 Inch	5.00	$ 67.20	$ 134.40
2.0 Inch	8.00	$ 107.52	$ 215.04
3.0 Inch	15.00	$ 201.60	$ 403.20
4.0 Inch	25.00	$ 336.00	$ 672.00
6.0 Inch	50.00	$ 672.00	$ 1,344.00
8.0 Inch	80.00	$ 1,075.20	$ 2,150.40
10.0 Inch	115.00	$ 1,545.60	$ 3,091.20
Notes: (1) Meter-size equivalency factors established by the AWWA and identified in AWWA Standards C700, M1 and M22. Such factors are commonly applied for water rate design.			

Description	INSIDE	OUTSIDE
Hydrant Fee	N/A	$1.00 per Month
Tap Fee	$500.00	$1,000.00
Water Tap Impact Fee	$1,500.00	$1,500.00

EXHIBIT B
CITY OF GOOSE CREEK
BUDGET SUMMARY
FISCAL YEAR 2027 BUDGET

General Fund

General Fund Revenues	$	56,886,350
General Fund Expenditures	$	56,809,630

	FY 2026	**FY 2027**
Legislative	$ 487,316	**$ 586,666**
Economic Development	$ 315,984	**$ 318,435**
Human Resources	$ 690,731	**$ 764,910**
Administration	$ 2,581,464	**$ 3,080,145**
Planning	$ 1,944,291	**$ 1,933,762**
Information Technology	$ 2,266,584	**$ 2,291,175**
Police	$ 18,111,858	**$ 18,158,658**
Fire	$ 16,028,562	**$ 14,174,988**
Sanitation	$ 2,895,464	**$ 3,104,740**
Maintenance	$ 2,330,712	**$ 2,496,537**
Garage	$ 850,852	**$ 936,409**
Court	$ 865,495	**$ 932,388**
Parks & Recreation	$ 2,930,518	**$ 3,249,418**
Non-Departmental	$ 14,301,591	**$ 4,781,399**

General Fund Reserve	$	76,720
Total Expenditure and Reserve	$	56,886,350

Water Utility Enterprise Fund

Water Enterprise Fund Revenues	$	9,021,540
Water Enterprise Fund Expense	$	8,697,867
Water Enterprise Fund Reserve	$	323,673
Total Expenditures and Reserve	$	9,021,540

Golf Enterprise Fund

Golf Enterprise Fund Revenues	$	4,011,280
Golf Enterprise Fund Expense	$	3,836,824
Golf Enterprise Fund Reserve	$	174,456
Total Expenditures and Reserve	$	4,011,280

Recreation Enterprise Fund

Recreation Enterprise Fund Revenues	$	6,899,094
Recreation Enterprise Fund Expense	$	6,816,268
Recreation Enterprise Fund Reserve	$	82,826
Total Expenditures and Reserve	$	6,899,094

Capital Projects Fund

Capital Projects Fund Balance/Revenues	$	24,841
Capital Projects Fund Expenditures	$	24,841
Capital Projects Fund Reserve	$	-
Total Expenditures and Reserve	$	24,841

Impact Fee Fund		
Impact Fee Fund Balance/Revenues	$	4,853,715
Impact Fee Fund Expenditures	$	1,527,513
Impact Fee Fund Reserve	$	3,326,202
Total Expenditures and Reserve	$	4,853,715
Hospitality Fund		
Hospitality Fund Balance/Revenues	$	8,837,718
Hospitality Fund Expenditures	$	4,768,700
Hospitality Fund Reserve	$	4,069,018
Total Expenditures and Reserve	$	8,837,718
Municipal Improvement District (MID) Fund		
MID Fund Balance/Revenues	$	2,001,720
MID Fund Expenditures	$	1,392,513
MID Fund Reserve	$	609,207
Total Expenditures and Reserve	$	2,001,720
Goose Creek Municipal Finance Corporation Fund		
Goose Creek Municipal Finance Corporation Fund Balance/Revenues	$	2,011,805
Goose Creek Municipal Finance Corporation Fund Expenditures	$	2,011,805
Goose Creek Municipal Finance Corporation Fund Reserve	$	-
Total Expenditures and Reserve	$	2,011,805
Fireman's 1% Fund		
Fireman's 1% Fund Balance/Revenues	$	123,686
Fireman's 1% Fund Expenditures	$	16,410
Fireman's 1% Fund Reserve	$	107,276
Total Expenditures and Reserve	$	123,686
Confiscated/Forfeiture Drug Money Fund		
Confiscated/Forfeiture Drug Fund Balance/Revenues	$	22,331
Confiscated/Forfeiture Drug Fund Expenditures	$	13,000
Confiscated/Forfeiture Drug Fund Reserve	$	9,331
Total Expenditures and Reserve	$	22,331
Federal Equitable Sharing Fund		
Federal Equitable Sharing Fund Balance/Revenues	$	65,312
Federal Equitable Sharing Fund Expenditures	$	-
Federal Equitable Sharing Fund Reserve	$	65,312
Total Expenditures and Reserve	$	65,312
Tree Trust Fund		
Tree Trust Fund Balance/Reserves	$	702,787
Tree Trust Fund Expenditures	$	380,000
Tree Trust Fund Reserve	$	322,787
Total Expenditures and Reserve	$	702,787

Emergency 911 Fund		
Emergency 911 Fund Balance/Revenues	$	795,337
Emergency 911 Fund Expenditures	$	327,320
Emergency 911 Fund Reserve	$	468,017
Total Expenditures and Reserve	$	795,337
Victim's Assistance Fund		
Victim's Assistance Fund Balance/Revenues	$	74,414
Victim's Assistance Fund Expenditures	$	96,677
Victim's Assistance Fund Reserve	$	(22,263)
Total Expenditures and Reserve	$	74,414
Opioid Fund		
Opioid Fund Balance/Revenues	$	297,026
Opioid Fund Expenditures	$	152,098
Opioid Fund Reserve	$	144,928
Total Expenditures and Reserve	$	297,026
Tourism Fund		
Tourism Revenue Fund Balance/Revenues	$	207,389
Tourism Revenue Expenditures	$	38,546
Tourism Revenue Reserves	$	168,843
Total Expenditures and Reserve	$	207,389
Total All Funds		
Total Revenue (All Funds)	$	96,771,033
Total Expenditures (All Funds)	$	86,910,012
Reserve For Contingencies (All Funds)	$	9,861,021
Total City of Goose Creek Budget	**$**	**96,771,033**

Request for City Council Agenda Item

To: Mayor and City Council

From: Tyler Howanyk, CFO

Please check one box

☐ Regular Meeting ☐ Special Meeting

☐ Work Session

Please check one box, if applicable

☐ Ordinance ☑ Resolution ☐ Proclamation ☐ Request to Purchase

Ordinance/Resolution Title

A RESOLUTION AUTHORIZING AND APPROVING POST-ISSUANCE TAX COMPLIANCE POLICIES AND PROCEDURES; AND OTHER MATTERS RELATED THERETO (Introduction and Final Reading of a Pubic Hearing)

Background Summary

This resolution will be considered in conjunction with the second reading of the ordinance amending the Code of Ordinances to replace references to the Finance Director with Chief Financial Officer.

Financial Impact

Impact if denied

Impact if approved

Department Head: City Administrator:

_____ _____

Signature & Date *Signature & Date*

Post-Issuance Tax Compliance Policies and Procedures

1. GENERAL

The purpose of these Post-Issuance Tax Compliance Policies and Procedures (***"Tax Policies"***) of the City of Goose Creek, South Carolina (the ***"City"***) is to establish policies and procedures in connection with the issuance of (i) tax-exempt obligations of the City and (ii) tax-exempt obligations of the Goose Creek Municipal Finance Corporation (the ***"Corporation"***) issued on behalf of the City (in either case, ***"Bonds"*** or ***"Bond issue"***) in order to maximize the likelihood that all applicable post-issuance requirements of federal income tax law needed to preserve the tax-exempt status of such Bonds are satisfied. Capitalized terms used herein and not otherwise defined are intended to have the meanings given to such terms in the Internal Revenue Code of 1986, as amended (the ***"Code"***) and the Treasury Regulations promulgated thereunder (the ***"Regulations"***).

As used herein, the term ***"Bond Counsel"*** shall mean, with respect to a particular issue of Bonds, either the law firm that served as bond counsel in connection with the issuance of such Bonds, or any other nationally recognized firm of attorneys experienced in the field of municipal bonds whose opinions as to federal income tax matters are generally accepted by purchasers of municipal bonds.

These Tax Policies are intended to supplement the specific representations and covenants of the City and the Corporation set forth in the tax certificate, tax regulatory agreement, or similar tax document (***"Tax Agreement"***) executed by the City or the Corporation in connection with the issuance of a particular issue of Bonds. The individual(s) identified below as responsible for particular compliance duties shall have read, and shall periodically review, the applicable provisions of each Tax Agreement that relate to such duties, and shall consult with Bond Counsel to the extent that the tax law requirements set forth in a Tax Agreement, or their application to the facts, are not clear. (The City, in connection with Bond Counsel, may supplement these Tax Policies from time to time with Exhibits setting forth specific timing requirements and other summary checklists relating to the compliance requirements of particular Bond issues.)

2. RESPONSIBILITY

Primary responsibility for the City's compliance with the policies and procedures set forth herein shall rest with the City's Chief Financial Officer (the ***"Responsible Official"***), who may from time to time delegate certain of the responsibilities described herein to be performed by other members of the staff of the City, acting under the general supervision and direction of the Responsible Official.

The Responsible Official shall provide a copy of these Tax Policies to the City's auditors and shall instruct such auditors to report to the Responsible Official from time to time any matters the auditors believe relevant to the matters addressed herein.

3. TRAINING

The City shall provide appropriate training to the Responsible Official and any other individuals responsible for carrying out compliance duties under these Tax Policies sufficient to enable such individuals to perform those duties. Training may be in the form of conference calls or meetings with Bond Counsel to report on issues and questions that arise from time to time in connection with these Tax Policies and for Bond Counsel to report on developments affecting the Code and

Regulations and their enforcement that may be relevant to the development and implementation of these Tax Policies.

4. EXPENDITURE OF BOND PROCEEDS

Until all of the proceeds of a Bond issue have been spent (other than any proceeds deposited in a reserve fund or debt service fund), the Responsible Official shall periodically prepare a written record of the expenditures to date of all proceeds of the Bonds (an ***"Interim Expenditure Report"***), noting any material departures in either timing or use from the original expectations for such expenditures set forth in the applicable Tax Agreement, as well as whether or not any applicable spending targets for arbitrage rebate exceptions have been met. The Responsible Official shall prepare the first such Interim Expenditure Report within 6 months of the issuance of the Bond issue and at least every 6 months thereafter until the delivery of the Final Expenditure Report described further below. In preparing such Interim Expenditure Reports, the Responsible Official shall consult as appropriate with Bond Counsel (including, among other things, as to the appropriate level of detail to be used in describing expenditures).

The Responsible Official shall be responsible for determining when all the proceeds of any Bond issue have been spent (other than those held in a reserve fund or debt service fund) and shall take steps to close out with reasonable promptness all project and similar funds holding proceeds of Bonds. If any proceeds together with investment earnings thereon (together, ***"Remaining Proceeds"***) remain after paying all expected costs of the projects financed, the Responsible Official shall consult with Bond Counsel as to possible ways to apply such proceeds and their investment and use, with the goal of spending all Remaining Proceeds as promptly as is required by law.

Within 60 days of the final expenditure or other disposition of all Remaining Proceeds, the Responsible Official shall prepare a written report (the ***"Final Expenditure Report"***) on the expenditure of all proceeds of the Bonds (inclusive of investment earnings), including the use of such proceeds and the schedule of such expenditures, together with any allocations or elections made in connection therewith. Such report also shall address whether rebatable arbitrage must be calculated and paid and on what schedule.

If a particular facility is only partially financed with proceeds of Bonds, the Responsible Official shall indicate in the report the percentages of each such facility attributable to equity, the proceeds of Bonds or other sources, including any permitted allocations or reallocations (which, to be valid, must be made within 18 months following the date the facility is first "placed in service"[*] and in no event any later than the date 60 days after the 5th anniversary of the issue date of the Bond issue in question).

5. REIMBURSEMENTS

The Responsible Official shall ensure that any use of Bond proceeds to reimburse the City for expenditures made by the City before the issue date of the Bonds in question either satisfies the following timing requirements or is covered by one of the exceptions described below:

[*] An asset is "placed in service" when (i) it has reached a degree of completion which would permit its operation at substantially its design level and (ii) the asset is, in fact, operating at such level.

(a) ***Date of Payment being Reimbursed.*** The expenditure being reimbursed was made no *earlier* than 60 days before the City (or, where applicable, the Corporation) adopted a reimbursement resolution that generally described the project to which the expenditure relates and that stated the maximum expected principle amount of the anticipated bond issue.

(b) ***Date of Reimbursement.*** The reimbursement is made no *later* than 18 months after the date the related project is "placed in service,"* and in any event no later than 3 years after the date the expenditure that is being reimbursed was made.

(c) ***Exception for "Preliminary Expenditures."*** The preceding timing restrictions do not apply to the reimbursement of "preliminary expenditures," up to an amount that does not exceed 20 percent of the issue price of the Bond issue in question. "Preliminary expenditures" include architectural, engineering, surveying, soil testing, bond issuance costs, and similar "soft" costs incurred prior to the commencement of acquisition, construction, or rehabilitation of a project, but do not include land acquisition, site preparation, and similar costs incident to the commencement of construction.

(d) ***De Minimis Exception.*** The timing restrictions described above do not apply to the reimbursement of other costs that do not exceed the lesser of 5 percent of the proceeds of the Bond issue or $100,000. (This exception is in addition to the exception for "preliminary expenditures.")

In addition, the Responsible Official shall ensure that moneys paid to the City (or to the Corporation) to reimburse prior expenditures are not used to create a sinking fund within a year of the reimbursement and shall consult with Bond Counsel as to any use of reimbursement payments to create any sinking fund.

6. USE OF BOND-FINANCED FACILITIES; LIMITS ON PRIVATE BUSINESS USE

The City shall ensure that there is no threat to the tax-exempt status of any Bond issue resulting from impermissible "private business uses" of Bond-financed property. Such a threat could arise if more than 10 percent† of the property financed with the proceeds of a Bond issue is used in the trade or business of any person – *including the federal government* – that is not a state or local governmental entity. (Use by the general public does not constitute private business use.) "Use" for this purpose could result from the ownership or lease of Bond-financed property, from certain contracts to manage the property, from contracts to purchase the output of the property (*e.g.*, in the case of a utility), or from arrangements that give a private party special legal entitlements with respect to the property (*e.g.*, priority rights, naming rights, rights to sponsored research, or other legal rights to control its use).

The Responsible Official shall maintain accurate records of the property financed with the proceeds of each Bond issue, which records shall be updated at least once a year to reflect any conveyances or leases of any part of such property, as well as any management contracts with respect to the property, and any other arrangements involving any special legal rights with respect to the property

† This limitation is reduced to 5 percent if the private use is either "unrelated" or "disproportionate" to the governmental (including general public) use of the property in question, as those terms are defined in the Regulations. Private use is "disproportionate" only if it *exceeds* the governmental use of the property. Bond Counsel should be consulted as to whether a particular use would be treated as "unrelated" to the governmental use of the property.

(*e.g.*, naming rights, priority rights, output contracts, research contracts). Such records shall determine at least once a year whether the aggregate level of private business use of the property financed with each outstanding Bond issue is within the applicable 10 (or 5) percent limitation, and whether there is a foreseeable risk that such limitation may be exceeded in the future. The Responsible Official shall consult with Bond Counsel as appropriate to determine whether particular arrangements (such as leases, output contracts, and management agreements) involve "private business use" (whenever possible, before entering into such arrangements), to consider steps that may be taken to limit potential private business use (such as modifications to the terms of management contracts), and as to a determination of the overall level of private business use.

In the event any arrangement or disposition of property results in excessive private business use of Bond-financed property, the City will, to the extent possible, take such remedial steps as may be permitted under Section 1.141-12 of the Regulations, including a redemption of a portion of the outstanding Bond issue, in order to maintain the intended tax treatment of the Bonds; and the Responsible Official will consult with Bond Counsel concerning such remedial actions.

7. ARBITRAGE AND REBATE

The City shall have covenanted in the Tax Agreement entered into with respect to each Bond issue (i) that proceeds of the Bond issue will be invested in accordance with the applicable arbitrage yield-restriction requirements under section 148(a) of the Code and (ii) that the City will on a timely basis (a) determine the amount of any rebate liability accrued with respect to the Bond issue under section 148(f) of the Code and (b) make the requisite payments (if any) of that rebate liability to the federal government.

(a) ***Yield Restriction.*** The Responsible Official shall monitor the investment of Bond proceeds to ensure that no proceeds that are subject to yield restriction are invested at a yield that is "materially higher"[‡] than the yield on the Bond issue in question and shall maintain accurate records (including applicable bank and trust account statements) as to the investment of all Bond proceeds. The Bond proceeds, if any, that are subject to yield restriction will generally be identified as such in the applicable Tax Agreement.

(b) ***Rebate.*** Any rebate liability with respect to a Bond issue must be reported and paid (at least in part) no later than 60 days following the 5th anniversary of the issue date of the Bond issue, every 5 years thereafter, and on the date the Bonds are finally discharged.

The Responsible Official shall determine at least annually whether the services of a rebate analyst[§] (***"Rebate Analyst"***) are required with respect to each outstanding Bond issue and, if such services are required, shall provide the Rebate Analyst with all investment and other records necessary for the Rebate Analyst to determine the amount of rebate that is payable or accrued with respect to a Bond issue.

At least every 6 months while there are any unspent Bond proceeds of an issue (other than proceeds in a reserve fund or debt service fund), the Responsible Official shall record the amount of such unspent proceeds as of the relevant target dates (generally, the date every 6

[‡] Generally, one-eighth of a percent (0.125%) above the Bond yield.

[§] The rebate analyst may be an accounting or law firm with experience calculating arbitrage rebate or a financial service firm that specializes in such calculations.

months following the issue date of the Bond issue in question) in order to monitor whether any spend-down exception to the arbitrage rebate rules is available. Such information will be incorporated in the Interim and Final Expenditures Reports described in Section 4 above. With respect to each Bond issue, the applicable dates and required spend-down amounts may be summarized as an Exhibit to these Tax Policies.

(c) ***Reserve Funds.*** Even if a Bond issue otherwise qualified for a spend-down exception to rebate, amounts held in a debt service reserve fund will generally remain subject to the arbitrage rebate requirements. With respect to any Bond issue that has a debt service reserve fund, the Responsible Official shall, at least once a year, make a determination and record (i) the current balance held in any reserve fund, (ii) whether that balance exceeds the amount excluded from yield restriction under Section 1.148-2(f) of the Regulations,[**] and (iii) the amount, if any, of arbitrage earnings on such fund as of each such date. The Responsible Official shall consult with Bond Counsel as to the proper disposition amounts held in a reserve fund in excess of the amount permitted under Section 1.148-2(f) of the Regulations described in the preceding sentence.

(d) ***Other Transactions.*** Because the following transactions may have arbitrage or rebate consequences (or, in some cases, may result in the "reissuance" of a Bond issue), the Responsible Official shall consult with Bond Counsel before –

(i) investing any Bond proceeds in a guaranteed investment contract (with respect to which certain "3-bid" and other procedural requirements may apply);

(ii) pledging any funds as collateral security for the payment of debt service on the Bond issue;

(iii) entering into any swap or other hedging transaction with respect to the Bonds; or

(iv) modifying the interest rate on a Bond issue (other than the periodic modifications resulting automatically under a specified variable interest rate) or extending the timing of required principal payments on a Bond issue.

(e) ***"63-20" Bond Issues***. In the case of Bonds issued by the Corporation "on behalf of" the City,[††] the Responsible Official shall consult with Bond Counsel before making any material changes to either (i) the corporate structure of the Corporation (including any changes to its Bylaws or governance structure) or (ii) the structure of the municipal facilities purchase and occupancy agreement (or any other agreement providing for the City's use and eventual purchase of Bond-financed property) affecting the terms on which the City may use or purchase Bond-financed property.

8. AVAILABILITY OF VCAP AS REMEDIAL ACTION

[**] In most cases, that amount is the least of (a) 10 percent of the principal amount of the issue (or of the *issue price*, in the event of more than *de minimis* premium or discount), (b) the maximum annual debt service on the issue, or 125 percent of the average annual debt service on the issue).

[††] To maintain their tax-exempt status, such bonds must continue to comply with the "on behalf of" requirements described in Revenue Ruling 63-20, as interpreted by Revenue Procedure 82-26, 1982-1 CB 476, and any subsequent guidance.

In the event the City's periodic reviews of the matters set forth in these Tax Policies indicate at any time that the use of Bond proceeds or of Bond-financed property has not complied with the applicable requirements of the Code (*e.g.*, with respect to arbitrage yield-restriction, arbitrage rebate payments, permitted expenditures of Bond proceeds, or limitations on the "private business use" of Bond-financed property, among other requirements outlined herein), the City will consult with Bond Counsel as to whether use of the Internal Revenue Service's Voluntary Closing Agreement Program (VCAP), described in IRS Notice 2008-31 and Section 7.2.3 of the Internal Revenue Manual (and any subsequent guidance) may be an appropriate means of resolving the problem.

9. RECORDS TO BE MAINTAINED

The City will maintain (either in paper or electronic form, or both) copies of all relevant records relating to each Bond issue until at least **3 years after** the later of (i) the final maturity of the Bond issue or (ii) the final maturity of any tax-exempt obligations issued to refund the Bond issue.

Such records shall include the following for each Bond issue:

(i) the Bond transcript, including copies of the Tax Agreement and 8038-G (or other) form filed with the IRS in connection with the Bond issue;

(ii) records of the investment and expenditure of Bond proceeds, including applicable bank and trust account statements, the Interim Expenditure Reports and Final Expenditure Report described above in Section 4 of these Tax Policies, and supporting records showing the purpose of particular expenditures (such as draw requests, purchase orders, invoices, and the like);

(iii) contracts and other records documenting any swaps, investment contracts, guarantees, and other financial transactions entered into with respect to the Bond issue;

(iv) copies of rebate calculations (or determinations that an exception to rebate was available), together with supporting workpapers, any reports of a Rebate Analyst, and copies of any and all filings (on form 8038-T or otherwise) and payments to the IRS with respect to rebate;

(v) copies of any correspondence with the IRS concerning the Bond issue (including but not limited to correspondence relating to an audit or other examination by the IRS of the Bond issue); and

(vi) copies of any and all leases, management contracts, and other arrangements involving potential "private business use" of the Bond-financed property (the scope of which should be discussed with Bond Counsel).

10. CERTAIN QUALIFICATIONS

The City reserves the right to use its discretion as necessary and appropriate, in consultation with Bond Counsel, to amend or supplement these Tax Policies as situations warrant. Nothing herein shall authorize the Responsible Official or anyone else to consult with any lawyer unless such consultation is protected by the attorney-client privilege.

* * *

Exhibit 1 – Series 2026 IPRB Bonds

Issue-Specific Checklist of Dates and Amounts

Issue: **$15,885,000 Installment Purchase Revenue Bonds (City of Goose Creek Projects), Series 2026 of the Goose Creek Municipal Finance Corporation**

Issue Price:	$16,579,381.05
Issue Date:	September 9, 2026
Fifth Anniversary[1]:	September 9, 2031
Bond Yield[2]:	4.0412%
Final Maturity Date:	September 1, 2046

[1] last permitted computation date for determining arbitrage rebate (with any resulting rebate payable within 60 days, *i.e.*, by November 8, 2031). November 8, 2031 is also the latest possible date to make a final allocation of Bond proceeds.
[2] as shown on the 8038-G Form filed for the captioned Bonds

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Target dates and amounts for rebate exceptions:

A. 18-Month Spend-down Exception

15 percent	($2,486,907*)	6 months (*i.e.*, by March 9, 2027)
60 percent	($9,947,629*)	12 months (*i.e.*, by September 9, 2027)
100 percent	($16,579,381*)	18 months (*i.e.*, by March 9, 2028)

*together with a like percentage of investment earnings on such proceeds, which may be estimated in the case of the first 2 target dates.

B. 2-Year Spend-down Exception

10 percent	($1,609,319†)	6 months (*i.e.*, by March 9, 2027)
45 percent	($7,241,936†)	12 months (*i.e.*, by September 9, 2027)
75 percent	($12,069,893†)	18 months (*i.e.*, by March 9, 2028)
100 percent	($16,093,191†)	24 months (*i.e.*, by September 9, 2028)

†together with a like percentage of investment earnings on such proceeds, which may be estimated in the case of the first 3 target dates.

The above tables are a summary of Sections 5.3 and 5.4 of the Tax Certificate for the Series 2025A Bonds, which should be reviewed for a more complete description of the applicable rules (including certain extensions for a "reasonable retainage" of up to 5-percent and a $250,000 *de minimis* exception).

A RESOLUTION

AUTHORIZING AND APPROVING POST-ISSUANCE TAX COMPLIANCE POLICIES AND PROCEDURES; AND OTHER MATTERS RELATED THERETO.

WHEREAS, the of Goose Creek, South Carolina (the "***City***") is an incorporated municipality located in Berkeley County, South Carolina, and as such possesses all powers granted to municipalities by the Constitution of the State of South Carolina 1895, as amended, and laws of the State (as defined herein).

WHEREAS, the City Council of the City of Goose Creek, the governing body of the City (the "***Council***"), recognizes that from time to time, in order to fulfill its functions, it is necessary for the City to issue debt obligations (the "***Bonds***"), and as the result of any such issuance, the City may be required to comply with certain tax laws, rules and regulations (the "***Compliance Requirements***").[1]

WHEREAS, in order to ensure the City adheres to any Compliance Requirements, and when applicable, maintain tax-exempt status for the Bonds, it is in the best interest of the City to have in place policies mandating and governing such compliance.

WHEREAS, the Council has determined to provide for and adopt certain policies that will assist the City in meeting any such Compliance Requirements.

NOW, THEREFORE, BE IT RESOLVED by the Council, as set forth below:

Section 1. Pursuant to the findings above, the Council hereby adopts this Resolution to provide for the establishment of Post-Issuance Tax Policies and Procedures (the "***Policy***"), a copy of which is attached as Exhibit A.

Section 2. In approving this Resolution and the Policy, the Council expressly agrees to amend and update this Policy as necessary to accommodate any changes in the laws, rules and regulations or operations of the City, as is necessary to fully conform with any such Compliance Requirements and any other legal requirements arising from or in connection with the issuance of Bonds.

Section 3. The Policy is effective immediately upon the adoption of this Resolution.

[Remainder of page intentionally left blank]

[1] Bonds have also been issued on the City's behalf by the Goose Creek Municipal Finance Corporation, and such Bonds are subject to the Compliance Requirements and the provisions of the Policy (as defined herein).

DONE, RATIFIED AND ADOPTED this __th day of September 2026.

CITY OF GOOSE CREEK, SOUTH CAROLINA

(SEAL)

_____
Mayor, Gregory S. Habib

Attest:

_____
Kelly J. Lovette, City Clerk

_____
Mayor Pro Tem Jerry Tekac

_____
Councilmember Debra Green-Fletcher

_____
Councilmember Christopher Harmon

_____
Councilmember Gayla S.L. McSwain

_____
Councilmember Corey McClary

_____
Councilmember Melissa Enos-Sims

EXHIBIT A

Copy of Post-Issuance Tax Policies and Procedures

Request for City Council Agenda Item

To: Mayor and City Council

From: Tyler Howanyk, CFO

Please check one box

☐ Regular Meeting ☐ Special Meeting

☐ Work Session

Please check one box, if applicable

☐ Ordinance ☑ Resolution ☐ Proclamation ☐ Request to Purchase

Ordinance/Resolution Title

A RESOLUTION OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA AMENDING THE CITY OF GOOSE CREEK MASTER FEE SCHEDULE (Introduction and Final Reading of a Public Hearing)

Background Summary

As discussed during the City Council budget workshop on September 4, 2026.

Financial Impact

Impact if denied

Impact if approved

Department Head: _____ *Signature & Date*

City Administrator: _____ *Signature & Date*

RESOLUTION NO._____

A RESOLUTION

A RESOLUTION OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA AMENDING THE CITY OF GOOSE CREEK MASTER FEE SCHEDULE

WHEREAS, the City of Goose Creek (the "City") has established by ordinance and resolution fees for licenses, permits, facilities, and services provided by the City; and

WHEREAS, he City has conducted a review and a consolidation of certain fees for license, permits, and services provided by the City; and

WHEREAS, City Council has taken into consideration the costs associated with each fee and finds them necessary and appropriate to reimburse the City costs in connection with activities for which the fees are levied

WHEREAS, the fees, costs and expenses charged by the City should be organized, consolidated, and in some cases, amended; and

WHEREAS, due to the need for periodic modification of said fees and for the purpose of efficiency, the City Council desires to adopt future fee changes by resolution rather than by ordinance;

WHEREAS, the Master Fee Schedule attached hereto as Exhibit A reflects revisions to certain fees, a restatement of certain fees not revised, and a consolidation of fees; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Goose Creek, South Carolina, as follows:

1. The Master Fee Schedule attached hereto as Exhibit A is incorporated herein by reference, and the City's Master Fee Schedule is hereby amended to establish fees and charges effective January 1, 2027.

AND IT IS SO RESOLVED this 10th day of November 2026.

_____
Mayor Gregory S. Habib

Attest: _____
Kelly J. Lovette, MMC, City Clerk

_____	_____
Mayor Pro Tem Jerry Tekac	Councilmember Debra Green-Fletcher
_____	_____
Councilmember Gayla S.L. McSwain	Councilmember Melissa Enos-Sims
_____	_____
Councilmember Corey McClary	Councilmember Christopher Harmon

CITY OF GOOSE CREEK MASTER FEE SCHEDULE

Department/Program Fee	Fee Detail	FY 2027 Fee
ADMINISTRATION DEPARTMENT		
City Clerk		
FOIA Fee	Per Page Copy For Letter Size / Per Page Copy For Legal Size	$.15/$.30
FOIA Fee	Per Hour For Employee Research Time	Varies*
FOIA Fee	CD With PDF Files	$1.00
FOIA Fee	CD With Audio Wave Files	$3.00
FOIA Fee	Per Certified Document	$1.00
FOIA Fee	Police Reports	$5.00
FOIA Fee	DVD	$3.00
POLICE DEPARTMENT		
Administration	Collision and Incident Reports	$5.00, Free for Victim
Administration	Fingerprints	$5.00 R/$10.00 NR **
Administration	Records Check	$2.00 R/$4.00 NR **
Officer Services ***	Security / Traffic / Special Events / School Sports	$52.50 Per Hour***
Animal Control Conditional Use Permit	Each dog and/or cat over 3	$25.00
Tow Rotation Fees	Hook & Go	$275.00
Tow Rotation Fees	Recovery	$325.00
Tow Rotation Fees	Storage Fees	$45.00

*In accordance with SC Code of Laws 30-4-30, the fee for the search, retrieval, or redaction of records shall not exceed the prorated hourly salary of the lowest paid employee who, in the reasonable discretion of the custodian of the records, has the necessary skill and training to perform the request.

** Free for military and first responders with valid identification

***2 Hour Minimum on All Officer Services, holiday's is time and half.

Department/Program Fee	Fee Detail	FY 2027 Fee
PLANNING AND ZONING DEPARTMENT		
Zoning	Administration Appeal	$150.00
Zoning	Variance Application	$300.00
Zoning	Special Exception	$300.00
Zoning	Sign Permit	$125.00
Zoning	Verification Letters	No Charge

DIGITAL MAPS (PLOTTED AND PRINTED) *

Description	Price (each)	Size
A Size	$1.00	8.5” x 11”
B Size	$2.00	11” x 17”
C Size	$10.00	17” x 22”
D Size	$10.00	22” x 34”
E Size	$10.00	34” x 44”
J Size	$15.00	40” x 60”

* Electronic copies of the above maps in PDF format are available for no charge. Other specialized mapping and data-provision services will be provided on a time and material basis, subject to availability of mapping staff. An hourly service charge of $25 plus printing costs will be charged for such special services. The City of Goose Creek reserves the right to require payment in advance for such special services.

Land Development Services

Subdivision Plat Review	1-10 Lots	$250.00
Subdivision Plat Review	Over 10 Lots	$250.00 Plus $10.00 Lot
Commercial Review	0-10 Acres	$300.00
Commercial Review	> 10 Acres	$300.00 Plus $20.00 Acre
Rezoning Request - Less than 5 acres		$300.00
Rezoning Request - 5 to 50 acres		$500.00
Rezoning Request - Greater than 50 acres		$1,500.00
Temporary Use Permit		$25.00
Development Agreement		$1,000.00 *
Planned Development or Flexible Review District (Annexation or Rezoning)		$5,000.00

* Fee charged will also include a reimbursement for the City’s incurred legal fees related to the review of the development agreement.

Department/Program Fee	Fee Detail	FY 2027 Fee

PLANNING AND ZONING DEPARTMENT (CONTINUED)

Architectural Design Review Fee **

Buildings Less than 15,000 sf	$1,575.00
Buildings between 15,000 - 30,000 sf	$2,125.00
Buildings between 30,001 - 60,000 sf	$2,625.00
Buildings greater than 60,000 sf and mixed use projects	$3,150.00
Minor Alterations or Modifications	$262.00
Major Alterations or Modifications	Same as new
Signage Review	$125.00

** Architectural Design Review Fee applies to ALL commercial, Industrial, Townhome, Multi-Family, and Mixed-Use Buildings.

Development Impact Fees

Single Family - Residential	Per Unit	$3,253.00
Multi-Family - Residential	Per Unit	$1,952.00
Commercial	Per 1,000 sq. ft.	$590.00
Office	Per 1,000 sq. ft.	$448.00
Industrial	Per 1,000 sq. ft.	$265.00
Single Family - Residential - Carnes	Per Unit	$1,204.93
Commercial - Carnes	Per 1,000 sq. ft.	$464.00

Certain projects (new and existing) may be subject to a public art fee. Please reference City Code Chapter 154: Public Art on Private Property.

Department/Program Fee	Fee Detail	FY 2027 Fee
BUILDING DEPARTMENT		
Permit Fees		
Application Fee	Non-Refundable	$25.00
Technology Fee	Non-Refundable. Applies to all new construction projects	$50.00 Residential Projects / $100.00 Commercial Projects
Building Permit Fee *		
Cost of Construction	$0.00 to $2,000.00	$50.00
Cost of Construction	$2,000.01 - $25,000.00	$50 For 1st $2,000.00 Plus $9 for each
		additional $1,000.00 or fraction thereof
Cost of Construction	$25,000.01 - $50,000.00	$257 For 1st 25,000.00 Plus $7 for each
		additional $1,000.00 or fraction thereof
Cost of Construction	$50,000.01 - $100,000.00	$432 For 1st 50,000.00 Plus $4 for each
		additional $1,000.00 or fraction thereof
Cost of Construction	$100,000.01 - $500,000.00	$632 For 1st $100,00.00 Plus $3 for each
		additional $1,000.00 or fraction thereof
Cost of Construction	$500,000.01 and up	$1,832 For 1st $500,000.00 Plus $2 for each
		additional $1,000.00 or fraction thereof
Plan Review Fee	New residential construction	Equal to 1/2 of the Building Permit Fee
Plan Review Fee	For all commercial projects	Equal to 1/2 of the Permit Fee
Temporary Certificate of Occupancy	Commercial	$100.00

** Cost of New Construction is based on the latest published edition of the ICC BVD table. Renovations and Alterations are based on the Contract Amount.*

Department/Program Fee	Fee Detail	FY 2027 Fee

BUILDING DEPARTMENT (CONTINUED)

Permit Fees (Continued)

Permit Fees for: Mechanical, Electrical, Plumbing, Gas, Fire Alarm, Fire Sprinkler, ERCES Permits (BDA), & all other permits not listed

	Contract Amount	Permit Fee
Cost of Construction	$0.00 to $2,000.00	$50.00
Cost of Construction	$2,000.01 - $25,000.00	$50 For 1st $2,000.00 Plus $9 for each
		additional $1,000.00 or fraction thereof
Cost of Construction	$25,000.01 - $50,000.00	$257 For 1st 25,000.00 Plus $7 for each
		additional $1,000.00 or fraction thereof
Cost of Construction	$50,000.01 - $100,000.00	$432 For 1st 50,000.00 Plus $4 for each
		additional $1,000.00 or fraction thereof
Cost of Construction	$100,000.01 - $500,000.00	$632 For 1st $100,00.01 Plus $3 for each
		additional $1,000.00 or fraction thereof
Cost of Construction	$500,000.01 to $1,000,000.00	$1,832 For 1st $500,000.00 Plus $2 for each
		additional $1,000.00 or fraction thereof
Cost of Construction	$1,000,000.01 and up	$2,832 For 1st $1,000,000.00 Plus $1 for each
		each additional $1,000.00 of fraction thereof

Department/Program Fee	Fee Detail	FY 2027 Fee
BUILDING DEPARTMENT (CONTINUED)		
Permit Fees (Continued)		
Temporary Power Pole/Meter Permit	Temporary Power Pole / Meter	$25.00
Residential Utility Reconnect Permit	Residential reconnection fee for electricity / gas	$15.00 plus the application fee
Commercial Building Safety Permit	Commercial building safety inspection	$75.00 plus the application fee
Moving/Demolition of Buildings/Structures	Residential	$100.00
Moving/Demolition of Buildings/Structures	Commercial	$150.00
Swimming Pool Permit - Residential	Covers Trades if Holder of "SP" State Contractors License	$100.00
Swimming Pool Permit - Commercial	Covers Trades if Holder of "SP" State Contractors License	$400 plus plan review fee
Re-inspection Fees		$100.00 (1st Inspection)
		Doubles per offence - $800 cap
		per failed inspection
Stop Work Order	Construction of any type started w/out a permit	Double the Permit Fee
Preliminary Plan Review Fee	Building Official Review of Plans before contractor submittal	$500.00
Expedited Residential Permit Processing		$500.00

Department/Program Fee	Fee Detail	FY 2027 Fee

FINANCE DEPARTMENT

Special Event Permits

Special Event Permit Application	Events held on private property	$25.00
Special Event Permit Application	Festivals and Major Events	$50.00
Special Event Permit Application	Neighborhood Block Parties – road closures	$50.00
Special Event Permit Application	Picketing Permit	no fee
Special Event Permit Application	Filming and Photography	$25.00-$100.00

Additional fees may be charged which include but are not limited to traffic control, security, security deposits, etc.

Other Charges and Fees

Hospitality Taxes	Prepared Foods	2% tax
Local Accommodations Taxes	Hotel/Motel Stays	1% tax
Penalty	Non-Payment of Hospitality Tax and Accommodations Tax	5% per month with an increase of 5% each month until paid
Commercial Solid Waste Collection Fee	1st Roll Cart	$600.00 per year
Commercial Solid Waste Collection Fee	2nd Roll Cart	$300.00 per year
Commercial Solid Waste Collection Fee	Penalty	Greater of 2.5% or $5.00
E911 Surcharge	E911 Surcharge - Per line, per month	$0.84
Short Term Rental Permit	Annual Fee for a Short Term Rental Permit	$100.00
Facilities Rental - Fire Training Room	Per Hour / 2 Hour Minimum	$100.00
Returned Check Fee	Per Check - Citywide	$30.00
Audit/Budget Preprinted Book Fee	Per Page	$0.20
Set-Off Debt Collection		$25.00 City, $25.00 DOR, $25.00 MASC
Convenience fee on Credit Card Transactions	General Government transactions processed through the City's point-of-sale system	3%

Department/Program Fee	Fee Detail	FY 2027 Fee

FINANCE DEPARTMENT (CONTINUED)

Water Billing

Water Rates	Inside City Limits	Outside City Limits
Monthly Service Charge *	$13.44	$26.88
Water Rates	$2.65 per 1,000 Gallons	$5.30 per 1,000 Gallons
Hydrant Fee	N/A	$1.00 per Month
Tap Fees	$500.00	$1,000.00
Water Tap Impact Fee	$1,500.00	$1,500.00

Late Charges	15% of amount due assessed after the 15th of the month
Convenience Fee - In Person Water Payments	Credit Card Processing Fee: 3%
Convenience Fee - Online Water Payments	Credit Card Processing Fee: $2.50 for all transactions up to $50.00 ; $2.75 for all transactions $50.01 to $100.00; 2.75% for all transactions over $100.00. *Note these are third-party convenience fees not retained by the City.*
Arrangement Fee	$15.00 payment arrangement fee
Non-payment Fee	$30.00 non-payment fee for accounts not paid by the 25th of the month
Illegal Meter Tampering Fee	$125.00 if meter has been illegally turned on, plus $25.00 reconnect fee
Origination Fees	$50.00 inside city limits
Transfer Fee	$25.00 applied to next water bill
Temporary Service	$30.00 origination fee plus applicable water charges
Repeat Service Calls	$25.00 fee on all return trips for new service (i.e. continuous running
After Hours Calls	$30.00 fee to reinstate water service interrupted due to non-payment or after hours
Turf Box Installation	$80.00
Meter Box Repairs	$25.00 minimum/$150.00 maximum (residential meters only)
Fire Hydrant Meter Rental	$500.00 security deposit + $3.98 per 1,0000 Gallons + $97.52 monthly rental

* Monthly Service Charge is based on 5/8" & 3/4" Meters. For additional charges on larger meters, please contact the Finance Department

Department/Program Fee	Fee Detail	FY 2027 Fee

FINANCE DEPARTMENT (CONTINUED)

Business Licenses

Rate Class	Income 0-$2,000	All over $2,000 Rate per Thousand or fraction thereof
1	$30.00	$2.00
2	$40.00	$2.15
3	$50.00	$2.30
4	$60.00	$2.45
5	$70.00	$2.60
6	$80.00	$2.75
7	$90.00	$2.90
8	See class 8 rates	
9	See class 9 rates	

* Out of City Rates:
Unless otherwise specifically provided, all minimum fees and rates shall be doubled for non-residents and itinerants having no fixed principal place of business within the city.

* Declining Scale applies in all Classes for gross income in excess of $1,000,000

Gross Income in $Millions	Percent in Class Rate for each additional $1,000
0-1	100%
1-2	90%
2-3	80%
3-4	70%
Over 4	60%

Department/Program Fee	Fee Detail	FY 2027 Fee

FINANCE DEPARTMENT (CONTINUED)

Business License (continued)

Class 8 Rates: and Class 9 Rates:

Each NAICS number designates a separate sub-classification. The businesses in this section are treated as separate and individual subclasses due to provisions of state law, regulatory requirements, service burdens, tax equalization consideration and the like, which are deemed to be sufficient to require individually determined rates.

Business	**First $2,000 Gross Income**	**$2,001 up to $1,000,000**
Contractors, Construction, All Types	$75.00	$2.40 per thousand or fraction thereof
Junk or Scrap Metal	$65.00	$2.00 per thousand or fraction thereof
Auto, Motor Vehicle Dealers, Farm Machinery & Boat Dealers	$80.00	$2.00 per thousand or fraction thereof
Pawn Brokers	$200.00	$2.95 per thousand or fraction thereof
Carnival & Circuses	$300.00	$3.50 per thousand or fraction thereof
Bingo Hall	$200.00	$2.95 per thousand or fraction thereof
Taverns, Bars & Clubs	$200.00	$2.95 per thousand or fraction thereof

Over $1,000,000 see declining scale

Department/Program Fee	Fee Detail	FY 2027 Fee

FINANCE DEPARTMENT (CONTINUED)

Business License (continued)

Business Type

Railroad Companies	First 1,000 Inhabitants	$25.00
	Up to Maximum	$35.00 Per Thousand or $2,000.00
Telecommunications	All Types	1% of Gross Income
Insurance Companies	Fire & Casualty / Title Ins	2% of Gross Premiums
Insurance Companies	Life, Health & Accident	.75% of Gross Premiums
Billiard Rooms	First $2,000	$200.00
	$2,001 up to $1,000,000	$2.95 Per Thousand
	Over $1,000,000	See Declining Scale
Billiard Rooms - Tables	Billiard or Pool Tables	$5.00 for Tables Under 3.5'
		$12.50 for Tables Over 3.5'
Amusement Machines		
Coin Operated, (except gambling) (Type I&II)	Operator of Machine	$12.50 license fee plus $12.50 per machine
Coin Operated, non-payout (Type III)	Operator of Machine	$12.50 license fee plus $180.00 per machine
Express Business License	New Residential Construction	$750.00 per Residential Unit
Penalty	Non-Payment of Business Lic. Tax Prior to Operations	5% per month with an increase of 5% each month until paid

* All minimum rates and fees shall be doubled for businesses having no fixed permanent place of business within the City.

MUNICIPAL COURT

Certified Audio Recordings	Small Case	$10
Certified Audio Recordings	Large case	$20
Convenience fee on Credit Card Transactions	General Government transactions processed through the City's point-of-sale system	3%

Department/Program Fee	Fee Detail	FY 2027 Fee
RECREATION DEPARTMENT		**R= Resident; NR= Non-Resident**
Fitness Programs		
Adult Membership	Yearly	$60.00 R / $325.00 NR
Youth Membership	Yearly	$25.00 R / $175.00 NR
Senior Walking Club	Yearly	$25.00 R / $100.00 NR
Orientation	45 Minute Session	$15.00 R / $20.00 NR
Personal Training	1/30 Minute Session	$32.00
Personal Training	1/1 Hour Session	$45.00
Personal Training	4 Thirty Minute Sessions	$99.00
Fitness Classes	Monthly	$30.00 R / $35.00 NR
Easy Does It Fitness Classes	Monthly	$25.00 R / $30 NR
Daily Choice of Fitness Classes	Daily	$5.00
Yoga	Daily	$8 daily fee
Gymnastics		
Mommy & Me	Monthly	$60.00 R / $80.00 NR
Preschool	Monthly	$60.00 R / $80.00 NR
Beginners Girls	Monthly	$75.00 R / $95.00 NR
Intermediate Girls	Monthly	$75.00 R / $95.00 NR
Advanced Girls	Monthly	$95.00 R / $115.00 NR
Beginner Boys	Monthly	$75.00 R / $95.00 NR
Tumbling	Monthly	$75.00 R / $95.00 NR
Playnastics	Daily	$5.00 R / $7.00 NR
Parents Night Out	Offered once a month	$20.00 R / $30.00 NR PLUS $15.00 R / $25.00 NR per sibling
Open Gym	Offered once a month	$13.00 R / $20.00 NR
Hot Shots	Monthly	$95.00 R / $115.00 NR
Level 2	Monthly	$140.00 R / $170.00 NR
Level 3	Monthly	$190.00 R / $220.00 NR
Level 4	Monthly	$230.00 R / $260.00 NR

Department/Program Fee	Fee Detail	FY 2027 Fee
RECREATION DEPARTMENT (CONTINUED)		**R= Resident; NR= Non-Resident**
Gymnastics (continued)		
Level 5	Monthly	$230.00 R / $260.00 NR
Level 6-10	Monthly	$275.00 R / $305.00 NR
Xcel Bronze/Silver	Monthly	$140.00 R / $170.00 NR
Xcel Gold/Platinum	Monthly	$190.00 R / $220.00 NR
Xcel Diamond	Monthly	$230.00 R / $260.00 NR
Gymnastics Birthday Party	1 ½ Hour	$235.00 R / $255.00 NR
Boys Team L3	Monthly	$160.00 R / $190.00 NR
Boys Team L4 / L5	Monthly	$190.00 R / $220.00 NR
Gymnastics Registration Fees		
January - May	Annual	$30.00
June - November	Annual	$30.00
Competition Teams	Annual	$50.00
Preschool and Other Programs		
Half Pints Preschool	Monthly	$180.00 R / $185.00 NR
Preschool Ballet, Tap & Jazz	Monthly	$50.00 R / $55.00 NR
Ballet & Jazz	Monthly	$50.00 R / $55.00 NR
Karate	Monthly	$85.00 R / $95.00 NR
Martial Arts	Monthly	$50.00 R / $55.00 NR
Beginner Tennis	8 week session	$75.00 R / $85.00 NR
Adult Tennis	8 week session	$100.00 R / $120.00 NR
Senior Painting	Daily	$5.00 R / $6.00 NR
Senior Line Dancing	Daily	$4.00 R / $5.00 NR
Senior Program Sponsors	Sponsor Fee	$150.00 per year / $50 per monthly event

Department/Program Fee	Fee Detail	FY 2027 Fee
RECREATION DEPARTMENT (CONTINUED)		**R= Resident; NR= Non-Resident**
Athletic Programs		
Open Play Volleyball	Daily	$5.00
Pickleball	Daily	$2.00
Baseball/T-Ball/Softball Registration	Season	$50.00 R / $85.00 NR
Soccer Registration	Season	$50.00 R / $85.00 NR
Football Registration	Season	$65.00 R / $100.00 NR
Flag Football Registration	Season	$50.00 R / $85.00 NR
Cheerleading Registration	Season	$45.00 R /$80.00 NR
Basketball Registration	Season	$45.00 R /$80.00 NR
Volleyball	Season	$45.00 R /$80.00 NR
Sponsorship-Gold	Season	$1,000.00
Sponsorship-Silver	Season	$675.00
Sponsorship-Bronze	Season	$250.00
Sponsorship-Sign	Season	$250.00
Facility Rentals		
Basketball Party	2 hour max rental	$150.00 R / $160.00 NR
Multi-Purpose Room 2	Per hour	$45.00 R / $55.00 NR
Gym Rental	Per hour	$60.00 R / $70.00 NR
John McCants Veterans Park Pavilion	Daily rate	$100.00 Daily Fee
Central Creek Park - Eubanks Pavilion	3 hour rental	$200.00 R / $300.00 NR
Central Creek Park - Boeing Pavilion	3 hour rental	$150.00 R / $250.00 NR
Central Creek Park - Berkeley Pavilion	3 hour rental	$150.00 R / $250.00 NR
Central Creek Park Casey Pavilion	Half Day	$1,000.00 R / $1,500.00 NR
Central Creek Park Casey Pavilion	Full Day	$1,500.00 R / $2,000.00 NR
CCP Casey Pavilion Non-Profit Event	Hourly	$50 per hour
Daning For Profit Event	Full Day	$3000.00 R/ $5000.00 NR
Daning Non-Profit Events	Full Day	$200/HR *$500 Deposit
Weddings @ Daning	Half Day	$1,500.00 R / $3,000.00 NR
Weddings @ Daning	Full Day	$2,500.00 R / $5,000.00 NR

Department/Program Fee	Fee Detail	FY 2027 Fee
RECREATION DEPARTMENT (CONTINUED)		
Facility Rentals (continued)		
Daning Deposit	Per Event	*$500.00 Deposit and Additional Staff fees
Creek Collective	Hourly	$100 R / $150 NR
The Assembly		
Monday - Thursday (10 Hours)	Peak Season (March - June & September - November)	$2,500 R / $3,000 NR
Friday (12 Hours)	Peak Season (March - June & September - November)	$4,000 R / $4,500 NR
Saturday (12 Hours)	Peak Season (March - June & September - November)	$5,000 R / $5,500 NR
Sunday (12 Hours)	Peak Season (March - June & September - November)	$3,000 R / $3,500 NR
Monday - Thursday (10 Hours)	Non-Peak Season (December - February & July - August)	$1,500 R / $2,000 NR
Friday (12 Hours)	Non-Peak Season (December - February & July - August)	$3,000 R / $3,500 NR
Saturday (12 Hours)	Non-Peak Season (December - February & July - August)	$4,000 R / $4,500 NR
Sunday (12 Hours)	Non-Peak Season (December - February & July - August)	$2,000 R / $2,500 NR
Friday Night Add-on (5 PM–10 PM)	Must be reserved in conjunction with a Saturday facility rental.	$1,000 R / $1,500 NR
Friday Night Add-on Additional Rental Time	Additional rental time beyond the hours (5 PM - 10 PM) included in the rental period	$50/hr.
Board Room Rates	Half-Day Meeting Package (4 Hours)	$250
Board Room Rates	Full-Day Meeting Package (8am-5pm)	$500
Board Room Rates	Before/After Hours	$75/hr.
Board Room Rates	Kitchen Add-On	$100
Pool		
Membership	Yearly	$50.00 R / $100.00 NR
Daily Fee		$3.00
Swim Lessons	6 Lessons	$75.00 R / $85.00 NR
Swim Lessons – Private	6 Lessons	$125.00 R / $135.00 NR
Pool Party	3 hour rental	$275.00

Department/Program Fee	Fee Detail	FY 2027 Fee
RECREATION DEPARTMENT (CONTINUED)		
Summer Camps		
Fun Fitness Camp	Weekly	$120.00 R / $135.00 NR
Cheer Tumble Camp	Weekly	$65.00 R / $80.00 NR
Art Camp	Weekly	$70.00 R / $75.00 NR
Magic Camp	Weekly	$130.00 R / $135.00 NR
Science Camp	Weekly	$120.00 R / $125.00 NR
Gymnastics Camp	Weekly	$65.00 R / $80.00 NR
New Adventures Camp	Weekly	$120.00 R / $125.00 NR
Therapeutic Programs		
TR Pickleball	4 week session	$10.00 R / $15.00 NR
TR Bowling	8 week session	$45.00 R / $60.00 NR
Unified Cheerleading	8 week session	$30.00 R / $45.00 NR
Camp Friendship	Weekly	$50.00 R / $60.00 NR
TR Golf	8 week session	$20.00 R / $35.00 NR
Aqua-Play	4 week session	$20.00 R / $35.00 NR
Festival of Lights Trip		$5.00
Sponsor – TR Dances	4 Events	$250.00 Platinum / $100.00 Gold
Sponsor – TR Fishing Rodeo	1 Event	$250.00 Platinum / $100.00 Gold
Special Events		
Sponsor – Dance	1 Event	$250.00 Platinum / $100.00 Gold
Sponsor – Easter Egg Hunt	1 Event	$500.00 Platinum
Sponsor – BBQ & Brews	1 Event	$750.00 Platinum / $300.00 Gold
Vendor – BBQ & Brews	1 Event	$50.00
Sponsor – Cookin' in the Creek	1 Event	$1,000.00 Platinum / $500.00 Gold / $250.00 Silver
Vendor – Cookin' in the Creek	1 Event	$200.00 Food Vendor / $100.00 Dessert Vendor
Sponsor – Spring Concert Series	3 Events	$1,000.00 Platinum / $250.00 Gold
Vendor – Spring Concert Series	Per Event	$50.00
Sponsor – Fabulous Fourth in the Creek	1 Event	$1,000.00 Platinum / $250.00 Gold

Department/Program Fee	Fee Detail	FY 2027 Fee
RECREATION DEPARTMENT (CONTINUED)		
Special Events (continued)		
Vendor – Fabulous Fourth in the Creek	Per Event	$225.00
Sponsor – Kids Fest	1 Event	$1,000.00 Platinum / $500.00 Gold / $250.00 Silver
Food Vendor – Kids Fest	1 Event	$225.00
Sponsor – Fall Festival	1 Event	$800.00 Platinum / $650.00 Gold / $4000.00 Silver
Food Vendor – Fall Festival	1 Event	$225.00
Sponsor – Outdoor Movie	2 Events	$500.00 Platinum / $250.00 Gold
Food Vendor – Outdoor Movie	Per Event	$50.00
Sponsor – Halloween Carnival	1 Event	$500.00 Platinum / $250.00 Gold
Sponsor – Christmas in the Creek	1 Event	$1,000.00 Platinum / $500.00 Gold / $250.00 Silver
Food Vendor – Christmas Tree Lighting	1 Event	$50.00
Dance Admission	1 Event	$20.00 Resident Child / $25.00 Non-Resident Child
		(additional child $5.00)
Senior Thanksgiving Luncheon Admission	1 Event	Free for Residents / $5.00 NR
Senior Christmas Luncheon Admission	1 Event	Free for Residents / $5.00 NR
Miscellaneous		
Late fee for programs	Per Month	$10.00
Late registration fee for sports	Per Sport	$15.00
Convenience fee on Credit Card Transactions		3%

Department/Program Fee	Fee Detail	FY 2027 Fee
GOLF DEPARTMENT		
Memberships		
Application Fee		$250.00 R / $600.00 NR
Single		$1,900.00
Family		$2,600.00
Military/Senior Single		$1,800.00
Military/Senior Family		$2,500.00
Collegiate		$950.00
Junior (Up to age 19)		$700.00
Range Fees		$350.00 Single / $450.00 Family
Trail Fees		$1,400.00 Single / $1,700.00 Family
Cart Lease		$1,900.00 Single / $2,200.00 Family
Cart Fees		$19.00 for 18 Holes / $9.50 for 9 Holes
Handicap Fee		$35.00
Miscellaneous		
Returned Check Fee		$30.00
Large Bag of Balls		$6.00 Member / $10.00 Nonmember
Small Bag of Balls		$3.00 Member / $5.00 Nonmember
Non-Member Range Plan		$1,600.00
Daily Rates		
Weekend	Open-10	$62.00 R / $75.00 NR
Weekend	10-2	$52.00 R / $65.00 NR
Weekend	2-Close	$42.00 R / $55.00 NR
Weekday	Open-10	$51.00 R / $62.00 NR
Weekday	10-2	$46.00 R / $57.00 NR
Weekday	2-Close	$36.00 R / $47.00 NR
Senior Rate	Monday - Friday	$36.00 R / $41.00 NR
Military		$5.00 Off Rack Anytime
Walking After 12	Weekday & Weekend after 12	$23.00 R / $26.00 NR (18 Holes) / $15.00 R / $18.00 NR (9 Holes)

Department/Program Fee	Fee Detail	FY 2027 Fee
GOLF DEPARTMENT (CONTINUED)		
9 Hole Rate	Weekend after 12:00 pm	$28.00 R / $32.00 NR
9 Hole Rate	Weekday Anytime	$28.00 R / $32.00 NR

Request for City Council Agenda Item

To: Mayor and Council

From: Natalie Zeigler

Please check one box

☐ Regular Meeting ☐ Special Meeting

☐ Work Session

Please check one box, if applicable

☑ Ordinance ☐ Resolution ☐ Proclamation ☐ Request to Purchase

Ordinance/Resolution Title

AN ORDINANCE OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA, GRANTING LUMOS FIBER OF SOUTH CAROLINA, LLC, A NON-EXCLUSIVE FRANCHISE AGREEMENT FOR USE OF THE PUBLIC RIGHT OF WAY AND ADJACENT UTILITY EASEMENTS FOR INSTALLING FIBEROPTIC CABLE FOR THE PURPOSE OF PROVIDING TELECOMMUNICATIONS SERVICES (Introduction and First Reading of a Public Hearing)

Background Summary

This was discussed during the October Workshop and allows Lumos Fiber to run lines into underserved areas within the City limits of Goose Creek.

Financial Impact

The City will receive a franchise fee.

Impact if denied

Will not allow new service to be run.

Impact if approved

New service for many residents available as an option and creates competition.

Department Head: City Administrator:

_____ _____

Signature & Date *Signature & Date*

CITY OF GOOSE CREEK, SOUTH CAROLINA NON-

EXCLUSIVE FRANCHISE AGREEMENT

WITH LUMOS FIBER OF SOUTH CAROLINA, LLC.

This Non-Exclusive Franchise Agreement (hereinafter ***"Agreement")*** is made and entered into as of this ____day of_____, 2026 ***("Effective Date"),*** by and between the **CITY OF GOOSE CREEK,** a South Carolina municipal corporation (hereinafter ***"City"*** or ***"Grantor")*** and **LUMOS FIBER OF SOUTH CAROLINA, LLC,** a South Carolina corporation, (hereinafter **"Lumos"** or **"Lumos *Fiber"*** or ***"Grantee"),*** having its principal office at 4100 Mendenhall Oaks Parkway, Suite 300, High Point, NC 27265.

WHEREAS, Grantee is a corporation duly organized and existing under the laws of the State of South Carolina (the ***"State");*** and

WHEREAS, Grantee desires to use and occupy the streets, public rights-of- way, and adjacent utility easements (as hereinafter defined) located within the City for the purposes of constructing, installing, and maintaining network facilities for telecommunications services within and through the City (the ***"Project");*** and

WHEREAS, pursuant to Title 5, Chapter 7, Section 30 of the South Carolina Code, and Title 58, Chapter 9, Section 2230 of the South Carolina Code, the City has the authority to grant franchises and other authorizations for the use and occupancy of the streets, public rights-of- way, and adjacent utility easements; and

WHEREAS, the City is agreeable to allowing Grantee to use the streets, public rights-of- way, and adjacent utility easements, subject to the terms and conditions hereinafter set forth and subject to any lawful telecommunications regulatory ordinance that may be adopted by the City in the future; and

NOW, THEREFORE, in consideration of the mutual promises and covenants set forth herein, the City and Grantee agree as follows:

Section 1. Grant of Authority.

1.1 Subject to the terms of this Agreement, the City hereby grants to Grantee the non-exclusive right to construct, install, maintain, locate, move, operate, place, protect, reconstruct, reinstall, relocate, remove, and replace fiber optic or other cable and related facilities for the provision of telecommunications service in the public streets, public rights-of- way, and adjacent utility easements in the City of Goose Creek. Grantee shall be solely responsible for obtaining any required consents from State agencies, and other county or municipal governments, or from private parties to the extent that its operations affect State, County or private property, or affects their roads, streets or highways or their rights- of-way or easements.

1.2 Grantee acknowledges that this grant of authority is for the benefit of Grantee only, and that Grantee is not authorized to lease, sublease, assign or otherwise allow other providers to use or occupy the public rights-of-way or adjacent utility easements except in accordance with provisions of this Agreement.

1.3 Grantee acknowledges that, to the extent allowed by State and federal law, the City

has the authority to adopt ordinances regulating the use of the public rights-of-way and adjacent utility easements, so long as such ordinances apply equally to all certificated providers of telecommunications services and are related to using the public streets, public rights-of- way, and adjacent utility easements in the City. Grantee agrees to be bound by all such future lawful ordinances so long as it operates telecommunication services or has property or equipment within the public streets, public rights-of- way, and adjacent utility easements located in the City.

1.4 This Agreement is not a grant by the City of any fee simple or other property interest except as expressly contemplated by this Agreement and is made subject and subordinate to the prior and continuing right of the City to use the public streets, public rights-of- way, and adjacent utility easements occupied by Grantee for the purpose of laying, installing, maintaining, repairing, protecting, replacing, and removing sanitary sewers, water mains, storm drains, gas mains, poles and other equipment for municipal uses and with the right of ingress and egress, along, above, over, across and in said public streets, public rights-of- way, and adjacent utility easements, or for any public purpose.

1.5 This Agreement shall be in full force and effect from and after the date of its approval by the City Council governing body; *provided, however,* that notwithstanding such approval, this Agreement shall not become effective until all required bonds, certificates of insurance and other instruments required by this Agreement have been filed with, and accepted and approved by the City, which acceptance and approval shall not be unreasonably delayed, conditioned, or withheld.

Section 2. Definitions. For the purpose of this Agreement, and the interpretation and enforcement thereof, the following words and phrases shall have the following meanings, unless the context of the sentence in which they are used shall indicate otherwise:

"Affiliate" means a person or entity that directly, or indirectly, through one or more intermediaries, owns, controls, is owned or controlled by, or is under common ownership or control with another person or entity.

"City" means the **City of Goose Creek, South Carolina,** and where appropriate to the context, its officers, agents, employees, and volunteers.

"City Attorney" means the City Attorney of the City of Goose Creek or his/her designee.

"City Council" means the City Council of the City of Goose Creek.

"City Engineer" means the City Engineer or his/her designee.

"City Administrator" means the City Administrator of the City of Goose Creek or his/her designee.

"City Property" means and includes all real property owned by the City, including all property held in a proprietary capacity by the City.

"Conduit" means any materials, such as metal or plastic pipe, that protects wire, cable, Jines, fiber optic cable, or other technology for the provision of telecommunications service.

"Duct" means a pipe, tube, channel, or similar item for carrying wires, Jines, cables, fiber optic cable, or other technology for the provision of telecommunications service.

"Fiber optic or other cable and related facilities" means fiber optic cables or other cables,

facilities, conduits, converters, splice boxes, handholds, manholes, vaults, equipment, drains, surface location markers, appurtenances and related facilities located or to be located by Grantee in the public streets or rights-of-way in the City used or useful for the transmission of telecommunications services.

"Grantee" or ***"Lumos"*** or ***"Lumos Fiber"*** means ***Lumos Fiber of South Carolina, LLC.***

"Grantor" means the City of Goose Creek.

"Public streets and public rights-of-way" or ***"public ways"*** include the surface of, and the space above and below, any public street, road, highway, avenue, sidewalk, driveway, bridge, viaduct, alley or other public right-of-way, including unimproved surfaces, now or hereafter held by or within the City for the purpose of public travel, communications, alarm, street lighting, power distribution, water or sewer service or other public use, whether present or future, to the extent of the City's right, title, interest or authority to grant a franchise to occupy and use such streets and easements for the purpose of providing telecommunications services.

"Public Utility Providers" include, but may not be limited to, The City of Goose Creek Water, City of Charleston Water, Berkeley County Water and Sewer Authority, Berkeley Electric Cooperative, Santee Cooper and Dominion Energy.

"Public works project or public improvements" include, without limitation, the construction, realignment, paving or repaving, or other work on any public street or public right-of-way, change of grade or alignment of any public street or public right-of-way, the construction or reconstruction of any water, sanitary sewer, storm sewer, force main, drainage or communications facility of the City.

"Utility Easements" include the surface of, and the space above and below, those platted easements, commonly referred to as "general utility easements" or "communications easements" parallel and adjacent the public rights-of-way as reserved specifically for communications infrastructure installation and are intended to prevent communications infrastructure from being placed inside the public rights-of-way where they exist.

"Telecommunications facilities" means the plant, equipment, and property, including, but not limited to, the poles, pipes, mains, conduits, ducts, fiber optic and other cables, circuits, and wires, and any other equipment and property used by Grantee to provide telecommunications service.

"Telecommunications service" means the providing or offering for rent, sale, or lease, or in exchange for other value received, the transmittal of signals, including but not limited to, voice, data, image, graphic or video or other programming information, except cable television service, between or among points by wire, lines, cable, fiber optics, circuits, laser or infrared, microwave, radio, satellite, or other telecommunications facilities, but not including cable television service.

Section 3. Term of Agreement. The term of this Agreement shall be for an initial term of twenty (20) years, commencing on the Effective Date *("Initial Term").* Unless either party gives ninety (90) days' written notice of its intention to terminate the Agreement prior to the end of the Initial Term, the Agreement shall thereafter automatically renew for up to three (3) additional terms often (10) years, for a maximum of fifty (50) years (each a ***"Renewal Term");*** however, such renewal shall not automatically occur if a material, uncured breach has not been remedied and the non-breaching party provides ninety (90) days' written notice prior to the end of a Renewal Term. Upon termination

of this Agreement as herein provided, and unless the parties are in active good faith negotiation of a replacement agreement or otherwise agree in writing to an extension, Grantee shall be prohibited from further access to the public rights-of-way in the City.

Section 4. Compliance with Applicable Law. Grantee shall at all times during the term of this Agreement, including any renewal period, comply with all applicable federal, state, and local laws, ordinances, and regulations. Expressly reserved to the City is the right to adopt, in addition to the provisions of this Agreement and existing laws, such additional ordinances and regulations as are necessary for the lawful exercise of its police power for the benefit and safety of the public.

Section 5. Construction; Location or Relocation of Facilities. All Grantee facilities shall be constructed, installed, and located according to the terms and conditions contained herein, unless otherwise specified by the City.

5.1 Whenever all existing electric utilities, cable facilities or telecommunications facilities are located underground within a particular segment of a street, public right-of- way, and adjacent utility easement of the City, Grantee shall also install its telecommunications facilities underground. Whenever existing overhead electric utilities, cable facilities or telecommunications facilities are relocated underground within a particular segment of a street, public right-of- way, and adjacent utility easement of the City, Grantee shall relocate its facilities underground within a reasonable amount of time after notification by the City that such facilities must be relocated. Absent extraordinary circumstances or undue hardship as reasonably determined by the City, such relocation shall be made concurrently to minimize the disruption of the public streets, public rights-of- way, and adjacent utility easements.

5.2 Grantee shall visibly display its name and contact telephone number on all work vehicles engaged in operations related to the Project. This identification must be clear, legible, and placed on the vehicle for the duration of the Project.

5.3 Grantee shall establish and maintain a local office for the duration of the Project. Grantee shall furnish the City with contact details of construction managers, which may be disseminated to residents as necessary. Grantee shall maintain on its website a reasonably navigable portal for providing construction feedback. Grantee shall provide a daily notice to the City and the Public Utility Providers stating the names of the streets on which Grantee's construction crews will be working that day.

5.4 Grantee shall obtain all required permits for the construction or installation of its facilities as required in this Agreement, ***provided, however,*** that nothing in this Agreement shall prohibit the City and Grantee from agreeing to an alternative plan to review permit and construction procedures, provided such alternative procedures provide substantially equivalent safeguards for responsible construction practices. Grantee and Grantor agree, except in exigent circumstances, to reasonably collaborate prior to the issuance of locate requests so as to reasonably ensure timely compliance with the requirements of Title 58, Chapter 36, of the South Carolina Code.

5.5 In the performance and exercise of its rights and obligations under this Agreement, and unless an Encroachment Permit or additional encroachment permit is in place, Grantee shall not interfere in any manner with the existence and operation of any public street and public or private right-of-way, sanitary sewer, water line, storm drain gas main, pole, overhead or underground electric and telephone wires, television cables, public works, facilities of other telecommunication providers, or City Property, without the prior approval of the City or the applicable owner or other party responsible for such infrastructure. The Parties acknowledge that the rights, obligations, and requirements of any other public entity or other third party with respect to Grantee's interference with

the facilities or infrastructure of such entity or third party are beyond the scope of this Agreement and governed by applicable laws and regulations, and the City makes no representations with respect to any such rights, obligations, or requirements.

5.6 Except as may be expressly provided herein, nothing in this Agreement shall be construed to abrogate or limit the right of the City to perform any public works or public improvements. If any facilities of Grantee interfere with the construction, operation, maintenance, repair or removal of such public works or public improvements, within ninety (90) days' after written notice by the City (or such other period of time set forth in this Agreement or as may be agreed upon in writing by the City and Grantee), Grantee shall, at its own expense, protect, alter, remove or relocate facilities, as directed by the City Administrator or City Engineer. If Grantee fails to so protect, alter, remove, or relocate equipment within such period, the City may break through, remove, alter, or relocate the facilities of Grantee without any liability to City, and Grantee shall pay to the City the costs incurred in connection with such breaking through, removal, alteration, or relocation. Grantee shall also reimburse the City for or bear any additional cost actually incurred by the City as a result of Grantee's failure to comply with the City's request to protect, alter or remove equipment under this Agreement. The City may collect such costs, and any reasonable expenses and attorney fees incurred in collecting such costs, as debts owed to the City, by bringing action in any court of competent jurisdiction or exercising the City's rights to draw on bonds or in any other lawful manner, individually or in combination. The Parties acknowledge that the rights, obligations, and requirements of any other public entity or other third party with respect to the construction, operation, maintenance, repair or removal of such public works or public improvements or other infrastructure are beyond the scope of this Agreement and governed by applicable laws and regulations, and the City makes no representations with respect to any such rights, obligations, or requirements.

5.7 The City retains the right and privilege to cut or move any telecommunications facilities located within the public ways or other areas of the City as the City may determine to be necessary, appropriate, or useful in response to any life- threatening emergency. The City will endeavor to provide prior notice to Grantee of such emergencies which may impact its telecommunications facilities. If the City is unable to provide prior notice of the life-threatening emergency as described above, the City shall be required to notify Grantee within twenty-four (24) hours of the occurrence of such emergency. The Parties acknowledge that the rights, obligations, and requirements of any other public entity or other third party with respect to such entity of third party's response to any emergency situation are beyond the scope of this Agreement and governed by applicable laws and regulations, and the City makes no representations with respect to any such rights, obligations, or requirements.

5.8 The facilities of Grantee shall be located so as not to interfere with public safety or, to the extent possible, with the convenience of persons using the public streets or rights-of-way. Grantee shall construct, maintain, and locate its telecommunications facilities so as not to interfere with the construction, location and maintenance of sewer, water, drainage, electrical, signal, and fiber optic facilities of the City. The Parties acknowledge that the rights, obligations, and requirements of any other public entity or other third party with respect to Grantee's location of telecommunications facilities are beyond the scope of this Agreement and governed by applicable laws and regulations, and the City makes no representations with respect to any such rights, obligations, or requirements.

5.9 The City shall have the right, but not the obligation, to specifically designate the location of the facilities of Grantee with reference to sewer and water mains, drainage facilities, fiber optic cable, signal poles and lines and similar services, other facilities, such as public telephone utilities, public electric utilities, cable television facilities, and railway, communication, and power

lines, in such a manner as to protect the public safety and public and private property. Installations within existing utility easements, especially those parallel and adjacent public rights-of-way shall be prioritized. Failure by the City to designate the location of Grantee's facilities shall not relieve Grantee of its responsibilities in matters of public safety, as provided in this Agreement. The Parties acknowledge that the rights, obligations, and requirements of any other public entity or other third-party with respect to the specific location of Grantee's telecommunications facilities are beyond the scope of this Agreement and governed by applicable laws and regulations, and the City makes no representations with respect to any such rights, obligations, or requirements,

5.10 Except in the cases of emergencies, Grantee shall not move, alter, change, or extend any of its telecommunications facilities in any public street, public right-of- way, or adjacent utility easement unless prior written notice of its intention to do so is given to the City Administrator and permission in writing to do so is granted, or such requirement is waived, by the City Administrator. The City Administrator shall either approve or deny Grantee's request to relocate its facilities within five (5) days of receipt of Grantee's request. Such permission shall not be unreasonably withheld by the City Administrator and shall be conditioned upon compliance with the terms and conditions of this Agreement, with such other terms and conditions as will preserve, protect and promote the safety of the public using the public ways, and as will prevent undue interference with or obstruction of the use of the public ways by the public, the City or by any other public utility, public service corporation or cable operator for their respective purposes and functions. Such work by Grantee shall also be coordinated with any City paving program through the Office of the City Engineer. The Parties acknowledge that the rights, obligations, and requirements of any other public entity or other third-party with respect to the changed location of Grantee's telecommunications facilities are beyond the scope of this Agreement and governed by applicable laws and regulations, and the City makes no representations with respect to any such rights, obligations, or requirements.

5.11 Grantee shall not open, disturb or obstruct, at any time, any more of the public streets, public rights-of- way, and adjacent utility easement than is reasonably necessary to enable it to proceed in laying or repairing its telecommunications facilities. Grantee shall not permit any public street, public right-of-way, or adjacent utility easement so opened, disturbed, or obstructed by it to remain open, disturbed, or obstructed for a longer period of time than shall be reasonably necessary. In all cases where any public street, public right-of-way, or adjacent utility easement is excavated, disturbed, or obstructed by Grantee, Grantee shall take all precautions necessary or proper for the protection of the public and shall maintain adequate warning signs, barricades, signals, and other devices necessary or proper to adequately give notice, protection, and warning to, the public of the existence of all actual conditions present. The Parties acknowledge that the rights, obligations, and requirements of any other public entity or other third-party with respect to the disturbance or obstruction of the public streets, rights-of-way, or adjacent utility easement under the ownership or control of such entity are beyond the scope of this Agreement and governed by applicable laws and regulations, and the City makes no representations with respect to any such rights, obligations, or requirements.

5.12 After the installation, removal, relocation, construction, or maintenance of the fiber optic or other cable and related facilities is completed, Grantee shall, at its own cost, repair and return the public streets, public rights-of-way, or adjacent utility easement to a minimum of the same or similar condition existing before such installation, removal, relocation, construction, or maintenance, in a manner as may be reasonably specified by the City and to the reasonable satisfaction of the City. Grantee shall be responsible for damage to street pavements, existing public and private utilities, curbs, gutters, driveways and sidewalks due to Grantee's installation, construction, maintenance, repair, or removal of its telecommunications facilities in the public streets, public rights-of way, or adjacent utility easements and shall repair, replace, and restore in

kind, the said damaged property at its sole expense. Upon failure of Grantee to repair, replace and restore said damaged property, in a manner as may be reasonably specified by the City and to the reasonable satisfaction of the City, after sixty (60) days' notice in writing shall have been given by the City, the City may cause such necessary repairs to be made and may collect the costs incurred from Grantee. The City may collect such costs, and any expenses and attorney fees incurred in collecting such costs, as debts owed to the City, by bringing an action in any court of competent jurisdiction or in any manner allowed by law. The Parties acknowledge that the rights, obligations, and requirements of any other public entity or other third party with respect to the repair, replacement, or restoration of such entity's public streets, public rights-of-way, or adjacent utility easements are beyond the scope of this Agreement and governed by applicable laws and regulations, and the City makes no representations with respect to any such rights, obligations, or requirements.

5.13 Neither Grantee, nor any person acting on Grantee's behalf, shall take any action or permit any action to be done which may impair or damage any City Property more than is reasonably necessary to enable it to install or repair its telecommunications facilities, including, but not limited to, any public street, public right-of-way, adjacent utility easement or other property located in, on or adjacent thereto.

5.14 In the event of an unexpected repair or emergency, Grantee may commence such repair and emergency response work as required under the circumstances, provided Grantee shall notify the City as promptly as possible before such repair or emergency work is started or as soon thereafter as possible if advance notice is not practicable. The Parties acknowledge that the rights, obligations, and requirements of any other public entity or other third party with respect to such unexpected or emergency repair work are beyond the scope of this Agreement and governed by applicable laws and regulations, and the City makes no representations with respect to any such rights, obligations, or requirements.

5.15 Grantee shall maintain its facilities in good and safe condition and in a manner that complies with all applicable federal, state and local requirements, laws, ordinances, and regulations, and Grantee and/or its contractors shall perform all work in accordance with applicable building codes, and professional industry standards.

(a) Grantee shall at all times keep and maintain its facilities free of all graffiti located thereon. If the City notifies the Grantee that graffiti is located on the facilities, Grantee shall remove the graffiti within (30) days of written notice. If Grantee defaults in its obligations hereunder, the City may perform the necessary work and charge the reasonable cost thereof to and collect the same from the Grantee.

(b) Grantee shall keep facilities free of debris and anything dangerous and/or noxious which would create a hazard or undue vibration, heat, noise or interference.

5.16 Grantee shall at all times employ a high standard of care and shall install and maintain and use approved methods and devices for preventing failure or accidents which are likely to cause damages, injuries, or nuisances to the public. Grantee and/or its contractors shall perform all work in accordance with applicable building codes, and professional industry standards.

5.17 Grantee shall obtain all required permits from the City and any other governmental entity having jurisdiction prior to commencing work of any nature and shall comply with all terms and conditions of any such permit. At the request of the City, Grantee shall furnish detailed plans of the work and other required information. Grantee shall comply with all applicable ordinances and permitting requirements.

5.18 A single permit may be issued by the City, where City permits are applicable and required, for multiple excavations to be made in public streets and rights-of-way. Exceptions to the requirement for a written permit may be allowed in cases of emergencies involving public safety or restoration of service. In the case of emergency excavations made in a public street, public right-of-way, or adjacent utility easement without a permit, Grantee shall make a report of each such excavation to the City within 24 hours. Any permit application and inspection related to repair of excavations shall be promptly acted upon by the City so as not to unreasonably delay Grantee in efficiently discharging its public service obligation and in any event shall be granted or denied within thirty (30) days from submission and, if denied, accompanied by a written explanation of the reasons the permit was denied and the actions required to cure the denial. The Parties acknowledge that the rights, obligations, and requirements of any other public entity or other third-party with respect to the permitting requirements of such entity are beyond the scope of this Agreement and governed by applicable laws and regulations, and the City makes no representations with respect to any such rights, obligations, or requirements.

5.19 (a) Promptly after installation, repair or extension of the telecommunications facilities or any portion thereof or any pavement, sidewalk, curb or driveway cut by Grantee in any public rights-of-way of the City, the incidental trenches or excavations shall be refilled by Grantee in a manner acceptable to the City Administrator. Pavement, sidewalks, curbs, gutters or any other portions of public ways damaged, disturbed or destroyed by such work shall be promptly restored and replaced with like materials to their former condition by Grantee at its own expense; however, where it is necessary, and if authorized by the City, in order to achieve the former conditions, Grantee shall use materials whose type, specification and quantities exceed or are different from those used in the installation, then Grantee at its own expense shall provide such different materials. Where a cut or disturbance is made in a section of sidewalk, curb, driveway or pavement, rather than replacing only the area actually cut, Grantee shall replace the full width of the existing sections as determined by the City Engineer and the full length of the section or sections cut, a section being defined as that area marked by expansion joints or scoring or as determined by the City Engineer. Grantee shall maintain, repair, and keep in good condition for a period of one (1) year following such disturbance all portions of public ways disturbed by Grantee, provided such maintenance and repair shall be necessary because of defective workmanship or materials supplied by Grantee. The Parties acknowledge that the rights, obligations, and requirements of any other public entity or other third party with respect to the repair, replacement, or restoration of such entity's public streets, public rights-of-way, or adjacent utility easements are beyond the scope of this Agreement and governed by applicable laws and regulations, and the City makes no representations with respect to any such rights, obligations, or requirements.

(b) All trees, landscaping and grounds removed, damaged, or disturbed as a result of the construction, installation maintenance, repair or replacement of telecommunications facilities shall be replaced or restored, as nearly as may be practicable, to the condition existing prior to performance of work. All restoration work within the public ways, adjacent utility easements or other areas shall be done in accordance with landscape plans approved by the City, as well as any other applicable authority.

5.20 (a) Grantee shall promptly remove or correct any obstruction, damage, or defect in any public street, public right-of-way, or adjacent utility easement caused by Grantee in the installation, operation, maintenance, or extension of Grantee's telecommunications facilities. Any such obstruction, damage, or defect which is not promptly removed, repaired, or corrected by Grantee after thirty (30) days' notice to do so, given by the City to Grantee, may be removed or corrected by the City, and the cost thereof shall be charged against Grantee and payable on demand. Any expense, cost, or damages incurred for repair, relocation, or replacement to water,

sanitary sewer, storm sewer, storm drainage, telecommunication facilities or other property resulting from construction or maintenance of Grantee telecommunications facilities shall be borne by Grantee and any and all expense and cost incurred in connection therewith by the City or public utilities shall be fully reimbursed by Grantee to the City or public utility. The Parties acknowledge that the rights, obligations, and requirements of any other public entity or other third party with respect to obstruction of such entity's public streets or public rights-of-way are beyond the scope of this Agreement and governed by applicable laws and regulations, and the City makes no representations with respect to any such rights, obligations, or requirements.

(b) If weather or other conditions do not permit the complete restoration required by this Section, Grantee shall temporarily restore the affected property. Such temporary restoration shall be at Grantee's sole expense and Grantee shall only be required to make reasonable, temporary restorations based on the conditions. Grantee shall promptly undertake and complete the required permanent restoration when the weather or other conditions no longer prevent such permanent restoration. The Parties acknowledge that the rights, obligations, and requirements of any other public entity or other third party with respect to the repair, replacement, or restoration of such entity's public streets or public rights-of-way or other infrastructure or facilities are beyond the scope of this Agreement and governed by applicable laws and regulations, and the City makes no representations with respect to any such rights, obligations, or requirements.

(c) Grantee or other person acting on its behalf shall use suitable barricades, flags, flaggers, lights, flares and other measures as required for the safety of all members of the general public and to prevent injury or damage to any person, vehicle or property by reason of such work in or affecting such ways or property and shall comply with all federal, state, and local laws and regulations, including, but not limited to, the flagging requirements of the South Carolina Department of Transportation.

5.21 Except in the case of the City's gross negligence or intentional or willful misconduct, the City, its officers, agents, or employees, shall not be liable for any damage to or loss of any of Grantee' s telecommunications services or telecommunications facilities within the public ways or any other areas of the City as a result of or in connection with any public works, public improvements, construction, excavation, grading, filling, or work or activity or lack of any activity of any kind by or on behalf of the City.

5.22 Grantee shall cooperate with the City in coordinating its construction activities as follows:

(a) Grantee shall provide the City and public utilities with a monthly, weekly and daily schedules of its proposed construction activities prior to commencing any expansion of its backbone system;

(b) Grantee shall meet with the City and other users of the public ways to coordinate construction in the public ways; and

(c) All construction locations, activities and schedules shall be coordinated, as directed by the City Engineer, to minimize public inconvenience, disruption, or damages. Grantee shall comply with the provisions of the South Carolina Underground Facility Damage Prevention Act, South Carolina Title 58, Chapter 36 with specific attention so Section 58-36-20 by following the “large project” requirements for all applicable installations.

5.23 No fiber or cable shall be left unburied for more than fifteen (15) calendar days.

Section 6. Mapping.

6.1 Grantee shall maintain an accurate map of its telecommunications facilities in the City. Grantee shall provide the City with "as built" drawings and an accurate map or maps showing the location of its facilities, including pole lines and conduit lines and any other facilities requested by the City, to include a digitized map(s) in both printed and electronic form. Grantee shall, upon request, provide updated maps annually of telecommunications facilities in the City.

6.2 If any of the requested information of Grantee in this Agreement is considered proprietary, confidential or a trade secret, Grantee will notify the City of this opinion and the City will keep such information confidential to the extent permitted by the South Carolina Freedom of Information Act (South Carolina Code Title 30 Chapter 4) or other any successor statute or law. As for new installations, after the effective date of this Agreement, Grantee shall submit the proposed Mapping of its plans for new construction to the City prior to any construction. As-built drawings of any new construction of facilities shall be furnished to the City within sixty (60) days of completion of such construction. All as-built maps and drawings shall be drawn to scale and reference to a physical City benchmark to the extent the physical benchmark is in reasonable proximity to Grantee's new installation. All mapping shall be provided in a format compatible to the City's present and future mapping systems. Alternatively, Grantee will pay for the cost of making the mapping compatible.

6.3 Prior to issuing a permit for Grantee’s installation of any Telecommunications facilities in the public streets, public rights-of-way, or adjacent utility easements, the City may, in its reasonable discretion, designate certain locations to be excluded from use by Grantee for its Telecommunications facilities, including, but not limited to, ornamental or similar specially designed streets lights or other facilities or locations which, in the reasonable judgment of the City Engineer, do not have electrical service adequate or appropriate for Grantee's facilities or cannot safely bear the weight or wind loading thereof, or any other facility or location that in the reasonable judgment of the City Engineer is incompatible with the proposed Telecommunications facilities or would be rendered unsafe or unstable by the installation. The City Engineer may further exclude certain other facilities that have been designated or planned for other use or are not otherwise proprietary, legal, or other limitations or restrictions as may be reasonably determined by the City. In the event such exclusions conflict with reasonable requirements of Grantee, the City will cooperate in good faith with Grantee to attempt to find suitable alternatives, if available, provided that the City shall not be required to incur financial costs nor require the City to acquire new locations for Grantee. Grantee shall, prior to any excavation or installation within the public streets, public rights-of-way, or adjacent utility easements provide sufficient notification and joint installation opportunity on a shared cost basis to potential users of the public streets, public rights-of-way, or adjacent utility easements as may be provided for by a separate City policy. Such notification and adopted policies shall be designed to maximize co-location of providers to minimize the disturbance to the public streets, public rights-of-way or adjacent utility easements and maximize its useable capacity.

Section 7. Insurance Requirements. At all times during the term of this Agreement and any renewal period, Grantee shall, at its expense, maintain the following insurance policies. Any required insurance shall be in a form and with an insurance company authorized to do business in South Carolina and have a rating of no less than A· VII by A.M. Best Co.

7.1 *Commercial General Liability.* Commercial General Liability insurance coverage on an occurrence basis insuring against all claims, loss, cost, damage, expense, or liability from loss of life or damage or injury to persons or property arising out of any of the work or activity under or by virtue of this Agreement. The minimum limit of liability for such coverage shall be Two Million Dollars ($2,000,000) combined single limit for any one occurrence. However, the parties acknowledge that

Grantee may meet the policy limit in this section by combination of Grantee's General Commercial Liability Policy and Grantee's Umbrella or Excess Liability Policy.

7.2 *Contractual Liability.* Broad form Contractual Liability insurance, including the indemnification obligations of Grantee set forth in this Agreement.

7.3 *Workers' Compensation.* Workers' Compensation insurance covering Grantee's statutory obligation under the laws of South Carolina and Employer's Liability insurance for all its employees engaged in work under this Agreement.

7.4 *Automobile Liability.* Automobile Liability insurance having minimum limits of liability of One Million Dollars ($1,000,000) combined single limit applicable to owned or non-owned vehicles used in the performance of any work under this Agreement.

7.5 *Pollution Liability Insurance.* Grantee shall maintain during the life of this Agreement Pollution Liability Insurance in the amount of One Million Dollars ($I,000,000) for each occurrence. Coverage shall be provided for bodily injury and property damage resulting from pollutants which are discharged suddenly and accidentally. Such insurance shall also provide coverage for cleanup costs.

7.6 *Umbrella Coverage.* The insurance coverages and amounts set forth in this Section may be met by an umbrella liability policy following the form of the underlying primary coverage in a minimum amount of Five Million Dollars ($5,000,000).

7.7 Within ten (10) days after execution of this Agreement, Grantee shall provide the City with a memorandum certificate or certificates of insurance, showing the type, amount, effective dates, and date of expiration of the policies, and thereafter prior to the expiration of any such policy or change in the amount or conditions, of coverage. Such certificate or certificates and evidence of insurance shall include the City, its officers, agents, and employees as additional insureds. Grantee shall obtain a written obligation on the part of each insurance company to notify Grantee at least thirty (30) days before cancellation or a material change of any such insurance. Upon receipt of such notice from Grantee's insurance company, Grantee will immediately notify the City of any of the required coverages that are not replaced.

Section 8. Indemnification. Grantee agrees to indemnify, defend and hold harmless the City, its officers, employees and agents from and against all claims, demands, losses, damages, liabilities, fines, and penalties, and all costs and expenses incurred in connection therewith, including, without limitation, reasonable attorney's fees and costs of defense (collectively, the losses), arising out of any breach by Grantee of the terms and conditions of this Agreement, except to the extent proximately caused by the negligence or willful misconduct of the City, its officers, employees and agents. In addition, Grantee shall protect, indemnify, and hold harmless the City, its officers, agents, and employees, from any and all demands for fees, claims, snits, actions, causes of action, or judgments based on the alleged infringement or violation of any patent, invention, article, arrangement, or other apparatus that may be used in the performance of any work or activity arising out of the use of any Telecommunication facilities or the provision of Telecommunication service, except to the extent proximately caused by the negligence of willful misconduct of the City, its officers, employees or agents.

Section 9. Hazardous Substances. In its performance of this Agreement, Grantee shall not transport, dispose of, or release any hazardous substance, material, or waste, except as necessary in performance of its work under this Agreement, and in any event Grantee shall comply with all federal, state, and local laws, rules, regulations, and ordinances controlling air, water, noise, solid

wastes, and other pollution, and relating to the storage, transport, release, or disposal of hazardous material, substances, or waste. Regardless of the City's acquiescence, Grantee shall indemnify and hold the City, its officers, agents, employees, and volunteers harmless from all costs, claims, damages, causes of action, liabilities, fines, or penalties, including reasonable attorney's fees, resulting from Grantee's violation of this section and agrees to reimburse City for all costs and expenses incurred by the City in eliminating or remedying such violations. Grantee also agrees to reimburse the City and hold the City, its officers, agents, employees, and volunteers harmless from any and all costs, expenses, attorney's fees and all penalties or civil judgments obtained against any of them as a result of Grantee's use or release of any hazardous substance or waste onto the ground, or into the water or air from, near or upon the City's premises. For purposes of this Section, the following definitions shall apply:

"Hazardous Substances" means asbestos and any and all pollutants, dangerous substances, toxic substances, hazardous wastes, hazardous materials and hazardous substances as referenced or defined in, or pursuant to, any federal, state, local or other applicable environmental law, statute, ordinance, rule, order, regulation or standard in effect on the date hereof including, without limitation, the Resource Conservation and Recovery Act (42 U.S.C 690 1, *et seq.),* as amended, the Federal Insecticide, Fungicide and Rodenticide Act (7 U.S.C. 136, *et seq.),* as amended, the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. 9601, *et seq.),* as amended, and the Toxic Substances Control Act (15 U.S.C, 2601, *et seq.),* as amended.

As used in this Section, "release" includes the placing, releasing, depositing, spilling, leaking, pumping, emitting, emptying, discharging, injecting, escaping, leaching, disposing, or dumping of any substance.

Section 10. Fees. In consideration of the grant of authority to utilize the streets, rights-of-ways, adjacent utility easements and public places of the City for the provision of Telecommunications Service, and in accordance with applicable law and ordinances, Grantee shall pay such franchise fees, business license taxes, and administrative fees as are presently permitted by Article 20 of Chapter 9 of Title 58 of the 1976 Code of Laws of South Carolina, as enacted in 1999, and as may be enacted and imposed by the City. Specifically, Grantee shall pay an annual fee of $1,000.00 (one thousand dollars) for the use of streets, rights-of-way, adjacent utility easements and public places of the City as described in this Agreement. Grantee shall also pay all such ad valorem taxes, service fees, sales taxes, or other taxes and fees as may now or hereafter be lawfully imposed on other businesses within the City. Provided, however, that in the event that Article 20 of Chapter 9 of Title 58 of the 1976 Code of Laws of South Carolina, as enacted in 1999, or other laws governing franchise fees, business license taxes and/or other fees with respect to Telecommunications Service shall be substantially modified by subsequent legislation or court decision, the provisions herein contained shall be brought into conformity with the changes in the applicable law by appropriate amendment to this agreement. If the limitations on the amount of franchise fees, administrative fees, and business license taxes on Telecommunications Service providers shall be removed or modified in the future, the City shall have the right to amend this agreement to impose such fair, reasonable, competitively neutral, and non-discriminatory fees and taxes as may then be permitted. Grantee will be free to challenge any tax or fee structure not in compliance with applicable law.

Section 11. Termination. This Agreement may be terminated by either party upon fifteen (15) days' prior written notice to the other party upon a default of any material covenant or term hereof by the other party, which default is not cured within fifteen (15) days of receipt of written notice of default (or, if such default is not curable within fifteen (15) days, if the defaulting party fails to commence such cure within fifteen (15) days or fails thereafter diligently to prosecute such cure to

completion), provided that the grace period for any monetary default shall be ten (I 0) business days from receipt of notice. Except as expressly provided herein, the rights granted under this Agreement are irrevocable during the term.

Section 12. General provisions.

12.1 *Authority.* Grantee warrants and represents that it has obtained all necessary and appropriate authority and approval from all applicable federal, state and county agencies or authorities to provide all telecommunications facilities and services it intends to provide within the City, and upon request by the City will provide evidence of such authority.

12.2 *Other remedies.* Nothing in this Agreement shall be construed as waiving or limiting any rights or remedies that the City or Grantee may have, at law or in equity, for enforcement of this Agreement.

12.3 *Severability.* If any section, subsection, sentence, clause, phrase, or other portion of this Agreement, or its application to any person, is, for any reason, declared invalid, in whole or in part by any court or agency of competent jurisdiction, said decision shall not affect the validity of the remaining portions hereof.

12.4 *Nonenforcement.* Neither party shall be excused from complying with any of the provisions of this Agreement by any failure of the other party, upon any one or more occasions, to insist upon strict performance of this Agreement or to seek the other party's compliance with any one or more of such terms or conditions of this Agreement.

12.5 *Conflicts of law.* If there is a conflict between the provisions of this Agreement and any law, whether federal, state, or City, including all future laws and ordinances, the law and conflicting Agreement provision will, to the extent reasonably possible, be construed so as to be consistent with each other and if such construction is not reasonably possible, the conflicting provision of this Agreement shall be deemed superseded by such law and have no effect, notwithstanding the contract clause of the United States Constitution.

12.6 *Controlling law and venue,* By virtue of entering into this Agreement, Grantee agrees and submits itself to a court of competent jurisdiction in the City, or in State Circuit Court in Berkeley County, or in the United States District Court for the District of South Carolina, and further agrees that this Agreement is controlled by the laws of South Carolina or any applicable federal laws and that all claims, disputes and other matters shall be decided only by such court according to the laws of South Carolina or any applicable federal laws or by any regulatory body with jurisdiction, including the Federal Communications Commission.

12.7 *Captions.* The section captions and headings in this Agreement are for convenience and reference purposes only and shall not affect in any way the meaning or interpretation of this Agreement.

12.8 *Nondiscrimination.* During the performance of this Agreement, Grantee agrees that it will not discriminate against any employee or applicant for employment on the basis of race, religion, color, sex, handicap, or national origin, Grantee agrees to post in conspicuous places, available to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause, Grantee, in all solicitations or advertisements for employees placed by or on behalf of Grantee, will state that Grantee is an equal opportunity employer. Notices, advertisements, and solicitations placed in accordance with federal law, rule, or regulation shall be deemed sufficient for the purpose of meeting the requirements herein.

12.9 *Notices.* (i) Notices given pursuant to this Agreement shall be in writing and addressed as follows:

To the City:

City Administrator
City of Goose Creek
519 North Goose Creek Blvd
Goose Creek, South Carolina 29445

With a Copy to:

To the Grantee:
Lumos Fiber of South Carolina, LLC
Attn: David Smith, Chief Operations Officer
4100 Mendenhall Oaks Parkway, Suite 300
High Point, NC 27265
David.Smith@lumosfiber.com

With a courtesy copy to: General Counsel at legal@lumosfiber.com

(ii) Either party may change the address at which it will receive notices by providing written notice of the change to the other party.

Signature pages to follow.

IN WITNESS WHEREOF, the parties have duly executed this Agreement.

Lumos Fiber of South Carolina, LLC

By: _____

Name: _____

Title: _____

STATE OF NORTH CAROLINA)
COUNTY OF GUILFORD)

The forgoing instrument was executed before me this_ day of _____, 2026 by David Smith as Chief Operating Officer of Lumos Fiber of South Carolina, LLC.

_____

Notary Public State of North Carolina
Printed Name of Notary:
My Commission Expires:

CITY OF GOOSE CREEK
A South Carolina Municipal Corporation

By:_____

Name:_____

Title:_____

STATE OF SOUTH CAROLINA)
COUNTY OF BERKELEY)

The foregoing instrument was executed before me this _____ day of _____, 2026 by _____of the City of Goose Creek, SC, a South Carolina municipal corporation.

_____
Notary Public State of South Carolina
Printed Name of Notary:
My Commission Expires:

=

EXHIBIT A

List of Encroachment Permits

=

Request for City Council Agenda Item

To: MAYOR AND CITY COUNCIL

From: TYLER HOWANYK, CFO

Please check one box

☐ Regular Meeting ☐ Special Meeting

☐ Work Session

Please check one box, if applicable

☑ Ordinance ☐ Resolution ☐ Proclamation ☐ Request to Purchase

Ordinance/Resolution Title

AN ORDINANCE TO REPEAL AND REPLACE THE PURCHASING POLICIES AND PROCEDURES SUBCHAPTER OF CHAPTER 34 OF THE CODE OF ORDINANCES OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA; TO ESTABLISH UPDATED PROCUREMENT REQUIREMENTS; AND TO PROVIDE FOR TRANSITION, SEVERABILITY, AND AN EFFECTIVE DATE (Introduction and First Reading of a Public Hearing)

Background Summary

The City's purchasing provisions date to 1985, when the $25,000 competitive bidding threshold represented substantially greater purchasing power.

The updated ordinance updates purchasing thresholds, modernizes language and definitions, expands and clarifies exceptions, authorizes electronic submission of certain bids and proposals, and addresses cooperative purchasing. These changes are intended to improve efficiency while maintaining competition, transparency, and accountability.

Financial Impact

Impact if denied

Impact if approved

Department Head: City Administrator:

_____ _____

Signature & Date *Signature & Date*

AN ORDINANCE TO REPEAL AND REPLACE THE PURCHASING POLICIES AND PROCEDURES SUBCHAPTER OF CHAPTER 34 OF THE CODE OF ORDINANCES OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA; TO ESTABLISH UPDATED PROCUREMENT REQUIREMENTS; AND TO PROVIDE FOR TRANSITION, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City Council desires to update the City's purchasing policies and procedures to reflect current operational needs, purchasing practices, and technology; and

WHEREAS, increases in the cost of goods and services warrant revised competitive purchasing and contract approval thresholds while maintaining appropriate competition, financial controls, and Council oversight; and

WHEREAS, the City Council desires to modernize definitions, clarify purchasing exemptions, authorize secure electronic submissions, establish procedures for cooperative purchasing and resolution of tied bids, and provide for an administrative procurement manual; and

WHEREAS, the City Council desires to establish a $100,000 formal solicitation threshold and require Council approval of contracts over $100,000, subject to specified exceptions, while retaining reporting to Council of administratively authorized purchases and contracts over $25,000; and

WHEREAS, replacing the purchasing subchapter in its entirety will provide a clear and consistent framework for the responsible expenditure of public funds;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Goose Creek, South Carolina, in Council duly assembled:

Section 1 Repeal and replacement

The subchapter entitled "Purchasing Policies and Procedures" in Chapter 34, consisting of existing §§ 34.20 through 34.40, is repealed in its entirety and replaced with §§ 34.20 through 34.44 set forth in Exhibit A, which is incorporated into this ordinance. All other provisions of Chapter 34 remain in effect.

Section 2 Transition and existing obligations

This ordinance applies to solicitations issued and procurements initiated on or after its effective date. Solicitations issued before that date may be completed under the procedures in effect when issued. Existing contracts and accrued rights, obligations, claims, and liabilities are not impaired by this repeal and replacement. Nothing in this ordinance retroactively validates an unauthorized purchase or contract. The Chief Financial Officer shall implement administrative procedures under §34.24 consistent with this ordinance.

Section 3 Severability

If any provision or application of this ordinance is held invalid by a court of competent jurisdiction, that determination shall not affect the remaining provisions or applications that can be given effect without the invalid provision or application.

Section 4 Effective date

This ordinance shall take effect upon final adoption.

DONE AND ORDAINED by the Mayor and City Council of the City of Goose Creek, South Carolina, this ____ day of _____, 2026.

_____
Mayor Gregory S. Habib

Attest: _____
Kelly J. Lovette, MMC, City Clerk

_____ _____
Mayor Pro Tem Jerry Tekac Councilmember Debra Green-Fletcher

_____ _____
Councilmember Christopher Harmon Councilmember Gayla S.L. McSwain

_____ _____
Councilmember Corey McClary Councilmember Melissa Enos-Sims

Exhibit A

Purchasing Policies and Procedures

§ 34.20 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context indicates or requires a different meaning.

CONSTRUCTION MANAGER-AT-RISK SERVICES. A project delivery method in which the city awards separate contracts, one for design services to design a project and the second to a construction manager at-risk for both construction of the project according to the design and construction management services, which include but are not limited to those professional services associated with contract administration, project management, and other services provided in connection with the administration of a construction project.

CONTRACTUAL SERVICES. Services performed for the City by individuals or organizations other than City employees, including maintenance, repairs, landscaping, custodial services, equipment rentals, technical support, professional services, and other services acquired by contract. Inclusion within this definition does not establish an exemption from competitive purchasing requirements. Applicable exemptions are governed by §34.22.

DEFINITE QUANTITY CONTRACTS. Contracts providing for a specified quantity of supplies, materials, equipment, or services, with delivery or performance at specified times or upon order during a defined contract period.

DEPARTMENT / USING DEPARTMENT. Any department, office, or other organizational unit of the City that requests or uses supplies, materials, equipment, or services.

DESIGN-BUILD SERVICES. A method of construction or construction contract management in which a single entity (or group of associated entities) provides to the city all or substantially all of the services necessary to both design and construct a project.

ELECTRONIC SUBMISSION. A quotation, bid, proposal, or other procurement record transmitted through an electronic method expressly authorized in the solicitation. Formal sealed electronic submissions are subject to §34.27(H).

ESTIMATED PROCUREMENT VALUE. The reasonably anticipated total value determined under §34.26(C), used to select the procurement method and determine approval authority.

INDEFINITE QUANTITY CONTRACTS. Contracts providing for supplies, materials, equipment, or services ordered as needed during a defined contract period when the exact quantities cannot be determined in advance. Such contracts shall establish pricing or a method for determining pricing, a maximum quantity or dollar limit, and any minimum purchase commitment. Unless expressly stated in the contract, the City is not obligated to obtain all of its requirements from the contractor.

NON-RESPONSIBLE BIDDER OR OFFEROR. A bidder or offeror determined, based on documented findings, to lack the capability, resources, qualifications, integrity, or reliability necessary to perform the proposed contract satisfactorily. The determination may consider relevant performance history and failure to provide reasonably requested information needed to establish responsibility.

NONRESPONSIVE BID. A bid that fails to conform in a material respect to the requirements of the invitation for bids. A minor informality or irregularity does not, by itself, render a bid nonresponsive and may be waived or corrected only as permitted by this chapter.

PRICE AGREEMENT. An agreement establishing prices, rates, discounts, or a method for determining prices for specified supplies, materials, equipment, or services during a defined period. A price agreement does not, by itself, obligate the City to make purchases or purchase exclusively from the vendor. Any minimum purchase commitment or exclusive purchasing obligation must be expressly stated in the agreement.

PROFESSIONAL SERVICES. Services requiring specialized education, professional judgment, and expertise, where the qualifications and experience of the provider are material to satisfactory performance. Examples include legal, accounting, auditing, architectural, engineering, medical, and financial advisory services, and consulting services of a comparable professional nature. Possession of technical skill or use of the title "consultant" does not, by itself, establish that a service is a professional service. Applicable exemptions and selection requirements are governed by §34.22 and other applicable provisions of this chapter.

PURCHASING AGENT. The Procurement & Risk Management Administrator, acting under the supervision of the Chief Financial Officer, or another officer or employee designated in writing by the City Administrator. Designation as purchasing agent does not itself confer contract signature authority.

REQUIREMENTS CONTRACTS. Contracts under which the City agrees to obtain all of its actual requirements for specified supplies, materials, equipment, or services from a contractor during a defined contract period. The contract shall identify the departments or operations covered and any exceptions to the exclusive purchasing commitment. Estimated quantities are provided for planning and pricing purposes and do not constitute guaranteed purchases unless expressly stated in the contract.

RESPONSIBLE BIDDER OR OFFEROR. A bidder or offeror possessing the capability, resources, qualifications, integrity, and reliability necessary to perform the proposed contract satisfactorily. Relevant considerations may include financial capacity, personnel, equipment, experience, performance history, and applicable licensing requirements.

RESPONSIVE BID. A bid that conforms in all material respects to the requirements of the invitation for bids, including specifications, required terms, and submission requirements. Minor informalities or irregularities may be waived or corrected only as permitted by this chapter.

SUPPLIES, MATERIALS, AND EQUIPMENT. Tangible goods purchased, leased, or otherwise acquired for City use, including consumable supplies, materials, tools, machinery, vehicles, furnishings, computer hardware, and printed materials. Software licenses, subscriptions, and services are addressed separately under the applicable provisions of this chapter. Purchases combining tangible goods with software or services remain subject to the applicable classification and purchasing requirements.

VENDOR SOURCES. Sources used to identify potential suppliers and service providers, including prior purchasing records, vendor inquiries, market research, professional directories, cooperative purchasing programs, and electronic procurement systems. The City may maintain vendor contact information to facilitate solicitation and outreach. Inclusion in such records does not constitute prequalification, guarantee solicitation or award, or exclude other eligible vendors from competing.

§ 34.21 PURPOSE.

The purpose of this chapter is to establish a consistent framework for purchasing supplies, materials, equipment, and services that promotes fair and open competition, responsible stewardship of public funds, transparency, and accountability. Purchasing shall be conducted efficiently and economically to meet the City's operational needs, with consideration of price, quality, suitability, and total cost of ownership, in accordance with the purchasing methods and award criteria established in this chapter.

Applicable state and federal law and mandatory funding requirements shall govern where they impose additional or controlling requirements. The purchasing agent shall identify such requirements before solicitation. Local thresholds and exceptions shall not waive applicable construction, bonding, professional-selection, grant, or other legal requirements.

§ 34.22 EXEMPTIONS.

The following items are exempt from competitive solicitation requirements, subject to applicable law. Exemption does not waive budget certification, contract review, signature authority, recordkeeping, or any approval expressly required elsewhere in this subchapter. The purchasing agent shall document the applicable exemption. Additional exemptions or withdrawal of exemptions require an ordinance of City Council:

(A) Advertising, including but not limited to advertising time or space in newspapers, on radio or television.

(B) Medical and/or psychological services.

(C) Policy, legal and utility services to include but not be limited to attorneys, bond rating services, consultants, advisors, engineers and other professional services.

(D) Staff development to include but not be limited to:

(1) Training provided by consultants, certified teachers/trainers;

(2) Training materials;

(3) Workshops, conferences, seminar registrations, etc.; or

(4) Travel.

(E) Utilities and energy expenses to include but not be limited to: fuel, propane, electricity, telephone, cell phones, water/sewer.

(F) Financial advisory, fiduciary, banking, depository, and treasury management services.

(G) Emergency repairs that satisfy §34.25 and follow its authorization and documentation requirements.

(H) Mail and delivery services.

(I) Contracts for the wholesale purchase of electric service with contract terms for less than two years.

(J) Contracts that are specifically approved by a city ordinance.

(K) Contracts that relate to regularly purchased supplies, equipment, chemicals, or services to be used in or for the direct benefit of the city's utilities, as they now exist or may exist in the future.

(L) Incidental advice about selection, placement, installation, or use of goods does not by itself convert a purchase of goods or routine maintenance into exempt professional services. Mixed procurements shall be classified according to their principal purpose, with a written determination by the Chief Financial Officer and consultation with the City Attorney when necessary.

(M) Information technology services and software, including technology consulting, managed IT services, cybersecurity services, software licenses and subscriptions, software as a service, cloud hosting, implementation, configuration, systems integration, data migration, training, maintenance, support, and renewals. The exemption applies to the goods and services described, not to all purchases from an information technology provider. Routine purchases of computers, printers, network equipment and other hardware remain subject to applicable purchasing procedures. Purchases combining hardware and services may qualify for this exemption when the Chief Financial Officer determines in writing that their principal purpose falls within the scope of this exemption. Purchases shall not be bundled to evade competitive purchasing requirements. Use of this exemption requires approval by the City Administrator before commitment and remains subject to applicable City Council approval requirements. The Chief Financial Officer shall establish procedures governing technical and security review, price reasonableness, vendor selection, and supporting documentation. Competitive quotations or proposals may be obtained when advantageous. Contracts over $100,000 remain subject to §34.40 except as expressly provided there, and all applicable legal and funding requirements remain in effect.

§ 34.23 DUTIES OF PURCHASING AGENT.

(A) The Chief Financial Officer shall oversee procurement and financial controls. The purchasing agent shall administer solicitations and purchases of supplies, materials, equipment, construction and contractual

services required by the city, subject to this subchapter and written delegations approved by the City Administrator.

(B) The purchasing agent shall submit award recommendations through the Chief Financial Officer and City Administrator to City Council when Council approval is required. The City Administrator may authorize awards not reserved to City Council and may delegate routine purchasing authority in writing, specifying dollar limits and conditions. Contracts shall be executed only as provided in §34.27(F).

(C) The purchasing agent shall coordinate negotiation of contracts for personal and professional services and submit them for review and approval under this subchapter.

(D) Using departments shall develop specifications, identify funding and operational needs, assist in evaluation, and inspect performance and deliveries. The purchasing agent shall review specifications for clarity and fair competition and use standard specifications where applicable.

(E) The purchasing agent may transfer between departments, supplies, materials and equipment no longer needed by a holding department, but which can be used by a receiving department.

(F) The purchasing agent exchanges, trades in or sells those supplies, materials and equipment which are surplus, obsolete or unused and are found by the City Council not to be required for public use.

(G) The purchasing agent shall develop standard solicitation, purchase order, and contract forms. The City Attorney shall review standard contract terms and material legal revisions under the review procedures in §34.27(F). Routine use of approved forms does not require repeat legal review.

(H) The purchasing agent prescribes the use by the departments of other forms required to carry out the provisions of this chapter, and amends or eliminates any such forms.

(I) Upon request of the City Council, and subject to its approval of each transaction, the purchasing agent performs all delegable functions in connection with the acquisition and disposal of real property.

(J) The purchasing agent reduces, to the maximum extent possible, the number of purchase transactions by combining into bulk orders and contracts the requirements of departments for common use items repetitively purchased.

§ 34.24 PROCEDURAL REGULATIONS.

The Chief Financial Officer, with assistance from the purchasing agent, shall prepare an administrative procurement manual for approval by the City Administrator. The manual shall implement this subchapter and may establish more restrictive internal controls, but shall not increase ordinance thresholds, create exemptions, waive Council approval, or conflict with this subchapter. Legal questions shall be referred under §34.27(F). The manual and substantive revisions shall be provided to City Council for information. The manual shall include:

(A) Procedures for informal quotations and formal solicitations, custody and safeguarding of submissions, electronic receipt, opening, tabulation, evaluation, rejection, notice of intended award, and records retention;

(B) The procedure for securing from bidders the data necessary to determine whether they are responsible;

(C) The procedure for inspection of deliveries of supplies, materials, equipment and contractual services;

(D) The procedure for submitting requisitions for supplies, materials, equipment and contractual services;

(E) Procedures for control and safeguarding of supplies, materials and equipment, including inventory records appropriate to the value and nature of the property; and

(F) The matters as may be necessary to give effect to provisions of this chapter.

(G) Written purchasing delegations, purchase order and purchasing card controls, segregation of duties, contract administration, vendor communications, electronic signatures, technical failures, renewals, amendments, and staff training. No employee may bind the city beyond the employee's written authority.

(H) The Chief Financial Officer shall review the purchasing thresholds at least every three years and recommend any changes to City Council. Threshold changes require amendment of this subchapter.

§ 34.25 EMERGENCY PURCHASES.

(A) An emergency exists when an unforeseen circumstance threatens public health or safety, property, or continuity of essential city services and the delay required for ordinary procurement would materially increase the harm. Purchases shall be limited to what is reasonably necessary to address the emergency. Failure to plan or an approaching deadline alone does not constitute an emergency.

(B) During regular business hours, the department head shall immediately notify the City Administrator, who shall authorize necessary purchases. If unavailable, the Chief Financial Officer may authorize the purchase. When neither can be reached and delay would materially increase the emergency harm, including outside regular business hours, the department head may make the necessary purchase subject to the following:

(1) Competition shall be obtained to the extent practicable under the circumstances, without delaying the necessary response; and

(2) The department head shall notify the City Administrator and Chief Financial Officer as soon as practicable and submit a written report within two business days, or document why emergency conditions require additional time. The report shall describe the emergency, vendor, amount, scope, competition obtained, and basis for selection.

(C) The City Administrator may authorize emergency purchases without prior Council approval. For purchases over $50,000, the Administrator shall obtain the Mayor's concurrence when practicable without delaying the response. Emergency purchases over $50,000 shall be reported to City Council at its next regular meeting, including the funding source and any necessary budget action. An emergency does not waive applicable law or authorize expenditures beyond lawful funding authority.

§ 34.26 REQUISITIONS AND ESTIMATES OF FUTURE REQUIREMENTS.

(A) All department managers shall submit to the purchasing agent requisitions for supplies, materials, equipment and contractual services required for departmental operations within the limits of funds appropriated therefor. The purchasing agent may require department managers to justify the quantity or quality of supplies, materials, equipment and contractual services requisitioned.

(B) All department heads shall file with the City Administrator estimates of their requirements for supplies, materials, equipment and contractual services in the form, at the time and for the future periods as the City Administrator shall prescribe.

(C) Before solicitation, the purchasing agent shall document the estimated procurement value. Related goods and services acquired as one arrangement shall be combined, including initial purchases, installation, delivery, applicable taxes, and maintenance or subscription charges for the initial term and all renewal options stated in the solicitation. For indefinite-quantity contracts, use the estimated aggregate purchases for that period. For recurring purchases or month-to-month services without a stated term, use the reasonably anticipated requirement for twelve months, including initial charges, and reassess before continuation. Independent, unrelated purchases shall not be aggregated solely because they share a vendor.

(D) The estimate shall be made in good faith before solicitation and shall not be reduced by dividing invoices, funding sources, departments, purchase orders, or contract terms to avoid a requirement. If the proposed award reaches a threshold requiring a higher-level procedure or approval, the higher-level procedure and approval shall be followed before commitment unless a documented exception expressly authorized by this subchapter applies.

§ 34.27 CONTRACTS, PURCHASES AND SALES.

(A) Except as otherwise authorized by this subchapter, purchases and contracts with an estimated procurement value of $100,000 or more shall be solicited by public notice through competitive sealed bidding or an authorized request for proposals under §34.31 or §34.33, and awarded by written contract. Formal sales of personal property shall be conducted under this section unless another disposition method, including public electronic auction, is authorized under § 34.39. Public notice shall describe the goods, services or property; explain how to obtain the solicitation and addenda; and state the submission deadline, authorized delivery method, and the time, place and manner of opening.

(B) Public notice shall be posted on the city website or a designated procurement portal accessible from the city website at least fourteen calendar days before the submission deadline. A shorter period, not less than

seven calendar days unless §34.25 applies, may be approved in writing by the City Administrator with reasons demonstrating adequate competition. Additional notice, including South Carolina Business Opportunities or newspaper publication, shall be used when required by law or funding conditions and may be used to broaden competition. The purchasing agent may notify prospective vendors directly. Material addenda shall be made available to all prospective vendors through the announced posting location, with an extension when needed for a reasonable response.

(C) (1) Formal bids shall be received in sealed, labeled envelopes or through an approved secure electronic process under division (H), as stated in the solicitation. Bids shall remain unopened and unread until the announced opening. The opening shall be public, at the stated time and location, and may allow electronic attendance. Two designated city employees shall witness and document the opening. Bidder names and prices shall be announced and recorded; attendance by bidders is not required. Evaluation and award shall occur separately. A tabulation of all bids received, whether accepted or rejected, shall be available for public inspection for at least thirty calendar days after opening, subject to applicable disclosure law and records retention requirements.

(2) Award shall be made to the lowest responsive and responsible bidder for purchases and the highest responsive and responsible bidder for sales, subject to applicable law and §34.40. The purchasing agent shall document responsiveness, responsibility, and application of the evaluation factors stated in the solicitation, including any disclosed total-cost factors. A nonresponsive bid or a bidder found not responsible may be rejected only by a written determination stating the material reasons. Minor informalities may be waived or corrected if competition is not prejudiced; a vendor shall not be permitted to cure a material deficiency or alter its price or competitive standing after opening. The purchasing agent may recommend rejection of any or all bids and re-advertisement when supported by written reasons in the public interest, with approval of the City Administrator. For purchases, equally priced bids that are responsive and submitted by responsible bidders shall be resolved under the geographic preference sequence in §34.29(F), when legally permissible and disclosed in the solicitation. A remaining tie, or a tie for which geographic preference is unavailable, shall be resolved by a coin toss for two tied bidders or a public drawing giving each remaining tied bidder an equal chance when more than two remain. Geographic purchase preferences shall not apply to sales; tied qualifying bids for sales shall be resolved by the same coin-toss or public-drawing procedure. The purchasing agent and another city employee shall witness the selection. All responding vendors shall be invited to attend; attendance is not required. The method, notice, witnesses and result shall be documented. The purchasing agent may conduct the tie-break without separate Council authorization, but the resulting award remains subject to applicable approval requirements. When Council approval is required, the City Administrator shall submit the tabulation and award recommendation, including rejected bids and reasons. Council approval does not authorize departure from sealed-bid award standards.

(D) Contracts for formal sealed sales of personal property conducted under this section shall be awarded by City Council to the highest responsive and responsible bidder meeting the disclosed sale terms, unless City Council has expressly authorized the City Administrator to approve the resulting sale under § 34.39. Public electronic auctions authorized under § 34.39 do not require a separate award under this division.

(E) The purchasing agent shall promote full and open competition and require a signed certification of independent pricing and noncollusion for formal bids and proposals. Electronic signatures may be accepted under approved procedures and applicable law. Suspected collusion or unauthorized disclosure shall be referred to the City Attorney. Disclosure of one competitor's submission to another before the authorized opening shall require cancellation and re-solicitation. Other premature access shall be documented and reviewed by the Chief Financial Officer and City Attorney; the City Administrator shall cancel and re-solicit when procurement integrity cannot be established.

(F) The City Administrator, in consultation with the Chief Financial Officer and City Attorney, shall establish written contract-review procedures. These shall require legal review of new or materially revised legal terms, unusual liability or significant legal exposure, disputed authority, procurement protests, threatened litigation, and disputed contract terminations. Routine purchase orders using approved terms, materially unchanged approved templates, and renewals on previously approved terms need not receive repeat legal review. The Administrator or Chief Financial Officer may request legal review whenever warranted. All contracts shall receive Finance review and be signed by the City Administrator or a person granted written signature authority, except where law reserves execution to another official. Purchase orders within written delegations may be issued under the manual. A copy of every executed contract and amendment shall be filed with the

City Clerk, and Procurement shall maintain the central procurement file. Electronic records and signatures may be used as permitted by law. Departmental possession of a copy does not substitute for central filing.

(G) No city real property shall be sold except by ordinance of the City Council and after the publication of the notice of sale in a newspaper of general circulation in the city at least seven days prior to the sale. The notice shall contain a property description, the name of the purchaser and the terms of and consideration for the sale.

(H) Formal electronic submissions may be authorized only through a process approved in writing by the City Administrator after review by the Chief Financial Officer and Information Technology and initial legal review under §34.27(F). Routine administration of an approved process does not require repeat legal review; material legal changes shall be referred under that section. The process shall record receipt date and time, prevent access to submission contents before the announced opening through technical access controls, preserve original submissions and an audit record of receipt and access, and provide documented opening and technical-failure procedures. Ordinary email accessible before opening does not qualify solely because staff are instructed not to read it. An instruction prohibiting early opening or reading shall supplement the technical controls. No particular commercial platform is required, and sealed paper submissions may continue to be used.

(I) Solicitations shall state rules for timely receipt, withdrawal, replacement and late submissions. Submissions received after the deadline shall be rejected, except when objective records establish timely receipt into the city's designated system and the delay was solely in internal retrieval. A documented city system failure affecting competition may justify a uniformly announced extension or re-solicitation; an individual vendor shall not be allowed to revise a submission after competitors' information is disclosed.

(J) Formal award recommendations and notices of rejection shall be communicated in writing. Notice of intended award shall be posted as required by §34.44(B), and contract execution shall remain subject to the applicable waiting period and protest procedures in §34.44. No notice of intended award constitutes an executed contract or authorizes performance.

(K) Receipt of a single formal bid or proposal does not alone require cancellation or establish sole source. The Chief Financial Officer may approve proceeding upon a written determination that adequate competition was sought, the requirements were not unduly restrictive, the response satisfies the applicable requirements, the vendor is responsible, and the price is reasonable. Procurement shall re-solicit when those findings cannot be made, unless another lawful procurement method is authorized. Required award approvals remain applicable.

§ 34.28 INFORMAL PURCHASES AND SALES BELOW $100,000.

(A) Purchases with an estimated procurement value below $100,000 may use the following informal procedures, subject to applicable law, available funds, written delegations, and required approvals. Formal sealed bidding is not required under this section. Procurement may use a formal solicitation or publicly post an informal request when warranted by complexity, risk, or the available vendor market.

(B) Delegated purchases below $10,000. Multiple quotations are not mandatory if the price is determined reasonable and the basis is documented. The department head or authorized designee shall approve the requisition in writing or through the city financial system and verify budget availability. Purchases of $5,000 or more but below $10,000 also require purchasing agent approval before commitment. Reasonableness may be supported by published prices, recent comparable purchases, market knowledge, or quotations. Purchasing and contract signature authority remain subject to written delegations.

(C) Written quotations and informal solicitations. For purchases of $10,000 or more but below $25,000, departments shall solicit at least two written quotations from qualified vendors and obtain purchasing agent approval before commitment. For purchases of $25,000 or more but below $100,000, the purchasing agent shall issue a common written invitation for bids, request for proposals, or request for qualifications appropriate to the procurement and ordinarily solicit at least three qualified vendors. Requests shall state the scope, qualifications, material evaluation criteria and response deadline. Vendors shall receive materially equivalent requirements and clarifications. Email responses are acceptable; sealed envelopes and public openings are not required. Approval may be recorded in writing or through the city financial system. Award shall follow division (E), or §34.31 for an RFP evaluated under disclosed criteria; an RFQ alone does not authorize bypassing applicable selection procedures. Competitors' prices shall not be disclosed to solicit undercutting or provide an unfair advantage. Lawful price matching under §34.29 is not prohibited.

(D) Fewer quotations. The required number refers to qualified vendors solicited, not responses guaranteed. If fewer respond, or fewer qualified vendors can reasonably be identified, Procurement shall document the sources contacted, market search and outreach, responses or nonresponses, price reasonableness, and basis for proceeding. The Chief Financial Officer may approve proceeding with fewer quotations when adequate competition was sought or additional qualified sources are not reasonably available. Receiving a single response does not, by itself, establish that a purchase is sole source. If only one practicable source can meet the City's requirements, the sole-source procedures in §34.32 shall apply. The procurement file shall contain the quotations, comparison, selection rationale and approvals. A shortfall in responses alone does not require attorney review.

(E) Award shall ordinarily be made to the lowest responsive and responsible vendor meeting the stated requirements. A recommendation to select another vendor shall identify the price difference, reasons, and specific benefits to the city based on material criteria disclosed to vendors, such as warranty, delivery, documented service performance, compatibility or total ownership cost. Such award requires Chief Financial Officer review, the City Administrator's recommendation, and City Council approval before commitment, regardless of the amount or an exception in §34.40. Council may approve only a selection permitted by applicable law and funding requirements. Rejecting a materially nonresponsive quotation or a vendor documented as not responsible and selecting the lowest remaining qualifying quotation does not itself invoke this higher-quote approval requirement.

(F) Application of local preference shall follow §34.29. If the city would pay more than the lowest otherwise qualifying quotation because of a preference, division (E) requires Council approval. A local vendor that matches the lowest qualifying price under §34.29(G) does not require higher-quote approval solely for receiving that preference. Equally priced qualifying quotations shall be resolved under § 34.29(F) and the witnessed tie-breaking procedure in §34.27(C)(2).

(G) Informal personal property sales with an estimated value below $100,000 shall seek competitive offers when practicable and award to the highest responsive and responsible offeror meeting the disclosed sale terms. Alternatively, the City may use a disposition method authorized under §34.39, including public electronic auction. Purchase-specific quotation tiers and higher-quote approval requirements do not apply to sales. City Council authorization and administrative authority to complete the disposition shall be governed by §34.39.

(H) Informal quotation records shall be retained under applicable records retention schedules and made available for public inspection as required by law. An informal award does not become binding until the authorized purchase order or contract is issued or executed.

§ 34.29 LOCAL PREFERENCE POLICY.

(A) The city seeks to encourage the participation of local businesses to provide goods and/or services to the city, resulting in increased economic activity through more local jobs, tax revenues and to entice businesses to locate in the city.

(B) For purposes of this section, a LOCAL BUSINESS shall be defined as follows:

(1) The business has established and maintained a physical presence within the city limits via the ownership or lease of a building or portion of a building, for a period of not less than 12 consecutive months;

(2) The business employs a minimum of two full time employees at the physical location inside the city limits;

(3) The business has maintained a valid business license for the past 12 months;

(4) The business is not delinquent to the city in any payments; and

(5) There are no active code enforcement or planning/zoning actions against the business.

(C) Price preference exemptions. The price preferences in divisions (E) and (G) are subject to the following limitations. Geographic tie preferences are governed separately by division (F):

(1) Purchases greater than $25,000 are ineligible for the price preferences in divisions (E) and (G). This limit does not apply to the tie-breaking preference in division (F);

(2) The local preference policy is not applicable to contracts required by state or federal statutes or regulations to be awarded to the lowest responsible bidder; and

(3) Purchases funded by outside agencies that prohibit the use of preferences; examples include but are not limited to state or federal funding.

(D) A local business shall indicate on the quote or bid submission that the business qualifies as a "local business" under this policy. The city is not responsible for investigating whether a business qualifies as a local bidder if the indication is not included on the submitted quote or bid.

(E) The preferential discount of 5% may be applied to the low bid of a qualifying local business when determining the lowest evaluated quotation, if disclosed in the request. This policy applies to goods and services with an estimated procurement value of $25,000 or less. Any award at a higher actual price remains subject to §34.28(E) and (F).

(F) Geographic preference for tied purchase bids or quotations. This division applies at any dollar amount, independently of the $25,000 price-preference limit. It shall be disclosed in the solicitation and applies only to equally priced, responsive bids or quotations from responsible vendors. It does not authorize paying a higher price, modifying a price after submission, or disregarding other material evaluation requirements. A preference required by applicable law controls. No geographic preference shall be applied where prohibited by applicable law or funding conditions.

(1) First priority shall be given to tied vendors qualifying as a local business under division (B), regardless of the county in which their qualifying City location lies. If one vendor qualifies, that vendor shall be selected. If more than one qualifies, only those vendors remain eligible for the random selection described in division (F)(3).

(2) Only if no tied vendor qualifies under division (F)(1), priority shall be given to tied vendors qualifying as a Berkeley County business. For this purpose, a qualifying business must have maintained an owned or leased physical business location in Berkeley County for at least 12 consecutive months, employ at least two full-time employees at that location, maintain all business licenses required for that location during that period, have no delinquent payments due to the local jurisdiction governing that location, and have no active code enforcement or planning/zoning actions against the business in that jurisdiction. A mailing address, post office box, or business license alone does not establish eligibility. If one vendor qualifies, that vendor shall be selected. If more than one qualifies, only those vendors remain eligible for the random selection described in division (F)(3).

(3) If a tie remains within the highest qualifying geographic tier, or if no tied vendor qualifies for a geographic preference, the tie shall be resolved among the remaining eligible vendors by the witnessed coin toss or public drawing provided in §34.27(C)(2). Berkeley County status shall not further distinguish between vendors qualifying for the City preference.

(4) Vendors must claim the applicable geographic preference in their original submission and provide documentation reasonably requested by the purchasing agent. Eligibility shall exist at the submission deadline and be verified before award. The purchasing agent shall document eligibility and the basis for the tie-breaking decision. The restrictions in divisions (H) and (J) govern the price preferences in divisions (E) and (G), not this mandatory tie-breaking sequence. Award remains subject to applicable approval requirements.

(G) The purchasing agent may provide the local business bidder, who is within 5% of the lowest responsible bidder, with a notice and an opportunity to reduce its bid to match the lowest non-local bid. Notice may be given by telephone, in writing, or electronic mail. The local business shall have three business days after the date of such notice to match the lowest bid in writing. Should the local business match, it may be deemed the lowest responsible bidder.

(H) No contract awarded under this section shall be assigned or subcontracted in any manner that permits more than 50% of the dollar value of the contract to be performed by an entity that is not a local business.

(I) The city shall not make any preference to local businesses that may result in burdensome or unreasonable costs to the taxpayers nor should it restrict the city from rejecting inferior products or services.

(J) The City Administrator may waive application of this preference before solicitation by a written determination in the city's interest. Amendment of this policy requires City Council action by ordinance.

Disputes shall be handled under §34.44; this section does not authorize changing disclosed criteria after receipt of quotations.

§ 34.30 REQUESTS FOR QUALIFICATIONS.

Prior to soliciting bids or proposals, the purchasing agent may issue a request for qualifications stating the goods or services, general scope, submission deadline, minimum qualifications, evaluation criteria, and procedure for consideration. Qualifications shall be evaluated against the published criteria and documented. Any limitation of the subsequent competition to qualified vendors shall be stated in advance and preserve adequate competition. A qualifications process shall not be used to evade required public notice or authorize a sole-source award without the applicable determination. Applicable qualifications-based selection requirements for professional services shall be followed. An aggrieved respondent may protest under §34.44.

§ 34.31 REQUEST FOR PROPOSALS.

(A) A request for proposals may be used when the purchasing agent documents, with Chief Financial Officer concurrence, that sealed bidding is not practicable or advantageous because the city must evaluate material factors in addition to price. The request shall state the scope, evaluation factors and relative importance, submission requirements, and whether discussions, negotiations, or best and final offers may occur. Price or total cost shall be evaluated unless applicable qualifications-based selection requirements prohibit or defer price consideration. Evaluators shall document scores, conflicts of interest, and the basis for recommending the proposal most advantageous to the city. Approval shall follow §34.40.

(B) Prior to soliciting proposals, and at the discretion of the purchasing agent, a request for qualifications may be requested from prospective bidders.

(C) Proposals of $100,000 or more shall be publicly advertised and received through the sealed paper or secure electronic procedures in §34.27. At the announced opening, only respondent names shall be announced. Proposal contents and pricing shall not be publicly read during evaluation and shall be disclosed only as required by applicable law. Authorized discussions shall provide fair treatment to similarly situated offerors and shall not reveal competitors' protected information. A material change in requirements shall be communicated to all affected offerors with a fair opportunity to respond. Selection of a higher-priced proposal under disclosed RFP criteria is not an informal higher-quote award under §34.28(E).

§ 34.32 SOLE SOURCE AND PROPRIETARY PURCHASES.

(A) When goods or services are available from only one practicable source, the purchasing agent shall prepare a written sole-source determination describing the need, market research, absence of reasonable alternatives, and price reasonableness. The Chief Financial Officer shall review and the City Administrator shall approve the determination before commitment. A proprietary brand, incumbent vendor, compatibility preference, or convenience alone does not establish sole source. When multiple dealers or distributors can supply the required item, competition shall be obtained under the applicable threshold. Council approval remains subject to §34.40.

(B) When the city requires supplies, materials or equipment which is patented or proprietary and which is obtainable in two or more equally satisfactory and competitive makes, brands or types, the purchasing agent shall list the acceptable and competitive makes, brands or types in the invitation to bid. The lists shall also include the phrase "or equal" to permit bidders to bid on alternate or additional makes, brands or types. It shall be incumbent on each bidder to prove to the satisfaction of the purchasing agent that the alternate or additional make, brand or type offered is equal in quality or performance to those listed in the invitation to bid.

(C) Sole-source determinations of $100,000 or more shall be publicly posted with notice of intended award for at least seven business days before execution, subject to §34.44, unless an emergency under §34.25 applies. The determination and approval shall be retained in the procurement file.

§ 34.33 PROJECT DELIVERY METHODS.

(A) The city may use a design-build contract as alternative project delivery methods in appropriate circumstances. The City Administrator may determine in his or her discretion the appropriate procedure is a design-build method The purchasing agent shall advertise and seek appropriate proposals. Because the nature of a design-build involve sometimes competing considerations of the best design, price, and qualifications of the applicant, such delivery methods shall not require the use of a sealed bid process and shall be based on the total merit of the applicant's proposal. Because the nature of design build contracts often involve permanent improvements, the purchasing agent shall provide a summary the merits of each proposal for City Council to select the most qualified proposal or to reject all proposals.

(B) The city may use the construction manager at-risk method as an alternative delivery method in appropriate circumstances. The City Administrator may determine in his or her sole discretion the appropriate procedure is a construction manager at-risk method. The purchasing agent shall advertise and seek appropriate proposals for the construction manager at-risk method. Because the construction manager at-risk method involves competing consideration of price and skills for a project where the design has already been determined or will be determined by separate selection, the purchasing agent shall determine the most qualified applicant taking into consideration price and quality.

(C) Alternative delivery methods shall comply with applicable law and funding requirements. Proposal receipt and protection shall follow §34.27(H) and §34.31(C), although evaluation and award need not follow the lowest-price sealed-bid method. Design-build selection remains reserved to Council under division (A). Construction manager-at-risk awards shall follow §34.40.

§ 34.34 AVAILABILITY OF FUNDS.

Except for emergency procedures under §34.25, no binding award, contract or purchase order shall be issued or executed until the Chief Financial Officer or written designee certifies sufficient unencumbered appropriations for the amount lawfully obligated. A notice of intended award may be issued subject to funding certification. Multiyear contracts shall state the authorized term and renewal options and include an appropriate nonappropriation provision when legally applicable, subject to City Attorney review. Budget availability does not waive competitive procurement or signature requirements.

§ 34.35 SPLITTING REQUIREMENTS; ILLEGAL PURCHASES.

(A) It shall be unlawful to divide requirements, invoices, orders, contracts, departments, funding sources, or periods of performance to evade any competition, review, or approval requirement. Estimated procurement value shall be determined under §34.26(C) and (D).

(B) If any department of city government purchases or contracts for any supplies, materials, equipment or contractual services contrary to the provisions of this chapter, the purchase or contract shall be void and of no effect. The employee making the purchase or contract shall be personally liable for the amount of the purchase or contract, and if already paid for out of city funds, the amount therefor may be recovered in the name of the city in an appropriate legal action.

§ 34.36 GRATUITIES.

(A) The acceptance of any gratuity in the form of cash, merchandise or any other thing, except those items or things of nominal value, by an official or employee of the city from any vendor or contractor, shall be deemed a violation of this chapter and shall be cause for removal or other disciplinary action.

(B) The offer of any gratuity to any official or employee of the city by any vendor or contractor, or prospective vendor or contractor, shall be cause for declaring the individual or firm a non-responsible bidder and debarring them from bidding as provided by §34.37.

§ 34.37 DEBARMENT OF NON-RESPONSIBLE BIDDERS.

The City Administrator may debar a vendor for documented lack of responsibility under §34.20, violations of §34.35 or §34.36, fraud, collusion, or serious or repeated contract nonperformance. Before debarment, the vendor shall receive written notice of the grounds and proposed duration and at least ten business days to submit a written response. The Administrator shall consider the response and issue a reasoned written decision identifying the duration and scope. Debarment shall be proportionate to the grounds and ordinarily shall not exceed three years. The vendor may appeal to City Council within ten business days after receipt, without limiting judicial remedies. A temporary suspension pending a decision requires a written finding of an immediate threat to procurement integrity or city interests and shall be reviewed within thirty days.

§ 34.38 INSPECTION.

(A) The receiving department shall inspect deliveries of supplies, materials and equipment, or the furnishing of contractual services to insure their conformance with the specifications set forth in the purchase order or contract.

(B) The City Administrator shall have the authority to require chemical and physical tests of samples submitted with bids and samples of deliveries to the extent necessary to determine their quality and conformance to the specifications.

§ 34.39 SURPLUS, OBSOLETE AND WASTE COMMODITIES.

(A) All departments shall submit to the City Administrator, at times and in the form as the City Administrator shall prescribe, reports showing stocks of all supplies, materials and equipment no longer used or which have become obsolete, worn out or scrapped. The City Administrator shall have authority to transfer any commodities which are unusable to another department in lieu of filling requisitions for the purchase of new or additional stock of the same or similar articles.

(B) City Council shall authorize the disposition of surplus personal property by resolution adopted at a public meeting. The resolution may identify individual items or an attached list of items, determine that the property is no longer required for public use, and authorize the method of disposition and any applicable conditions. Multiple items may be authorized for disposition in a single resolution.

(C) Following City Council authorization, the City Administrator may direct the transfer, exchange, trade-in, competitive sale, or public electronic auction of the property within the scope and conditions of the resolution. The purchasing agent shall administer the disposition. Unless the resolution expressly requires further approval, the City Administrator may approve the resulting sale and execute the documents necessary to complete the authorized disposition without additional City Council action.

(D) Public electronic auctions may be conducted through an auction provider approved by the City Administrator. Auctions shall provide reasonable public notice and access and ordinarily remain open for at least seven calendar days. The purchasing agent shall document the property description, estimated resale value, method of disposition, applicable fees, auction or sale results, proceeds, and transfer of possession. Sales shall be made to the highest bidder meeting the disclosed auction terms and any applicable minimum price or other conditions established in the City Council authorization. Procedures for unsuccessful auctions, relisting, payment, and removal shall be established in the administrative procurement manual.

(E) A public electronic auction authorized under this section is an alternative to the formal sealed-sale procedures in §34.27 and the informal-sale procedures in §34.28(G). Formal sealed sales, when used, shall follow §34.27, and informal sales, when used, shall follow §34.28(G). Disposition remains subject to applicable ownership, lien, grant, and other legal restrictions. Real property dispositions remain subject to §34.27(G)

§ 34.40 APPROVAL BY CITY COUNCIL OF CONTRACTS OVER $100,000; EXEMPTIONS AND PRIOR APPROVALS; REPORTING OVER $25,000.

(A) City Council shall approve contracts with an estimated procurement value over $100,000, except:

(1) Contracts and items as listed in §34.22 Exemptions; provided that the exemption in §34.22(M) does not itself waive Council approval, and such contracts must qualify under another exception in this section to proceed without Council approval;

(2) Contracts for goods or services specifically identified and approved by City Council in the current budget, with a stated amount sufficient for the contract. A general departmental appropriation or availability of funds alone is not specific contract approval;

(3) Contracts that are part of a larger transaction specifically approved by City Council, provided the scope and amount for that part were identifiable in the approval and the contract does not exceed that amount;

(4) Contracts paid from debt proceeds when the project is identified in the authorizing ordinance and the contract falls within the approved project scope and available allocation; and

(5) Contracts or amendments that increase an amount previously authorized under divisions (A)(2), (A)(3) or (A)(4) by no more than ten percent and no more than $25,000 cumulatively, subject to available appropriations, City Administrator approval, and §34.43. This allowance shall not restart with each amendment.

(B) Administrative approval under this section does not waive competition, contract review, funding certification, or signature authority. The City Administrator, through the Chief Financial Officer, shall provide City Council at its next regular public meeting a written report of all administratively authorized purchases and contracts with an estimated procurement value over $25,000, including purchases and contracts authorized under an exemption or prior approval. The report shall identify the vendor, purpose, amount, procurement method, and basis for administrative approval, together with amendments required to be reported under §34.43(C). The $25,000 reporting threshold is independent of the Council approval threshold in division (A). Higher informal quotations under §34.28(E) require Council approval regardless of the exceptions in division (A). City Council approval requirements for formal sealed sales under §34.27(D) and design-build selection remain applicable. No additional City Council award approval is required for a disposition completed within the authority and conditions of a resolution adopted under §34.39, unless that resolution requires further approval.

§ 34.41 COOPERATIVE AND STATE CONTRACT PURCHASING.

(A) Subject to applicable law, the city may participate in South Carolina state contracts; intergovernmental purchasing agreements; and eligible contracts competitively awarded by or on behalf of public procurement units through regional or national cooperative purchasing programs. Eligible federal purchasing programs may be used only for purchases authorized under those programs. Participation agreements shall be executed by an authorized city signatory.

(B) Before ordering, the purchasing agent shall document city eligibility; the underlying solicitation and award or other lawful federal or state purchasing authority; compliance with applicable competitive requirements; the awarded vendor, scope, term and pricing; any ordering-level competition requirements; price reasonableness and benefit to the city; and applicable funding restrictions. Purchases must fall within the awarded scope and available term. A cooperative label, association endorsement, vendor membership, or quoted contract number alone does not establish eligibility or compliance.

(C) The Chief Financial Officer shall approve use of the cooperative method. A qualifying cooperative purchase satisfies local competition requirements without a separate city solicitation or additional local quotations, including at or above $100,000, unless the contract's ordering rules, applicable law or funding conditions require further competition. Procurement may compare prices when advantageous. Budget certification, contract review under §34.27(F), signature authority and Council approval under §34.40 remain applicable.

(D) Procurement shall maintain a register of cooperative purchasing programs and contract resources approved by the Chief Financial Officer. Programs and resources may be added, updated or removed administratively based on the requirements of this section without amending this ordinance. Association sponsorship or endorsement does not substitute for verification of the underlying contract.

§ 34.42 CONTRACT TERMS AND RENEWALS.

Solicitations and contracts shall state the initial term, maximum renewal options, pricing or price-adjustment method, and termination provisions. Renewals may be exercised only within the originally solicited scope and options, with documented satisfactory performance, price reasonableness, available funding, and approval under written delegations. Renewals included in the original approved procurement value do not require a new solicitation solely because another year begins. Extensions beyond the competed options or material

scope changes require a new procurement or a documented exception expressly authorized by this subchapter. Automatic renewals shall not bypass review or funding certification.

§ 34.43 CONTRACT AMENDMENTS AND CHANGE ORDERS.

(A) Amendments and change orders shall be written, supported by a documented need and price analysis, reviewed by the Chief Financial Officer, and executed by an authorized signatory before changed work begins, except for documented emergencies under §34.25. Material legal changes shall receive City Attorney review. Amendments shall remain within the general scope of the original procurement; a material expansion requires a new procurement or an authorized exception.

(B) Cumulative increases shall be measured against the original approved amount without resetting the baseline or netting unrelated reductions to evade approval. For contracts specifically approved by City Council, the City Administrator may approve cumulative increases within both ten percent and $25,000, unless City Council established a different limit in its original approval. Increases exceeding either limit require City Council approval. For contracts qualifying under §§34.40(A)(2) through (A)(4), §34.40(A)(5) governs increases above the approved allocation. For other administratively approved contracts, an amendment that raises the aggregate amount above $100,000 requires Council approval unless a §34.40 exception applies. Approval of an amendment does not cure an evasion of the formal solicitation threshold.

(C) City Council-approved project contingencies shall not be treated as unlimited change-order authority. Reports under §34.40 shall identify material amendments, cumulative increases and remaining authorization.

§ 34.44 PROCUREMENT PROTESTS.

(A) An actual or prospective bidder, offeror or quoter claiming a direct adverse effect may submit a written protest to the purchasing agent stating the challenged action, facts, grounds, and requested relief. Objections apparent in a solicitation must be received before the response deadline. Other protests must be received within seven business days after notice of the challenged decision or the date the protester knew or reasonably should have known its basis, whichever first occurs. Notices shall identify the protest procedure and deadline.

(B) For formal solicitations and sole-source awards of $100,000 or more, the city shall post notice of intended award and provide seven business days before execution. For informal procurements, written notice of selection or rejection shall be provided to responding vendors; no routine pre-execution waiting period is required. A timely protest shall suspend an unexecuted award pending a decision unless the City Administrator makes a written emergency or compelling public-interest determination, after consultation with the City Attorney.

(C) The City Administrator, after consultation with the City Attorney, shall issue a written decision ordinarily within fifteen business days, or notify the parties of the reason and revised decision date. A protest of an award decision already made by Council shall be referred to Council for reconsideration. An aggrieved protester may appeal a decision of the City Administrator to Council within seven business days after receipt. Council shall consider the appeal at a lawful meeting as soon as practicable. The suspension continues through a timely appeal unless an authorized written determination permits proceeding.

(D) Available administrative relief includes correction of procedures, reevaluation, cancellation, or re-solicitation as legally appropriate. Executed contracts and judicial remedies shall be addressed with City Attorney advice; this section does not create a right to damages, waive immunity, or limit remedies provided by law. Debarment follows §34.37.

Request for City Council Agenda Item

To: NATALIE ZEIGLER, CITY ADMINISTRATOR; MAYOR AND CITY COUNCIL

From: KENDRA WISE, PLANNING AND ZONING DIRECTOR

Please check one box

☐ Regular Meeting ☐ Special Meeting

☐ Work Session

Please check one box, if applicable

☑ Ordinance ☐ Resolution ☐ Proclamation ☐ Request to Purchase

Ordinance/Resolution Title

AN ORDINANCE ADOPTING THE CITY OF GOOSE CREEK COMPREHENSIVE PLAN: 5-YEAR REVIEW IN ACCORDANCE WITH THE SOUTH CAROLINA LOCAL GOVERNMENT COMPREHENSIVE PLANNING ENABLING ACT OF 1994, S.C. CODE OF LAWS ANN. § 6-29-510 ET SEQ (Introduction and First Reading of a Public Hearing)

Background Summary

The City of Goose Creek Comprehensive Plan: 5-Year Review is now ready for consideration. This update represents the culmination of a collaborative effort among consultants from the Berkeley-Charleston-Dorchester Council of Governments (BCDCOG), City staff, the Planning Commission, City Council, and the public that began in October of 2025.

As a required five-year review, this document is not intended to serve as an extensive rewrite of the existing plan. Rather, it builds upon the vision, goals, objectives, and implementation strategies established in the Comprehensive Plan that was passed in 2021 and amended in 2024. Updated demographic, socioeconomic, and related community data have also been incorporated to ensure the plan reflects current conditions.

During a public meeting held on November 3, 2026, the Planning Commission unanimously adopted a resolution recommending approval by a vote of 7-0.

Financial Impact

NA

Impact if denied

NA

Impact if approved

NA	
Department Head:	City Administrator:
_____ *Signature & Date*	_____ *Signature & Date*



GOOSE CREEK COMP 2026 PLAN

5-YEAR REVIEW

November 2026 City Council Draft


SKJ
MARKET
Greetings from
Goose Creek
RESERVED PARKING
VAN ACCESSIBLE

ACKNOWLEDGMENTS

City Council

Gregory Habib, Mayor
Jerry Tekac, Mayor Pro-Tem
Melissa Enos-Sims
Debra Green-Fletcher
Christopher Harmon
Corey McClary
Gayla McSwain

Planning Commission

Judie Edwards, Chairperson
Heather Byrd, Vice Chairperson
Lisa Burdick
Stephan “Nick” Matthews
Gena Glaze
Anthony Jenkins
Josh Lilly

City of Goose Creek

Natalie Zeigler, City Administrator
K. Brian Cook, Assistant City Administrator
Kendra Wise, Planning Director
Nathan Ryan, GIS Coordinator
John Farrell, Planner II
Emma Hall, Planner II
Brenda Moneer, Planning Specialist

Residents of the City of Goose Creek

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

BCDCOG
BERKELEY-CHARLESTON-DORCHESTER COUNCIL OF GOVERNMENTS
PLANNING, PARTNERSHIP & PROSPERITY

This plan was prepared for the City of Goose Creek with the assistance of the Berkeley-Charleston-Dorchester Council of Governments (BCDCOG)

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NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Reserved for Adoption Ordinance

TABLE OF CONTENTS

1 | Introduction

9 | Goose Creek Today

10 | Population

15 | Land Use

24 | Housing

30 | Transportation

47 | Economics

54 | Community Facilities

63 | Cultural Resources

69 | Natural Resources

76 | Resiliency

85 | Goose Creek Tomorrow

86 | Updated Goals & Strategies Matrix

93 | Future Land Use Plan

96 | Updated Action Matrix & Priority Investments

102 | Appendix A: Additional Background Information





NOVEMBER 2025 CITY COUNCIL FINAL DRAFT

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NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

INTRODUCTION

BACKGROUND

Fifty years ago, the City of Goose Creek was one of the fastest growing communities in the nation, attracting families, businesses, and investments that helped shape the community seen today. Since then, the City has continued to grow and is now the eighth most populous municipality in South Carolina and a major bedroom community within the Charleston-North Charleston Metropolitan Statistical Area (MSA)[1]. The City has worked hard to balance the community's continued growth and development with the preservation of its high quality of life that has been cultivated over the years.

As the MSA continues to experience a population and development boom, the City of Goose Creek is at a crossroads: does it remain a bedroom community or can it take advantage of the region's ongoing transformation to evolve itself as an emerging Live, Work, Play community.

Recent efforts by the City – such as the over $22 million in investments to its park's facilities, the upcoming joint Public Safety Training Complex, and the over $81,000 spent on murals and other public art – showcase the City's investments into the future of the community. The City's focus on enhancing existing municipal infrastructure, services, and functions will continue to help build resiliency and position the City for long-term success.

NOVEMBER
COUNCIL FINAL DRAFT

1 Charleston-North Charleston MSA includes Berkeley, Charleston, and Dorchester Counties and will be referred to as the BCD Region or simply the Region throughout the plan.

PURPOSE OF A COMP PLAN

"A comprehensive plan serves as a "roadmap" for a municipality during a long-term period, usually 10 to 20 years. It outlines a vision, and then describes the steps to take in order to fulfill it."

- Goose Creek 2020 Comprehensive Plan

A comprehensive plan, or simply comp plan, should include the following components: a vision statement, a list of goals and objectives, an inventory of ten existing condition elements, a needs assessment, and an implementation plan. A comp plan can be a highly influential resource for a community, providing local leaders with guidance on future decision-making related to transportation, public services, affordable housing, natural resources, capital improvements, economic development, and zoning and land use. It also serves as an advisory document for local governments to help shape policies and regulations that work to implement the vision of the community.

Some common examples of implementation tools used by municipalities to achieve their vision include zoning ordinances, subdivision and land development regulations, design guidelines, impact fees, capital improvement planning, investments through the annual budget, grants, or other funding sources, developer agreements, conservation efforts, and changes in internal policies and procedures.

5-Year Review

As the City of Goose Creek continues to grow and evolve, continuously updating the City's comprehensive plan is vital for ensuring that ongoing and future planning efforts continue to meet the wants and needs of the community. This five-year review provides the City with the opportunity to monitor its progress towards achieving the vision established in the 2020 Comp Plan. It will also update the existing condition elements to reflect the recent changes throughout the community, build on the identified implementation goals, strategies, and actions, and re-examine the City's future priorities for the next five to ten years.

This plan serves as the five-year review of the City's ten-year comprehensive plan update adopted May 2021 and amended November 2023. It was developed in conformance with the 1994 State Comprehensive Planning Act (S.C. Code §6-29-310 - §6-29-380).

2020 Vision Statement

Goose Creek is a close-knit community that seeks to achieve a balance between continued growth, new development, and the preservation of quality of life. The City will promote smart growth principles by implementing the following guidelines:

- *Create and enforce guidelines and principles that promote high-quality development and redevelopment throughout the City;*
- *Provide planned infrastructure improvements to adequately support future population and employment growth;*
- *Maintain a balance between creating new greenspace and conserving open space when new development and redevelopment occurs;*
- *Promote reinvestment in existing residential neighborhoods in order to provide more diverse housing options for a growing and changing population;*
- *Attract new businesses and industries that meet the needs of the population and spur economic development; and*
- *Maintain the exceptional level of safety and security of its residents.*

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PLANNING PROCESS

2026 Project Timeline

March

- Joint Kick-Off Meeting with Planning Commission & City Council

May

- Spring Open House

June-July

- Review 2020 Plan
- Create Updated Goals, Strategies, & Action Matrix

August

- Data Collection & Analysis
- City Department Interviews

September

- Fall Open House

October

- Final Draft Review
- City Council Workshop

November-December

- Final Adoption Process with Planning Commission & City Council

The City of Goose Creek contracted with the Berkeley-Charleston-Dorchester Council of Governments (BCDCOG) in October 2025 to facilitate the five-year review of its 2020 Comprehensive Plan. The project officially kicked off in March 2026 with a joint kick-off meeting with Planning Commission and City Council to inform them of the project scope, schedule, and process.

Public engagement with Goose Creek residents and collaboration between City Staff, Planning Commission, and City Council were essential for conducting an effective comprehensive planning process.

Public Engagement

There were two primary public engagement events held in the Spring and Fall as part of the scoped planning process. These events were walkthrough style open houses with numerous interactive stations and information boards. Topics discussed at these events included housing affordability, retail potential, traffic congestion, resiliency & hazard mitigation, smart growth principles, and future priorities.

In addition, the City's Planning Department also set up a table focused on the five-year review at numerous community events throughout the Fall, including at the Backyard Resiliency Workshop in Summerville, the Button Hall Parking Day event, and at the City's annual Fall Festival. A small online survey was also used at these events to better capture public input.

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PUBLIC ENGAGEMENT EVENTS

The Spring Open House was held on May 18th from 5pm to 7pm at the Goose Creek Fire Station HQ. Approximately 15-20 people attended the event.

The Fall Open House was held on September 14th from 5pm to 7pm at the Goose Creek Community Center. Approximately 20 people attended the event.

Other Public Engagement Events

The Backyard Resiliency Workshop was held on September 12th at the Rollins Edwards Community Center in Downtown Summerville from 10am to 12pm. Over 90 people attended the event.

The Button Hall Parking Day Event was held on September 18th from 5pm to 8pm. The event closed portions of Button Hall Road and demonstrated what certain traffic improvements could look like along that corridor. Approximately 500 people attended the event.

Goose Creek's Annual Fall Festival was held on October 3rd & 4th at the Daning Amphitheater. More than 4,000 people attended the event despite rainy/cloudy weather conditions.

Overall, there were 23 total online survey participants in addition to more in person participants at each event table.





WHICH OF THE IDENTIFIED GUIDELINES DO YOU THINK SHOULD BE THE PRIORITY FOR THE NEXT 5 TO 10 YEARS?

	Top Priority	Still Relevant	Neutral/No Opinion	Not Relevant
1. Create and enforce guidelines and principles that promote high-quality development and redevelopment throughout the City.				
2. Provide planned infrastructure improvements to adequately support future population and employment growth.				
3. Maintain a balance between creating new greenspace and conserving open space when new development and redevelopment occurs.				
4. Promote reinvestment in existing residential neighborhoods in order to provide more diverse housing options to a growing and changing population.				
5. Attract new businesses and industries that meet the needs of the population and spur economic developments.				
6. Maintain the exceptional level of safety and security of its residents.				

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

RECENT ACCOMPLISHMENTS

CITY OF GOOSE CREEK | **COMPREHENSIVE PLAN: 5 YEAR REVIEW**

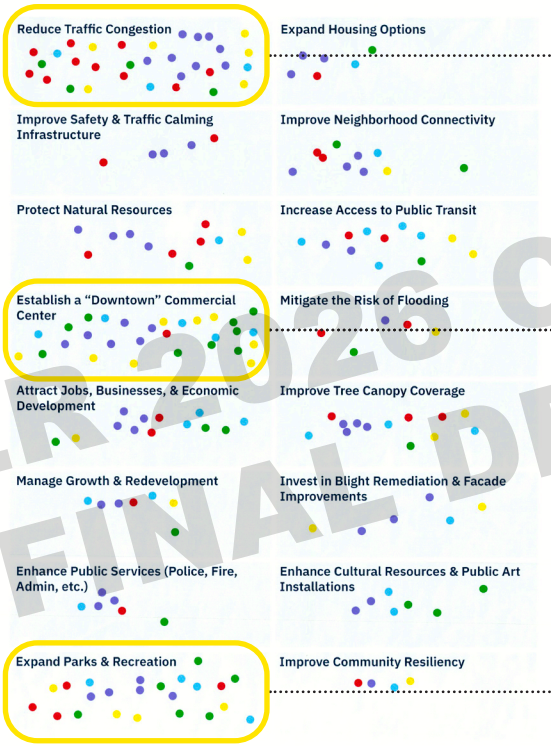
PLANNING & CAPITAL IMPROVEMENT PROJECTS*

PROJECT, PLAN, OR STUDY	TIME FRAME	PROJECT AREA
2020 Comprehensive Plan	Adopted 2021	Citywide
Connectivity Plan	Completed 2021	Citywide
Micromobility Report (as Addendum to Connectivity Plan)	Completed 2023	Citywide
2023 Strategic Plan	Completed 2023	Citywide
2026 Strategic Plan	Completed 2026	Citywide
In-Core Flood Exposure Reports	Completed 2025 & 2026	Citywide
Heat Mapping Study	Completed 2026	Citywide
Camelot Sewer Project	Under Construction 2026	S. Goose Creek Blvd
Development Impact Fee Study	Ongoing	Citywide
Joint Public Safety Training Complex	Started in 2025, Tentative Opening in 2030	Central Village
Fire Station IV	Started in 2019, Tentative Opening in early 2027	Carnes Crossroads
SS4A: St James Corridor Safe Streets & Crossings	Ongoing, Grant Awarded 2025	St James Ave
SS4A: Button Hall Demonstration Project	Ongoing, Grant Awarded 2026	Button Hall Rd
Goose Creek Public Arts Fund	Established 2023	Citywide
Zoning Ordinance Rewrite	Adopted 2023	Citywide
Design & Regulations Manual	Adopted 2026	Citywide
Unified Development Ordinance	Adopted 2026	Citywide
Needs Assessment to Expand Public Works & Police Dept's	Planned for 2027	N/A
St James Avenue Shared-Use Path (3.28 miles)	Planned	From N Main St to Old Mount Holly Rd
Old Mount Holly Road Shared-Use Path (1.56 miles)	Planned alongside County Road Widening Project	From N Goose Creek Blvd to St James Ave

**Note: The table above does not include projects related to Parks & Recreation.*

FUTURE PRIORITIES

Which of the following topics should the City of Goose Creek prioritize in the future? Choose up to 5 topics.



Establish a "Downtown" Commercial Center, Reduce Traffic Congestion, and Expand Parks & Recreation had the most responses. The top 3 priorities identified by the in-person public participants slightly differed from the top 3 priorities identified from the online public survey (results on next page).

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- *Results from the Recent Accomplishments Board used at the Fall Open House, Backyard Resiliency Workshop, Button Hall Parking Day, and the Fall Festival.*

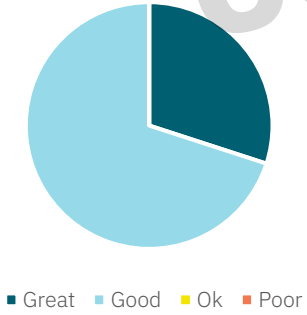
FALL ONLINE SURVEY RESULTS

A brief online survey was created to help capture public input at the various Fall public engagement events. The survey was open from September 12th to October 31st and had 23 total participants.

RESIDENTS DESCRIBING GOOSE CREEK



GOOSE CREEK QUALITY OF LIFE



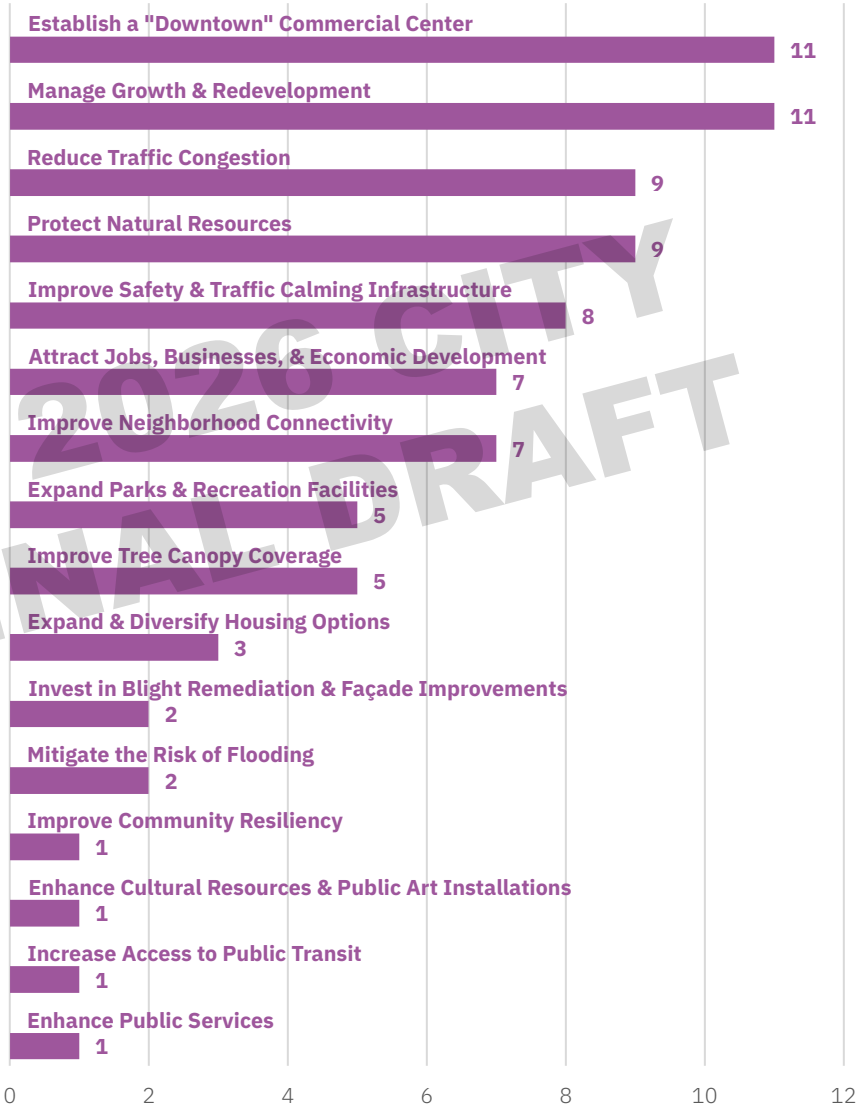
Quality of Life Comments:

"The City cares about its residents and providing experiences for all"

"Changing and growing, but more vibrant and fun than ever!"

"Adding more commercial places, shopping, sit down restaurants, incentivizing creative activity space"

TOPICS THE CITY SHOULD PRIORITIZE IN THE NEXT 5-10 YEARS



NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

RECENT PLANNING EFFORTS & ACCOMPLISHMENTS

The City of Goose Creek has been highly active in implementing different planning initiatives and projects at the local level that work to enhance the community. Its growing portfolio of accomplishments and success stories have led to the City becoming a leader and key stakeholder in the region for local planning and collaboration efforts.

The following is a list of projects, plans, studies, ordinances, and other planning-related efforts that the City has completed since the 2020 Plan. This list does not include the previous planning efforts identified in the 2020 Plan; however, the City still remains an active participant and/or stakeholder in those efforts.



Municipal Association of South Carolina's (MASC) 2023, 2024, and 2025 Municipal Achievement Award in the Communications Category

2021

- 10-Year Comprehensive Plan Update
- Connectivity Master Plan

2023

- Resiliency Element Amendment to the 2020 Comp Plan
- Strategic Plan 2023 Update
- Goose Creek Public Art Fund
- Micromobility Report (Appendix to Connectivity Plan)

2024

- Repealed and Replaced Chapter 151: Zoning Ordinance and passed Chapter 153: Land Development Regulations
- Amended City Comprehensive Plan

2025

- In-Core Project Report: Understanding Flood Scenarios: Roadmap to Resilience for Goose Creek, SC
- Heat Mapping Study

2026

- Unified Development Ordinance
- Design & Regulations Manual
- 2026-2030 Strategic Plan
- In-Core Project Report: Flood Exposure and Building Damage Under Current Conditions in Goose Creek, SC: A Decision-Support Analysis Using IN-CORE

Ongoing

- Development Impact Fee Study

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

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GOOSE CREEK TODAY

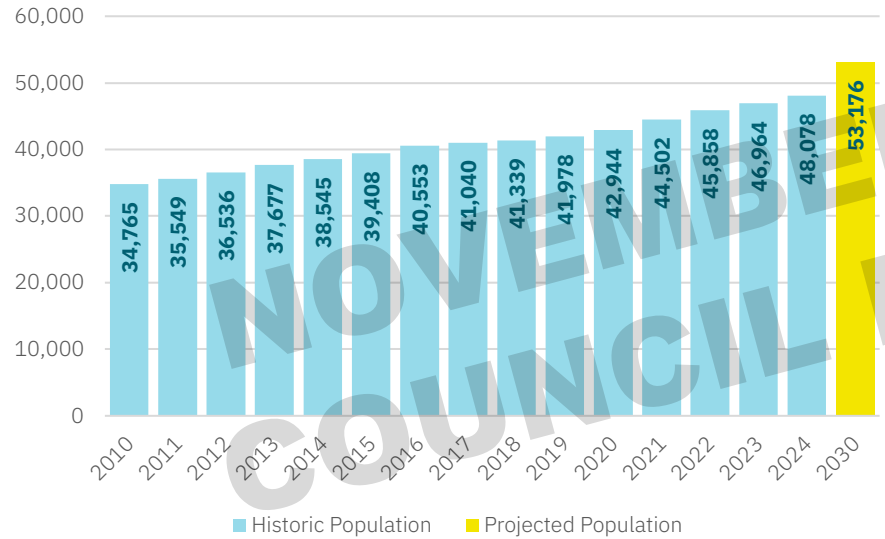
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POPULATION

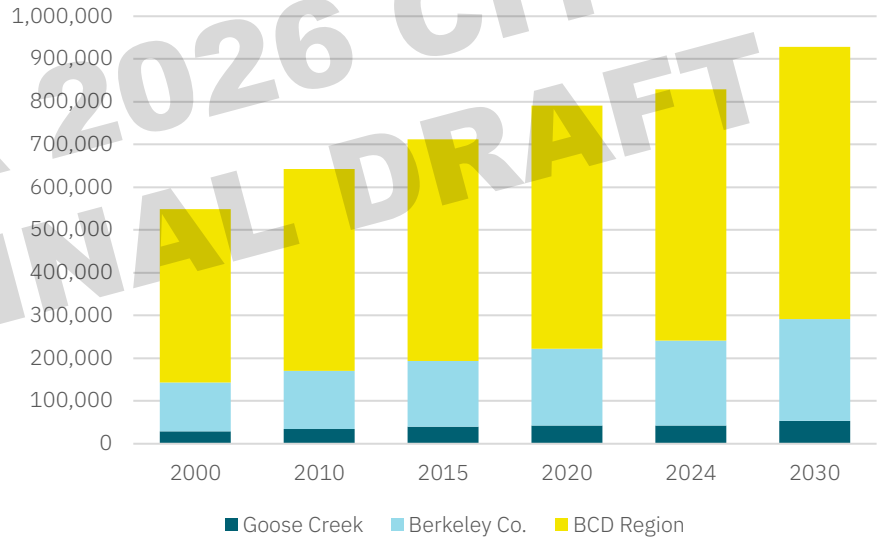
The City of Goose Creek remains the most populous municipality in Berkeley County, South Carolina with a population of just over 48,000 in 2024. The City's total population has steadily increased over the years, growing by 19% between 2010 and 2018 and another 16% between 2018 and 2024 for a total change of 38% between 2010 and 2024. The City is expected to continue growing at a similar pace over the next few years. By 2030, the City's projected population will be approximately 53,200, an 11% increase since 2024.

Goose Creek has consistently accounted for about 19-20% of Berkeley County's total population and about 5-6% of the BCD Region's total population. As the City continues to grow, it will need to either continue annexing and developing land, promote redevelopment and infill development, increase density within established neighborhoods, or a combination thereof.

Historic & Projected Population Change



Share of County & Regional Population



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Unless otherwise stated, all data presented throughout this plan is from the US Census, American Community Survey (ACS) 5-Year Estimates. All 2030 projections are from Esri's Business Analyst Community Profile Report.

Age Distribution

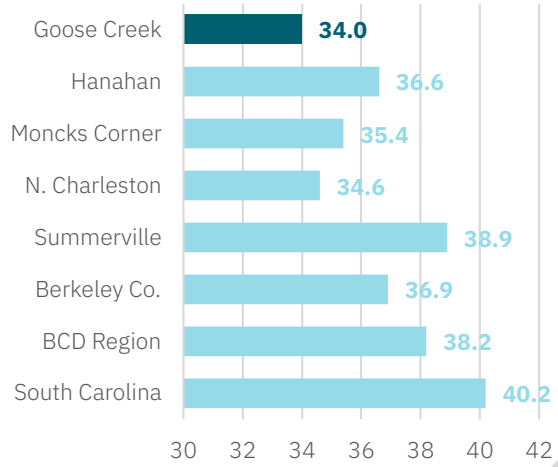
The age distribution of residents is an important metric to monitor over time so that the City can ensure it is providing the necessary services and amenities needed to support residents of all ages.

Goose Creek's population continues to age which is reflected by the nearly five-year increase in the City's median age between 2010 (29.4 years) and 2024 (34.0 years). This trend is expected to continue through 2030, when the City's median age is projected to increase by an additional two years to 36 years. Comparatively, the City's median age in 2024 remains lower than other adjacent municipalities, Berkeley County, and the BCD Region.

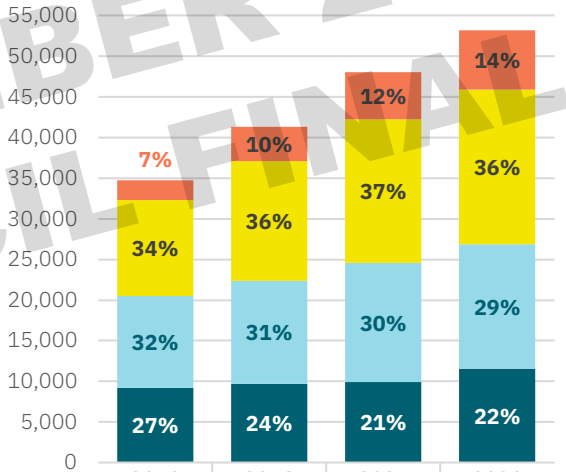
Although adults ages 35 to 64 remain the largest age group in 2024, the population of seniors ages 65 & over experienced the largest percent increase (+141%) between 2010 and 2024. Population projections reveal that this trend is likely to continue with seniors accounting for an estimated 14% of the City's total population by 2030.

While the City continues to be a primarily family-oriented community, the number of kids under 18 only slightly increased (+8%) between 2010 and 2024, resulting in a six-point decline in the age groups share of the City's total population.

2024 Median Age Comparison



Change in Age Distribution by Age Groups



	2010	2018	2024	2030
Seniors (65 & Over)	2,434	4,203	5,855	7,285
Adults (35-64)	11,810	14,740	17,648	18,984
Young Adults (18-34)	11,290	12,681	14,637	15,368
Kids (Under 18)	9,231	9,715	9,938	11,539
Median Age	**29.4**	**32.0**	**34.0**	**36.0**

Building a Livable, All-Ages Community

The City of Goose Creek has prioritized creating a Live, Work, Play community by focusing on improving the City's public services, recreation facilities, and cultural resources. While many of these improvements are geared toward children, families, and adults, the City must adapt to its changing demographics and build a Live, Work, Play community for residents of all ages.

Building an "all-ages" community emphasizes the need for a broad range of services and amenities, allowing residents to transition in our community throughout all stages of their life. This includes different needs and levels of service relating to:

- Employment
- Education & Child Care
- Health Care & Social Services
- Transportation Options
- Recreation Facilities & Programs
- Active & Passive Parks, Public Spaces, & Community Centers
- Housing Options

The recent development of active 55+ adult communities across the City has expanded housing options for many older residents.

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Race & Ethnicity

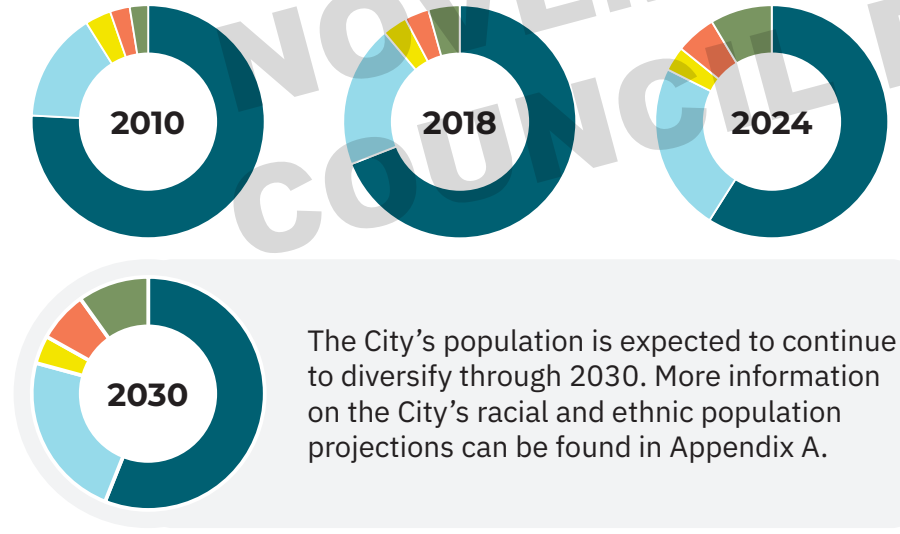
Racial Composition

The City's population continues to diversify as minority groups increase at higher rates compared to non-minority groups. Goose Creek residents identifying as White continue to account for a majority of the City's population; however, its total share of the population has declined from 76% in 2010 to 59% in 2024. The number of people identifying as Black, Other, and Two or More have each over doubled in size between 2010 and 2024, increasing by 113%, 183%, and 366% respectively. A table showing change in diversity in greater detail can be found in Appendix A.

Ethnic Background

The share of the City's population that identifies as Hispanic or Latino (of any race) has increased from approximately 6% in 2010 to 8% in 2018 and 11% in 2024. Similar to trends in racial composition, the share of Goose Creek residents identifying as Hispanic or Latino (of any race) is projected to increase to 12% by 2030.

Change in Racial Composition



The City's population is expected to continue to diversify through 2030. More information on the City's racial and ethnic population projections can be found in Appendix A.

Language Spoken

Considering the increase in the Hispanic or Latino population, it is important to identify potential language barriers within the community. In 2024, nearly 6,000 residents (ages 5 and over), or 13%, speak a language other than English at home, a majority of which speak Spanish. In addition, approximately 4% of residents (ages 5 and over) reported speaking English less than "very well".

Additional resources will be needed to accommodate this growing demographic and reduce the effects of these language barriers.

Education

School Enrollment

In 2024, there were just over 10,600 people enrolled in different levels of school, including nursery school/preschool, elementary, middle, and high school, and college or graduate school. Approximately 7,700 were in Kindergarten to 12th grade.

A majority of students (83%) were enrolled in public school with 17% of students being enrolled in private school.



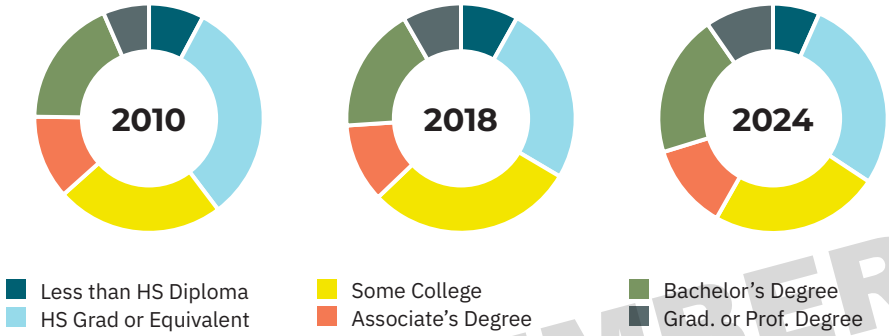
Stratford High School Entrance

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Educational Attainment

Goose Creek's population is becoming more educated as the educational attainment of residents continues to increase. Nearly 30% of residents ages 25 and older had attained a Bachelor's degree or higher in 2024, compared to about 25% in 2010. Still, in 2024, just over 2,000 residents, or about 7% of the City's population (ages 25+), still remain within at least a high school diploma or GED.

Change in Educational Attainment



Households & Families

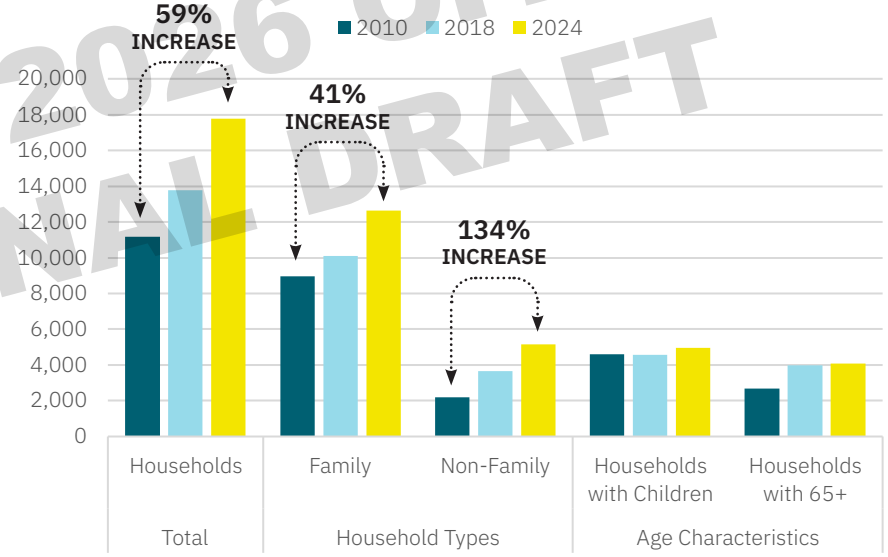
The total number of households within the City of Goose Creek increased by 59% between 2010 and 2024, a majority of which occurred between 2018 and 2024. Family type households, which consists of married couples with or without kids, single parents with kids as well as multi-generational households, continue to account for a majority of households in Goose Creek. However, the number of non-family type households, which includes unrelated roommates and people living alone, has more than doubled between 2010 and 2024.

The number of households with children under 18 increased by about 8% between 2010 and 2024 whereas households with adults aged 65 and over increased by 53%. These trends likely contributed to the City's increase in median age.

The average household size decreased quite significantly from 2.89 in 2010 to 2.57 in 2024. Similarly, the average family size decreased from 3.21 in 2010 to 2.99 in 2024. These trends are expected to continue through 2030 as the City's population continues to age. This is consistent with regional trends which show an increase in older householders (retirees and/or empty nesters), non-family type households (ex. unrelated roommates), and families with no or fewer children.

The decline in household and family sizes can have widespread impacts to local school enrollment numbers, future housing needs (i.e., the need for nursing homes and/or age-restricted communities), income and affordability trends, and land use patterns.

Change in Households



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Income & Poverty

Income

Household income is a commonly used measurement that assesses the combined income/earnings of all individuals ages 16 and over in each household. This includes workers that receive hourly wages, an annual salary, commission, fixed income sources, such as social security, pensions, disability, and/or retirement savings, private investments, etc.

The median household income (MHI) in Goose Creek increased by 46% from about $60,300 in 2010 to $88,200 in 2024. Most of that growth occurred between 2019 and 2023 which was mostly during the COVID-19 pandemic. The MHI is expected to continue to increase surpassing $101,000 by 2030.

Goose Creek's MHI in 2024 remains higher than Berkeley County, the BCD Region, and the State, which were about $84,400, $85,300, and $69,300, respectively.

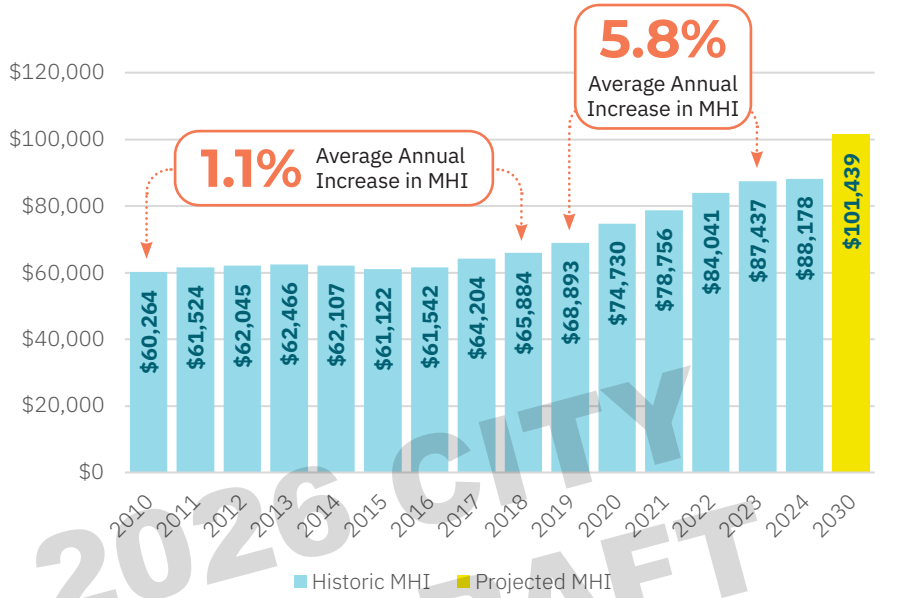
The 17-point increase in households making $100k to $200k was likely a major contributing factor to the City's recent increase in MHI. This shift, alongside the decline in households making Under $25k, $25 to $50k, and $50k to $75k, indicates a growing economy and a more financially resilient community.

Poverty

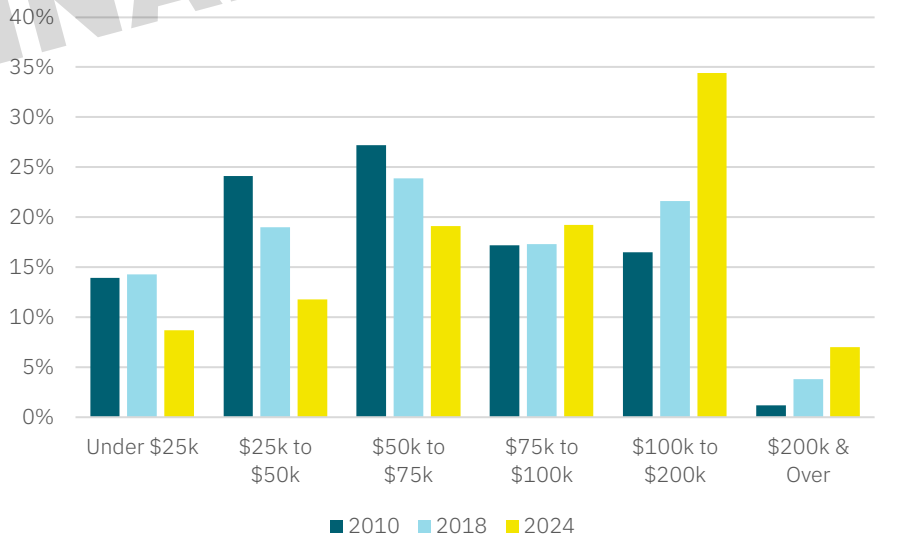
In 2024, nearly 3,000 residents, or approximately 7% of the City's population, were considered living below poverty level. Of those residents, about 26% of them were children under the age of 18 and about 15% of them were seniors ages 65 and over.

Approximately 8% of the City's total children under the age of 18 were living below the poverty level in 2024. Similarly, approximately 8% of the City's total seniors ages 65 and over were living below the poverty level. A smaller percentage of both children and seniors in Goose Creek were living below the poverty level comapred to other adjacent municipalities. This comparison is included later in Appendix A of this plan.

Historic & Projected Change in Median Household Income (MHI)



Change in Household Income by Income Brackets



NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

LAND USE

Goose Creek's urban landscape is often characterized by its suburban style development patterns consisting primarily of low density, single-family residential neighborhoods paired with auto-dependent commercial areas. This pattern reflects the City's history as a major bedroom community within the region.

Understanding the interconnectedness of land uses and other community elements is essential for maintaining a sustainable balance between continued growth and development and the preservation of community character and quality of life. Robust land use, zoning, and design regulations will be crucial for the City moving forward as it works to transition from a predominantly suburban residential community toward a Live, Work, Play community.

Many of the City's recent major developments have converted large, undeveloped properties into residential neighborhoods. Most of these subdivisions have continued following the traditional suburban style development pattern being mostly single-family homes, though some have incorporated multi-family, commercial, institutional, and/or recreational uses, particularly along major roadways. Given Goose Creek's location, this growth strategy could become tenuous in the future as there are limited opportunities for continuously annexing and developing large, vacant properties. Instead, the City should prioritize smart growth principles, such as encouraging infill development in existing neighborhoods, incentivizing the redevelopment of underutilized properties, increasing density where appropriate, and prioritizing the annexation of "donut hole" properties.

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The Hamlets neighborhood in Crowfield Plantation

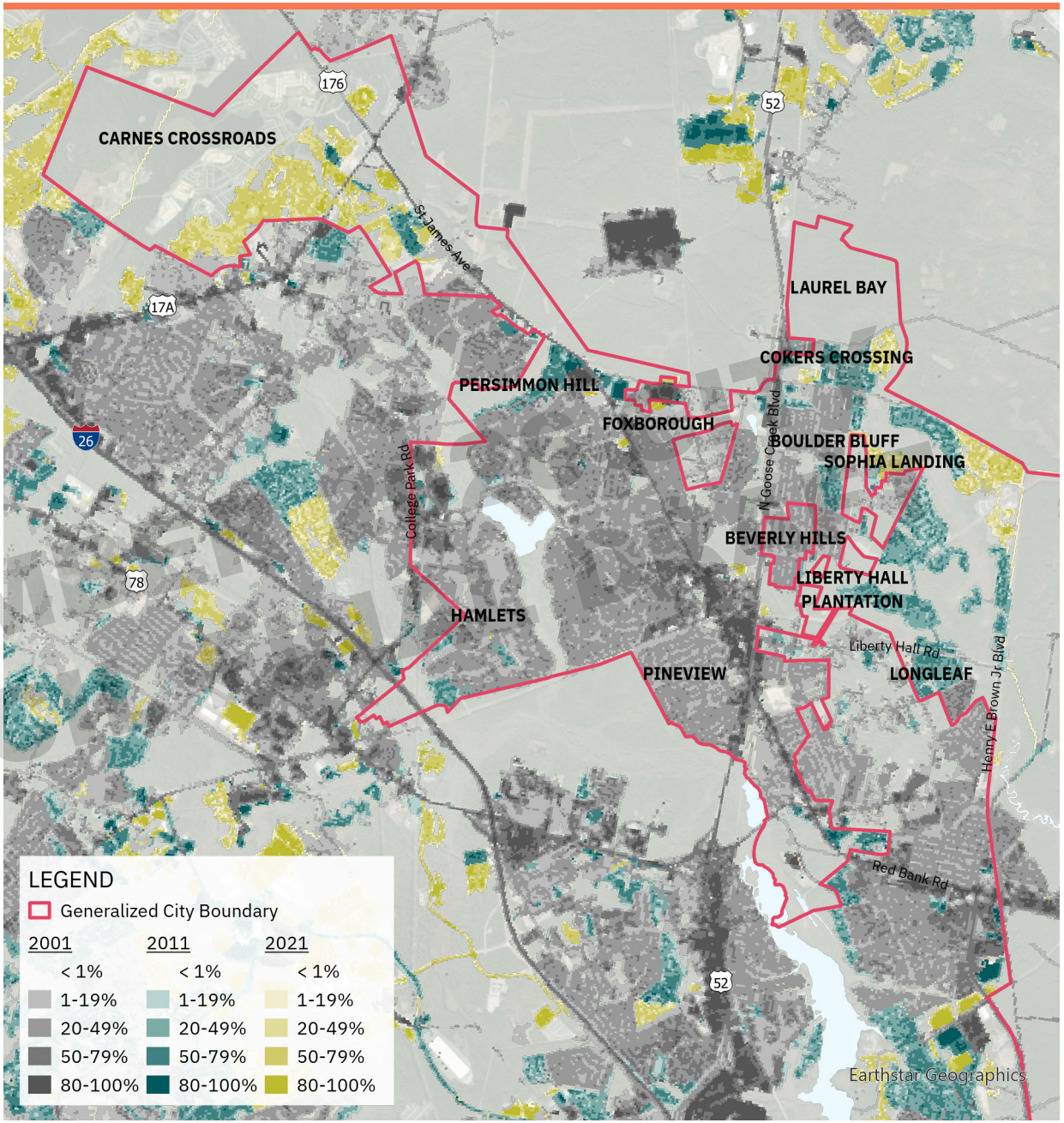
Development Patterns

Comparing the impervious surface coverage in the Goose Creek area over time can help identify potential development trends and patterns. The City can then use this information to better understand, anticipate, and plan for future growth by improving infrastructure, expanding public services, investing in community facilities, and mitigating the risk from hazards. Changes in impervious surface coverage typically has a direct correlation to changes in tree canopy coverage (discussed later in the Natural Resources Element of this plan) and can often affect land temperatures (discussed later in the Resiliency Element of this plan).

Most development in the Goose Creek area over the past 20 years was from the construction of large-scale master planned communities, like Liberty Hall Plantation, Brickhope Plantation, Persimmon Hill, and Carnes Crossroads. Many of these communities were developed in close proximity to existing amenities and public services and infrastructure, like major roadways and utility lines.

Prioritizing the infill or redevelopment of underutilized properties would help reduce the large-scale conversion of permeable land cover, such as wetlands and forestlands, to impervious surfaces. The City should focus on the infill areas in close proximity to existing amenities, public services, and infrastructure as it reaches build out capacity.

IMPERVIOUS SURFACE COVERAGE



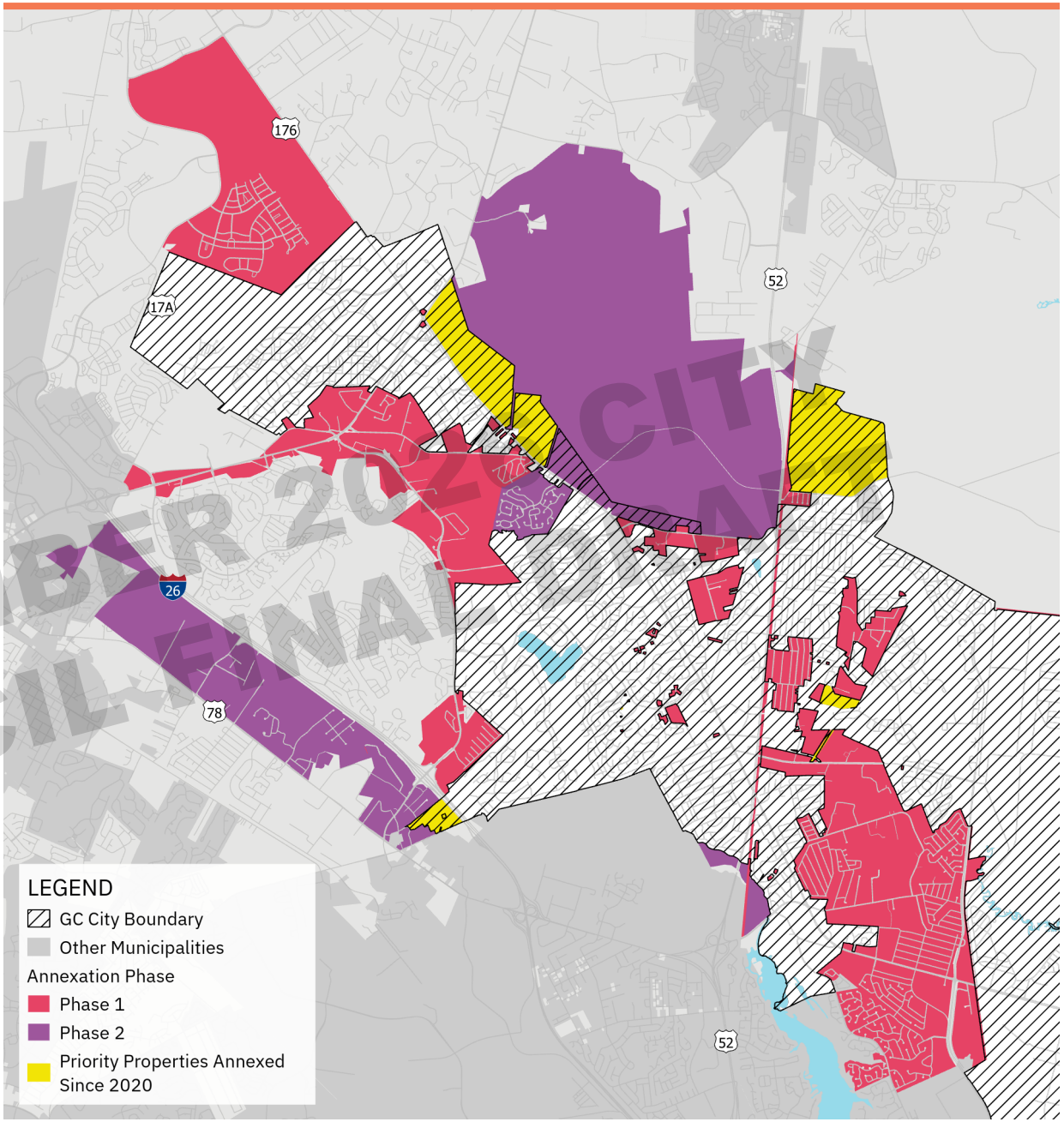
NOVEMBER 2026
COUNCIL MEETING

Annexation Plan

Between 2020 and 2026, the City has annexed just over 1,000 acres of land, including parts of the Century Aluminum campus and the Laurel Bay development. In addition, the City has focused on annexation of smaller "donut hole" properties, which remain a top priority for annexation in the future. The City has also implemented a policy requiring new out of City water customers to agree to annex into the City when contiguous.

City Council recognizes the importance of growing the municipal boundaries. Thus, annexation was a key component identified in the City's 2026-2030 Strategic Plan. The City's Annexation Plan will be updated in 2027 to reflect the recent municipal boundary changes since its last update in 2023.

PRIORITY ANNEXATION AREAS



NOVEMBER 2026 CITY COUNCIL ENACTED DRAFT

Redevelopment of Village Nodes

The 2020 Comp Plan identified six "Village Nodes" as priority redevelopment areas. The Liberty Hall Village Node was removed from the following list as it was deemed no longer feasible given the recent development that has occurred. The descriptions below build on the ideas from the 2020 Plan and have been updated to better align with recent efforts by the city and changes in the community.

Carnes Crossroads (already in development)

(No description included)

Civic Village Node

(No description included)

Central Village Node

The Central Village Node is located where many identify as the traditional center of Goose Creek. The concept plan originally identified in the 2020 Comp Plan shows a long-term framework for redevelopment. Fully developed, this village node will have living options, offices, shops and restaurants, and green space in a walkable setting. The street network builds upon the existing network and attempts to create a pedestrian activated network of streets designed to bring a downtown experience and atmosphere.

Neighborhood Village Node

The 27-acre Neighborhood Village Node is near the intersection of US-52/Goose Creek Boulevard and US-176/St. James Avenue. It is also adjacent to two local, neighborhood serving roads (Marilyn Street and Carolina Avenue). While largely vacant, there are some low-density commercial buildings and mobile home parks currently in the area. This area was chosen as a village node because it is largely vacant, and its proximity to the Central Village Node and an existing residential neighborhood. These factors make it an ideal place to locate a walkable, neighborhood-scale, mixed-use center that can serve many needs. The concept plan originally identified in the 2020 Comp Plan shows a mid-term framework for redevelopment.

Red Bank Road Corridor

The intent of the Red Bank Road Corridor is to help re-imagine and redevelop the area into a pedestrian-oriented, neighborhood-scale, mixed-use corridor that is compatible with the surrounding residential neighborhoods and that establishes a distinct sense of place reflective of its rich history. Recent City investments in public art has served as a catalyst for private investments and economic development as well as community pride in the area. In addition, the City's 2021 Connectivity Plan identifies numerous micromoblity projects to better connect this area to the remainder of the City.

Redeveloping the section of Red Bank Road from US 52/Goose Creek Boulevard to Snake Road is the current priority for the City. Ideally, its success would provide a roadmap and encourage future redevelopment along the rest of the corridor to the Naval Weapons Station, and encourage the annexation of those properties into the City.

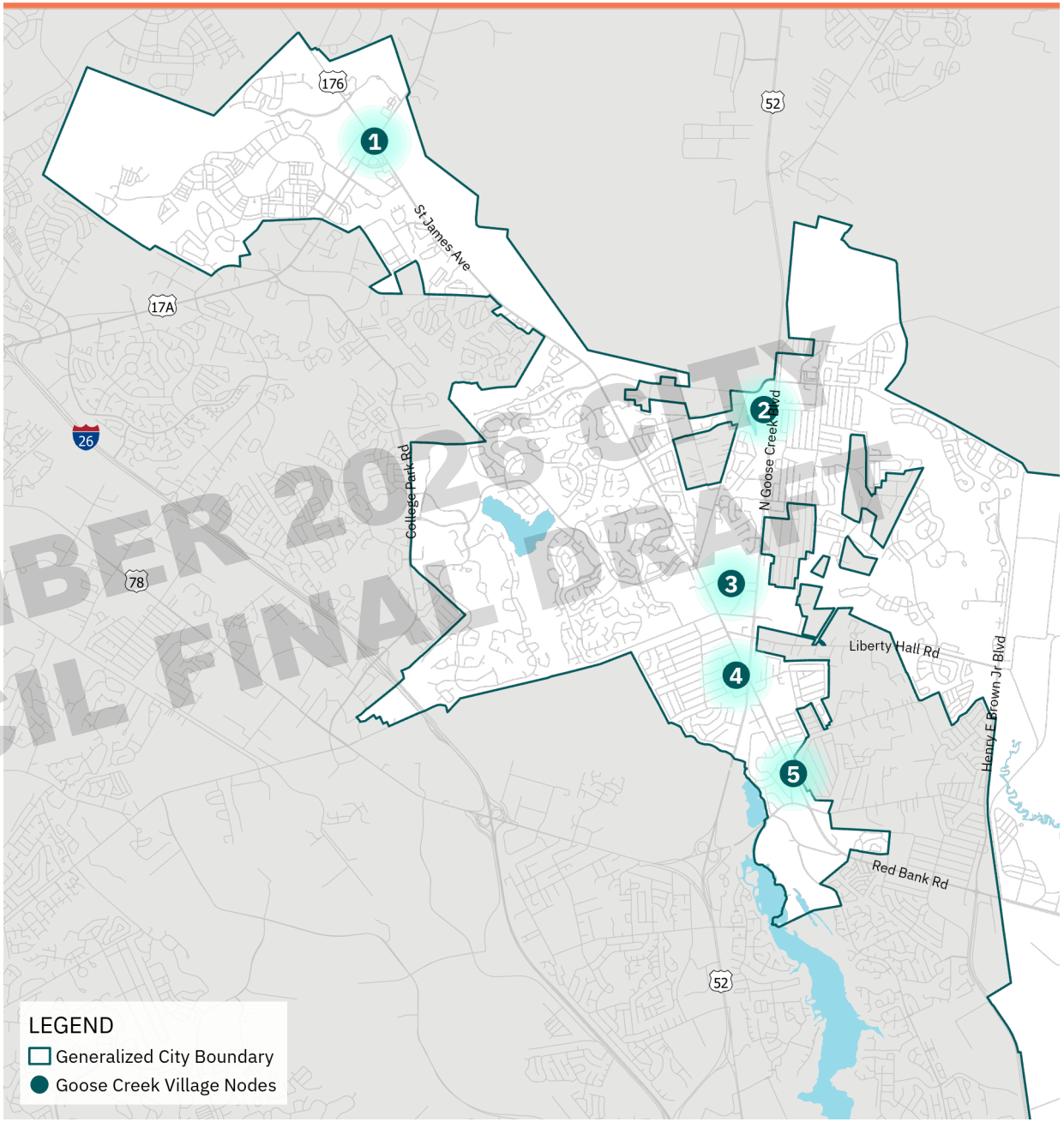
Many of the commercial zoned parcels along the corridor have narrow lot depths and abut existing single-family residential neighborhoods, which makes the compatibility of the use and type of commercial redevelopment within the surrounding residential areas a crucial component. Ideally these uses will serve the nearby residens and provide a pedestrian-friendly experience through building design and details.

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Village Nodes:

1. Carnes Crossroads
2. Civic Village Node
3. Central Village Node
4. Neighborhood Village Node
5. Red Bank Road Corridor

VILLAGE NODES



NOVEMBER 2025 CITY COUNCIL FINAL DRAFT

Existing Land Uses

The existing land use types identified within the City of Goose Creek are described below. These descriptions were rolled over from the 2020 Plan. Parcels annexed into the City since 2020 are shown without an existing land use designation.

Residential - Single-Family

Single-family homes are built on a single parcel. This classification remains the most common land use type in the City.

Residential - Multi-Family

Multi-family homes consist of more than one housing unit per structure, such as duplexes, triplexes, condos, townhouses, and apartments. These parcels are concentrated along the commercial corridor area between US-52/Goose Creek Boulevard and US-176/ St. James Avenue, as well as in the Carnes Crossroads annexation area.

Residential - Manufactured or Mobile Homes

Manufactured or mobile homes include parcels with a single manufactured or mobile home unit or those within a larger residential park. The County's tax assessment data indicates that there are 55 parcels, including mobile home parks, classified as this use type. These units are interspersed throughout the central part of the City. One of the larger mobile home developments is located just west of the Naval Weapons Station and another is located off US-176/St. James Avenue near Carnes Crossroads.

Commercial/Office

Commercial land is used for the provision and purchase of goods and services. This category includes all commercial, retail, warehouse, office and other sales and service-type uses. Commercial uses in Goose Creek are primarily concentrated along US-52/Goose Creek Boulevard, and US-176/St. James Avenue/Red Bank Road.

Industrial

Industrial land uses accommodate manufacturing and other facilities that convert raw materials into finished products, including construction, mining, distribution of goods, stockpiling of raw materials and repair and maintenance of heavy machinery. There are currently five industrial sites in Goose Creek, occupying 107 acres, or 1% of land area in the City (minus the NWS lands) along the western boundary toward I-26.

Religious

The religious land use category includes religious institutions and related facilities.

Civic, Public, or Governmental

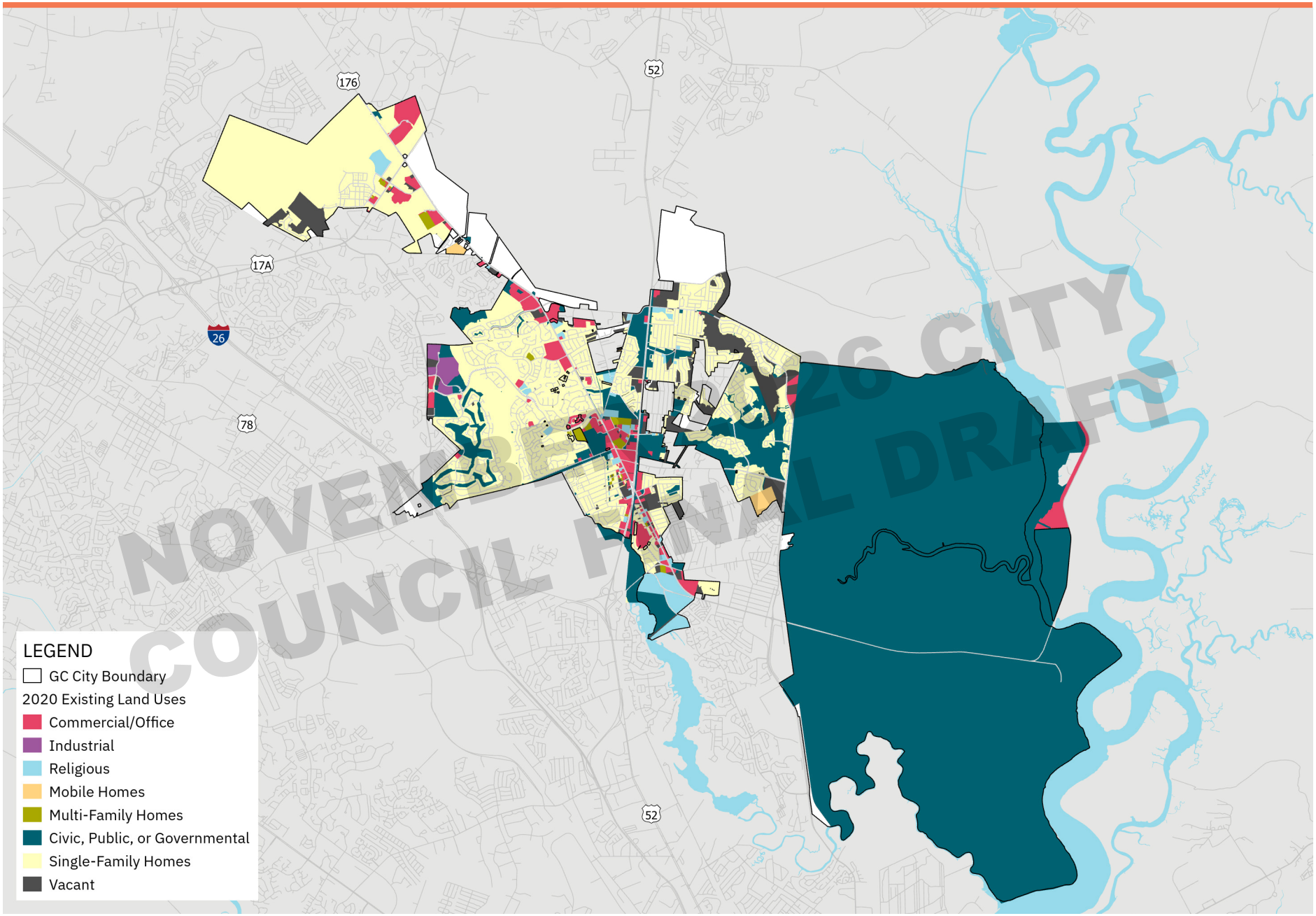
This land use category encompasses uses such as schools, utilities, police and fire services, military, and government-owned or operated departmental buildings (water, sewer, etc.). The Naval Weapons Station continues to occupy the majority of land within this category as well as accounting for over half of the City's total land area.

Vacant

Vacant land is considered undeveloped and unused but not necessarily restricted from future development. These parcels are located throughout the City's upper and central land areas, but some of the largest parcels are located just west of the Naval Weapons Station Charleston's northern extent and in the Carnes Crossroads development area.

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

2020 EXISTING LAND USES



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Zoning Updates

The City of Goose Creek repealed and replaced Chapter 151: Zoning Ordinance and added Chapter 153: Land Development Regulations in February 2024 which included an updated zoning map, zoning districts, district regulations, land development and subdivision standards, and other policies and procedures. According to Chapter 151 of the City's Code of Ordinances...

> *"The purpose and intent of this Ordinance is to guide development in accordance with the City's comprehensive plan and existing and future needs of the City in order to protect, promote, and improve the public health, safety, morals, convenience, order, appearance, prosperity, and general welfare."*

Listed below are the 11 zoning districts and two overlay districts established in Chapter 151. The district boundaries are identified on the City's official Zoning Map.

Zoning District	Acres	% of Total
Conservation (C)	694	3%
Residential Single-Family (RSF)	964	4%
Residential Mixed (RM)	1,075	4%
Village Node (VN)	326	1%
General Commercial (GC)	1,022	4%
Employment Campus (EC)	0	0%
Light Industrial (LI)	178	1%
Heavy Industrial (HI)	18	<1%
Planned Development (PD)	6,700	25%
Flexible Review District (FRD)	14	<1%
Naval Support Activity Charleston (NSAC)	15,324	58%
Total	26,316	100%

Note: The Employment Campus District was established as part of the 2024 Zoning Ordinance update. As of October 2026, no properties have requested to be rezoned to this zoning.

PROJECT SPOTLIGHT

2024 ZONING ORDINANCE UPDATE - VILLAGE NODES

Zoning is one of the most common regulatory tools used to implement the vision, goals, and strategies of a comprehensive plan. As part of the 2024 Zoning Ordinance update, the City established the Village Node District, Central Creek District Overlay, and Red Bank District Overlay as a tool to implement the vision and encourage the redevelopment of the Village Nodes identified in the 2020 Comprehensive Plan. Three of the six Village Nodes are now within one or more of these districts.

Village Node District

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

Red Bank District Overlay

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

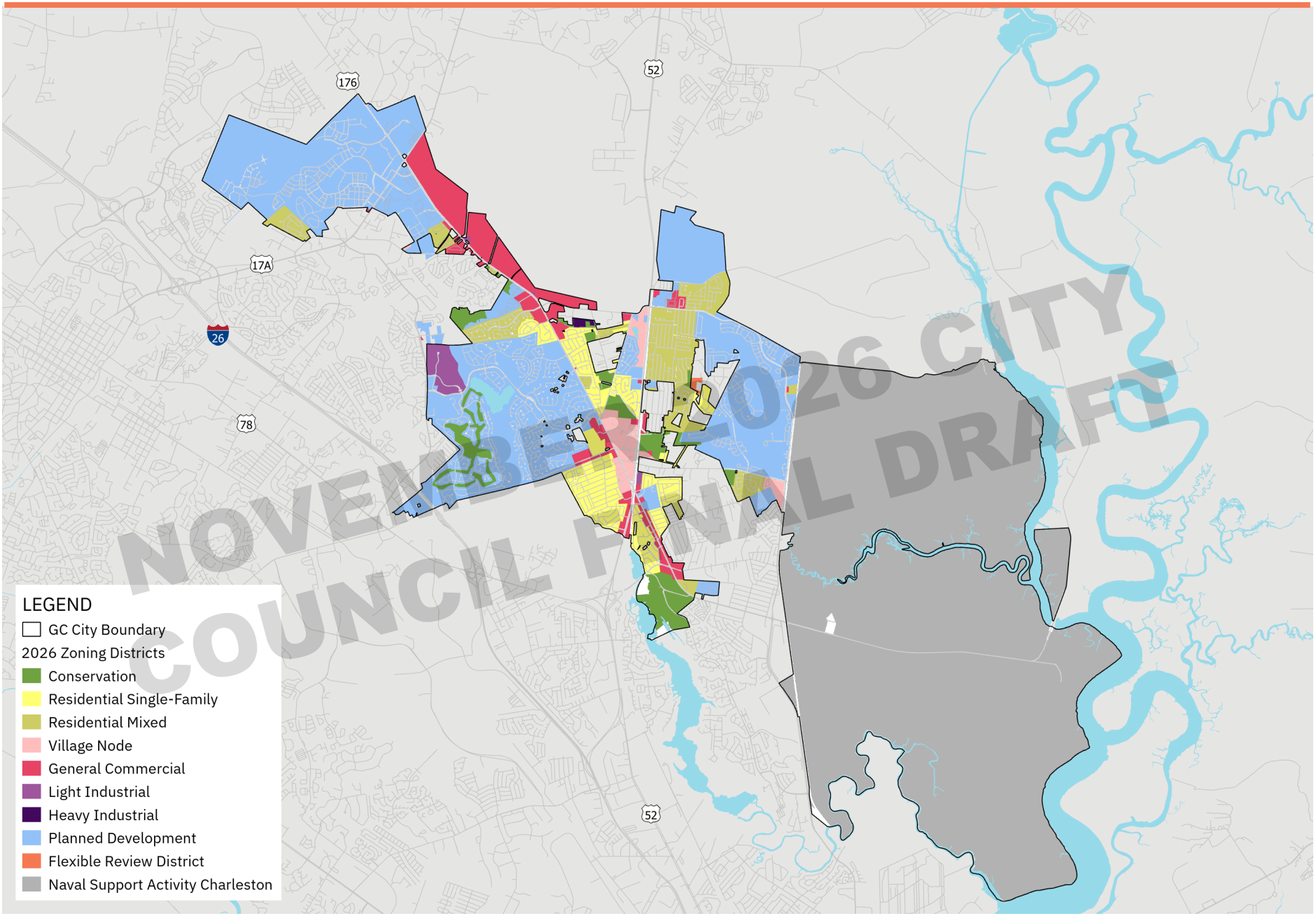
Central Creek District Overlay

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

In June 2026, the City consolidated the Zoning Ordinance and Land Development Regulations into Chapter 151: Unified Development Ordinance. To view this document, please visit the Planning Department page on the City's website.

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2026 ZONING DISTRICTS



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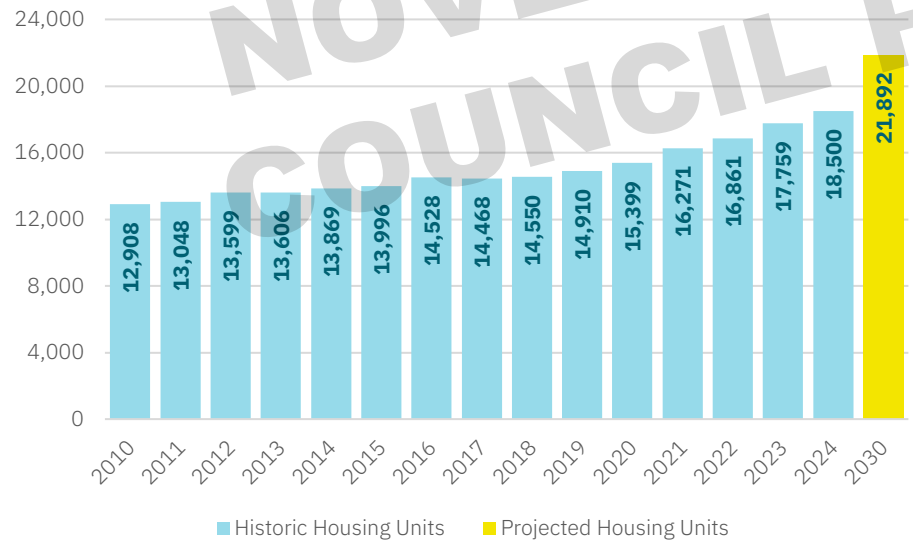
HOUSING

The City of Goose Creek continues to provide more affordable and family-oriented housing options to a wider range of people and households. The City's continued focus toward improving quality of life and providing the necessary needs and services for residents has made Goose Creek a highly desirable place to live. In turn, the desirability drives up demand and the need for more housing. Given the City's limited annexation potential for large, undeveloped properties, infill development and redevelopment projects will be crucial for the City's continued growth and for supporting the rising demand for affordable housing.

Housing Stock

The City's housing stock increased by 43% from nearly 13,000 units in 2010 to 18,500 units in 2024. Much of this growth occurred between 2018 and 2024 which averaged an annual increase of 4.5% (27% total change) compared to 1.4% (13% total change) between 2010 and 2018. The 2008 housing recession likely contributed to the slower annual growth rate followed by the recent housing boom with the construction of numerous large-scale planned developments around the City, including Brickhope Plantation, Carnes Crossroads, Coker's Crossing, and Sophia Landing.

Historic & Projected Housing Unit Change

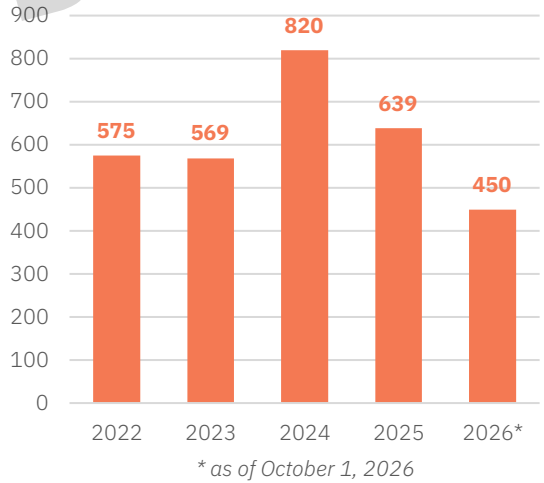


By 2030, the City is projected to have nearly 22,000 total housing units, an increase of about 3,400 units, or by 18%, since 2024. By this time, most major developments under construction now will be completed or nearly complete.

New Construction Trends

Between 2022 and 2025, the City of Goose Creek issued over 2,600 residential building permits for new single-family unit construction, including single-family detached and attached homes.[1] As the City continues to encourage smaller infill development and redevelopment projects as opposed to major master planned communities, it is expected that the number of residential building permits for new construction will decline over the years.

Residential Building Permits for Newly Constructed Units



** as of October 1, 2026*

1 *Goose Creek 2026-2030 Strategic Plan*

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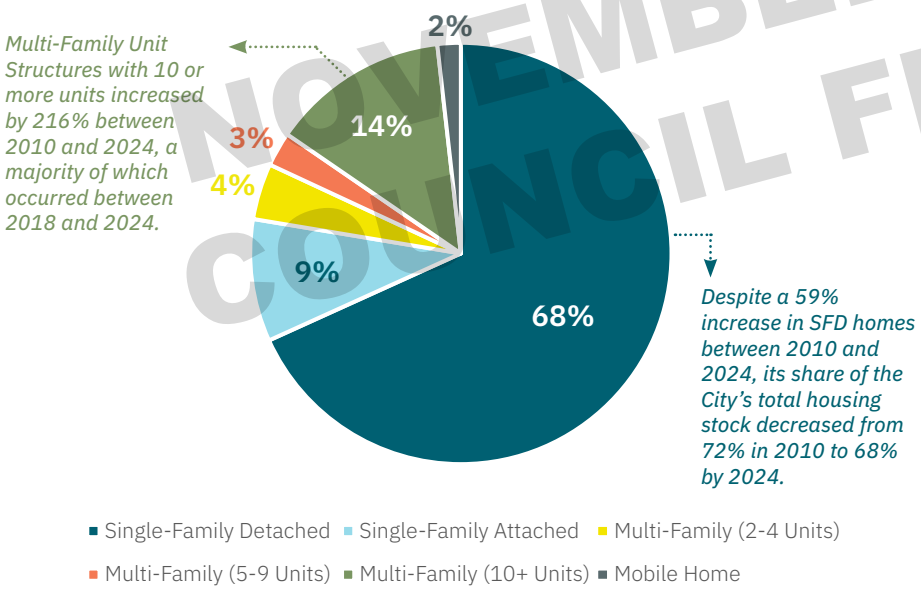
Units in Structure

The number of units in a structure is a metric commonly used to show the distribution between different housing units types, such as single-family and multi-family units.

In 2024, single-family detached (SFD) homes continued to account for a majority of Goose Creek's housing units, which is reflective of the City's history as a bedroom community and its predominantly suburban-style development patterns. However, with the growing concern over housing affordability across the region, the number of housing units that are typically considered more affordable, such as single-family attached homes and multi-family apartment or condo units, have increased at a higher rate than SFD homes.

The ongoing diversification of the City's housing stock is supported by the City's commitment to addressing the gap in missing middle housing. This can help strengthen the local housing market and build a more affordable and resilient community.

2024 Units in Structure (Unit Types)



Missing Middle Housing

Missing Middle Housing is an ongoing planning initiative with nationwide appeal that focuses on incorporating low-to-medium density housing types within communities while preserving the character and scale of the neighborhood.

Over time, the words "density" and "multi-family" have gained a negative connotation. This movement works to break down that stigma and encourage quality, mixed density development that meets the practical needs of the community while maintaining the integrity of the neighborhood.

In suburban communities, like Goose Creek, there is often a clear divide between single-family and multi-family neighborhoods. The historic practice of single-use or Euclidean-type development patterns over the past fifty years has contributed to ongoing concerns over housing inequality and affordability. Increasing the range of housing options within the City allows for a broader group of people to invest in the community through homeownership.

A Missing Middle Housing Scan and Barriers to Missing Middle Housing study was completed in 2024 and focused on identifying missing middle housing barriers and opportunities along the Lowcountry Rapid Transit (LCRT) corridor. Although the study focused on areas along the LCRT corridor, many of the policies and recommendations can be retrofitted for Goose Creek. The full study can be read at https://charlestonmissingmiddle.com/.

"Missing Middle Housing can be defined as house-scale buildings with multiple units in walkable neighborhoods. They are compatible in form and scale with typical single-family homes, and are an effective strategy for "gentle infill" within existing residential neighborhoods."

- A Missing Middle Housing Scan: Analysis + Definitions of Barriers to Missing Middle Housing, 2024

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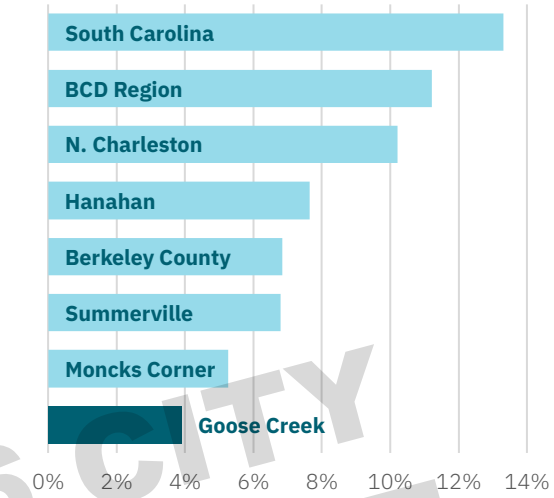
Occupancy & Tenure

Housing occupancy and tenure is often used to provide insight on the demand, health, and affordability of the local housing stock. The housing market is primarily driven by supply and demand. Therefore, highly desirable communities, like Goose Creek, would typically see lower home vacancy rates as more people want to move into the community. Maintaining healthy home vacancy and homeownership rates are important for building housing resiliency.

In 2024, approximately 4% of Goose Creek's total housing stock were reported vacant while the remaining 96% were occupied. This is a significant decrease compared to 2010 when 13% of homes were reported vacant. A healthy home vacancy rate typically ranges from 5-8% which allows for enough vacancies for normal household turnover and supports household mobility as housing needs change overtime. The City's vacancy rate was among the lowest in the region in 2024.

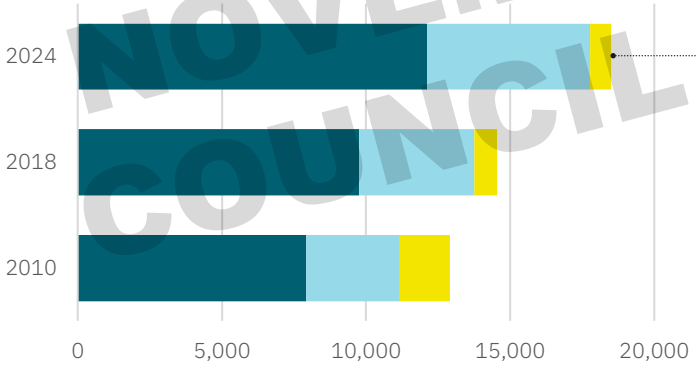
Homeowners continue to account for a majority of occupied housing units. However, the overall share of owner-occupied units experienced a slight decrease from 71% in 2010 to 68% in 2024. This is in line with other larger municipalities across the region as large, multi-family unit rental complexes have become more common as demand for additional housing continues.

Vacancy Rate Comparison



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Change in Occupancy & Tenure



	2010	2018	2024
Owner-Occupied	7,932	9,756	12,124
Renter-Occupied	3,246	4,014	5,656
Vacant Units	1,730	780	720

Vacant Units by Unit Type

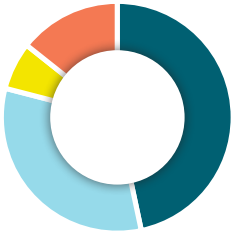
Of the City's vacant units, 56% were single-family homes - including single-family attached and detached units as well as manufactured and mobile homes - and 44% were multi-family unit homes.



Single-Family Units Multi-Family Units

Vacancy Status

A majority of vacant units were either for rent (or rented but not occupied) or for sale (or sold but not occupied). Only a small portion of units were used for seasonal, recreation, or occasional use, which is expected given the City's distance to the beach and other destinations.



For Rent or Rented but Not Occupied
For Sale or Sold but Not Occupied
For Seasonal, Recreational,m, or Occupational Use
Other Vacant

Recent Market Shifts

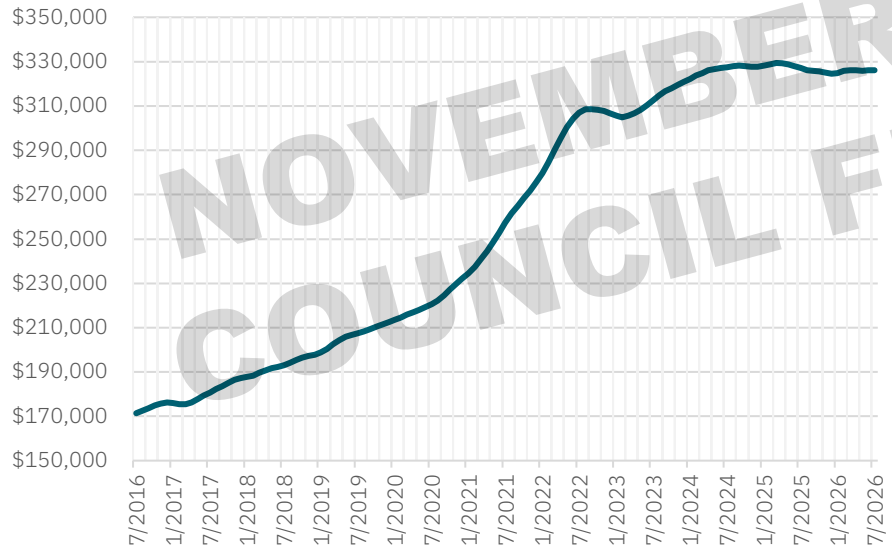
Goose Creek's housing market for both homeowners and renters has experienced notable shifts in recent years. According to Zillow's Home Value Index (ZHVI), the average home value for a single-family home in the Goose Creek area nearly doubled from $171,000 in July 2018 to $326,000 in July 2026, an increase of about $155,000, or by 90%. Zillow's Observed Rent Index (ZORI) reveals similar trends for the cost of rental units in the Goose Creek area. Over the same July 2018 to July 2026 time period, the average rent price increased by about $850, or by 84%. Monthly changes in the City's ZORI were much more volatile than the ZHVI. This is likely due to rental units being more susceptible to short-term changes in the housing market compared to home values.

Both home values and rent prices spiked during the peak COVID months of July 2020 through July 2022. However, home values experienced a much higher percent change compared to rent prices. Over half of the total $155,000 increase in home value between July 2018 and July 2026 occurred during the peak COVID months. During this two year period alone, average home values increased by over $86,000, or by 39%. Meanwhile, the average rent price increased by about $330, or by 27%.

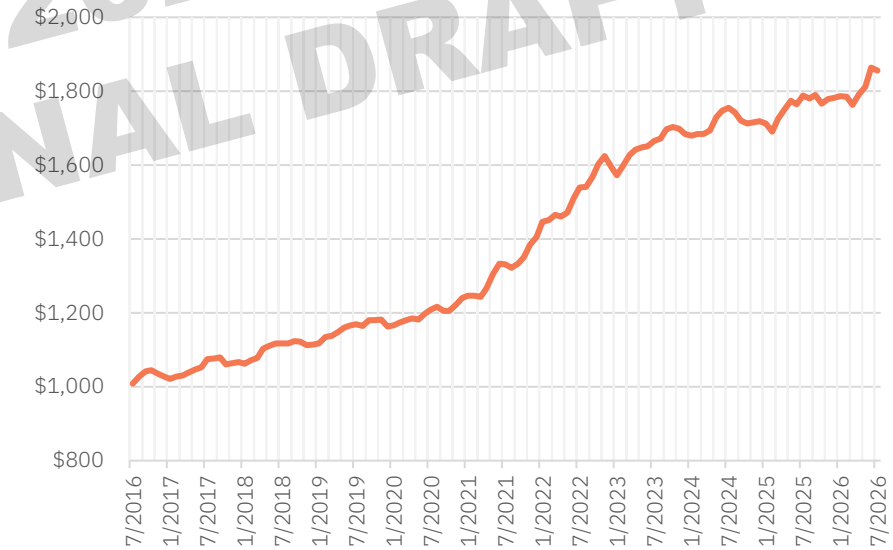
Between July 2022 and July 2026, Goose Creek's ZHVI has increased at a much slower rate - increasing by 6% over the four years compared to the peak COVID months and even the years prior. Rent prices, however, did not experience the same slow down, increasing by an additional 21% between July 2022 and July 2026.

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Change in Zillow's Home Value Index (ZHVI)



Change in Zillow's Observed Rent Index (ZORI)



Housing Affordability

Goose Creek's relative housing affordability compared to other municipalities in the region has long been a strength for the City. While this continues to hold true, the region's ongoing lack of housing supply while demand continues to rise influences the local housing market, resulting in growing housing affordability concerns among Goose Creek residents.

Housing affordability is typically influenced by two factors: costs and income. Common housing expenses include mortgage/rent, taxes, utilities, insurance, and HOA fees. It is widely accepted that housing is considered "affordable" when a household's monthly housing costs do not exceed 30% of its combined monthly income. Households that spend more than 30% of their income on housing are considered "cost burdened," as a disproportionate share of their income is devoted to housing expenses. Cost-burdened households may face additional financial challenges because the income spent on housing is less available for other necessities, such as food, transportation, education, child care, health care, and building wealth or equity.

In 2024, approximately 4,600 households, were considered cost burdened, an increase of about 1,100 households since 2010. Despite this numerical increase, the share of cost burdened households continues to decline from 31% of the City's total households in 2010 to 29% in 2018, and 26% in 2024. This is an encouraging trend as it suggests that a greater share of households are living in affordable housing situations, increasing the financial and housing resiliency of the community.

Housing tenure is a key factor when measuring affordability, as the gap between income levels and cost of living can vary significantly between homeowners and renters. Of the total cost burdened households in 2024, 48% were homeowners while 52% were renters – a considerable shift compared to 2010 when 65% of cost burdened households were homeowners. This was likely due to the number of cost burdened renters doubling between 2010 and 2024.

Change in Housing Affordability by Tenure

	2010		2018		2024		Change (2010-2024)	
Occupied Housing Units								
Total Occupied	11,178		13,770		17,780		6,602	59%
Owner-Occupied	7,932	71%	9,756	71%	12,124	68%	4,192	53%
Renter-Occupied	3,246	29%	4,014	29%	5,656	32%	2,410	74%
Cost Burdened Households								
Combined Households	3,473	31%	4,052	29%	4,612	26%	1,139	33%
Homeowners	2,260	65%	2,110	52%	2,200	48%	-60	-3%
Renters	1,213	35%	1,942	48%	2,412	52%	1,199	99%

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

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NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

TRANSPORTATION

The City of Goose Creek relies on its transportation network to connect residents to jobs, services, and destinations both within and outside the City. The City's historic role as a bedroom community helped shape the local transportation network as major roadways and development patterns were designed with the commuter in mind. The primary corridors serving Goose Creek are US 52, US 176, and US 17A, which link the City to surrounding communities, employment centers, healthcare facilities, and other essential services. As Goose Creek and the region continue to grow, how people travel to, from, and within the City will become increasingly important to resident mobility, accessibility, and quality of life.

The City's transportation network is comprised mostly of streets and roadways. Other modes of transportation, such as public transit, walking and biking are currently not as prevalent as driving. However, a key component of the City's vision for a Live, Work, Play community is creating more pedestrian-oriented developments and increasing connectivity between existing neighborhoods. As different areas of the City start to redevelop, alternative modes of transportation will hopefully increase in the future.

Commuter Trends

Commuters continue to play a pivotal role in the local transportation network, impacting how the network functions, travel patterns, and infrastructure needs. As concerns over increased traffic congestion continues to grow, commuter trends will likely be at the center of discussion as municipalities, counties, and state agencies continue to work to address these concerns.

Commuter Flow

Commuter flow refers to the movement of people between where they live and work. This is used to better understand the community's current role within the larger regional market. It can also provide insight into the direction and travel patterns of workers traveling within, into, and out of a community. There are three types of commuters:

Inflow Commuters	Internal Commuters	Outflow Commuters
People who work in Goose Creek but live elsewhere. High commuter inflow may indicate that a community functions as a regional employment center and are often associated with large employers, such as commercial or industrial parks and medical, educational, or institutional facilities.	People who both live and work in Goose Creek. Higher internal commuting can reflect a stronger relationship between local housing, employment, and transportation opportunities within the community. This may indicate a more self-sustaining and resilient community.	People who live in Goose Creek but work elsewhere. Common in communities where residential development exceeds local employment opportunities. High commuter outflow may indicate that a community primarily functions as a bedroom community within a larger regional market.

NOVEMBER 2025 CITY COUNCIL FINAL DRAFT

In 2023, Goose Creek had nearly 10,000 daily inflow commuters, which was about half of the City's approximately 19,300 daily outflow commuters. The number of outflow commuters grew by 47% between 2010 and 2023, outpacing the 33% increase in inflow commuters and 34% increase in internal commuters.

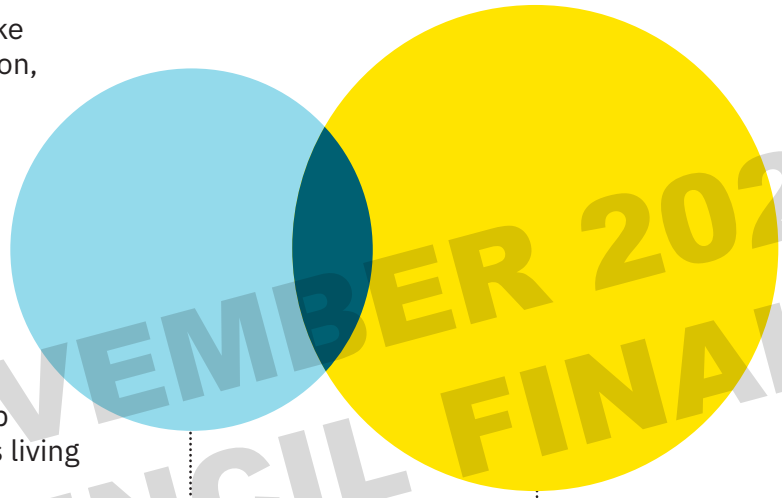
Change in Commuter Flow

	2010	2018	2023	% Change (2010-2023)
Inflow	7,488	8,614	9,932	33%
Internal	1,122	1,302	1,498	34%
Outflow	13,186	16,931	19,349	47%

Data Source: Census OntheMap Tool

2023 Commuter Origins, & Destinations

Neighboring communities, like Summerville, North Charleston, and Moncks Corner were among the top "origins" of commuters working in the City of Goose Creek in 2023. Conversely, major employment centers in the region, like North Charleston, Downtown Charleston, and Mt. Pleasant were among the top "destinations" of commuters living within Goose Creek.



Data Source: Census OntheMap Tool

Top Origins of Commuters by County Census Division (CCD)	
Goose Creek – Hanahan CCD	***33%***
Summerville CCD	15%
North Charleston CCD	8%
Moncks Corner CCD	7%
West Ashley CCD	4%
Mt. Pleasant CCD	3%
All Other Areas	*31%*

Top Destinations of Commuters by County Census Division (CCD)	
North Charleston CCD	28%
Goose Creek – Hanahan CCD	***16%***
Charleston Central CCD	8%
Mt. Pleasant CCD	6%
Summerville CCD	6%
West Ashley CCD	6%
All Other Areas	*30%*

Why Retaining Resident Workers Matters:

Increasing the number of residents who live and work in Goose Creek has been identified as a City priority. When more residents work close to home, the community benefits from:

- Stronger local businesses, with more people in the City during the day to support shops and restaurants;
- Less congestion, with fewer long trips on regional corridors like US 52 and US 17A;
- Cleaner air, since fewer vehicle miles traveled means fewer emissions; and
- Greater economic competitiveness, as a local workforce makes the City more attractive to employers.

The City's recent and ongoing efforts to encourage pedestrian-oriented, mixed-use development will not only help retain commuters but also help reduce retail leakage.

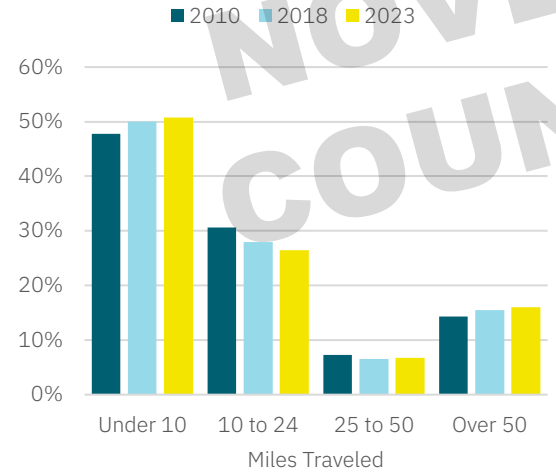
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Distance & Direction

The distance that Goose Creek residents travel to work has remained fairly consistent over time. Approximately 80% of working residents were employed within 25 miles of home in 2010, 2018, and 2023. The largest share of commuters travel less than 10 miles to work, which rose slightly from 41% in 2010 to 43% in 2023.

The direction of travel has also remained largely consistent over the years. Nearly two-thirds of working residents (64%) commuted south, southeast, or southwest in 2023 towards places like North Charleston and Charleston which are home to some of the region's major employment centers. Four of the six top commuter destinations are either south, southeast, or southwest of the City.

Change in Distance Traveled

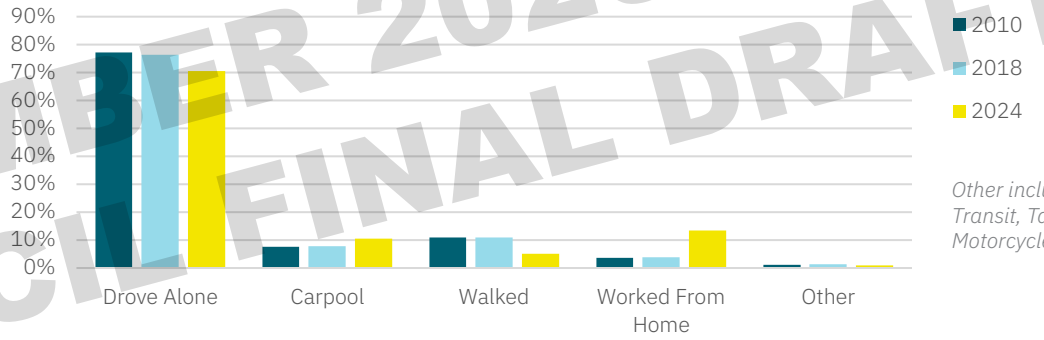


Means of Transportation

Goose Creek remains an auto-oriented community with over 80% of residents commuting by either driving alone or carpooling to work. This is consistent with the broader BCD Region, where about 81% of commuters either drive alone or carpool to work in 2024. The City's share of commuters driving alone has declined over time, from 77% in 2010 to 76% in 2018 and 70% in 2024. This decline may be associated with the rise in remote work: home workers increased from about 4% in 2010 to over 13% in 2024. Carpooling has also become more prevalent, slightly increasing from about 8% of commuters in 2010 to about 11% in 2024.

Walking plays a larger role in Goose Creek than in the surrounding region. The share of commuters walking to work was about 5% in 2024, a six-point decline from 11% in 2010. Nearly 90% of residents who walk to work live in group quarters, most likely military housing at the Naval Weapons Station. The share of Goose Creek commuters that walk to work remains well above Berkeley County (2%) and the BCD Region (2%).

Change in Means of Transportation of Commuters



Other includes Biking, Public Transit, Taxi or Ridesharing, Motorcycle, etc.

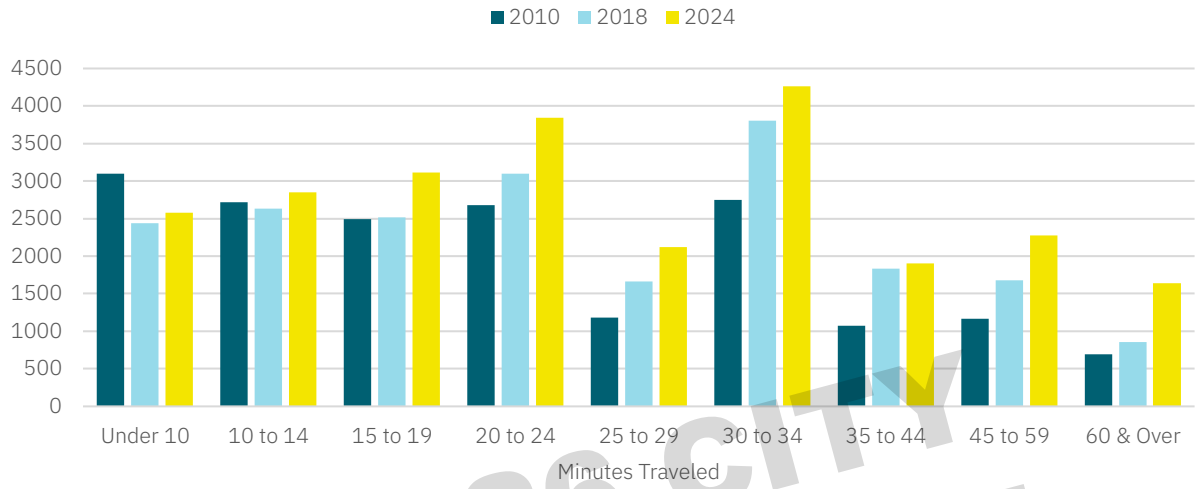
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Travel Time

On average, Goose Creek commuters are spending more time traveling to work. The share of commuters traveling 30 minutes or more rose from 32% in 2010 to 41% in 2024, while the mean travel time increased from 22.6 minutes in 2010 to 26.7 minutes in 2024. Because commute distances have remained stable, this increase is likely driven by growing congestion on major corridors.

Goose Creek's mean travel time in 2023 remains shorter than Berkeley County's (29.7 minutes) and the BCD Region's (27.7 minutes), but it will likely continue to rise as traffic grows on major commuter corridors such as I-26, US 52, US 78, and US 176.

Change in Travel Time



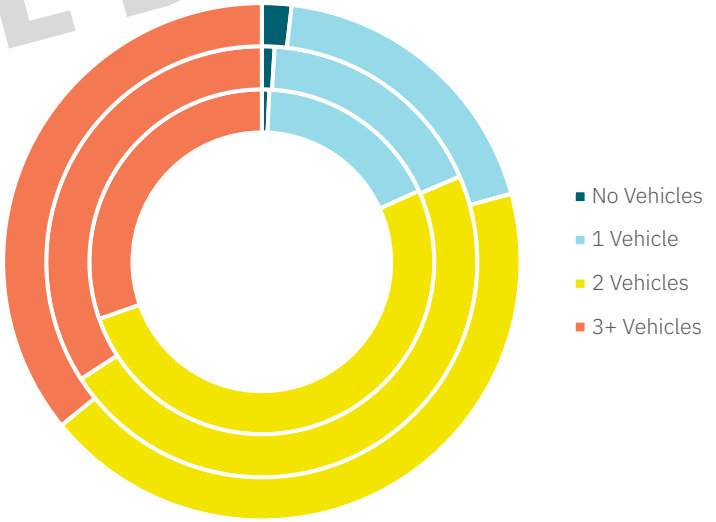
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Vehicle Availability

While most Goose Creek workers live in households with two or more vehicles (79% in 2024), the share of workers without access to a vehicle has more than doubled, from less than 1% in 2010 to 2% in 2024. Although small, this group relies on alternative means of transportation such as walking, bicycling, transit, and rides from others to reach jobs and services, emphasizing the importance of safe pedestrian connections and reliable transit service.

Renter households are considerably more likely to be without a vehicle (5%) than owner households (2%). The share of households with only one vehicle grew from 29% in 2010 to 32% in 2024, while two-vehicle households declined from 48% to 42% during the same time period.

Change in Household Vehicle Availability



2010 (Inside), 2018 (Middle), 2024 (Outside)

Roadways

Goose Creek's roadway network is structured around several state highways that connect the City to the broader region. Roadways are categorized by functional classification, which describes the role each road plays in the network and is influenced by two primary factors: mobility and accessibility.

The process of classifying roadways is done by the Federal Highway Administration (FHWA) in close collaboration with state and local government agencies, like SCDOT and MPO's, such as the BCDCOG. FHWA is currently in the process of updating the nation's functional classification system. This update would likely include any necessary reclassification of roadways in the Goose Creek area.

In Goose Creek, Goose Creek Blvd (US 52), St James Ave (US 176), US 17A, Red Bank Rd, and Liberty Hall Rd serve as principal arterials, while Crowfield Blvd functions as a minor arterial. Arterials carry higher volumes of traffic over longer distances and connect the City to regional destinations. Red Bank Road is part of the National Strategic Highway Network (STRAHNET) due to its direct connection to the Naval Weapons Station and must be classified as principal arterial, regardless of mobility and accessibility factors.

Collectors, such as Old Mt Holly Rd, Myers Rd, Henry E Brown Jr Blvd, Howe Hall Rd, and Bushy Park Rd gather traffic from neighborhoods and connect it to the arterial network. Local roads provide direct access to homes and businesses.

FHWA Functional Classifications

Interstate

Interstate highways are the highest classification of roadways serving high-speed and high-volume regional traffic. This facility provides the highest level of mobility with access to adjacent land uses limited to grade-separated interchanges. Facilities typically provide connectivity between urban areas.

- Ex. Interstate 26

Arterials

Facilities provide a high degree of mobility in both urban and rural areas, and also provide access to abutting land uses. Typically links cities, towns, rural centers and other major destinations that are capable of generating travel over relatively long distances.

- Ex. US 52/Goose Creek Blvd, US 176/St James Ave, US 17A/N Main St, Crowfield Blvd, Liberty Hall Rd, Red Bank Rd, & College Park Rd

Collectors

System typically gathers traffic from local streets and channels it to higher order arterial network. Facilities usually balance access to land use with mobility needs. Collectors usually provide connection between neighborhoods, from neighborhoods to minor business clusters and also provide supplemental connections between major traffic generators and regional job concentrations.

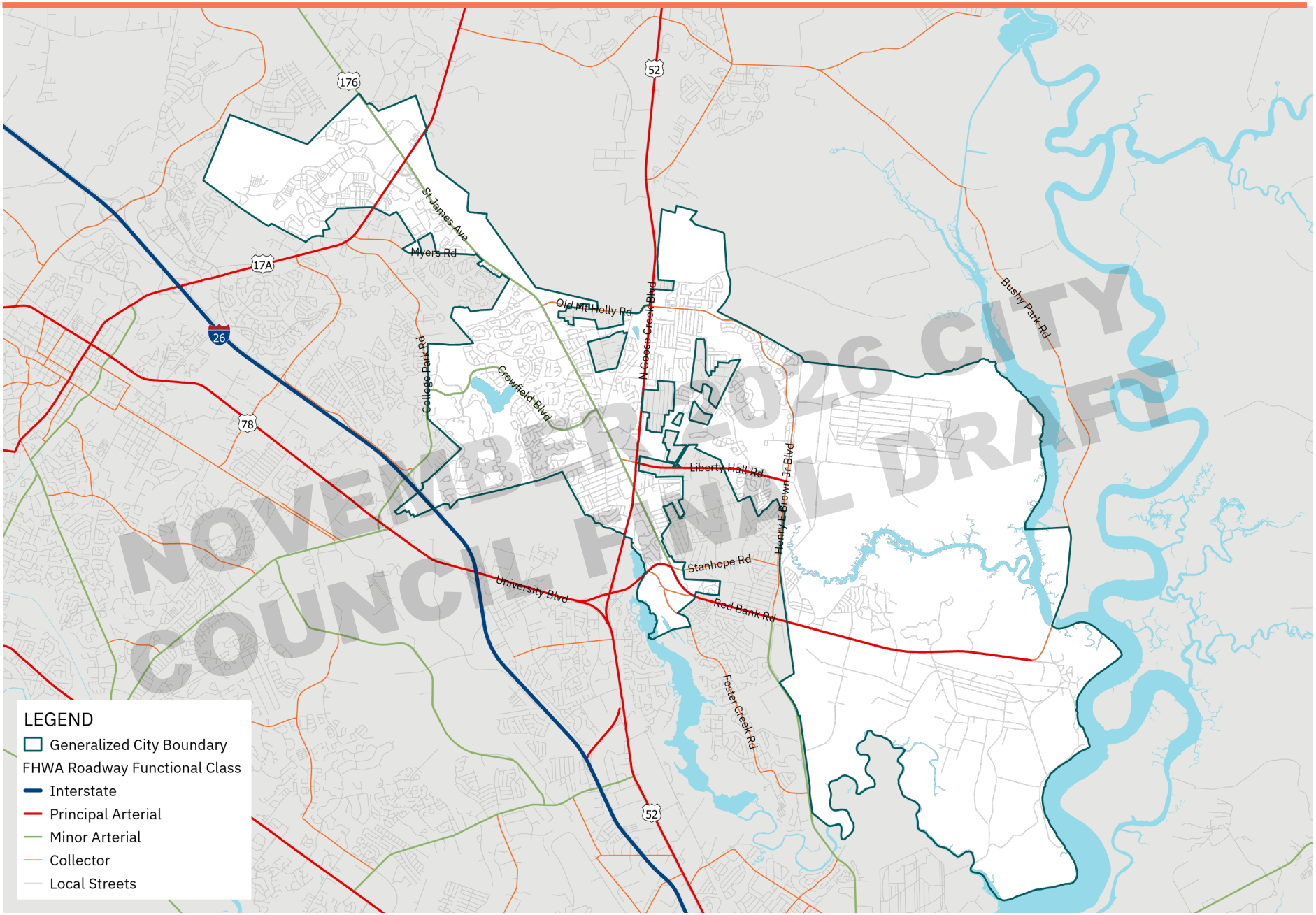
- Ex. Henry E Brown Jr Blvd, Montague Plantation Rd, Myers Rd, Old Mount Holly Rd, & Foster Creek Rd

Local Roads

Typically small residential and commercial streets that connect to other local streets and feed into the larger collector system. Local streets serve short trips at lower travel speeds, and also support alternative travel modes such as pedestrians and bicyclists. They have substantial land access to residential areas, businesses and other local uses. Local roads usually make up the majority of roads in the system.

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FHWA FUNCTIONAL CLASSIFICATIONS



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Crash History

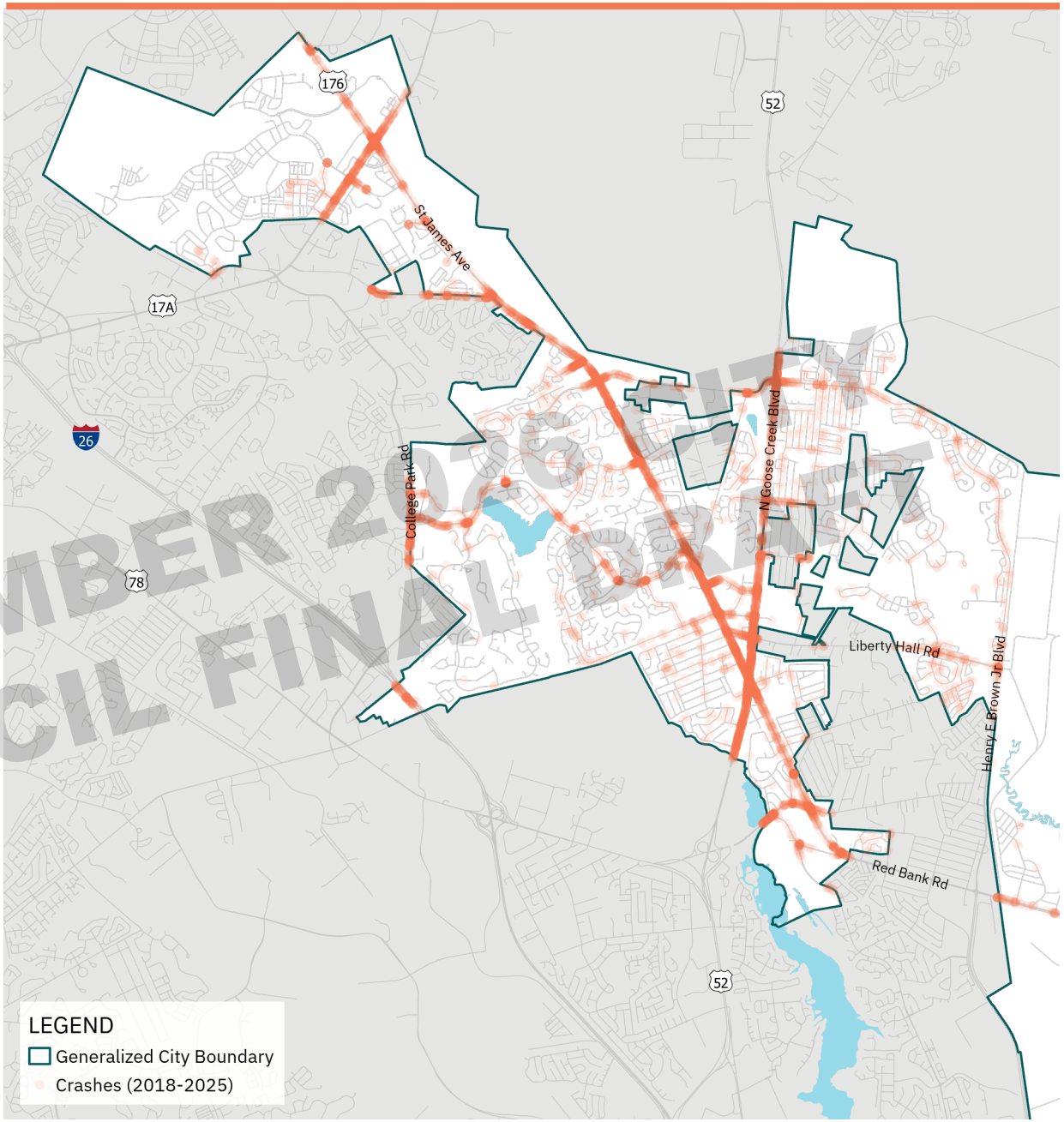
Between 2000 and 2025, there were just over 9,000 crashes reported by SCDOT within the City of Goose Creek, including 18 fatal crashes and 105 crashes that resulted in serious injury.

Crashes are concentrated along the City's major corridors: St James Ave (US 176) and Goose Creek Blvd (US 52) together account for 45% of all crashes and nearly half of all fatal and serious-injury crashes.

Although pedestrian crashes are rare, they are far more likely to be severe: 41% of pedestrian crashes resulted in a death or serious injury, compared to about 1% of all crashes. Fatal and serious-injury crashes also occur disproportionately at night (55%, compared to 28% of all crashes), and failure to yield right-of-way is the most common cause of these crashes. These patterns point to the need for safer and potentially more designated pedestrian crossings, improved lighting, and intersection safety improvements along the City's busiest corridors.

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CRASH HISTORY

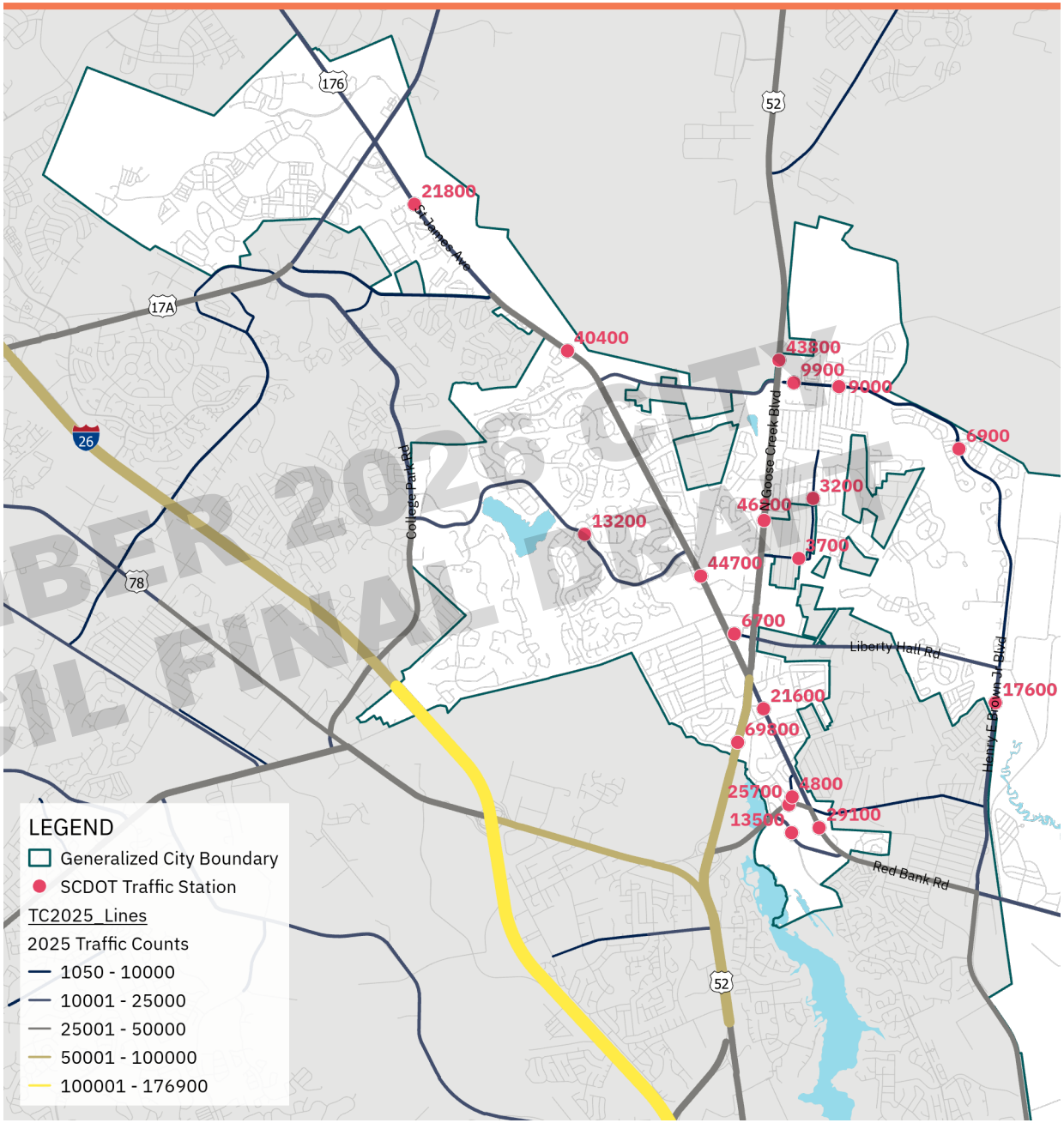


Traffic Counts

Traffic volumes on Goose Creek's major corridors have grown substantially in recent years. Goose Creek Blvd (US 52) expectedly carries the highest volumes in the City, ranging from about 43,800 vehicles per day in the northern part of the City to 69,800 near the Charleston County line. Traffic counts along this corridor grew by roughly 31% since 2018. St James Ave (US 176) saw similar growth, with daily traffic increasing about 20% and as much as 36% on the segment between Myers Rd and Old Mt Holly Rd. This growth on the City's primary corridors is consistent with the longer commute times residents are experiencing and the declining level of service projected for these roads.

Growth has been uneven on other corridors. Volumes on Crowfield Blvd declined slightly and Liberty Hall Rd declined by about 14%, while Red Bank Rd varied by segment, with two segments seeing slight declines and a third increasing by 22%.

DAILY TRAFFIC COUNTS



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Level of Service

Level of Service (LOS) is a qualitative measure used to describe roadway congestion and can be used to assess the overall performance of the roadway network. It is expressed as a rating from "A" (free-flowing traffic) to "F" (severe congestion). The LOS ratings are based on each roadway's volume-to-capacity (V/C) ratio, which compares the volume of traffic a roadway carries to the volume it was designed to handle. A V/C ratio above 1.0 means a roadway is carrying more traffic than its capacity, resulting in a F rating.

Congestion within Goose Creek is projected to worsen significantly by 2045 as population and employment continue to grow across the region. The following roadways are projected to see the most significant decreases in level of service between 2025 and 2045:

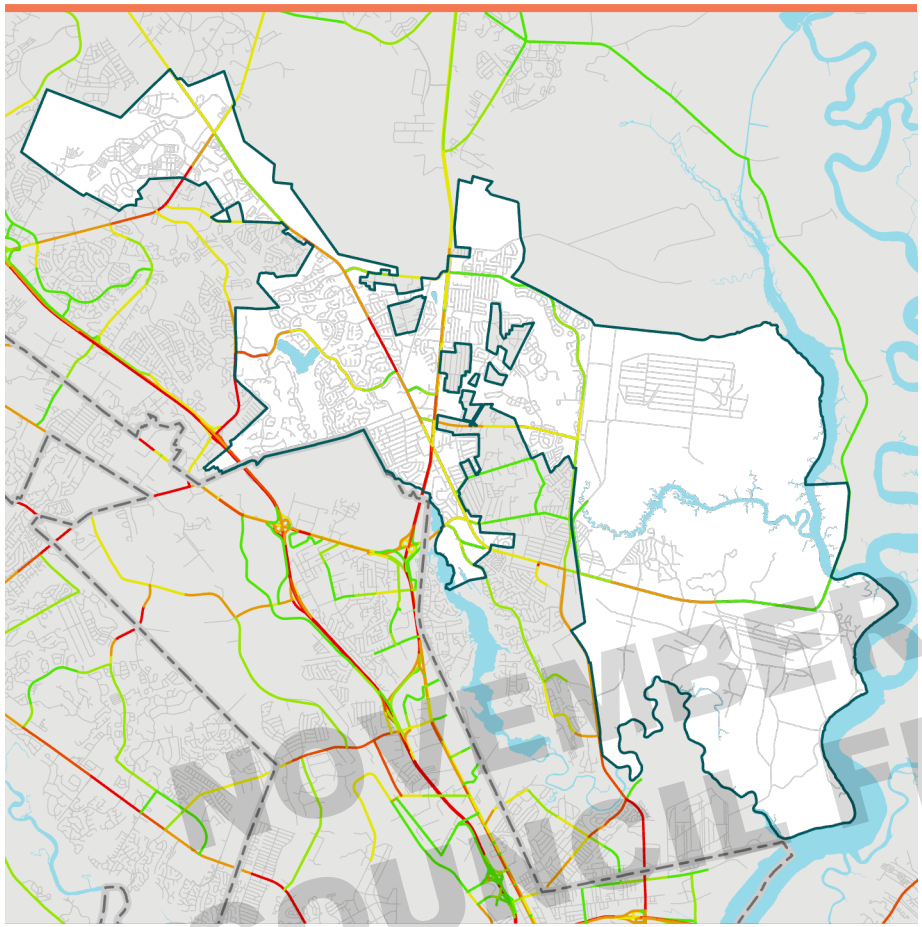
- St. James Ave (US 176)
- Goose Creek Blvd (US 52)
- US 17A
- Henry E. Brown Jr. Blvd
- College Park Rd
- Red Bank Rd

Many of these corridors connect residents to regional employment centers and serve the City's village nodes, so worsening congestion could further increase commute times and limit access to local businesses. Addressing these conditions will require a combination of roadway improvements, better street connectivity, and transportation options that reduce reliance on these corridors. The BCDCOG's 2045 Long-Range Transportation Plan (LRTP) identifies several different projects that help address the increase in traffic congestion in and around the Goose Creek area. They are outlined in the Planned Transportation Projects section at the end of this element.

LOS A (≤ 0.30)	Unrestricted maneuverability and operating speeds
LOS B (0.31-0.50)	Reduced maneuverability and operating speeds
LOS C (0.51-0.70)	Restricted maneuverability and operating speeds closer to the speed limit
LOS D (0.71-0.90)	Severely restricted maneuverability and unstable, low operating speeds
LOS E (0.91-1.00)	Operating conditions at or near the capacity level
LOS F (> 1.00)	Breakdown conditions characterized by stop and go travel

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2025 LEVEL OF SERVICE



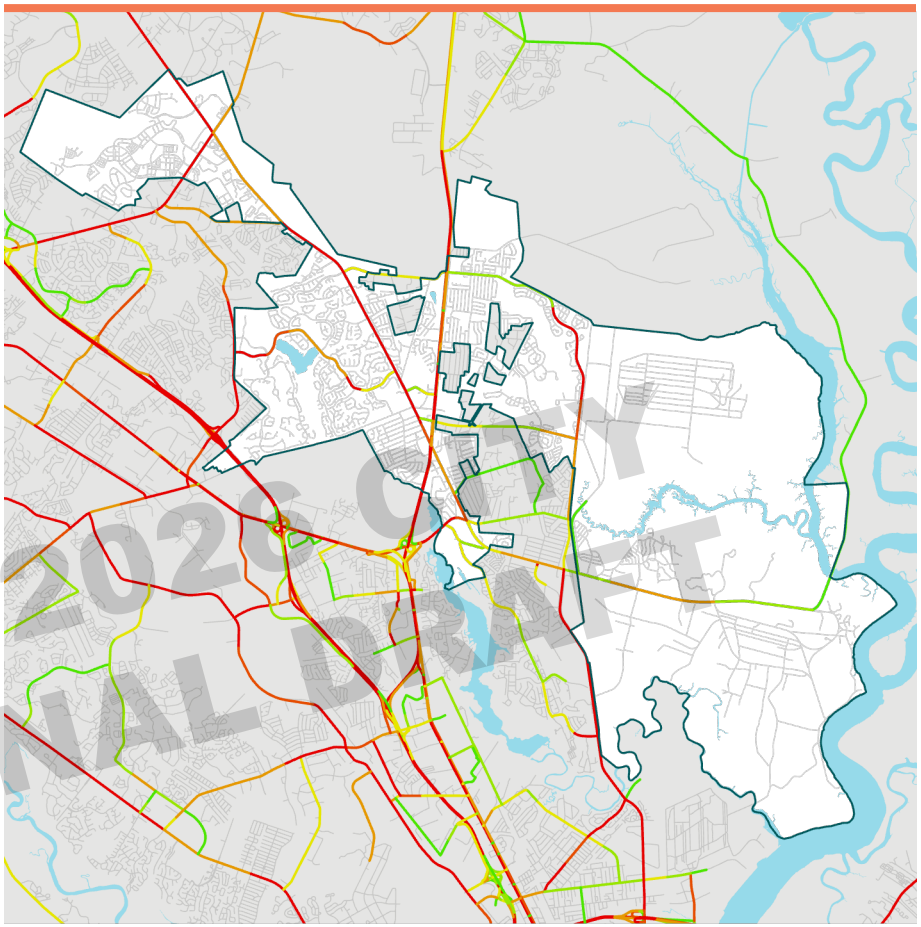
LEGEND

Generalized City Boundary

2025 Level of Service Rating

- 0.00 - 0.30 (A)
- 0.31 - 0.50 (B)
- 0.51 - 0.70 (C)
- 0.71 - 0.90 (D)
- 0.91 - 1.00 (E)
- 1.01 - 1.53 (F)

2045 LEVEL OF SERVICE



LEGEND

Generalized City Boundary

2045 Level of Service Rating

- 0.00 - 0.30 (A)
- 0.31 - 0.50 (B)
- 0.51 - 0.70 (C)
- 0.71 - 0.90 (D)
- 0.91 - 1.00 (E)
- 1.01 - 1.95 (F)

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Transit Routes

Public transit services continue to be a key component in the City's transportation system and will potentially have a larger role in local commuting patterns in the future following the completion of the Lowcountry Rapid Transit (LCRT) in 2031. An efficient public transit system relies on a well-connected network of other transportation infrastructure, such as roads, sidewalks, and bike lanes to provide that "last mile" journey to a person's final destination. The City's recent efforts to improve pedestrian connections, safety, and accessibility help support the local transit system.

TriCounty Link (TCL), which is the region's rural transit system, remains the primary public transit service provider for the City, operating both commuter express and deviated fixed route services. TCL operates two express transit service routes in the Goose Creek area - CS1 and CS3 - and two deviated fixed service routes - B102 and D305. CS1 and B102 both serve the City's only park-and-ride, at US 52 and Button Hall Ave. Riders wanting to continue their journey on CARTA, the urban transit provider, can transfer at the Rivers Avenue park-and-ride in North Charleston.

TCL recently completed the TriCounty Link Transit Study in 2026 to evaluate the existing system, identify service gaps, and recommend service enhancements. The study's short-term plan (2028) would keep CS1 on US 52 with trips every 30 to 60 minutes, all serving Creekside Center Mall. It would replace B102 with a mircotransit service zone covering western Berkeley County and shorten D305 to run between Summerville and Moncks Corner via US 17A only.

The long-term plan (2035) would expand CS1 to all-day service seven days a week. It would also add a proposed new Route CS3 between Cane Bay and Rivers Avenue along US 176/St. James Avenue, running hourly seven days a week and connecting to LCRT, and microtransit zones would serve eastern Goose Creek and the Goose Creek/Strawberry area. Both long-term routes would shift from flag stops to designated bus stops along US 176 and US 52.



LowCountry Rapid Transit

The LowCountry Rapid Transit (LCRT) is the region's forthcoming bus rapid transit system that will connect commuters from Exchange Park/Fairgrounds in Ladson to the Downtown Charleston Medical District. The 21-mile bus rapid transit system will operate primarily in dedicated lanes along the US 78 and Rivers Avenue (US 52) corridor with 23 planned stops along the route. Construction is expected to begin in 2027.

The closest LCRT stops to Goose Creek will be at the Rivers-Melnick and University-Medical Plaza-BUC Club intersections.

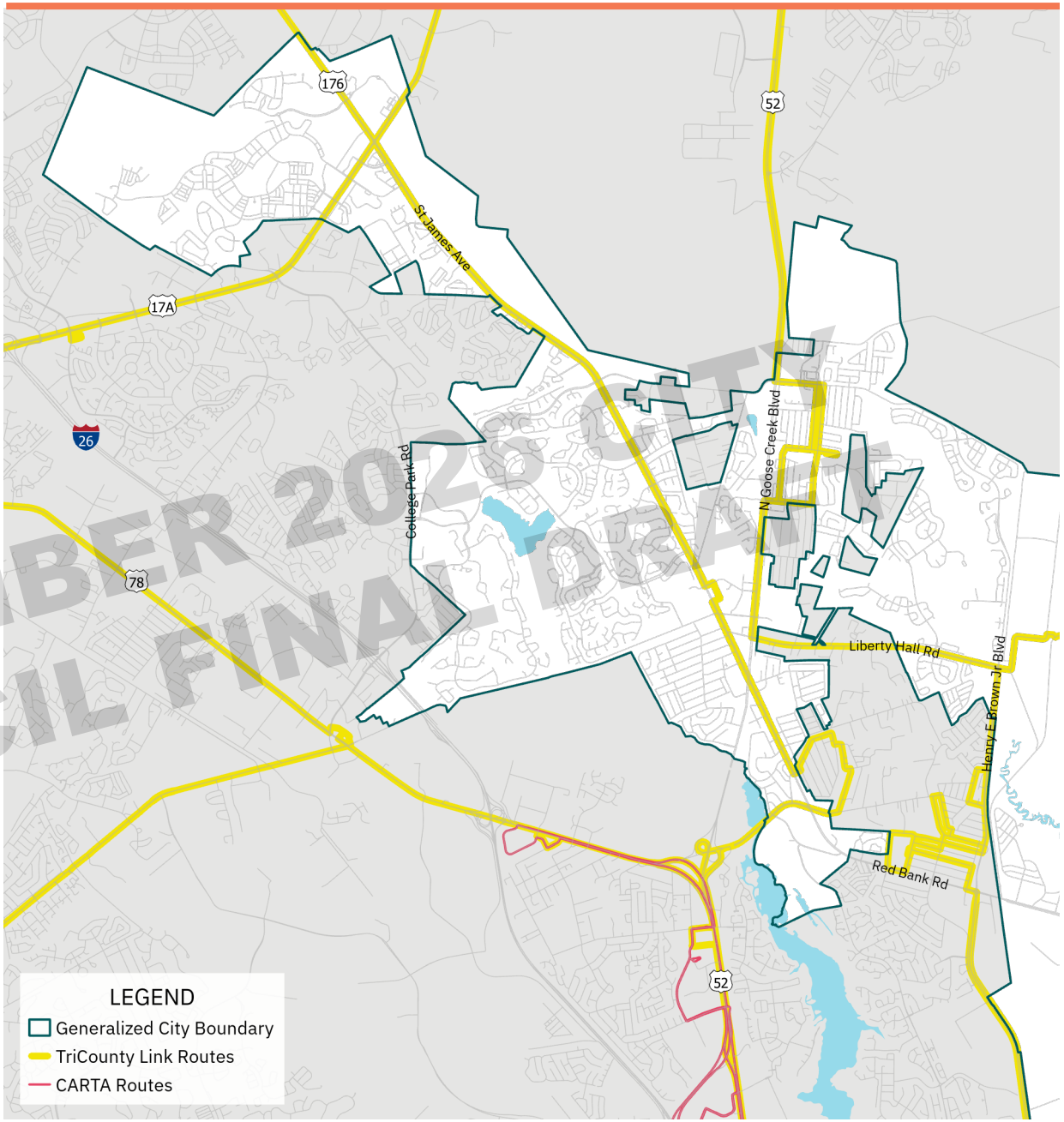
Visit lowcountryrapidtransit.com to learn more about the project.

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The following TCL routes operate within the Goose Creek area:

- CS1 is an express transit service route that primarily operates along US 52 between Moncks Corner, Goose Creek, and North Charleston.
- CS3 provides express transit connections between Moncks Corner and Summerville via US 17A although does not have a dedicated stop within the Carnes Crossroads area of Goose Creek.
- B102 is a loop route that provides connections between Moncks Corner, Goose Creek, Hanahan, and North Charleston.
- D305 operates along the US 17A corridor from Moncks Corner to Summerville, passing through the Carnes Crossroads area in Goose Creek.

PUBLIC TRANSIT ROUTES



NOVEMBER 2025 DRAFT
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Micromobility

Micromobility refers to travel by active transportation (walking and bicycling) and other personal mobility devices such as e-bikes, e-scooters, and wheelchairs. These modes give residents who cannot drive or choose not to drive a way to reach daily destinations. They also provide the "last mile" connection that makes public transit more viable. Sidewalks are the most common type of micromobility infrastructure, but also include shared use paths, on-street and off-street bike facilities, and crosswalks.

In addition to the City's sidewalk inventory, Goose Creek has an extensive micromobility network, including the Goose Creek shared use trail system, the Crowfield Plantation path network, the Pineview Hills path, Wannamaker North Trail, Etling Park, and limited on-street bicycle facilities. Most of the City's existing shared-use paths are also too narrow to comfortably serve people walking and biking at the same time.

A safe micromobility network depends on sidewalks, shared-use paths, bike lanes, and crossings that connect to one another and to the places people want to go. The City has made micromobility a planning priority through its 2021 Connectivity Master Plan and the 2023 Micromobility Report addendum.



Button Hall Parking Day, 2026

PROJECT SPOTLIGHT

BUTTON HALL DEMONSTRATION PROJECT

In 2023, the City of Goose Creek received a Safe Streets and Roads for All (SS4A) planning and demonstration grant, providing $64,000 in federal funds toward a temporary demonstration of what an enhanced Button Hall Road could look like, with pedestrian amenities, traffic calming, and place making improvements. The traffic study and public feedback will inform future plans to make permanent improvements to the corridor. The Button Hall Parking Day event was held on September 18, 2026 and was a part of the three week long demonstration.

PROJECT SPOTLIGHT

ST JAMES CORRIDOR SAFE STREETS & CROSSINGS

In 2024, the City of Goose Creek received another Safe Streets and Roads for All (SS4A) implementation grant of $6 million, with $1.5 million in local match, for the St. James Corridor Safe Streets and Crossings project. The project will construct a 3.28-mile shared-use path from Old Mount Holly Road to North Main Street, the Connectivity Master Plan's second-ranked priority corridor. The grant application was supported by the findings of the City's 2023 Micromobility Report.

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2021 Connectivity Plan

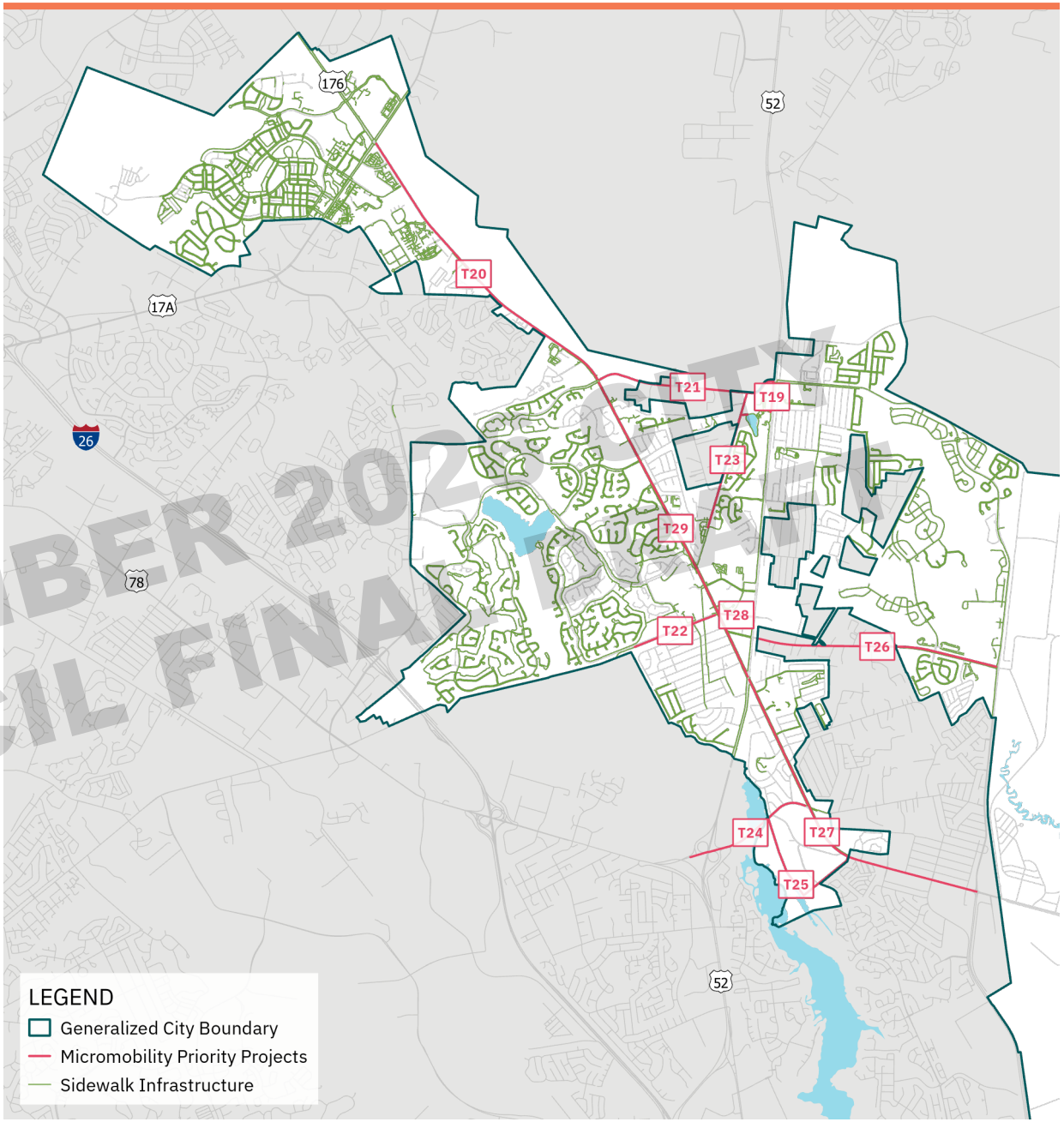
The City of Goose Creek adopted a Connectivity Plan in 2021 followed by a Micromobility Report as an addendum in 2023. The 2021 Connectivity Plan established the long-range vision for the City's walking and biking network, building on the regional Walk+Bike BCD active transportation plan and the City's Hiker-Biker Trail Master Plan.

The Connectivity Plan recommended approximately 18 miles of shared-use paths, 5 miles of complete streets with expanded sidewalks, streetscape improvements, and pedestrian lighting, and nearly 4 miles of neighborhood greenways on low-traffic roadways, along with signage along existing natural surface trails.

Micromobility Priority Projects

Label	Priority Project
T19	Hiker-Biker Trail Extension #1
T20	St James Ave Shared-Use Path
T21	Old Mount Holly Road Shared-Use Path
T22	Pineview Trail
T23	Hiker-Biker Trail Extension #2
T24	Hiker-Biker Trail Extension #3
T25	Foster Creek Elementary & Foster Creek Park Shared-Use Path Connector
T26	Liberty Hall Road Shared-Use Path
T27	Red Bank Road Complete Street
T28	Button Hall Road Shared-Use Path
T29	St James Ave Complete Street

MICROMOBILITY INFRASTRUCTURE



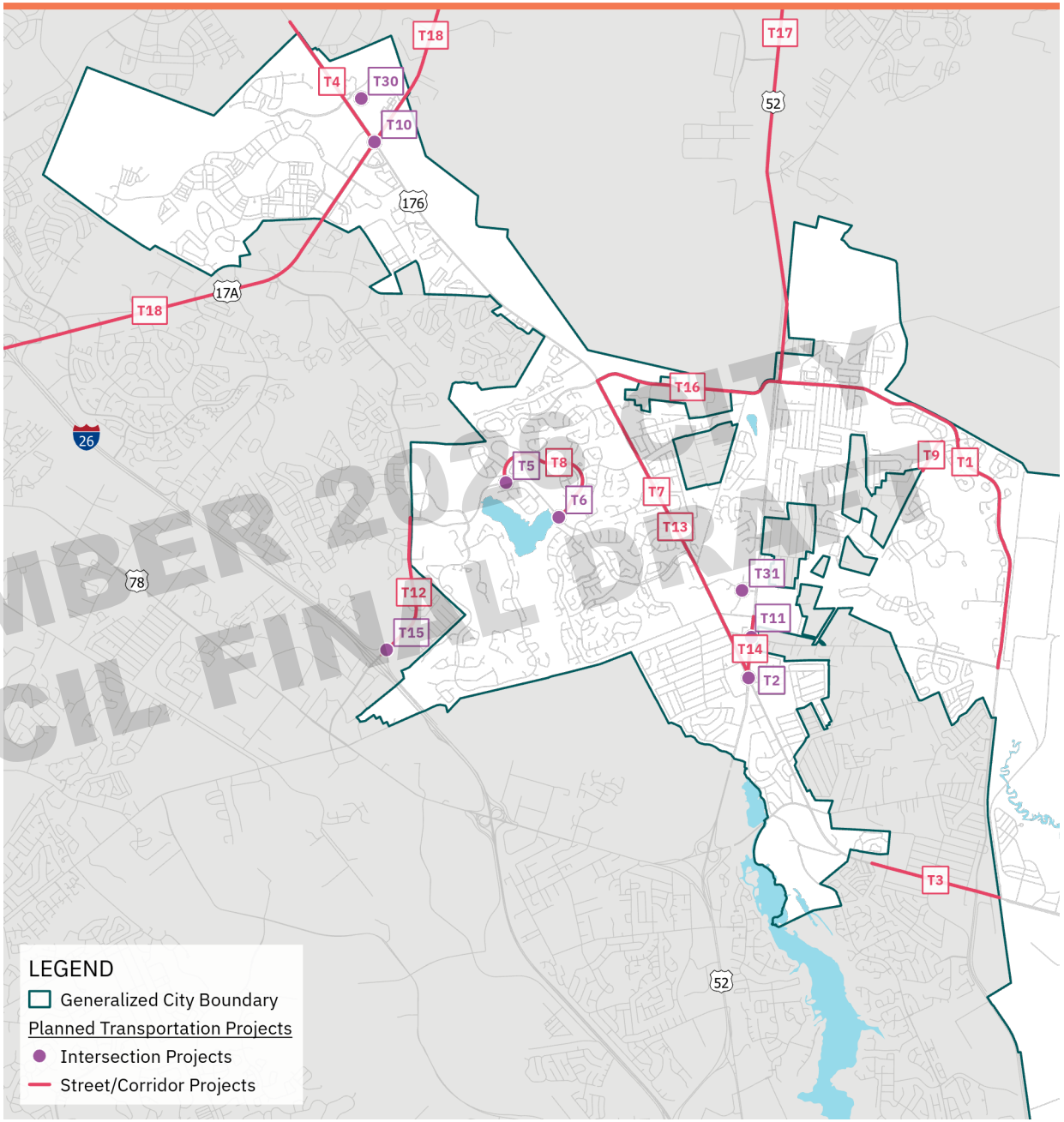
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Planned Transportation Projects

The 2045 Long-Range Transportation Plan (LRTP) is a long-range planning document developed by the BCDCOG. It identifies several different transportation improvement projects that help address the increase in traffic congestion in and around the Goose Creek area as well as projects that could be eligible for state and federal transportation funding. The LRTP includes intersection improvements at US 52 and Liberty Hall Rd and at US 17A and US 176 as well as access management along US 52 and St James Ave and capacity improvements on Red Bank Rd and College Park Rd.

In addition, several projects in and around Goose Creek are funded in the CHATS 2024–2033 Transportation Improvement Program (TIP). These include the St. James Corridor Safe Streets & Crossings project, a 3.28-mile shared-use path with new and improved crossings funded through a $6 million federal Safe Streets and Roads for All grant; capacity improvements on Old Mt Holly Rd between US 176 and US 52; safety improvements on Red Bank Rd; signal re-timing along US 52 and US 176; and a corridor study of US 52 between Goose Creek and Moncks Corner.

PLANNED TRANSPORTATION PROJECTS



NOVEMBER 2025 DRAFT
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Planned Transportation Projects

Label	Project Description
T1	Henry E. Brown, Jr. Boulevard Phase II Roadway Widening
T2	US-176/St. James Avenue at US-52/Goose Creek Boulevard Intersection Improvements
T3	Red Bank Road Corridor Improvements
T4	US-176/St. James Avenue Phase 1 Roadway Widening
T5	Crowfield Boulevard at Loganberry Circle Intersection Improvements
T6	Crowfield Boulevard at Centennial Boulevard Intersection Improvements
T7	Conduct study along US-176/St. James Avenue to improve pedestrian safety
T8	Proposed Traffic Calming Measures
T9	Adler Drive Extension from Liberty Hall Plantation to Brickhope Plantation
T10	US-17A at US-176/St. James Avenue Intersection Improvements
T11	US-52/Goose Creek Boulevard at Liberty Hall Road Intersection Improvements
T12	College Park Road from Crowfield Boulevard to I-26
T13	US-176/St. James Avenue from Mount Holly Road to US-52/Goose Creek Boulevard
T14	US-52/Goose Creek Boulevard from Button Hall Avenue to Red Bank Road
T15	College Park Road at Treeland Drive Intersection Improvements
T16	Old Mount Holly Road from US-176/St. James Avenue to US-52/Goose Creek Boulevard
T17	US-52 from Montague Plantation Road to Oakley Road
T18	US-17A from US-176/St. James Avenue to E. Main Street
T30	Add Park & Ride location to CS1 at Roper hospital
T31	Add Park & Ride location to CS1 at proposed Central Village Node

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Freight

The safe and efficient movement of freight supports the economic vitality of the City and the region. While the regional freight network includes port, air, roadway, rail, and intermodal facilities, freight movement within Goose Creek is accommodated primarily by road and rail.

Highway Freight

I-26, just west of the City, carries most of the region's truck freight. The City connects to I-26 at Exit 199 (US 17A), Exit 203 (College Park Rd), and Exit 205 (US 78). Within the City, US 52/Goose Creek Boulevard and US-17A are designated as part of the South Carolina Statewide Freight Network, providing access to freight-dependent land uses and connectivity to the National Highway Freight Network. Red Bank Road is part of the National Strategic Highway Network (STRAHNET) due to its direct connection to the Naval Weapons Station. Freight generators in and around the City, including military, manufacturing, industrial, and warehouse/distribution uses, rely on the local corridors to access the broader regional network.

2025 Truck Volume

Corridor	Station	2025 AADT	Trucks/Day	Truck %	Tractor-Trailer %
Red Bank Road	08-0232	29,900	5,636	18.8%	1.9%
US 52/Goose Creek Blvd	08-0119	46,800	1,890	4.0%	1.2%
US 17A	08-0101	42,500	1,662	3.9%	1.0%
College Park Road	08-0282	38,600	1,239	3.2%	0.4%
US 176/St James Avenue	08-0136	44,700	1,095	2.4%	0.4%

Trucks make up a relatively small share of traffic on most of Goose Creek's major corridors. In 2025, trucks accounted for about 4% of daily traffic on Goose Creek Blvd (US 52) and US 17A, or roughly 1,700 to 1,900 trucks per day, and closer to 2–3% on St. James Avenue (US 176) and College Park Road. Red Bank Road carries significantly more freight. Although it carries less total traffic than the other corridors, trucks make up nearly one-fifth of its daily volume, about 5,600 trucks per day, more than any other major corridors in Goose Creek. This likely reflects the Naval Weapons Station and the industrial uses along the corridor.

Rail

Two CSX rail lines run through Goose Creek. The western line runs parallel to US 52 and carries both freight and Amtrak passenger trains, although there is no passenger station in the City. The eastern line runs along the NWS and carries freight only.

Together, the two lines cross City streets at nine at-grade crossings, including Red Bank Road and Liberty Hall Road on both lines. These crossings can delay drivers and emergency responders and create safety risks for people driving, walking, and bicycling.

Future Conditions

Continued investment at the Port of Charleston is expected to increase freight volumes on both the highway and rail networks serving the City. The South Carolina Ports Authority and partner agencies have invested in harbor deepening, new terminal capacity, inland port development, and near-dock intermodal rail service in North Charleston. Intermodal rail accounts for a growing share of port container movement, and the City should anticipate increased rail traffic on the CSX lines running through Goose Creek, along with the resulting effects on delay and safety at at-grade crossings.

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ECONOMICS

The City of Goose Creek continues to work towards expanding its economic base through strategic business recruitment and workforce development. One of the City's strongest economic assets is its expanding labor force which continues to play a pivotal role in the regional economy. Being a primarily residential community, much of the City's economy relies on service-based businesses that residents and commuters need on a daily basis, such as grocery stores, gas stations, restaurants, and personal service establishments.

Part of the City's long-term vision is to become a Live, Work, Play community. A key component of that vision is increasing workforce retention, which is having residents both live and work within the community. This also requires diversification of industries to accommodate workers of all ages, incomes, skill sets, and education levels. While this transformation will be a major challenge for the City, having residents both live and work in the City will decrease congestion, increase local tax revenues, and enables the Live, Work, Play vision to come to fruition.

Labor Force

Goose Creek's labor force continues to be one of its strongest economic assets. In 2024, approximately 74% of people ages 16 and over were participating in the labor force. This includes those either actively employed, actively seeking employment, or enlisted in the armed forces. The recent shift in working-aged adults directly influences the local labor force, increasing the participation rate and subsequently the City's tax base.

Nearly one-fifth of the City's participating labor force was enlisted in the armed forces. This is substantially higher than most municipalities in the region given that the Naval Weapons Station is located within the City limits.

Change in Labor Force

Labor Force Status	2010		2018		2024	
Total Population 16+	26,431		32,470		39,488	
In Labor Force	19,948	75.5%	22,820	70.3%	29,308	74.2%
Civilian Labor Force	16,479	82.6%	19,484	85.4%	24,570	83.8%
Employed	15,286	92.8%	18,458	94.7%	23,905	97.3%
Unemployed	1,193	7.2%	1,026	5.3%	665	2.7%
Armed Forces	3,469	21.1%	3,336	17.1%	4,738	19.3%
Not in Labor Force	6,483	24.5%	9,650	29.7%	10,180	25.8%

Participation Rate = Labor Force/Population 16+

Unemployment Rate = Unemployed/Labor Force

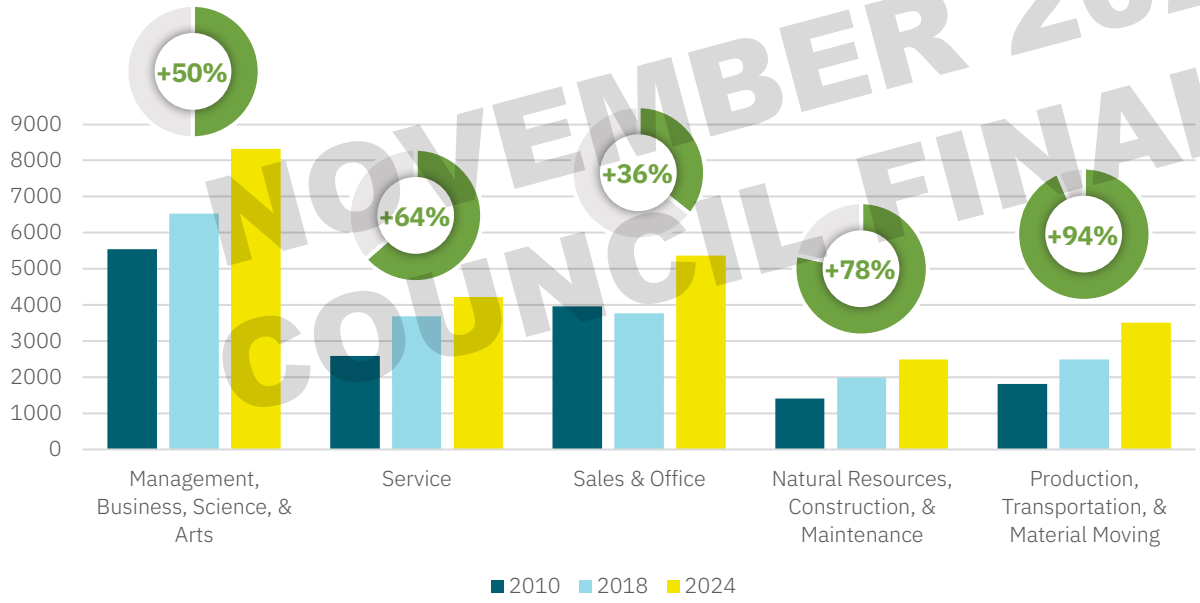
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Occupation of Workers

The distribution of occupations of the labor force is an important economic characteristic to consider as the City works to increase workforce retention. Occupations are typically defined by the types of duties, tasks, and/or responsibilities that people of the labor force perform. This can provide insight into the skill set of the labor force, allowing the City to strategically target industries and businesses that require those types of skills.

In 2024, Management, Business, Science, & Art occupations remain the largest occupational class in Goose Creek. Production, Transportation, & Material Moving occupations nearly doubled from about 1,800 workers in 2010 to 3,500 workers in 2024, a 94% increase - the largest percentage increase. Given the recent and ongoing development of higher-intensity commercial, industrial, warehousing, and logistic centers along the I-26 and US 52 corridors, blue collar type jobs are likely to continue increasing at a higher rate than other white collar and service type jobs.

Change in Occupations of Employed Civilians



Earnings by Occupation

Different occupations are naturally compensated differently based on a number of factors such as education, experience, labor intensity, job demand, benefits, etc. In 2018, Management, Business, Science, & Art occupations and Natural Resources, Construction, & Maintenance occupations had similar median annual earnings. However, by 2024, the median annual earnings of Management, Business, Science, & Art occupations increased by 14% while the median annual earnings of Natural Resources, Construction, & Maintenance occupations experienced less than a one percent increase. The median annual earnings of Service occupations and Production, Transportation, & Material Moving occupations experienced the largest percentage increase between 2018 and 2024 at 24% and 25% respectively.

Change in Median Annual Earnings by Occupational Class

	2018	2024	% Change
Civilian Employed Population 16+	$38,587	$45,993	19.2%
Management, Business, Science, & Arts	$55,227	$62,717	13.6%
Service	$22,067	$27,450	24.4%
Sales & Office	$30,569	$34,034	11.3%
Natural Resources, Construction, & Maintenance	$54,707	$54,884	0.3%
Production, Transportation, & Material Moving	$33,047	$41,401	25.3%

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Economic Industries of Businesses

In 2025, the City of Goose Creek had an estimated 838 total businesses within the City. Those businesses employed roughly 8,500 total employees. Some of the top economic industries of businesses within Goose Creek include Retail Trade, Health Care & Social Assistance, Accommodations & Food Services, and Other Services.

While Goose Creek's economy is centered around providing goods, services, and amenities to residents and commuters, the City's economy is well-diversified across the industries that provide for those needs. This is important for increasing the retention of workers and improving the community's economic resilience.

Recent Economic Investments

Since 2020, there has been nearly $2 billion in economic investments announced in the surrounding Goose Creek area[1]. This includes the $500 million and $1.3 billion data center expansion projects announced by Google in 2021 and 2024 respectively at the Mount Holly Commerce Park along US 52. Other notable economic investments in the Goose Creek area include the $60 million expansion of Century Aluminum SC, creating 100 jobs; Hydera, LLC's new $15 million container depot, creating 15 jobs; ZEB Metals new metal recycle facility, creating 28 jobs; and the renovation of an existing manufacturing facility by Newport News Shipbuilding, creating 250 jobs.

Over $1.5 million in grants from SC Coordinating Council for Economic Development (CCED) were awarded to select projects.

1 *Project Wins reported by SC Dept of Commerce*

Goose Creek 2025 Business Summary

NAICS Industries	Businesses	
Agriculture, Forestry, Fishing & Hunting	1	0.1%
Mining	0	0.0%
Utilities	2	0.2%
Construction	54	6.4%
Manufacturing	16	1.9%
Wholesale Trade	6	0.7%
Retail Trade	120	14.3%
Transportation & Warehousing	13	1.6%
Information	14	1.7%
Finance & Insurance	44	5.3%
Real Estate, Rental & Leasing	40	4.8%
Professional, Scientific & Tech Services	75	8.9%
Management of Companies & Enterprises	0	0.0%
Administrative, Support & Waste Management Services	30	3.6%
Educational Services	23	2.7%
Health Care & Social Assistance	116	13.8%
Arts, Entertainment & Recreation	18	2.1%
Accommodation & Food Services	86	10.3%
Accommodation	2	0.2%
Food Services & Drinking Places	84	10.0%
Other Services (except Public Administration)	135	16.1%
Public Administration	14	1.7%
Unclassified Establishments	31	3.7%
Total	**838**	**100.0%**

Data Source: Esri's Business Analyst Business Summary Report, 2025

NOVEMBER 2025 CITY COUNCIL FINAL DRAFT

Shift Share Analysis

A shift share analysis is an economic tool used to measure the performance and competitiveness of employers within an industry using changes in employment. Based on the analysis, the City of Goose Creek has a competitive advantage in the Retail Trade, Finance & Insurance, Professional, Scientific, & Technical Services, Health Care & Social Assistance, and Accommodations & Food Services industries. The City's Manufacturing industry experienced the largest negative local shift which is reflective of national trends.

Goose Creek Employment Shift Share Analysis

	Employees in City			Shift Share		
	2010	2023	Change	National Share	Industry Mix	Local Shift
Agriculture, Forestry, Fishing, & Hunting	0	1	1	0	0	1
Mining, Quarrying, & Oil/Gas Extraction	2	0	-2	0	-1	-2
Utilities	2	51	49	0	0	49
Construction	345	564	219	65	84	70
Manufacturing	1,359	653	-706	258	-101	-862
Wholesale Trade	103	143	40	20	-8	28
Retail Trade	1,374	1,958	584	260	-146	470
Transportation & Warehousing	48	271	223	9	20	194
Information	592	52	-540	112	-52	-600
Finance & Insurance	165	817	652	31	-2	622
Real Estate, Rental, & Leasing	187	185	-2	35	13	-51
Prof., Sci., & Tech. Services	429	1,036	607	81	104	422
Mgmt. of Companies & Enterprises	4	5	1	1	1	0
Admin., Support, & Waste Mgmt. Services	418	253	-165	79	30	-274
Educational Services	1,119	1,167	48	212	14	-178
Health Care & Social Assistance	282	1,267	985	53	33	898
Arts, Entertainment, & Recreation	107	63	-44	20	12	-76
Accommodation & Food Services	736	1,575	839	139	50	649
Other Services (except Public Admin.)	704	899	195	133	-82	143
Public Administration	634	470	-164	120	-117	-167
Total Employees	8,610	11,430	2,820	1,632	-148	1,336

Data Source: US Census OnTheMap Tool, Work Area Profile Analysis

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

National Growth Share:

National Share = Overall National Growth x 2010 Employees in City

Measures the portion of economic growth that can be attributed to overall growth in the national economy.

Industry Mix Effect:

Industry Mix = (National Industry Growth – Overall National Growth) x 2010 Employees in City

Measures the portion of growth attributable to the performance of a specific industry at the national level.

Competitive Share or Local Shift:

Local Shift = (2023 Employees in City – 2010 Employees in City) – (National Share + Industry Mix)

Measures the portion of growth attributable to the local area's performance and competitiveness.

- A **positive local shift** indicates that the local industry is outperforming national industry growth trends, suggesting the community has a competitive advantage in that industry, such as skilled workforce, infrastructure, market access, pro-business climate, etc.
- A **negative local shift** indicates that the local industry is either growing at a slower pace than national trends or in some cases declining while the industry is growing nationally.

Location Quotient

A location quotient (LQ) is an analysis that compares an industry's share of employment between different geographic areas to identify any specialization or concentration of industries within the local economy. Location quotient is commonly shown as a decimal, with an LQ of 1.00 indicating the local economy has a similar concentration compared to the larger geography, whether that be the region or state. An LQ above or below 1.00 indicates a higher or lower concentration, respectively.

Goose Creek's Finance & Insurance and Other Services industries have particularly high LQ's compared to both the BCD Region and the state. Given Goose Creek is a primarily residential community, it is expected that most industries have low concentration of businesses.

Industries with a positive Local Shift (from the Shift Share Analysis) and a high LQ could be considered Goose Creek's core economic industries. They include the Retail Trade, Finance & Insurance, Accommodation & Food Services, and Other Services industries.

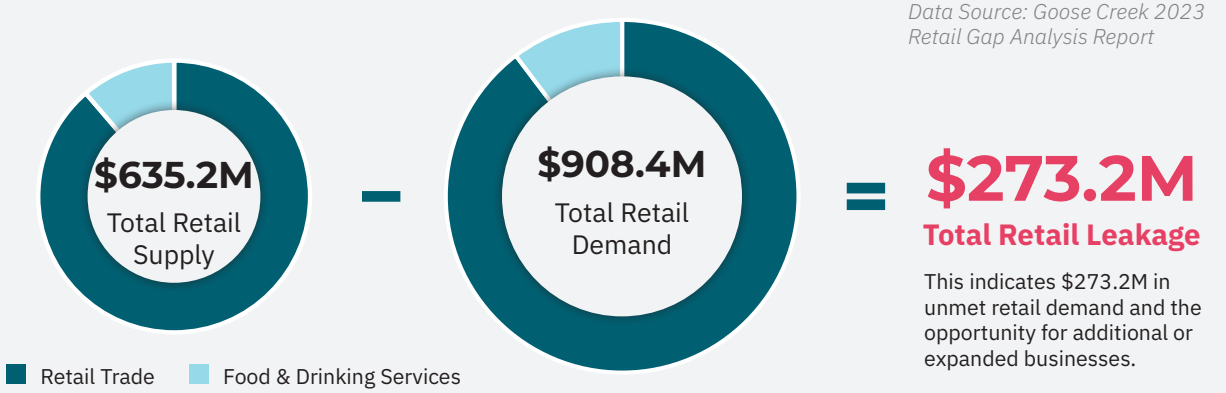
Goose Creek 2023 Business Location Quotient

	Goose Creek	BCD Region	South Carolina	BCD - LQ	SC - LQ
Agriculture, Forestry, Fishing, & Hunting	0.0%	0.1%	0.5%	0.08	0.02
Mining, Quarrying, & Oil/Gas Extraction	0.0%	0.1%	0.1%	0.00	0.00
Utilities	0.4%	0.8%	0.8%	0.53	0.59
Construction	4.9%	5.6%	5.1%	0.88	0.96
Manufacturing	5.7%	8.2%	12.0%	0.69	0.48
Wholesale Trade	1.3%	3.3%	3.8%	0.38	0.33
Retail Trade	17.1%	11.5%	11.9%	1.48	1.44
Transportation & Warehousing	2.4%	4.3%	3.8%	0.55	0.63
Information	0.5%	2.3%	1.5%	0.20	0.31
Finance & Insurance	7.1%	2.9%	3.7%	2.46	1.92
Real Estate, Rental, & Leasing	1.6%	2.1%	1.6%	0.76	1.03
Prof., Sci., & Tech. Services	9.1%	8.9%	5.9%	1.01	1.53
Mgmt. of Companies & Enterprises	0.0%	0.8%	1.1%	0.05	0.04
Admin., Support, & Waste Mgmt. Services	2.2%	7.5%	7.2%	0.30	0.31
Educational Services	10.2%	7.6%	8.1%	1.35	1.26
Health Care & Social Assistance	11.1%	13.2%	13.6%	0.84	0.82
Arts, Entertainment, & Recreation	0.6%	1.9%	1.7%	0.29	0.33
Accommodation & Food Services	13.8%	11.8%	10.7%	1.17	1.29
Other Services (except Public Admin.)	7.9%	2.9%	2.7%	2.75	2.87
Public Administration	4.1%	4.0%	4.5%	1.02	0.92

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Retail Gap Analysis

A retail gap analysis is an economic tool used to provide insight into a community's retail market conditions and potential. This can help identify potential opportunities within Goose Creek for business recruitment and expansion, and can inform local economic development, land use, and community investment decisions.



Data Source: Goose Creek 2023 Retail Gap Analysis Report

Retail Supply:

The estimated retail sales to consumers by businesses within the City of Goose Creek. Sales to other businesses are excluded.

Retail Demand:

The estimated consumer spending by residents at retail establishments within and beyond the City of Goose Creek.

Retail Gap:

The difference between retail supply and demand.

- **Retail Surplus**: A positive retail gap indicates local businesses are capturing sales beyond the spending generated by residents. This may reflect spending by visitors, commuters, or customers from surrounding communities.
- **Retail Leakage**: A negative retail gap indicates Goose Creek residents are spending money at businesses located outside of the City.

Retail Establishment Types	Supply	Demand	Retail Gap
Motor Vehicle & Parts Dealers	$108,941,085	$215,078,954	$(106,137,869)
Furniture & Home Furnishings Stores	$8,838,403	$15,700,037	$(6,861,634)
Appliances & Electronics Stores	$43,548,194	$12,345,901	$31,202,293
Building Material, Garden Equipment & Supplies Retailers	$44,163,264	$57,949,052	$(13,785,788)
Food & Beverage Stores	$104,053,651	$111,950,582	$(7,896,931)
Health & Personal Care Retailers	$32,675,403	$47,919,434	$(15,244,031)
Gasoline Stations	$55,984,080	$67,061,542	$(11,077,462)
Clothing, Shoes, Jewelry, & Clothing Accessories Retailers	$20,483,299	$32,945,335	$(12,462,036)
Sporting Goods, Hobby, Book, & Music Retailers	$2,658,305	$10,851,845	$(8,193,540)
General Merchandise Stores	$104,341,765	$96,804,699	$7,537,066
Other Miscellaneous Retailers	$10,227,104	$15,585,397	$(5,358,293)
Non-store Retailers	$27,683,206	$130,629,322	$(102,946,116)
Food Services & Drinking Places	$71,609,030	$93,615,760	$(22,006,730)
Total	$635,206,790	$908,437,860	$(273,231,070)

Most retail establishment types in Goose Creek experience a retail leakage. This is expected as Goose Creek remains a predominantly residential community with most commercial businesses being tailored towards the everyday needs of residents and commuters, like gas stations, grocery stores, restaurants, home centers, and personal service establishments.

This analysis shows that the demand for more businesses is there. The City should prioritize recruiting businesses and retail establishments that help close the gap, reducing the amount of retail leakage to other communities, like Summerville and North Charleston.

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Retail Opportunity for Redeveloping the Village Nodes

The 2023 Retail Gap Analysis Report reveals immense potential for the City to attract businesses and diversify its economy.

Retail establishment types ideal for the Central Creek Village Node include full service restaurants, drinking places, traveler accommodations, clothing and clothing accessory stores, health practitioner offices, personal service establishments, and family-oriented entertainment venues.

A key component when redeveloping the Village Nodes is incorporating mixed-use development patterns to cultivate a live, work, play area. The recent changes to the City's zoning regulations, including reducing parking requirements, requiring multi-family apartment buildings to have commercial space, and requiring public art installations are important first steps in achieving the desired vision for the Village Node areas.



Example Boutique Hotel: The Pinch, Downtown Charleston

(Photo Source: Booking.com)



Example Boutique Retail Shops & Outdoor Mall: Freshfield Village, Kiawah Island

(Photo Source: Freshfields Village)

NOVEMBER 202 DRAFT
COUNCIL

COMMUNITY FACILITIES

Community facilities, which typically includes local government facilities, public safety facilities, educational facilities, civic/ community centers, parks & recreation facilities, and public utility infrastructure, have become major assets for the City of Goose Creek, contributing to the City's high quality of life, family-friendly atmosphere, and growing sense of place.

Much of the City's recent progress towards improving quality of life has been around the development of the City's Municipal/Recreation Complex into a multi-use activity center for residents and visitors. The addition of the Goose Creek Activity Center in 2018 and the Joseph S. Daning Amphitheater in 2024 have transformed this area into a major community activity center.

Community facilities will play a key role in the future as the City looks to transition into a Live, Work, Play community. The City recognizes the importance of these facilities and how the quality of services can influence all aspects of the City, including economic development, quality of life, the perception of the community, and even migration patterns. Many of the goals, strategies, and initiatives identified in the City's 2026-2030 Strategic Plan were centered around improving community facilities.

NOVEMBER 2025
COUNCIL FINAL DRAFT

Marguerite H. Brown Municipal Complex

Most local government functions and services are centralized at the Marguerite H. Brown Municipal Complex, located along N Goose Creek Boulevard. The municipal complex includes City Hall, the City's Municipal Court, Police Department, Joseph S. Daning Amphitheater (2024), and The Assembly and Pond Pavilion (2027).



Marguerite H. Brown Municipal Complex & Michael J Heitzler Recreation Complex

The Assembly, located adjacent to City Hall, will open in 2027. This new community facility will provide a versatile gathering and rental space, designed for weddings, celebrations, business meetings, and community events. The Assembly will also serve as the future Goose Creek City Council Chamber for City Council, Planning Commission, and any other board/commission meetings.

A new courthouse has also been proposed adjacent to the current municipal complex. This project is being evaluated as part of the City's 2027 Development Impact Fee Study.

Public Safety

Law Enforcement

The Goose Creek Police Department is part of the Marguerite H. Brown Municipal Complex. According to the City's 2026-2030 Strategic Plan, the department consists of 99 sworn officers, 40 full-time civilian employees, and 7 K-9s. The department is divided into three divisions: Field Services, Support Services, and Administrative Services.

The department continues to work in close collaboration with South Carolina Law Enforcement Division (SLED), the FBI, and other state and federal law enforcement agencies. In addition, the department maintains mutual aid agreements with other police departments in the region, including Berkeley County Sheriff's Office, the City of Hanahan Police Department, and the Town of Moncks Corner Police Department.

Fire Protection

The Goose Creek Fire Department relocated its headquarters to the Button Hall Station, located at 201 Button Hall Avenue, in 2017. The other two City stations are the Crowfield Station (Station II) located at 950 Crowfield Boulevard and Mount Holly Station (Station III) located at 535 Old Mount Holly Road. A fourth fire station (Station IV) in Carnes Crossroads is currently under construction and is scheduled to begin services in early 2027. The fire department employed 73 full-time suppression personnel and 7 administrative personnel in 2025. The department currently maintains an ISO Class 2 rating.

The Goose Creek Rural Volunteer Fire Department operates two fire stations in the greater Goose Creek area. They provide additional fire protection services to the community through mutual aid agreements with the City and surrounding jurisdictions. The Naval Weapons Station area within Goose Creek is protected by Federal firefighters from two stations and two engine companies. Staffing for each of these facilities varies.

PROJECT SPOTLIGHT

JOINT PUBLIC SAFETY TRAINING COMPLEX

The City of Goose Creek is actively advancing Phase I of a comprehensive Public Safety Training Complex to enhance the readiness, coordination, and effectiveness of its police, fire, and emergency response personnel. This initial phase focuses on establishing core law enforcement and firefighter training components that support immediate operational needs while laying the groundwork for future expansion into a multidisciplinary, joint-use facility. Designed to provide modern, scenario based training environments, the complex will strengthen public safety capabilities and support a growing community. As part of its strategic approach, the City is actively pursuing more cost effective design and implementation options that maintain the original intent and functionality of the project, ensuring responsible use of resources without compromising training quality or long-term impact.

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Educational Facilities

The Goose Creek area is served by 18 public schools operated by the Berkeley County School District (BCSD). This includes one primary school, nine elementary schools, six middle schools, and three high schools. In addition, there are two private schools and one charter school within the Goose Creek area - Northwood Academy, Metro North, and the Mevers School of Excellence, respectively.

There are no higher educational facilities located within the Goose Creek area. Charleston Southern University, located just south of the City along University Boulevard, is the closest higher educational facility. Trident Technical College, now with three campuses across the region, also provides continuing educational opportunities for residents in a variety of fields.

Libraries

The Goose Creek Library opened at its current Old Moncks Corner Road location in 1991. It is the only library within the City of Goose Creek and remains the largest branch within the Berkeley County Library System (BCLS). In addition to its more traditional services, the library offers a wide range of programs to residents and the community.

For more information on the services and programs offered at the Goose Creek Library, visit https://berkeleylibrarysc.org//.

Public School Ratings & Enrollment, 2024-25 School Year

School Name	Grades Served	Annual State Report Card Grade	Student Enrollment
Boulder Bluff Elementary School	PK-5	Average	659
Bowen's Corner Elementary School	PK-5	Good	766
Cane Bay Elementary School	PK-4	Good	1,161
College Park Elementary School	PK-5	Good	750
Devon Forest Elementary School	PK-5	Average	925
Goose Creek Elementary School	PK-5	Average	923
Marrington Elementary School	PK-5	Excellent	449
Mount Holly Elementary School	PK-5	Good	548
Westview Primary School	PK-2	Not Available	688
Westview Elementary School	3-5	Good	504
Cane Bay Middle School	5-8	Average	1,464
College Park Middle School	6-8	Average	666
Howe Hall Arts Infused Middle (AIMS)	6-8	Excellent	418
Marrington Middle School of the Arts	6-8	Good	432
Sedgefield Middle School	6-8	Below Average	950
Westview Middle School	6-8	Good	840
Cane Bay High School	9-12	Good	2,414
Goose Creek High School	9-12	Average	1,973
Stratford High School	9-12	Average	2,605

Note: The attendance zones of these schools are not limited to Goose Creek City limits; thus enrollment numbers may include students that live in surrounding municipalities and/or unincorporated Berkeley County.

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Municipal Facilities:

1. Marguerite H. Brown Municipal Complex, which includes City Hall, City Police HQ, & the Municipal Court
2. Public Works Building

Public Safety Facilities:

3. Fire Station #1
4. Fire Station #2
5. Fire Station #3
6. Fire Station #4
7. Future Joint Public Safety Complex
8. Goose Creek Police Department HQ
9. Berkeley County South District Police HQ

Educational Facilities:

10. Boulder Bluff Elementary School
11. Bowen's Corner Elementary School
12. Cane Bay Elementary School
13. Cane Bay Middle School
14. Cane Bay High School
15. Carolyn Lewis K8 School
16. College Park Elementary School
17. College Park Middle School
18. Devon Forest Elementary School
19. Goose Creek Elementary School
20. Goose Creek High School
21. Howe Hall Arts Infused Middle School (AIMS)
22. Marrington Elementary School
23. Marrington Middle School of the Arts
24. Metro North School
25. Mevers School of Excellence
26. Mount Holly Elementary School
27. Northwoods Academy
28. Sedgefield Middle School
29. Stratford High School
30. Westview Primary School
31. Westview Elementary & Middle School

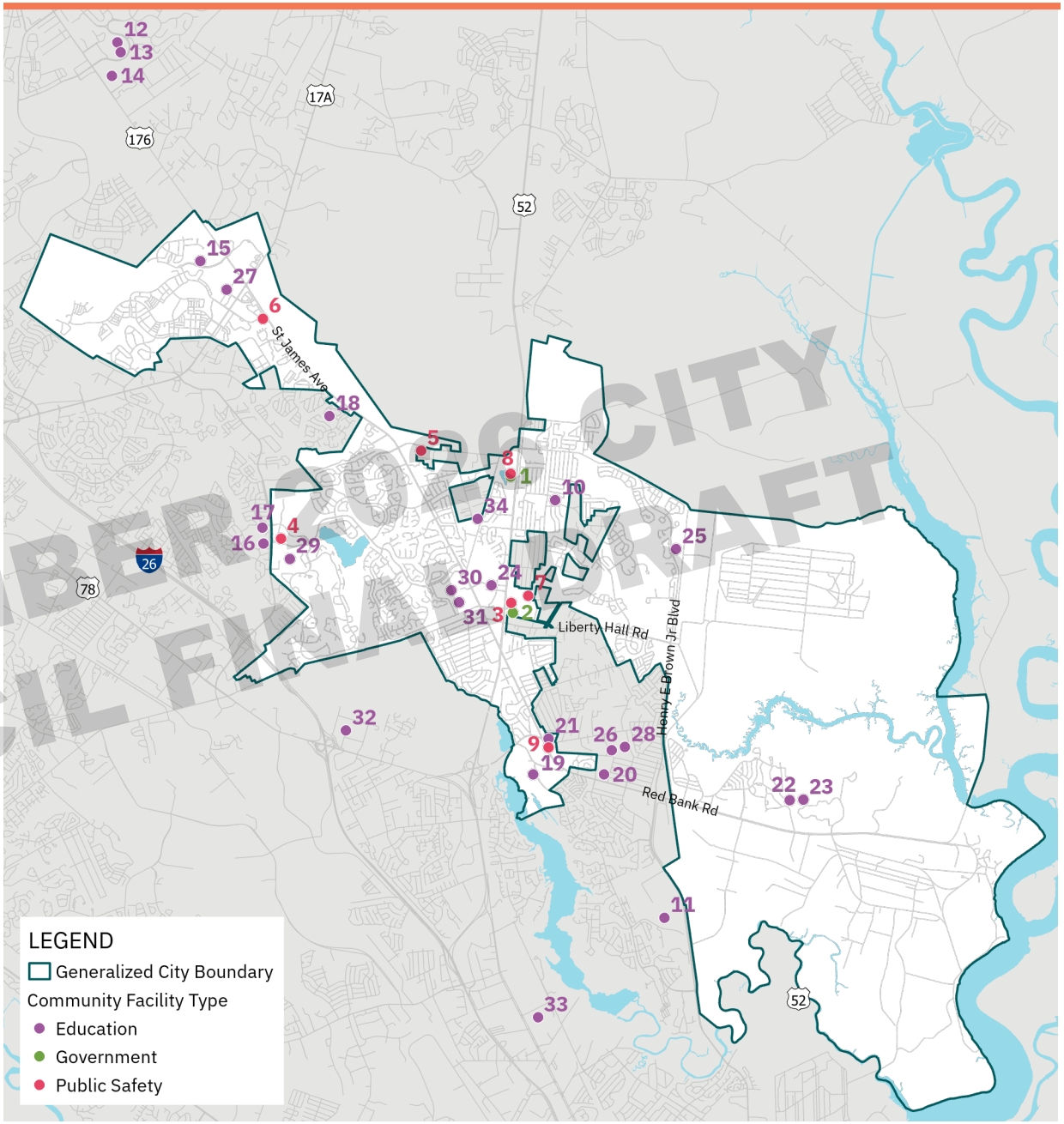
Colleges/Universities:

32. Charleston Southern University
33. Trident Technical College

Libraries

34. Goose Creek Berkeley County Library

COMMUNITY FACILITIES



NOVEMBER 2026 CITY COUNCIL FINAL DRAFT



City Event at Boulder Bluff Park



Goose Creek Recreation Department's 2025 Youth Lacrosse Clinic

NOVEMBER 2025 DRAFT
COUNCIL FINAL DRAFT

Parks & Recreation Facilities

Goose Creek's high-quality parks and recreation services and facilities are key factors in the City's high quality of life and family-friendly atmosphere. The Goose Creek Recreation Department maintains a wide range of parks and recreation facilities, including both indoor and outdoor facilities that provide various active and passive recreation services. Some of these facilities include Central Creek Park, Graffiti Park, John McCants Veterans Park, Etling Park, The Creek Collective, and the Goose Creek Activity Center. Overall, the Recreation Department currently maintains:

- Eight Neighborhood Parks
- Three Community Parks
- Two Regional Parks
- A Community Pool
- Four indoor Community/Activity/Senior Centers
- Over 30 miles of multi-use Hiker-Biker Trails

The department also offers numerous programs throughout the year, providing residents of all ages and abilities the opportunity to participate in sports, the arts, special events, aquatics, and various other activities. In 2025, just over 3,300 people participated in athletic programs, about 220 people participated in senior programs, and nearly 2,800 people participated in other programs and classes, such as karate, martial arts, dance/cheer, piano, and cooking.

The Recreation Department had 35 full-time employees, 59 part-time employees, and 12 temporary/seasonal staff for Summer Programming in 2025. The department is divided up into ten divisions: Athletics, Gymnastics, Rentals, Special Events, Fitness, Aquatics, Facility Programs, Community Programs, Therapeutics & Central Creek Park, Arts & Entertainment, and Park & Facility Maintenance. The administrative offices for the department are housed in the Goose Creek Community Center.



Goose Creek Activity Center

Michael J Heitzler Recreation Complex

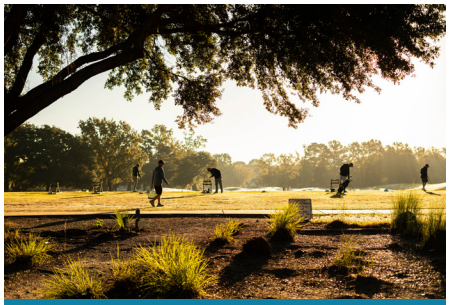
The Michael J Heitzler Recreation Complex is located directly adjacent to the Marguerite H. Brown Municipal Complex and consists of the Goose Creek Community Center and Goose Creek Activity Center.

- The **Goose Creek Community Center** opened in 2005 and includes two full-size gymnasiums, a fitness center, cardio-deck, walking track, climbing wall, preschool classroom, multi-purpose classroom, and the administrative offices of the City's Recreation Department.
- The **Goose Creek Activity Center** is a 35,000-square-foot facility that opened in 2018. It is home to most of the City's youth programs and community education programs. Some of the classes offered at the Activity Center include gymnastics, dance, martial arts, karate, yoga, piano, and art.

The City is working on expanding parking capacity at the recreation complex to accommodate the growing crowds during community events, particularly those held at the Daning Amphitheater.



Women's 2025 Golf Clinic at Crowfield Golf Club



2025 Mayor's Cup at Crowfield Golf Club

Golf Courses

There are currently two golf courses within the City: Crowfield Golf Club and Redbank Golf Course.

- The **Crowfield Golf Club** is a City-owned public golf course that offers an 18-hole golf course, a driving range, a putting green, and a clubhouse with a bar and grill to Goose Creek residents.
- Located on the Naval Weapons Station, the **Redbank Golf Course** offers an 18-hole golf course to active duty and retired personnel that can access the base.

Recreation Commission & District

The Goose Creek Recreation Commission (GCRC) was established to oversee recreational services and facilities for residents of the Goose Creek area. Today, the City of Goose Creek Recreation Department manages recreational programs, parks, and facilities.

The GCRC continues to provide oversight regarding the appropriate use of Recreation District tax revenue and equitable access to recreational services. The City collects this tax revenue from residents within the Recreation District, including Berkeley County residents living outside City limits, who receive the same recreation program rate as City residents. The GCRC also retains ownership of Dogwood Park and Foster Creek Park, while the City is responsible for operating and maintaining these facilities under a long-term agreement.

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Ongoing & Future Parks Planning

Continued population growth is creating greater demand for accessible, high-quality recreational services. The Goose Creek Recreation Department maintains a Parks & Facilities 5-Year Capital Improvement Plan (CIP) which outlines existing conditions of the City's current park facilities and future improvements needed to maintain high quality services and facilities. The CIP prioritizes protection of existing infrastructure, improvements to community recreation assets, and expansion of destination recreation opportunities while maintaining balanced investment across athletic complexes, community parks, neighborhood parks, and recreation facilities.



Grand Opening of The Creek Collective, 2025



Plain White T's Concert at the Joseph S. Daning Amphitheater, 2026

Parks & Recreation Capital Improvement Projects

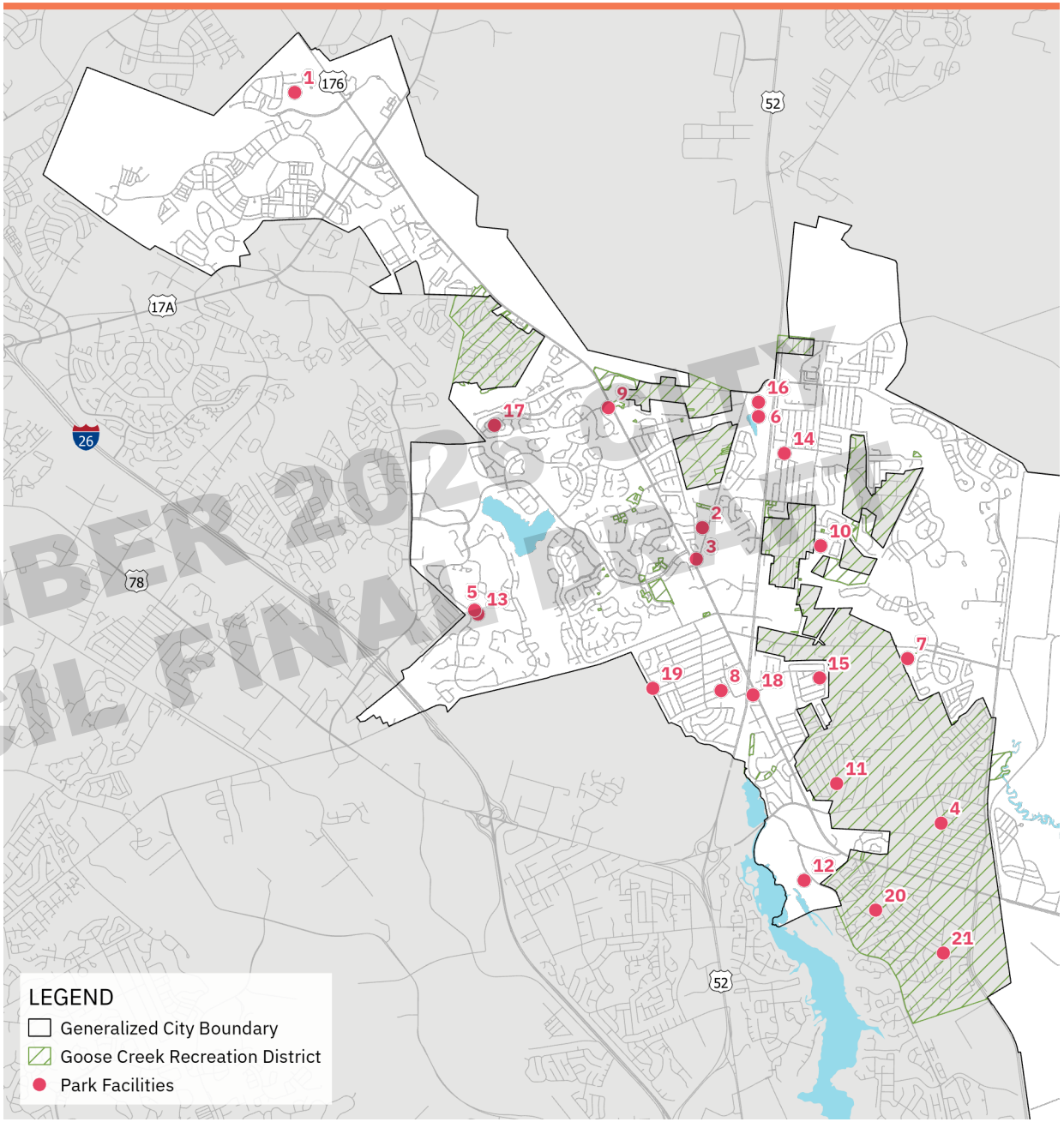
2021	• Graffiti Park • John McCants Veterans Park
2022	• Central Creek Park
2023	
2024	• Joseph S. Daning Amphitheater at the Municipal Complex
2025	• The Creek Collective • Crowfield Golf Club Restaurant & Pavilion
2026	• Food Forest at John McCants Veterans Park • Resurfacing half of Crowfield Tennis Courts • Dogwood Park - Restroom & Concession Stand Renovations • Felkel Field - Restroom & Concession Stand Renovations
2027	• BMX Track at Foster Creek Park • Additional Parking at Recreation Complex • Pond Pavilion at City Pond • The Assembly at the Municipal Complex • Dogwood Park Improvements - Basketball Court, Playground, & Skatepark • Resurfacing remaining half of Crowfield Tennis Courts • Creekside Park • Felkel Field Parking Lot Resurfacing

NOVEMBER 2025 CITY COUNCIL FINAL DRAFT

Parks & Recreation Facilities:

1. Carolyn Lewis Fields
2. Central Creek Park
3. The Creek Collective
4. Creekside Park
5. Crowfield Tennis Courts
6. Joseph S Daning Amphitheater & The Assembly
7. Dogwood Park
8. Etling Park
9. Fairfax Park
10. Felkel Field Sports Complex
11. Forest Lawn Park
12. Foster Creek Park
13. Goose Creek-Crowfield Pool
14. John McCants Veterans Park
15. Lake Greenview Park
16. Michael J Heitzler Recreation Complex
17. Oak Creek Park
18. Red Bank Graffiti Park
19. Ryan Creek Park
20. St James III Park
21. St James Park

PARKS & RECREATION FACILITIES



NOVEMBER 2025 CITY COUNCIL FINAL DRAFT

Utilities & Public Works

Utility services typically includes water distribution, wastewater collection and treatment, solid waste management, gas and electric, and broadband. There are numerous utility providers - both public and private - that serve Goose Creek residents, including the City's Public Works Department, Berkeley County Water and Sanitation (BCWS), Charleston Water Systems (CWS), Berkeley Electric Cooperative, and Dominion Energy.

The Goose Creek Public Works Department is comprised of four divisions: Water, Sanitation, Maintenance, and Garage. The department employs a total of 62 employees across the four divisions.

Water Distribution

A majority of Goose Creek residents are served by the Goose Creek Public Works Water Division for their water supply. In 2025, the City's annual water consumption was 1,272.85 mgd compared to 978.48 mgd in 2021.

The Water Division maintains roughly 180 miles of water lines, over 3,700 valves, over 1,300 hydrants, and three elevated water storage tanks with a total storage capacity of three million gallons. Two additional elevated storage tanks are located within the unincorporated Greater Goose Creek area.

In 2026, the City's water system was expanded in the Red Bank/ NAD/Snake Road area. This nearly $2 million SCIIP[1] project added approximately 1.5-miles of water distribution lines to provide water services and encourage development in the area.

Wastewater Collection

Berkeley County Water and Sanitation (BCWS) provide wastewater (sewer) collection services directly to Goose Creek residents. The City falls within BCWS's Lower Berkeley Sewer District, one of three total sewer districts within the BCWS system. The Lower Berkeley Wastewater Treatment Plant is located within the City off Red Bank Road on the Naval Weapons Station. BCWS also maintains 30 pump stations within the Goose Creek area as part of the wastewater collection system with an additional 15 pump stations being privately maintained by individuals, HOAs, commercial and/or industrial parks and facilities, religious institutions, and residential subdivisions.

Solid Waste Management

The Goose Creek Public Works Sanitation Division is responsible for the collection of solid waste, including household garbage, yard debris, metal goods, owner generated construction materials, and used household furnishings from residents within the City.

Berkeley County opened a state-of-the-art recycling facility adjacent to the county landfill in 2019 that automatically separates recyclable material from garbage. Any solid waste not recycled is taken to the landfill located just north of the City along US 52.

Electric

Dominion Energy and Berkeley Electric Cooperative continue to be the primary electric providers for residences and businesses in the City.

NOVEMBER 2025 CITY COUNCIL FINAL DRAFT

1 *South Carolina Infrastructure Investment Program (SCIIP)*

CULTURAL RESOURCES

Over the years, the City of Goose Creek has prioritized resources, projects, programs, and initiatives that work to strengthen its sense of place, enhance quality of life for residents, and expand its cultural footprint in the region. Recent investments in citywide branding, community events, public art installations, and historic resources has led to a surge in community pride and a stronger local identity. As a result, the City has cultivated a highly desired, family-oriented community culture centered around its high quality facilities, community events, and cultural resources.

Citywide Branding

In 2017, the City of Goose Creek embarked on a citywide branding campaign to build on the City's sense of place and help foster community pride and local identity. This effort included creating a City logo, establishing a hashtag, constructing gateway signs, advertising using billboards and other signage, streetlight banners, vehicle wrapping, and redesigning the City website.

District Branding

In addition to the City's overall branding, select districts across the City each have a distinct set of branding to help create a unique sense of place and cohesiveness. These areas include the Central Creek and Red Bank Overlay Districts as well as Carnes Crossroads. Each of these areas have a unique banner to hang on streetlights within that district.



Gateway Sign along College Park Road



Red Bank District Billboard along Red Bank Road

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Community Events

The City of Goose Creek hosts several community events throughout the year. These events have become a cornerstone in the City's community culture, attracting thousands of residents and visitors, fostering a strong sense of civic pride, and enhancing the quality of life of residents. Some of the annual events held by the City each year include the Goose Creek Fall Festival, Fabulous Fourth in the Creek Festival, the Spring Concert Series, Halloween Carnival, and the Christmas in the Creek Holiday Parade and Lakeside Lighting Display.

Other community events, such as the Central Creek Farmers Market and Creekapalooza, are hosted by the Goose Creek Recreation Department, as well as by local organization.

2025 Special Events

Event	Location	Estimated Participation
BBQ & Brews	Carnes Crossroads	2,000
Easter Egg Hunt	Carolyn Lewis Fields	3,000
Youth Fishing Rodeo	City Hall Pond	200
Fabulous Fourth in the Creek	Daning Amphitheater	7,000
Fall Sports Opening Day	Daning Amphitheater	1,500
Fall Festival	Daning Amphitheater	7,000
Veterans Day Ceremony	John McCants Veterans Park	150
Christmas Tree Lighting	City Hall/Daning Amphitheater	Canceled due to weather
Christmas in the Creek Parade	St. James Avenue	8,000

Data Source: 2026-2030 Strategic Plan

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Photos:
Top Left: 2025 BBQ and Brews
Top Right: 2025 Fabulous Fourth in the Creek
Bottom Left: Art in the Park, Jan 2025
Bottom Right: 2025 Hot Pursuit 5k



Community & Cultural Art

Public art has become an integral part of the community, contributing to the City's sense of place and local identity. Over the years, the City has invested money and resources to promote and encourage the creation and installation of original works of art throughout the community. The creation of the Goose Creek Public Arts Fund in 2023 was a pivotal initiative for expanding the City's community and cultural art collection.

Cultural Arts Commission

The Goose Creek Cultural Arts Commission was formed in 2016 to help identify, present, and sustain cultural arts initiatives that enrich the lives of Goose Creek residents and visitors. The seven member commission plays an integral role in the City's ongoing development into a *Live, Work, Play, Create* community.

Adopt-A-Goose

The City of Goose Creek launched the "Adopt-A-Goose" program in 2023 in partnership with the Cultural Arts & Recreation Commission. The program gives local businesses and organizations that opportunity to display their own goose statue - promoting their business or organization and generating foot traffic to support economic development.

INITIATIVE SPOTLIGHT

GOOSE CREEK PUBLIC ART FUND

In 2023, Goose Creek City Council adopted Chapter 154: Public Art of Private Property, which established the Goose Creek Public Art Fund. The goals of this initiative is to:

- Promote cultural heritage and artistic expression in the City
- Enhance the City's character and identity
- Contribute to economic development and tourism
- Add warmth, dignity, beauty, and accessibility to public spaces
- Expand the experience and participation of citizens with the community and visual arts

Since its creation in 2023, the Goose Creek Public Art Fund has collected about $157,000 in contributions and has facilitated the creation of dozens of new public art installations across the City, including murals, sculptures, statues, and fountains.

NOVEMBER 2025 CITY COUNCIL FINAL DRAFT

Community & Art Facilities

The Creek Collective and Red Bank Graffiti Park are two community park facilities that provide cultural and artistic amenities to residents. The Creek Collective, which opened in 2025, is an arts and events space that features rotating exhibits, creative classes, local artwork, and private celebrations in a renovated former chapel building.

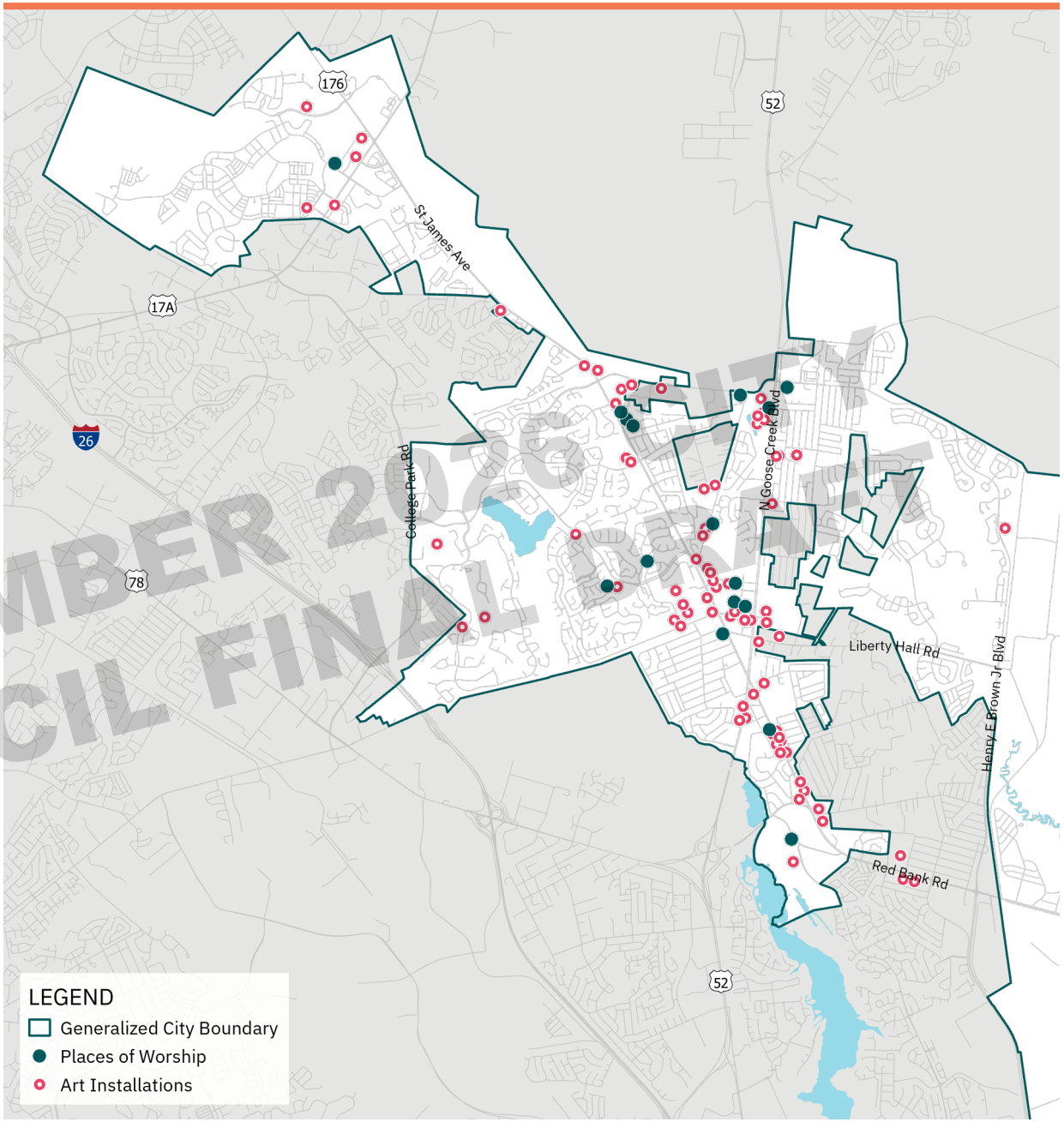
Graffiti Park, located along Red Bank Road, is an outdoor community art space where artists and visitors can express their creativity through an ever-changing display of graffiti and murals. In 2021, the wall at Graffiti Park was expanded to allow for more art to be displayed at a time.

The Joseph S. Daning Amphitheater, located adjacent to City Hall, is an 800-set outdoor performance venue bringing people together through live music, cultural performances, movies, and community events.

Places of Worship

Places of worship were some of the first community gathering spaces in Goose Creek. Some congregations, like St. James Goose Creek Church (c. 1713), have been serving Goose Creek residents for generations and have become an integral part of the City's history and culture. Over 30 places of worship were identified in the Goose Creek area.

COMMUNITY, CULTURAL, & ARTS RESOURCES



NOVEMBER 2026 DRAFT
COUNCIL FINAL DRAFT

Historic Resources

While much of the City's quality of life is driven by the development of community facilities, preserving nearby historic, cultural, and natural resources is just as important. These resources played a pivotal role in the founding and formation of the City and should be maintained for future generations to experience.

The SC Department of Archives and History (SCDAH) surveyed 668 total properties throughout Berkeley County as part of the 1989 Berkeley County Historical and Architectural Inventory. The inventory identified 10 properties within the Goose Creek area with historical significance. Most of these properties remain ineligible for being listed on the National Register of Historic Places. St. James Goose Creek Church and Cemetery is the only property currently listed on the National Register as well as on the National Historic Landmarks.

The inventory also identified approximately 187 archaeological sites in the Goose Creek area, the locations of which are protected and not publicly published.

Surveyed Historic Properties

Label	Site Name	Date/Period	Designation/ Eligibility Status
1	Dallas Van Buren Carn Barn	1900	Not Eligible
2	Brown House	1900	Not Eligible
3	Crowfield Plantation Ruins	c. 1730	Not Eligible
4	Mount Holly Post Office / Linder House	1915	Not Eligible
5	Unnamed House	1915	Not Eligible
6	Casey Church	1920	Not Eligible
7	Red Bank Plantation Cemetery	19th Century	Not Eligible
8	Cottage Plantation Prioleau Cemetery	18th Century	Not Eligible
9	Cottage Plantation Slave Dwelling Ruins	18th Century	Not Eligible
10	St. James Goose Creek Church and Cemetery	1713	National Historic Landmark

Historic Markers

While many of the areas historic resources were lost over the years to development, the City and other local groups and organizations have worked to honor the local history through other means of recognition, such as the Historical Marker Database (HMdb).



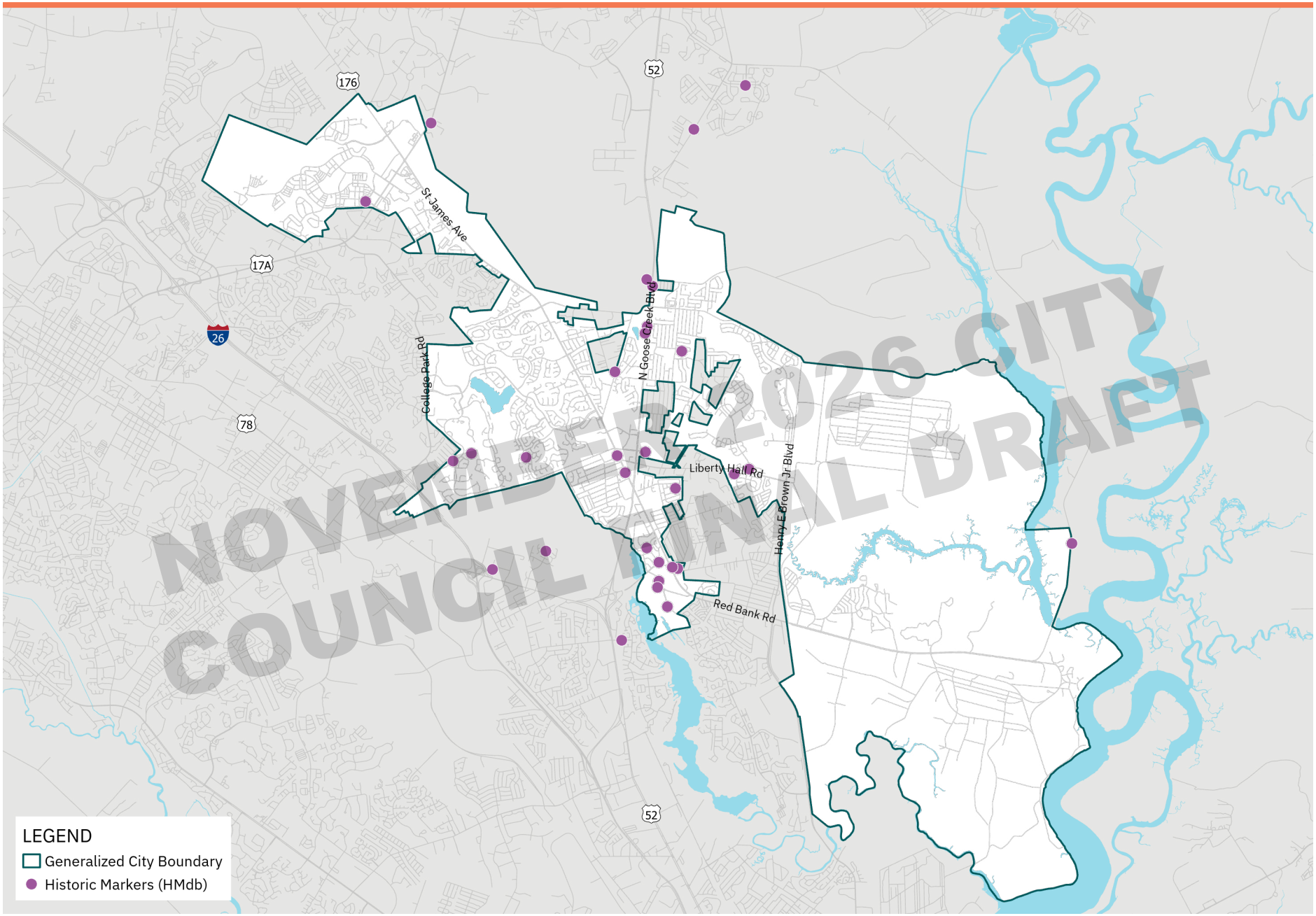
As of 2026, the Goose Creek area had 31 historic markers, most of which highlight topics such as the Colonial Era, Native American history, African American history, among others. Some of the historical markers in the area include Button Hall (at the City's Public Works Department), Crowfield Plantation (on Hamlet Circle), Eighteen Mile House Tavern (along St. James Ave/US 176), Goose Creek (St. James Ave-Farm Rd intersection), St. James, Goose Creek (at St. James Goose Creek Church), and The Yamasee War at Goose Creek, 1715 (at Foster Creek Park).



St James Goose Creek Church

NOVEMBER 2025 CITY COUNCIL FINAL DRAFT

HISTORIC RESOURCES & MARKERS



NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

NATURAL RESOURCES

Goose Creek's landscape and natural resources will continue to shape how the community will grow in the future. Natural resources, like rivers, streams, wetlands, and forest areas play a vital role in the resiliency of the community, providing essential environmental functions such as stormwater management, temperature control, habitats for wildlife, and water/air filtration. These resources also provide societal benefits like increasing property value, contributing to the City's character and sense of place, and providing recreational opportunities for residents and visitors.



Hydrology

Watersheds and the natural features within that area are essential for their role in stormwater management and water quality. A watershed is an area of land that channels surface water runoff into a common outflow point, such as a river, lake, or the ocean. The City of Goose Creek lies almost entirely within the Cooper River Watershed with small portions of the Carnes Crossroads area being in the Ashley River Watershed and Cypress Swamp Watershed. The Cooper River is one of the largest hydrological features in the region and is the common outflow point for all surface water runoff in the Goose Creek area.

NOVEMBER CITY COUNCIL

In a watershed as large as the Cooper River Watershed, its often the smaller tributaries within the area that collect and channel a majority of the surface water runoff to the Cooper River. Some of those smaller tributaries in the Goose Creek area include the Back River, Goose Creek, Foster Creek, and McChune Branch.

It is important to evaluate watersheds as interconnected systems, as surface water collects across a landscape and flows downstream toward the common outflow point. The activities, land cover, natural features, and other conditions in one part of a watershed can influence water quality, drainage patterns, and flood risk in other areas, making a comprehensive, watershed-wide approach essential to effective stormwater management and the protection of the built and natural environments.

Floodplains

Floodplains are a critical natural feature within a watershed. They can be defined as flat or gentle-sloped areas of low-lying land typically adjacent to a water body, such as a river, stream, lake, or ocean, that becomes temporarily inundated during a flood event.

Floodplain areas are commonly referred to as being in the 100-year floodplain (an area of land that has a 1% chance of being flooded in a given year) or 500-year floodplain (an area of land that has a 0.2% of being flooded in a given year). However, several factors can impact the chance of a flood to occur such as soil saturation, size of the watershed, duration of rainfall, storm intensity, slopes/topography, and land cover.

FEMA's Flood Insurance Rate Map (FIRM) uses the 100-year and 500-year floodplains to classify different areas into Flood Zones based on the level of risk and vulnerability which are then used for insurance purposes. The Resiliency Element will discuss stormwater management and flood mitigation in more detail.

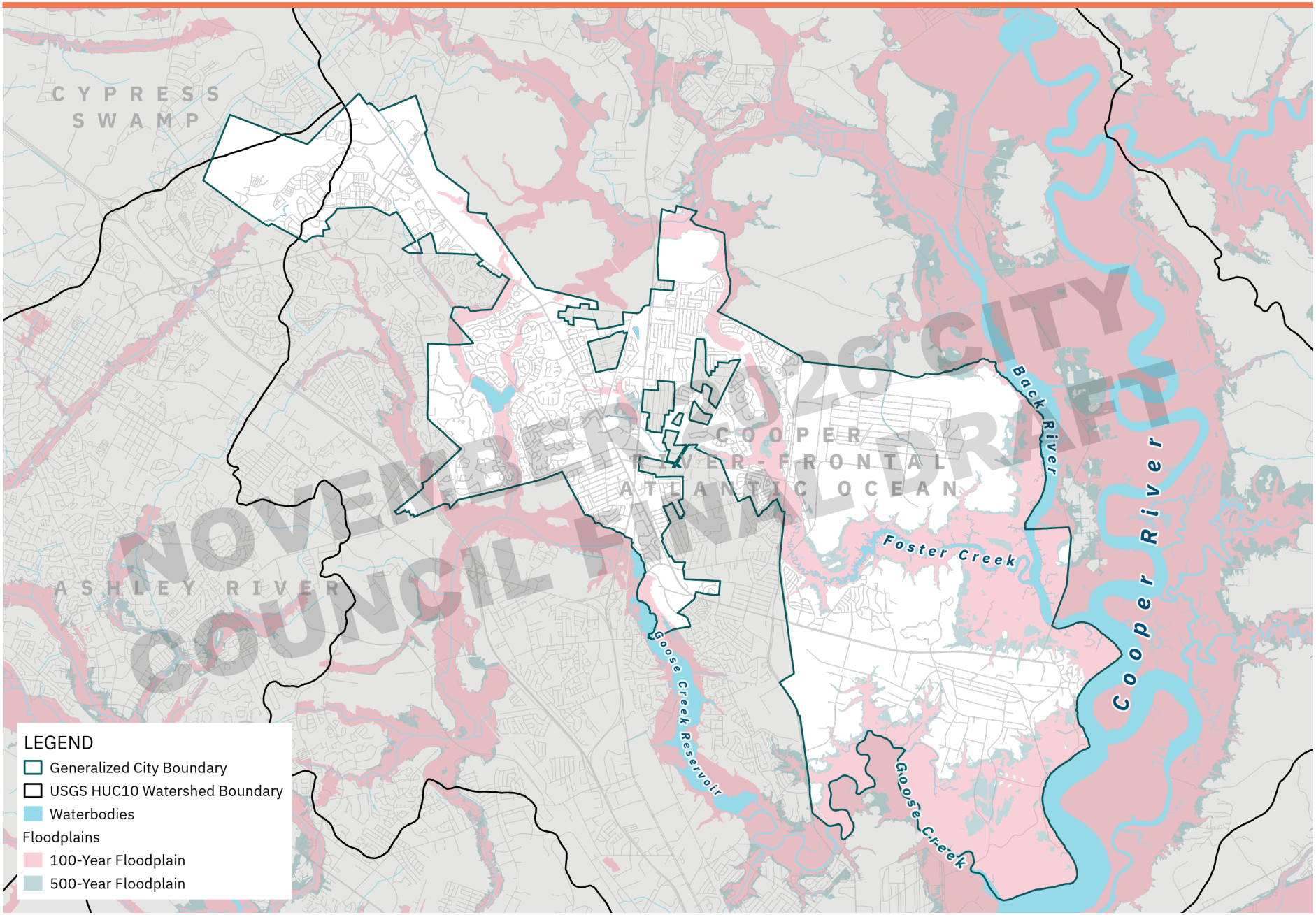
Wetlands

A wetland is an area of land where water collects and stays at or just below the surface for long periods of time. This near constant presence of water creates a unique environment, influencing the biological, physical, chemical, and ecological characteristics of the area. They are typically highly productive natural features with dense vegetation, diverse wildlife, and rich soils. In addition, they often act as a transition zone between dry land and water like rivers, streams, lakes, or the ocean and serve as critical "green" or natural infrastructure for stormwater runoff for the surrounding area.

Wetlands have played a pivotal role in the formation of Goose Creek's landscape. Many of the City's larger subdivisions, like Brickhope Plantation, Liberty Hall Plantation, and Laural Bay, were developed around large wetland areas. The National Wetlands Inventory (NWI) maps and classifies wetlands based on several factors, including types of vegetation, salinity levels, presence of water, etc. Some of the large wetland areas in the Goose Creek area include Brick Bound Swamp, Bluehouse Swamp, Huckhole Swamp, Sophia Swamp, Laurel Swamp, and Canter Hill Swamp.

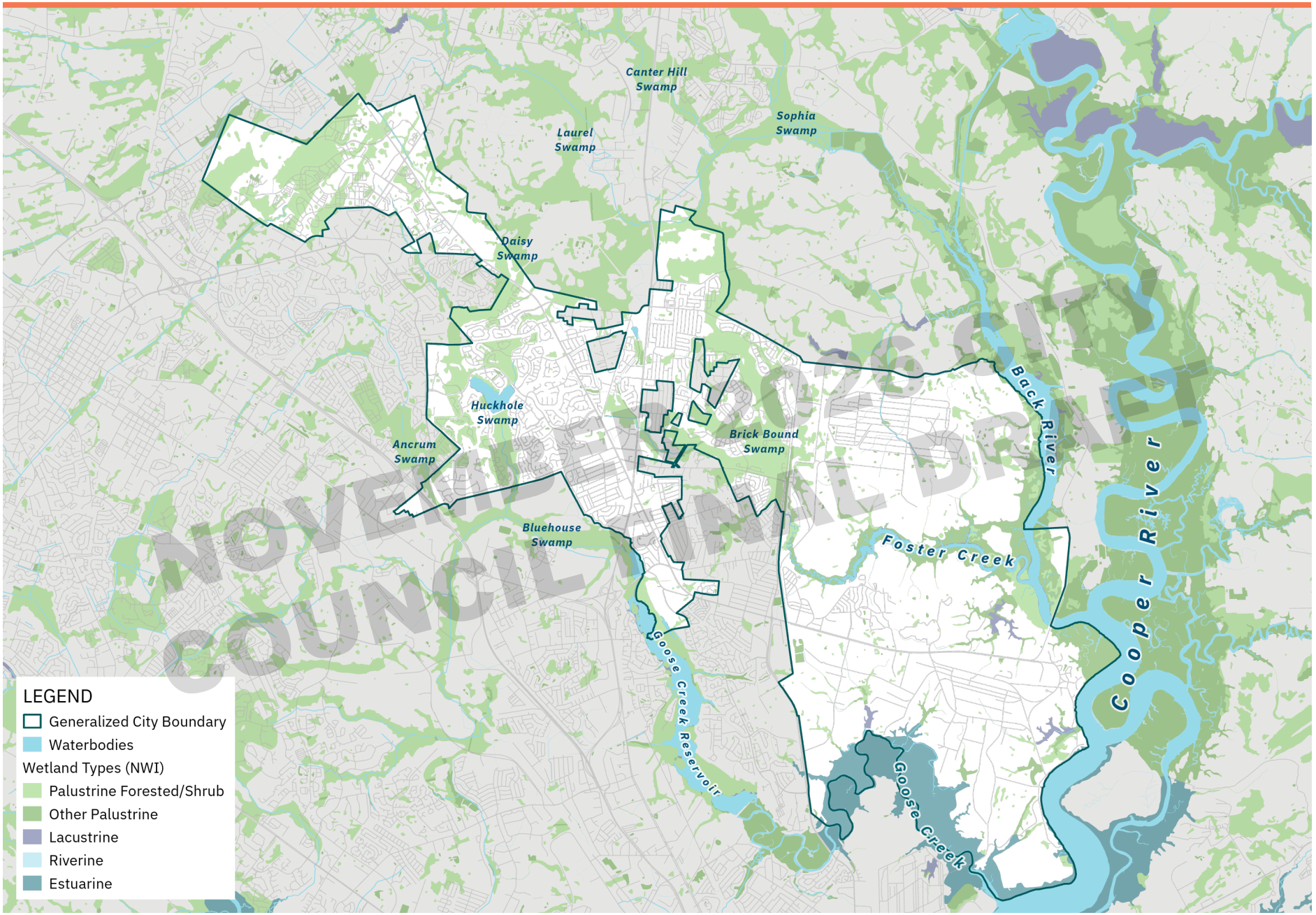
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HYDROLOGICAL FEATURES & FLOODPLAINS



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WETLAND TYPES BY NATIONAL WETLAND INVENTORY (NWI)



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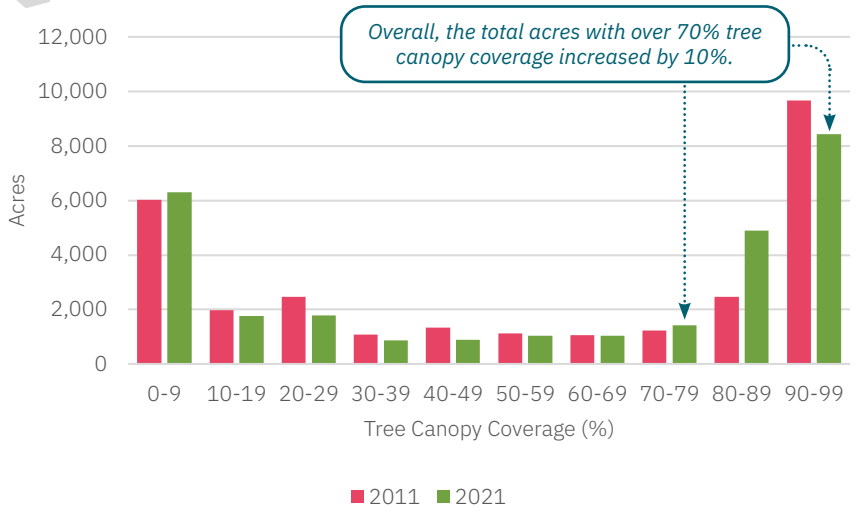


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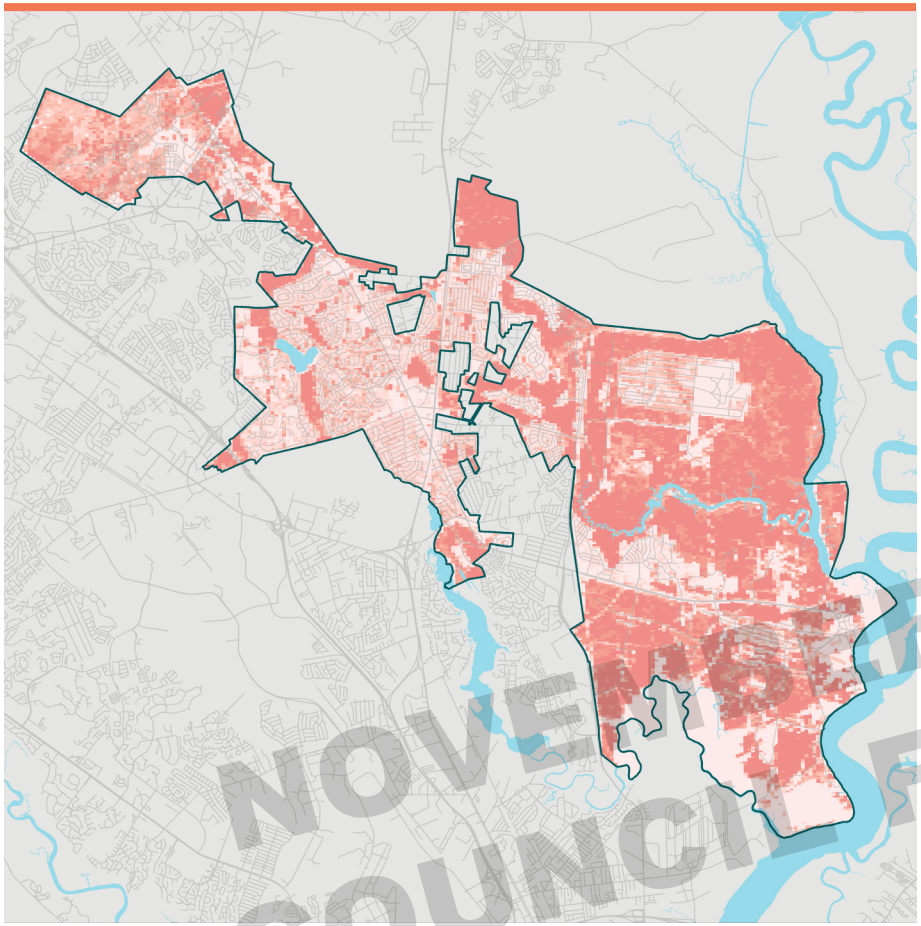
Tree Canopy Coverage

Trees and forested areas remain an integral part of Goose Creek's landscape. The ongoing growth and development across the region has had major impacts to the natural landscape as most of these developments have converted forested land into urban development. The areas within Goose Creek that experienced the largest decrease in tree canopy coverage between 2011 and 2021 often correlated with increases in impervious surface coverage. Areas around major developments like Carnes Crossroads, Brickhope Plantation, and Coker's Crossing experienced significant decreases in tree canopy coverage across large areas of land.

Change in Tree Canopy Coverage



2011 TREE CANOPY COVERAGE



LEGEND

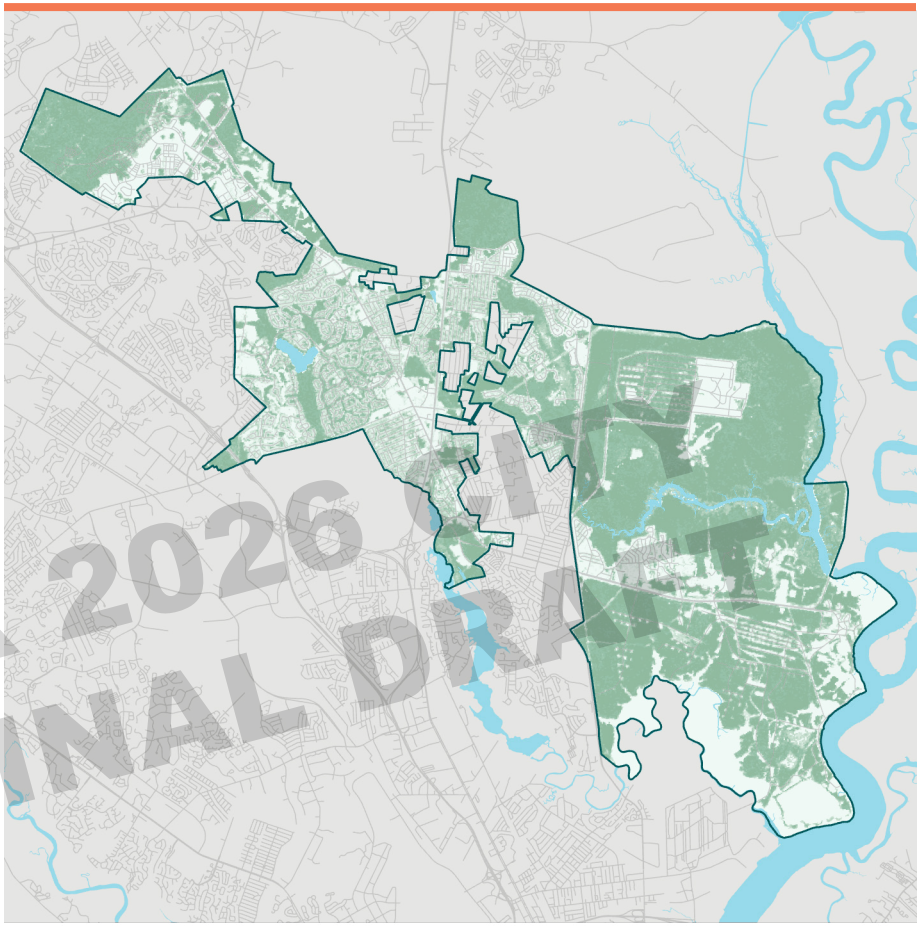
Generalized City Boundary

National Land Cover Database (NLCD)

2011 Tree Canopy Coverage (%)

0 - 10
11 - 20
21 - 30
31 - 40
41 - 50
51 - 60
61 - 70
71 - 80
81 - 90
91 - 99

2021 TREE CANOPY COVERAGE



LEGEND

Generalized City Boundary

National Land Cover Database (NLCD)

2021 Tree Canopy Coverage (%)

0 - 9
10 - 19
20 - 29
30 - 39
40 - 49
50 - 59
60 - 69
70 - 79
80 - 89
90 - 99

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Landscaping & Tree Fund Projects

Since the 2020 Comprehensive Plan, more than 1.2 million dollars have been contributed into the Goose Creek Landscape and Tree Fund as mitigation fees generated from development projects. These funds have been designated for a variety of recent and upcoming City projects including the Food Forest at John McCants Veterans Park and the City's Canopy & Right-of-Way Planting Project.

Food Forest at John McCants Veterans Park

The Food Forest at John McCants Veterans Park project transformed approximately 21,000 square feet of public land into an accessible, productive, educational landscape that supports food production, environmental stewardship, public health, and community connection. The City successfully leveraged a nearly $60,000 grant from the South Carolina Forestry Commission with approximately $15,000 matching fund contribution from the City along with an additional commitment of about $73,000 by the City for hardscaping, sealing, and accessibility improvements, which brought the known direct investment to more than $147,000.

Over 600 trees, shrubs, herbs, flowers, and edible plants were incorporated into a shared public landscape designed to provide food, pollinator habitat, shade, biodiversity, and educational opportunities. This investment demonstrates how the City's long-term commitment to the Landscaping and Tree Fund created the capacity to match grant funding, expand the original project scope, and ensure that the Food Forest would be accessible and welcoming to the broader community. This project created a space that can become a catalyst for long-term education and environmental stewardship and a place that has already welcomed more than 250 volunteers since inception in addition to countless residents.

Canopy & Right-of-Way Planting Project

The City of Goose Creek approved another major treescaping initiative - the Canopy & Right-of-Way Planting Project - which is exclusively supported through contributions to the Landscaping and Tree Fund. This project will expand the City's ongoing efforts to enhance the tree canopy and improve landscaping within public right-of-ways. Many of the locations for this project have been chosen by data generated through Furman's Heat Mapping project. Overall, the City intends to plant approximately 300 new trees, 750 new shrubs, and 2,400 new perennials.



What is a Food Forest?

A ***food forest*** is a sustainable, community-driven garden designed to mimic a natural forest ecosystem, but instead of wild plants, it's filled with edible ones! Think of it as a self-sustaining edible landscape with layers of fruits, vegetables, and pollinator-friendly plants that work together to support both people and the planet.

Unlike a traditional garden, a food forest is designed to regenerate naturally, require less maintenance over time, and grow more productive each year. It's not just a garden, it's a living, growing food system.

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

RESILIENCY

"Resilience is the ability of communities, economies, and ecosystems to anticipate, absorb, recover, and thrive when presented with environmental change and natural hazards"

- South Carolina Office of Resiliency (SCOR)

Community resiliency and hazard mitigation have become increasingly more important in the Lowcountry as urban sprawl continues to convert natural areas into urban landscapes. Goose Creek's location is just off the coast enough to avoid certain coastal hazards like tidal flooding and storm surge but inland enough to be more susceptible to a different set of hazards, like thunderstorms, wildfires and tornadoes. The impacts of these and other natural hazards have the potential to cause widespread physical, economic, financial, societal, and environmental damage to a community. Maintaining a balance between growth and conservation is essential for sustainable living and building a community that is able to withstand the impacts of hazardous events.

Existing Plans & Regulations

Goose Creek's Code of Ordinances includes several regulatory measures that work to mitigate the potential impacts of natural hazards, like flooding and wildfires, as well as Tree Protection regulations.

Stormwater Management Ordinance

Goose Creek's Stormwater Management Ordinance was first adopted in 2007 and last amended in 2018. It aims to manage stormwater runoff and its associated impacts through a Stormwater Management Plan (SWMP). The City entered into a partnership with Berkeley County in 2018 for them to oversee the City's SWMP, transferring stormwater management activities and program oversight responsibilities to the county.

Unified Development Ordinance

The City's UDO consolidates various policies and regulations into a single ordinance. It includes language intended to provide additional considerations when developing within or near Special Flood Hazard Areas and other flood-prone areas. The ordinance also includes Development Standards related to Tree Replacement & Mitigation, Tree Corridors, Tree Protection, Open Space Standards.

Berkeley County Hazard Mitigation Plan

The Berkeley County Hazard Mitigation Plan (BCHMP) is the primary policy document for implementing resiliency-related projects, policies, and programs throughout Berkeley County, including the City of Goose Creek. The BCHMP identified the different hazards and disasters that can occur in Berkeley County, such as hurricanes, earthquakes, and tornadoes. It also assesses the relative risks and provides proposed strategies to improve resiliency and hazard mitigation county-wide. Projects and programs at the individual jurisdictional level were also included in the plan. These projects and programs form the 'Mitigation Action Plans' which can be used by each jurisdiction for implementation as resources become available. The BCHMP can be viewed on the County's website.

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Social Vulnerability

FEMA defines social vulnerability as the susceptibility of social groups to the adverse impacts of natural hazards, including disproportionate death, injury, loss, or disruption of livelihood.

The CDC's Social Vulnerability Index (SVI) takes into consideration four themes using different demographic and socioeconomic statistics. The four themes include:

- Socioeconomic Status (Theme A)
- Household Characteristics (Theme B)
- Racial & Ethnic Minority Status (Theme C)
- Housing Type/Transportation (Theme D)

After combining the four themes, the overall SVI is shown as a percentile ranking compared to across the state. A high percentile ranking indicates that area has a high share of socially vulnerable populations.

Many of the older neighborhoods in Goose Creek, such as those along Red Bank Road and Myers Road, fall within the highest vulnerability percentile. Fortunately, most of these neighborhoods are not within FEMA's Special Flood Hazard Area (SFHA) which are among the most vulnerable locations within the Goose Creek area.

Hazard Probability & Impacts

Natural hazards have the potential to cause widespread physical, economic, financial, societal, and environmental impacts to a community. The Goose Creek area is vulnerable to numerous natural hazards, though not all have the same probability of occurring. According to the BCHMP, the hazards with the highest probability of occurring include flooding, hurricanes, and earthquakes.

Regardless of the hazard, many of the potential impacts to a community are fairly similar. Damage to property and infrastructure, such as homes, vehicles, utility poles/lines/pipes, roadways, and bridges, is possible during nearly all hazard events. Other potential impacts can include damage to the natural environment and ecosystem, disruption of supply chains and the economy, delayed emergency response, and even physical or health-related injury to residents.



Probability of Hazard Occurrences

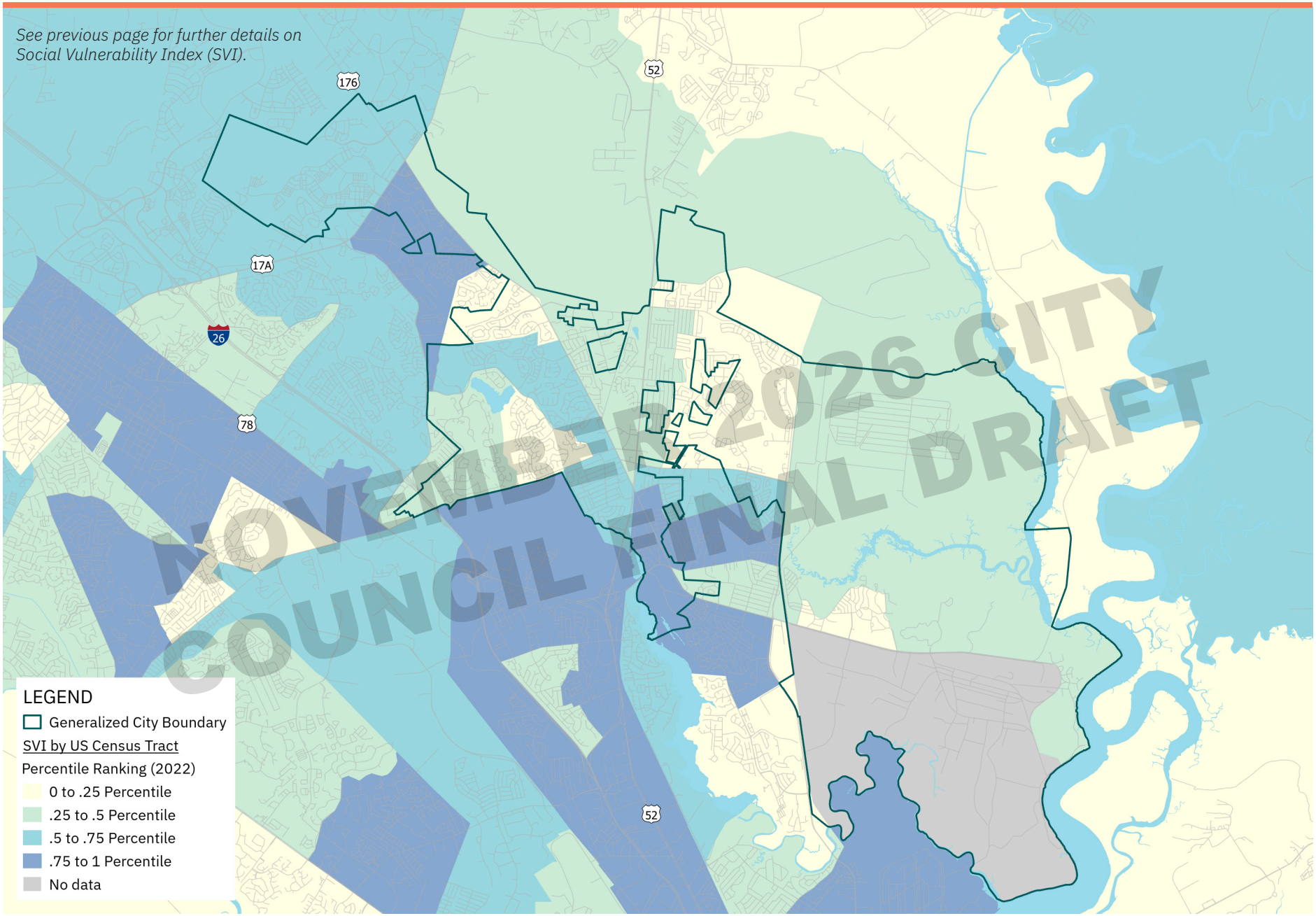
Hazards	Goose Creek
Flood	High
Hurricane/Tropical Storm	High
Tornado	Moderate
Winter Storm	Low
Thunderstorm	Moderate
Hail	Moderate
Wildfire	Somewhat
Drought	Low
Earthquake	High
Dam Failure	Moderate
Hazardous Material Release	Moderate

Source: Berkeley County Hazard Mitigation Plan

NOVEMBER CITY COUNCIL DRAFT

SOCIAL VULNERABILITY INDEX BY CENSUS TRACTS

See previous page for further details on Social Vulnerability Index (SVI).



NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Flooding

Flooding can be both a naturally occurring process and a manmade hazard. There are three common factors that can influence the impact and severity of a flood event:

- Flood source: heavy rainfall, high tides, or storm surge;
- Surrounding environmental and weather conditions: topography, rainfall intensity and duration, ground saturation levels, soil characteristics, and land cover; and
- Type and capacity of stormwater infrastructure:

Green Infrastructure:	Gray Infrastructure:
• Naturally occurring wetlands & natural areas • Engineered rain gardens, bioretention ponds, & bioswales	• Engineered storm drains, culverts, & concrete channels

The Goose Creek area, like much of the Lowcountry, is typically characterized by its low-lying, often wet, land with numerous small streams or channels meandering across the landscape. This causes poor surface drainage conditions which limits the capacity to collect, store, and channel stormwater runoff, thus increasing the area's vulnerability to flooding. Additionally, the continued conversion of natural areas to urban development throughout the Cooper River Watershed, including areas beyond Goose Creek, contributes to an increased risk of flooding for City residents.

Rain Garden Demonstration

A Rain Garden Demonstration Project will establish rain gardens at select City-owned locations using plantings designed to capture and absorb stormwater runoff while also providing attractive landscaped areas and an educational opportunity for the public. The plan will incorporate a variety of plantings appropriate for differing site and sunlight conditions. This project is funded in part by a grant through the South Carolina Native Plant Society and the remaining funding through the Landscaping and Tree Fund.

PROJECT SPOTLIGHT

IN-CORE FLOOD EXPOSURE REPORTS:

Two flood exposure reports for the City of Goose Creek were released:

- Understanding Flood Scenarios: Roadmap to Resilience (2025)
- Flood Exposure & Building Damage Under Current Conditions: A Decision-Support Analysis Using IN-CORE (2026)

The 2026 report identified areas and buildings most susceptible to flooding and some of the potential risk factors of those areas. Just under a third of the City's total land area falls within a SFHA. Most of these areas coincide with existing environmentally sensitive areas, such as the wetlands around Goose Creek or the floodplains around Back River and Foster Creek.

The report also identified that only a limited number of buildings within the City (<1%) fall within the current SFHA's have the potential to experience moderate flood damage in the event of a flood. As a result, the report recommends focusing on drainage improvements, site-level adaptations, hazard mitigation measures, and land use screening rather than pursuing widespread pre-disaster buyouts at this time.

> *"Effective resilience planning requires more than identifying flood-prone areas on a map; it demands understanding how hazard conditions intersect with the built environment and community systems."*
>
> - Excerpt from the 2026 In-Core Flood Exposure Report on Flood Hazard and Risk Assessment

The data compiled by In-Core was made possible through funding of $100,000 by the Geos Institute as part of the broader Southeast Navigator Network Demonstration Project. This grant was at no cost to the City.

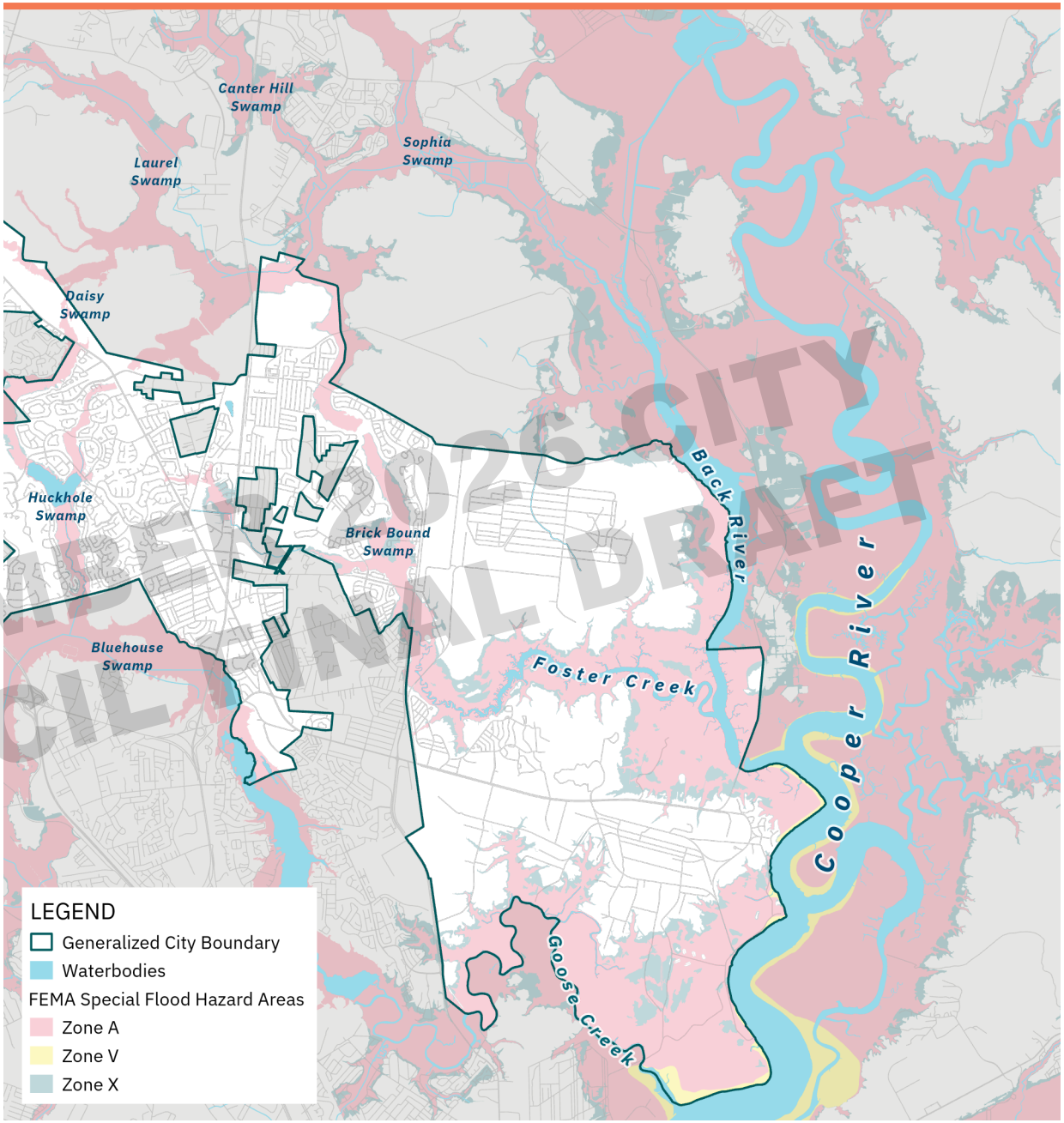
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Special Flood Hazard Areas

As part of the National Flood Insurance Program, FEMA designates and maps certain (potential) high risk areas as Special Flood Hazard Areas (SFHA). For the most part, SFHA Zones A and V include those areas that fall within the 100-year floodplain. Property owners that are located within SFHA Zones A or V are required by federal law to purchase flood insurance. Purchasing flood insurance is optional (but highly recommended) for property owners located within SFHA Zone X.

According to the In-Core Report, approximately 31% of the City's total land area falls within the SFHAs, a majority of which is in the Naval Weapons Station.

FEMA SPECIAL FLOOD HAZARD AREAS



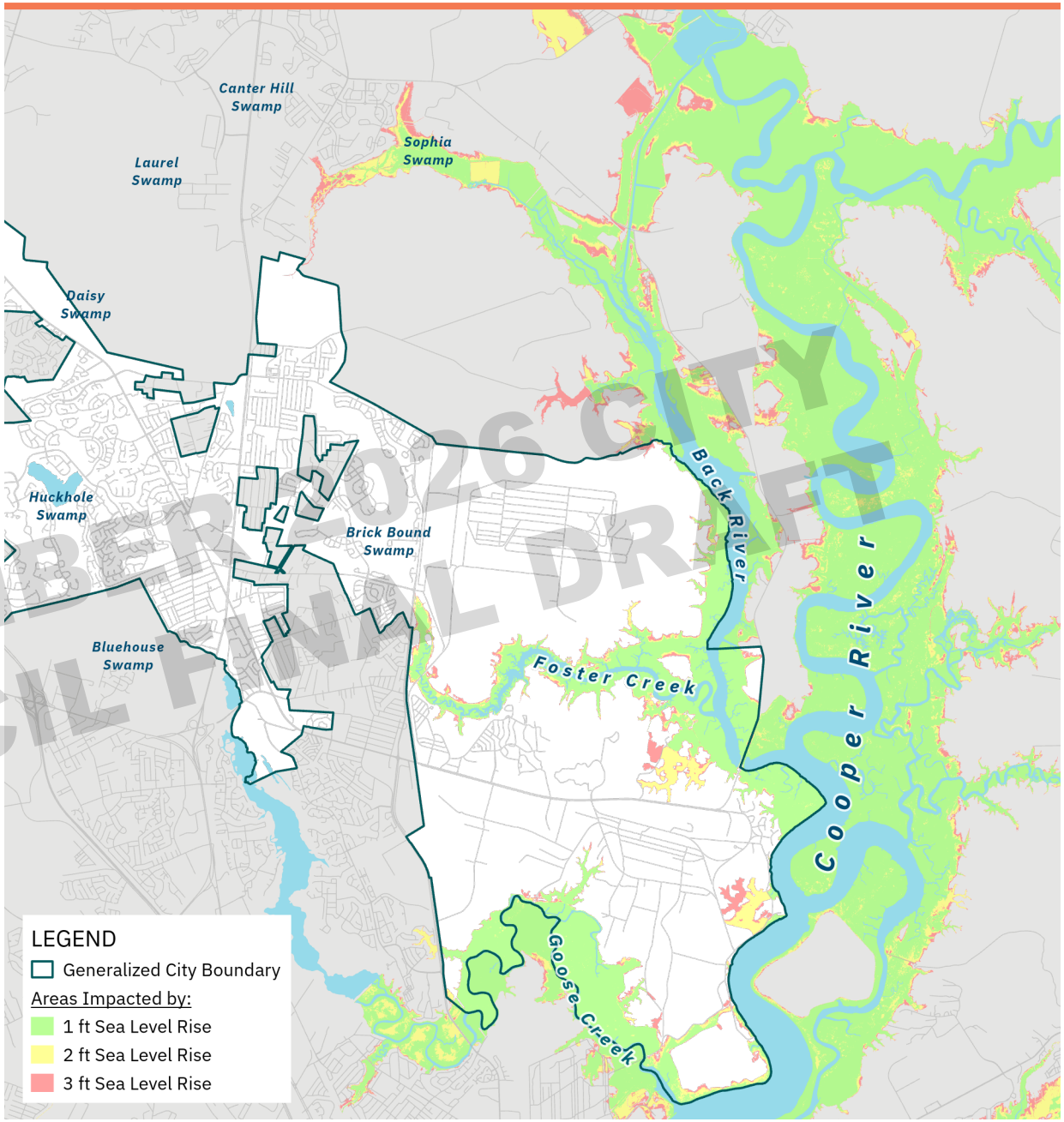
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Sea Level Rise

Sea level rise (SLR) is measured and recorded as an average surface level of a water body in reference to a specific point of elevation - known as the mean sea level (MSL). Unlike flooding, sea level rise is expected to be a more permanent increase in water levels. The areas most affected by a one-foot, two-foot, and three-foot sea level rise scenario are along the Cooper River, Back River, Goose Creek, and Foster Creek. Similar to flooding, most of these areas coincide with existing environmentally sensitive areas, thus existing rules and regulations to reduce the potential impacts of sea level rise are already in place.

Most areas within the City that would be impacted by 1-ft, 2-ft, or 3-ft sea level rise are within the Naval Weapons Station.

AREAS IMPACTED BY SEA LEVEL RISE



NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Climate

Goose Creek's climate is generally considered to be temperate to subtropical with temperatures typically ranging from about 40˚F to 90˚F. The months of July and August are generally considered to be the hottest and most humid months of the year while the months of January and February are typically considered to be the coldest.

Land Surface Temperature

Areas with high land surface temperatures often correlate with areas of high impervious surface coverage like large parking lots or high-density urban development. According to a heat mapping study, central Goose Creek and parts of Carnes Crossroads have the highest concentrations of high land surface temperatures within the City.

The high land surface temperatures in Carnes Crossroads will likely be reduced over time as trees are planted as part of their ongoing development. However, impacts like these could be avoided in the future by requiring the preservation of existing mature trees and regulating or limiting the practice of large-scale clear cutting of land before development. Preserving existing on-site mature trees and vegetation can help reduce land surface temperatures, mitigate stormwater flooding, improve air quality, and provide habitat for wildlife species.

Regional Collaboration

As identified by the BCHMP, the Goose Creek area is vulnerable to other natural hazards, like hurricanes, tornadoes, and droughts, many of which are large enough in scale that the impacts are often not limited to a single community. This highlights the importance of regional collaboration to improve resiliency and hazard mitigation.

Backyard Resiliency Workshop

A Backyard Resilience Workshop was held in September 2026 at the Rollins Edwards Community Center in Downtown Summerville. The workshop was the result of a coordinated effort between the City of Goose Creek, Town of Summerville, the Shi Institute, the Preservation Society of Charleston, and South Carolina Office of Resiliency (SCOR). Its purpose was to share actionable, low-cost and low-maintenance strategies that an individual household can pursue to make both the household and the community more resilient.

PROJECT SPOTLIGHT

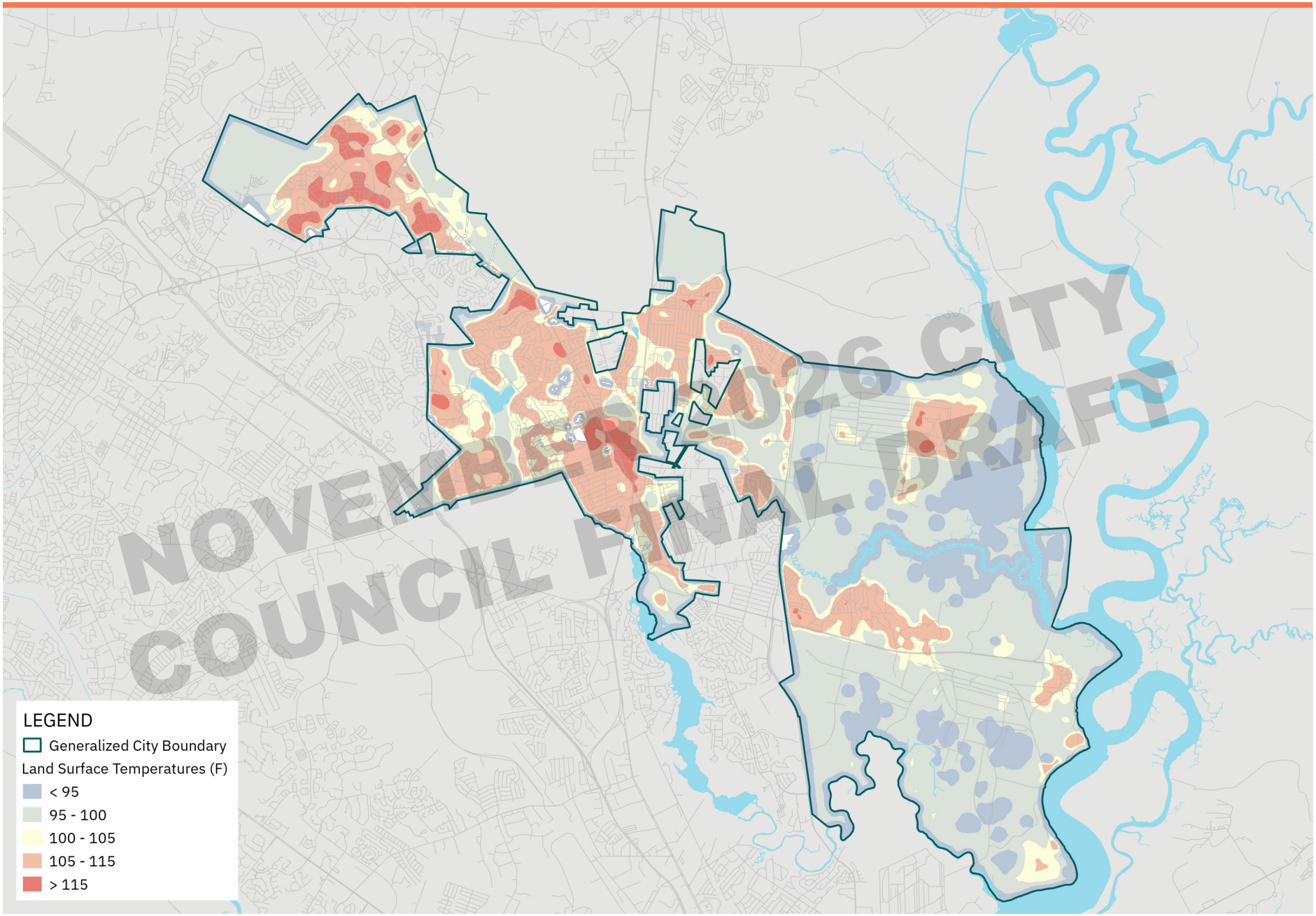
HEAT MAPPING STUDY

A heat mapping study for the City of Goose Creek was conducted by the Shi Institute at Furman University and released in 2025. The data used in the study was developed using multi-spectral imagery from the Landsat 8 satellite. This imagery was collected on July 15, 2024, during a hot summer afternoon with limited cloud cover. This multi-spectral imagery was then processed to generate smoothed five-degree temperature contours.

Funding for this project was made possible through a $30,000 contribution by the South Atlantic Regional Integrated Sciences and Assessments NOAA RISA Team and through the support of the Southeast Navigator Network.

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

LAND SURFACE TEMPERATURES



NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

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NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

GOOSE CREEK TOMORROW

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

UPDATED GOALS & STRATEGIES MATRIX

Goals & Strategies	5-Year Status Update/Notes
POPULATION	
GOAL 1: Goose Creek will promote a sense of community and cultivate a unique identity that is supported by its residents.	Ongoing and implemented into regular procedures, including increased promotion through marketing manager has created enhanced communication through social platforms and created a sense of identity beyond what previously existed.
GOAL 2: 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.	Annexation practices look to Future Land Use map as guide for expansion and appropriate zoning.
GOAL 3: Goose Creek will support its diverse and growing population by continuing to provide access to community services.	Ongoing
GOAL 4: Goose Creek will attract businesses and create community facilities that accommodate its shifting demographic makeup.	Business expansion has continued in areas of growth such as Carnes Crossroads village node.
GOAL 5: Goose Creek will maintain efficient communication methods with its citizens.	
Strategy 5.1: Continue to update the City's website to keep it user-friendly and effective.	Ongoing and implemented into regular procedures.
Strategy 5.2: Continue to use social media (Facebook, NextDoor, etc.) to improve interaction with the public.	Hired two additional marketing employees for this effort.
Strategy 5.3: Continue to maintain a list of key communicators to make the lines of communication.	Ongoing and implemented into regular procedures.
LAND USE	
GOAL 1: Goose Creek will plan for inevitable growth via the use of Smart Growth principles.	Ongoing
Strategy 1.1: Promote efficient land use patterns in both new development and redevelopment.	Ongoing with provisions included in zoning ordinance update.
Strategy 1.2: Encourage mixed-use, pedestrian friendly development in areas that are conducive to walking and biking.	Ongoing with provisions included in zoning ordinance update.
Strategy 1.3: Maximize the use of existing facilities, infrastructure, and services.	Ongoing with provisions included in zoning ordinance update.
Strategy 1.4: Maintain a balance between green/open space preservation and new development.	Ongoing with provisions included in zoning ordinance update. Ex: Laurel Bay.
GOAL 2: Goose Creek will discourage adverse development-related impacts.	
Strategy 2.1: Revise and enforce applicable zoning, land development, and design regulations.	Zoning Ordinance update completed in 2024, enforcement of ordinance is ongoing.
Strategy 2.2: Promote high quality urban design aesthetics on all levels (site, neighborhood, and City).	Ongoing and enhanced through Overlay Districts.
Strategy 2.3: Promote development that is appropriate and compatible alongside neighboring developments.	Ongoing
GOAL 3: Goose Creek will work to achieve a better live/work/play balance to help move the City beyond its bedroom community status.	Ongoing
GOAL 4: Goose Creek will continue to promote the creation and expansion of both neighborhood and City-wide recreational amenities through zoning and land development regulations.	Multiple capital projects enhancing Recreational amenities including Central Creek Park, Joseph Daning Amphitheater, Food Forest, the upcoming Assembly, etc.
GOAL 5: Goose Creek will establish "village nodes" that serve as community focal points providing a mix of uses.	Completed and under review with 5-Year Comp Plan Review.
Strategy 5.1: Continue to support the development of Carnes Crossroads.	Ongoing and activation of Public/Private partnership through the Lawn at Carnes Uptown and the new Soccer Fields at Carolyn Lewis School.

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Goals & Strategies	5-Year Status Update/Notes
Strategy 5.2: Create a redevelopment plan for the Civic Village node.	Creation of two new Planned Developments activating the parcels near N Goose Creek Blvd and Old Mt Holly intersection.
Strategy 5.3: Create an incremental redevelopment plan for the Central Village and Neighborhood Village node that accounts for a new town green, existing housing and catalytic developments, and new mixed-use development.	Central Creek Overlay District design standards focus on transformative development goals in that area. In addition, the zoning standards allow for increased density including unlimited height and other reduced setbacks for more innovative designs.
Strategy 5.4: Create an incremental redevelopment plan for the Red Bank Road corridor that addresses its existing development challenges and leverages its unique, international character.	Red Bank Overlay District has been implemented and focus remains on driving redevelopment throughout this corridor.
GOAL 6: Goose Creek will encourage the transition of underutilized commercial areas into high-quality mixed-use developments.	
Strategy 6.1: Create vision plans that make land use, transportation, and housing recommendations for these areas.	
Strategy 6.2: Establish a new zoning district for multi-family residential.	Completed but then modified to now permitted by right in village node as mixed use and also by special exception in the Employment Campus District.
Strategy 6.3: Modify the zoning code to reflect the vision of those areas and incentivize the transition.	Completed with zoning ordinance update.
Strategy 6.4: Explore various administrative incentives to attract developers.	Economic Development grants are available for sign replacement, facade replacement, and other incentive tools.
GOAL 7: Goose Creek will develop and implement an annexation strategy that consolidates City boundaries and considers future growth.	
Strategy 7.1: Adopt a policy that would allow the automatic annexation of properties outside the City limits that already receive water service from the City of Goose Creek.	Adopted Annexation Ordinance.
HOUSING	
GOAL 1: Goose Creek will protect and enhance the quality of existing housing stock within the City.	
Strategy 1.1: Identify residential areas and neighborhoods that are aging, threatened by encroaching development, or otherwise in need of preservation.	
Strategy 1.2: Consider need/potential for conservation neighborhood designations, overlay districts, etc to protect Goose Creek's existing housing.	Overlay districts have been implemented in Central Creek and Red Bank.
GOAL 2: Goose Creek will protect and enhance the quality of existing housing stock within the City.	
Strategy 2.1: Conduct a housing needs assessment and encourage development of a mixture of housing types and price points that meet the needs and wants of Goose Creek's diversifying population.	No formal housing assessment has been made, but modifications to the zoning districts were created to allow more diverse housing typologies by right.
Strategy 2.2: Modify residential and/or commercial zoning districts to better allow for these housing products.	
GOAL 3: Goose Creek will encourage growth that includes diverse housing options within a range of prices accessible to current and future residents.	Ongoing
Strategy 3.1: Allow the development of housing types that address "missing middle housing" types, including multi-family of less than 20 units, townhomes, live/work, duplexes/ triplexes/quadplexes, etc.	Completed with zoning ordinance update.
Strategy 3.2: Create policies/standards that permit smaller units, live/work opportunities, walkable/ connected developments, and mixed-use buildings.	Completed with zoning ordinance update.
Strategy 3.3: Expand residential product by recruiting developers that will build new products – town homes, condos, market rate apartments in or near downtown.	Ongoing

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Goals & Strategies	5-Year Status Update/Notes
Strategy 3.4: Consider incentives for private developers to encourage diverse housing options identified here. Tools could include reducing permit fees, density bonuses, rehabilitation grants, as well as amending the current Economic Development grant program in Goose Creek to allow for residential development based on needs.	Current volume does not require such efforts.
GOAL 4: Goose Creek will encourage housing developments that provide workforce housing near existing and future employment centers.	Ongoing
Strategy 4.1: Recruit employers that provide "work from home" options or employee housing assistance.	
Strategy 4.2: Engage local industries to understand commuting trends, housing needs of employees, telecommuting trends, and employee demographics.	
Strategy 4.3: Incorporate inclusionary zoning measures by requiring developers to make 10-20% of new multi family and attached housing product "affordable."	
Strategy 4.4: Encourage the use of federal or state housing tax credit programs for the creation of affordable units/workforce housing.	
GOAL 5: Goose Creek will encourage multi family development in mixed-use settings.	Multi-family is permitted in the mixed use district.
Strategy 5.1: Support multi-family as "permitted by-right" in any mixed use or commercial zone.	Permitted in Village Node.
Strategy 5.2: Remove zoning conditions to multi-family residential developments with fewer than 10 to 15 dwelling units.	RM zoning permits duplexes, quads, and eight-plexes by right.
TRANSPORTATION	
GOAL 1: Goose Creek will continue to promote its Hiker-Biker Trail System to residents and visitors.	Ongoing
GOAL 2: Goose Creek will support improved transportation roadways for commuters traveling to and/or from commercial, residential and employment centers within the region.	Ongoing
Strategy 2.1: Continue coordination with Berkeley County and SCDOT on projects pertaining to Goose Creek.	
GOAL 3: Goose Creek will encourage a multimodal transportation system that promotes community and economic development and provides a safe and sustainable balance between pedestrian, bicycle, and automobile traffic.	Ongoing
GOAL 4: Goose Creek will focus efforts on transportation improvements that support desired development patterns, better serve residents and employers, and promote enhanced inner-City connectivity.	Ongoing
GOAL 5: Goose Creek will improve coordination efforts with other agencies for road plans/ improvements and alternatives.	Ongoing
GOAL 6: Goose Creek will seek to improve existing traffic and circulation.	Ongoing
Strategy 6.1: Prioritize improvements on streets and intersections with the lowest Level of Service.	
Strategy 6.2: Continue coordination with Berkeley County and SCDOT on projects pertaining to Goose Creek.	
GOAL 7: Goose Creek will support development of a mass transportation plan that encourages alternative transportation options such as park and ride, commuter rail, and promotes potential partnerships with CARTA and TriCounty Link.	Ongoing
GOAL 8: Goose Creek will continue coordination efforts with the BCDCOG in order for the Lowcountry Rapid Transit (LCRT) system to extend its Bus Rapid Transit (BRT) route into the City limits.	Updated zoning code to encourage locations within the Central Creek Overlay District with updated standards.

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Goals & Strategies	5-Year Status Update/Notes
ECONOMICS	
GOAL 1: Goose Creek will encourage the expansion of existing local businesses and provide opportunities for their expansion.	Ongoing
Strategy 1.1: Actively attract and retain new business investment through strategic use of incentives and proactive engagement.	***NEW*** - Increase Economic Activity Initiative from 2026-2030 Strategic Plan.
GOAL 2: Goose Creek will enhance its economic development programming to recruit new investment, support existing industry, and invest in development and redevelopment areas.	Ongoing
Strategy 2.1: Consider Multi-County Industrial Park Designations for the City's two incentive zones.	Under Evaluation
Strategy 2.2: Create a non-profit Development Corporation to work with City's Economic Development Department and City Administration to recruit new industry and investment, while also supporting and retaining existing businesses. The Development Corporation would have the ability to acquire and dispense of property, acquire debt, provide incentives to investors, etc.	
Strategy 2.3: Establish an Economic Development Fund.	Not completed - accomplished instead through smaller incentive programs.
Strategy 2.4: Maximize industrial development and occupancy at Crowfield Corporate Park while expanding capacity for future industrial growth Citywide.	***NEW*** - Increase Economic Activity Initiative from 2026-2030 Strategic Plan.
GOAL 3: Goose Creek will attract industries with higher paying jobs.	
Strategy 3.1: Create targeted recruitment strategy focusing on small warehouse/distribution, supply chain businesses, etc.	Under evaluation - Look at manufacturing, light industrial, corporate headquarters (revisit for full service restaurants, breweries, distilleries and clothing retail) .
Strategy 3.2: Identify areas conducive for employment and industry and ensure appropriate zoning and infrastructure are in place to receive development.	
Strategy 3.3: Incorporate potential development sites just outside of Goose Creek into the annexation strategy on pages 115-117.	
GOAL 4: Goose Creek will reinvest in and improve existing commercial areas.	
Strategy 4.1: Formalize a public-private partnership (PPP) program and establish criteria for investment and development, as well as potential public participation (infrastructure, parking, streetscape, land acquisition, public spaces, etc).	Continual evaluation and implementation of partnership tools including a municipal improvement district (MID) in Carnes.
GOAL 5: Goose Creek will encourage the revitalization of old shopping centers to attract new business, improve curb appeal, and to incorporate improved commercial site and architectural design solutions.	
Strategy 5.1: Evaluate current economic development incentives and amend (if necessary) to apply to the wholesale revitalization and reinvestment in suburban shopping centers, establish design standards, investment thresholds, etc.	In Progress
Strategy 5.2: Implement small-scale incentives for beautification, signage, façade enhancements, etc of individual buildings and sites.	In Progress
GOAL 6: Goose Creek will continue to emphasize regional sports-related and/or arts-related tourism to grow the local economy.	Huge focus on the arts with the Creek Collective and new Pickleball Courts for tournaments. Also exploring BMX track for regional competitions.
Strategy 6.1: Facilitate discovery visits to other communities that have leveraged/ developed these assets. Learn the successes and implement appropriate policies in Goose Creek.	Ongoing
Strategy 6.2: Continue to diversify recreational offerings (Joint City/County Sports Complex, expanded aquatics, gymnastics, etc)	Ongoing

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Goals & Strategies	5-Year Status Update/Notes
GOAL 7: Goose Creek will cultivate an entrepreneurial economy.	
Strategy 7.1: Coordinate small-business development programming with the BCD Chamber and the North Charleston SBDC that features lessons on business planning, networking, mentoring, and marketing.	Working with Lowcountry Local First Community Business Academy and local workshops for entrepreneurs.
Strategy 7.2: Establish a small business empowerment program to existing businesses and startups.	
COMMUNITY FACILITIES	
GOAL 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.	Ongoing
Strategy 1.1: Explore funding sources in addition to impact fees for expansion of community facilities and services.	In progress; business friendly approach with commercial projects as future potential revenue sources.
Strategy 1.2: Develop level of service measures that determine when new services or facilities are needed.	Evaluation underway as part of the 2026 Impact Fee Study.
Strategy 1.3: Promote the creation of parks and playgrounds that are inclusive to adults and children of all abilities.	Completed through the opening of Central Creek Park and ongoing efforts.
GOAL 2: Goose Creek will continue to seek out opportunities to create and program new green space and recreational facilities.	Development of the Food Forest within the updated John McCants Park; other park updates ongoing.
Strategy 2.1: Require all land developers to set aside some land for recreational purposes ("recreational land set asides") or provide funding in lieu to enhance existing recreational amenities.	Previously required; not currently.
Strategy 2.2: Utilize and program green space near public gathering spots to encourage patronage.	In Progress
Strategy 2.3: Develop the Goose Creek Reservoir as a recreational amenity.	
Strategy 2.4: Develop a "Central Park" that could serve as a gathering place for events and recreation.	Developed Central Creek Park (at location previously known as Eubanks Park). A park located specifically within the Central Creek District has not yet been designed.
GOAL 3: Goose Creek will continue to provide industry leading services to our sanitation customers by maintaining and purchasing vehicles on a fixed schedule and adding crews to ensure efficient service to all.	Several vehicles have been purchased, and replacement purchases are scheduled annually.
GOAL 4: Goose Creek will continue to provide healthy, high quality water to our customers while controlling costs to ensure maximum value for every dollar spent.	Ongoing
GOAL 5: Goose Creek will continue replace aging infrastructure to ensure continuous delivery of water from the water plant to the faucet.	Ongoing
CULTURAL RESOURCES	
GOAL 1: Goose Creek will continue to preserve and protect its historic and cultural resources for future generations.	Ongoing - Conservation zoning district; City purchased the Goose Creek Prayer and Wedding Chapel, which was a cultural site within the City, and a new building for the arts was erected to celebrate this site and preserve its legacy.
GOAL 2: Goose Creek will continue to program events to foster community pride.	Ongoing - Increased programs through capital projects including the Daning Amphitheater, the Creek Collective, the Food Forest, and others since 2021.
GOAL 3: Goose Creek will create new opportunities for public art, cultural sites, events, and traditions, in order to better meet the cultural and economic needs of the community.	Additions include Creek Collective, art on dump trucks, art on utility boxes, art on banners, graffiti park, etc.
Strategy 3.1: Facilitate an Arts Master Plan and establish policies for identifying, funding, implementing and maintaining public art, growing arts-related activities and events, and cultivating local partnerships.	Created the Art Fund for development projects in the City; one percent of development costs up to $20,000 require equivalent art installation or fee in lieu to the City to fund other public art throughout the City.

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Goals & Strategies	5-Year Status Update/Notes
NATURAL RESOURCES	
GOAL 1: Goose Creek will support preservation of green space.	Ongoing with more than 100 acres given to the City as part of the Laurel Bay development for conservation.
GOAL 2: Goose Creek will continue to develop its trail systems.	Ongoing
GOAL 3: Goose Creek will increase efforts to safeguard physical and environmental resources through the addition and enhancement of community facilities and services.	Ongoing - Examples through parks improvements such as Central Creek Park and increased services through recreation opportunities at the new Creek Collective, Daning Amphitheater, and the Assembly.
GOAL 4: Goose Creek will continue to regulate the preservation of protected tree species as development occurs.	Ongoing - If mitigation cannot be done on site, then contributions to the tree fund are required. City now protects Grand pines as well.
GOAL 5: Goose Creek will continue to invest in treescaping and increasing the City's tree canopy.	***NEW***
Strategy 5.1: Continue to invest in the treescaping of streets and roadways.	***NEW***
Strategy 5.2: Utilize the data from the Heat Mapping Study to prioritize areas within the City for future treescaping projects.	***NEW***
GOAL 6: Goose Creek will preserve natural areas and other key natural resources.	Sites throughout City continue to be maintained for preservation such as the property across from Central Creek Park.
Strategy 6.1: Preserve and protect wetlands.	See above.
Strategy 6.2: Preserve and protect important wildlife habitat areas.	See above.
Strategy 6.3: Preserve and replace native plant species that support local wildlife.	See above.
RESILIENCY	
GOAL 1: Goose Creek will continue to encourage the use of green infrastructure and other nature-based solutions and best practices to help reduce the impacts of flooding.	***NEW***
GOAL 2: Goose Creek will review the *Goose Creek Action Plan* outlined in the Berkeley County Hazard Mitigation Plan (BCHMP) and implement the recommendations accordingly.	***NEW***
GOAL 3: Goose Creek will implement the necessary recommendations identified in the In-Core Flood Report.	***NEW***
GOAL 4: Goose Creek will work to mitigate the heat island effect and high land surface temperatures.	***NEW***
PRIORITY INVESTMENTS	
GOAL 1: Goose Creek will encourage and facilitate coordination with other jurisdictions, agencies and public service authorities to promote and sustain the quality of life enjoyed and shared by the City's residents and those within the established planning area.	Ongoing
Strategy 1.1: Continue to improve working relationship with Berkeley County.	Ongoing with Berkeley County and updated to include Charleston County collaboration with K-9 training.
Strategy 1.2: Continue to improve communications and coordination efforts with the State of South Carolina, other county governments, and the Berkeley County School District.	Coordinated efforts and training with the SC Office of Resiliency; worked with Berkeley County to facilitate projects in the City such as the ROW plantings along Henry Brown, Jr. Blvd and traffic calming measures; recipient of grants through SC Forestry Commission; See descriptions from grant projects of all departments to show enhanced coordination and support through State funding; etc.
Strategy 1.3: Continue to encourage collaboration and support between municipal departments and agencies.	

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Goals & Strategies	5-Year Status Update/Notes
GOAL 2: Goose Creek will form a Development Corporation that will help fund and execute catalytic development projects.	
Strategy 2.1: Leverage an Economic Development Fund	
GOAL 3: Goose Creek will update its zoning ordinance to promote higher quality development that is more in line with modern development trends.	
Strategy 3.1: Create architectural standards that encourage quality architecture in new development and redevelopment.	Completed with zoning ordinance update.
Strategy 3.2: Establish new zoning districts that accommodate the City's visions for redevelopment, address unique development issues, and create development incentives.	Completed with zoning ordinance update.
Strategy 3.3: Establish a new zoning district for multi-family residential.	Established by-right zoning for mixed use district.
Strategy 3.4: Prohibit incompatible uses that are over-saturated or not conducive to an aesthetically pleasing environment from existing zoning districts.	Completed with zoning ordinance update.
GOAL 4: Goose Creek will establish a group of village nodes	Ongoing
Strategy 4.1: Conduct a plan for a Civic Village Node near the existing City Hall on City-owned land.	Currently, two planned developments approved for civic node.
Strategy 4.2: Conduct a plan for a Central Village Node near the proposed Central Park.	Central Creek Overlay District standards have been developed.

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

FUTURE LAND USE PLAN

Conservation & Open Space

Conservation and open space areas are lands that are environmentally sensitive and are to be protected from development to maintain natural habitats, provide flood protection, and protect water quality, or are otherwise not suitable for any other kind development. These areas may provide informal recreational opportunities, river access, and river-oriented commercial activities. Development in these areas should be limited to support any recreational uses and should minimize impacts to these natural features and assets.

Parks

Parks are lands operated by the City for active and/or passive recreational use, including City-owned parks and parks owned by the Goose Creek Recreation Commission, such as Dogwood Park and Foster Creek Park, which the City operates and maintains. Future parks are also identified on the Future Land Use Map. These lands differ from Conservation/Open Space in that they are intended for public recreational use and may not be loacted in environmentally sensitive areas. Parks should be located near residential and commercial areas and connected to sidewalks, bicycle facilities, and multi-use paths and trails.

Low Density Residential

Low-density residential areas will be developed in both new areas and existing neighborhoods that promote a sense of community. Development will be located where it can be served efficiently by infrastructure, facilities and services, and transportation networks. All development activity will be designed to mitigate adverse impacts on any historic, cultural, and/or natural resources.

Moderate Density Residential

Moderate-density residential areas are designated in locations where such development can provide a transition from low-density neighborhoods to already developed residential and commercial areas. To the extent possible, future communities of this density should be co-located with neighborhood-level centers of non-residential development and should be connected to centers via trails or sidewalks that will provide access to amenities near and in between residential communities. All development activity will be designed to mitigate adverse impacts on any historic, cultural, and/or natural resources.

Village Node

The Village Node District is intended to encourage mixture of residential, commercial, and institutional land uses in a walkable setting. Commercial uses should front existing and future roadways and uses should be “stacked” to create mixed-use buildings where appropriate. A variety of medium-density residential types will be promoted to attract residents of varying lifestyles and income levels. New development and redevelopment should be careful to respect existing residential areas and civic/institutional areas in their design. For example, land uses similar in size, scale, intensity, and character are encouraged along the edge of established residential neighborhoods and communities to create a smooth transition. Landscape features and buffers may be used to transition dissimilar land uses with differing levels of size, scale, intensity, and character.

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Additional updated information on each Future Land Use designation can be found in Appendix A.

Employment

The Employment District promotes economic development opportunities within Goose Creek and its surrounding areas. The Employment Districts are located along or close to major transportation corridors and existing freight rail lines. These areas are ideal locations for professional offices or business parks that can house a variety of uses. Industrial operations providing employment opportunities for area residents are encouraged in this area. Also encouraged are supportive uses like retail and office commercial to serve employees and fulfill complementary needs. Clustering buildings within these centers is preferred to preserve open space within the development site. Site plans, building design and landscaping should be sensitive to the natural features of the site, including views.

Commercial

The Commercial District promotes economic development opportunities while providing quality goods and services to Goose Creek residents and patrons. Commercial areas are located along or close to major transportation corridors and in other areas that see a lot of traffic. New commercial areas should place parking in the rear or side of the development, with the development facing streets and sidewalks. Suburban-style shopping centers and other commercial sites located in these areas should be redeveloped considering their proximity to existing infrastructure and surrounding services. Existing shopping centers with large, oversized parking lots should consider out-parceling to facilitate redevelopment.

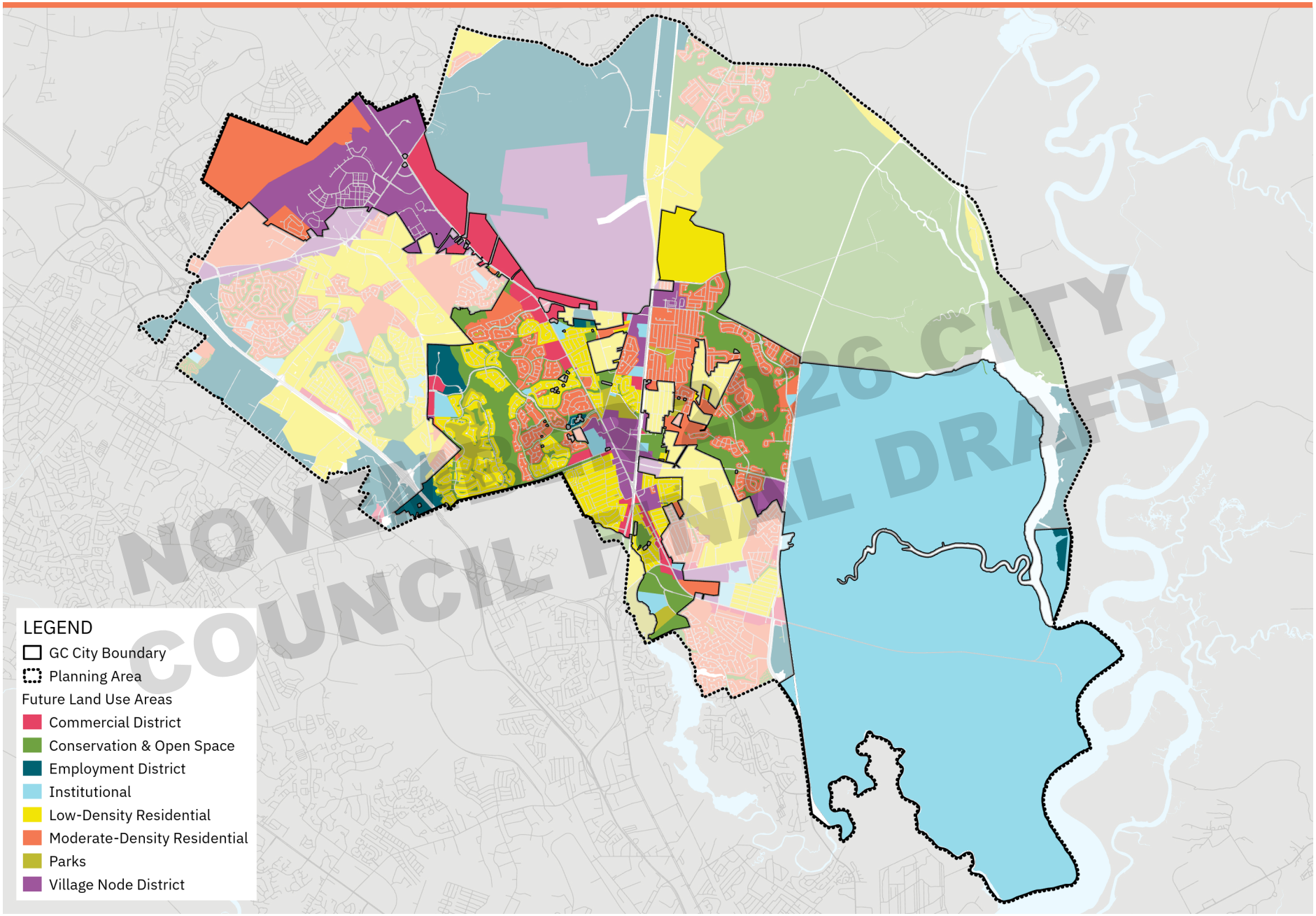
Institutional

Institutional areas intended to accommodate single uses and activities that already exist and are either not likely to change in the next ten years or are not compatible with other land use designations. The characteristics and locational requirements of institutional needs will vary on an individual basis. All new institutional facilities of the same magnitude should be co-located with existing areas whenever possible.

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Additional updated information on each Future Land Use designation can be found in Appendix A.

FUTURE LAND USE AREAS



NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

UPDATED ACTION MATRIX & PRIORITY INVESTMENTS

Funding Sources

General

- City General Fund
- Hospitality "H" Tax
- Local Accommodations "A" Tax
- Municipal Association of South Carolina (MASC)

Infrastructure

- Tax-Increment Financing (TIF) District
- Municipal Improvement District (MID)
- Community Development Block Grant (CDBG) Program
- South Carolina Infrastructure Investment Program (SCIIP)

Transportation

- Transportation Alternative Program (TAP)
- Berkeley County One Cent Sales Tax
- Safe Routes to Schools
- Safe Streets & Roads for All (SS4A) Grant Program
- Highway Safety Improvement Program (HSIP)
- "C" Program
- Charleston Area Transportation Study (CHATS)

Economic Development/Redevelopment

- Abandoned Buildings Credit
- Revolving Loan Fund
- Hometown Economic Development Grant
- Economic Infrastructure Program
- Business Improvement District (BID)
- Kauffman Foundation
- Charleston Area Small Business Development Center (SBDC)

Arts & Tourism

- South Carolina Arts Commission
- Tourism Fund
- Undiscovered SC Grant Program

Parks & Recreation

- Recreational Trails Program (RTP)
- Parks and Recreation Development (PARD) Fund
- Sports Tourism Advertising and Recruitment (STAR) Grant
- Recreation Impacts Fees

Environment/Conservation

- Landscape & Tree Fund
- Land and Water Conservation Fund (LWCF)

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Number	Project/Action Item	Updated Time Frame	Potential Funding Source(s)	Responsible Parties	5-Year Status Update/Notes
LAND USE					
LU.1	Zoning Ordinance Rewrite	Completed	City	Planning & Zoning	***Completed 2023*** - Passed February 2024 and in effect in March 2024. Updated with UDO in 2026.
LU.2	Civic Village Master Plan	Priority	City	Planning & Zoning	Not yet completed; development occurred naturally.
LU.3	Adoption of water system annexation policy	Completed		Annexation Officer	***Completed*** - Water System Annexation Covenant policy has been implemented (2026), and the City is actively receiving covenants as a condition of new water service and is recording them with Berkeley County Register of Deeds.
LU.4	Phases 1.A and 1.B Annexation	Long-Term		Annexation Officer	***Change to Long-Term*** - Donut holes will begin to be filled as a result of the Water System Annexation Covenant Policy over time. Large areas on phase 1 are also on the water service so will be impacted with the Covenant Policy. Laurel Bay development (along HWY 52 and north of Montague Plantation) has been annexed in. This will be a decades long process.
LU.5	Central Village Master Plan	Short-Term	City	Planning & Zoning	Conceptual Master Plan completed 2021 - Full master plan yet to be completed; however, overlay district was completed and is in effect.
LU.6	Acquire properties adjacent to proposed Central Park to be developed	Short-Term	City	Economic Development	Central Creek Park (*previously referenced as Eubanks Park*) has opened, and the City owns land across the street, which can be utilized for future plans towards Central Creek Overlay District.
LU.7	Phase 2 Annexation	Long-Term		Annexation Officer	***Change to Long-Term***
LU.8	Red Bank Road Corridor Redevelopment Plan	Ongoing	City	Planning & Zoning	***Ongoing*** - Overlay district developed; redevelopment plans ongoing.
LU.9	Liberty Hall Village Node Master Plan	No Longer Applicable	City	Planning & Zoning	***Change to No Longer Applicable*** - Not yet completed; due to recent development, unsure if this node will be viable
LU.10	Phase 3 Annexation	Long-Term	City	Annexation Officer	***Change to Long-Term***
HOUSING					
H.1	Conduct a Housing Needs Assessment	Short-Term	City	Planning & Zoning	Not completed; focus on utilization of updated code with new tools for development.
H.2	Encourage development of missing middle, market-rate housing	Short-Term	City	Planning & Zoning	Developed use by right for townhomes and more diverse housing typologies including quads and eight-plexes.
H.3	Recruit employers that help retain employees who live and work within the City	Short-Term		Annexation Officer	Since Covid a lot of employers have switched to working from home; may want to revisit to look at "recruit employers to retain employees who live within the City"
H.4	Engage local industries to understand trends that impact housing need	Short-Term	City	Planning & Zoning	Not yet completed.
H.5	Identify target neighborhoods	Mid-Term	City	Economic Development	
H.6	Implement tools to project neighborhoods	Mid-Term		Annexation Officer	

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Number	Project/Action Item	Updated Time Frame	Potential Funding Source(s)	Responsible Parties	5-Year Status Update/Notes
H.7	Recruit residential developers based on market demand	Mid-Term	City	Planning & Zoning	***Completed, but ongoing*** (see dashboard https://goosecreek.maps.arcgis.com/apps/dashboards/c061208d959e4cf2add1df0d774da86c)
H.8	Consider incentives for diverse housing options	Mid-Term	City	Planning & Zoning	Created new zoning residential zoning districts as well as an employment campus zoning district.
TRANSPORTATION					
Roadway Improvement Projects					
T.1	Henry E. Brown, Jr. Boulevard Phase II Roadway Widening	Completed	County Sales Tax	Berkeley Co.	***Completed*** - All road work complete - landscaping to be installed in Fall 2026
T.2	US-176/St. James Avenue at US-52/Goose Creek Boulevard Intersection Improvements	Short-Term	County Sales Tax	Berkeley Co.	Berkeley County 2022 TST project - County moving forward with interim upgrade/improvements which is currently in design. Long-term improvements in prelim-planning/alternatives development/screening.
T.3	Red Bank Road Corridor Improvements	Underway	SCDOT - HSIP	SCDOT	***Underway*** - SCDOT corridor safety improvement and County's intersection improvement at Henry Brown Jr Blvd/Red Bank Rd let together. Construction substantially complete. Anticipated completion Fall 2026
T.4	US-176/St. James Avenue Phase 1 Roadway Widening	Completed	County Sales Tax	Berkeley Co.	***Completed***
T.5	Crowfield Boulevard at Loganberry Circle Intersection Improvements	Short-Term	SCDOT, City	SCDOT, Public Works	RRFBs Installed, traffic signal status unknown
T.6	Crowfield Boulevard at Centennial Boulevard Intersection Improvements	Short-Term	SCDOT, City	SCDOT, Public Works	RRFBs Installed, traffic signal status unknown
T.7	Conduct study along US-176/St. James Avenue to improve pedestrian safety	Ongoing	SCDOT, City	SCDOT, Public Works	***Ongoing***
T.8	Proposed Traffic Calming Measures	Underway	SCDOT, City	SCDOT, Public Works	***Underway***
T.9	Adler Drive Extension from Liberty Hall Plantation to Brickhope Plantation	Long-Term	County Sales Tax	SCDOT, Public Works	
T.10	US-17A at US-176/St. James Avenue Intersection Improvements	Long-Term	TBD	SCDOT, Berkeley Co.	Intersection upgrade/redesign included in County's US-176 Phase 1 widening project
T.11	US-52/Goose Creek Boulevard at Liberty Hall Road Intersection Improvements	Long-Term	TBD	SCDOT, Berkeley Co.	
T.12	College Park Road from Crowfield Boulevard to I-26	Long-Term	TBD	SCDOT, Berkeley Co.	Being looked at in US-17A Congestion Management Corridor Study
T.13	US-176/St. James Avenue from Mount Holly Road to US-52/Goose Creek Boulevard	Long-Term	TBD	SCDOT, Berkeley Co.	Identified as access management project. SCDOT corridor safety improvement project (US-52 to Old Moncks Corner Rd) included access management elements on corridor - complete.
T.14	US-52/Goose Creek Boulevard from Button Hall Avenue to Red Bank Road	Long-Term	TBD	SCDOT, Berkeley Co.	

NOVEMBER 2026 - CITY COUNCIL FINAL DRAFT

Number	Project/Action Item	Updated Time Frame	Potential Funding Source(s)	Responsible Parties	5-Year Status Update/Notes
T.15	College Park Road at Treeland Drive Intersection Improvements	Visionary	TBD	SCDOT, Berkeley Co.	Being looked at in US-17A Congestion Management Corridor Study
T.16	Old Mount Holly Road from US-176/St. James Avenue to US-52/Goose Creek Boulevard	Mid-Term	TBD	SCDOT, Berkeley Co.	Berkeley County 2022 TST project. County working through design of corridor widening. Funding contributions from SCDOT/CHATS/Berkeley TST.
T.17	US-52 from Montague Plantation Road to Oakley Road	Visionary	TBD	SCDOT, Berkeley Co.	LRTP visionary long-term project.
T.18	US-17A from US-176/St. James Avenue to E. Main Street	Visionary	TBD	SCDOT, Berkeley Co.	US-17A Congestion Management Corridor Study (US-78 to Cypress Gardens Rd) underway. Study looking at short-, mid- and long-term improvement needs to improve safety, operations, congestion along US-17A, College Park Rd and Royle Rd corridors. Anticipated completion Q1 2027.
Bicycle & Pedestrian Improvement Projects (*Priority Projects from Connectivity Plan*)					
T.19	Hiker-Biker Trail Extension #1	Short-Term	City, TAP, RTP	SCDOT, Public Works	Approved with working beginning Fall 2026
T.20	St James Ave Shared-Use Path	Short-Term	City, TAP, RTP	SCDOT, Public Works	Federal funding approved and engineer hired
T.21	Old Mount Holly Road Shared-Use Path	Short-Term	City, TAP, RTP	SCDOT, Public Works	Will be constructed by County as part of upcoming road widening project. Plans are being done now.
T.22	Pineview Trail	Mid-Term	City, TAP, RTP	SCDOT, Public Works	Designed, not yet funded
T.23	Hiker-Biker Trail Extension #2	Mid-Term	City, TAP, RTP	SCDOT, Public Works	Designed, awaiting permits
T.24	Hiker-Biker Trail Extension #3	Mid-Term	City, TAP, RTP	SCDOT, Public Works	
T.25	Foster Creek Elementary & Foster Creek Park Shared-Use Path Connector	Long-Term	City, TAP, RTP	SCDOT, Public Works	
T.26	Liberty Hall Road Shared-Use Path	Long-Term	City, TAP, RTP	SCDOT, Public Works	
T.27	Red Bank Road Complete Street	Long-Term	City, TAP, RTP	SCDOT, Public Works	
T.28	Button Hall Road Shared-Use Path	Long-Term	City, TAP, RTP	SCDOT, Public Works	
T.29	St James Ave Complete Street	Long-Term	City, TAP, RTP	SCDOT, Public Works	
Mass Transit Projects					
T.30	Add Park & Ride location to CS1 at Roper hospital	Mid-Term	County Sales Tax	City, Berkeley Co.	
T.31	Add Park & Ride location to CS1 at proposed Central Village Node	Long-Term	County Sales Tax	City, Berkeley Co.	

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Number	Project/Action Item	Updated Time Frame	Potential Funding Source(s)	Responsible Parties	5-Year Status Update/Notes
ECONOMICS					
E.1	Create non-profit Goose Creek Development Corporation (GCDC)	Long-Term	City, Chamber of Commerce, Private Sector	Economic Development	***Change to Long-Term*** - Due to the excessive cost and limited availability of property in and around the City, forming an EDC would not be feasible.
E.2	Multi-County Industrial Park Designation	Long-Term	City, Private Sector	Economic Development, Berkeley Co., Adjacent County(ies)	***Change to Long-Term*** - Berkeley County has been open to allowing MCIP designation to properties in Goose Creek
E.3	Establish an Economic Development Fund (EDF)	Ongoing	MCIP, City	Economic Development	***Ongoing*** - The City already invests in local infrastructure and funds programs to help grow businesses in Goose Creek. For example, small business training thru Lowcountry Local First and facade grant.
E.4	Create targeted recruitment strategy	Short-Term	Hospitality Tax	Economic Development	The City worked with Golden Shovel to create and implement a comprehensive marketing strategy in 2020. Unfortunately this strategy was unsuccessful and did not benefit economic development in the City.
E.5	Identify receiving areas for employment and industry	Short-Term		Economic Development, Planning & Zoning	
E.6	Plan for potential development sites in Annexation Strategy	Ongoing		Economic Development, Planning & Zoning	***Ongoing***
E.7	Evaluate current economic development incentives	Mid-Term		Economic Development	***Change to Mid-Term*** - Economic development incentives have been updated to reduce the investment level in order to qualify for incentives from the City. (Reevaluate amount)
E.8	Facilitate discovery visits to successful communities with sports- and arts-based tourism	Completed	City	Economic Development	Visits have been completed by recreation staff.
E.9	Coordinate small business development programming	Short-Term	Chamber of Commerce, SBDC	City, Chamber of Commerce, Economic Development	The City currently partners with Lowcountry Local First on the Community Business Academy that provides business training for small businesses and entrepreneurs
E.10	Implement small-scale incentives for new investment	Mid-Term	City	Economic Development	Incentives have been lowered but only to $250,000 per feedback from City Council
E.11	Continue to diversify recreational offerings for economic development	Ongoing	City	Recreation, Economic Development	***Ongoing*** - Currently working on new sports tourism facilities such as BMX track
E.12	Establish a small business empowerment program	Mid-Term	City, Chamber of Commerce, Kauffman Foundation	Chamber of Commerce, Economic Development	The City currently partners with Lowcountry Local First on the Community Business Academy that provides business training for small businesses and entrepreneurs

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Number	Project/Action Item	Updated Time Frame	Potential Funding Source(s)	Responsible Parties	5-Year Status Update/Notes
COMMUNITY FACILITIES					
C.1	Eubanks Park Rehabilitation	Completed	City	Recreation, GCRC[1]	***Completed*** - Completely transformed into Central Creek Park in 2022. Investments total $9 million ($1.2 in private sponsorships/donations)
C.2	Central Park Master Plan	Short-Term	City	Recreation, GCRC	Conceptual Master Plan completed 2021
C.3	Central Park engineering and construction	Completed	City	Recreation, GCRC	***Completed*** - Completed as part of the Eubanks Park rehabilitation and completion of Central Creek Park on Old Moncks Corner Rd.
C.4	Parks & Recreation Master Plan	Completed	City		***Completed 2021***
C.5	Reservoir Park Master Plan	Mid-Term	City	Recreation, GCRC	No plan in progress at this time.
C.6	Reservoir Park engineering and construction	Long-Term	City	Recreation, GCRC	
C.7	Underground utilities installation	Long-Term	City	Public Works	Expansion South project was completed in 2026 bringing water down Red Bank and around Snake Road.
C.8	City-wide Signage and Wayfinding Plan	Ongoing	City	Planning & Zoning	***Ongoing*** - Plan developed, and wayfinding signs placed throughout City.
CULTURAL RESOURCES					
CR.1	Facilitate an Arts Master Plan	Mid-Term		Recreation	In progress with Parks & Recreation Master Plan Update.

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

1 *Goose Creek Recreation Commission (GCRC)*

APPENDIX A:

ADDITIONAL BACKGROUND INFORMATION

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Change in Racial & Ethnic Diversity

	2010		2018		2024		2010-2024 Change	2010-2024 % Change
Total Population	**34,765**		**41,339**		**48,078**		**13,313**	**38%**
White Alone	26,369	75.8%	28,555	69.1%	28,347	59.0%	1,978	8%
Black or African American Alone	5,302	15.3%	8,169	19.8%	11,269	23.4%	5,967	113%
Asian Alone	1,253	3.6%	1,420	3.4%	1,633	3.4%	380	30%
Other Race Alone	955	2.7%	1,397	3.4%	2,699	5.6%	1,744	183%
American Indian and Alaskan Native	203	0.6%	122	0.3%	88	0.2%	-115	-57%
Native Hawaiian and Other Pacific Islander	2	0.0%	10	0.0%	30	0.1%	28	1400%
Some Other Race Alone	750	2.2%	1,265	3.1%	2,581	5.4%	1,831	244%
Two or More Races	886	2.5%	1,798	4.3%	4,130	8.6%	3,244	366%
Hispanic or Latino (of any race)	1,947	5.6%	3,424	8.3%	5,141	10.7%	3,194	164%

2024 Poverty Status Comparison

	Goose Creek		Hanahan		Moncks Corner		North Charleston		Summerville		Berkeley County	
Total Population	45,495		21,175		15,138		115,875		51,324		242,190	
Living Below Poverty Level	2,945	6.5%	2,474	11.7%	1,260	8.3%	16,734	14.4%	5,200	10.1%	24,021	9.9%
Under 18	9,752		5,319		4,203		25,539		11,696		57,274	
Children in Poverty	757	7.8%	1,205	22.7%	444	10.6%	5,428	21.3%	1,340	11.5%	7,922	13.8%
18-64	29,925		13,106		9,419		75,832		31,461		148,598	
18-64 in Poverty	1,753	5.9%	1,048	8.0%	635	6.7%	9,131	12.0%	2,958	9.4%	12,832	8.6%
65 & Over	5,818		2,750		1,516		14,504		8,167		36,318	
Elders in Poverty	435	7.5%	221	8.0%	181	11.9%	2,175	15.0%	902	11.0%	3,267	9.0%
Living Below Poverty Level	2,945		2,474		1,260		16,734		5,200		24,021	
Children in Poverty	757	25.7%	1,205	48.7%	444	35.2%	5,428	32.4%	1,340	25.8%	7,922	33.0%
18-64 in Poverty	1,753	59.5%	1,048	42.4%	635	50.4%	9,131	54.6%	2,958	56.9%	12,832	53.4%
Elders in Poverty	435	14.8%	221	8.9%	181	14.4%	2,175	13.0%	902	17.3%	3,267	13.6%

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Goose Creek 2023 Retail Gap/Opportunity Analysis Report by Retail Coach

NAICS Code	Description/Retail Establishment Type	Demand	Supply	Retail Gap	Index
44, 45, 722	**Total retail trade including food and drinking places**	**$908,437,860**	**$635,206,790**	**$273,231,070**	**0.70**
441	Motor vehicle and parts dealers	$215,078,954	$108,941,085	$106,137,868	0.51
4411	Automobile dealers	$186,917,863	$70,532,116	$116,385,747	0.38
4412	Other motor vehicle dealers	$13,543,390	$21,472,973	-$7,929,583	1.59
4413	Automotive parts, accessories, and tire stores	$14,617,701	$16,935,997	-$2,318,296	1.16
442	Furniture and home furnishings stores	$15,700,037	$8,838,403	$6,861,634	0.56
4421	Furniture stores	$9,190,338	$4,657,021	$4,533,317	0.51
4422	Home furnishings stores	$6,509,699	$4,181,383	$2,328,317	0.64
443	Electronics and appliance stores	$12,345,901	$43,548,194	-$31,202,293	3.53
443141	Household appliance stores	$2,690,435	$1,097,473	$1,592,961	0.41
443142	Electronics stores	$9,655,467	$42,450,721	-$32,795,254	4.40
444	Building material and garden equipment and supplies dealers	$57,949,052	$44,163,264	$13,785,787	0.76
4441	Building material and supplies dealers	$51,261,266	$40,626,446	$10,634,820	0.79
44411	Home centers	$28,698,807	$30,012,192	($1,313,385)	1.05
44412	Paint and wallpaper stores	$1,981,557	$797,319	$1,184,238	0.40
44413	Hardware stores	$4,228,905	$1,888,886	$2,340,019	0.45
44419	Other building material dealers	$16,351,997	$7,928,048	$8,423,949	0.48
4442	Lawn and garden equipment and supplies stores	$6,687,786	$3,536,819	$3,150,967	0.53
44421	Outdoor power equipment stores	$1,427,218	$1,397,700	$29,518	0.98
44422	Nursery, garden center, and farm supply stores	$5,260,567	$2,139,119	$3,121,449	0.41
445	Food and beverage stores	$111,950,582	$104,053,651	$7,896,930	0.93
4451	Grocery stores	$101,034,605	$96,234,948	$4,799,657	0.95
44511	Supermarkets and other grocery (except convenience) stores	$96,636,525	$92,015,956	$4,620,569	0.95
44512	Convenience stores	$4,398,080	$4,218,992	$179,088	0.96
4452	Specialty food stores	$2,911,957	$1,171,867	$1,740,090	0.40
4453	Beer, wine, and liquor stores	$8,004,019	$6,646,836	$1,357,183	0.83
446	Health and personal care stores	$47,919,434	$32,675,403	$15,244,031	0.68
44611	Pharmacies and drug stores	$41,306,105	$28,566,776	$12,739,329	0.69
44612	Cosmetics, beauty supplies, and perfume stores	$2,886,921	$2,569,949	$316,972	0.89
44613	Optical goods stores	$1,104,033	$615,515	$488,519	0.56
44619	Other health and personal care stores	$2,622,375	$923,163	$1,699,211	0.35

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

NAICS Code	Description/Retail Establishment Type	Demand	Supply	Retail Gap	Index
447	Gasoline stations	$67,061,542	$55,984,080	$11,077,462	0.83
448	Clothing and clothing accessories stores	$32,945,335	$20,483,299	$12,462,036	0.62
4481	Clothing stores	$22,368,482	$16,804,638	$5,563,844	0.75
44811	Men's clothing stores	$796,052	$1,174,567	-$378,515	1.48
44812	Women's clothing stores	$4,063,660	$1,014,383	$3,049,277	0.25
44813	Children's and infants' clothing stores	$1,419,050	$1,079,333	$339,717	0.76
44814	Family clothing stores	$13,199,254	$11,641,397	$1,557,858	0.88
44815	Clothing accessories stores	$1,053,858	$1,233,159	-$179,300	1.17
44819	Other clothing stores	$1,836,606	$661,799	$1,174,807	0.36
4482	Shoe stores	$3,881,953	$1,439,199	$2,442,754	0.37
4483	Jewelry, luggage, and leather goods stores	$6,694,900	$2,239,462	$4,455,438	0.33
44831	Jewelry stores	$4,510,554	$2,239,462	$2,271,092	0.50
44832	Luggage and leather goods stores	$2,184,345	$0	$2,184,345	-
451	Sporting goods, hobby, musical instrument, and book stores	$10,851,845	$2,658,305	$8,193,540	0.24
4511	Sporting goods, hobby, and musical instrument stores	$9,338,026	$1,990,272	$7,347,754	0.21
45111	Sporting goods stores	$5,758,652	$1,222,840	$4,535,813	0.21
45112	Hobby, toy, and game stores	$2,733,501	$399,044	$2,334,457	0.15
45113	Sewing, needlework, and piece goods stores	$305,689	$187,515	$118,174	0.61
45114	Musical instrument and supplies stores	$540,183	$180,873	$359,311	0.33
4512	Book stores and news dealers	$1,513,819	$668,033	$845,787	0.44
452	General merchandise stores	$96,804,699	$104,341,765	-$7,537,066	1.08
4522	Department stores	$11,540,358	$9,143,225	$2,397,133	0.79
4523	Other general merchandise stores	$85,264,341	$95,198,540	-$9,934,199	1.12
453	Miscellaneous store retailers	$15,585,397	$10,227,104	$5,358,293	0.66
4531	Florists	$769,565	$105,046	$664,519	0.14
4532	Office supplies, stationery, and gift stores	$2,929,011	$2,006,702	$922,309	0.69
45321	Office supplies and stationery stores	$1,376,618	$1,032,569	$344,049	0.75
45322	Gift, novelty, and souvenir stores	$1,552,393	$974,133	$578,259	0.63
4533	Used merchandise stores	$2,220,030	$1,636,051	$583,979	0.74
4539	Other miscellaneous store retailers	$9,666,791	$6,479,305	$3,187,486	0.67
45391	Pet and pet supplies stores	$2,746,777	$1,187,668	$1,559,109	0.43
45399	All other miscellaneous store retailers	$6,920,014	$5,291,636	$1,628,378	0.76

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

NAICS Code	Description/Retail Establishment Type	Demand	Supply	Retail Gap	Index
454	Non-store retailers	$130,629,322	$27,683,206	$102,946,116	0.21
722	Food services and drinking places	$93,615,760	$71,609,030	$22,006,730	0.76
7223	Special food services	$6,967,430	$3,376,338	$3,591,092	0.48
7224	Drinking places (alcoholic beverages)	$2,793,832	$2,250,739	$543,093	0.81
7225	Restaurants and other eating places	$83,854,498	$65,981,953	$17,872,545	0.79
722511	Full-service restaurants	$41,229,999	$33,252,967	$7,977,033	0.81
722513	Limited-service restaurants	$36,160,977	$28,168,717	$7,992,260	0.78
722514	Cafeterias, grill buffets, and buffets	$922,132	$2,141,180	-$1,219,048	2.32
722515	Snack and nonalcoholic beverage bars	$5,541,390	$2,419,090	$3,122,300	0.44

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Future Land Use Designations: Updated Detailed Descriptions

Conservation & Open Space

Land Uses & Development Types:

- Privately-owned passive recreation areas
- Privately-owned parks and amenities (i.e. HOA amenities)
- Trails and walking paths
- Eco-tourism establishments
- Wildlife refuges
- River-oriented commercial (only on lands that are not classified as being environmentally sensitive

Implementation Measures:

- Development standards to protect wetlands and wildlife habitats

Appropriate Zoning Districts:

- C Conservation District
- Any other zoning district that permits the land uses and development types listed by the City

Parks

Land Uses & Development Types:

- Community parks
- Sports facilities
- Water-oriented recreation
- Trails and walking paths

Implementation Measures:

- Identify lands appropriate for new sports facilities to create sports tourism opportunities
- Create new park at Goose Creek Reservoir
- Create new town green near the Central Village Node

Appropriate Zoning Districts:

- Any zoning district that permits the land uses and development types described by the City

Low Density Residential

Land Uses & Development Types:

- Single-family residential detached housing on medium-sized lots (> 0.15 acres)
- Neighborhood parks smaller than 3 Acres
- Neighborhood-level amenities and recreation
- Neighborhood-level civic and institutional uses (schools, churches, etc)
- Planned communities and infill housing on larger lots.

Implementation Measures:

- Revision of architectural and site design standards to encourage better-quality development
- Encourage Smart Growth and Traditional Neighborhood Development principles, where appropriate
- Complaint-based code enforcement
- Traffic calming, where necessary
- Local streets that connect to collector streets
- Pedestrian amenities such as connected sidewalks and trails
- Infill development

Appropriate Zoning Districts:

- RSF Residential Single-Family District

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Moderate Density Residential

Land Uses & Development Types:

- Single-family residential detached housing on small lots (< 0.15 acres)
- Accessory dwelling units (ADUs)
- Townhomes
- Two-family, four-unit, and eight-unit homes
- Cottage court neighborhoods
- Neighborhood parks and playfields
- Neighborhood-level amenities and recreation
- Neighborhood-level civic and institutional uses (schools, churches, etc)

Implementation Measures:

- Zoning updates that promote and encourage housing diversity
- Revision of architectural and site design standards to encourage better-quality development
- Encourage Smart Growth and Traditional Neighborhood Development principles, where appropriate
- Complaint-based code enforcement
- Traffic calming, where necessary
- Mixture of planned communities and infill development

Appropriate Zoning Districts:

- RM Residential Mixed District
- PD Planned Development District
- FRD Flexible Review District

Village Node District

Land Uses & Development Types:

- Townhomes
- Commercial retail (shops, restaurants, etc)
- Service retail (salons, gyms, etc)
- Consumer-facing office (banks, real estate, etc)
- Professional office (medical, legal, etc)
- Mixed-use (i.e. commercial on the bottom, with upper-story office or multi-family units)
- Neighborhood-level or community level parks
- Amenities and recreation
- Civic and institutional uses (schools, churches, etc)

Implementation Measures:

- A mixed-use zoning district
- Permit mixed-use buildings with conditions
- Prohibit multi-family from being placed directly adjacent to established single-family neighborhoods
- Street design standards for future internal streets lined with sidewalk
- Require inter-parcel connectivity
- Lot consolidation incentives
- Prohibit parcel-wide curb cuts
- Adaptive reuse
- Infill development
- Building performance standards for new construction and rehabilitation of older buildings
- Tax incentives, density bonuses, and an expedited development and site plan review process for new development / redevelopment
- Flexible shared parking standards

Appropriate Zoning Districts:

- VN Village Node District
- PD Planned Development District

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Employment District

Land Uses & Development Types:

- Commercial retail (shops, restaurants, etc)
- Service retail (salons, gyms, etc)
- Consumer-facing office (banks, real estate, etc)
- Professional office (medical, legal, etc)
- Office / business parks
- Co-working spaces
- Light industrial
- Manufacturing
- Utilities
- Warehouses and storage

Implementation Measures:

- State and Federal economic development programs to promote tax incentives
- Tax/administrative incentives for new businesses/employers
- Tax/administrative incentives for clean industry
- Impose some restrictions of uses such as used car lots, gas stations, contractor yards, vehicle storage, etc.
- Buffering and screening between industrial developments and existing residential neighborhoods
- Marketing geared toward potential employers
- Impact fees

Appropriate Zoning Districts:

- GC General Commercial District
- EC Employment Campus District
- LI Light Industrial District
- HI Heavy Industrial District
- PD Planned Development District

Commercial District

Land Uses & Development Types:

- Commercial retail (shops, restaurants, etc)
- Service retail (salons, gyms, etc)
- Consumer-facing office (banks, real estate, etc)
- Professional office (medical, legal, etc)
- Amenities and recreation
- Civic and institutional uses (schools, churches, etc)

Implementation Measures:

- Zoning updates that promote street oriented commercial development
- Restriction of uses such as used car lots, gas stations, contractor yards, vehicle storage, etc. to industrial areas.
- Lot consolidation incentives
- Revision of architectural and site design standards to encourage better-quality development
- Require inter-parcel connectivity
- Prohibit parcel-wide curb cuts
- Negotiate and enforce shared parking agreements
- Adaptive reuse and “out-parceling”

Appropriate Zoning Districts:

- GC General Commercial District
- LI Light Industrial

Institutional

Land Uses & Development Types:

- City / County administrative offices
- Police and fire services
- Berkeley County schools
- Places of worship
- Naval Weapons Station
- Community centers
- Other public / civic uses (not including parks)

Implementation Measures:

- Co-location of facilities whenever possible.
- Joint-use agreements with public and private entities such as schools and non-profit organizations to fund, establish, and maintain civic centers.
- In the event of a base closure, the City should consider creating a master plan for this specific area in addition to updating the Comprehensive Plan.

Appropriate Zoning Districts:

- NSAC Naval Support Activity Charleston (for operations related to the Naval Weapons Station)
- Any zoning district that permits the land uses and development types described, not including the Naval Weapons Station

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT



THE CITY OF

GOOSE CREEK

BERKELEY CO. EST. 1961 SO. CAROLINA

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

A RESOLUTION BY THE CITY OF GOOSE CREEK PLANNING COMMISSION RECOMMENDING THE CITY OF GOOSE CREEK CITY COUNCIL TO APPROVE THE ADOPTION OF THE FIVE-YEAR REVIEW OF THE CITY OF GOOSE CREEK COMPREHENSIVE PLAN, IN ACCORDANCE WITH THE SOUTH CAROLINA LOCAL GOVERNMENT COMPREHENSIVE PLANNING ENABLING ACT OF 1994, S.C. CODE OF LAWS ANN. § 6-29-510, *et seq*

WHEREAS, the Planning Commission, composed of members of the public, guided the creation of the Comprehensive Plan in 2020-21; and

WHEREAS, the City has undertaken the public process of the required five-year review and update of the Comprehensive Plan in 2025-2026 for the City's future growth; and

WHEREAS, multiple opportunities for public input were provided; and

WHEREAS, the City of Goose Creek Comprehensive Plan Five-Year Review contains an overview of the review process; an updated description of current conditions; revisions to the future land uses; an expansion of the vision, goals and objectives reflecting the changes in the last five years; the integration of the resiliency and hazard mitigation element to the other nine required comprehensive planning elements per Act 163 of 2020; and updated implementation strategies and time frames; and

WHEREAS, South Carolina Code Ann.§ 6-29-520 requires that a recommendation of the plan or any element, amendment, extension, or addition must be by resolution of the Planning Commission, carried by the affirmative votes of at least a majority of the entire membership;

WHEREAS, this process is in in accordance with the South Carolina Comprehensive Planning Act of 1994 and meets all requirements of South Carolina Code Ann.§ 6-29-510, 520, 530, and 540.

NOW, THEREFORE, BE IT RESOLVED by the City of Goose Creek Planning Commission, in a meeting duly assembled, that the City of Goose Creek Comprehensive Plan Five-Year Review is hereby recommended for approval and adoption by the City of Goose Creek City Council.

Done this 3 day of November, 2026.

CITY OF GOOSE CREEK, SOUTH CAROLINA

Judie Edwards

Judie Edwards, Chairperson, Planning Commission

ATTEST: Kendra Wise

Kendra Wise, Planning and Zoning Director



GOOSE CREEK COMP 2026 PLAN

5-YEAR REVIEW

November 2026 City Council Draft


SKJ
MARKET
Greetings from
Goose Creek
RESERVED PARKING
VAN ACCESSIBLE

ACKNOWLEDGMENTS

City Council

Gregory Habib, Mayor
Jerry Tekac, Mayor Pro-Tem
Melissa Enos-Sims
Debra Green-Fletcher
Christopher Harmon
Corey McClary
Gayla McSwain

Planning Commission

Judie Edwards, Chairperson
Heather Byrd, Vice Chairperson
Lisa Burdick
Stephan “Nick” Matthews
Gena Glaze
Anthony Jenkins
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City of Goose Creek

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John Farrell, Planner II
Emma Hall, Planner II
Brenda Moneer, Planning Specialist

Residents of the City of Goose Creek

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

BCDCOG
BERKELEY-CHARLESTON-DORCHESTER COUNCIL OF GOVERNMENTS
PLANNING, PARTNERSHIP & PROSPERITY

This plan was prepared for the City of Goose Creek with the assistance of the Berkeley-Charleston-Dorchester Council of Governments (BCDCOG)

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NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Reserved for Adoption Ordinance

TABLE OF CONTENTS

1 | Introduction

9 | Goose Creek Today

10 | Population

15 | Land Use

24 | Housing

30 | Transportation

47 | Economics

54 | Community Facilities

63 | Cultural Resources

69 | Natural Resources

76 | Resiliency

85 | Goose Creek Tomorrow

86 | Updated Goals & Strategies Matrix

93 | Future Land Use Plan

96 | Updated Action Matrix & Priority Investments

102 | Appendix A: Additional Background Information





NOVEMBER 2025 CITY COUNCIL FINAL DRAFT

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NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

INTRODUCTION

BACKGROUND

Fifty years ago, the City of Goose Creek was one of the fastest growing communities in the nation, attracting families, businesses, and investments that helped shape the community seen today. Since then, the City has continued to grow and is now the eighth most populous municipality in South Carolina and a major bedroom community within the Charleston-North Charleston Metropolitan Statistical Area (MSA)[1]. The City has worked hard to balance the community's continued growth and development with the preservation of its high quality of life that has been cultivated over the years.

As the MSA continues to experience a population and development boom, the City of Goose Creek is at a crossroads: does it remain a bedroom community or can it take advantage of the region's ongoing transformation to evolve itself as an emerging Live, Work, Play community.

Recent efforts by the City – such as the over $22 million in investments to its park's facilities, the upcoming joint Public Safety Training Complex, and the over $81,000 spent on murals and other public art – showcase the City's investments into the future of the community. The City's focus on enhancing existing municipal infrastructure, services, and functions will continue to help build resiliency and position the City for long-term success.

NOVEMBER
COUNCIL FINAL DRAFT

1 Charleston-North Charleston MSA includes Berkeley, Charleston, and Dorchester Counties and will be referred to as the BCD Region or simply the Region throughout the plan.

PURPOSE OF A COMP PLAN

"A comprehensive plan serves as a "roadmap" for a municipality during a long-term period, usually 10 to 20 years. It outlines a vision, and then describes the steps to take in order to fulfill it."

- Goose Creek 2020 Comprehensive Plan

A comprehensive plan, or simply comp plan, should include the following components: a vision statement, a list of goals and objectives, an inventory of ten existing condition elements, a needs assessment, and an implementation plan. A comp plan can be a highly influential resource for a community, providing local leaders with guidance on future decision-making related to transportation, public services, affordable housing, natural resources, capital improvements, economic development, and zoning and land use. It also serves as an advisory document for local governments to help shape policies and regulations that work to implement the vision of the community.

Some common examples of implementation tools used by municipalities to achieve their vision include zoning ordinances, subdivision and land development regulations, design guidelines, impact fees, capital improvement planning, investments through the annual budget, grants, or other funding sources, developer agreements, conservation efforts, and changes in internal policies and procedures.

5-Year Review

As the City of Goose Creek continues to grow and evolve, continuously updating the City's comprehensive plan is vital for ensuring that ongoing and future planning efforts continue to meet the wants and needs of the community. This five-year review provides the City with the opportunity to monitor its progress towards achieving the vision established in the 2020 Comp Plan. It will also update the existing condition elements to reflect the recent changes throughout the community, build on the identified implementation goals, strategies, and actions, and re-examine the City's future priorities for the next five to ten years.

This plan serves as the five-year review of the City's ten-year comprehensive plan update adopted May 2021 and amended November 2023. It was developed in conformance with the 1994 State Comprehensive Planning Act (S.C. Code §6-29-310 - §6-29-380).

2020 Vision Statement

Goose Creek is a close-knit community that seeks to achieve a balance between continued growth, new development, and the preservation of quality of life. The City will promote smart growth principles by implementing the following guidelines:

- *Create and enforce guidelines and principles that promote high-quality development and redevelopment throughout the City;*
- *Provide planned infrastructure improvements to adequately support future population and employment growth;*
- *Maintain a balance between creating new greenspace and conserving open space when new development and redevelopment occurs;*
- *Promote reinvestment in existing residential neighborhoods in order to provide more diverse housing options for a growing and changing population;*
- *Attract new businesses and industries that meet the needs of the population and spur economic development; and*
- *Maintain the exceptional level of safety and security of its residents.*

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

PLANNING PROCESS

2026 Project Timeline

March

- Joint Kick-Off Meeting with Planning Commission & City Council

May

- Spring Open House

June-July

- Review 2020 Plan
- Create Updated Goals, Strategies, & Action Matrix

August

- Data Collection & Analysis
- City Department Interviews

September

- Fall Open House

October

- Final Draft Review
- City Council Workshop

November-December

- Final Adoption Process with Planning Commission & City Council

The City of Goose Creek contracted with the Berkeley-Charleston-Dorchester Council of Governments (BCDCOG) in October 2025 to facilitate the five-year review of its 2020 Comprehensive Plan. The project officially kicked off in March 2026 with a joint kick-off meeting with Planning Commission and City Council to inform them of the project scope, schedule, and process.

Public engagement with Goose Creek residents and collaboration between City Staff, Planning Commission, and City Council were essential for conducting an effective comprehensive planning process.

Public Engagement

There were two primary public engagement events held in the Spring and Fall as part of the scoped planning process. These events were walkthrough style open houses with numerous interactive stations and information boards. Topics discussed at these events included housing affordability, retail potential, traffic congestion, resiliency & hazard mitigation, smart growth principles, and future priorities.

In addition, the City's Planning Department also set up a table focused on the five-year review at numerous community events throughout the Fall, including at the Backyard Resiliency Workshop in Summerville, the Button Hall Parking Day event, and at the City's annual Fall Festival. A small online survey was also used at these events to better capture public input.

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

PUBLIC ENGAGEMENT EVENTS

The Spring Open House was held on May 18th from 5pm to 7pm at the Goose Creek Fire Station HQ. Approximately 15-20 people attended the event.

The Fall Open House was held on September 14th from 5pm to 7pm at the Goose Creek Community Center. Approximately 20 people attended the event.

Other Public Engagement Events

The Backyard Resiliency Workshop was held on September 12th at the Rollins Edwards Community Center in Downtown Summerville from 10am to 12pm. Over 90 people attended the event.

The Button Hall Parking Day Event was held on September 18th from 5pm to 8pm. The event closed portions of Button Hall Road and demonstrated what certain traffic improvements could look like along that corridor. Approximately 500 people attended the event.

Goose Creek's Annual Fall Festival was held on October 3rd & 4th at the Daning Amphitheater. More than 4,000 people attended the event despite rainy/cloudy weather conditions.

Overall, there were 23 total online survey participants in addition to more in person participants at each event table.





WHICH OF THE IDENTIFIED GUIDELINES DO YOU THINK SHOULD BE THE PRIORITY FOR THE NEXT 5 TO 10 YEARS?

	Top Priority	Still Relevant	Neutral/No Opinion	Not Relevant
1. Create and enforce guidelines and principles that promote high-quality development and redevelopment throughout the City.				
2. Provide planned infrastructure improvements to adequately support future population and employment growth.				
3. Maintain a balance between creating new greenspace and conserving open space when new development and redevelopment occurs.				
4. Promote reinvestment in existing residential neighborhoods in order to provide more diverse housing options to a growing and changing population.				
5. Attract new businesses and industries that meet the needs of the population and spur economic developments.				
6. Maintain the exceptional level of safety and security of its residents.				

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

RECENT ACCOMPLISHMENTS

CITY OF GOOSE CREEK | **COMPREHENSIVE PLAN: 5 YEAR REVIEW**

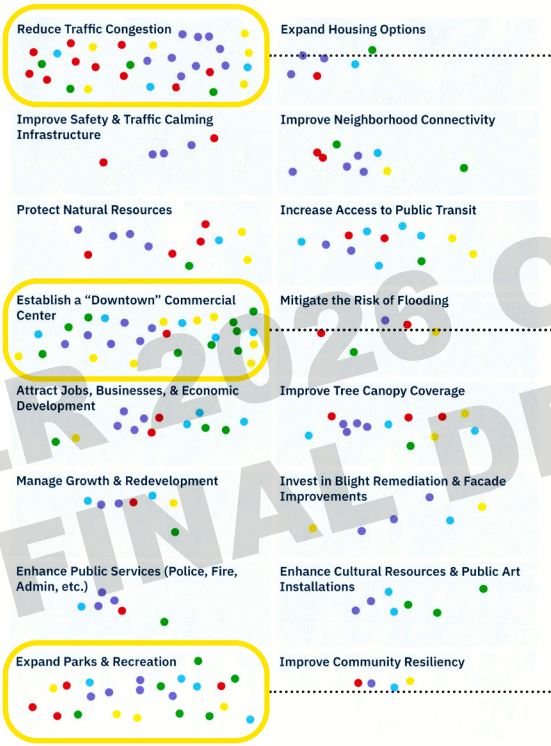
PLANNING & CAPITAL IMPROVEMENT PROJECTS*

PROJECT, PLAN, OR STUDY	TIME FRAME	PROJECT AREA
2020 Comprehensive Plan	Adopted 2021	Citywide
Connectivity Plan	Completed 2021	Citywide
Micromobility Report (as Addendum to Connectivity Plan)	Completed 2023	Citywide
2023 Strategic Plan	Completed 2023	Citywide
2026 Strategic Plan	Completed 2026	Citywide
In-Core Flood Exposure Reports	Completed 2025 & 2026	Citywide
Heat Mapping Study	Completed 2026	Citywide
Camelot Sewer Project	Under Construction 2026	S. Goose Creek Blvd
Development Impact Fee Study	Ongoing	Citywide
Joint Public Safety Training Complex	Started in 2025, Tentative Opening in 2030	Central Village
Fire Station IV	Started in 2019, Tentative Opening in early 2027	Carnes Crossroads
SS4A: St James Corridor Safe Streets & Crossings	Ongoing, Grant Awarded 2025	St James Ave
SS4A: Button Hall Demonstration Project	Ongoing, Grant Awarded 2026	Button Hall Rd
Goose Creek Public Arts Fund	Established 2023	Citywide
Zoning Ordinance Rewrite	Adopted 2023	Citywide
Design & Regulations Manual	Adopted 2026	Citywide
Unified Development Ordinance	Adopted 2026	Citywide
Needs Assessment to Expand Public Works & Police Dept's	Planned for 2027	N/A
St James Avenue Shared-Use Path (3.28 miles)	Planned	From N Main St to Old Mount Holly Rd
Old Mount Holly Road Shared-Use Path (1.56 miles)	Planned alongside County Road Widening Project	From N Goose Creek Blvd to St James Ave

**Note: The table above does not include projects related to Parks & Recreation.*

FUTURE PRIORITIES

Which of the following topics should the City of Goose Creek prioritize in the future? Choose up to 5 topics.



Establish a "Downtown" Commercial Center, Reduce Traffic Congestion, and Expand Parks & Recreation had the most responses. The top 3 priorities identified by the in-person public participants slightly differed from the top 3 priorities identified from the online public survey (results on next page).

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

- *Results from the Recent Accomplishments Board used at the Fall Open House, Backyard Resiliency Workshop, Button Hall Parking Day, and the Fall Festival.*

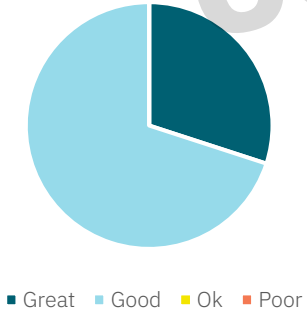
FALL ONLINE SURVEY RESULTS

A brief online survey was created to help capture public input at the various Fall public engagement events. The survey was open from September 12th to October 31st and had 23 total participants.

RESIDENTS DESCRIBING GOOSE CREEK



GOOSE CREEK QUALITY OF LIFE



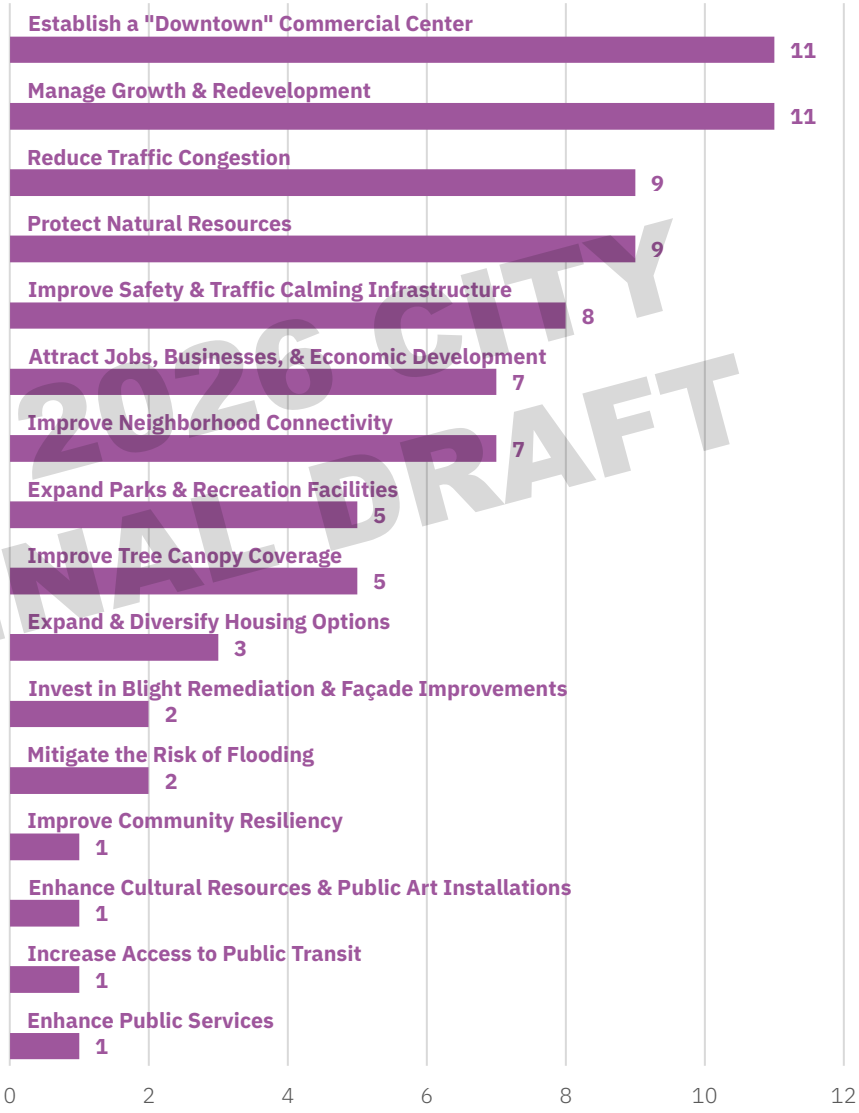
Quality of Life Comments:

"The City cares about its residents and providing experiences for all"

"Changing and growing, but more vibrant and fun than ever!"

"Adding more commercial places, shopping, sit down restaurants, incentivizing creative activity space"

TOPICS THE CITY SHOULD PRIORITIZE IN THE NEXT 5-10 YEARS



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RECENT PLANNING EFFORTS & ACCOMPLISHMENTS

The City of Goose Creek has been highly active in implementing different planning initiatives and projects at the local level that work to enhance the community. Its growing portfolio of accomplishments and success stories have led to the City becoming a leader and key stakeholder in the region for local planning and collaboration efforts.

The following is a list of projects, plans, studies, ordinances, and other planning-related efforts that the City has completed since the 2020 Plan. This list does not include the previous planning efforts identified in the 2020 Plan; however, the City still remains an active participant and/or stakeholder in those efforts.



Municipal Association of South Carolina's (MASC) 2023, 2024, and 2025 Municipal Achievement Award in the Communications Category

2021

- 10-Year Comprehensive Plan Update
- Connectivity Master Plan

2023

- Resiliency Element Amendment to the 2020 Comp Plan
- Strategic Plan 2023 Update
- Goose Creek Public Art Fund
- Micromobility Report (Appendix to Connectivity Plan)

2024

- Repealed and Replaced Chapter 151: Zoning Ordinance and passed Chapter 153: Land Development Regulations
- Amended City Comprehensive Plan

2025

- In-Core Project Report: Understanding Flood Scenarios: Roadmap to Resilience for Goose Creek, SC
- Heat Mapping Study

2026

- Unified Development Ordinance
- Design & Regulations Manual
- 2026-2030 Strategic Plan
- In-Core Project Report: Flood Exposure and Building Damage Under Current Conditions in Goose Creek, SC: A Decision-Support Analysis Using IN-CORE

Ongoing

- Development Impact Fee Study

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

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NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

GOOSE CREEK TODAY

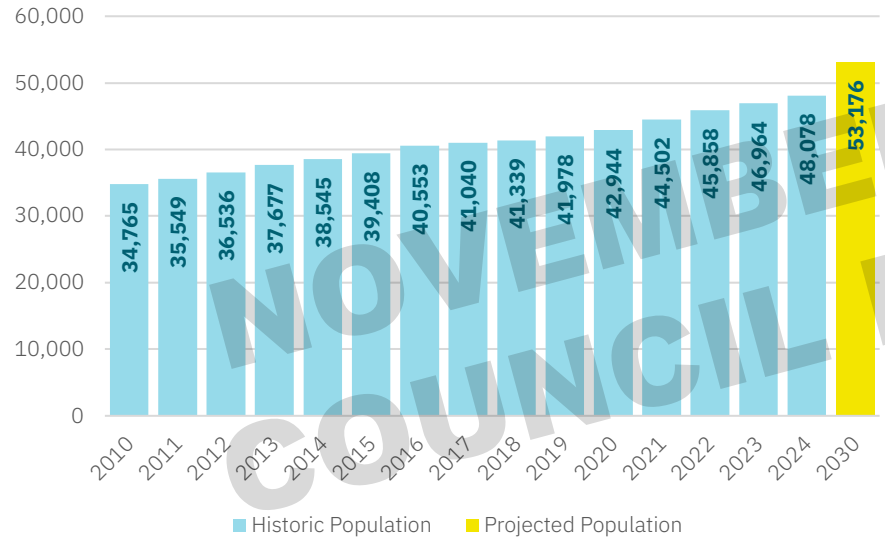
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POPULATION

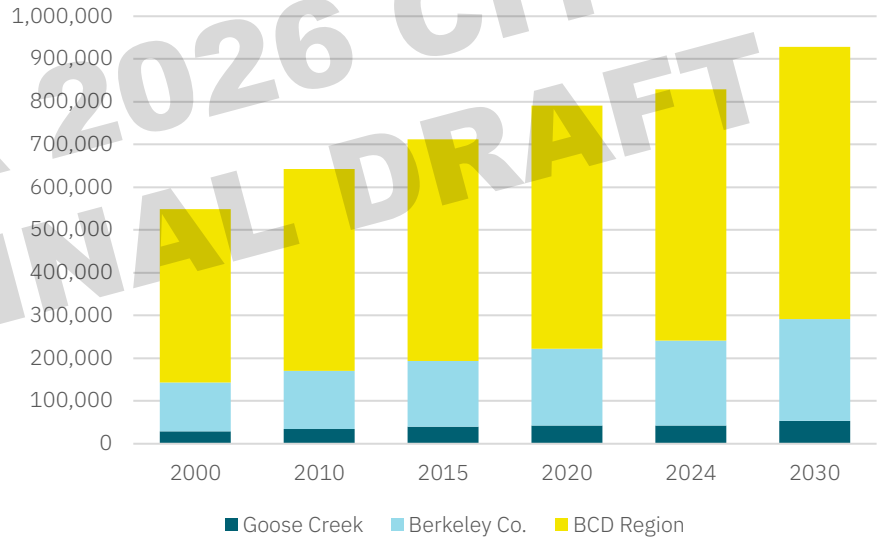
The City of Goose Creek remains the most populous municipality in Berkeley County, South Carolina with a population of just over 48,000 in 2024. The City's total population has steadily increased over the years, growing by 19% between 2010 and 2018 and another 16% between 2018 and 2024 for a total change of 38% between 2010 and 2024. The City is expected to continue growing at a similar pace over the next few years. By 2030, the City's projected population will be approximately 53,200, an 11% increase since 2024.

Goose Creek has consistently accounted for about 19-20% of Berkeley County's total population and about 5-6% of the BCD Region's total population. As the City continues to grow, it will need to either continue annexing and developing land, promote redevelopment and infill development, increase density within established neighborhoods, or a combination thereof.

Historic & Projected Population Change



Share of County & Regional Population



NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Unless otherwise stated, all data presented throughout this plan is from the US Census, American Community Survey (ACS) 5-Year Estimates. All 2030 projections are from Esri's Business Analyst Community Profile Report.

Age Distribution

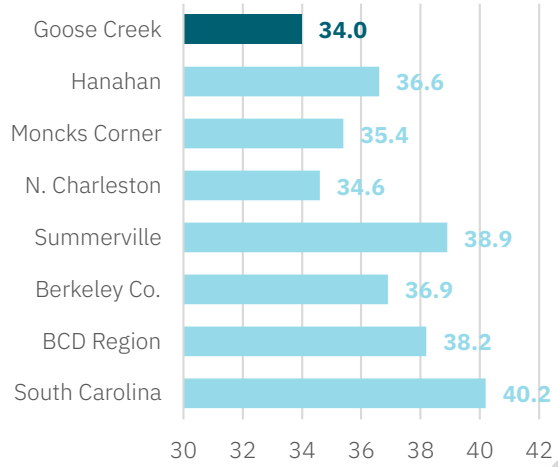
The age distribution of residents is an important metric to monitor over time so that the City can ensure it is providing the necessary services and amenities needed to support residents of all ages.

Goose Creek's population continues to age which is reflected by the nearly five-year increase in the City's median age between 2010 (29.4 years) and 2024 (34.0 years). This trend is expected to continue through 2030, when the City's median age is projected to increase by an additional two years to 36 years. Comparatively, the City's median age in 2024 remains lower than other adjacent municipalities, Berkeley County, and the BCD Region.

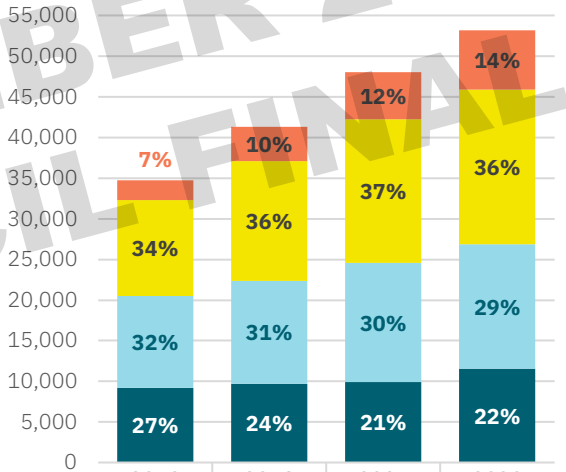
Although adults ages 35 to 64 remain the largest age group in 2024, the population of seniors ages 65 & over experienced the largest percent increase (+141%) between 2010 and 2024. Population projections reveal that this trend is likely to continue with seniors accounting for an estimated 14% of the City's total population by 2030.

While the City continues to be a primarily family-oriented community, the number of kids under 18 only slightly increased (+8%) between 2010 and 2024, resulting in a six-point decline in the age groups share of the City's total population.

2024 Median Age Comparison



Change in Age Distribution by Age Groups



	2010	2018	2024	2030
Seniors (65 & Over)	2,434	4,203	5,855	7,285
Adults (35-64)	11,810	14,740	17,648	18,984
Young Adults (18-34)	11,290	12,681	14,637	15,368
Kids (Under 18)	9,231	9,715	9,938	11,539
Median Age	**29.4**	**32.0**	**34.0**	**36.0**

Building a Livable, All-Ages Community

The City of Goose Creek has prioritized creating a Live, Work, Play community by focusing on improving the City's public services, recreation facilities, and cultural resources. While many of these improvements are geared toward children, families, and adults, the City must adapt to its changing demographics and build a Live, Work, Play community for residents of all ages.

Building an "all-ages" community emphasizes the need for a broad range of services and amenities, allowing residents to transition in our community throughout all stages of their life. This includes different needs and levels of service relating to:

- Employment
- Education & Child Care
- Health Care & Social Services
- Transportation Options
- Recreation Facilities & Programs
- Active & Passive Parks, Public Spaces, & Community Centers
- Housing Options

The recent development of active 55+ adult communities across the City has expanded housing options for many older residents.

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Race & Ethnicity

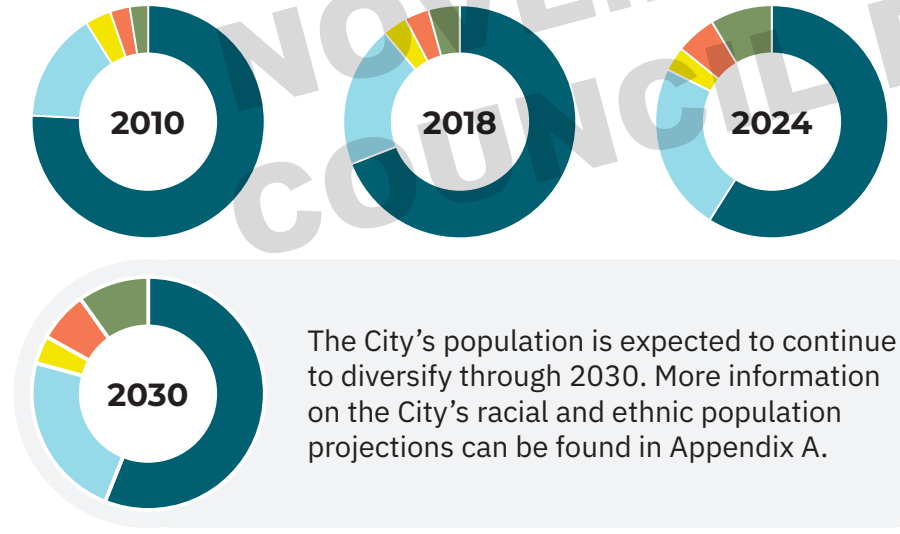
Racial Composition

The City's population continues to diversify as minority groups increase at higher rates compared to non-minority groups. Goose Creek residents identifying as White continue to account for a majority of the City's population; however, its total share of the population has declined from 76% in 2010 to 59% in 2024. The number of people identifying as Black, Other, and Two or More have each over doubled in size between 2010 and 2024, increasing by 113%, 183%, and 366% respectively. A table showing change in diversity in greater detail can be found in Appendix A.

Ethnic Background

The share of the City's population that identifies as Hispanic or Latino (of any race) has increased from approximately 6% in 2010 to 8% in 2018 and 11% in 2024. Similar to trends in racial composition, the share of Goose Creek residents identifying as Hispanic or Latino (of any race) is projected to increase to 12% by 2030.

Change in Racial Composition



The City's population is expected to continue to diversify through 2030. More information on the City's racial and ethnic population projections can be found in Appendix A.

Language Spoken

Considering the increase in the Hispanic or Latino population, it is important to identify potential language barriers within the community. In 2024, nearly 6,000 residents (ages 5 and over), or 13%, speak a language other than English at home, a majority of which speak Spanish. In addition, approximately 4% of residents (ages 5 and over) reported speaking English less than "very well".

Additional resources will be needed to accommodate this growing demographic and reduce the effects of these language barriers.

Education

School Enrollment

In 2024, there were just over 10,600 people enrolled in different levels of school, including nursery school/preschool, elementary, middle, and high school, and college or graduate school. Approximately 7,700 were in Kindergarten to 12th grade.

A majority of students (83%) were enrolled in public school with 17% of students being enrolled in private school.



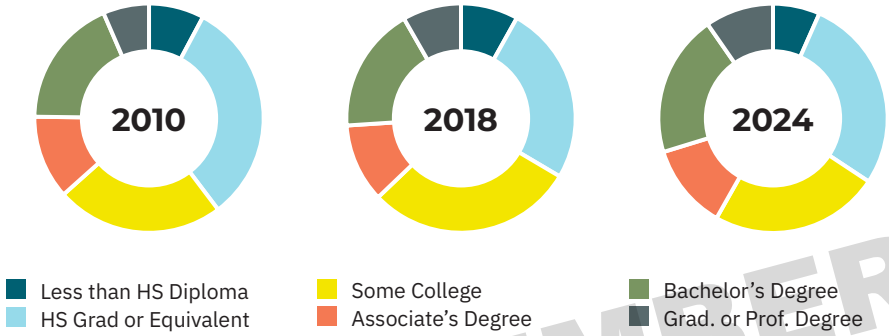
Stratford High School Entrance

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Educational Attainment

Goose Creek's population is becoming more educated as the educational attainment of residents continues to increase. Nearly 30% of residents ages 25 and older had attained a Bachelor's degree or higher in 2024, compared to about 25% in 2010. Still, in 2024, just over 2,000 residents, or about 7% of the City's population (ages 25+), still remain within at least a high school diploma or GED.

Change in Educational Attainment



Households & Families

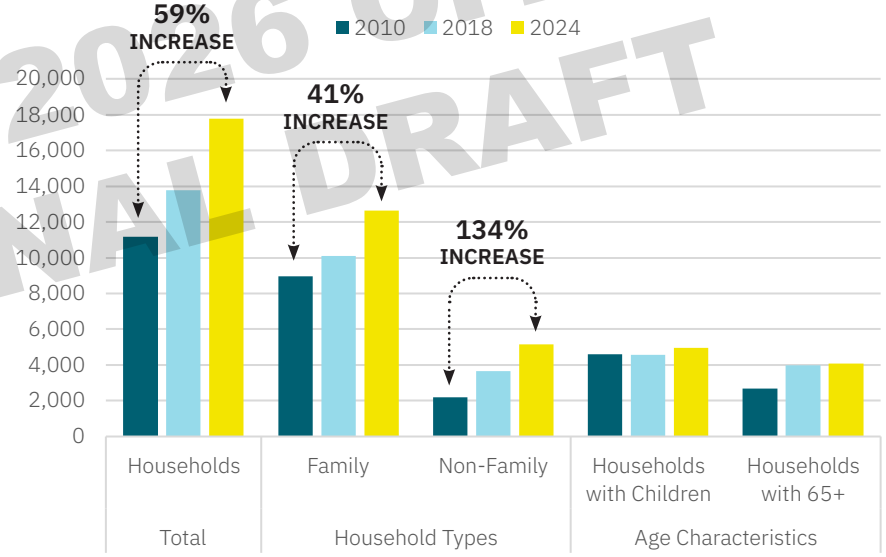
The total number of households within the City of Goose Creek increased by 59% between 2010 and 2024, a majority of which occurred between 2018 and 2024. Family type households, which consists of married couples with or without kids, single parents with kids as well as multi-generational households, continue to account for a majority of households in Goose Creek. However, the number of non-family type households, which includes unrelated roommates and people living alone, has more than doubled between 2010 and 2024.

The number of households with children under 18 increased by about 8% between 2010 and 2024 whereas households with adults aged 65 and over increased by 53%. These trends likely contributed to the City's increase in median age.

The average household size decreased quite significantly from 2.89 in 2010 to 2.57 in 2024. Similarly, the average family size decreased from 3.21 in 2010 to 2.99 in 2024. These trends are expected to continue through 2030 as the City's population continues to age. This is consistent with regional trends which show an increase in older householders (retirees and/or empty nesters), non-family type households (ex. unrelated roommates), and families with no or fewer children.

The decline in household and family sizes can have widespread impacts to local school enrollment numbers, future housing needs (i.e., the need for nursing homes and/or age-restricted communities), income and affordability trends, and land use patterns.

Change in Households



NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Income & Poverty

Income

Household income is a commonly used measurement that assesses the combined income/earnings of all individuals ages 16 and over in each household. This includes workers that receive hourly wages, an annual salary, commission, fixed income sources, such as social security, pensions, disability, and/or retirement savings, private investments, etc.

The median household income (MHI) in Goose Creek increased by 46% from about $60,300 in 2010 to $88,200 in 2024. Most of that growth occurred between 2019 and 2023 which was mostly during the COVID-19 pandemic. The MHI is expected to continue to increase surpassing $101,000 by 2030.

Goose Creek's MHI in 2024 remains higher than Berkeley County, the BCD Region, and the State, which were about $84,400, $85,300, and $69,300, respectively.

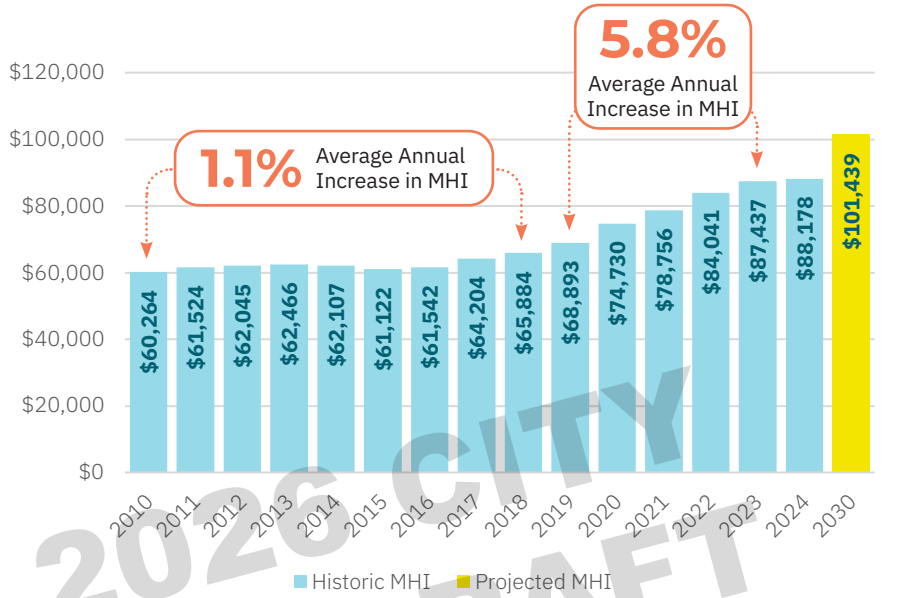
The 17-point increase in households making $100k to $200k was likely a major contributing factor to the City's recent increase in MHI. This shift, alongside the decline in households making Under $25k, $25 to $50k, and $50k to $75k, indicates a growing economy and a more financially resilient community.

Poverty

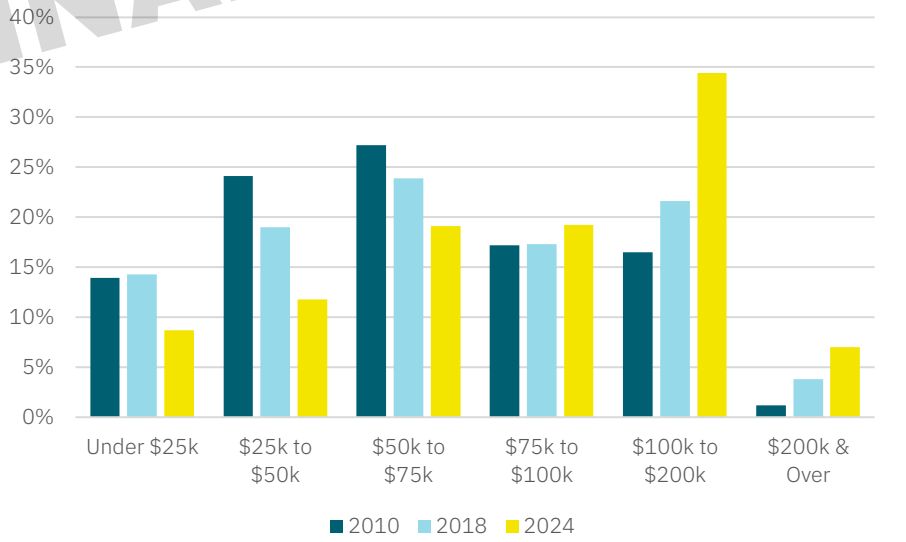
In 2024, nearly 3,000 residents, or approximately 7% of the City's population, were considered living below poverty level. Of those residents, about 26% of them were children under the age of 18 and about 15% of them were seniors ages 65 and over.

Approximately 8% of the City's total children under the age of 18 were living below the poverty level in 2024. Similarly, approximately 8% of the City's total seniors ages 65 and over were living below the poverty level. A smaller percentage of both children and seniors in Goose Creek were living below the poverty level comapred to other adjacent municipalities. This comparison is included later in Appendix A of this plan.

Historic & Projected Change in Median Household Income (MHI)



Change in Household Income by Income Brackets



NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

LAND USE

Goose Creek's urban landscape is often characterized by its suburban style development patterns consisting primarily of low density, single-family residential neighborhoods paired with auto-dependent commercial areas. This pattern reflects the City's history as a major bedroom community within the region.

Understanding the interconnectedness of land uses and other community elements is essential for maintaining a sustainable balance between continued growth and development and the preservation of community character and quality of life. Robust land use, zoning, and design regulations will be crucial for the City moving forward as it works to transition from a predominantly suburban residential community toward a Live, Work, Play community.

Many of the City's recent major developments have converted large, undeveloped properties into residential neighborhoods. Most of these subdivisions have continued following the traditional suburban style development pattern being mostly single-family homes, though some have incorporated multi-family, commercial, institutional, and/or recreational uses, particularly along major roadways. Given Goose Creek's location, this growth strategy could become tenuous in the future as there are limited opportunities for continuously annexing and developing large, vacant properties. Instead, the City should prioritize smart growth principles, such as encouraging infill development in existing neighborhoods, incentivizing the redevelopment of underutilized properties, increasing density where appropriate, and prioritizing the annexation of "donut hole" properties.

NOVEMBER
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The Hamlets neighborhood in Crowfield Plantation

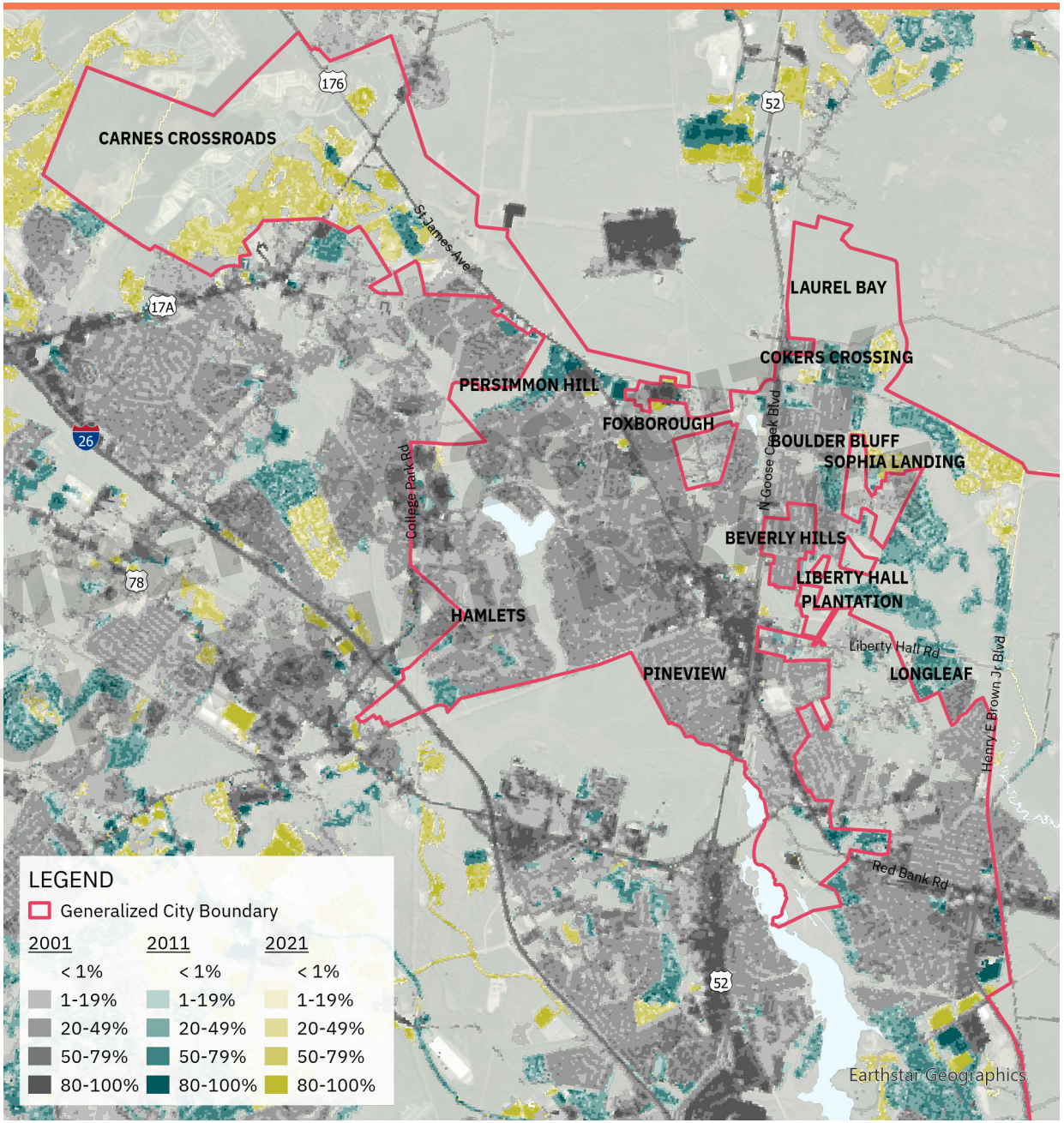
Development Patterns

Comparing the impervious surface coverage in the Goose Creek area over time can help identify potential development trends and patterns. The City can then use this information to better understand, anticipate, and plan for future growth by improving infrastructure, expanding public services, investing in community facilities, and mitigating the risk from hazards. Changes in impervious surface coverage typically has a direct correlation to changes in tree canopy coverage (discussed later in the Natural Resources Element of this plan) and can often affect land temperatures (discussed later in the Resiliency Element of this plan).

Most development in the Goose Creek area over the past 20 years was from the construction of large-scale master planned communities, like Liberty Hall Plantation, Brickhope Plantation, Persimmon Hill, and Carnes Crossroads. Many of these communities were developed in close proximity to existing amenities and public services and infrastructure, like major roadways and utility lines.

Prioritizing the infill or redevelopment of underutilized properties would help reduce the large-scale conversion of permeable land cover, such as wetlands and forestlands, to impervious surfaces. The City should focus on the infill areas in close proximity to existing amenities, public services, and infrastructure as it reaches build out capacity.

IMPERVIOUS SURFACE COVERAGE



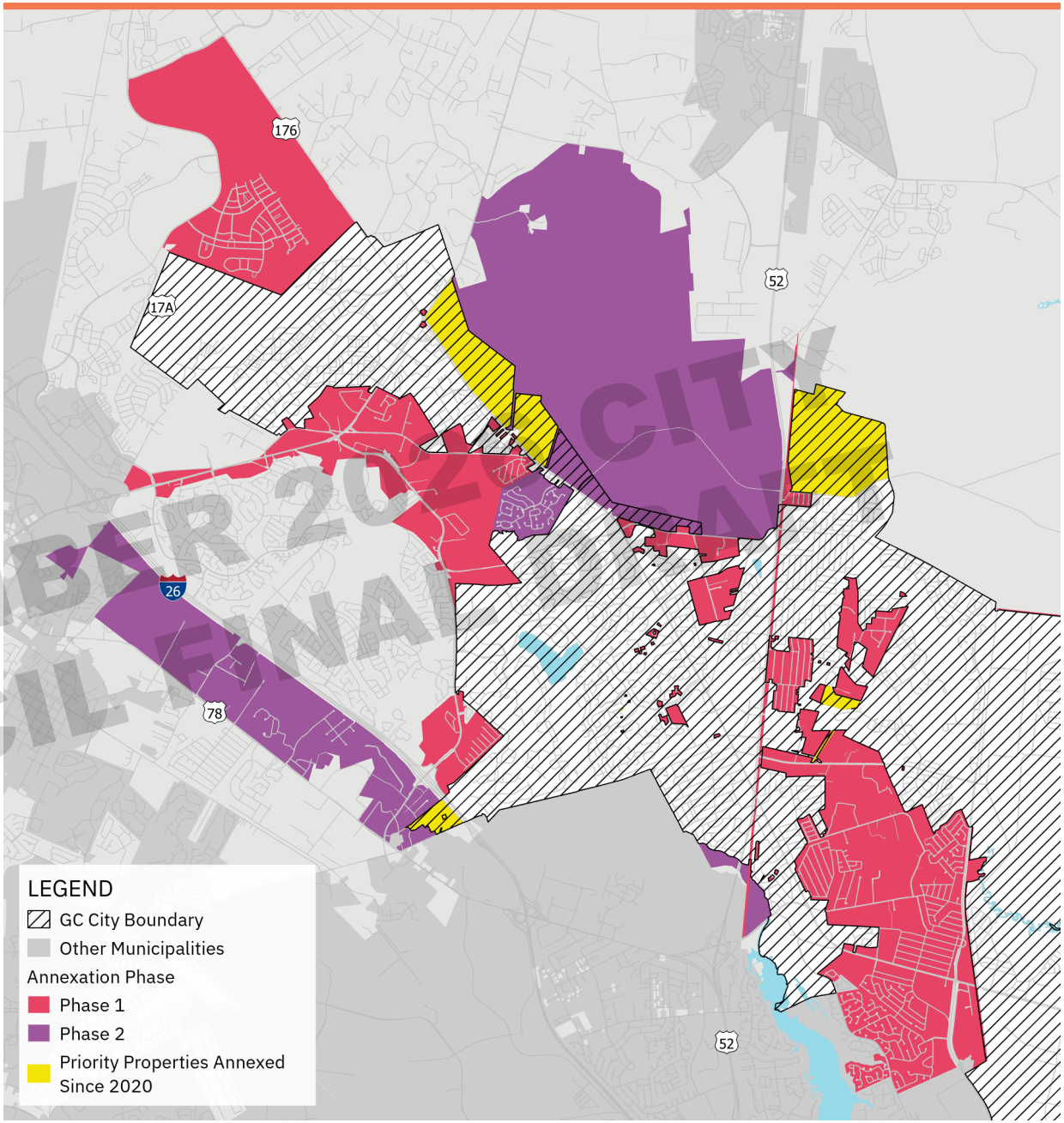
NOVEMBER 2026
COUNCIL MEETING

Annexation Plan

Between 2020 and 2026, the City has annexed just over 1,000 acres of land, including parts of the Century Aluminum campus and the Laurel Bay development. In addition, the City has focused on annexation of smaller "donut hole" properties, which remain a top priority for annexation in the future. The City has also implemented a policy requiring new out of City water customers to agree to annex into the City when contiguous.

City Council recognizes the importance of growing the municipal boundaries. Thus, annexation was a key component identified in the City's 2026-2030 Strategic Plan. The City's Annexation Plan will be updated in 2027 to reflect the recent municipal boundary changes since its last update in 2023.

PRIORITY ANNEXATION AREAS



NOVEMBER 2026 CITY COUNCIL ENACTED DRAFT

Redevelopment of Village Nodes

The 2020 Comp Plan identified six "Village Nodes" as priority redevelopment areas. The Liberty Hall Village Node was removed from the following list as it was deemed no longer feasible given the recent development that has occurred. The descriptions below build on the ideas from the 2020 Plan and have been updated to better align with recent efforts by the city and changes in the community.

Carnes Crossroads (already in development)

(No description included)

Civic Village Node

(No description included)

Central Village Node

The Central Village Node is located where many identify as the traditional center of Goose Creek. The concept plan originally identified in the 2020 Comp Plan shows a long-term framework for redevelopment. Fully developed, this village node will have living options, offices, shops and restaurants, and green space in a walkable setting. The street network builds upon the existing network and attempts to create a pedestrian activated network of streets designed to bring a downtown experience and atmosphere.

Neighborhood Village Node

The 27-acre Neighborhood Village Node is near the intersection of US-52/Goose Creek Boulevard and US-176/St. James Avenue. It is also adjacent to two local, neighborhood serving roads (Marilyn Street and Carolina Avenue). While largely vacant, there are some low-density commercial buildings and mobile home parks currently in the area. This area was chosen as a village node because it is largely vacant, and its proximity to the Central Village Node and an existing residential neighborhood. These factors make it an ideal place to locate a walkable, neighborhood-scale, mixed-use center that can serve many needs. The concept plan originally identified in the 2020 Comp Plan shows a mid-term framework for redevelopment.

Red Bank Road Corridor

The intent of the Red Bank Road Corridor is to help re-imagine and redevelop the area into a pedestrian-oriented, neighborhood-scale, mixed-use corridor that is compatible with the surrounding residential neighborhoods and that establishes a distinct sense of place reflective of its rich history. Recent City investments in public art has served as a catalyst for private investments and economic development as well as community pride in the area. In addition, the City's 2021 Connectivity Plan identifies numerous micromoblity projects to better connect this area to the remainder of the City.

Redeveloping the section of Red Bank Road from US 52/Goose Creek Boulevard to Snake Road is the current priority for the City. Ideally, its success would provide a roadmap and encourage future redevelopment along the rest of the corridor to the Naval Weapons Station, and encourage the annexation of those properties into the City.

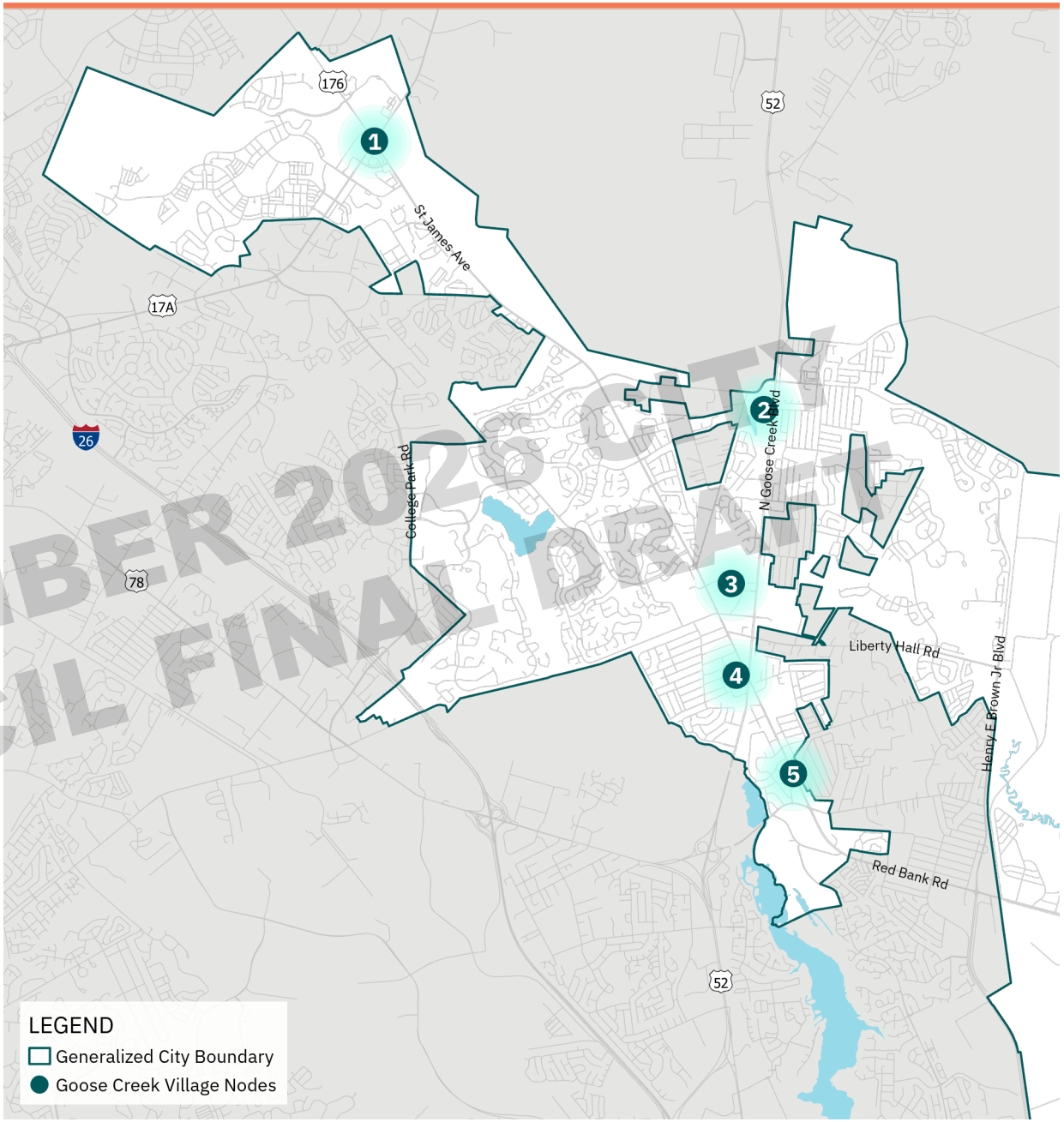
Many of the commercial zoned parcels along the corridor have narrow lot depths and abut existing single-family residential neighborhoods, which makes the compatibility of the use and type of commercial redevelopment within the surrounding residential areas a crucial component. Ideally these uses will serve the nearby residens and provide a pedestrian-friendly experience through building design and details.

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Village Nodes:

1. Carnes Crossroads
2. Civic Village Node
3. Central Village Node
4. Neighborhood Village Node
5. Red Bank Road Corridor

VILLAGE NODES



NOVEMBER 2025 CITY COUNCIL FINAL DRAFT

Existing Land Uses

The existing land use types identified within the City of Goose Creek are described below. These descriptions were rolled over from the 2020 Plan. Parcels annexed into the City since 2020 are shown without an existing land use designation.

Residential - Single-Family

Single-family homes are built on a single parcel. This classification remains the most common land use type in the City.

Residential - Multi-Family

Multi-family homes consist of more than one housing unit per structure, such as duplexes, triplexes, condos, townhouses, and apartments. These parcels are concentrated along the commercial corridor area between US-52/Goose Creek Boulevard and US-176/St. James Avenue, as well as in the Carnes Crossroads annexation area.

Residential - Manufactured or Mobile Homes

Manufactured or mobile homes include parcels with a single manufactured or mobile home unit or those within a larger residential park. The County's tax assessment data indicates that there are 55 parcels, including mobile home parks, classified as this use type. These units are interspersed throughout the central part of the City. One of the larger mobile home developments is located just west of the Naval Weapons Station and another is located off US-176/St. James Avenue near Carnes Crossroads.

Commercial/Office

Commercial land is used for the provision and purchase of goods and services. This category includes all commercial, retail, warehouse, office and other sales and service-type uses. Commercial uses in Goose Creek are primarily concentrated along US-52/Goose Creek Boulevard, and US-176/St. James Avenue/Red Bank Road.

Industrial

Industrial land uses accommodate manufacturing and other facilities that convert raw materials into finished products, including construction, mining, distribution of goods, stockpiling of raw materials and repair and maintenance of heavy machinery. There are currently five industrial sites in Goose Creek, occupying 107 acres, or 1% of land area in the City (minus the NWS lands) along the western boundary toward I-26.

Religious

The religious land use category includes religious institutions and related facilities.

Civic, Public, or Governmental

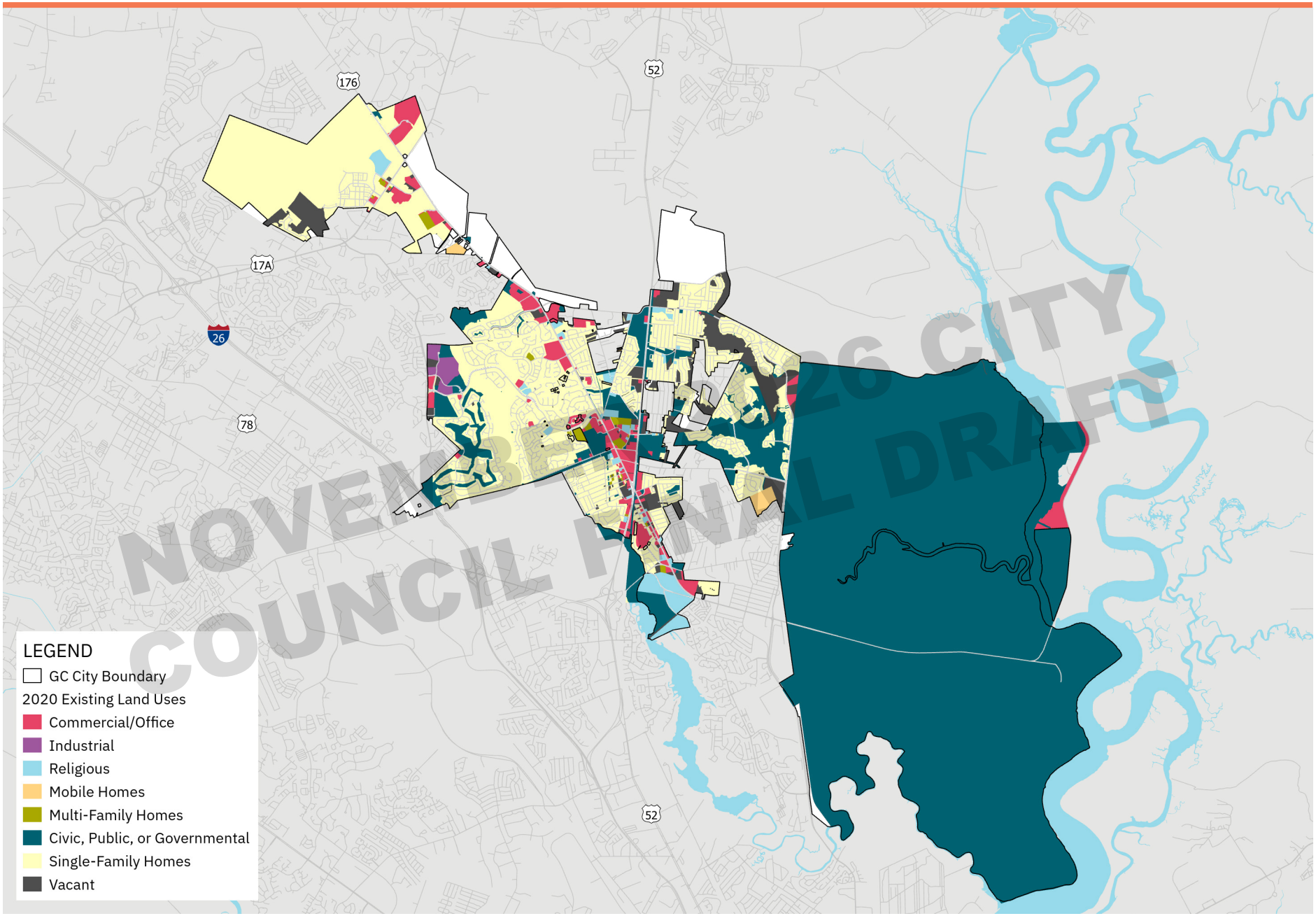
This land use category encompasses uses such as schools, utilities, police and fire services, military, and government-owned or operated departmental buildings (water, sewer, etc.). The Naval Weapons Station continues to occupy the majority of land within this category as well as accounting for over half of the City's total land area.

Vacant

Vacant land is considered undeveloped and unused but not necessarily restricted from future development. These parcels are located throughout the City's upper and central land areas, but some of the largest parcels are located just west of the Naval Weapons Station Charleston's northern extent and in the Carnes Crossroads development area.

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

2020 EXISTING LAND USES



NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Zoning Updates

The City of Goose Creek repealed and replaced Chapter 151: Zoning Ordinance and added Chapter 153: Land Development Regulations in February 2024 which included an updated zoning map, zoning districts, district regulations, land development and subdivision standards, and other policies and procedures. According to Chapter 151 of the City's Code of Ordinances...

> *"The purpose and intent of this Ordinance is to guide development in accordance with the City's comprehensive plan and existing and future needs of the City in order to protect, promote, and improve the public health, safety, morals, convenience, order, appearance, prosperity, and general welfare."*

Listed below are the 11 zoning districts and two overlay districts established in Chapter 151. The district boundaries are identified on the City's official Zoning Map.

Zoning District	Acres	% of Total
Conservation (C)	694	3%
Residential Single-Family (RSF)	964	4%
Residential Mixed (RM)	1,075	4%
Village Node (VN)	326	1%
General Commercial (GC)	1,022	4%
Employment Campus (EC)	0	0%
Light Industrial (LI)	178	1%
Heavy Industrial (HI)	18	<1%
Planned Development (PD)	6,700	25%
Flexible Review District (FRD)	14	<1%
Naval Support Activity Charleston (NSAC)	15,324	58%
Total	26,316	100%

Note: The Employment Campus District was established as part of the 2024 Zoning Ordinance update. As of October 2026, no properties have requested to be rezoned to this zoning.

PROJECT SPOTLIGHT

2024 ZONING ORDINANCE UPDATE - VILLAGE NODES

Zoning is one of the most common regulatory tools used to implement the vision, goals, and strategies of a comprehensive plan. As part of the 2024 Zoning Ordinance update, the City established the Village Node District, Central Creek District Overlay, and Red Bank District Overlay as a tool to implement the vision and encourage the redevelopment of the Village Nodes identified in the 2020 Comprehensive Plan. Three of the six Village Nodes are now within one or more of these districts.

Village Node District

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

Red Bank District Overlay

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

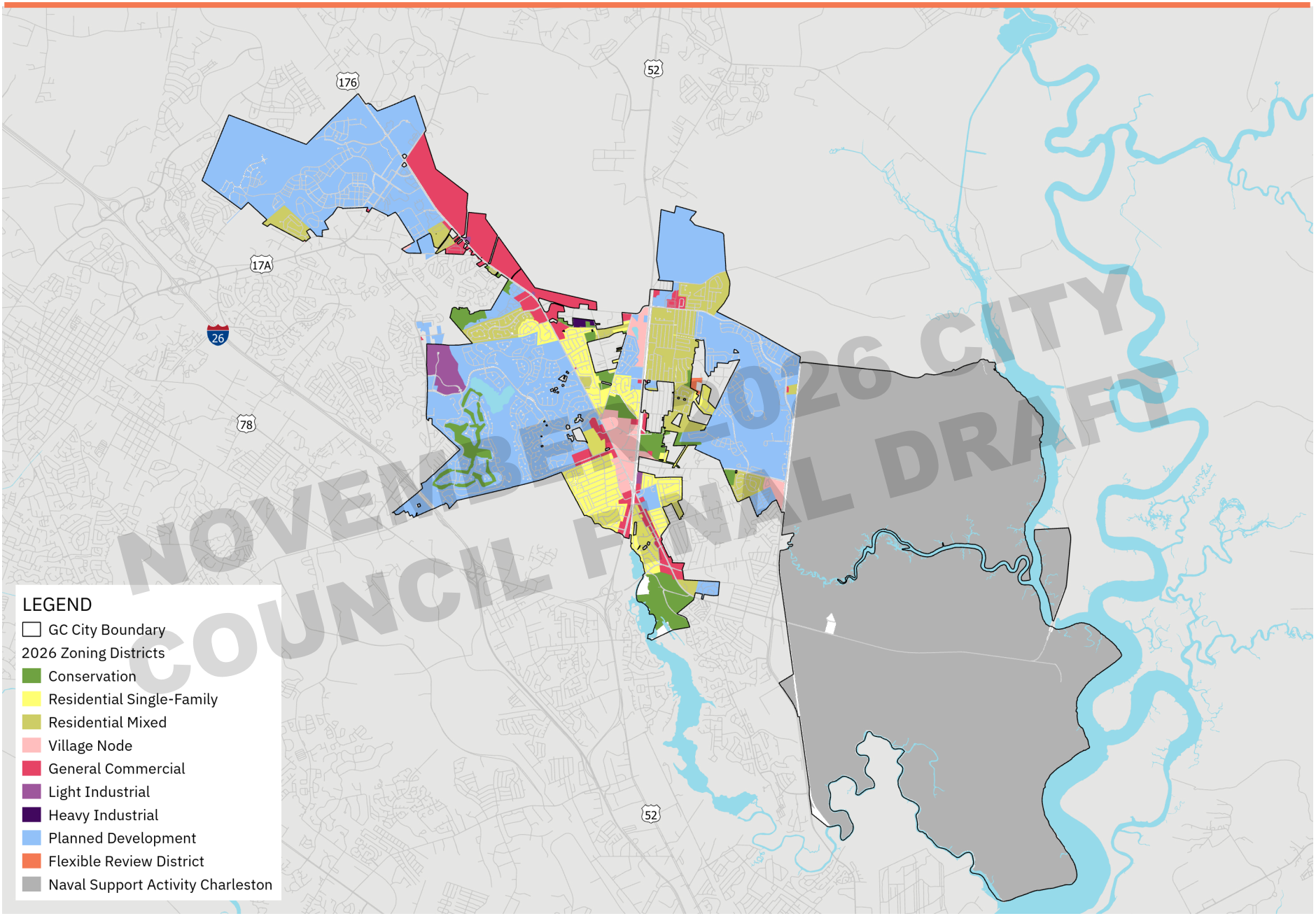
Central Creek District Overlay

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

In June 2026, the City consolidated the Zoning Ordinance and Land Development Regulations into Chapter 151: Unified Development Ordinance. To view this document, please visit the Planning Department page on the City's website.

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

2026 ZONING DISTRICTS



NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

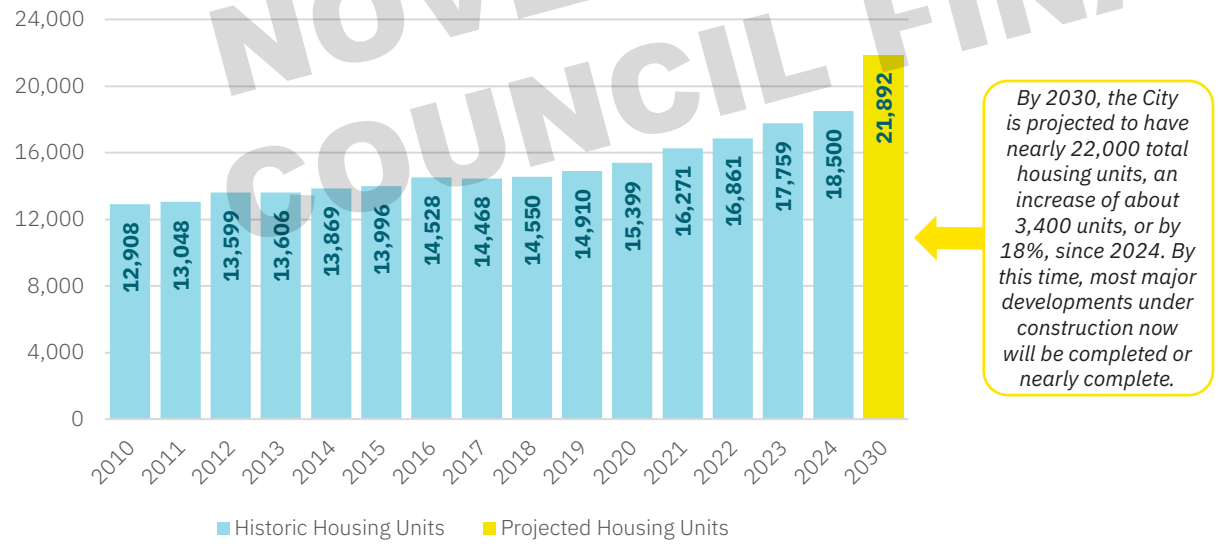
HOUSING

The City of Goose Creek continues to provide more affordable and family-oriented housing options to a wider range of people and households. The City's continued focus toward improving quality of life and providing the necessary needs and services for residents has made Goose Creek a highly desirable place to live. In turn, the desirability drives up demand and the need for more housing. Given the City's limited annexation potential for large, undeveloped properties, infill development and redevelopment projects will be crucial for the City's continued growth and for supporting the rising demand for affordable housing.

Housing Stock

The City's housing stock increased by 43% from nearly 13,000 units in 2010 to 18,500 units in 2024. Much of this growth occurred between 2018 and 2024 which averaged an annual increase of 4.5% (27% total change) compared to 1.4% (13% total change) between 2010 and 2018. The 2008 housing recession likely contributed to the slower annual growth rate followed by the recent housing boom with the construction of numerous large-scale planned developments around the City, including Brickhope Plantation, Carnes Crossroads, Coker's Crossing, and Sophia Landing.

Historic & Projected Housing Unit Change

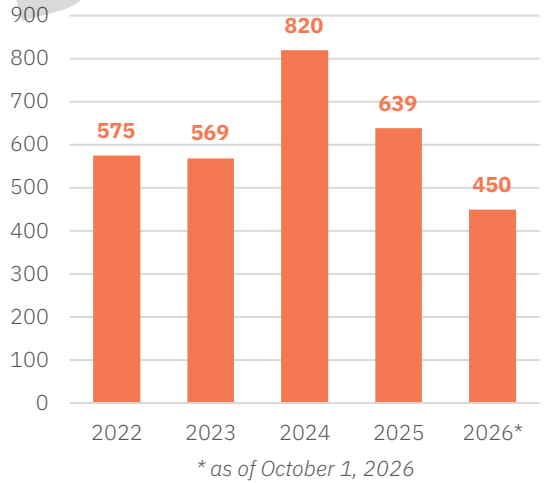


By 2030, the City is projected to have nearly 22,000 total housing units, an increase of about 3,400 units, or by 18%, since 2024. By this time, most major developments under construction now will be completed or nearly complete.

New Construction Trends

Between 2022 and 2025, the City of Goose Creek issued over 2,600 residential building permits for new single-family unit construction, including single-family detached and attached homes.[1] As the City continues to encourage smaller infill development and redevelopment projects as opposed to major master planned communities, it is expected that the number of residential building permits for new construction will decline over the years.

Residential Building Permits for Newly Constructed Units



** as of October 1, 2026*

1 *Goose Creek 2026-2030 Strategic Plan*

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Units in Structure

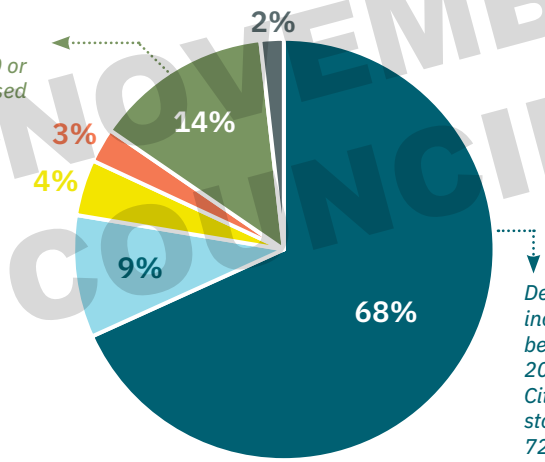
The number of units in a structure is a metric commonly used to show the distribution between different housing units types, such as single-family and multi-family units.

In 2024, single-family detached (SFD) homes continued to account for a majority of Goose Creek's housing units, which is reflective of the City's history as a bedroom community and its predominantly suburban-style development patterns. However, with the growing concern over housing affordability across the region, the number of housing units that are typically considered more affordable, such as single-family attached homes and multi-family apartment or condo units, have increased at a higher rate than SFD homes.

The ongoing diversification of the City's housing stock is supported by the City's commitment to addressing the gap in missing middle housing. This can help strengthen the local housing market and build a more affordable and resilient community.

2024 Units in Structure (Unit Types)

Multi-Family Unit Structures with 10 or more units increased by 216% between 2010 and 2024, a majority of which occurred between 2018 and 2024.



Despite a 59% increase in SFD homes between 2010 and 2024, its share of the City's total housing stock decreased from 72% in 2010 to 68% by 2024.

Single-Family Detached · Single-Family Attached · Multi-Family (2-4 Units) · Multi-Family (5-9 Units) · Multi-Family (10+ Units) · Mobile Home

Missing Middle Housing

Missing Middle Housing is an ongoing planning initiative with nationwide appeal that focuses on incorporating low-to-medium density housing types within communities while preserving the character and scale of the neighborhood.

Over time, the words "density" and "multi-family" have gained a negative connotation. This movement works to break down that stigma and encourage quality, mixed density development that meets the practical needs of the community while maintaining the integrity of the neighborhood.

In suburban communities, like Goose Creek, there is often a clear divide between single-family and multi-family neighborhoods. The historic practice of single-use or Euclidean-type development patterns over the past fifty years has contributed to ongoing concerns over housing inequality and affordability. Increasing the range of housing options within the City allows for a broader group of people to invest in the community through homeownership.

A Missing Middle Housing Scan and Barriers to Missing Middle Housing study was completed in 2024 and focused on identifying missing middle housing barriers and opportunities along the Lowcountry Rapid Transit (LCRT) corridor. Although the study focused on areas along the LCRT corridor, many of the policies and recommendations can be retrofitted for Goose Creek. The full study can be read at https://charlestonmissingmiddle.com/.

"Missing Middle Housing can be defined as house-scale buildings with multiple units in walkable neighborhoods. They are compatible in form and scale with typical single-family homes, and are an effective strategy for "gentle infill" within existing residential neighborhoods."

- A Missing Middle Housing Scan: Analysis + Definitions of Barriers to Missing Middle Housing, 2024

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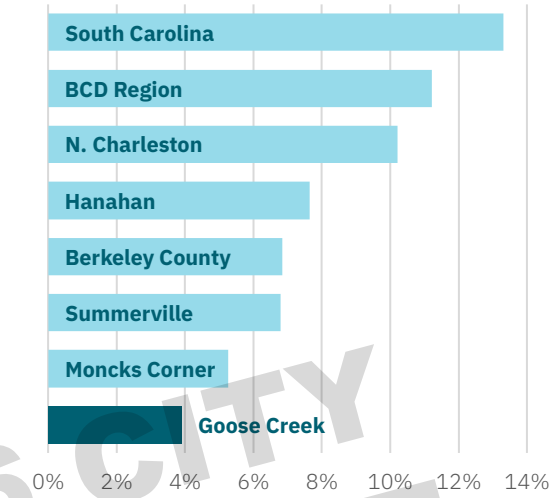
Occupancy & Tenure

Housing occupancy and tenure is often used to provide insight on the demand, health, and affordability of the local housing stock. The housing market is primarily driven by supply and demand. Therefore, highly desirable communities, like Goose Creek, would typically see lower home vacancy rates as more people want to move into the community. Maintaining healthy home vacancy and homeownership rates are important for building housing resiliency.

In 2024, approximately 4% of Goose Creek's total housing stock were reported vacant while the remaining 96% were occupied. This is a significant decrease compared to 2010 when 13% of homes were reported vacant. A healthy home vacancy rate typically ranges from 5-8% which allows for enough vacancies for normal household turnover and supports household mobility as housing needs change overtime. The City's vacancy rate was among the lowest in the region in 2024.

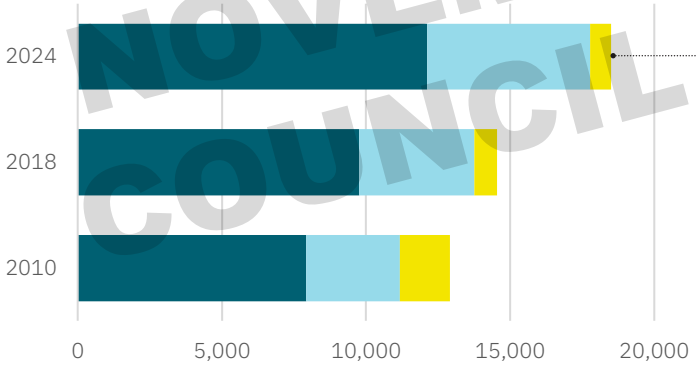
Homeowners continue to account for a majority of occupied housing units. However, the overall share of owner-occupied units experienced a slight decrease from 71% in 2010 to 68% in 2024. This is in line with other larger municipalities across the region as large, multi-family unit rental complexes have become more common as demand for additional housing continues.

Vacancy Rate Comparison



NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Change in Occupancy & Tenure



	2010	2018	2024
Owner-Occupied	7,932	9,756	12,124
Renter-Occupied	3,246	4,014	5,656
Vacant Units	1,730	780	720

Vacant Units by Unit Type

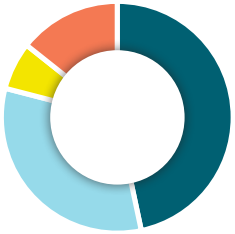
Of the City's vacant units, 56% were single-family homes - including single-family attached and detached units as well as manufactured and mobile homes - and 44% were multi-family unit homes.



Single-Family Units Multi-Family Units

Vacancy Status

A majority of vacant units were either for rent (or rented but not occupied) or for sale (or sold but not occupied). Only a small portion of units were used for seasonal, recreation, or occasional use, which is expected given the City's distance to the beach and other destinations.



For Rent or Rented but Not Occupied
For Sale or Sold but Not Occupied
For Seasonal, Recreational,m, or Occupational Use
Other Vacant

Recent Market Shifts

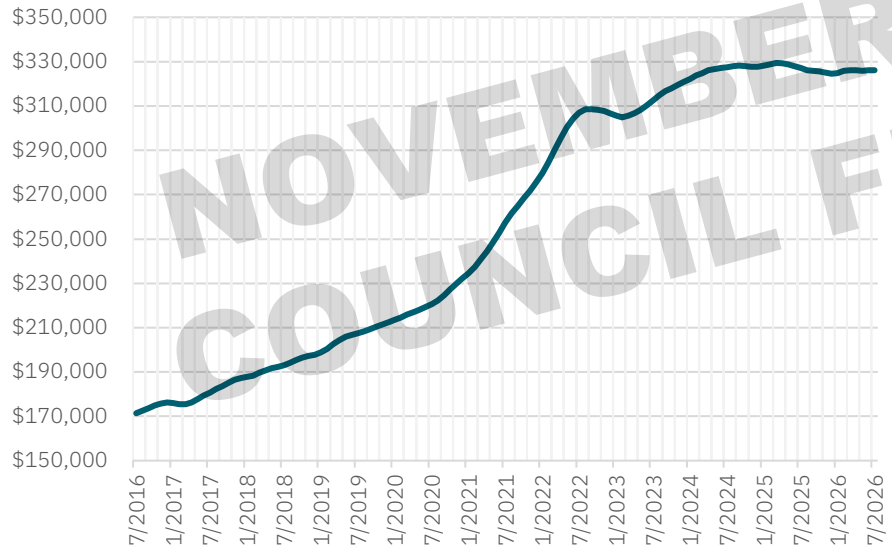
Goose Creek's housing market for both homeowners and renters has experienced notable shifts in recent years. According to Zillow's Home Value Index (ZHVI), the average home value for a single-family home in the Goose Creek area nearly doubled from $171,000 in July 2018 to $326,000 in July 2026, an increase of about $155,000, or by 90%. Zillow's Observed Rent Index (ZORI) reveals similar trends for the cost of rental units in the Goose Creek area. Over the same July 2018 to July 2026 time period, the average rent price increased by about $850, or by 84%. Monthly changes in the City's ZORI were much more volatile than the ZHVI. This is likely due to rental units being more susceptible to short-term changes in the housing market compared to home values.

Both home values and rent prices spiked during the peak COVID months of July 2020 through July 2022. However, home values experienced a much higher percent change compared to rent prices. Over half of the total $155,000 increase in home value between July 2018 and July 2026 occurred during the peak COVID months. During this two year period alone, average home values increased by over $86,000, or by 39%. Meanwhile, the average rent price increased by about $330, or by 27%.

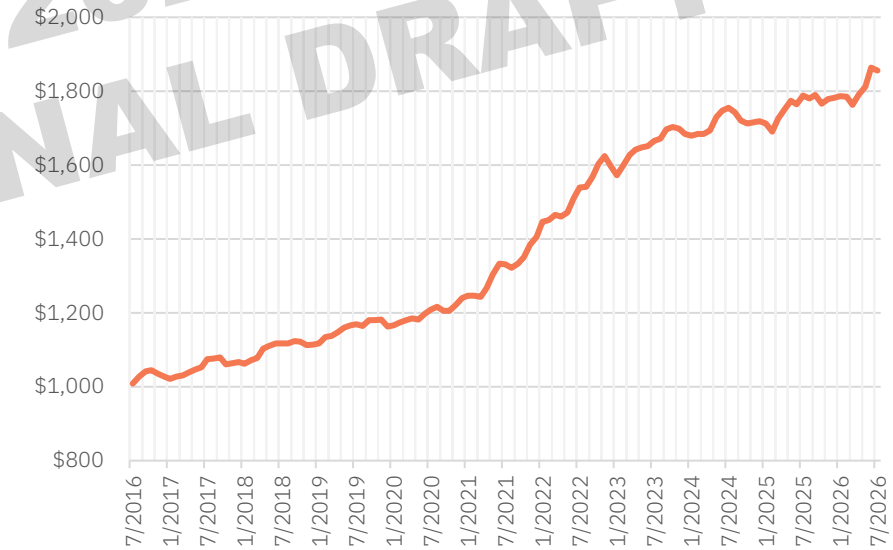
Between July 2022 and July 2026, Goose Creek's ZHVI has increased at a much slower rate - increasing by 6% over the four years compared to the peak COVID months and even the years prior. Rent prices, however, did not experience the same slow down, increasing by an additional 21% between July 2022 and July 2026.

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Change in Zillow's Home Value Index (ZHVI)



Change in Zillow's Observed Rent Index (ZORI)



Housing Affordability

Goose Creek's relative housing affordability compared to other municipalities in the region has long been a strength for the City. While this continues to hold true, the region's ongoing lack of housing supply while demand continues to rise influences the local housing market, resulting in growing housing affordability concerns among Goose Creek residents.

Housing affordability is typically influenced by two factors: costs and income. Common housing expenses include mortgage/rent, taxes, utilities, insurance, and HOA fees. It is widely accepted that housing is considered "affordable" when a household's monthly housing costs do not exceed 30% of its combined monthly income. Households that spend more than 30% of their income on housing are considered "cost burdened," as a disproportionate share of their income is devoted to housing expenses. Cost-burdened households may face additional financial challenges because the income spent on housing is less available for other necessities, such as food, transportation, education, child care, health care, and building wealth or equity.

In 2024, approximately 4,600 households, were considered cost burdened, an increase of about 1,100 households since 2010. Despite this numerical increase, the share of cost burdened households continues to decline from 31% of the City's total households in 2010 to 29% in 2018, and 26% in 2024. This is an encouraging trend as it suggests that a greater share of households are living in affordable housing situations, increasing the financial and housing resiliency of the community.

Housing tenure is a key factor when measuring affordability, as the gap between income levels and cost of living can vary significantly between homeowners and renters. Of the total cost burdened households in 2024, 48% were homeowners while 52% were renters – a considerable shift compared to 2010 when 65% of cost burdened households were homeowners. This was likely due to the number of cost burdened renters doubling between 2010 and 2024.

Change in Housing Affordability by Tenure

	2010		2018		2024		Change (2010-2024)	
Occupied Housing Units								
Total Occupied	11,178		13,770		17,780		6,602	59%
Owner-Occupied	7,932	71%	9,756	71%	12,124	68%	4,192	53%
Renter-Occupied	3,246	29%	4,014	29%	5,656	32%	2,410	74%
Cost Burdened Households								
Combined Households	3,473	31%	4,052	29%	4,612	26%	1,139	33%
Homeowners	2,260	65%	2,110	52%	2,200	48%	-60	-3%
Renters	1,213	35%	1,942	48%	2,412	52%	1,199	99%

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

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NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

TRANSPORTATION

The City of Goose Creek relies on its transportation network to connect residents to jobs, services, and destinations both within and outside the City. The City's historic role as a bedroom community helped shape the local transportation network as major roadways and development patterns were designed with the commuter in mind. The primary corridors serving Goose Creek are US 52, US 176, and US 17A, which link the City to surrounding communities, employment centers, healthcare facilities, and other essential services. As Goose Creek and the region continue to grow, how people travel to, from, and within the City will become increasingly important to resident mobility, accessibility, and quality of life.

The City's transportation network is comprised mostly of streets and roadways. Other modes of transportation, such as public transit, walking and biking are currently not as prevalent as driving. However, a key component of the City's vision for a Live, Work, Play community is creating more pedestrian-oriented developments and increasing connectivity between existing neighborhoods. As different areas of the City start to redevelop, alternative modes of transportation will hopefully increase in the future.

Commuter Trends

Commuters continue to play a pivotal role in the local transportation network, impacting how the network functions, travel patterns, and infrastructure needs. As concerns over increased traffic congestion continues to grow, commuter trends will likely be at the center of discussion as municipalities, counties, and state agencies continue to work to address these concerns.

Commuter Flow

Commuter flow refers to the movement of people between where they live and work. This is used to better understand the community's current role within the larger regional market. It can also provide insight into the direction and travel patterns of workers traveling within, into, and out of a community. There are three types of commuters:

Inflow Commuters	Internal Commuters	Outflow Commuters
People who work in Goose Creek but live elsewhere. High commuter inflow may indicate that a community functions as a regional employment center and are often associated with large employers, such as commercial or industrial parks and medical, educational, or institutional facilities.	People who both live and work in Goose Creek. Higher internal commuting can reflect a stronger relationship between local housing, employment, and transportation opportunities within the community. This may indicate a more self-sustaining and resilient community.	People who live in Goose Creek but work elsewhere. Common in communities where residential development exceeds local employment opportunities. High commuter outflow may indicate that a community primarily functions as a bedroom community within a larger regional market.

NOVEMBER 2025 CITY COUNCIL FINAL DRAFT

In 2023, Goose Creek had nearly 10,000 daily inflow commuters, which was about half of the City's approximately 19,300 daily outflow commuters. The number of outflow commuters grew by 47% between 2010 and 2023, outpacing the 33% increase in inflow commuters and 34% increase in internal commuters.

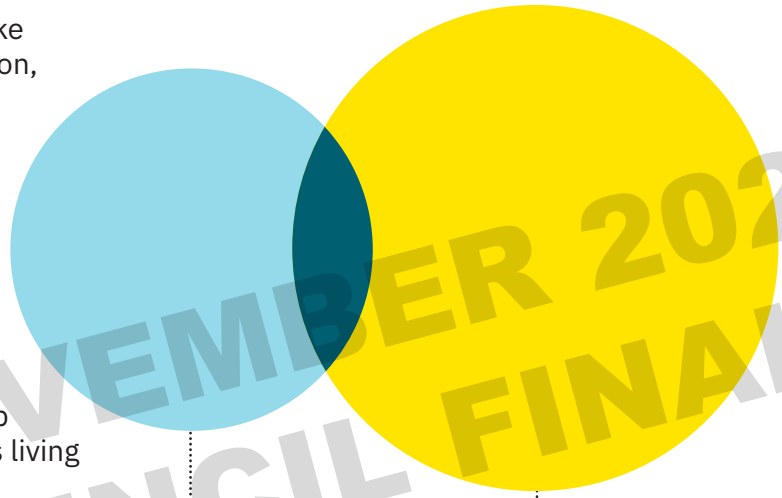
Change in Commuter Flow

	2010	2018	2023	% Change (2010-2023)
Inflow	7,488	8,614	9,932	33%
Internal	1,122	1,302	1,498	34%
Outflow	13,186	16,931	19,349	47%

Data Source: Census OntheMap Tool

2023 Commuter Origins, & Destinations

Neighboring communities, like Summerville, North Charleston, and Moncks Corner were among the top "origins" of commuters working in the City of Goose Creek in 2023. Conversely, major employment centers in the region, like North Charleston, Downtown Charleston, and Mt. Pleasant were among the top "destinations" of commuters living within Goose Creek.



Data Source: Census OntheMap Tool

Top Origins of Commuters by County Census Division (CCD)	
Goose Creek – Hanahan CCD	***33%***
Summerville CCD	15%
North Charleston CCD	8%
Moncks Corner CCD	7%
West Ashley CCD	4%
Mt. Pleasant CCD	3%
All Other Areas	*31%*

Top Destinations of Commuters by County Census Division (CCD)	
North Charleston CCD	28%
Goose Creek – Hanahan CCD	***16%***
Charleston Central CCD	8%
Mt. Pleasant CCD	6%
Summerville CCD	6%
West Ashley CCD	6%
All Other Areas	*30%*

Why Retaining Resident Workers Matters:

Increasing the number of residents who live and work in Goose Creek has been identified as a City priority. When more residents work close to home, the community benefits from:

- Stronger local businesses, with more people in the City during the day to support shops and restaurants;
- Less congestion, with fewer long trips on regional corridors like US 52 and US 17A;
- Cleaner air, since fewer vehicle miles traveled means fewer emissions; and
- Greater economic competitiveness, as a local workforce makes the City more attractive to employers.

The City's recent and ongoing efforts to encourage pedestrian-oriented, mixed-use development will not only help retain commuters but also help reduce retail leakage.

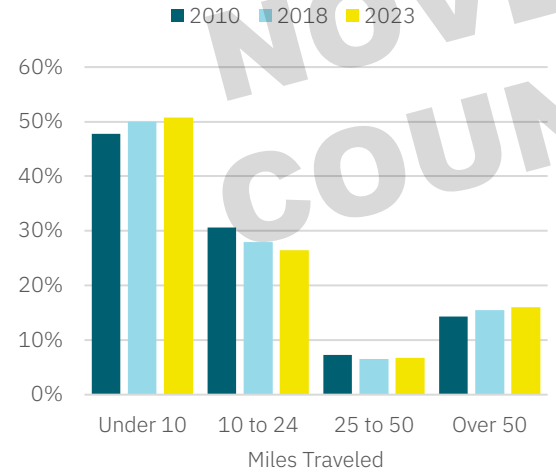
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Distance & Direction

The distance that Goose Creek residents travel to work has remained fairly consistent over time. Approximately 80% of working residents were employed within 25 miles of home in 2010, 2018, and 2023. The largest share of commuters travel less than 10 miles to work, which rose slightly from 41% in 2010 to 43% in 2023.

The direction of travel has also remained largely consistent over the years. Nearly two-thirds of working residents (64%) commuted south, southeast, or southwest in 2023 towards places like North Charleston and Charleston which are home to some of the region's major employment centers. Four of the six top commuter destinations are either south, southeast, or southwest of the City.

Change in Distance Traveled

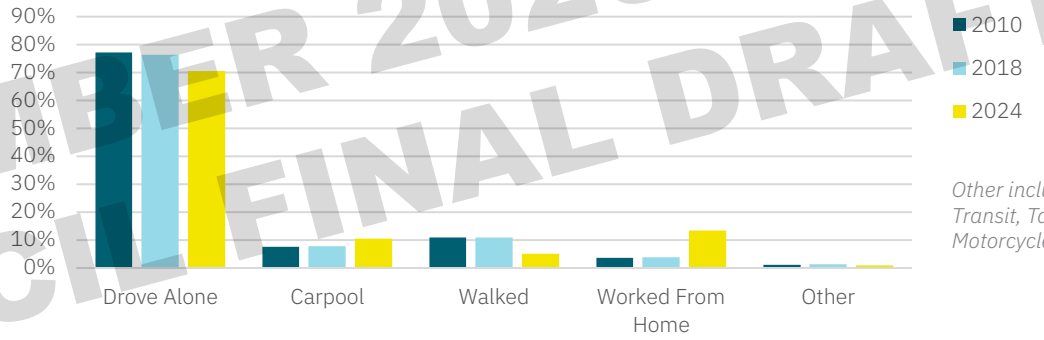


Means of Transportation

Goose Creek remains an auto-oriented community with over 80% of residents commuting by either driving alone or carpooling to work. This is consistent with the broader BCD Region, where about 81% of commuters either drive alone or carpool to work in 2024. The City's share of commuters driving alone has declined over time, from 77% in 2010 to 76% in 2018 and 70% in 2024. This decline may be associated with the rise in remote work: home workers increased from about 4% in 2010 to over 13% in 2024. Carpooling has also become more prevalent, slightly increasing from about 8% of commuters in 2010 to about 11% in 2024.

Walking plays a larger role in Goose Creek than in the surrounding region. The share of commuters walking to work was about 5% in 2024, a six-point decline from 11% in 2010. Nearly 90% of residents who walk to work live in group quarters, most likely military housing at the Naval Weapons Station. The share of Goose Creek commuters that walk to work remains well above Berkeley County (2%) and the BCD Region (2%).

Change in Means of Transportation of Commuters



Other includes Biking, Public Transit, Taxi or Ridesharing, Motorcycle, etc.

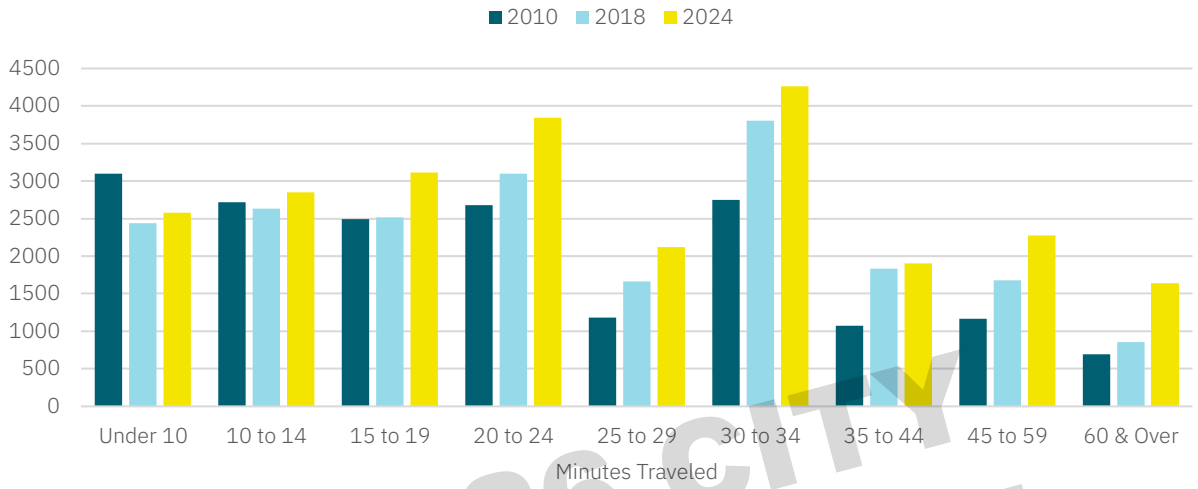
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Travel Time

On average, Goose Creek commuters are spending more time traveling to work. The share of commuters traveling 30 minutes or more rose from 32% in 2010 to 41% in 2024, while the mean travel time increased from 22.6 minutes in 2010 to 26.7 minutes in 2024. Because commute distances have remained stable, this increase is likely driven by growing congestion on major corridors.

Goose Creek's mean travel time in 2023 remains shorter than Berkeley County's (29.7 minutes) and the BCD Region's (27.7 minutes), but it will likely continue to rise as traffic grows on major commuter corridors such as I-26, US 52, US 78, and US 176.

Change in Travel Time



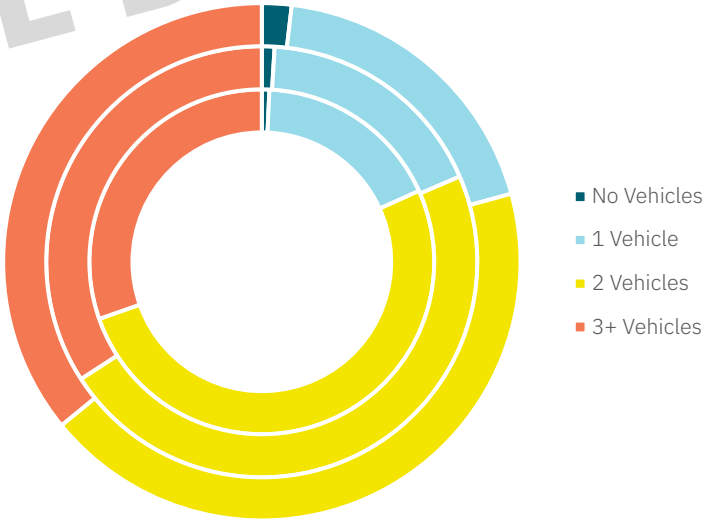
NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Vehicle Availability

While most Goose Creek workers live in households with two or more vehicles (79% in 2024), the share of workers without access to a vehicle has more than doubled, from less than 1% in 2010 to 2% in 2024. Although small, this group relies on alternative means of transportation such as walking, bicycling, transit, and rides from others to reach jobs and services, emphasizing the importance of safe pedestrian connections and reliable transit service.

Renter households are considerably more likely to be without a vehicle (5%) than owner households (2%). The share of households with only one vehicle grew from 29% in 2010 to 32% in 2024, while two-vehicle households declined from 48% to 42% during the same time period.

Change in Household Vehicle Availability



2010 (Inside), 2018 (Middle), 2024 (Outside)

Roadways

Goose Creek's roadway network is structured around several state highways that connect the City to the broader region. Roadways are categorized by functional classification, which describes the role each road plays in the network and is influenced by two primary factors: mobility and accessibility.

The process of classifying roadways is done by the Federal Highway Administration (FHWA) in close collaboration with state and local government agencies, like SCDOT and MPO's, such as the BCDCOG. FHWA is currently in the process of updating the nation's functional classification system. This update would likely include any necessary reclassification of roadways in the Goose Creek area.

In Goose Creek, Goose Creek Blvd (US 52), St James Ave (US 176), US 17A, Red Bank Rd, and Liberty Hall Rd serve as principal arterials, while Crowfield Blvd functions as a minor arterial. Arterials carry higher volumes of traffic over longer distances and connect the City to regional destinations. Red Bank Road is part of the National Strategic Highway Network (STRAHNET) due to its direct connection to the Naval Weapons Station and must be classified as principal arterial, regardless of mobility and accessibility factors.

Collectors, such as Old Mt Holly Rd, Myers Rd, Henry E Brown Jr Blvd, Howe Hall Rd, and Bushy Park Rd gather traffic from neighborhoods and connect it to the arterial network. Local roads provide direct access to homes and businesses.

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

FHWA Functional Classifications

Interstate

Interstate highways are the highest classification of roadways serving high-speed and high-volume regional traffic. This facility provides the highest level of mobility with access to adjacent land uses limited to grade-separated interchanges. Facilities typically provide connectivity between urban areas.

- Ex. Interstate 26

Arterials

Facilities provide a high degree of mobility in both urban and rural areas, and also provide access to abutting land uses. Typically links cities, towns, rural centers and other major destinations that are capable of generating travel over relatively long distances.

- Ex. US 52/Goose Creek Blvd, US 176/St James Ave, US 17A/N Main St, Crowfield Blvd, Liberty Hall Rd, Red Bank Rd, & College Park Rd

Collectors

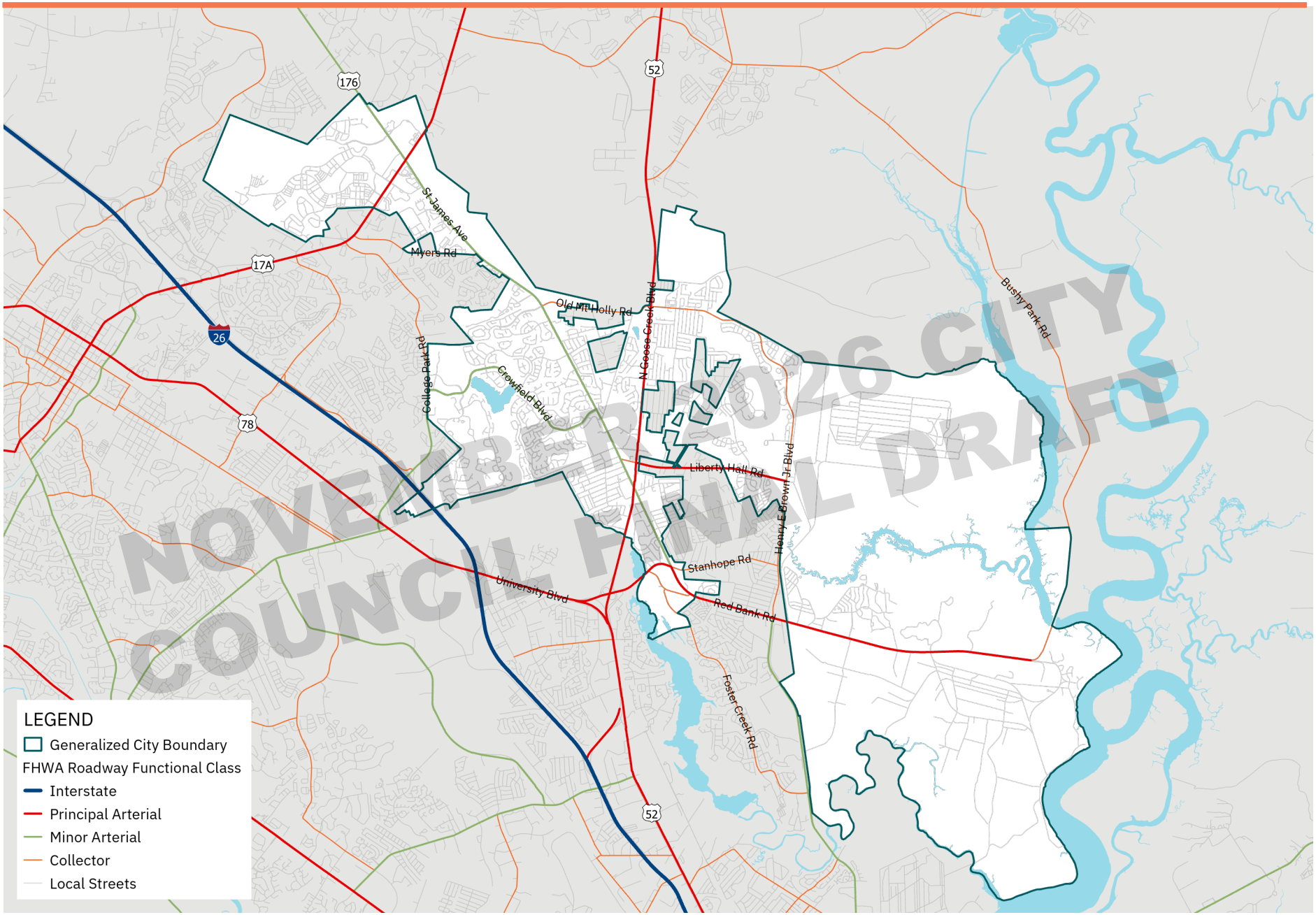
System typically gathers traffic from local streets and channels it to higher order arterial network. Facilities usually balance access to land use with mobility needs. Collectors usually provide connection between neighborhoods, from neighborhoods to minor business clusters and also provide supplemental connections between major traffic generators and regional job concentrations.

- Ex. Henry E Brown Jr Blvd, Montague Plantation Rd, Myers Rd, Old Mount Holly Rd, & Foster Creek Rd

Local Roads

Typically small residential and commercial streets that connect to other local streets and feed into the larger collector system. Local streets serve short trips at lower travel speeds, and also support alternative travel modes such as pedestrians and bicyclists. They have substantial land access to residential areas, businesses and other local uses. Local roads usually make up the majority of roads in the system.

FHWA FUNCTIONAL CLASSIFICATIONS



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Crash History

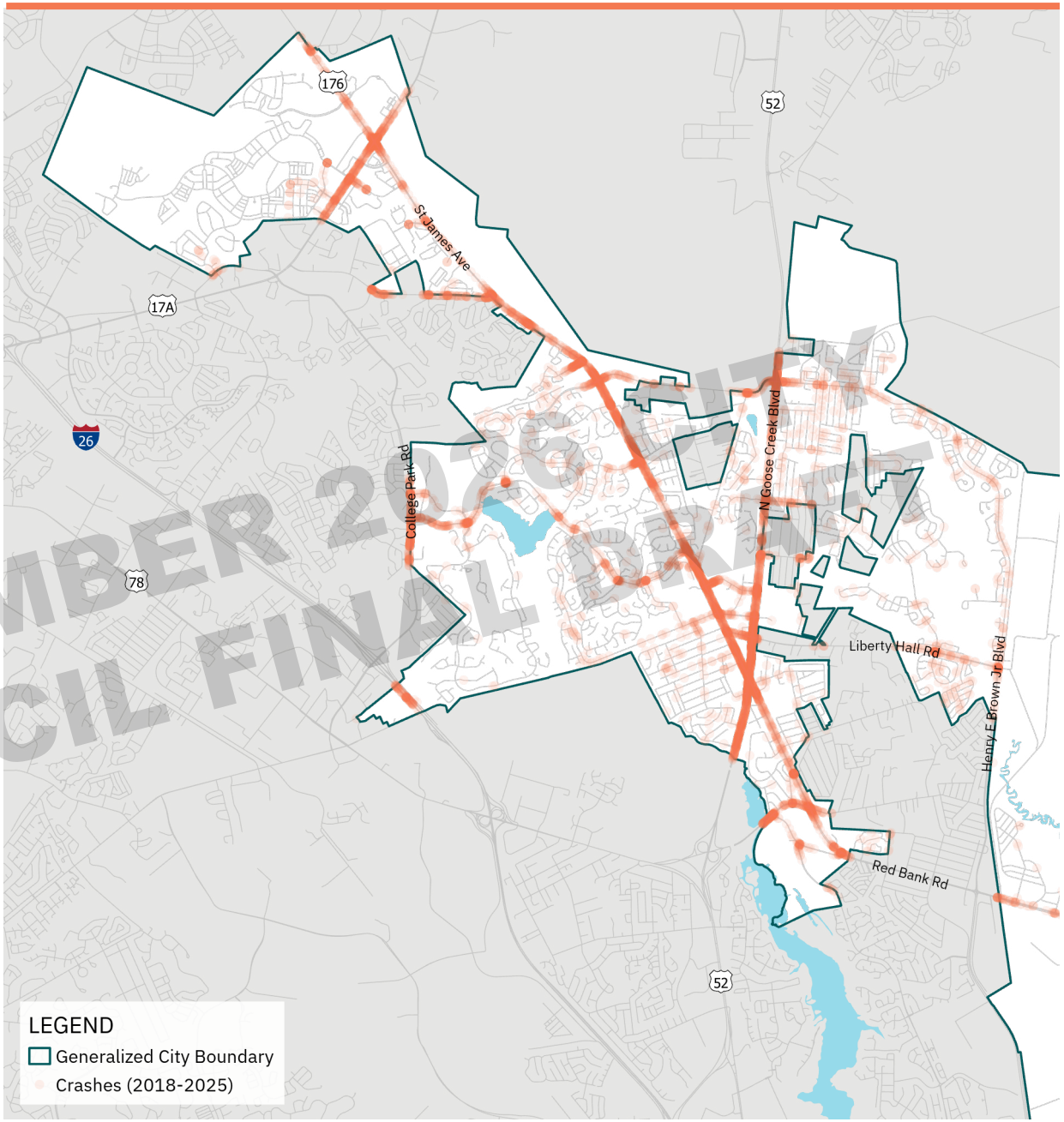
Between 2000 and 2025, there were just over 9,000 crashes reported by SCDOT within the City of Goose Creek, including 18 fatal crashes and 105 crashes that resulted in serious injury.

Crashes are concentrated along the City's major corridors: St James Ave (US 176) and Goose Creek Blvd (US 52) together account for 45% of all crashes and nearly half of all fatal and serious-injury crashes.

Although pedestrian crashes are rare, they are far more likely to be severe: 41% of pedestrian crashes resulted in a death or serious injury, compared to about 1% of all crashes. Fatal and serious-injury crashes also occur disproportionately at night (55%, compared to 28% of all crashes), and failure to yield right-of-way is the most common cause of these crashes. These patterns point to the need for safer and potentially more designated pedestrian crossings, improved lighting, and intersection safety improvements along the City's busiest corridors.

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CRASH HISTORY

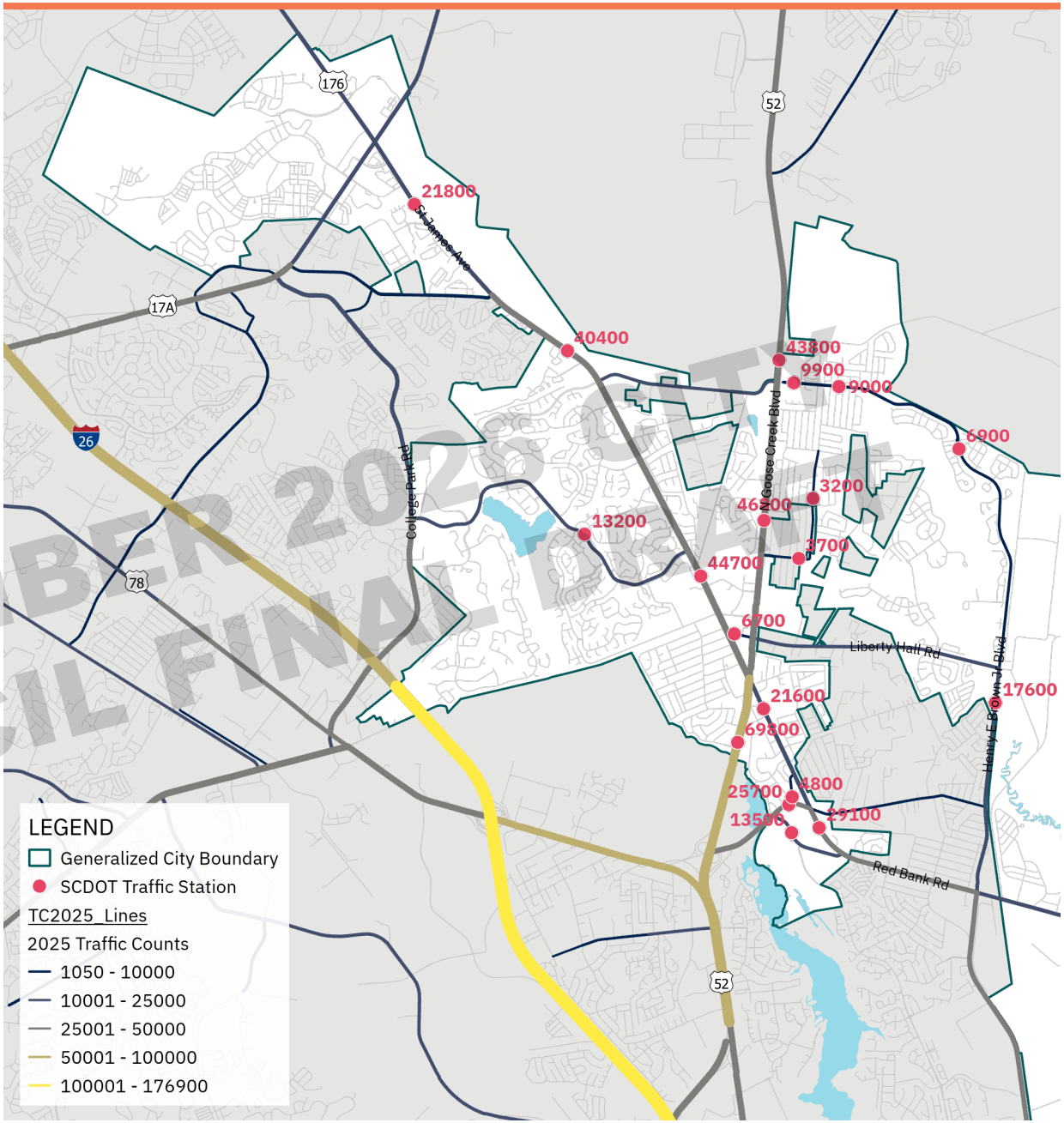


Traffic Counts

Traffic volumes on Goose Creek's major corridors have grown substantially in recent years. Goose Creek Blvd (US 52) expectedly carries the highest volumes in the City, ranging from about 43,800 vehicles per day in the northern part of the City to 69,800 near the Charleston County line. Traffic counts along this corridor grew by roughly 31% since 2018. St James Ave (US 176) saw similar growth, with daily traffic increasing about 20% and as much as 36% on the segment between Myers Rd and Old Mt Holly Rd. This growth on the City's primary corridors is consistent with the longer commute times residents are experiencing and the declining level of service projected for these roads.

Growth has been uneven on other corridors. Volumes on Crowfield Blvd declined slightly and Liberty Hall Rd declined by about 14%, while Red Bank Rd varied by segment, with two segments seeing slight declines and a third increasing by 22%.

DAILY TRAFFIC COUNTS



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Level of Service

Level of Service (LOS) is a qualitative measure used to describe roadway congestion and can be used to assess the overall performance of the roadway network. It is expressed as a rating from "A" (free-flowing traffic) to "F" (severe congestion). The LOS ratings are based on each roadway's volume-to-capacity (V/C) ratio, which compares the volume of traffic a roadway carries to the volume it was designed to handle. A V/C ratio above 1.0 means a roadway is carrying more traffic than its capacity, resulting in a F rating.

Congestion within Goose Creek is projected to worsen significantly by 2045 as population and employment continue to grow across the region. The following roadways are projected to see the most significant decreases in level of service between 2025 and 2045:

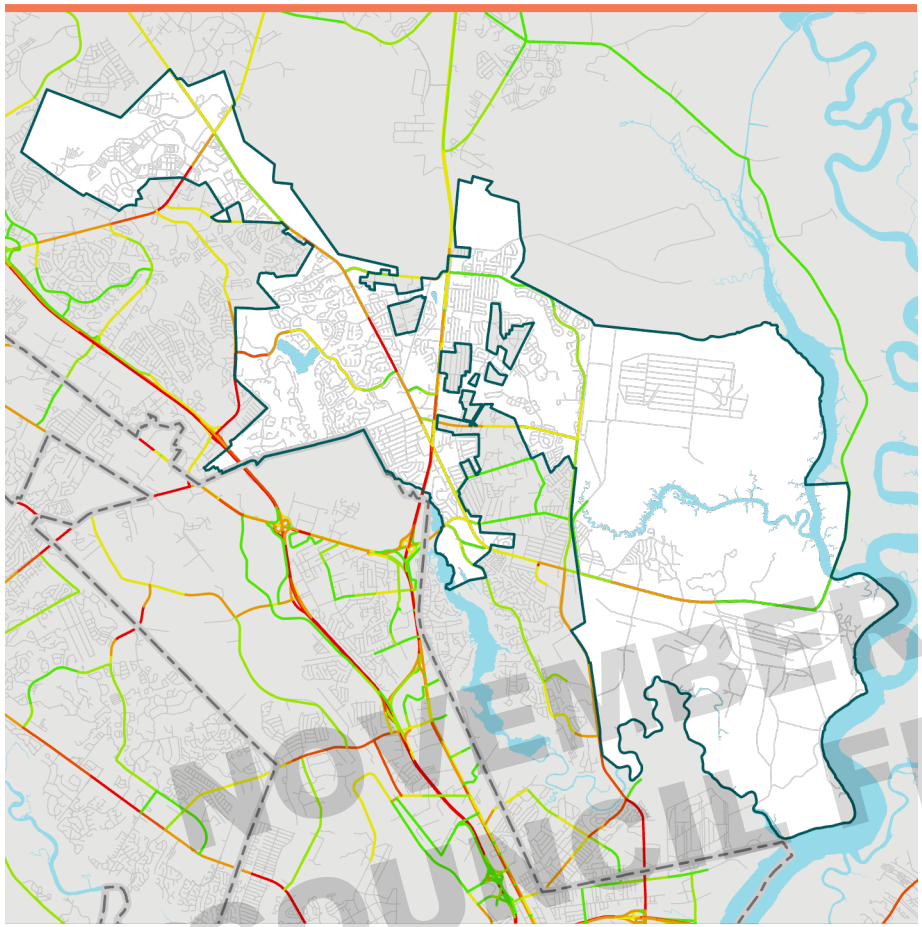
- St. James Ave (US 176)
- Goose Creek Blvd (US 52)
- US 17A
- Henry E. Brown Jr. Blvd
- College Park Rd
- Red Bank Rd

Many of these corridors connect residents to regional employment centers and serve the City's village nodes, so worsening congestion could further increase commute times and limit access to local businesses. Addressing these conditions will require a combination of roadway improvements, better street connectivity, and transportation options that reduce reliance on these corridors. The BCDCOG's 2045 Long-Range Transportation Plan (LRTP) identifies several different projects that help address the increase in traffic congestion in and around the Goose Creek area. They are outlined in the Planned Transportation Projects section at the end of this element.

LOS A (≤ 0.30)	Unrestricted maneuverability and operating speeds
LOS B (0.31-0.50)	Reduced maneuverability and operating speeds
LOS C (0.51-0.70)	Restricted maneuverability and operating speeds closer to the speed limit
LOS D (0.71-0.90)	Severely restricted maneuverability and unstable, low operating speeds
LOS E (0.91-1.00)	Operating conditions at or near the capacity level
LOS F (> 1.00)	Breakdown conditions characterized by stop and go travel

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2025 LEVEL OF SERVICE



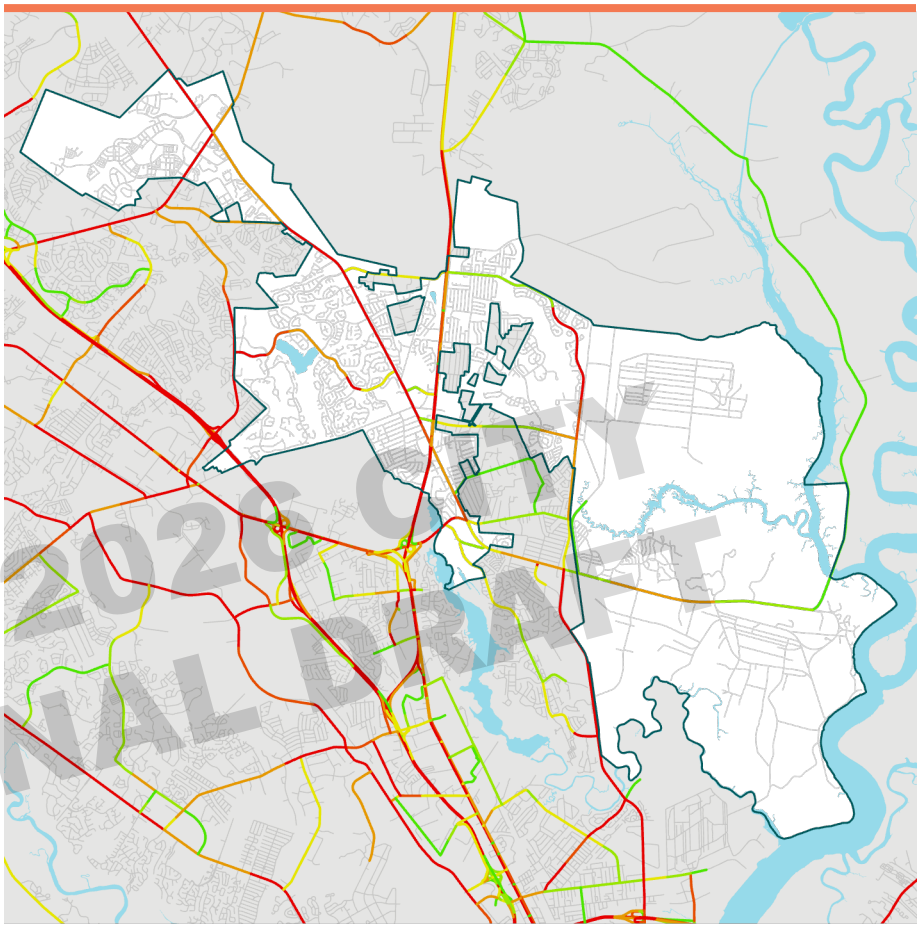
LEGEND

Generalized City Boundary

2025 Level of Service Rating

- 0.00 - 0.30 (A)
- 0.31 - 0.50 (B)
- 0.51 - 0.70 (C)
- 0.71 - 0.90 (D)
- 0.91 - 1.00 (E)
- 1.01 - 1.53 (F)

2045 LEVEL OF SERVICE



LEGEND

Generalized City Boundary

2045 Level of Service Rating

- 0.00 - 0.30 (A)
- 0.31 - 0.50 (B)
- 0.51 - 0.70 (C)
- 0.71 - 0.90 (D)
- 0.91 - 1.00 (E)
- 1.01 - 1.95 (F)

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Transit Routes

Public transit services continue to be a key component in the City's transportation system and will potentially have a larger role in local commuting patterns in the future following the completion of the Lowcountry Rapid Transit (LCRT) in 2031. An efficient public transit system relies on a well-connected network of other transportation infrastructure, such as roads, sidewalks, and bike lanes to provide that "last mile" journey to a person's final destination. The City's recent efforts to improve pedestrian connections, safety, and accessibility help support the local transit system.

TriCounty Link (TCL), which is the region's rural transit system, remains the primary public transit service provider for the City, operating both commuter express and deviated fixed route services. TCL operates two express transit service routes in the Goose Creek area - CS1 and CS3 - and two deviated fixed service routes - B102 and D305. CS1 and B102 both serve the City's only park-and-ride, at US 52 and Button Hall Ave. Riders wanting to continue their journey on CARTA, the urban transit provider, can transfer at the Rivers Avenue park-and-ride in North Charleston.

TCL recently completed the TriCounty Link Transit Study in 2026 to evaluate the existing system, identify service gaps, and recommend service enhancements. The study's short-term plan (2028) would keep CS1 on US 52 with trips every 30 to 60 minutes, all serving Creekside Center Mall. It would replace B102 with a mircotransit service zone covering western Berkeley County and shorten D305 to run between Summerville and Moncks Corner via US 17A only.

The long-term plan (2035) would expand CS1 to all-day service seven days a week. It would also add a proposed new Route CS3 between Cane Bay and Rivers Avenue along US 176/St. James Avenue, running hourly seven days a week and connecting to LCRT, and microtransit zones would serve eastern Goose Creek and the Goose Creek/Strawberry area. Both long-term routes would shift from flag stops to designated bus stops along US 176 and US 52.



NOVEMBER 2026
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LowCountry Rapid Transit

The LowCountry Rapid Transit (LCRT) is the region's forthcoming bus rapid transit system that will connect commuters from Exchange Park/Fairgrounds in Ladson to the Downtown Charleston Medical District. The 21-mile bus rapid transit system will operate primarily in dedicated lanes along the US 78 and Rivers Avenue (US 52) corridor with 23 planned stops along the route. Construction is expected to begin in 2027.

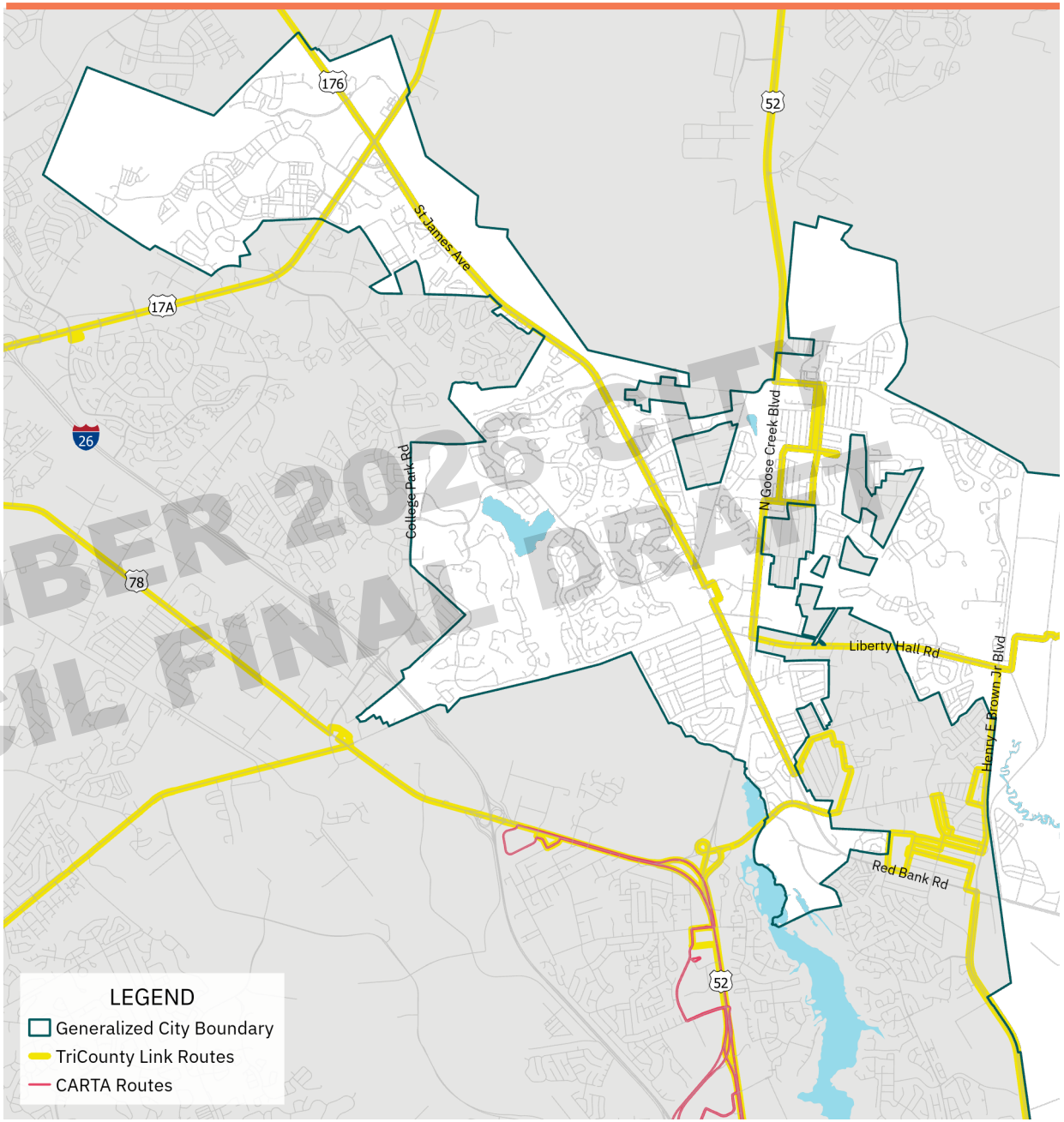
The closest LCRT stops to Goose Creek will be at the Rivers-Melnick and University-Medical Plaza-BUC Club intersections.

Visit lowcountryrapidtransit.com to learn more about the project.

The following TCL routes operate within the Goose Creek area:

- CS1 is an express transit service route that primarily operates along US 52 between Moncks Corner, Goose Creek, and North Charleston.
- CS3 provides express transit connections between Moncks Corner and Summerville via US 17A although does not have a dedicated stop within the Carnes Crossroads area of Goose Creek.
- B102 is a loop route that provides connections between Moncks Corner, Goose Creek, Hanahan, and North Charleston.
- D305 operates along the US 17A corridor from Moncks Corner to Summerville, passing through the Carnes Crossroads area in Goose Creek.

PUBLIC TRANSIT ROUTES



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Micromobility

Micromobility refers to travel by active transportation (walking and bicycling) and other personal mobility devices such as e-bikes, e-scooters, and wheelchairs. These modes give residents who cannot drive or choose not to drive a way to reach daily destinations. They also provide the "last mile" connection that makes public transit more viable. Sidewalks are the most common type of micromobility infrastructure, but also include shared use paths, on-street and off-street bike facilities, and crosswalks.

In addition to the City's sidewalk inventory, Goose Creek has an extensive micromobility network, including the Goose Creek shared use trail system, the Crowfield Plantation path network, the Pineview Hills path, Wannamaker North Trail, Etling Park, and limited on-street bicycle facilities. Most of the City's existing shared-use paths are also too narrow to comfortably serve people walking and biking at the same time.

A safe micromobility network depends on sidewalks, shared-use paths, bike lanes, and crossings that connect to one another and to the places people want to go. The City has made micromobility a planning priority through its 2021 Connectivity Master Plan and the 2023 Micromobility Report addendum.



Button Hall Parking Day, 2026

PROJECT SPOTLIGHT

BUTTON HALL DEMONSTRATION PROJECT

In 2023, the City of Goose Creek received a Safe Streets and Roads for All (SS4A) planning and demonstration grant, providing $64,000 in federal funds toward a temporary demonstration of what an enhanced Button Hall Road could look like, with pedestrian amenities, traffic calming, and place making improvements. The traffic study and public feedback will inform future plans to make permanent improvements to the corridor. The Button Hall Parking Day event was held on September 18, 2026 and was a part of the three week long demonstration.

PROJECT SPOTLIGHT

ST JAMES CORRIDOR SAFE STREETS & CROSSINGS

In 2024, the City of Goose Creek received another Safe Streets and Roads for All (SS4A) implementation grant of $6 million, with $1.5 million in local match, for the St. James Corridor Safe Streets and Crossings project. The project will construct a 3.28-mile shared-use path from Old Mount Holly Road to North Main Street, the Connectivity Master Plan's second-ranked priority corridor. The grant application was supported by the findings of the City's 2023 Micromobility Report.

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2021 Connectivity Plan

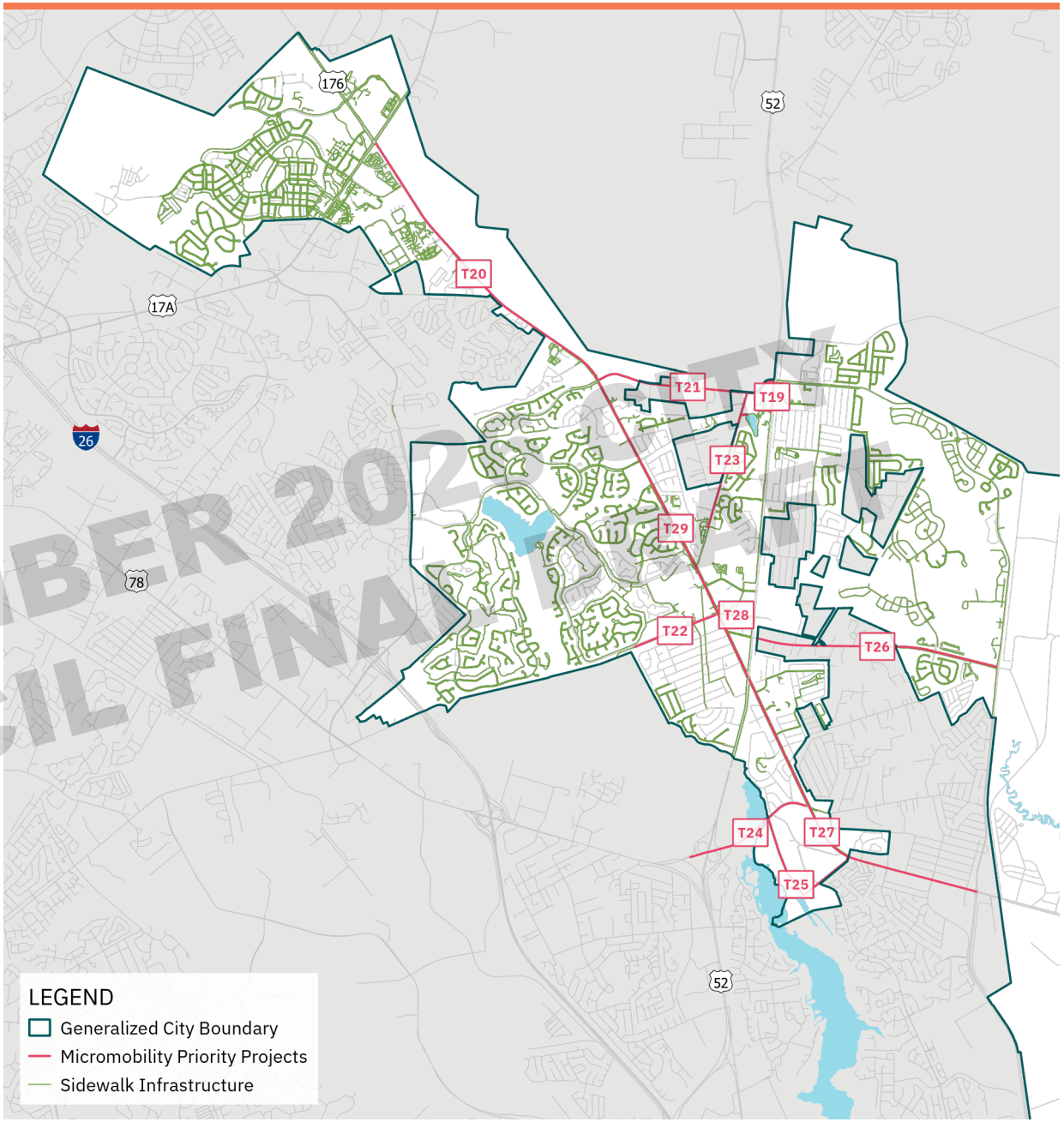
The City of Goose Creek adopted a Connectivity Plan in 2021 followed by a Micromobility Report as an addendum in 2023. The 2021 Connectivity Plan established the long-range vision for the City's walking and biking network, building on the regional Walk+Bike BCD active transportation plan and the City's Hiker-Biker Trail Master Plan.

The Connectivity Plan recommended approximately 18 miles of shared-use paths, 5 miles of complete streets with expanded sidewalks, streetscape improvements, and pedestrian lighting, and nearly 4 miles of neighborhood greenways on low-traffic roadways, along with signage along existing natural surface trails.

Micromobility Priority Projects

Label	Priority Project
T19	Hiker-Biker Trail Extension #1
T20	St James Ave Shared-Use Path
T21	Old Mount Holly Road Shared-Use Path
T22	Pineview Trail
T23	Hiker-Biker Trail Extension #2
T24	Hiker-Biker Trail Extension #3
T25	Foster Creek Elementary & Foster Creek Park Shared-Use Path Connector
T26	Liberty Hall Road Shared-Use Path
T27	Red Bank Road Complete Street
T28	Button Hall Road Shared-Use Path
T29	St James Ave Complete Street

MICROMOBILITY INFRASTRUCTURE



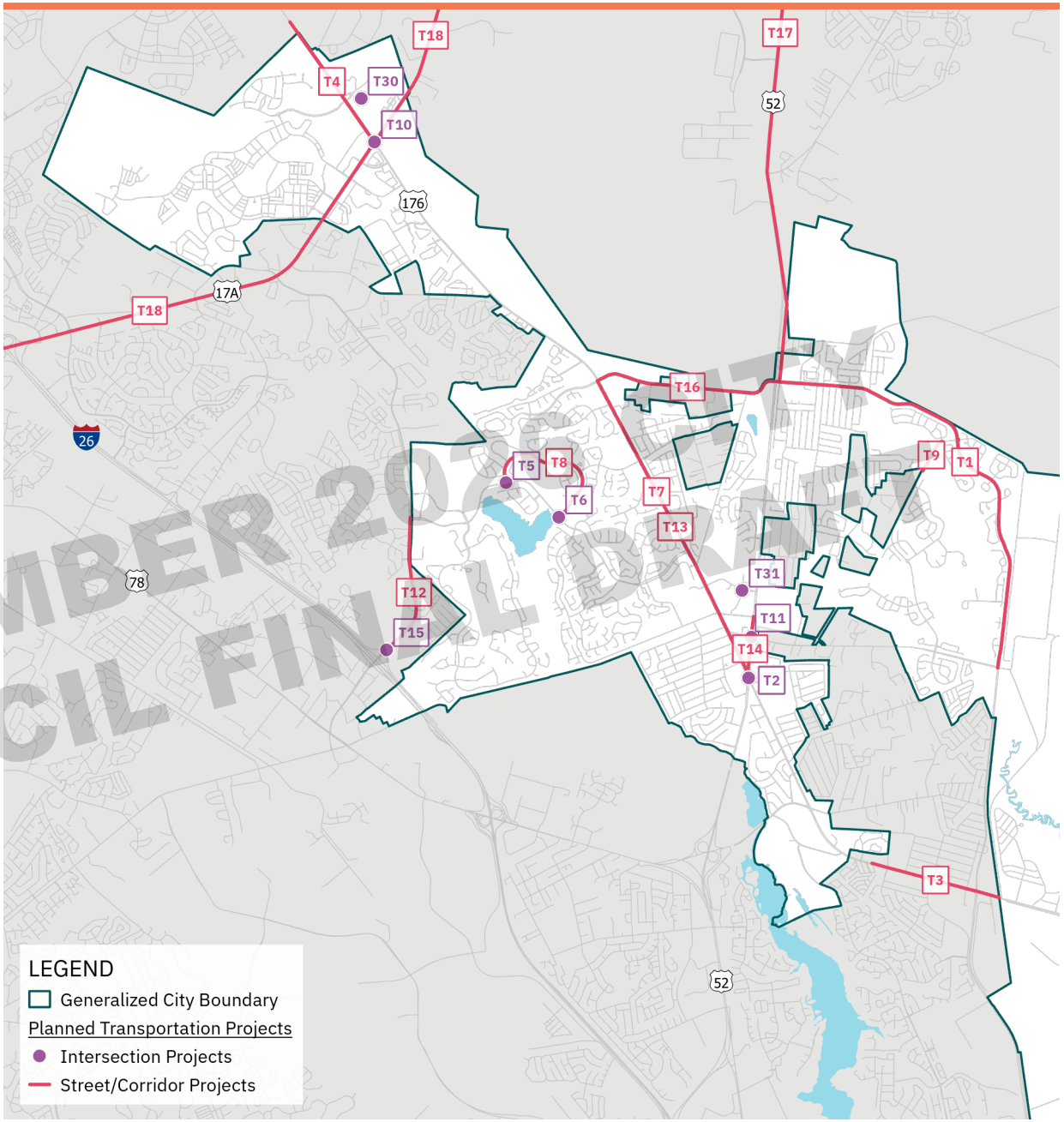
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Planned Transportation Projects

The 2045 Long-Range Transportation Plan (LRTP) is a long-range planning document developed by the BCDCOG. It identifies several different transportation improvement projects that help address the increase in traffic congestion in and around the Goose Creek area as well as projects that could be eligible for state and federal transportation funding. The LRTP includes intersection improvements at US 52 and Liberty Hall Rd and at US 17A and US 176 as well as access management along US 52 and St James Ave and capacity improvements on Red Bank Rd and College Park Rd.

In addition, several projects in and around Goose Creek are funded in the CHATS 2024–2033 Transportation Improvement Program (TIP). These include the St. James Corridor Safe Streets & Crossings project, a 3.28-mile shared-use path with new and improved crossings funded through a $6 million federal Safe Streets and Roads for All grant; capacity improvements on Old Mt Holly Rd between US 176 and US 52; safety improvements on Red Bank Rd; signal re-timing along US 52 and US 176; and a corridor study of US 52 between Goose Creek and Moncks Corner.

PLANNED TRANSPORTATION PROJECTS



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Planned Transportation Projects

Label	Project Description
T1	Henry E. Brown, Jr. Boulevard Phase II Roadway Widening
T2	US-176/St. James Avenue at US-52/Goose Creek Boulevard Intersection Improvements
T3	Red Bank Road Corridor Improvements
T4	US-176/St. James Avenue Phase 1 Roadway Widening
T5	Crowfield Boulevard at Loganberry Circle Intersection Improvements
T6	Crowfield Boulevard at Centennial Boulevard Intersection Improvements
T7	Conduct study along US-176/St. James Avenue to improve pedestrian safety
T8	Proposed Traffic Calming Measures
T9	Adler Drive Extension from Liberty Hall Plantation to Brickhope Plantation
T10	US-17A at US-176/St. James Avenue Intersection Improvements
T11	US-52/Goose Creek Boulevard at Liberty Hall Road Intersection Improvements
T12	College Park Road from Crowfield Boulevard to I-26
T13	US-176/St. James Avenue from Mount Holly Road to US-52/Goose Creek Boulevard
T14	US-52/Goose Creek Boulevard from Button Hall Avenue to Red Bank Road
T15	College Park Road at Treeland Drive Intersection Improvements
T16	Old Mount Holly Road from US-176/St. James Avenue to US-52/Goose Creek Boulevard
T17	US-52 from Montague Plantation Road to Oakley Road
T18	US-17A from US-176/St. James Avenue to E. Main Street
T30	Add Park & Ride location to CS1 at Roper hospital
T31	Add Park & Ride location to CS1 at proposed Central Village Node

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Freight

The safe and efficient movement of freight supports the economic vitality of the City and the region. While the regional freight network includes port, air, roadway, rail, and intermodal facilities, freight movement within Goose Creek is accommodated primarily by road and rail.

Highway Freight

I-26, just west of the City, carries most of the region's truck freight. The City connects to I-26 at Exit 199 (US 17A), Exit 203 (College Park Rd), and Exit 205 (US 78). Within the City, US 52/Goose Creek Boulevard and US-17A are designated as part of the South Carolina Statewide Freight Network, providing access to freight-dependent land uses and connectivity to the National Highway Freight Network. Red Bank Road is part of the National Strategic Highway Network (STRAHNET) due to its direct connection to the Naval Weapons Station. Freight generators in and around the City, including military, manufacturing, industrial, and warehouse/distribution uses, rely on the local corridors to access the broader regional network.

2025 Truck Volume

Corridor	Station	2025 AADT	Trucks/Day	Truck %	Tractor-Trailer %
Red Bank Road	08-0232	29,900	5,636	18.8%	1.9%
US 52/Goose Creek Blvd	08-0119	46,800	1,890	4.0%	1.2%
US 17A	08-0101	42,500	1,662	3.9%	1.0%
College Park Road	08-0282	38,600	1,239	3.2%	0.4%
US 176/St James Avenue	08-0136	44,700	1,095	2.4%	0.4%

Trucks make up a relatively small share of traffic on most of Goose Creek's major corridors. In 2025, trucks accounted for about 4% of daily traffic on Goose Creek Blvd (US 52) and US 17A, or roughly 1,700 to 1,900 trucks per day, and closer to 2–3% on St. James Avenue (US 176) and College Park Road. Red Bank Road carries significantly more freight. Although it carries less total traffic than the other corridors, trucks make up nearly one-fifth of its daily volume, about 5,600 trucks per day, more than any other major corridors in Goose Creek. This likely reflects the Naval Weapons Station and the industrial uses along the corridor.

Rail

Two CSX rail lines run through Goose Creek. The western line runs parallel to US 52 and carries both freight and Amtrak passenger trains, although there is no passenger station in the City. The eastern line runs along the NWS and carries freight only.

Together, the two lines cross City streets at nine at-grade crossings, including Red Bank Road and Liberty Hall Road on both lines. These crossings can delay drivers and emergency responders and create safety risks for people driving, walking, and bicycling.

Future Conditions

Continued investment at the Port of Charleston is expected to increase freight volumes on both the highway and rail networks serving the City. The South Carolina Ports Authority and partner agencies have invested in harbor deepening, new terminal capacity, inland port development, and near-dock intermodal rail service in North Charleston. Intermodal rail accounts for a growing share of port container movement, and the City should anticipate increased rail traffic on the CSX lines running through Goose Creek, along with the resulting effects on delay and safety at at-grade crossings.

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ECONOMICS

The City of Goose Creek continues to work towards expanding its economic base through strategic business recruitment and workforce development. One of the City's strongest economic assets is its expanding labor force which continues to play a pivotal role in the regional economy. Being a primarily residential community, much of the City's economy relies on service-based businesses that residents and commuters need on a daily basis, such as grocery stores, gas stations, restaurants, and personal service establishments.

Part of the City's long-term vision is to become a Live, Work, Play community. A key component of that vision is increasing workforce retention, which is having residents both live and work within the community. This also requires diversification of industries to accommodate workers of all ages, incomes, skill sets, and education levels. While this transformation will be a major challenge for the City, having residents both live and work in the City will decrease congestion, increase local tax revenues, and enables the Live, Work, Play vision to come to fruition.

Labor Force

Goose Creek's labor force continues to be one of its strongest economic assets. In 2024, approximately 74% of people ages 16 and over were participating in the labor force. This includes those either actively employed, actively seeking employment, or enlisted in the armed forces. The recent shift in working-aged adults directly influences the local labor force, increasing the participation rate and subsequently the City's tax base.

Nearly one-fifth of the City's participating labor force was enlisted in the armed forces. This is substantially higher than most municipalities in the region given that the Naval Weapons Station is located within the City limits.

Change in Labor Force

Labor Force Status	2010		2018		2024	
Total Population 16+	26,431		32,470		39,488	
In Labor Force	19,948	75.5%	22,820	70.3%	29,308	74.2%
Civilian Labor Force	16,479	82.6%	19,484	85.4%	24,570	83.8%
Employed	15,286	92.8%	18,458	94.7%	23,905	97.3%
Unemployed	1,193	7.2%	1,026	5.3%	665	2.7%
Armed Forces	3,469	21.1%	3,336	17.1%	4,738	19.3%
Not in Labor Force	6,483	24.5%	9,650	29.7%	10,180	25.8%

Participation Rate = Labor Force/Population 16+

Unemployment Rate = Unemployed/Labor Force

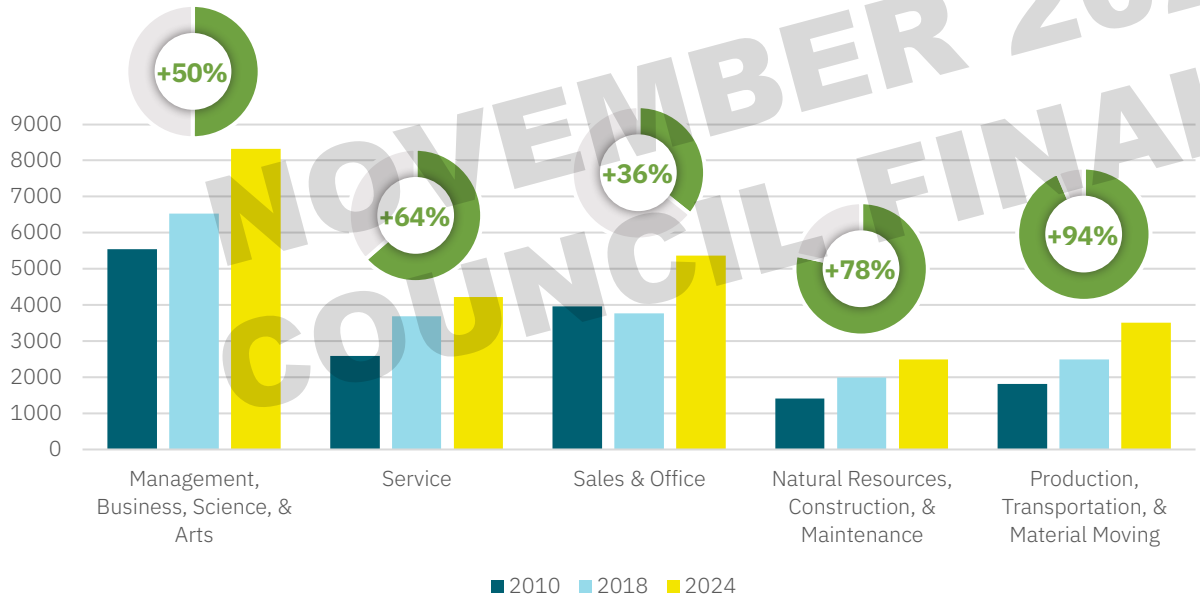
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Occupation of Workers

The distribution of occupations of the labor force is an important economic characteristic to consider as the City works to increase workforce retention. Occupations are typically defined by the types of duties, tasks, and/or responsibilities that people of the labor force perform. This can provide insight into the skill set of the labor force, allowing the City to strategically target industries and businesses that require those types of skills.

In 2024, Management, Business, Science, & Art occupations remain the largest occupational class in Goose Creek. Production, Transportation, & Material Moving occupations nearly doubled from about 1,800 workers in 2010 to 3,500 workers in 2024, a 94% increase - the largest percentage increase. Given the recent and ongoing development of higher-intensity commercial, industrial, warehousing, and logistic centers along the I-26 and US 52 corridors, blue collar type jobs are likely to continue increasing at a higher rate than other white collar and service type jobs.

Change in Occupations of Employed Civilians



Earnings by Occupation

Different occupations are naturally compensated differently based on a number of factors such as education, experience, labor intensity, job demand, benefits, etc. In 2018, Management, Business, Science, & Art occupations and Natural Resources, Construction, & Maintenance occupations had similar median annual earnings. However, by 2024, the median annual earnings of Management, Business, Science, & Art occupations increased by 14% while the median annual earnings of Natural Resources, Construction, & Maintenance occupations experienced less than a one percent increase. The median annual earnings of Service occupations and Production, Transportation, & Material Moving occupations experienced the largest percentage increase between 2018 and 2024 at 24% and 25% respectively.

Change in Median Annual Earnings by Occupational Class

	2018	2024	% Change
Civilian Employed Population 16+	$38,587	$45,993	19.2%
Management, Business, Science, & Arts	$55,227	$62,717	13.6%
Service	$22,067	$27,450	24.4%
Sales & Office	$30,569	$34,034	11.3%
Natural Resources, Construction, & Maintenance	$54,707	$54,884	0.3%
Production, Transportation, & Material Moving	$33,047	$41,401	25.3%

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Economic Industries of Businesses

In 2025, the City of Goose Creek had an estimated 838 total businesses within the City. Those businesses employed roughly 8,500 total employees. Some of the top economic industries of businesses within Goose Creek include Retail Trade, Health Care & Social Assistance, Accommodations & Food Services, and Other Services.

While Goose Creek's economy is centered around providing goods, services, and amenities to residents and commuters, the City's economy is well-diversified across the industries that provide for those needs. This is important for increasing the retention of workers and improving the community's economic resilience.

Recent Economic Investments

Since 2020, there has been nearly $2 billion in economic investments announced in the surrounding Goose Creek area[1]. This includes the $500 million and $1.3 billion data center expansion projects announced by Google in 2021 and 2024 respectively at the Mount Holly Commerce Park along US 52. Other notable economic investments in the Goose Creek area include the $60 million expansion of Century Aluminum SC, creating 100 jobs; Hydera, LLC's new $15 million container depot, creating 15 jobs; ZEB Metals new metal recycle facility, creating 28 jobs; and the renovation of an existing manufacturing facility by Newport News Shipbuilding, creating 250 jobs.

Over $1.5 million in grants from SC Coordinating Council for Economic Development (CCED) were awarded to select projects.

1 *Project Wins reported by SC Dept of Commerce*

Goose Creek 2025 Business Summary

NAICS Industries	Businesses	
Agriculture, Forestry, Fishing & Hunting	1	0.1%
Mining	0	0.0%
Utilities	2	0.2%
Construction	54	6.4%
Manufacturing	16	1.9%
Wholesale Trade	6	0.7%
Retail Trade	120	14.3%
Transportation & Warehousing	13	1.6%
Information	14	1.7%
Finance & Insurance	44	5.3%
Real Estate, Rental & Leasing	40	4.8%
Professional, Scientific & Tech Services	75	8.9%
Management of Companies & Enterprises	0	0.0%
Administrative, Support & Waste Management Services	30	3.6%
Educational Services	23	2.7%
Health Care & Social Assistance	116	13.8%
Arts, Entertainment & Recreation	18	2.1%
Accommodation & Food Services	86	10.3%
Accommodation	2	0.2%
Food Services & Drinking Places	84	10.0%
Other Services (except Public Administration)	135	16.1%
Public Administration	14	1.7%
Unclassified Establishments	31	3.7%
Total	**838**	**100.0%**

Data Source: Esri's Business Analyst Business Summary Report, 2025

NOVEMBER 2025 CITY COUNCIL FINAL DRAFT

Shift Share Analysis

A shift share analysis is an economic tool used to measure the performance and competitiveness of employers within an industry using changes in employment. Based on the analysis, the City of Goose Creek has a competitive advantage in the Retail Trade, Finance & Insurance, Professional, Scientific, & Technical Services, Health Care & Social Assistance, and Accommodations & Food Services industries. The City's Manufacturing industry experienced the largest negative local shift which is reflective of national trends.

Goose Creek Employment Shift Share Analysis

	Employees in City			Shift Share		
	2010	2023	Change	National Share	Industry Mix	Local Shift
Agriculture, Forestry, Fishing, & Hunting	0	1	1	0	0	1
Mining, Quarrying, & Oil/Gas Extraction	2	0	-2	0	-1	-2
Utilities	2	51	49	0	0	49
Construction	345	564	219	65	84	70
Manufacturing	1,359	653	-706	258	-101	-862
Wholesale Trade	103	143	40	20	-8	28
Retail Trade	1,374	1,958	584	260	-146	470
Transportation & Warehousing	48	271	223	9	20	194
Information	592	52	-540	112	-52	-600
Finance & Insurance	165	817	652	31	-2	622
Real Estate, Rental, & Leasing	187	185	-2	35	13	-51
Prof., Sci., & Tech. Services	429	1,036	607	81	104	422
Mgmt. of Companies & Enterprises	4	5	1	1	1	0
Admin., Support, & Waste Mgmt. Services	418	253	-165	79	30	-274
Educational Services	1,119	1,167	48	212	14	-178
Health Care & Social Assistance	282	1,267	985	53	33	898
Arts, Entertainment, & Recreation	107	63	-44	20	12	-76
Accommodation & Food Services	736	1,575	839	139	50	649
Other Services (except Public Admin.)	704	899	195	133	-82	143
Public Administration	634	470	-164	120	-117	-167
Total Employees	8,610	11,430	2,820	1,632	-148	1,336

Data Source: US Census OnTheMap Tool, Work Area Profile Analysis

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

National Growth Share:

National Share = Overall National Growth x 2010 Employees in City

Measures the portion of economic growth that can be attributed to overall growth in the national economy.

Industry Mix Effect:

Industry Mix = (National Industry Growth – Overall National Growth) x 2010 Employees in City

Measures the portion of growth attributable to the performance of a specific industry at the national level.

Competitive Share or Local Shift:

Local Shift = (2023 Employees in City – 2010 Employees in City) – (National Share + Industry Mix)

Measures the portion of growth attributable to the local area's performance and competitiveness.

- A **positive local shift** indicates that the local industry is outperforming national industry growth trends, suggesting the community has a competitive advantage in that industry, such as skilled workforce, infrastructure, market access, pro-business climate, etc.
- A **negative local shift** indicates that the local industry is either growing at a slower pace than national trends or in some cases declining while the industry is growing nationally.

Location Quotient

A location quotient (LQ) is an analysis that compares an industry's share of employment between different geographic areas to identify any specialization or concentration of industries within the local economy. Location quotient is commonly shown as a decimal, with an LQ of 1.00 indicating the local economy has a similar concentration compared to the larger geography, whether that be the region or state. An LQ above or below 1.00 indicates a higher or lower concentration, respectively.

Goose Creek's Finance & Insurance and Other Services industries have particularly high LQ's compared to both the BCD Region and the state. Given Goose Creek is a primarily residential community, it is expected that most industries have low concentration of businesses.

Industries with a positive Local Shift (from the Shift Share Analysis) and a high LQ could be considered Goose Creek's core economic industries. They include the Retail Trade, Finance & Insurance, Accommodation & Food Services, and Other Services industries.

Goose Creek 2023 Business Location Quotient

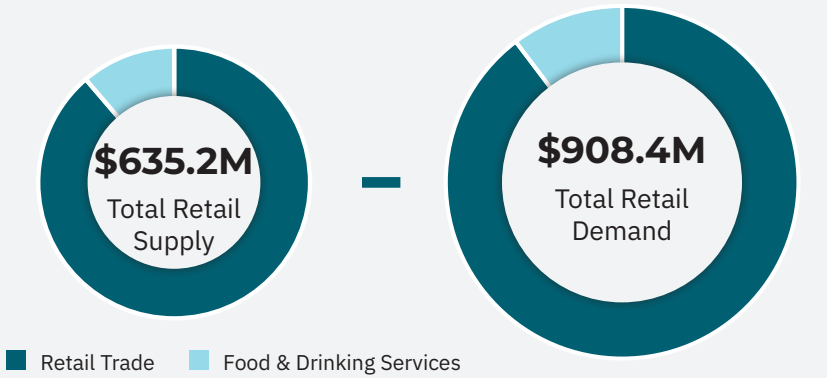
	Goose Creek	BCD Region	South Carolina	BCD - LQ	SC - LQ
Agriculture, Forestry, Fishing, & Hunting	0.0%	0.1%	0.5%	0.08	0.02
Mining, Quarrying, & Oil/Gas Extraction	0.0%	0.1%	0.1%	0.00	0.00
Utilities	0.4%	0.8%	0.8%	0.53	0.59
Construction	4.9%	5.6%	5.1%	0.88	0.96
Manufacturing	5.7%	8.2%	12.0%	0.69	0.48
Wholesale Trade	1.3%	3.3%	3.8%	0.38	0.33
Retail Trade	17.1%	11.5%	11.9%	1.48	1.44
Transportation & Warehousing	2.4%	4.3%	3.8%	0.55	0.63
Information	0.5%	2.3%	1.5%	0.20	0.31
Finance & Insurance	7.1%	2.9%	3.7%	2.46	1.92
Real Estate, Rental, & Leasing	1.6%	2.1%	1.6%	0.76	1.03
Prof., Sci., & Tech. Services	9.1%	8.9%	5.9%	1.01	1.53
Mgmt. of Companies & Enterprises	0.0%	0.8%	1.1%	0.05	0.04
Admin., Support, & Waste Mgmt. Services	2.2%	7.5%	7.2%	0.30	0.31
Educational Services	10.2%	7.6%	8.1%	1.35	1.26
Health Care & Social Assistance	11.1%	13.2%	13.6%	0.84	0.82
Arts, Entertainment, & Recreation	0.6%	1.9%	1.7%	0.29	0.33
Accommodation & Food Services	13.8%	11.8%	10.7%	1.17	1.29
Other Services (except Public Admin.)	7.9%	2.9%	2.7%	2.75	2.87
Public Administration	4.1%	4.0%	4.5%	1.02	0.92

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Retail Gap Analysis

A retail gap analysis is an economic tool used to provide insight into a community's retail market conditions and potential. This can help identify potential opportunities within Goose Creek for business recruitment and expansion, and can inform local economic development, land use, and community investment decisions.

Data Source: Goose Creek 2023 Retail Gap Analysis Report



Retail Supply:

The estimated retail sales to consumers by businesses within the City of Goose Creek. Sales to other businesses are excluded.

Retail Demand:

The estimated consumer spending by residents at retail establishments within and beyond the City of Goose Creek.

Retail Gap:

The difference between retail supply and demand.

- **Retail Surplus**: A positive retail gap indicates local businesses are capturing sales beyond the spending generated by residents. This may reflect spending by visitors, commuters, or customers from surrounding communities.
- **Retail Leakage**: A negative retail gap indicates Goose Creek residents are spending money at businesses located outside of the City.

Retail Establishment Types	Supply	Demand	Retail Gap
Motor Vehicle & Parts Dealers	$108,941,085	$215,078,954	$(106,137,869)
Furniture & Home Furnishings Stores	$8,838,403	$15,700,037	$(6,861,634)
Appliances & Electronics Stores	$43,548,194	$12,345,901	$31,202,293
Building Material, Garden Equipment & Supplies Retailers	$44,163,264	$57,949,052	$(13,785,788)
Food & Beverage Stores	$104,053,651	$111,950,582	$(7,896,931)
Health & Personal Care Retailers	$32,675,403	$47,919,434	$(15,244,031)
Gasoline Stations	$55,984,080	$67,061,542	$(11,077,462)
Clothing, Shoes, Jewelry, & Clothing Accessories Retailers	$20,483,299	$32,945,335	$(12,462,036)
Sporting Goods, Hobby, Book, & Music Retailers	$2,658,305	$10,851,845	$(8,193,540)
General Merchandise Stores	$104,341,765	$96,804,699	$7,537,066
Other Miscellaneous Retailers	$10,227,104	$15,585,397	$(5,358,293)
Non-store Retailers	$27,683,206	$130,629,322	$(102,946,116)
Food Services & Drinking Places	$71,609,030	$93,615,760	$(22,006,730)
Total	$635,206,790	$908,437,860	$(273,231,070)

Most retail establishment types in Goose Creek experience a retail leakage. This is expected as Goose Creek remains a predominantly residential community with most commercial businesses being tailored towards the everyday needs of residents and commuters, like gas stations, grocery stores, restaurants, home centers, and personal service establishments.

This analysis shows that the demand for more businesses is there. The City should prioritize recruiting businesses and retail establishments that help close the gap, reducing the amount of retail leakage to other communities, like Summerville and North Charleston.

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Retail Opportunity for Redeveloping the Village Nodes

The 2023 Retail Gap Analysis Report reveals immense potential for the City to attract businesses and diversify its economy.

Retail establishment types ideal for the Central Creek Village Node include full service restaurants, drinking places, traveler accommodations, clothing and clothing accessory stores, health practitioner offices, personal service establishments, and family-oriented entertainment venues.

A key component when redeveloping the Village Nodes is incorporating mixed-use development patterns to cultivate a live, work, play area. The recent changes to the City's zoning regulations, including reducing parking requirements, requiring multi-family apartment buildings to have commercial space, and requiring public art installations are important first steps in achieving the desired vision for the Village Node areas.



Example Boutique Hotel: The Pinch, Downtown Charleston

(Photo Source: Booking.com)



Example Boutique Retail Shops & Outdoor Mall: Freshfield Village, Kiawah Island

(Photo Source: Freshfields Village)

NOVEMBER 202 DRAFT
COUNCIL

COMMUNITY FACILITIES

Community facilities, which typically includes local government facilities, public safety facilities, educational facilities, civic/ community centers, parks & recreation facilities, and public utility infrastructure, have become major assets for the City of Goose Creek, contributing to the City's high quality of life, family-friendly atmosphere, and growing sense of place.

Much of the City's recent progress towards improving quality of life has been around the development of the City's Municipal/Recreation Complex into a multi-use activity center for residents and visitors. The addition of the Goose Creek Activity Center in 2018 and the Joseph S. Daning Amphitheater in 2024 have transformed this area into a major community activity center.

Community facilities will play a key role in the future as the City looks to transition into a Live, Work, Play community. The City recognizes the importance of these facilities and how the quality of services can influence all aspects of the City, including economic development, quality of life, the perception of the community, and even migration patterns. Many of the goals, strategies, and initiatives identified in the City's 2026-2030 Strategic Plan were centered around improving community facilities.

NOVEMBER 2025
COUNCIL FINAL DRAFT

Marguerite H. Brown Municipal Complex

Most local government functions and services are centralized at the Marguerite H. Brown Municipal Complex, located along N Goose Creek Boulevard. The municipal complex includes City Hall, the City's Municipal Court, Police Department, Joseph S. Daning Amphitheater (2024), and The Assembly and Pond Pavilion (2027).



Marguerite H. Brown Municipal Complex & Michael J Heitzler Recreation Complex

The Assembly, located adjacent to City Hall, will open in 2027. This new community facility will provide a versatile gathering and rental space, designed for weddings, celebrations, business meetings, and community events. The Assembly will also serve as the future Goose Creek City Council Chamber for City Council, Planning Commission, and any other board/commission meetings.

A new courthouse has also been proposed adjacent to the current municipal complex. This project is being evaluated as part of the City's 2027 Development Impact Fee Study.

Public Safety

Law Enforcement

The Goose Creek Police Department is part of the Marguerite H. Brown Municipal Complex. According to the City's 2026-2030 Strategic Plan, the department consists of 99 sworn officers, 40 full-time civilian employees, and 7 K-9s. The department is divided into three divisions: Field Services, Support Services, and Administrative Services.

The department continues to work in close collaboration with South Carolina Law Enforcement Division (SLED), the FBI, and other state and federal law enforcement agencies. In addition, the department maintains mutual aid agreements with other police departments in the region, including Berkeley County Sheriff's Office, the City of Hanahan Police Department, and the Town of Moncks Corner Police Department.

Fire Protection

The Goose Creek Fire Department relocated its headquarters to the Button Hall Station, located at 201 Button Hall Avenue, in 2017. The other two City stations are the Crowfield Station (Station II) located at 950 Crowfield Boulevard and Mount Holly Station (Station III) located at 535 Old Mount Holly Road. A fourth fire station (Station IV) in Carnes Crossroads is currently under construction and is scheduled to begin services in early 2027. The fire department employed 73 full-time suppression personnel and 7 administrative personnel in 2025. The department currently maintains an ISO Class 2 rating.

The Goose Creek Rural Volunteer Fire Department operates two fire stations in the greater Goose Creek area. They provide additional fire protection services to the community through mutual aid agreements with the City and surrounding jurisdictions. The Naval Weapons Station area within Goose Creek is protected by Federal firefighters from two stations and two engine companies. Staffing for each of these facilities varies.

PROJECT SPOTLIGHT

JOINT PUBLIC SAFETY TRAINING COMPLEX

The City of Goose Creek is actively advancing Phase I of a comprehensive Public Safety Training Complex to enhance the readiness, coordination, and effectiveness of its police, fire, and emergency response personnel. This initial phase focuses on establishing core law enforcement and firefighter training components that support immediate operational needs while laying the groundwork for future expansion into a multidisciplinary, joint-use facility. Designed to provide modern, scenario based training environments, the complex will strengthen public safety capabilities and support a growing community. As part of its strategic approach, the City is actively pursuing more cost effective design and implementation options that maintain the original intent and functionality of the project, ensuring responsible use of resources without compromising training quality or long-term impact.

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Educational Facilities

The Goose Creek area is served by 18 public schools operated by the Berkeley County School District (BCSD). This includes one primary school, nine elementary schools, six middle schools, and three high schools. In addition, there are two private schools and one charter school within the Goose Creek area - Northwood Academy, Metro North, and the Mevers School of Excellence, respectively.

There are no higher educational facilities located within the Goose Creek area. Charleston Southern University, located just south of the City along University Boulevard, is the closest higher educational facility. Trident Technical College, now with three campuses across the region, also provides continuing educational opportunities for residents in a variety of fields.

Libraries

The Goose Creek Library opened at its current Old Moncks Corner Road location in 1991. It is the only library within the City of Goose Creek and remains the largest branch within the Berkeley County Library System (BCLS). In addition to its more traditional services, the library offers a wide range of programs to residents and the community.

For more information on the services and programs offered at the Goose Creek Library, visit https://berkeleylibrarysc.org//.

Public School Ratings & Enrollment, 2024-25 School Year

School Name	Grades Served	Annual State Report Card Grade	Student Enrollment
Boulder Bluff Elementary School	PK-5	Average	659
Bowen's Corner Elementary School	PK-5	Good	766
Cane Bay Elementary School	PK-4	Good	1,161
College Park Elementary School	PK-5	Good	750
Devon Forest Elementary School	PK-5	Average	925
Goose Creek Elementary School	PK-5	Average	923
Marrington Elementary School	PK-5	Excellent	449
Mount Holly Elementary School	PK-5	Good	548
Westview Primary School	PK-2	Not Available	688
Westview Elementary School	3-5	Good	504
Cane Bay Middle School	5-8	Average	1,464
College Park Middle School	6-8	Average	666
Howe Hall Arts Infused Middle (AIMS)	6-8	Excellent	418
Marrington Middle School of the Arts	6-8	Good	432
Sedgefield Middle School	6-8	Below Average	950
Westview Middle School	6-8	Good	840
Cane Bay High School	9-12	Good	2,414
Goose Creek High School	9-12	Average	1,973
Stratford High School	9-12	Average	2,605

Note: The attendance zones of these schools are not limited to Goose Creek City limits; thus enrollment numbers may include students that live in surrounding municipalities and/or unincorporated Berkeley County.

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Municipal Facilities:

1. Marguerite H. Brown Municipal Complex, which includes City Hall, City Police HQ, & the Municipal Court
2. Public Works Building

Public Safety Facilities:

3. Fire Station #1
4. Fire Station #2
5. Fire Station #3
6. Fire Station #4
7. Future Joint Public Safety Complex
8. Goose Creek Police Department HQ
9. Berkeley County South District Police HQ

Educational Facilities:

10. Boulder Bluff Elementary School
11. Bowen's Corner Elementary School
12. Cane Bay Elementary School
13. Cane Bay Middle School
14. Cane Bay High School
15. Carolyn Lewis K8 School
16. College Park Elementary School
17. College Park Middle School
18. Devon Forest Elementary School
19. Goose Creek Elementary School
20. Goose Creek High School
21. Howe Hall Arts Infused Middle School (AIMS)
22. Marrington Elementary School
23. Marrington Middle School of the Arts
24. Metro North School
25. Mevers School of Excellence
26. Mount Holly Elementary School
27. Northwoods Academy
28. Sedgefield Middle School
29. Stratford High School
30. Westview Primary School
31. Westview Elementary & Middle School

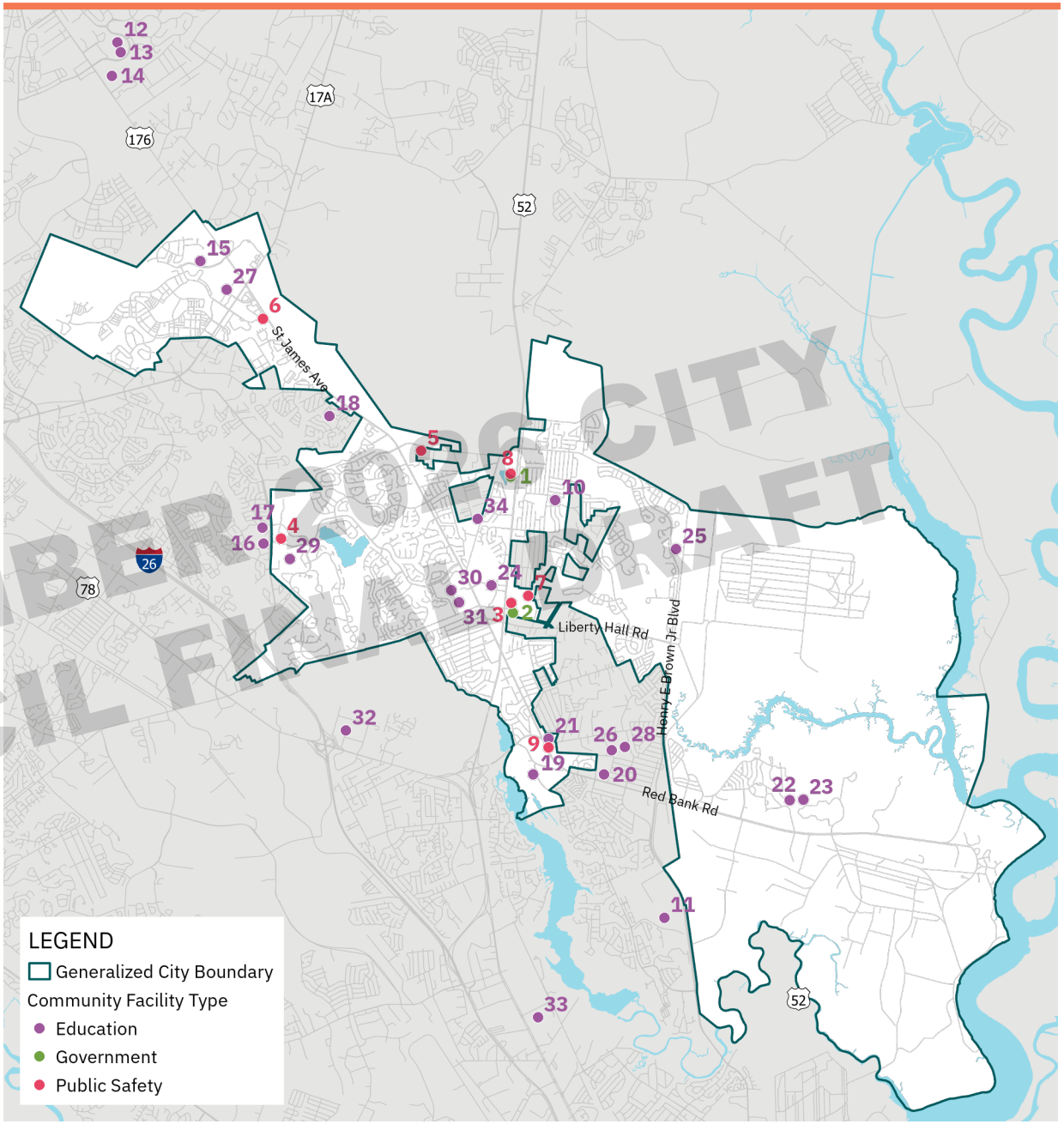
Colleges/Universities:

32. Charleston Southern University
33. Trident Technical College

Libraries

34. Goose Creek Berkeley County Library

COMMUNITY FACILITIES



NOVEMBER 2026 CITY COUNCIL FINAL DRAFT



City Event at Boulder Bluff Park



Goose Creek Recreation Department's 2025 Youth Lacrosse Clinic

Parks & Recreation Facilities

Goose Creek's high-quality parks and recreation services and facilities are key factors in the City's high quality of life and family-friendly atmosphere. The Goose Creek Recreation Department maintains a wide range of parks and recreation facilities, including both indoor and outdoor facilities that provide various active and passive recreation services. Some of these facilities include Central Creek Park, Graffiti Park, John McCants Veterans Park, Etling Park, The Creek Collective, and the Goose Creek Activity Center. Overall, the Recreation Department currently maintains:

- Eight Neighborhood Parks
- Three Community Parks
- Two Regional Parks
- A Community Pool
- Four indoor Community/Activity/Senior Centers
- Over 30 miles of multi-use Hiker-Biker Trails

The department also offers numerous programs throughout the year, providing residents of all ages and abilities the opportunity to participate in sports, the arts, special events, aquatics, and various other activities. In 2025, just over 3,300 people participated in athletic programs, about 220 people participated in senior programs, and nearly 2,800 people participated in other programs and classes, such as karate, martial arts, dance/cheer, piano, and cooking.

The Recreation Department had 35 full-time employees, 59 part-time employees, and 12 temporary/seasonal staff for Summer Programming in 2025. The department is divided up into ten divisions: Athletics, Gymnastics, Rentals, Special Events, Fitness, Aquatics, Facility Programs, Community Programs, Therapeutics & Central Creek Park, Arts & Entertainment, and Park & Facility Maintenance. The administrative offices for the department are housed in the Goose Creek Community Center.

NOVEMBER 2025 DRAFT
COUNCIL FINAL DRAFT



Goose Creek Activity Center

Michael J Heitzler Recreation Complex

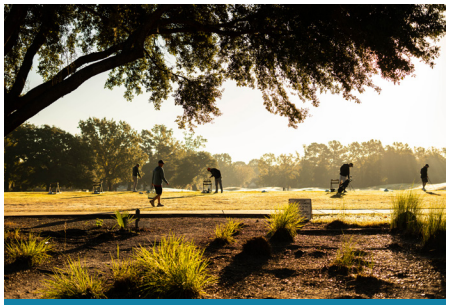
The Michael J Heitzler Recreation Complex is located directly adjacent to the Marguerite H. Brown Municipal Complex and consists of the Goose Creek Community Center and Goose Creek Activity Center.

- The **Goose Creek Community Center** opened in 2005 and includes two full-size gymnasiums, a fitness center, cardio-deck, walking track, climbing wall, preschool classroom, multi-purpose classroom, and the administrative offices of the City's Recreation Department.
- The **Goose Creek Activity Center** is a 35,000-square-foot facility that opened in 2018. It is home to most of the City's youth programs and community education programs. Some of the classes offered at the Activity Center include gymnastics, dance, martial arts, karate, yoga, piano, and art.

The City is working on expanding parking capacity at the recreation complex to accommodate the growing crowds during community events, particularly those held at the Daning Amphitheater.



Women's 2025 Golf Clinic at Crowfield Golf Club



2025 Mayor's Cup at Crowfield Golf Club

Golf Courses

There are currently two golf courses within the City: Crowfield Golf Club and Redbank Golf Course.

- The **Crowfield Golf Club** is a City-owned public golf course that offers an 18-hole golf course, a driving range, a putting green, and a clubhouse with a bar and grill to Goose Creek residents.
- Located on the Naval Weapons Station, the **Redbank Golf Course** offers an 18-hole golf course to active duty and retired personnel that can access the base.

Recreation Commission & District

The Goose Creek Recreation Commission (GCRC) was established to oversee recreational services and facilities for residents of the Goose Creek area. Today, the City of Goose Creek Recreation Department manages recreational programs, parks, and facilities.

The GCRC continues to provide oversight regarding the appropriate use of Recreation District tax revenue and equitable access to recreational services. The City collects this tax revenue from residents within the Recreation District, including Berkeley County residents living outside City limits, who receive the same recreation program rate as City residents. The GCRC also retains ownership of Dogwood Park and Foster Creek Park, while the City is responsible for operating and maintaining these facilities under a long-term agreement.

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Ongoing & Future Parks Planning

Continued population growth is creating greater demand for accessible, high-quality recreational services. The Goose Creek Recreation Department maintains a Parks & Facilities 5-Year Capital Improvement Plan (CIP) which outlines existing conditions of the City's current park facilities and future improvements needed to maintain high quality services and facilities. The CIP prioritizes protection of existing infrastructure, improvements to community recreation assets, and expansion of destination recreation opportunities while maintaining balanced investment across athletic complexes, community parks, neighborhood parks, and recreation facilities.



Grand Opening of The Creek Collective, 2025



Plain White T's Concert at the Joseph S. Daning Amphitheater, 2026

Parks & Recreation Capital Improvement Projects

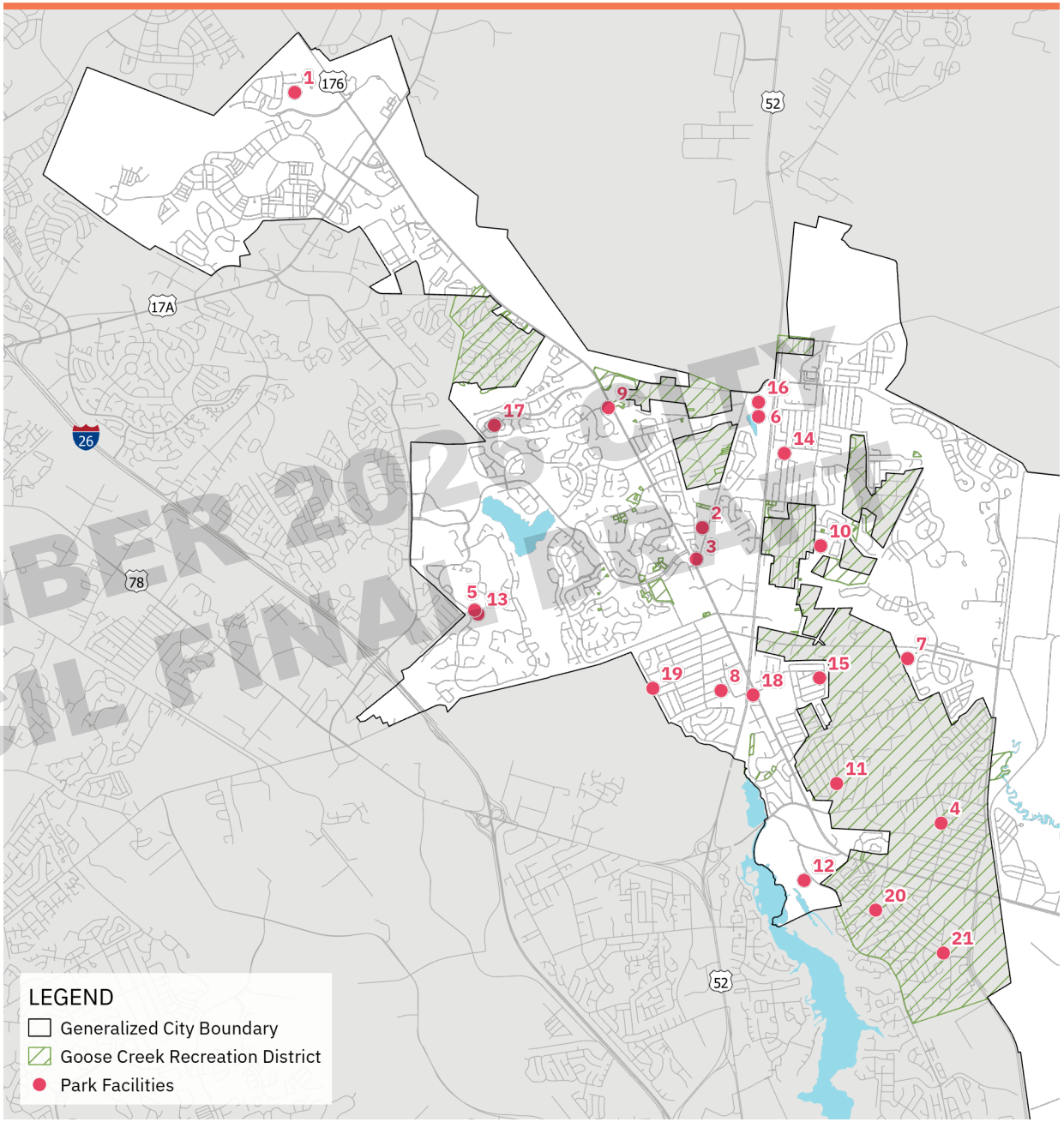
2021	• Graffiti Park • John McCants Veterans Park
2022	• Central Creek Park
2023	
2024	• Joseph S. Daning Amphitheater at the Municipal Complex
2025	• The Creek Collective • Crowfield Golf Club Restaurant & Pavilion
2026	• Food Forest at John McCants Veterans Park • Resurfacing half of Crowfield Tennis Courts • Dogwood Park - Restroom & Concession Stand Renovations • Felkel Field - Restroom & Concession Stand Renovations
2027	• BMX Track at Foster Creek Park • Additional Parking at Recreation Complex • Pond Pavilion at City Pond • The Assembly at the Municipal Complex • Dogwood Park Improvements - Basketball Court, Playground, & Skatepark • Resurfacing remaining half of Crowfield Tennis Courts • Creekside Park • Felkel Field Parking Lot Resurfacing

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Parks & Recreation Facilities:

1. Carolyn Lewis Fields
2. Central Creek Park
3. The Creek Collective
4. Creekside Park
5. Crowfield Tennis Courts
6. Joseph S Daning Amphitheater & The Assembly
7. Dogwood Park
8. Etling Park
9. Fairfax Park
10. Felkel Field Sports Complex
11. Forest Lawn Park
12. Foster Creek Park
13. Goose Creek-Crowfield Pool
14. John McCants Veterans Park
15. Lake Greenview Park
16. Michael J Heitzler Recreation Complex
17. Oak Creek Park
18. Red Bank Graffiti Park
19. Ryan Creek Park
20. St James III Park
21. St James Park

PARKS & RECREATION FACILITIES



NOVEMBER 2025 CITY COUNCIL FINAL DRAFT

Utilities & Public Works

Utility services typically includes water distribution, wastewater collection and treatment, solid waste management, gas and electric, and broadband. There are numerous utility providers - both public and private - that serve Goose Creek residents, including the City's Public Works Department, Berkeley County Water and Sanitation (BCWS), Charleston Water Systems (CWS), Berkeley Electric Cooperative, and Dominion Energy.

The Goose Creek Public Works Department is comprised of four divisions: Water, Sanitation, Maintenance, and Garage. The department employs a total of 62 employees across the four divisions.

Water Distribution

A majority of Goose Creek residents are served by the Goose Creek Public Works Water Division for their water supply. In 2025, the City's annual water consumption was 1,272.85 mgd compared to 978.48 mgd in 2021.

The Water Division maintains roughly 180 miles of water lines, over 3,700 valves, over 1,300 hydrants, and three elevated water storage tanks with a total storage capacity of three million gallons. Two additional elevated storage tanks are located within the unincorporated Greater Goose Creek area.

In 2026, the City's water system was expanded in the Red Bank/ NAD/Snake Road area. This nearly $2 million SCIIP[1] project added approximately 1.5-miles of water distribution lines to provide water services and encourage development in the area.

Wastewater Collection

Berkeley County Water and Sanitation (BCWS) provide wastewater (sewer) collection services directly to Goose Creek residents. The City falls within BCWS's Lower Berkeley Sewer District, one of three total sewer districts within the BCWS system. The Lower Berkeley Wastewater Treatment Plant is located within the City off Red Bank Road on the Naval Weapons Station. BCWS also maintains 30 pump stations within the Goose Creek area as part of the wastewater collection system with an additional 15 pump stations being privately maintained by individuals, HOAs, commercial and/or industrial parks and facilities, religious institutions, and residential subdivisions.

Solid Waste Management

The Goose Creek Public Works Sanitation Division is responsible for the collection of solid waste, including household garbage, yard debris, metal goods, owner generated construction materials, and used household furnishings from residents within the City.

Berkeley County opened a state-of-the-art recycling facility adjacent to the county landfill in 2019 that automatically separates recyclable material from garbage. Any solid waste not recycled is taken to the landfill located just north of the City along US 52.

Electric

Dominion Energy and Berkeley Electric Cooperative continue to be the primary electric providers for residences and businesses in the City.

NOVEMBER 2025 CITY COUNCIL FINAL DRAFT

1 *South Carolina Infrastructure Investment Program (SCIIP)*

CULTURAL RESOURCES

Over the years, the City of Goose Creek has prioritized resources, projects, programs, and initiatives that work to strengthen its sense of place, enhance quality of life for residents, and expand its cultural footprint in the region. Recent investments in citywide branding, community events, public art installations, and historic resources has led to a surge in community pride and a stronger local identity. As a result, the City has cultivated a highly desired, family-oriented community culture centered around its high quality facilities, community events, and cultural resources.

Citywide Branding

In 2017, the City of Goose Creek embarked on a citywide branding campaign to build on the City's sense of place and help foster community pride and local identity. This effort included creating a City logo, establishing a hashtag, constructing gateway signs, advertising using billboards and other signage, streetlight banners, vehicle wrapping, and redesigning the City website.

District Branding

In addition to the City's overall branding, select districts across the City each have a distinct set of branding to help create a unique sense of place and cohesiveness. These areas include the Central Creek and Red Bank Overlay Districts as well as Carnes Crossroads. Each of these areas have a unique banner to hang on streetlights within that district.



Gateway Sign along College Park Road



Red Bank District Billboard along Red Bank Road

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Community Events

The City of Goose Creek hosts several community events throughout the year. These events have become a cornerstone in the City's community culture, attracting thousands of residents and visitors, fostering a strong sense of civic pride, and enhancing the quality of life of residents. Some of the annual events held by the City each year include the Goose Creek Fall Festival, Fabulous Fourth in the Creek Festival, the Spring Concert Series, Halloween Carnival, and the Christmas in the Creek Holiday Parade and Lakeside Lighting Display.

Other community events, such as the Central Creek Farmers Market and Creekapalooza, are hosted by the Goose Creek Recreation Department, as well as by local organization.

2025 Special Events

Event	Location	Estimated Participation
BBQ & Brews	Carnes Crossroads	2,000
Easter Egg Hunt	Carolyn Lewis Fields	3,000
Youth Fishing Rodeo	City Hall Pond	200
Fabulous Fourth in the Creek	Daning Amphitheater	7,000
Fall Sports Opening Day	Daning Amphitheater	1,500
Fall Festival	Daning Amphitheater	7,000
Veterans Day Ceremony	John McCants Veterans Park	150
Christmas Tree Lighting	City Hall/Daning Amphitheater	Canceled due to weather
Christmas in the Creek Parade	St. James Avenue	8,000

Data Source: 2026-2030 Strategic Plan

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Photos:
Top Left: 2025 BBQ and Brews
Top Right: 2025 Fabulous Fourth in the Creek
Bottom Left: Art in the Park, Jan 2025
Bottom Right: 2025 Hot Pursuit 5k



Community & Cultural Art

Public art has become an integral part of the community, contributing to the City's sense of place and local identity. Over the years, the City has invested money and resources to promote and encourage the creation and installation of original works of art throughout the community. The creation of the Goose Creek Public Arts Fund in 2023 was a pivotal initiative for expanding the City's community and cultural art collection.

Cultural Arts Commission

The Goose Creek Cultural Arts Commission was formed in 2016 to help identify, present, and sustain cultural arts initiatives that enrich the lives of Goose Creek residents and visitors. The seven member commission plays an integral role in the City's ongoing development into a *Live, Work, Play, Create* community.

Adopt-A-Goose

The City of Goose Creek launched the "Adopt-A-Goose" program in 2023 in partnership with the Cultural Arts & Recreation Commission. The program gives local businesses and organizations that opportunity to display their own goose statue - promoting their business or organization and generating foot traffic to support economic development.

INITIATIVE SPOTLIGHT

GOOSE CREEK PUBLIC ART FUND

In 2023, Goose Creek City Council adopted Chapter 154: Public Art of Private Property, which established the Goose Creek Public Art Fund. The goals of this initiative is to:

- Promote cultural heritage and artistic expression in the City
- Enhance the City's character and identity
- Contribute to economic development and tourism
- Add warmth, dignity, beauty, and accessibility to public spaces
- Expand the experience and participation of citizens with the community and visual arts

Since its creation in 2023, the Goose Creek Public Art Fund has collected about $157,000 in contributions and has facilitated the creation of dozens of new public art installations across the City, including murals, sculptures, statues, and fountains.

NOVEMBER 2025 CITY COUNCIL FINAL DRAFT

Community & Art Facilities

The Creek Collective and Red Bank Graffiti Park are two community park facilities that provide cultural and artistic amenities to residents. The Creek Collective, which opened in 2025, is an arts and events space that features rotating exhibits, creative classes, local artwork, and private celebrations in a renovated former chapel building.

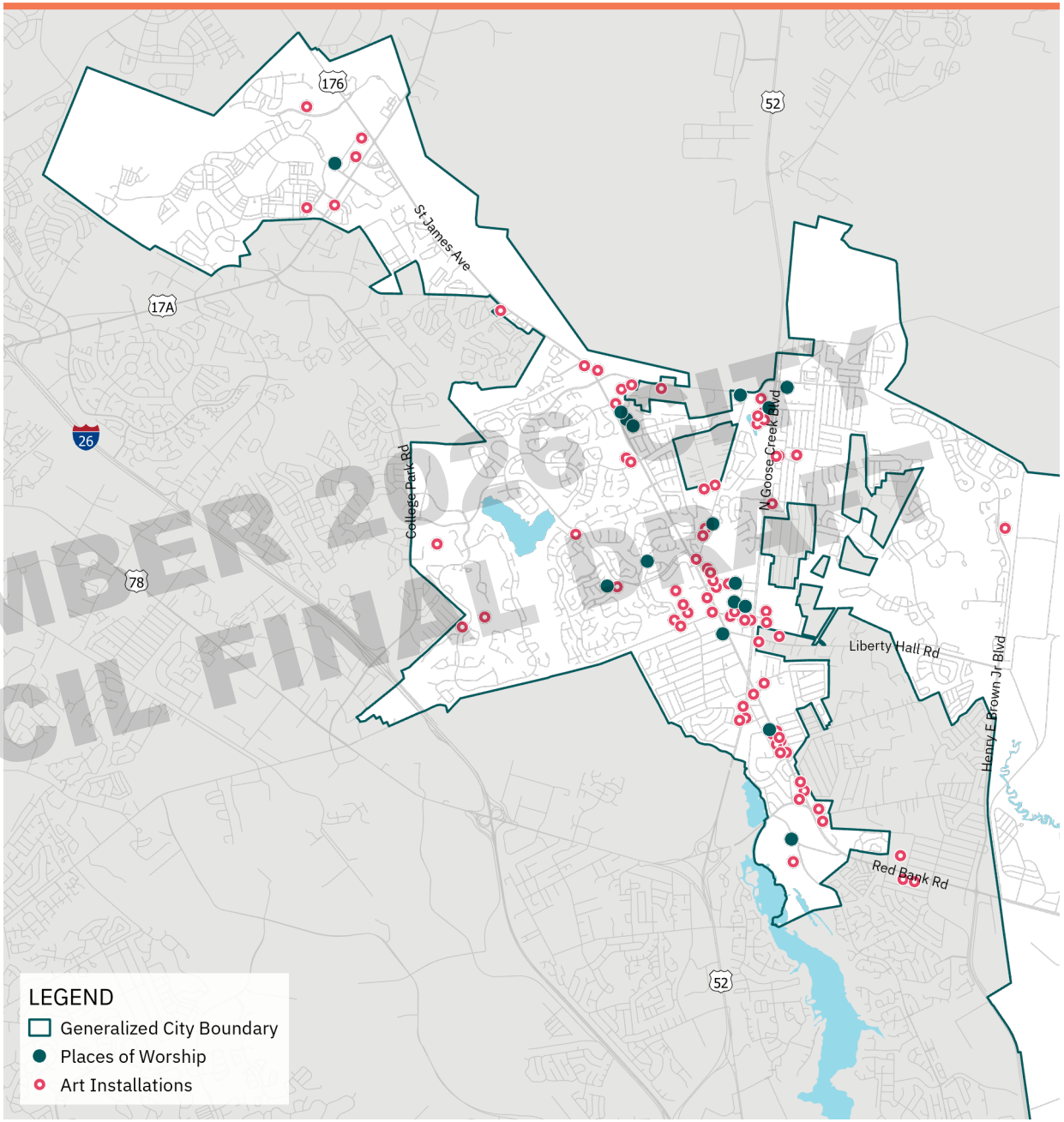
Graffiti Park, located along Red Bank Road, is an outdoor community art space where artists and visitors can express their creativity through an ever-changing display of graffiti and murals. In 2021, the wall at Graffiti Park was expanded to allow for more art to be displayed at a time.

The Joseph S. Daning Amphitheater, located adjacent to City Hall, is an 800-set outdoor performance venue bringing people together through live music, cultural performances, movies, and community events.

Places of Worship

Places of worship were some of the first community gathering spaces in Goose Creek. Some congregations, like St. James Goose Creek Church (c. 1713), have been serving Goose Creek residents for generations and have become an integral part of the City's history and culture. Over 30 places of worship were identified in the Goose Creek area.

COMMUNITY, CULTURAL, & ARTS RESOURCES



NOVEMBER 2026 DRAFT
COUNCIL FINAL DRAFT

Historic Resources

While much of the City's quality of life is driven by the development of community facilities, preserving nearby historic, cultural, and natural resources is just as important. These resources played a pivotal role in the founding and formation of the City and should be maintained for future generations to experience.

The SC Department of Archives and History (SCDAH) surveyed 668 total properties throughout Berkeley County as part of the 1989 Berkeley County Historical and Architectural Inventory. The inventory identified 10 properties within the Goose Creek area with historical significance. Most of these properties remain ineligible for being listed on the National Register of Historic Places. St. James Goose Creek Church and Cemetery is the only property currently listed on the National Register as well as on the National Historic Landmarks.

The inventory also identified approximately 187 archaeological sites in the Goose Creek area, the locations of which are protected and not publicly published.

Surveyed Historic Properties

Label	Site Name	Date/Period	Designation/ Eligibility Status
1	Dallas Van Buren Carn Barn	1900	Not Eligible
2	Brown House	1900	Not Eligible
3	Crowfield Plantation Ruins	c. 1730	Not Eligible
4	Mount Holly Post Office / Linder House	1915	Not Eligible
5	Unnamed House	1915	Not Eligible
6	Casey Church	1920	Not Eligible
7	Red Bank Plantation Cemetery	19th Century	Not Eligible
8	Cottage Plantation Prioleau Cemetery	18th Century	Not Eligible
9	Cottage Plantation Slave Dwelling Ruins	18th Century	Not Eligible
10	St. James Goose Creek Church and Cemetery	1713	National Historic Landmark

Historic Markers

While many of the areas historic resources were lost over the years to development, the City and other local groups and organizations have worked to honor the local history through other means of recognition, such as the Historical Marker Database (HMdb).



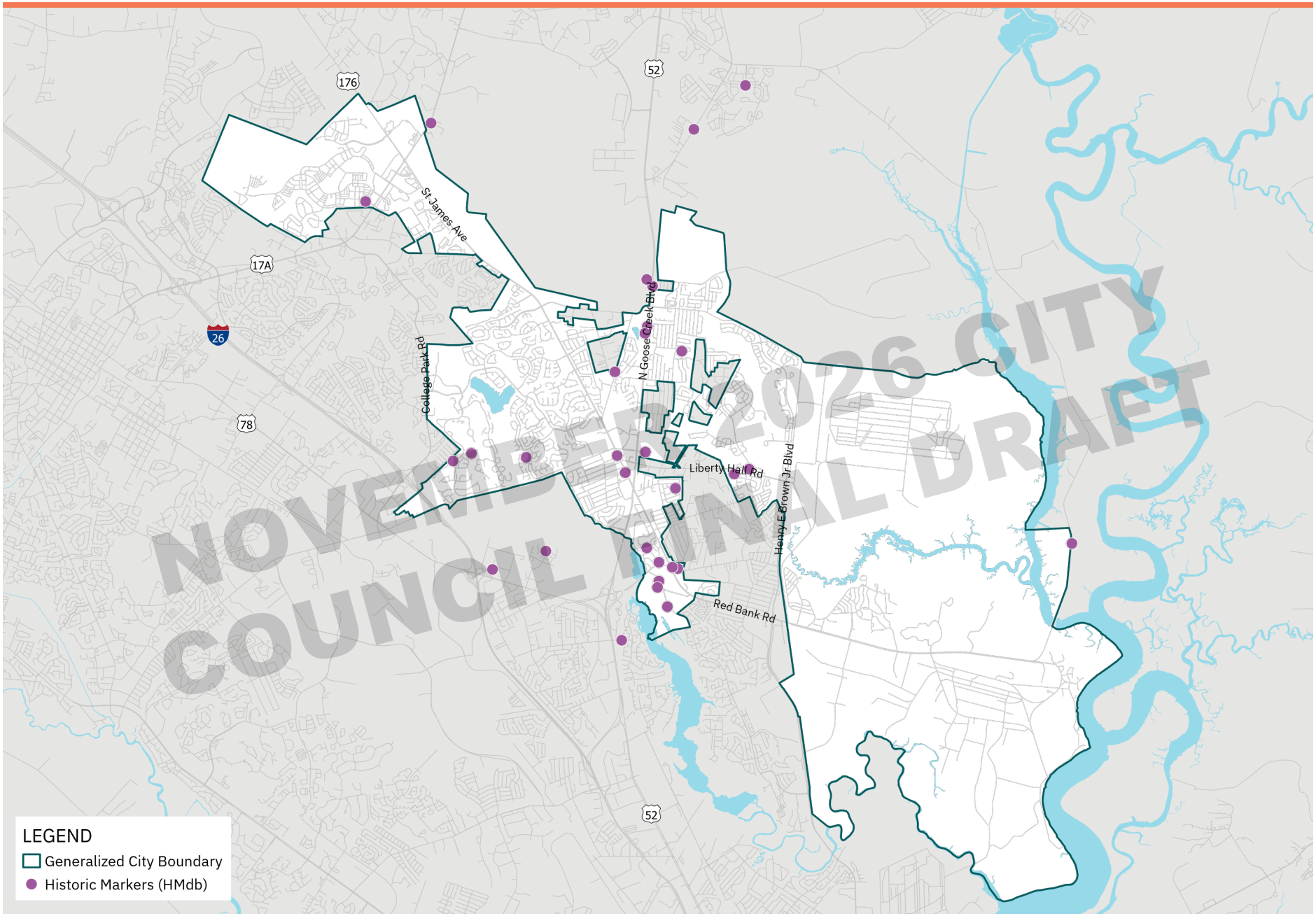
As of 2026, the Goose Creek area had 31 historic markers, most of which highlight topics such as the Colonial Era, Native American history, African American history, among others. Some of the historical markers in the area include Button Hall (at the City's Public Works Department), Crowfield Plantation (on Hamlet Circle), Eighteen Mile House Tavern (along St. James Ave/US 176), Goose Creek (St. James Ave-Farm Rd intersection), St. James, Goose Creek (at St. James Goose Creek Church), and The Yamasee War at Goose Creek, 1715 (at Foster Creek Park).



St James Goose Creek Church

NOVEMBER 2025 CITY COUNCIL FINAL DRAFT

HISTORIC RESOURCES & MARKERS



NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

NATURAL RESOURCES

Goose Creek's landscape and natural resources will continue to shape how the community will grow in the future. Natural resources, like rivers, streams, wetlands, and forest areas play a vital role in the resiliency of the community, providing essential environmental functions such as stormwater management, temperature control, habitats for wildlife, and water/air filtration. These resources also provide societal benefits like increasing property value, contributing to the City's character and sense of place, and providing recreational opportunities for residents and visitors.



Hydrology

Watersheds and the natural features within that area are essential for their role in stormwater management and water quality. A watershed is an area of land that channels surface water runoff into a common outflow point, such as a river, lake, or the ocean. The City of Goose Creek lies almost entirely within the Cooper River Watershed with small portions of the Carnes Crossroads area being in the Ashley River Watershed and Cypress Swamp Watershed. The Cooper River is one of the largest hydrological features in the region and is the common outflow point for all surface water runoff in the Goose Creek area.

NOVEMBER CITY COUNCIL

In a watershed as large as the Cooper River Watershed, its often the smaller tributaries within the area that collect and channel a majority of the surface water runoff to the Cooper River. Some of those smaller tributaries in the Goose Creek area include the Back River, Goose Creek, Foster Creek, and McChune Branch.

It is important to evaluate watersheds as interconnected systems, as surface water collects across a landscape and flows downstream toward the common outflow point. The activities, land cover, natural features, and other conditions in one part of a watershed can influence water quality, drainage patterns, and flood risk in other areas, making a comprehensive, watershed-wide approach essential to effective stormwater management and the protection of the built and natural environments.

Floodplains

Floodplains are a critical natural feature within a watershed. They can be defined as flat or gentle-sloped areas of low-lying land typically adjacent to a water body, such as a river, stream, lake, or ocean, that becomes temporarily inundated during a flood event.

Floodplain areas are commonly referred to as being in the 100-year floodplain (an area of land that has a 1% chance of being flooded in a given year) or 500-year floodplain (an area of land that has a 0.2% of being flooded in a given year). However, several factors can impact the chance of a flood to occur such as soil saturation, size of the watershed, duration of rainfall, storm intensity, slopes/topography, and land cover.

FEMA's Flood Insurance Rate Map (FIRM) uses the 100-year and 500-year floodplains to classify different areas into Flood Zones based on the level of risk and vulnerability which are then used for insurance purposes. The Resiliency Element will discuss stormwater management and flood mitigation in more detail.

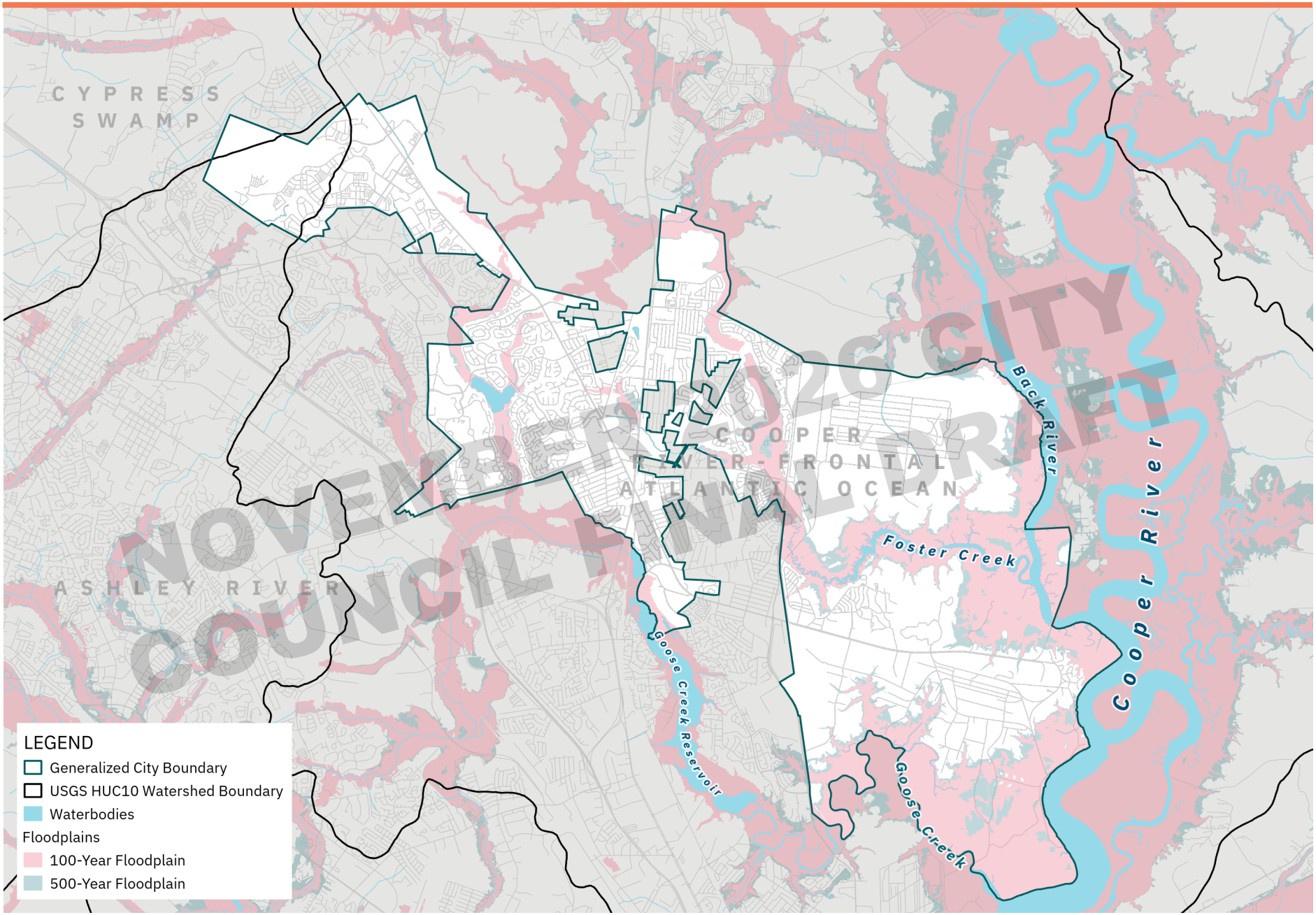
Wetlands

A wetland is an area of land where water collects and stays at or just below the surface for long periods of time. This near constant presence of water creates a unique environment, influencing the biological, physical, chemical, and ecological characteristics of the area. They are typically highly productive natural features with dense vegetation, diverse wildlife, and rich soils. In addition, they often act as a transition zone between dry land and water like rivers, streams, lakes, or the ocean and serve as critical "green" or natural infrastructure for stormwater runoff for the surrounding area.

Wetlands have played a pivotal role in the formation of Goose Creek's landscape. Many of the City's larger subdivisions, like Brickhope Plantation, Liberty Hall Plantation, and Laural Bay, were developed around large wetland areas. The National Wetlands Inventory (NWI) maps and classifies wetlands based on several factors, including types of vegetation, salinity levels, presence of water, etc. Some of the large wetland areas in the Goose Creek area include Brick Bound Swamp, Bluehouse Swamp, Huckhole Swamp, Sophia Swamp, Laurel Swamp, and Canter Hill Swamp.

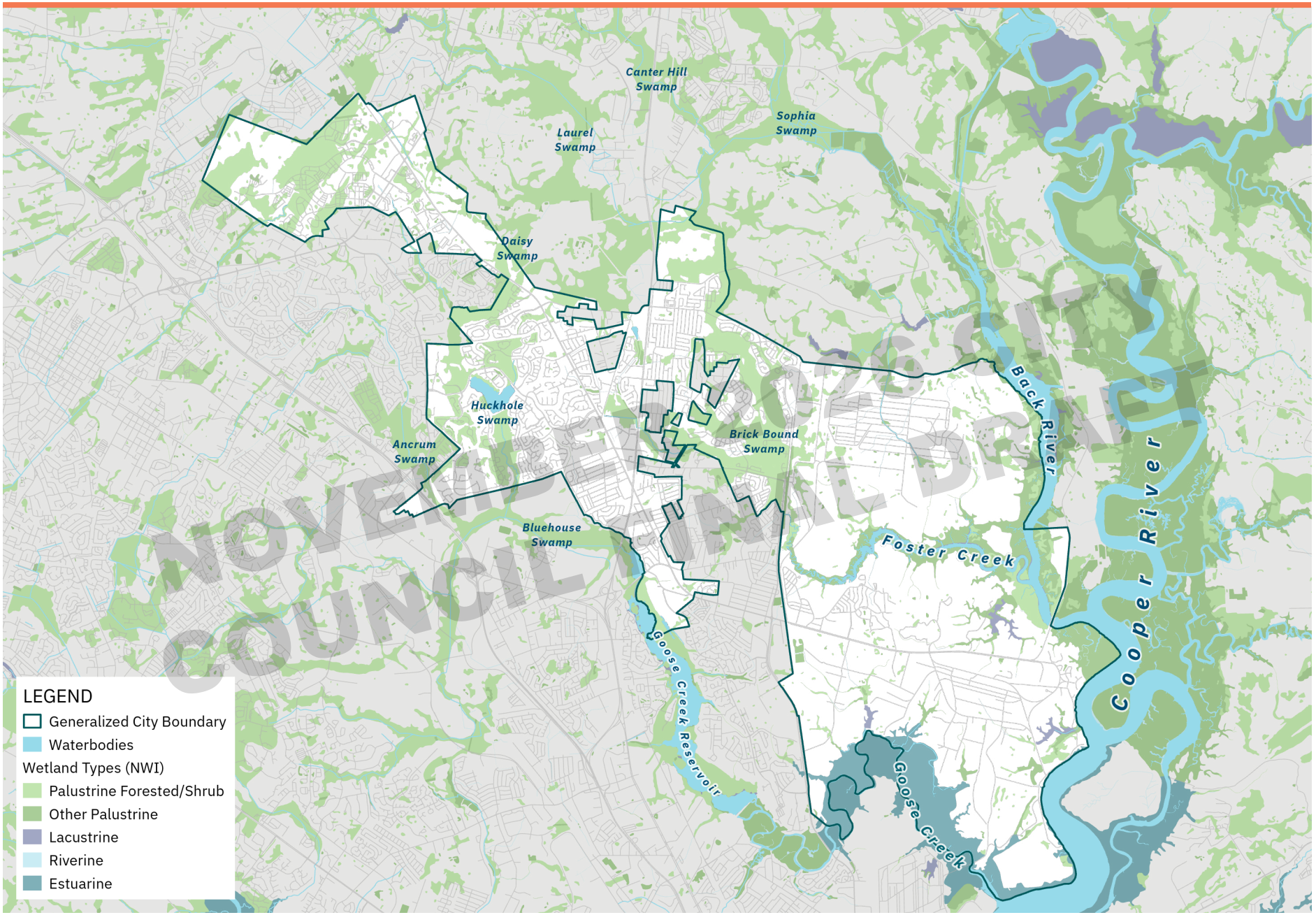
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HYDROLOGICAL FEATURES & FLOODPLAINS



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WETLAND TYPES BY NATIONAL WETLAND INVENTORY (NWI)



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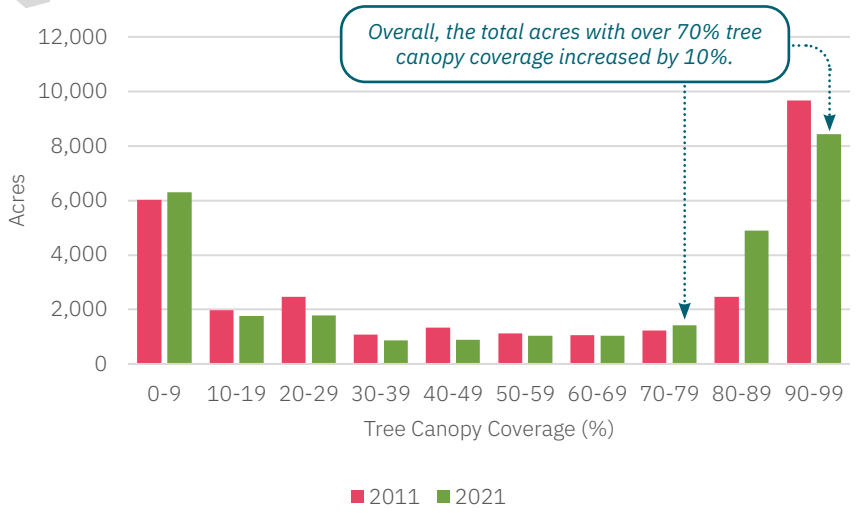


NOVEMBER DRAFT
COUNCIL FINAL DRAFT

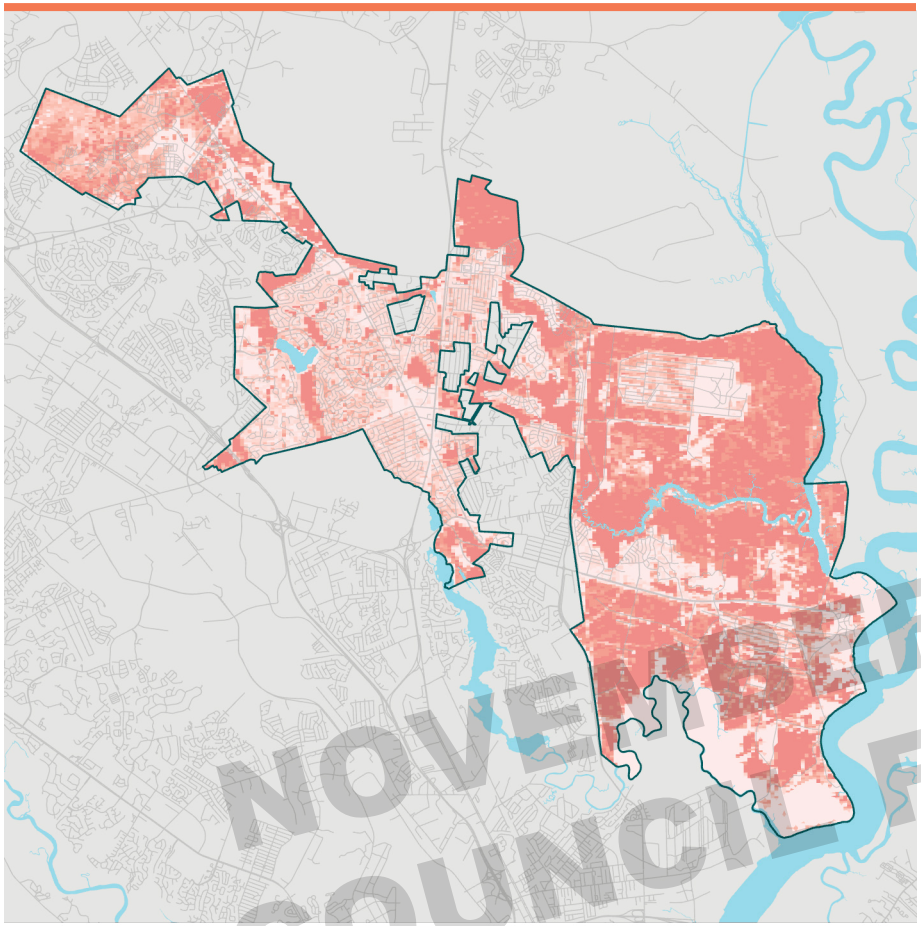
Tree Canopy Coverage

Trees and forested areas remain an integral part of Goose Creek's landscape. The ongoing growth and development across the region has had major impacts to the natural landscape as most of these developments have converted forested land into urban development. The areas within Goose Creek that experienced the largest decrease in tree canopy coverage between 2011 and 2021 often correlated with increases in impervious surface coverage. Areas around major developments like Carnes Crossroads, Brickhope Plantation, and Coker's Crossing experienced significant decreases in tree canopy coverage across large areas of land.

Change in Tree Canopy Coverage



2011 TREE CANOPY COVERAGE



LEGEND

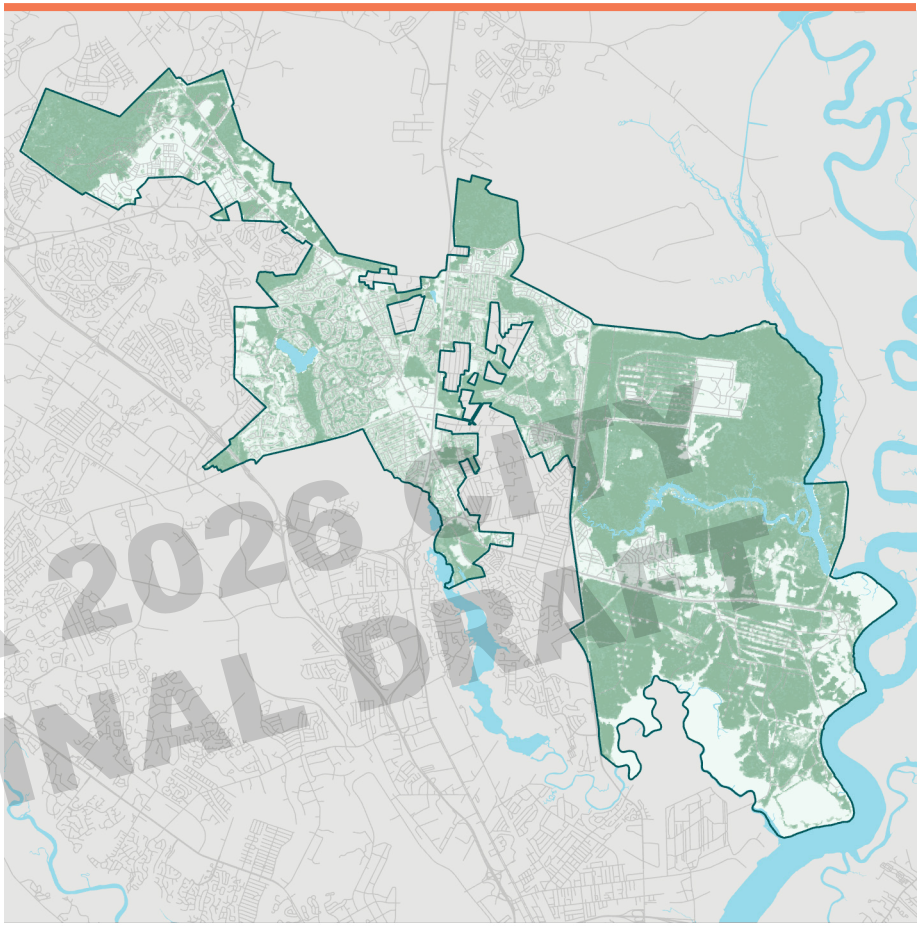
Generalized City Boundary

National Land Cover Database (NLCD)

2011 Tree Canopy Coverage (%)

0 - 10
11 - 20
21 - 30
31 - 40
41 - 50
51 - 60
61 - 70
71 - 80
81 - 90
91 - 99

2021 TREE CANOPY COVERAGE



LEGEND

Generalized City Boundary

National Land Cover Database (NLCD)

2021 Tree Canopy Coverage (%)

0 - 9
10 - 19
20 - 29
30 - 39
40 - 49
50 - 59
60 - 69
70 - 79
80 - 89
90 - 99

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Landscaping & Tree Fund Projects

Since the 2020 Comprehensive Plan, more than 1.2 million dollars have been contributed into the Goose Creek Landscape and Tree Fund as mitigation fees generated from development projects. These funds have been designated for a variety of recent and upcoming City projects including the Food Forest at John McCants Veterans Park and the City's Canopy & Right-of-Way Planting Project.

Food Forest at John McCants Veterans Park

The Food Forest at John McCants Veterans Park project transformed approximately 21,000 square feet of public land into an accessible, productive, educational landscape that supports food production, environmental stewardship, public health, and community connection. The City successfully leveraged a nearly $60,000 grant from the South Carolina Forestry Commission with approximately $15,000 matching fund contribution from the City along with an additional commitment of about $73,000 by the City for hardscaping, sealing, and accessibility improvements, which brought the known direct investment to more than $147,000.

Over 600 trees, shrubs, herbs, flowers, and edible plants were incorporated into a shared public landscape designed to provide food, pollinator habitat, shade, biodiversity, and educational opportunities. This investment demonstrates how the City's long-term commitment to the Landscaping and Tree Fund created the capacity to match grant funding, expand the original project scope, and ensure that the Food Forest would be accessible and welcoming to the broader community. This project created a space that can become a catalyst for long-term education and environmental stewardship and a place that has already welcomed more than 250 volunteers since inception in addition to countless residents.

Canopy & Right-of-Way Planting Project

The City of Goose Creek approved another major treescaping initiative - the Canopy & Right-of-Way Planting Project - which is exclusively supported through contributions to the Landscaping and Tree Fund. This project will expand the City's ongoing efforts to enhance the tree canopy and improve landscaping within public right-of-ways. Many of the locations for this project have been chosen by data generated through Furman's Heat Mapping project. Overall, the City intends to plant approximately 300 new trees, 750 new shrubs, and 2,400 new perennials.



What is a Food Forest?

A ***food forest*** is a sustainable, community-driven garden designed to mimic a natural forest ecosystem, but instead of wild plants, it's filled with edible ones! Think of it as a self-sustaining edible landscape with layers of fruits, vegetables, and pollinator-friendly plants that work together to support both people and the planet.

Unlike a traditional garden, a food forest is designed to regenerate naturally, require less maintenance over time, and grow more productive each year. It's not just a garden, it's a living, growing food system.

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

RESILIENCY

"Resilience is the ability of communities, economies, and ecosystems to anticipate, absorb, recover, and thrive when presented with environmental change and natural hazards"

- South Carolina Office of Resiliency (SCOR)

Community resiliency and hazard mitigation have become increasingly more important in the Lowcountry as urban sprawl continues to convert natural areas into urban landscapes. Goose Creek's location is just off the coast enough to avoid certain coastal hazards like tidal flooding and storm surge but inland enough to be more susceptible to a different set of hazards, like thunderstorms, wildfires and tornadoes. The impacts of these and other natural hazards have the potential to cause widespread physical, economic, financial, societal, and environmental damage to a community. Maintaining a balance between growth and conservation is essential for sustainable living and building a community that is able to withstand the impacts of hazardous events.

Existing Plans & Regulations

Goose Creek's Code of Ordinances includes several regulatory measures that work to mitigate the potential impacts of natural hazards, like flooding and wildfires, as well as Tree Protection regulations.

Stormwater Management Ordinance

Goose Creek's Stormwater Management Ordinance was first adopted in 2007 and last amended in 2018. It aims to manage stormwater runoff and its associated impacts through a Stormwater Management Plan (SWMP). The City entered into a partnership with Berkeley County in 2018 for them to oversee the City's SWMP, transferring stormwater management activities and program oversight responsibilities to the county.

Unified Development Ordinance

The City's UDO consolidates various policies and regulations into a single ordinance. It includes language intended to provide additional considerations when developing within or near Special Flood Hazard Areas and other flood-prone areas. The ordinance also includes Development Standards related to Tree Replacement & Mitigation, Tree Corridors, Tree Protection, Open Space Standards.

Berkeley County Hazard Mitigation Plan

The Berkeley County Hazard Mitigation Plan (BCHMP) is the primary policy document for implementing resiliency-related projects, policies, and programs throughout Berkeley County, including the City of Goose Creek. The BCHMP identified the different hazards and disasters that can occur in Berkeley County, such as hurricanes, earthquakes, and tornadoes. It also assesses the relative risks and provides proposed strategies to improve resiliency and hazard mitigation county-wide. Projects and programs at the individual jurisdictional level were also included in the plan. These projects and programs form the 'Mitigation Action Plans' which can be used by each jurisdiction for implementation as resources become available. The BCHMP can be viewed on the County's website.

NOVEMBER 2026 CHEV COUNCIL FINAL DRAFT

Social Vulnerability

FEMA defines social vulnerability as the susceptibility of social groups to the adverse impacts of natural hazards, including disproportionate death, injury, loss, or disruption of livelihood.

The CDC's Social Vulnerability Index (SVI) takes into consideration four themes using different demographic and socioeconomic statistics. The four themes include:

- Socioeconomic Status (Theme A)
- Household Characteristics (Theme B)
- Racial & Ethnic Minority Status (Theme C)
- Housing Type/Transportation (Theme D)

After combining the four themes, the overall SVI is shown as a percentile ranking compared to across the state. A high percentile ranking indicates that area has a high share of socially vulnerable populations.

Many of the older neighborhoods in Goose Creek, such as those along Red Bank Road and Myers Road, fall within the highest vulnerability percentile. Fortunately, most of these neighborhoods are not within FEMA's Special Flood Hazard Area (SFHA) which are among the most vulnerable locations within the Goose Creek area.

Hazard Probability & Impacts

Natural hazards have the potential to cause widespread physical, economic, financial, societal, and environmental impacts to a community. The Goose Creek area is vulnerable to numerous natural hazards, though not all have the same probability of occurring. According to the BCHMP, the hazards with the highest probability of occurring include flooding, hurricanes, and earthquakes.

Regardless of the hazard, many of the potential impacts to a community are fairly similar. Damage to property and infrastructure, such as homes, vehicles, utility poles/lines/pipes, roadways, and bridges, is possible during nearly all hazard events. Other potential impacts can include damage to the natural environment and ecosystem, disruption of supply chains and the economy, delayed emergency response, and even physical or health-related injury to residents.



Probability of Hazard Occurrences

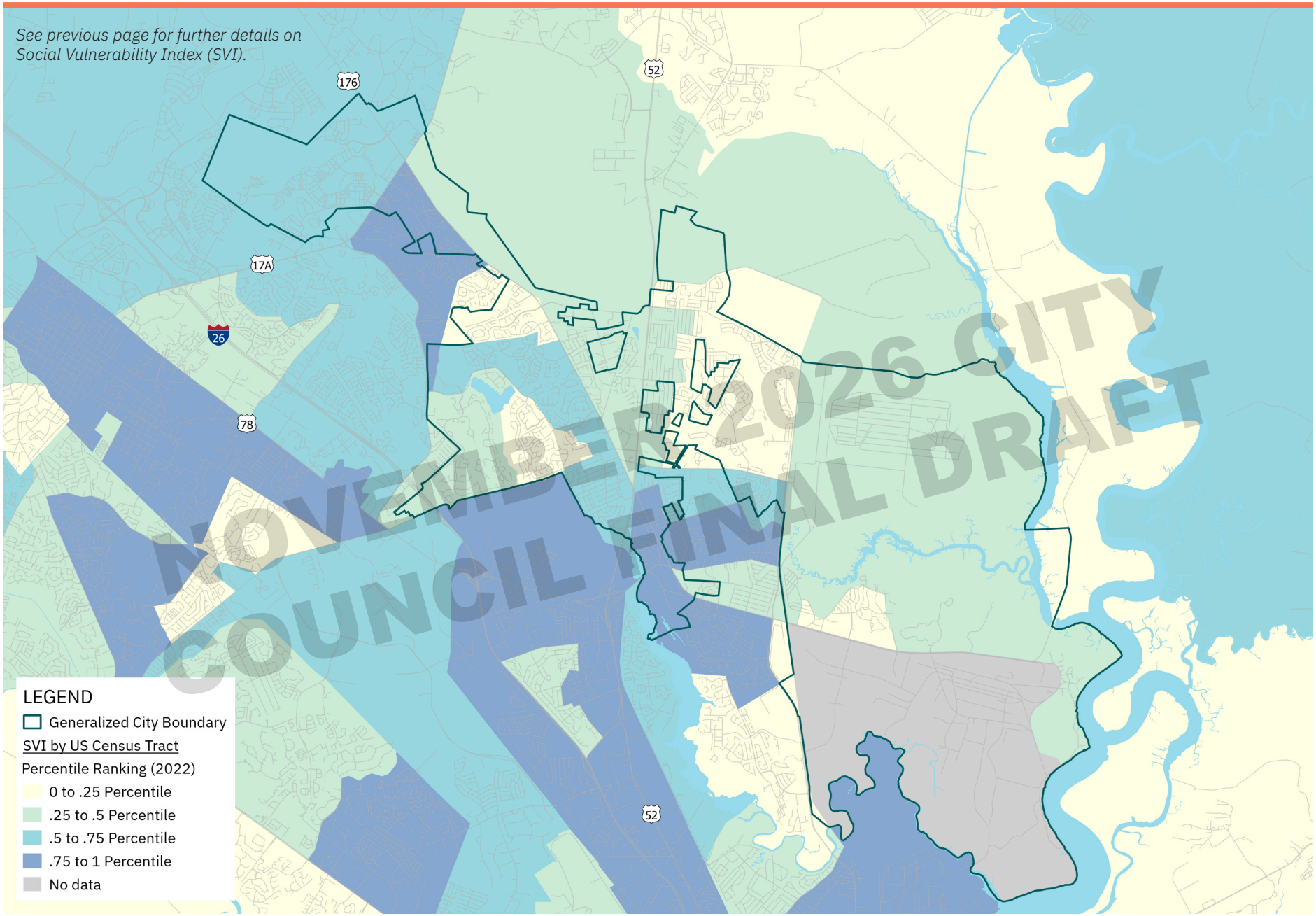
Hazards	Goose Creek
Flood	High
Hurricane/Tropical Storm	High
Tornado	Moderate
Winter Storm	Low
Thunderstorm	Moderate
Hail	Moderate
Wildfire	Somewhat
Drought	Low
Earthquake	High
Dam Failure	Moderate
Hazardous Material Release	Moderate

Source: Berkeley County Hazard Mitigation Plan

NOVEMBER CITY COUNCIL DRAFT

SOCIAL VULNERABILITY INDEX BY CENSUS TRACTS

See previous page for further details on Social Vulnerability Index (SVI).



NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Flooding

Flooding can be both a naturally occurring process and a manmade hazard. There are three common factors that can influence the impact and severity of a flood event:

- Flood source: heavy rainfall, high tides, or storm surge;
- Surrounding environmental and weather conditions: topography, rainfall intensity and duration, ground saturation levels, soil characteristics, and land cover; and
- Type and capacity of stormwater infrastructure:

Green Infrastructure:	Gray Infrastructure:
• Naturally occurring wetlands & natural areas • Engineered rain gardens, bioretention ponds, & bioswales	• Engineered storm drains, culverts, & concrete channels

The Goose Creek area, like much of the Lowcountry, is typically characterized by its low-lying, often wet, land with numerous small streams or channels meandering across the landscape. This causes poor surface drainage conditions which limits the capacity to collect, store, and channel stormwater runoff, thus increasing the area's vulnerability to flooding. Additionally, the continued conversion of natural areas to urban development throughout the Cooper River Watershed, including areas beyond Goose Creek, contributes to an increased risk of flooding for City residents.

Rain Garden Demonstration

A Rain Garden Demonstration Project will establish rain gardens at select City-owned locations using plantings designed to capture and absorb stormwater runoff while also providing attractive landscaped areas and an educational opportunity for the public. The plan will incorporate a variety of plantings appropriate for differing site and sunlight conditions. This project is funded in part by a grant through the South Carolina Native Plant Society and the remaining funding through the Landscaping and Tree Fund.

PROJECT SPOTLIGHT

IN-CORE FLOOD EXPOSURE REPORTS:

Two flood exposure reports for the City of Goose Creek were released:

- Understanding Flood Scenarios: Roadmap to Resilience (2025)
- Flood Exposure & Building Damage Under Current Conditions: A Decision-Support Analysis Using IN-CORE (2026)

The 2026 report identified areas and buildings most susceptible to flooding and some of the potential risk factors of those areas. Just under a third of the City's total land area falls within a SFHA. Most of these areas coincide with existing environmentally sensitive areas, such as the wetlands around Goose Creek or the floodplains around Back River and Foster Creek.

The report also identified that only a limited number of buildings within the City (<1%) fall within the current SFHA's have the potential to experience moderate flood damage in the event of a flood. As a result, the report recommends focusing on drainage improvements, site-level adaptations, hazard mitigation measures, and land use screening rather than pursuing widespread pre-disaster buyouts at this time.

> *"Effective resilience planning requires more than identifying flood-prone areas on a map; it demands understanding how hazard conditions intersect with the built environment and community systems."*
>
> - Excerpt from the 2026 In-Core Flood Exposure Report on Flood Hazard and Risk Assessment

The data compiled by In-Core was made possible through funding of $100,000 by the Geos Institute as part of the broader Southeast Navigator Network Demonstration Project. This grant was at no cost to the City.

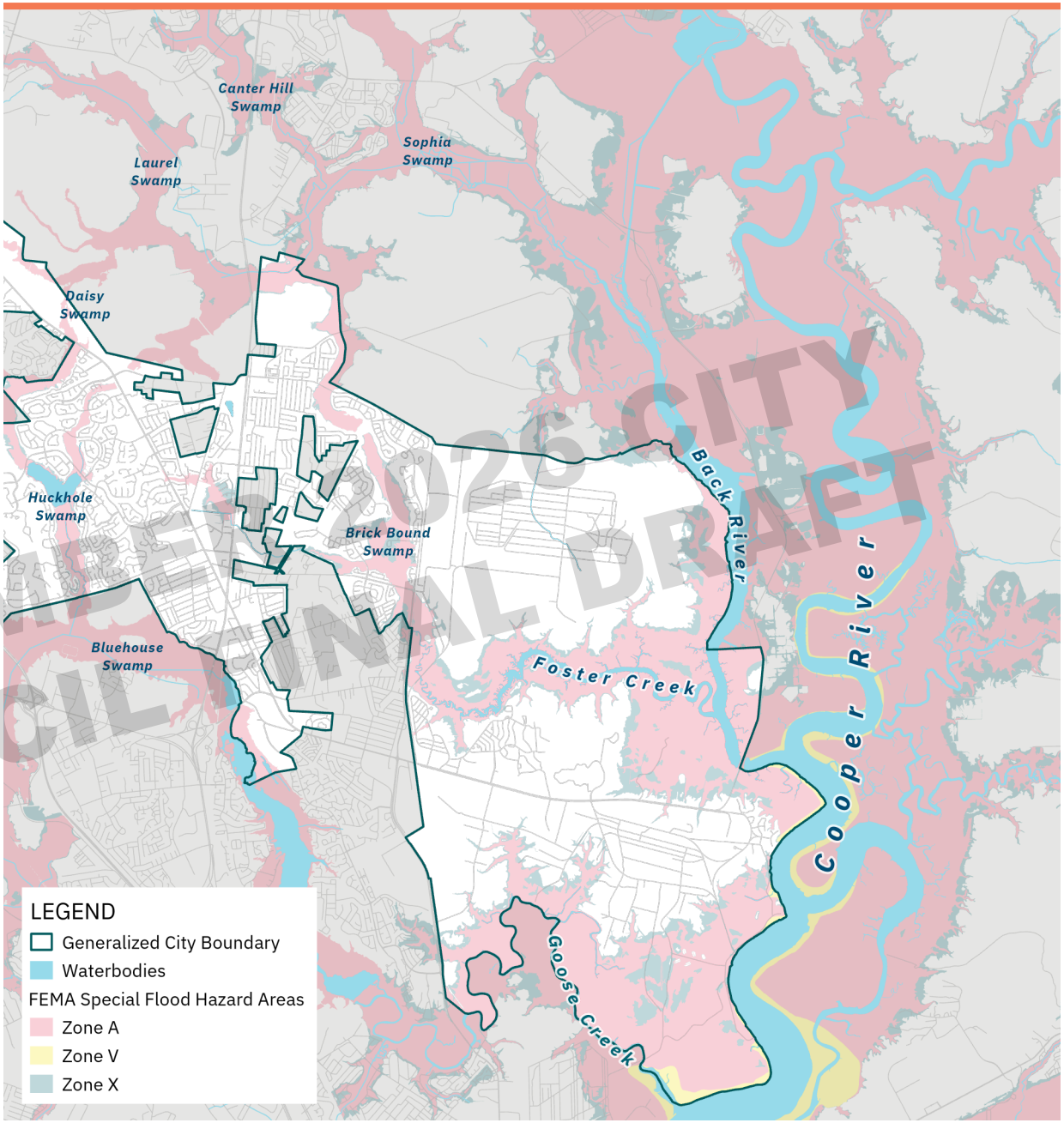
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Special Flood Hazard Areas

As part of the National Flood Insurance Program, FEMA designates and maps certain (potential) high risk areas as Special Flood Hazard Areas (SFHA). For the most part, SFHA Zones A and V include those areas that fall within the 100-year floodplain. Property owners that are located within SFHA Zones A or V are required by federal law to purchase flood insurance. Purchasing flood insurance is optional (but highly recommended) for property owners located within SFHA Zone X.

According to the In-Core Report, approximately 31% of the City's total land area falls within the SFHAs, a majority of which is in the Naval Weapons Station.

FEMA SPECIAL FLOOD HAZARD AREAS



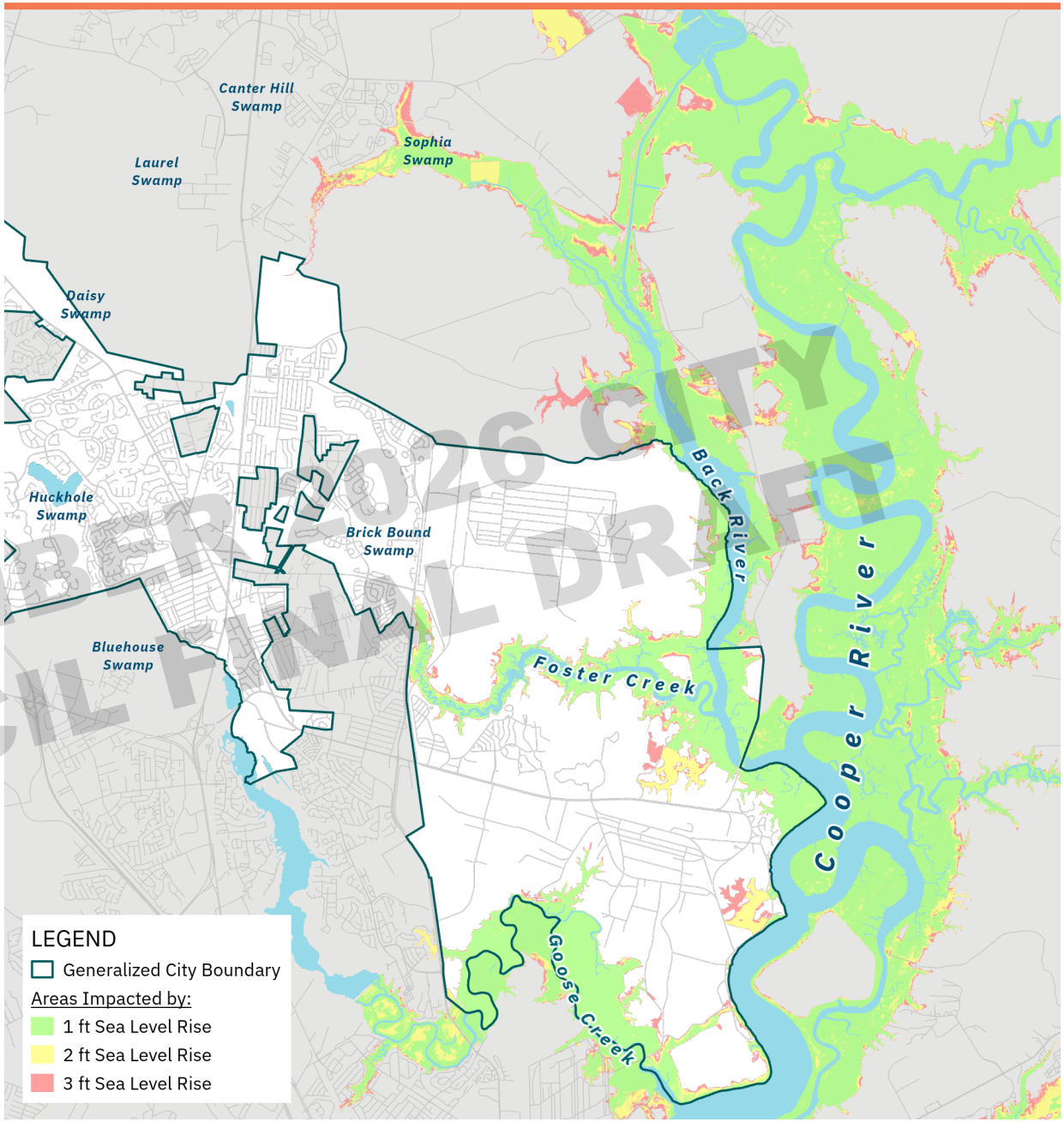
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Sea Level Rise

Sea level rise (SLR) is measured and recorded as an average surface level of a water body in reference to a specific point of elevation - known as the mean sea level (MSL). Unlike flooding, sea level rise is expected to be a more permanent increase in water levels. The areas most affected by a one-foot, two-foot, and three-foot sea level rise scenario are along the Cooper River, Back River, Goose Creek, and Foster Creek. Similar to flooding, most of these areas coincide with existing environmentally sensitive areas, thus existing rules and regulations to reduce the potential impacts of sea level rise are already in place.

Most areas within the City that would be impacted by 1-ft, 2-ft, or 3-ft sea level rise are within the Naval Weapons Station.

AREAS IMPACTED BY SEA LEVEL RISE



NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Climate

Goose Creek's climate is generally considered to be temperate to subtropical with temperatures typically ranging from about 40˚F to 90˚F. The months of July and August are generally considered to be the hottest and most humid months of the year while the months of January and February are typically considered to be the coldest.

Land Surface Temperature

Areas with high land surface temperatures often correlate with areas of high impervious surface coverage like large parking lots or high-density urban development. According to a heat mapping study, central Goose Creek and parts of Carnes Crossroads have the highest concentrations of high land surface temperatures within the City.

The high land surface temperatures in Carnes Crossroads will likely be reduced over time as trees are planted as part of their ongoing development. However, impacts like these could be avoided in the future by requiring the preservation of existing mature trees and regulating or limiting the practice of large-scale clear cutting of land before development. Preserving existing on-site mature trees and vegetation can help reduce land surface temperatures, mitigate stormwater flooding, improve air quality, and provide habitat for wildlife species.

Regional Collaboration

As identified by the BCHMP, the Goose Creek area is vulnerable to other natural hazards, like hurricanes, tornadoes, and droughts, many of which are large enough in scale that the impacts are often not limited to a single community. This highlights the importance of regional collaboration to improve resiliency and hazard mitigation.

Backyard Resiliency Workshop

A Backyard Resilience Workshop was held in September 2026 at the Rollins Edwards Community Center in Downtown Summerville. The workshop was the result of a coordinated effort between the City of Goose Creek, Town of Summerville, the Shi Institute, the Preservation Society of Charleston, and South Carolina Office of Resiliency (SCOR). Its purpose was to share actionable, low-cost and low-maintenance strategies that an individual household can pursue to make both the household and the community more resilient.

PROJECT SPOTLIGHT

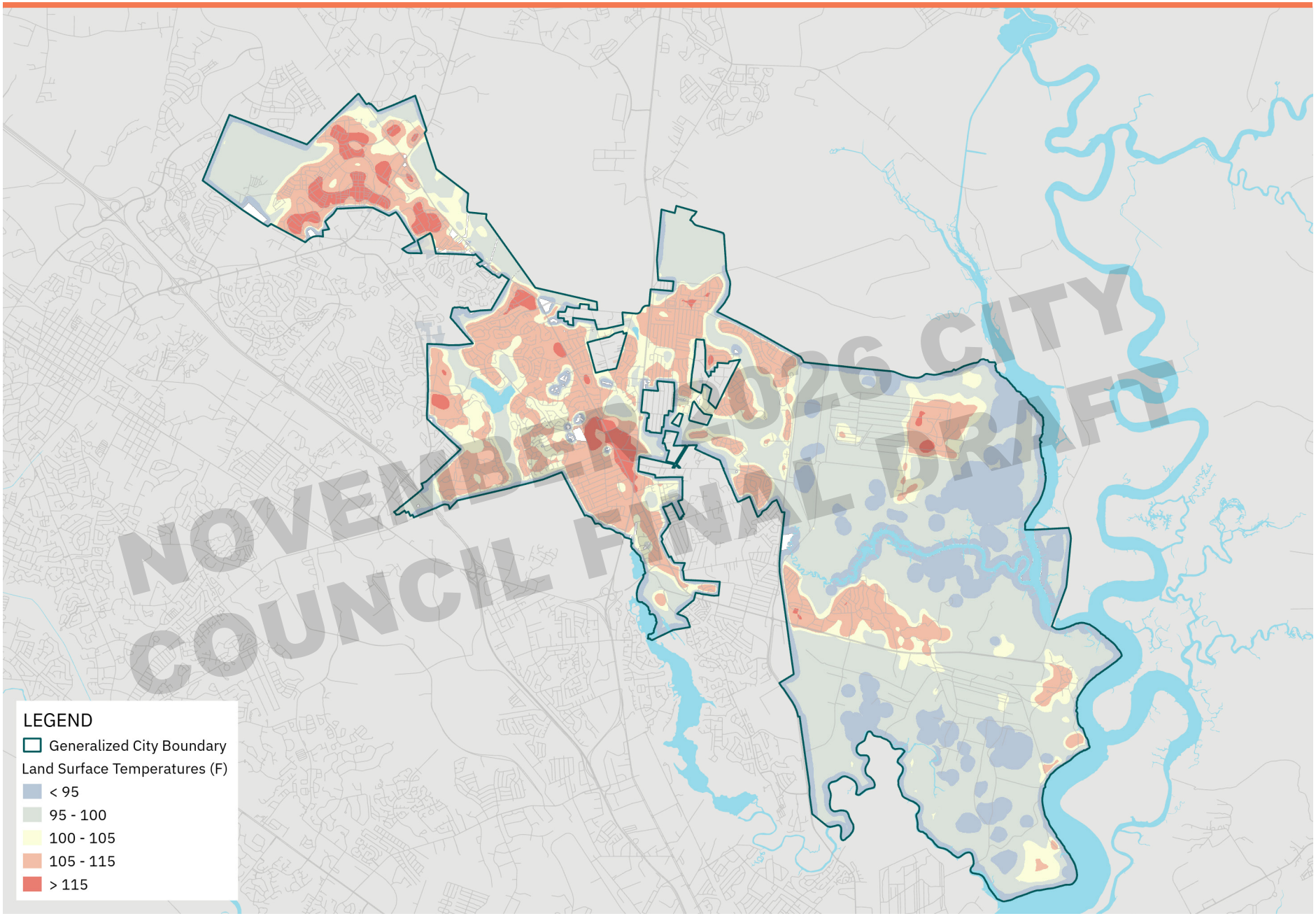
HEAT MAPPING STUDY

A heat mapping study for the City of Goose Creek was conducted by the Shi Institute at Furman University and released in 2025. The data used in the study was developed using multi-spectral imagery from the Landsat 8 satellite. This imagery was collected on July 15, 2024, during a hot summer afternoon with limited cloud cover. This multi-spectral imagery was then processed to generate smoothed five-degree temperature contours.

Funding for this project was made possible through a $30,000 contribution by the South Atlantic Regional Integrated Sciences and Assessments NOAA RISA Team and through the support of the Southeast Navigator Network.

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

LAND SURFACE TEMPERATURES



NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

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NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

GOOSE CREEK TOMORROW

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

UPDATED GOALS & STRATEGIES MATRIX

Goals & Strategies	5-Year Status Update/Notes
POPULATION	
GOAL 1: Goose Creek will promote a sense of community and cultivate a unique identity that is supported by its residents.	Ongoing and implemented into regular procedures, including increased promotion through marketing manager has created enhanced communication through social platforms and created a sense of identity beyond what previously existed.
GOAL 2: 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.	Annexation practices look to Future Land Use map as guide for expansion and appropriate zoning.
GOAL 3: Goose Creek will support its diverse and growing population by continuing to provide access to community services.	Ongoing
GOAL 4: Goose Creek will attract businesses and create community facilities that accommodate its shifting demographic makeup.	Business expansion has continued in areas of growth such as Carnes Crossroads village node.
GOAL 5: Goose Creek will maintain efficient communication methods with its citizens.	
Strategy 5.1: Continue to update the City's website to keep it user-friendly and effective.	Ongoing and implemented into regular procedures.
Strategy 5.2: Continue to use social media (Facebook, NextDoor, etc.) to improve interaction with the public.	Hired two additional marketing employees for this effort.
Strategy 5.3: Continue to maintain a list of key communicators to make the lines of communication.	Ongoing and implemented into regular procedures.
LAND USE	
GOAL 1: Goose Creek will plan for inevitable growth via the use of Smart Growth principles.	Ongoing
Strategy 1.1: Promote efficient land use patterns in both new development and redevelopment.	Ongoing with provisions included in zoning ordinance update.
Strategy 1.2: Encourage mixed-use, pedestrian friendly development in areas that are conducive to walking and biking.	Ongoing with provisions included in zoning ordinance update.
Strategy 1.3: Maximize the use of existing facilities, infrastructure, and services.	Ongoing with provisions included in zoning ordinance update.
Strategy 1.4: Maintain a balance between green/open space preservation and new development.	Ongoing with provisions included in zoning ordinance update. Ex: Laurel Bay.
GOAL 2: Goose Creek will discourage adverse development-related impacts.	
Strategy 2.1: Revise and enforce applicable zoning, land development, and design regulations.	Zoning Ordinance update completed in 2024, enforcement of ordinance is ongoing.
Strategy 2.2: Promote high quality urban design aesthetics on all levels (site, neighborhood, and City).	Ongoing and enhanced through Overlay Districts.
Strategy 2.3: Promote development that is appropriate and compatible alongside neighboring developments.	Ongoing
GOAL 3: Goose Creek will work to achieve a better live/work/play balance to help move the City beyond its bedroom community status.	Ongoing
GOAL 4: Goose Creek will continue to promote the creation and expansion of both neighborhood and City-wide recreational amenities through zoning and land development regulations.	Multiple capital projects enhancing Recreational amenities including Central Creek Park, Joseph Daning Amphitheater, Food Forest, the upcoming Assembly, etc.
GOAL 5: Goose Creek will establish "village nodes" that serve as community focal points providing a mix of uses.	Completed and under review with 5-Year Comp Plan Review.
Strategy 5.1: Continue to support the development of Carnes Crossroads.	Ongoing and activation of Public/Private partnership through the Lawn at Carnes Uptown and the new Soccer Fields at Carolyn Lewis School.

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Goals & Strategies	5-Year Status Update/Notes
Strategy 5.2: Create a redevelopment plan for the Civic Village node.	Creation of two new Planned Developments activating the parcels near N Goose Creek Blvd and Old Mt Holly intersection.
Strategy 5.3: Create an incremental redevelopment plan for the Central Village and Neighborhood Village node that accounts for a new town green, existing housing and catalytic developments, and new mixed-use development.	Central Creek Overlay District design standards focus on transformative development goals in that area. In addition, the zoning standards allow for increased density including unlimited height and other reduced setbacks for more innovative designs.
Strategy 5.4: Create an incremental redevelopment plan for the Red Bank Road corridor that addresses its existing development challenges and leverages its unique, international character.	Red Bank Overlay District has been implemented and focus remains on driving redevelopment throughout this corridor.
GOAL 6: Goose Creek will encourage the transition of underutilized commercial areas into high-quality mixed-use developments.	
Strategy 6.1: Create vision plans that make land use, transportation, and housing recommendations for these areas.	
Strategy 6.2: Establish a new zoning district for multi-family residential.	Completed but then modified to now permitted by right in village node as mixed use and also by special exception in the Employment Campus District.
Strategy 6.3: Modify the zoning code to reflect the vision of those areas and incentivize the transition.	Completed with zoning ordinance update.
Strategy 6.4: Explore various administrative incentives to attract developers.	Economic Development grants are available for sign replacement, facade replacement, and other incentive tools.
GOAL 7: Goose Creek will develop and implement an annexation strategy that consolidates City boundaries and considers future growth.	
Strategy 7.1: Adopt a policy that would allow the automatic annexation of properties outside the City limits that already receive water service from the City of Goose Creek.	Adopted Annexation Ordinance.
HOUSING	
GOAL 1: Goose Creek will protect and enhance the quality of existing housing stock within the City.	
Strategy 1.1: Identify residential areas and neighborhoods that are aging, threatened by encroaching development, or otherwise in need of preservation.	
Strategy 1.2: Consider need/potential for conservation neighborhood designations, overlay districts, etc to protect Goose Creek's existing housing.	Overlay districts have been implemented in Central Creek and Red Bank.
GOAL 2: Goose Creek will protect and enhance the quality of existing housing stock within the City.	
Strategy 2.1: Conduct a housing needs assessment and encourage development of a mixture of housing types and price points that meet the needs and wants of Goose Creek's diversifying population.	No formal housing assessment has been made, but modifications to the zoning districts were created to allow more diverse housing typologies by right.
Strategy 2.2: Modify residential and/or commercial zoning districts to better allow for these housing products.	
GOAL 3: Goose Creek will encourage growth that includes diverse housing options within a range of prices accessible to current and future residents.	Ongoing
Strategy 3.1: Allow the development of housing types that address "missing middle housing" types, including multi-family of less than 20 units, townhomes, live/work, duplexes/ triplexes/quadplexes, etc.	Completed with zoning ordinance update.
Strategy 3.2: Create policies/standards that permit smaller units, live/work opportunities, walkable/ connected developments, and mixed-use buildings.	Completed with zoning ordinance update.
Strategy 3.3: Expand residential product by recruiting developers that will build new products – town homes, condos, market rate apartments in or near downtown.	Ongoing

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Goals & Strategies	5-Year Status Update/Notes
Strategy 3.4: Consider incentives for private developers to encourage diverse housing options identified here. Tools could include reducing permit fees, density bonuses, rehabilitation grants, as well as amending the current Economic Development grant program in Goose Creek to allow for residential development based on needs.	Current volume does not require such efforts.
GOAL 4: Goose Creek will encourage housing developments that provide workforce housing near existing and future employment centers.	Ongoing
Strategy 4.1: Recruit employers that provide "work from home" options or employee housing assistance.	
Strategy 4.2: Engage local industries to understand commuting trends, housing needs of employees, telecommuting trends, and employee demographics.	
Strategy 4.3: Incorporate inclusionary zoning measures by requiring developers to make 10-20% of new multi family and attached housing product "affordable."	
Strategy 4.4: Encourage the use of federal or state housing tax credit programs for the creation of affordable units/workforce housing.	
GOAL 5: Goose Creek will encourage multi family development in mixed-use settings.	Multi-family is permitted in the mixed use district.
Strategy 5.1: Support multi-family as "permitted by-right" in any mixed use or commercial zone.	Permitted in Village Node.
Strategy 5.2: Remove zoning conditions to multi-family residential developments with fewer than 10 to 15 dwelling units.	RM zoning permits duplexes, quads, and eight-plexes by right.
TRANSPORTATION	
GOAL 1: Goose Creek will continue to promote its Hiker-Biker Trail System to residents and visitors.	Ongoing
GOAL 2: Goose Creek will support improved transportation roadways for commuters traveling to and/or from commercial, residential and employment centers within the region.	Ongoing
Strategy 2.1: Continue coordination with Berkeley County and SCDOT on projects pertaining to Goose Creek.	
GOAL 3: Goose Creek will encourage a multimodal transportation system that promotes community and economic development and provides a safe and sustainable balance between pedestrian, bicycle, and automobile traffic.	Ongoing
GOAL 4: Goose Creek will focus efforts on transportation improvements that support desired development patterns, better serve residents and employers, and promote enhanced inner-City connectivity.	Ongoing
GOAL 5: Goose Creek will improve coordination efforts with other agencies for road plans/ improvements and alternatives.	Ongoing
GOAL 6: Goose Creek will seek to improve existing traffic and circulation.	Ongoing
Strategy 6.1: Prioritize improvements on streets and intersections with the lowest Level of Service.	
Strategy 6.2: Continue coordination with Berkeley County and SCDOT on projects pertaining to Goose Creek.	
GOAL 7: Goose Creek will support development of a mass transportation plan that encourages alternative transportation options such as park and ride, commuter rail, and promotes potential partnerships with CARTA and TriCounty Link.	Ongoing
GOAL 8: Goose Creek will continue coordination efforts with the BCDCOG in order for the Lowcountry Rapid Transit (LCRT) system to extend its Bus Rapid Transit (BRT) route into the City limits.	Updated zoning code to encourage locations within the Central Creek Overlay District with updated standards.

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Goals & Strategies	5-Year Status Update/Notes
ECONOMICS	
GOAL 1: Goose Creek will encourage the expansion of existing local businesses and provide opportunities for their expansion.	Ongoing
Strategy 1.1: Actively attract and retain new business investment through strategic use of incentives and proactive engagement.	***NEW*** - Increase Economic Activity Initiative from 2026-2030 Strategic Plan.
GOAL 2: Goose Creek will enhance its economic development programming to recruit new investment, support existing industry, and invest in development and redevelopment areas.	Ongoing
Strategy 2.1: Consider Multi-County Industrial Park Designations for the City's two incentive zones.	Under Evaluation
Strategy 2.2: Create a non-profit Development Corporation to work with City's Economic Development Department and City Administration to recruit new industry and investment, while also supporting and retaining existing businesses. The Development Corporation would have the ability to acquire and dispense of property, acquire debt, provide incentives to investors, etc.	
Strategy 2.3: Establish an Economic Development Fund.	Not completed - accomplished instead through smaller incentive programs.
Strategy 2.4: Maximize industrial development and occupancy at Crowfield Corporate Park while expanding capacity for future industrial growth Citywide.	***NEW*** - Increase Economic Activity Initiative from 2026-2030 Strategic Plan.
GOAL 3: Goose Creek will attract industries with higher paying jobs.	
Strategy 3.1: Create targeted recruitment strategy focusing on small warehouse/distribution, supply chain businesses, etc.	Under evaluation - Look at manufacturing, light industrial, corporate headquarters (revisit for full service restaurants, breweries, distilleries and clothing retail) .
Strategy 3.2: Identify areas conducive for employment and industry and ensure appropriate zoning and infrastructure are in place to receive development.	
Strategy 3.3: Incorporate potential development sites just outside of Goose Creek into the annexation strategy on pages 115-117.	
GOAL 4: Goose Creek will reinvest in and improve existing commercial areas.	
Strategy 4.1: Formalize a public-private partnership (PPP) program and establish criteria for investment and development, as well as potential public participation (infrastructure, parking, streetscape, land acquisition, public spaces, etc).	Continual evaluation and implementation of partnership tools including a municipal improvement district (MID) in Carnes.
GOAL 5: Goose Creek will encourage the revitalization of old shopping centers to attract new business, improve curb appeal, and to incorporate improved commercial site and architectural design solutions.	
Strategy 5.1: Evaluate current economic development incentives and amend (if necessary) to apply to the wholesale revitalization and reinvestment in suburban shopping centers, establish design standards, investment thresholds, etc.	In Progress
Strategy 5.2: Implement small-scale incentives for beautification, signage, façade enhancements, etc of individual buildings and sites.	In Progress
GOAL 6: Goose Creek will continue to emphasize regional sports-related and/or arts-related tourism to grow the local economy.	Huge focus on the arts with the Creek Collective and new Pickleball Courts for tournaments. Also exploring BMX track for regional competitions.
Strategy 6.1: Facilitate discovery visits to other communities that have leveraged/ developed these assets. Learn the successes and implement appropriate policies in Goose Creek.	Ongoing
Strategy 6.2: Continue to diversify recreational offerings (Joint City/County Sports Complex, expanded aquatics, gymnastics, etc)	Ongoing

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Goals & Strategies	5-Year Status Update/Notes
GOAL 7: Goose Creek will cultivate an entrepreneurial economy.	
Strategy 7.1: Coordinate small-business development programming with the BCD Chamber and the North Charleston SBDC that features lessons on business planning, networking, mentoring, and marketing.	Working with Lowcountry Local First Community Business Academy and local workshops for entrepreneurs.
Strategy 7.2: Establish a small business empowerment program to existing businesses and startups.	
COMMUNITY FACILITIES	
GOAL 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.	Ongoing
Strategy 1.1: Explore funding sources in addition to impact fees for expansion of community facilities and services.	In progress; business friendly approach with commercial projects as future potential revenue sources.
Strategy 1.2: Develop level of service measures that determine when new services or facilities are needed.	Evaluation underway as part of the 2026 Impact Fee Study.
Strategy 1.3: Promote the creation of parks and playgrounds that are inclusive to adults and children of all abilities.	Completed through the opening of Central Creek Park and ongoing efforts.
GOAL 2: Goose Creek will continue to seek out opportunities to create and program new green space and recreational facilities.	Development of the Food Forest within the updated John McCants Park; other park updates ongoing.
Strategy 2.1: Require all land developers to set aside some land for recreational purposes ("recreational land set asides") or provide funding in lieu to enhance existing recreational amenities.	Previously required; not currently.
Strategy 2.2: Utilize and program green space near public gathering spots to encourage patronage.	In Progress
Strategy 2.3: Develop the Goose Creek Reservoir as a recreational amenity.	
Strategy 2.4: Develop a "Central Park" that could serve as a gathering place for events and recreation.	Developed Central Creek Park (at location previously known as Eubanks Park). A park located specifically within the Central Creek District has not yet been designed.
GOAL 3: Goose Creek will continue to provide industry leading services to our sanitation customers by maintaining and purchasing vehicles on a fixed schedule and adding crews to ensure efficient service to all.	Several vehicles have been purchased, and replacement purchases are scheduled annually.
GOAL 4: Goose Creek will continue to provide healthy, high quality water to our customers while controlling costs to ensure maximum value for every dollar spent.	Ongoing
GOAL 5: Goose Creek will continue replace aging infrastructure to ensure continuous delivery of water from the water plant to the faucet.	Ongoing
CULTURAL RESOURCES	
GOAL 1: Goose Creek will continue to preserve and protect its historic and cultural resources for future generations.	Ongoing - Conservation zoning district; City purchased the Goose Creek Prayer and Wedding Chapel, which was a cultural site within the City, and a new building for the arts was erected to celebrate this site and preserve its legacy.
GOAL 2: Goose Creek will continue to program events to foster community pride.	Ongoing - Increased programs through capital projects including the Daning Amphitheater, the Creek Collective, the Food Forest, and others since 2021.
GOAL 3: Goose Creek will create new opportunities for public art, cultural sites, events, and traditions, in order to better meet the cultural and economic needs of the community.	Additions include Creek Collective, art on dump trucks, art on utility boxes, art on banners, graffiti park, etc.
Strategy 3.1: Facilitate an Arts Master Plan and establish policies for identifying, funding, implementing and maintaining public art, growing arts-related activities and events, and cultivating local partnerships.	Created the Art Fund for development projects in the City; one percent of development costs up to $20,000 require equivalent art installation or fee in lieu to the City to fund other public art throughout the City.

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Goals & Strategies	5-Year Status Update/Notes
NATURAL RESOURCES	
GOAL 1: Goose Creek will support preservation of green space.	Ongoing with more than 100 acres given to the City as part of the Laurel Bay development for conservation.
GOAL 2: Goose Creek will continue to develop its trail systems.	Ongoing
GOAL 3: Goose Creek will increase efforts to safeguard physical and environmental resources through the addition and enhancement of community facilities and services.	Ongoing - Examples through parks improvements such as Central Creek Park and increased services through recreation opportunities at the new Creek Collective, Daning Amphitheater, and the Assembly.
GOAL 4: Goose Creek will continue to regulate the preservation of protected tree species as development occurs.	Ongoing - If mitigation cannot be done on site, then contributions to the tree fund are required. City now protects Grand pines as well.
GOAL 5: Goose Creek will continue to invest in treescaping and increasing the City's tree canopy.	***NEW***
Strategy 5.1: Continue to invest in the treescaping of streets and roadways.	***NEW***
Strategy 5.2: Utilize the data from the Heat Mapping Study to prioritize areas within the City for future treescaping projects.	***NEW***
GOAL 6: Goose Creek will preserve natural areas and other key natural resources.	Sites throughout City continue to be maintained for preservation such as the property across from Central Creek Park.
Strategy 6.1: Preserve and protect wetlands.	See above.
Strategy 6.2: Preserve and protect important wildlife habitat areas.	See above.
Strategy 6.3: Preserve and replace native plant species that support local wildlife.	See above.
RESILIENCY	
GOAL 1: Goose Creek will continue to encourage the use of green infrastructure and other nature-based solutions and best practices to help reduce the impacts of flooding.	***NEW***
GOAL 2: Goose Creek will review the *Goose Creek Action Plan* outlined in the Berkeley County Hazard Mitigation Plan (BCHMP) and implement the recommendations accordingly.	***NEW***
GOAL 3: Goose Creek will implement the necessary recommendations identified in the In-Core Flood Report.	***NEW***
GOAL 4: Goose Creek will work to mitigate the heat island effect and high land surface temperatures.	***NEW***
PRIORITY INVESTMENTS	
GOAL 1: Goose Creek will encourage and facilitate coordination with other jurisdictions, agencies and public service authorities to promote and sustain the quality of life enjoyed and shared by the City's residents and those within the established planning area.	Ongoing
Strategy 1.1: Continue to improve working relationship with Berkeley County.	Ongoing with Berkeley County and updated to include Charleston County collaboration with K-9 training.
Strategy 1.2: Continue to improve communications and coordination efforts with the State of South Carolina, other county governments, and the Berkeley County School District.	Coordinated efforts and training with the SC Office of Resiliency; worked with Berkeley County to facilitate projects in the City such as the ROW plantings along Henry Brown, Jr. Blvd and traffic calming measures; recipient of grants through SC Forestry Commission; See descriptions from grant projects of all departments to show enhanced coordination and support through State funding; etc.
Strategy 1.3: Continue to encourage collaboration and support between municipal departments and agencies.	

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Goals & Strategies	5-Year Status Update/Notes
GOAL 2: Goose Creek will form a Development Corporation that will help fund and execute catalytic development projects.	
Strategy 2.1: Leverage an Economic Development Fund	
GOAL 3: Goose Creek will update its zoning ordinance to promote higher quality development that is more in line with modern development trends.	
Strategy 3.1: Create architectural standards that encourage quality architecture in new development and redevelopment.	Completed with zoning ordinance update.
Strategy 3.2: Establish new zoning districts that accommodate the City's visions for redevelopment, address unique development issues, and create development incentives.	Completed with zoning ordinance update.
Strategy 3.3: Establish a new zoning district for multi-family residential.	Established by-right zoning for mixed use district.
Strategy 3.4: Prohibit incompatible uses that are over-saturated or not conducive to an aesthetically pleasing environment from existing zoning districts.	Completed with zoning ordinance update.
GOAL 4: Goose Creek will establish a group of village nodes	Ongoing
Strategy 4.1: Conduct a plan for a Civic Village Node near the existing City Hall on City-owned land.	Currently, two planned developments approved for civic node.
Strategy 4.2: Conduct a plan for a Central Village Node near the proposed Central Park.	Central Creek Overlay District standards have been developed.

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

FUTURE LAND USE PLAN

Conservation & Open Space

Conservation and open space areas are lands that are environmentally sensitive and are to be protected from development to maintain natural habitats, provide flood protection, and protect water quality, or are otherwise not suitable for any other kind development. These areas may provide informal recreational opportunities, river access, and river-oriented commercial activities. Development in these areas should be limited to support any recreational uses and should minimize impacts to these natural features and assets.

Parks

Parks are lands operated by the City for active and/or passive recreational use, including City-owned parks and parks owned by the Goose Creek Recreation Commission, such as Dogwood Park and Foster Creek Park, which the City operates and maintains. Future parks are also identified on the Future Land Use Map. These lands differ from Conservation/Open Space in that they are intended for public recreational use and may not be loacted in environmentally sensitive areas. Parks should be located near residential and commercial areas and connected to sidewalks, bicycle facilities, and multi-use paths and trails.

Low Density Residential

Low-density residential areas will be developed in both new areas and existing neighborhoods that promote a sense of community. Development will be located where it can be served efficiently by infrastructure, facilities and services, and transportation networks. All development activity will be designed to mitigate adverse impacts on any historic, cultural, and/or natural resources.

Moderate Density Residential

Moderate-density residential areas are designated in locations where such development can provide a transition from low-density neighborhoods to already developed residential and commercial areas. To the extent possible, future communities of this density should be co-located with neighborhood-level centers of non-residential development and should be connected to centers via trails or sidewalks that will provide access to amenities near and in between residential communities. All development activity will be designed to mitigate adverse impacts on any historic, cultural, and/or natural resources.

Village Node

The Village Node District is intended to encourage mixture of residential, commercial, and institutional land uses in a walkable setting. Commercial uses should front existing and future roadways and uses should be "stacked" to create mixed-use buildings where appropriate. A variety of medium-density residential types will be promoted to attract residents of varying lifestyles and income levels. New development and redevelopment should be careful to respect existing residential areas and civic/institutional areas in their design. For example, land uses similar in size, scale, intensity, and character are encouraged along the edge of established residential neighborhoods and communities to create a smooth transition. Landscape features and buffers may be used to transition dissimilar land uses with differing levels of size, scale, intensity, and character.

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Additional updated information on each Future Land Use designation can be found in Appendix A.

Employment

The Employment District promotes economic development opportunities within Goose Creek and its surrounding areas. The Employment Districts are located along or close to major transportation corridors and existing freight rail lines. These areas are ideal locations for professional offices or business parks that can house a variety of uses. Industrial operations providing employment opportunities for area residents are encouraged in this area. Also encouraged are supportive uses like retail and office commercial to serve employees and fulfill complementary needs. Clustering buildings within these centers is preferred to preserve open space within the development site. Site plans, building design and landscaping should be sensitive to the natural features of the site, including views.

Commercial

The Commercial District promotes economic development opportunities while providing quality goods and services to Goose Creek residents and patrons. Commercial areas are located along or close to major transportation corridors and in other areas that see a lot of traffic. New commercial areas should place parking in the rear or side of the development, with the development facing streets and sidewalks. Suburban-style shopping centers and other commercial sites located in these areas should be redeveloped considering their proximity to existing infrastructure and surrounding services. Existing shopping centers with large, oversized parking lots should consider out-parceling to facilitate redevelopment.

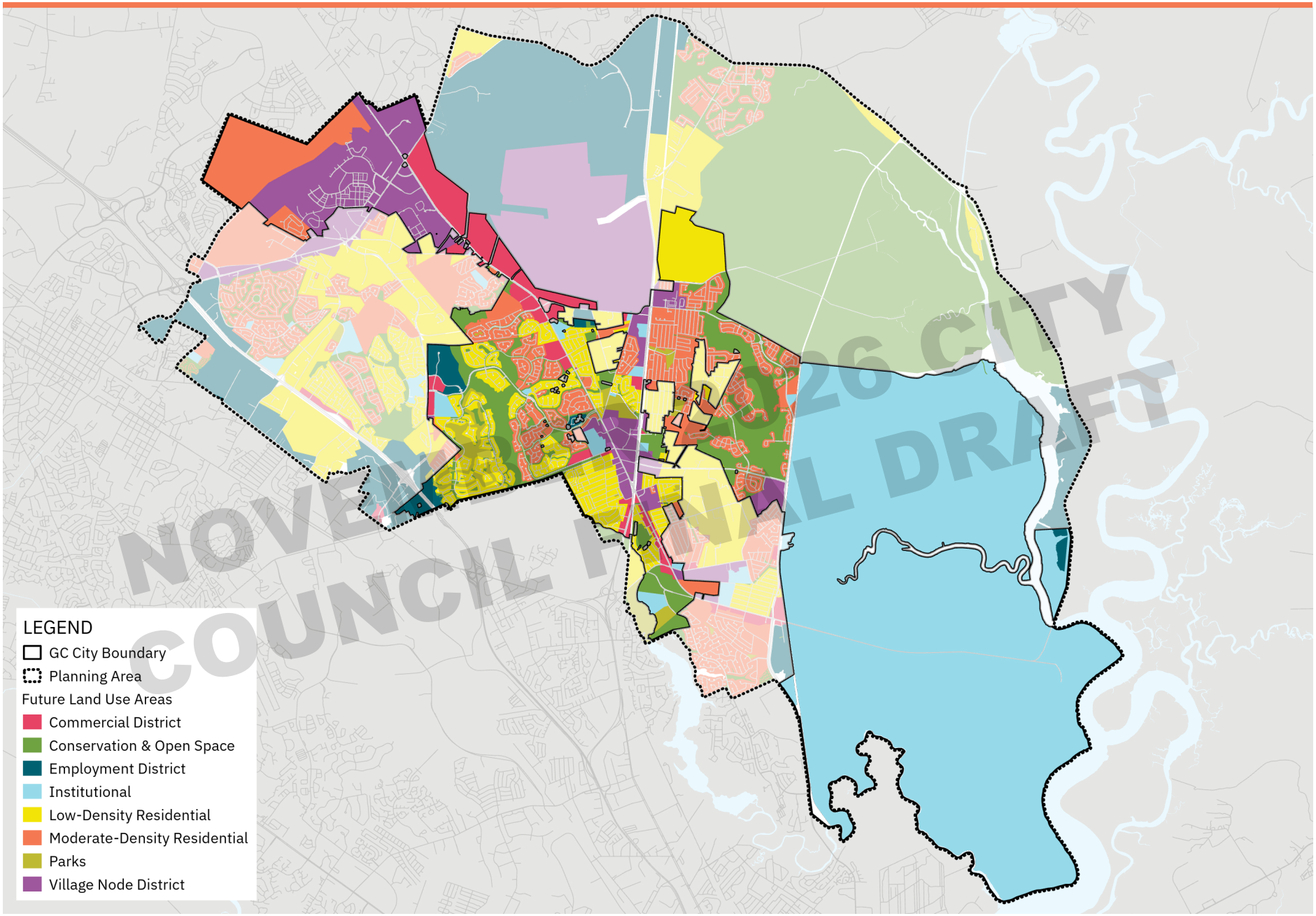
Institutional

Institutional areas intended to accommodate single uses and activities that already exist and are either not likely to change in the next ten years or are not compatible with other land use designations. The characteristics and locational requirements of institutional needs will vary on an individual basis. All new institutional facilities of the same magnitude should be co-located with existing areas whenever possible.

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Additional updated information on each Future Land Use designation can be found in Appendix A.

FUTURE LAND USE AREAS



NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

UPDATED ACTION MATRIX & PRIORITY INVESTMENTS

Funding Sources

General

- City General Fund
- Hospitality "H" Tax
- Local Accommodations "A" Tax
- Municipal Association of South Carolina (MASC)

Infrastructure

- Tax-Increment Financing (TIF) District
- Municipal Improvement District (MID)
- Community Development Block Grant (CDBG) Program
- South Carolina Infrastructure Investment Program (SCIIP)

Transportation

- Transportation Alternative Program (TAP)
- Berkeley County One Cent Sales Tax
- Safe Routes to Schools
- Safe Streets & Roads for All (SS4A) Grant Program
- Highway Safety Improvement Program (HSIP)
- "C" Program
- Charleston Area Transportation Study (CHATS)

Economic Development/Redevelopment

- Abandoned Buildings Credit
- Revolving Loan Fund
- Hometown Economic Development Grant
- Economic Infrastructure Program
- Business Improvement District (BID)
- Kauffman Foundation
- Charleston Area Small Business Development Center (SBDC)

Arts & Tourism

- South Carolina Arts Commission
- Tourism Fund
- Undiscovered SC Grant Program

Parks & Recreation

- Recreational Trails Program (RTP)
- Parks and Recreation Development (PARD) Fund
- Sports Tourism Advertising and Recruitment (STAR) Grant
- Recreation Impacts Fees

Environment/Conservation

- Landscape & Tree Fund
- Land and Water Conservation Fund (LWCF)

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Number	Project/Action Item	Updated Time Frame	Potential Funding Source(s)	Responsible Parties	5-Year Status Update/Notes
LAND USE					
LU.1	Zoning Ordinance Rewrite	Completed	City	Planning & Zoning	***Completed 2023*** - Passed February 2024 and in effect in March 2024. Updated with UDO in 2026.
LU.2	Civic Village Master Plan	Priority	City	Planning & Zoning	Not yet completed; development occurred naturally.
LU.3	Adoption of water system annexation policy	Completed		Annexation Officer	***Completed*** - Water System Annexation Covenant policy has been implemented (2026), and the City is actively receiving covenants as a condition of new water service and is recording them with Berkeley County Register of Deeds.
LU.4	Phases 1.A and 1.B Annexation	Long-Term		Annexation Officer	***Change to Long-Term*** - Donut holes will begin to be filled as a result of the Water System Annexation Covenant Policy over time. Large areas on phase 1 are also on the water service so will be impacted with the Covenant Policy. Laurel Bay development (along HWY 52 and north of Montague Plantation) has been annexed in. This will be a decades long process.
LU.5	Central Village Master Plan	Short-Term	City	Planning & Zoning	Conceptual Master Plan completed 2021 - Full master plan yet to be completed; however, overlay district was completed and is in effect.
LU.6	Acquire properties adjacent to proposed Central Park to be developed	Short-Term	City	Economic Development	Central Creek Park (*previously referenced as Eubanks Park*) has opened, and the City owns land across the street, which can be utilized for future plans towards Central Creek Overlay District.
LU.7	Phase 2 Annexation	Long-Term		Annexation Officer	***Change to Long-Term***
LU.8	Red Bank Road Corridor Redevelopment Plan	Ongoing	City	Planning & Zoning	***Ongoing*** - Overlay district developed; redevelopment plans ongoing.
LU.9	Liberty Hall Village Node Master Plan	No Longer Applicable	City	Planning & Zoning	***Change to No Longer Applicable*** - Not yet completed; due to recent development, unsure if this node will be viable
LU.10	Phase 3 Annexation	Long-Term	City	Annexation Officer	***Change to Long-Term***
HOUSING					
H.1	Conduct a Housing Needs Assessment	Short-Term	City	Planning & Zoning	Not completed; focus on utilization of updated code with new tools for development.
H.2	Encourage development of missing middle, market-rate housing	Short-Term	City	Planning & Zoning	Developed use by right for townhomes and more diverse housing typologies including quads and eight-plexes.
H.3	Recruit employers that help retain employees who live and work within the City	Short-Term		Annexation Officer	Since Covid a lot of employers have switched to working from home; may want to revisit to look at "recruit employers to retain employees who live within the City"
H.4	Engage local industries to understand trends that impact housing need	Short-Term	City	Planning & Zoning	Not yet completed.
H.5	Identify target neighborhoods	Mid-Term	City	Economic Development	
H.6	Implement tools to project neighborhoods	Mid-Term		Annexation Officer	

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Number	Project/Action Item	Updated Time Frame	Potential Funding Source(s)	Responsible Parties	5-Year Status Update/Notes
H.7	Recruit residential developers based on market demand	Mid-Term	City	Planning & Zoning	***Completed, but ongoing*** (see dashboard https://goosecreek.maps.arcgis.com/apps/dashboards/c061208d959e4cf2add1df0d774da86c)
H.8	Consider incentives for diverse housing options	Mid-Term	City	Planning & Zoning	Created new zoning residential zoning districts as well as an employment campus zoning district.
TRANSPORTATION					
Roadway Improvement Projects					
T.1	Henry E. Brown, Jr. Boulevard Phase II Roadway Widening	Completed	County Sales Tax	Berkeley Co.	***Completed*** - All road work complete - landscaping to be installed in Fall 2026
T.2	US-176/St. James Avenue at US-52/Goose Creek Boulevard Intersection Improvements	Short-Term	County Sales Tax	Berkeley Co.	Berkeley County 2022 TST project - County moving forward with interim upgrade/improvements which is currently in design. Long-term improvements in prelim-planning/alternatives development/screening.
T.3	Red Bank Road Corridor Improvements	Underway	SCDOT - HSIP	SCDOT	***Underway*** - SCDOT corridor safety improvement and County's intersection improvement at Henry Brown Jr Blvd/Red Bank Rd let together. Construction substantially complete. Anticipated completion Fall 2026
T.4	US-176/St. James Avenue Phase 1 Roadway Widening	Completed	County Sales Tax	Berkeley Co.	***Completed***
T.5	Crowfield Boulevard at Loganberry Circle Intersection Improvements	Short-Term	SCDOT, City	SCDOT, Public Works	RRFBs Installed, traffic signal status unknown
T.6	Crowfield Boulevard at Centennial Boulevard Intersection Improvements	Short-Term	SCDOT, City	SCDOT, Public Works	RRFBs Installed, traffic signal status unknown
T.7	Conduct study along US-176/St. James Avenue to improve pedestrian safety	Ongoing	SCDOT, City	SCDOT, Public Works	***Ongoing***
T.8	Proposed Traffic Calming Measures	Underway	SCDOT, City	SCDOT, Public Works	***Underway***
T.9	Adler Drive Extension from Liberty Hall Plantation to Brickhope Plantation	Long-Term	County Sales Tax	SCDOT, Public Works	
T.10	US-17A at US-176/St. James Avenue Intersection Improvements	Long-Term	TBD	SCDOT, Berkeley Co.	Intersection upgrade/redesign included in County's US-176 Phase 1 widening project
T.11	US-52/Goose Creek Boulevard at Liberty Hall Road Intersection Improvements	Long-Term	TBD	SCDOT, Berkeley Co.	
T.12	College Park Road from Crowfield Boulevard to I-26	Long-Term	TBD	SCDOT, Berkeley Co.	Being looked at in US-17A Congestion Management Corridor Study
T.13	US-176/St. James Avenue from Mount Holly Road to US-52/Goose Creek Boulevard	Long-Term	TBD	SCDOT, Berkeley Co.	Identified as access management project. SCDOT corridor safety improvement project (US-52 to Old Moncks Corner Rd) included access management elements on corridor - complete.
T.14	US-52/Goose Creek Boulevard from Button Hall Avenue to Red Bank Road	Long-Term	TBD	SCDOT, Berkeley Co.	

NOVEMBER 2026 - CITY COUNCIL FINAL DRAFT

Number	Project/Action Item	Updated Time Frame	Potential Funding Source(s)	Responsible Parties	5-Year Status Update/Notes
T.15	College Park Road at Treeland Drive Intersection Improvements	Visionary	TBD	SCDOT, Berkeley Co.	Being looked at in US-17A Congestion Management Corridor Study
T.16	Old Mount Holly Road from US-176/St. James Avenue to US-52/Goose Creek Boulevard	Mid-Term	TBD	SCDOT, Berkeley Co.	Berkeley County 2022 TST project. County working through design of corridor widening. Funding contributions from SCDOT/CHATS/Berkeley TST.
T.17	US-52 from Montague Plantation Road to Oakley Road	Visionary	TBD	SCDOT, Berkeley Co.	LRTP visionary long-term project.
T.18	US-17A from US-176/St. James Avenue to E. Main Street	Visionary	TBD	SCDOT, Berkeley Co.	US-17A Congestion Management Corridor Study (US-78 to Cypress Gardens Rd) underway. Study looking at short-, mid- and long-term improvement needs to improve safety, operations, congestion along US-17A, College Park Rd and Royle Rd corridors. Anticipated completion Q1 2027.
Bicycle & Pedestrian Improvement Projects (*Priority Projects from Connectivity Plan*)					
T.19	Hiker-Biker Trail Extension #1	Short-Term	City, TAP, RTP	SCDOT, Public Works	Approved with working beginning Fall 2026
T.20	St James Ave Shared-Use Path	Short-Term	City, TAP, RTP	SCDOT, Public Works	Federal funding approved and engineer hired
T.21	Old Mount Holly Road Shared-Use Path	Short-Term	City, TAP, RTP	SCDOT, Public Works	Will be constructed by County as part of upcoming road widening project. Plans are being done now.
T.22	Pineview Trail	Mid-Term	City, TAP, RTP	SCDOT, Public Works	Designed, not yet funded
T.23	Hiker-Biker Trail Extension #2	Mid-Term	City, TAP, RTP	SCDOT, Public Works	Designed, awaiting permits
T.24	Hiker-Biker Trail Extension #3	Mid-Term	City, TAP, RTP	SCDOT, Public Works	
T.25	Foster Creek Elementary & Foster Creek Park Shared-Use Path Connector	Long-Term	City, TAP, RTP	SCDOT, Public Works	
T.26	Liberty Hall Road Shared-Use Path	Long-Term	City, TAP, RTP	SCDOT, Public Works	
T.27	Red Bank Road Complete Street	Long-Term	City, TAP, RTP	SCDOT, Public Works	
T.28	Button Hall Road Shared-Use Path	Long-Term	City, TAP, RTP	SCDOT, Public Works	
T.29	St James Ave Complete Street	Long-Term	City, TAP, RTP	SCDOT, Public Works	
Mass Transit Projects					
T.30	Add Park & Ride location to CS1 at Roper hospital	Mid-Term	County Sales Tax	City, Berkeley Co.	
T.31	Add Park & Ride location to CS1 at proposed Central Village Node	Long-Term	County Sales Tax	City, Berkeley Co.	

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Number	Project/Action Item	Updated Time Frame	Potential Funding Source(s)	Responsible Parties	5-Year Status Update/Notes
ECONOMICS					
E.1	Create non-profit Goose Creek Development Corporation (GCDC)	Long-Term	City, Chamber of Commerce, Private Sector	Economic Development	***Change to Long-Term*** - Due to the excessive cost and limited availability of property in and around the City, forming an EDC would not be feasible.
E.2	Multi-County Industrial Park Designation	Long-Term	City, Private Sector	Economic Development, Berkeley Co., Adjacent County(ies)	***Change to Long-Term*** - Berkeley County has been open to allowing MCIP designation to properties in Goose Creek
E.3	Establish an Economic Development Fund (EDF)	Ongoing	MCIP, City	Economic Development	***Ongoing*** - The City already invests in local infrastructure and funds programs to help grow businesses in Goose Creek. For example, small business training thru Lowcountry Local First and facade grant.
E.4	Create targeted recruitment strategy	Short-Term	Hospitality Tax	Economic Development	The City worked with Golden Shovel to create and implement a comprehensive marketing strategy in 2020. Unfortunately this strategy was unsuccessful and did not benefit economic development in the City.
E.5	Identify receiving areas for employment and industry	Short-Term		Economic Development, Planning & Zoning	
E.6	Plan for potential development sites in Annexation Strategy	Ongoing		Economic Development, Planning & Zoning	***Ongoing***
E.7	Evaluate current economic development incentives	Mid-Term		Economic Development	***Change to Mid-Term*** - Economic development incentives have been updated to reduce the investment level in order to qualify for incentives from the City. (Reevaluate amount)
E.8	Facilitate discovery visits to successful communities with sports- and arts-based tourism	Completed	City	Economic Development	Visits have been completed by recreation staff.
E.9	Coordinate small business development programming	Short-Term	Chamber of Commerce, SBDC	City, Chamber of Commerce, Economic Development	The City currently partners with Lowcountry Local First on the Community Business Academy that provides business training for small businesses and entrepreneurs
E.10	Implement small-scale incentives for new investment	Mid-Term	City	Economic Development	Incentives have been lowered but only to $250,000 per feedback from City Council
E.11	Continue to diversify recreational offerings for economic development	Ongoing	City	Recreation, Economic Development	***Ongoing*** - Currently working on new sports tourism facilities such as BMX track
E.12	Establish a small business empowerment program	Mid-Term	City, Chamber of Commerce, Kauffman Foundation	Chamber of Commerce, Economic Development	The City currently partners with Lowcountry Local First on the Community Business Academy that provides business training for small businesses and entrepreneurs

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Number	Project/Action Item	Updated Time Frame	Potential Funding Source(s)	Responsible Parties	5-Year Status Update/Notes
COMMUNITY FACILITIES					
C.1	Eubanks Park Rehabilitation	Completed	City	Recreation, GCRC[1]	***Completed*** - Completely transformed into Central Creek Park in 2022. Investments total $9 million ($1.2 in private sponsorships/donations)
C.2	Central Park Master Plan	Short-Term	City	Recreation, GCRC	Conceptual Master Plan completed 2021
C.3	Central Park engineering and construction	Completed	City	Recreation, GCRC	***Completed*** - Completed as part of the Eubanks Park rehabilitation and completion of Central Creek Park on Old Moncks Corner Rd.
C.4	Parks & Recreation Master Plan	Completed	City		***Completed 2021***
C.5	Reservoir Park Master Plan	Mid-Term	City	Recreation, GCRC	No plan in progress at this time.
C.6	Reservoir Park engineering and construction	Long-Term	City	Recreation, GCRC	
C.7	Underground utilities installation	Long-Term	City	Public Works	Expansion South project was completed in 2026 bringing water down Red Bank and around Snake Road.
C.8	City-wide Signage and Wayfinding Plan	Ongoing	City	Planning & Zoning	***Ongoing*** - Plan developed, and wayfinding signs placed throughout City.
CULTURAL RESOURCES					
CR.1	Facilitate an Arts Master Plan	Mid-Term		Recreation	In progress with Parks & Recreation Master Plan Update.

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

1 *Goose Creek Recreation Commission (GCRC)*

APPENDIX A:

ADDITIONAL BACKGROUND INFORMATION

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Change in Racial & Ethnic Diversity

	2010		2018		2024		2010-2024 Change	2010-2024 % Change
Total Population	**34,765**		**41,339**		**48,078**		**13,313**	**38%**
White Alone	26,369	75.8%	28,555	69.1%	28,347	59.0%	1,978	8%
Black or African American Alone	5,302	15.3%	8,169	19.8%	11,269	23.4%	5,967	113%
Asian Alone	1,253	3.6%	1,420	3.4%	1,633	3.4%	380	30%
Other Race Alone	955	2.7%	1,397	3.4%	2,699	5.6%	1,744	183%
American Indian and Alaskan Native	203	0.6%	122	0.3%	88	0.2%	-115	-57%
Native Hawaiian and Other Pacific Islander	2	0.0%	10	0.0%	30	0.1%	28	1400%
Some Other Race Alone	750	2.2%	1,265	3.1%	2,581	5.4%	1,831	244%
Two or More Races	886	2.5%	1,798	4.3%	4,130	8.6%	3,244	366%
Hispanic or Latino (of any race)	1,947	5.6%	3,424	8.3%	5,141	10.7%	3,194	164%

2024 Poverty Status Comparison

	Goose Creek		Hanahan		Moncks Corner		North Charleston		Summerville		Berkeley County	
Total Population	45,495		21,175		15,138		115,875		51,324		242,190	
Living Below Poverty Level	2,945	6.5%	2,474	11.7%	1,260	8.3%	16,734	14.4%	5,200	10.1%	24,021	9.9%
Under 18	9,752		5,319		4,203		25,539		11,696		57,274	
Children in Poverty	757	7.8%	1,205	22.7%	444	10.6%	5,428	21.3%	1,340	11.5%	7,922	13.8%
18-64	29,925		13,106		9,419		75,832		31,461		148,598	
18-64 in Poverty	1,753	5.9%	1,048	8.0%	635	6.7%	9,131	12.0%	2,958	9.4%	12,832	8.6%
65 & Over	5,818		2,750		1,516		14,504		8,167		36,318	
Elders in Poverty	435	7.5%	221	8.0%	181	11.9%	2,175	15.0%	902	11.0%	3,267	9.0%
Living Below Poverty Level	2,945		2,474		1,260		16,734		5,200		24,021	
Children in Poverty	757	25.7%	1,205	48.7%	444	35.2%	5,428	32.4%	1,340	25.8%	7,922	33.0%
18-64 in Poverty	1,753	59.5%	1,048	42.4%	635	50.4%	9,131	54.6%	2,958	56.9%	12,832	53.4%
Elders in Poverty	435	14.8%	221	8.9%	181	14.4%	2,175	13.0%	902	17.3%	3,267	13.6%

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Goose Creek 2023 Retail Gap/Opportunity Analysis Report by Retail Coach

NAICS Code	Description/Retail Establishment Type	Demand	Supply	Retail Gap	Index
44, 45, 722	**Total retail trade including food and drinking places**	**$908,437,860**	**$635,206,790**	**$273,231,070**	**0.70**
441	Motor vehicle and parts dealers	$215,078,954	$108,941,085	$106,137,868	0.51
4411	Automobile dealers	$186,917,863	$70,532,116	$116,385,747	0.38
4412	Other motor vehicle dealers	$13,543,390	$21,472,973	-$7,929,583	1.59
4413	Automotive parts, accessories, and tire stores	$14,617,701	$16,935,997	-$2,318,296	1.16
442	Furniture and home furnishings stores	$15,700,037	$8,838,403	$6,861,634	0.56
4421	Furniture stores	$9,190,338	$4,657,021	$4,533,317	0.51
4422	Home furnishings stores	$6,509,699	$4,181,383	$2,328,317	0.64
443	Electronics and appliance stores	$12,345,901	$43,548,194	-$31,202,293	3.53
443141	Household appliance stores	$2,690,435	$1,097,473	$1,592,961	0.41
443142	Electronics stores	$9,655,467	$42,450,721	-$32,795,254	4.40
444	Building material and garden equipment and supplies dealers	$57,949,052	$44,163,264	$13,785,787	0.76
4441	Building material and supplies dealers	$51,261,266	$40,626,446	$10,634,820	0.79
44411	Home centers	$28,698,807	$30,012,192	($1,313,385)	1.05
44412	Paint and wallpaper stores	$1,981,557	$797,319	$1,184,238	0.40
44413	Hardware stores	$4,228,905	$1,888,886	$2,340,019	0.45
44419	Other building material dealers	$16,351,997	$7,928,048	$8,423,949	0.48
4442	Lawn and garden equipment and supplies stores	$6,687,786	$3,536,819	$3,150,967	0.53
44421	Outdoor power equipment stores	$1,427,218	$1,397,700	$29,518	0.98
44422	Nursery, garden center, and farm supply stores	$5,260,567	$2,139,119	$3,121,449	0.41
445	Food and beverage stores	$111,950,582	$104,053,651	$7,896,930	0.93
4451	Grocery stores	$101,034,605	$96,234,948	$4,799,657	0.95
44511	Supermarkets and other grocery (except convenience) stores	$96,636,525	$92,015,956	$4,620,569	0.95
44512	Convenience stores	$4,398,080	$4,218,992	$179,088	0.96
4452	Specialty food stores	$2,911,957	$1,171,867	$1,740,090	0.40
4453	Beer, wine, and liquor stores	$8,004,019	$6,646,836	$1,357,183	0.83
446	Health and personal care stores	$47,919,434	$32,675,403	$15,244,031	0.68
44611	Pharmacies and drug stores	$41,306,105	$28,566,776	$12,739,329	0.69
44612	Cosmetics, beauty supplies, and perfume stores	$2,886,921	$2,569,949	$316,972	0.89
44613	Optical goods stores	$1,104,033	$615,515	$488,519	0.56
44619	Other health and personal care stores	$2,622,375	$923,163	$1,699,211	0.35

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

NAICS Code	Description/Retail Establishment Type	Demand	Supply	Retail Gap	Index
447	Gasoline stations	$67,061,542	$55,984,080	$11,077,462	0.83
448	Clothing and clothing accessories stores	$32,945,335	$20,483,299	$12,462,036	0.62
4481	Clothing stores	$22,368,482	$16,804,638	$5,563,844	0.75
44811	Men's clothing stores	$796,052	$1,174,567	-$378,515	1.48
44812	Women's clothing stores	$4,063,660	$1,014,383	$3,049,277	0.25
44813	Children's and infants' clothing stores	$1,419,050	$1,079,333	$339,717	0.76
44814	Family clothing stores	$13,199,254	$11,641,397	$1,557,858	0.88
44815	Clothing accessories stores	$1,053,858	$1,233,159	-$179,300	1.17
44819	Other clothing stores	$1,836,606	$661,799	$1,174,807	0.36
4482	Shoe stores	$3,881,953	$1,439,199	$2,442,754	0.37
4483	Jewelry, luggage, and leather goods stores	$6,694,900	$2,239,462	$4,455,438	0.33
44831	Jewelry stores	$4,510,554	$2,239,462	$2,271,092	0.50
44832	Luggage and leather goods stores	$2,184,345	$0	$2,184,345	-
451	Sporting goods, hobby, musical instrument, and book stores	$10,851,845	$2,658,305	$8,193,540	0.24
4511	Sporting goods, hobby, and musical instrument stores	$9,338,026	$1,990,272	$7,347,754	0.21
45111	Sporting goods stores	$5,758,652	$1,222,840	$4,535,813	0.21
45112	Hobby, toy, and game stores	$2,733,501	$399,044	$2,334,457	0.15
45113	Sewing, needlework, and piece goods stores	$305,689	$187,515	$118,174	0.61
45114	Musical instrument and supplies stores	$540,183	$180,873	$359,311	0.33
4512	Book stores and news dealers	$1,513,819	$668,033	$845,787	0.44
452	General merchandise stores	$96,804,699	$104,341,765	-$7,537,066	1.08
4522	Department stores	$11,540,358	$9,143,225	$2,397,133	0.79
4523	Other general merchandise stores	$85,264,341	$95,198,540	-$9,934,199	1.12
453	Miscellaneous store retailers	$15,585,397	$10,227,104	$5,358,293	0.66
4531	Florists	$769,565	$105,046	$664,519	0.14
4532	Office supplies, stationery, and gift stores	$2,929,011	$2,006,702	$922,309	0.69
45321	Office supplies and stationery stores	$1,376,618	$1,032,569	$344,049	0.75
45322	Gift, novelty, and souvenir stores	$1,552,393	$974,133	$578,259	0.63
4533	Used merchandise stores	$2,220,030	$1,636,051	$583,979	0.74
4539	Other miscellaneous store retailers	$9,666,791	$6,479,305	$3,187,486	0.67
45391	Pet and pet supplies stores	$2,746,777	$1,187,668	$1,559,109	0.43
45399	All other miscellaneous store retailers	$6,920,014	$5,291,636	$1,628,378	0.76

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

NAICS Code	Description/Retail Establishment Type	Demand	Supply	Retail Gap	Index
454	Non-store retailers	$130,629,322	$27,683,206	$102,946,116	0.21
722	Food services and drinking places	$93,615,760	$71,609,030	$22,006,730	0.76
7223	Special food services	$6,967,430	$3,376,338	$3,591,092	0.48
7224	Drinking places (alcoholic beverages)	$2,793,832	$2,250,739	$543,093	0.81
7225	Restaurants and other eating places	$83,854,498	$65,981,953	$17,872,545	0.79
722511	Full-service restaurants	$41,229,999	$33,252,967	$7,977,033	0.81
722513	Limited-service restaurants	$36,160,977	$28,168,717	$7,992,260	0.78
722514	Cafeterias, grill buffets, and buffets	$922,132	$2,141,180	-$1,219,048	2.32
722515	Snack and nonalcoholic beverage bars	$5,541,390	$2,419,090	$3,122,300	0.44

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Future Land Use Designations: Updated Detailed Descriptions

Conservation & Open Space

Land Uses & Development Types:

- Privately-owned passive recreation areas
- Privately-owned parks and amenities (i.e. HOA amenities)
- Trails and walking paths
- Eco-tourism establishments
- Wildlife refuges
- River-oriented commercial (only on lands that are not classified as being environmentally sensitive

Implementation Measures:

- Development standards to protect wetlands and wildlife habitats

Appropriate Zoning Districts:

- C Conservation District
- Any other zoning district that permits the land uses and development types listed by the City

Parks

Land Uses & Development Types:

- Community parks
- Sports facilities
- Water-oriented recreation
- Trails and walking paths

Implementation Measures:

- Identify lands appropriate for new sports facilities to create sports tourism opportunities
- Create new park at Goose Creek Reservoir
- Create new town green near the Central Village Node

Appropriate Zoning Districts:

- Any zoning district that permits the land uses and development types described by the City

Low Density Residential

Land Uses & Development Types:

- Single-family residential detached housing on medium-sized lots (> 0.15 acres)
- Neighborhood parks smaller than 3 Acres
- Neighborhood-level amenities and recreation
- Neighborhood-level civic and institutional uses (schools, churches, etc)
- Planned communities and infill housing on larger lots.

Implementation Measures:

- Revision of architectural and site design standards to encourage better-quality development
- Encourage Smart Growth and Traditional Neighborhood Development principles, where appropriate
- Complaint-based code enforcement
- Traffic calming, where necessary
- Local streets that connect to collector streets
- Pedestrian amenities such as connected sidewalks and trails
- Infill development

Appropriate Zoning Districts:

- RSF Residential Single-Family District

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Moderate Density Residential

Land Uses & Development Types:

- Single-family residential detached housing on small lots (< 0.15 acres)
- Accessory dwelling units (ADUs)
- Townhomes
- Two-family, four-unit, and eight-unit homes
- Cottage court neighborhoods
- Neighborhood parks and playfields
- Neighborhood-level amenities and recreation
- Neighborhood-level civic and institutional uses (schools, churches, etc)

Implementation Measures:

- Zoning updates that promote and encourage housing diversity
- Revision of architectural and site design standards to encourage better-quality development
- Encourage Smart Growth and Traditional Neighborhood Development principles, where appropriate
- Complaint-based code enforcement
- Traffic calming, where necessary
- Mixture of planned communities and infill development

Appropriate Zoning Districts:

- RM Residential Mixed District
- PD Planned Development District
- FRD Flexible Review District

Village Node District

Land Uses & Development Types:

- Townhomes
- Commercial retail (shops, restaurants, etc)
- Service retail (salons, gyms, etc)
- Consumer-facing office (banks, real estate, etc)
- Professional office (medical, legal, etc)
- Mixed-use (i.e. commercial on the bottom, with upper-story office or multi-family units)
- Neighborhood-level or community level parks
- Amenities and recreation
- Civic and institutional uses (schools, churches, etc)

Implementation Measures:

- A mixed-use zoning district
- Permit mixed-use buildings with conditions
- Prohibit multi-family from being placed directly adjacent to established single-family neighborhoods
- Street design standards for future internal streets lined with sidewalk
- Require inter-parcel connectivity
- Lot consolidation incentives
- Prohibit parcel-wide curb cuts
- Adaptive reuse
- Infill development
- Building performance standards for new construction and rehabilitation of older buildings
- Tax incentives, density bonuses, and an expedited development and site plan review process for new development / redevelopment
- Flexible shared parking standards

Appropriate Zoning Districts:

- VN Village Node District
- PD Planned Development District

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Employment District

Land Uses & Development Types:

- Commercial retail (shops, restaurants, etc)
- Service retail (salons, gyms, etc)
- Consumer-facing office (banks, real estate, etc)
- Professional office (medical, legal, etc)
- Office / business parks
- Co-working spaces
- Light industrial
- Manufacturing
- Utilities
- Warehouses and storage

Implementation Measures:

- State and Federal economic development programs to promote tax incentives
- Tax/administrative incentives for new businesses/employers
- Tax/administrative incentives for clean industry
- Impose some restrictions of uses such as used car lots, gas stations, contractor yards, vehicle storage, etc.
- Buffering and screening between industrial developments and existing residential neighborhoods
- Marketing geared toward potential employers
- Impact fees

Appropriate Zoning Districts:

- GC General Commercial District
- EC Employment Campus District
- LI Light Industrial District
- HI Heavy Industrial District
- PD Planned Development District

Commercial District

Land Uses & Development Types:

- Commercial retail (shops, restaurants, etc)
- Service retail (salons, gyms, etc)
- Consumer-facing office (banks, real estate, etc)
- Professional office (medical, legal, etc)
- Amenities and recreation
- Civic and institutional uses (schools, churches, etc)

Implementation Measures:

- Zoning updates that promote street oriented commercial development
- Restriction of uses such as used car lots, gas stations, contractor yards, vehicle storage, etc. to industrial areas.
- Lot consolidation incentives
- Revision of architectural and site design standards to encourage better-quality development
- Require inter-parcel connectivity
- Prohibit parcel-wide curb cuts
- Negotiate and enforce shared parking agreements
- Adaptive reuse and “out-parceling”

Appropriate Zoning Districts:

- GC General Commercial District
- LI Light Industrial

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Institutional

Land Uses & Development Types:

- City / County administrative offices
- Police and fire services
- Berkeley County schools
- Places of worship
- Naval Weapons Station
- Community centers
- Other public / civic uses (not including parks)

Implementation Measures:

- Co-location of facilities whenever possible.
- Joint-use agreements with public and private entities such as schools and non-profit organizations to fund, establish, and maintain civic centers.
- In the event of a base closure, the City should consider creating a master plan for this specific area in addition to updating the Comprehensive Plan.

Appropriate Zoning Districts:

- NSAC Naval Support Activity Charleston (for operations related to the Naval Weapons Station)
- Any zoning district that permits the land uses and development types described, not including the Naval Weapons Station



THE CITY OF

GOOSE CREEK

BERKELEY CO. EST. 1961 SO. CAROLINA

NOVEMBER 2026 CITY COUNCIL FINAL DRAFT

Request for City Council Agenda Item

To: NATALIE ZEIGLER, CITY ADMINISTRATOR; MAYOR AND CITY COUNCIL

From: KENDRA WISE, PLANNING AND ZONING DIRECTOR

Please check one box

☐ Regular Meeting ☐ Special Meeting

☐ Work Session

Please check one box, if applicable

☑ Ordinance ☐ Resolution ☐ Proclamation ☐ Request to Purchase

Ordinance/Resolution Title

AN ORDINANCE AMENDING THE CITY OF GOOSE CREEK, SOUTH CAROLINA, CODE OF ORDINANCES, TITLE XV: LAND USAGE, CHAPTER 151: UNIFIED DEVELOPMENT ORDINANCE, SECTION 5.2 (TREE CORRIDOR), SECTION 5.5 (SITE LANDSCAPING), SECTION 5.6 (ACCESS AND PARKING), AND SECTION 6.2 (OPEN SPACE) (Introduction and First Reading of a Public Hearing)

Background Summary

Amendments to Title XV: Land Usage, Chapter 151: Unified Development Ordinance are part of the process for continual review and improvements. Staff previously presented information regarding the proposed amendments to Section 5.2 (Tree Corridor), Section 5.5 (Site Landscaping), Section 5.6 (Access and Parking), and Section 6.2 (Open Space) at a public workshop before Council on October 27, 2026. Updates to the document were made as a result of Council's discussion. Staff then presented the amendments with those changes included to Planning Commission on November 3, 2026. During the public meeting, Planning Commission recommended denial (7-0).

Staff submits the following for consideration of the proposed amendment regarding topics discussed.

Section 5.2 (Tree Corridor) - The Planning Commission did not support reducing the tree corridor standards. Staff has no objection to maintaining the current tree corridor standards by removing this proposed amendment.

Section 5.5 (Site Landscaping Standards) - The Planning Commission expressed no concerns with the site landscaping section and suggested no changes. Staff would request adoption of the amendments to this section as submitted.

Section 6.12 (Open Space Standards) - General questions arose regarding open space standards.

Staff has no objections to removing requirements for the average slope of a path as described in Section 6.12(C)(2)(b) and Section 6.2(F)(1)(b). In addition, Staff also has no objection to removal of Section 6.12(E)(4) to provide greater flexibility of open space design to residential developers.

Section 5.6 (Access and Parking) - Discussion focused on the following items:

- Seat Wall: The ordinance states that where surface parking is adjacent to a public right-of-way, or part of a common development, that a seat wall shall be required. Commissioners did not oppose the addition of the proposed seat wall height limitations. However, they did discuss establishing a maximum distance from applicable boundaries beyond which the seat wall standards would no longer apply. Staff would request adoption of the seat wall height standards as submitted while also encouraging Council to consider the value of retaining this design standard without such an exemption added, as the potential for future modifications to lot dimensions, site layout, or redevelopment could negatively impact the screening and viewshed of surface parking areas.

- Electric Vehicle Charging Stations (EVCSs): Planning Commissioners discussed that electric vehicle charging stations should be provided based on market demand and project-specific needs rather than being required by City ordinance. Commissioners noted that a mandatory requirement could impose unnecessary costs on development projects, while a market-driven approach would provide developers with the flexibility to install charging infrastructure in response to evolving market conditions and consumer demand. Staff has no objection to the removal of Section 5.6 Access and Parking (J) Electric Vehicle Charging Stations (EVCSs).

Financial Impact
N/A
Impact if denied
N/A
Impact if approved
N/A

Department Head: City Administrator:

_____ _____

Signature & Date *Signature & Date*

AN ORDINANCE

AMENDING THE CITY OF GOOSE CREEK, SOUTH CAROLINA, CODE OF ORDINANCES, TITLE XV: LAND USAGE, CHAPTER 151: UNIFIED DEVELOPMENT ORDINANCE, SECTION 5.2 (TREE CORRIDOR), SECTION 5.5 (SITE LANDSCAPING), SECTION 5.6 (ACCESS AND PARKING), AND SECTION 6.2 (OPEN SPACE)

WHEREAS, the Planning Commission of the City of Goose Creek held a Public Meeting on November 3, 2026, regarding amendments to Title 15: Land Usage, Chapter 151: Unified Development Ordinance, Section 5.2 (Tree Corridor), Section 5.5 (Site Landscaping), Section 5.6 (Access and Parking), and Section 6.2 (Open Space); and

WHEREAS, the Mayor and City Council of the City of Goose Creek, South Carolina, held a Public Hearing on November 10, 2026, to receive public comment and to consider amendments to Title 15: Land Usage, Chapter 151: Unified Development Ordinance, Section 5.2 (Tree Corridor), Section 5.5 (Site Landscaping), Section 5.6 (Access and Parking), and Section 6.2 (Open Space); and

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Goose Creek, South Carolina, that the City of Goose Creek, South Carolina, Code of Ordinances, Title XV: Land Usage, Chapter 151: Unified Development Ordinance, Section 5.2 (Tree Corridor), Section 5.5 (Site Landscaping), Section 5.6 (Access and Parking), and Section 6.2 (Open Space) is hereby adopted per attached "Exhibit A."

This Ordinance shall become effective immediately upon enactment.

INTRODUCED the 10th day of November 2026.

DONE the _____day of_____ 2026.

_____
Mayor Gregory S. Habib

Attest:_____
Kelly J. Lovette, MMC, City Clerk

_____ _____
Mayor Pro Tem Jerry Tekac Councilmember Debra Green-Fletcher

_____ _____
Councilmember Christopher Harmon Councilmember Gayla S. L. McSwain

_____ _____
Councilmember Corey D. McClary Councilmember Melissa Enos-Sims

EXHIBIT A

5.2 Tree Corridor

(A) Intent. New residential subdivisions shall preserve a portion of a site area dedicated to the preservation and/or establishment of natural woodland areas. These areas shall be delineated on the required site plan or final plat.

(B) Applicability. Tree corridor determination.

(1) All new residential subdivisions in the RSF and RM zoning district, 10~~25~~ acres or greater, are required to have dedicated tree corridor areas.

(C) Calculating Requirements. A 50-foot-wide tree area shall be required around the entire perimeter of the project site and shall be delineated on the required site plan or final plat. Each acre of designated tree area must be planted or maintained at the following rate; areas less than one acre will be required a pro-rated amount:

Minimum Number of Trees	***Minimum Size***
6 Large Maturing Trees	2-inch caliper
3 Understory Trees	1.5-inch caliper

(1) Species composition. Native trees must be used. No single tree species shall constitute more than 40 percent of the total requirement.

(2) Qualifying areas. Open, common space areas and required property line buffers may not be included in the required corridor.

5.5 Site Landscaping

Landscape requirements are broken down in the following categories		
A	**Property Line Buffer**	Landscaping along property lines
B	**Street Buffer**	Landscaping along street rights-of-way between parking and pedestrian areas
C	**Parking Lot**	Landscaping in and around vehicular use areas
D	**Building Impact**	Landscaping used to enhance the site
E	**Screening**	Landscaping around utility use, outdoor storage, and loading areas

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

(1) Structural Elements in Buffers. Structural screening elements, such as fences, privacy walls, berms or other elements approved by the Zoning Administrator, may also be required, depending on adjacent existing land uses.

(a) When required, structural elements in the buffer shall be at least six (6) feet in height, although such height may be less at specific points if required to preserve significant landforms or other aesthetically desirable features.

(b) Fences such as wood picket, rail, stockade, and masonry walls may be used.

~~(1)~~**(2) Buffer Requirements.** Buffers shall be provided in accordance with the table and specifications listed below.

(a) Buffer 1

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

(2) A buffer 20 feet deep that shall consist of at least four canopy trees, six understory trees, and 20 shrubs per 100 feet of buffer yard width; or

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

(b) Buffer 2

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

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

(3) A buffer 50 feet deep that shall consist of at least four canopy trees, four understory trees, and ten shrubs per 100 feet of buffer yard width. In addition, a structural element shall be required.

(c) Buffer 3

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

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

(3) A buffer 75 feet deep that shall consist of at least four canopy trees, four understory trees, and ten shrubs per 100 feet of buffer yard width.

(d) Buffer 4

(1) A buffer 75 feet deep that shall consist of at least ten canopy trees, 18 understory trees, and 60 shrubs per 100 feet of buffer yard width. In addition, a structural element shall be required; or

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

(3) A buffer 125 feet deep that shall consist of at least eight canopy trees, ten understory trees, and 30 shrubs per 100 feet of buffer yard width. In addition, a structural element shall be required; or

(4) A buffer 150 feet deep that shall consist of at least eight canopy trees, eight understory trees, and 20 shrubs per 100 feet of buffer yard width. In addition, a structural element shall be required.

(e) Buffer 5

(1) A buffer 100 feet deep that shall consist of at least 12 canopy trees, 18 understory trees, and 60 shrubs per 100 feet of buffer yard width. In addition, a structural element shall be required; or

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

(3) A buffer 150 feet deep that shall consist of at least ten canopy trees, 15 understory trees, and 30 shrubs per 100 feet of buffer yard width. In addition, a structural element shall be required.

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

WIDTH REDUCTION - FENCE OR WALL				
Fence or Wall Materials	**Zoning District**	**Minimum Fence or Wall Height**	**buffer yard Width Reduction Allowed (As a Percentage of the Required Width)**	**Minimum Width of Buffer Yard After Reduction**
Wood	Any district	8 feet	25	15 feet
Brick or Stone, or Stucco	Any district	4 feet	25	15 feet
	Any district	6 feet	50	10 feet
NOTES: *Fence or wall height shall be measured from the side of the fence facing away from the property being screened.				

(3) Reductions in Property Line Buffer Yard.

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

(1) Fence or Masonry Wall. The width of a buffer yard may be reduced if a fence or wall that complies with the corresponding height and materials requirements, and all fence and wall standards, is located in the buffer yard along the length of the buffer yard**. When this element is required, this reduction shall not apply.**

(2) Berm. The width of a buffer yard may be reduced by 25 percent if a berm having a height of at least four feet is provided.

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

(1) Wooden fence or brick, stone, or stucco wall: 50 percent reduction in the number of required shrubs.

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

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

(a) Vegetative screening and fencing in a buffer yard shall not be located inside a utility or drainage easement unless:

(1) The easement is an overhead easement; **or**

(2) All of the following are met:

(3) The easement holder has consented to, and the Zoning Administrator has approved the location of the vegetative screening and fencing in the easement;

(4) The vegetative screening and fencing are maintained in accordance with the terms of consent and any applicable maintenance provisions;

(5) Trees planted within 15 feet of an overhead power line shall be understory trees; and

(6) In those portions of the buffer yard where understory trees are provided in lieu of canopy trees, either the number of required trees per 100 linear feet shall be multiplied by two, or a wood fence or masonry wall that meets the height and materials standards, shall be provided.

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

(a) Fences and walls.

(b) Retaining walls.

(c) Sidewalks, trails, and bike paths, provided they intersect the transitional buffer yard at a 90-degree angle.

(d) Driveways and parking lot aisles necessary to comply with Cross Access Between Adjoining Developments.

(e) Stormwater areas that incorporate Low Impact Development (LID) practices using plant material to manage stormwater.

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

(a) Trees, shrubs, fences and walls, and berms shall be arranged in a manner that provides the maximum possible visual separation between adjacent land uses, including the massing of shrubs in rows or groups as needed to achieve the maximum screening effect.

(b) Trees shall be canopying trees, except when placed within 15 feet of an overhead powerline, where they shall be understory trees.

(c) Up to 50 percent of required trees where a brick, stone, or stucco wall having a height of at least six feet is included may be small- maturing trees.

(d) At least 50 percent of required trees shall be evergreen species in unreduced buffers.

(e) Shrubs shall be evergreen species expected to reach a height of six (6) feet or greater within five (5) years of planting.

(f) Shrubs shall be a minimum of three feet in height when planted.

(B) Street Buffer. A street buffer yard is a landscaped area abutting and parallel to a recorded public street right-of-way designed to provide pleasing views along travel ways, reduce runoff, provide canopy, and preserve natural vegetative cover. All new development shall comply, unless only a change in land use, with no new parking surface area, and/or in a zoning district that has a minimum front yard setback of zero (0) feet.

(1) Location (Street Buffers). Street buffer yards shall be located on the site of the proposed development wherever it abuts an existing or proposed street right-of-way.

(2) Minimum Depth (Street Buffer).

(a) If the minimum front yard setback is greater than ten (10) feet, the minimum depth of the street buffer shall be ten (10) feet.

(3) Minimum Area (Street Buffer). A street buffer shall have a minimum area of ten (10) feet times the linear feet of the site of the proposed development that abuts an existing or proposed street right-of-way.

(a) Notwithstanding any other provision in this Ordinance, a street buffer shall not have a width of less than five (5) feet as measured from the recorded public street right-of-way abutting the site of the proposed development.

(4) Minimum Plantings (Street Buffer). A street buffer shall comply with the following landscaping standards:

(a) A street buffer shall contain at least one canopy tree for every 40 linear feet of street buffer or fraction thereof, excluding portions of the street buffer where driveways are located and areas necessary to avoid intrusion into sight areas.

(b) A street buffer shall contain a minimum of one canopy tree.

(c) At least 60 percent of the street buffer area not used for canopy trees or for pedestrian or vehicular access shall be covered in shrubs, ground cover, understory trees, or turf, and all other portions of the street buffer shall be mulched. A minimum of 75 percent of the area designated on the landscaping plan for grass or ground cover shall be covered by established grass or ground cover within one calendar year from the time of planting.

(d) Within 20 feet of an overhead power line, understory trees spaced between 20 and 30 feet apart on center, unless otherwise necessary to avoid intrusion into sight areas, shall be substituted for required canopy trees.

(5) Development Within Street Buffer. Development in a street buffer shall be limited to the following:

(a) Fences and walls.

(b) Retaining walls.

(c) Flagpoles, lamps or address posts, mailboxes, and similar features.

(d) Sidewalks, trails, and bike paths.

(e) Driveways or parking lot aisles having a width of 35 feet or less, provided the centerline of the driveway or parking lot aisle forms a 90-degree angle with the boundary between the site and the right-of-way.

(f) Stormwater areas treated as site amenities in accordance with review of the Zoning Administrator

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

(a) The street buffer shall be screened along the length of the street, excluding portions of the street buffer where driveways or sight areas are located, that is between two and one-half (2 ½) and three (3) feet in height and that consists of:

(1) Evergreen shrubs that measure at least two (2) feet in height at the time of planting and reach a mature height of or may be maintained at a height of two-and-one-half (2 ½) to three (3) feet within one year of planting; or

(2) A wall composed of brick, stone, or stucco, which may be combined with decorative metal, such as wrought iron, if the wall achieves opacity at an average height of between two and one-half (2 ½) and three (3) feet.

(b) Where a street buffer includes a brick, stone, or stucco wall in accordance with (6)(a)(2) above:

(1) The minimum width of the street buffer is reduced by 50 percent, provided the street protected yard shall not at any point be less than five feet in width;

(2) The required number of shrubs is reduced by two-thirds (2/3), if all required shrubs are planted between the wall and the right-of-way; and

(3) Up to forty percent of required shrubs may be deciduous shrubs having a maximum height of three feet.

(c) A street buffer located between a parking structure and a street right-of-way shall comply with the standards in Street Buffers as modified by the following standard:

(1) The minimum width of the street buffer shall be 10 feet.

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

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

(a) In an off-street surface parking area, no more than seven (7) consecutive spaces shall be in a row without a parking island containing one canopy tree and two shrubs or two canopy trees and shall extend the full length of the adjacent parking space and shall be no less than nine (9) feet in width.

(b) Tree islands shall be placed along the perimeter of the parking area at each end of the aisles that shall be the full length of the adjacent parking space and shall be no less than nine (9) feet in width.

(c) Where vehicles overhang a foundation planning strip, the width of the planting strip shall be at least six feet.

(d) For vehicular surface areas containing 200 or more parking spaces, the required pedestrian passageway shall have landscaping on each side, not less than five (5) feet wide consisting of one (1) understory tree and two (2) shrubs every seven (7) parking spaces.

(2) Minimum Planting (Parking Lot).

(a) A minimum of 60 percent of a planting area shall contain living plants, trees, shrubs, groundcover or turf, and all other portions of the planting area shall be mulched. A minimum of 75 percent of the area designated on the landscaping plan for grass or ground cover shall be covered by established grass or ground cover within one calendar year from the time of planting.

(b) Understory trees shall be substituted for canopy trees within 15 feet of overhead power lines;

(c) Canopy trees shall be spaced a minimum of 40 feet apart, or, if planted groups, a minimum of 25 feet apart;

(d) Understory trees shall be spaced a minimum of 30 feet apart, or, if planted in groups, a minimum of 15 feet apart.

(e) Trees shall not be planted within ten feet of a tree located in the public right-of-way.

(f) Planting areas shall be protected from vehicle damage by the installation of curbing, wheel stops, or other comparable methods. The placement of plant material shall allow for a minimum two-and-one- half foot bumper overhang from the face of curbing, wheel stops, or other comparable devices. This standard shall not be construed to prohibit the use of planting areas as stormwater management devices.

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

(1) Where building foundations are visible from the public street, pedestrian walkways, or from adjacent uses, foundation landscaping is required. Landscaping of this area shall complement the building elevations, connect the building to the site and increase continuity.

(2) Planters may be required as a design element to soften the building exterior and enhance the streetscape appearance.

(3) Shrubs maturing to a two-foot minimum shall be planted at five feet on center maximum for the length of the building facing the public right-of-way. To soften and screen a blank building facade, shrubs maturing to a minimum of four feet in height shall be planted eight feet on center (maximum), and small maturing trees shall be planted within 15 feet of the building facade.

(4) No shrub smaller than those in three-gallon containers shall be planted. Understory trees shall be no smaller than six feet in height at the time of planting. Canopy trees must be at minimum two- and one-half calipers and eight feet to ten feet in height at time of planting.

(5) A two (2)-inch to four (4)-inch layer of approved mulching materials shall be used only in connection with plant materials and shall not stand alone as ground cover.

(6) Arcades across a building's front facade accompanied by tree planting may be used in lieu of shrub plantings and satisfy the requirements for foundation plantings.

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

(8) Individual lots of record in the Residential Single-Family (RSF) zoning district shall have a minimum of one understory tree located on the parcel.

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

(1) Loading areas, large waste receptacles (such as dumpsters, grease storage, and cardboard recycling containers) and trash collection areas.

(a) Screening of loading areas, large waste receptacles, and trash collection areas must be accomplished and maintained with an opaque wall of masonry or composite material approved by the Zoning Administrator. Vinyl or exterior cinder block shall not be permitted.

(1) The height shall be sufficient to conceal areas, but in no instance less than seven (7) feet.

(2) Large waste receptacles and trash collection areas must include e~~E~~nclosure~~s~~ doors that shall latch and may utilize metal or composite material ~~with latching doors~~.

~~1.~~(3) Evergreen shrubs shall be used as required landscaping on the exterior.

~~(a)~~(b) Dumpsters shall be located along alleys or internal circulation roads that can be easily accessed by sanitation vehicles but that are not easily visible from public view. Dumpsters shall be located to the rear, and not near the public face of structures.

~~(b)~~(c) Any existing trash dumpster, grease storage receptacle, or cardboard refuse container that is not properly screened by April 30, 2029, must come into compliance prior to the license renewal of the business.

(2) Display areas.

(a) Screening shall be accomplished with a closed fence, made of wood, a masonry wall**,** opaque metal, or composite material approved by the Zoning Administrator, with the finished side facing away from the area to be screened.

(b) A minimum of 60 percent of any shrubs used for screening shall be evergreen species. Shrubs shall be a minimum of 18 inches tall when planted and expected to reach a mature height and width sufficient to provide the required screening within three years of planting.

(3) Stormwater retention or detention ponds.

(a) Landscape Requirements.

(1) Evergreen shrubs that are expected to reach four (4) feet in height within three (3) years of planting, at a maximum spacing of five (5) feet on center. Trees, at least 50 percent of which are an evergreen species, at a maximum spacing of 25 feet on center; or

(2) Native plantings placed at an average of two (2) foot intervals around the water's edge are permitted when site constraints do not allow for standards above.

(b) **Fence Standards.** If a fence is required, the material shall be approved by the Zoning Administrator.

5.6 Access & Parking

(A) Intent. The purpose of this Section is to ensure that developments are served by a coordinated multimodal transportation system that permits the safe and efficient movement of motor vehicles, emergency vehicles, transit, bicyclists, and pedestrians within the development and between the development and external transportation systems, neighboring development, and local destination points such as places of employment, schools, parks, and shopping areas.

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

(1) New Development. All new developments shall provide off-street parking and loading areas in accordance with the standards of this Section.

(2) Existing Development. Any change in use of the existing development shall be accompanied by the provision of any additional off-street parking and loading spaces required for the change in use.

~~**(C) Traffic Impact Analysis.** Requirements pertaining to Traffic Impact Analysis ("TIA") are incorporated in reference and found in the City of Goose Creek Land Development Regulations.~~

~~(D)~~**(C) Access & Circulation.** All new developments shall be served by a system of sidewalks, paths, roadways, accessways, and other facilities designed to provide for multiple travel modes (vehicular, bicycle, and pedestrian), as appropriate to the development's size, character, and relationship to surrounding development and development patterns and existing and planned community transportation systems. Vehicular, bicycle, and pedestrian access and circulation systems shall be coordinated and integrated so as to provide transportation choices within and to and from the proposed development, as appropriate.

(1) Cross Access.

(a) An internal vehicular circulation system in new nonresidential and mixed-use development shall be designed and constructed to provide vehicular cross-access between any parking lots within the development and any parking lots on adjoining parcels containing nonresidential or mixed-use development, and to the boundary of adjoining vacant land if it is zoned for commercial uses. The cross-access shall consist of a driveway or drive aisle that is at least 24 feet

wide or two one-way driveways or aisles that are each at least 14 feet wide.

(b) An internal pedestrian circulation system in new multifamily, nonresidential, or mixed-use development shall be designed to allow for pedestrian walkway cross access between the development's buildings and parking areas and those on adjoining lots containing multifamily, nonresidential, or mixed-use development, and to vacant lands.

(c) Easements allowing cross-access to and from lands served by a vehicular and pedestrian cross-access, along with agreements defining maintenance responsibilities of landowners pertaining to the vehicular cross-access, shall be recorded with the Register of Deeds.

(d) The Zoning Administrator may waive or modify the requirement for vehicular and pedestrian cross-access on determining that such cross–access is not allowed or undesirable due to the presence of topographic conditions, natural features, or vehicular safety factors.

(2) Sidewalks Required.

(a) In all districts, sidewalks, a minimum of five (5) feet in width, that comply with ADA Standards are required on both sides of all streets.

(b) Where a new development fronts an existing street with insufficient right- of-way width to accommodate installation of a required sidewalk along the frontage, the developer shall install a sidewalk on the development site within a dedicated public easement running parallel and adjacent to the public street.

(c) The Zoning Administrator may waive or modify the requirement for sidewalks on determining that such sidewalks are infeasible due to the presence of topographic conditions or natural features.

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

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

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

(a) The number and width of curb cuts shall be the minimum needed to provide reasonable access to the site. Curb cuts shall meet the

standards of the Berkeley County, South Carolina Department of Transportation, and the City of Goose Creek.

(b) Off-street parking areas shall be used solely for the parking of licensed motorized vehicles in operating condition. Required parking spaces and loading berths may not be used for the display of goods for sale, or the sale, lease, storage, dismantling, or service of any vehicles, boats, motor homes, campers, mobile homes, building materials, equipment, or supplies.

(c) Off-street parking areas and all off-street loading areas shall include painted lines, wheel stops, or other methods of identifying individual parking spaces and loading berths and distinguishing such spaces or berths from aisles.

(d) Surface parking shall not be located in the front yard setback, nor between buildings and right-of-way, except in industrial districts. Surface parking on corner parcels shall not be allowed to be placed on the outside of corner lots.

(1) Where surface parking is adjacent to a public right-of-way, or part of a common development, a seat wall between the height of two and a half (2.5) feet to three (3) feet, with landscaping, shall be integrated with the architecture of the building.

(e) All off-street parking and loading areas shall be surfaced with asphalt, concrete, brick, stone, pavers, or an equivalent hard, dustless, and bonded surface material.

(f) The use of pervious or semi-pervious parking lot surfacing materials—including, but not limited to—pervious asphalt and concrete, open joint pavers, and reinforced grass/gravel/shell grids may be approved for off-street parking and loading areas, provided such surfacing is subject to an on-going maintenance program and shall be certified as capable of accommodating anticipated traffic loading stresses and maintenance impacts.

(g) All shopping cart return areas shall be primarily constructed of brick or concrete. Metal may be used as a secondary material. There shall be minimum one return area accessible in each drive aisle. The return area shall be landscaped appropriately.

(5) Except for off-street parking areas serving single-family detached or two-family dwellings, off-street parking areas shall be arranged so no parking or maneuvering incidental to parking shall occur on a public street or sidewalk.

(6) An entrance or exit to an off-street parking area shall not be located within 25 feet of a single-family residential district.

(7) Parking lots shall comply with applicable landscaping requirements.

(8) All off-street parking and loading areas shall be maintained in safe condition and good repair at all times so as not to constitute a hazard to public safety or a visual or aesthetic nuisance to surrounding land.

(9) All off-street parking and loading areas shall be completed prior to the issuance of a certificate of occupancy for the development they serve. In the case of phased development, off-street parking and loading areas may only be provided for the phase being developed.

(10) Vehicular surface areas containing 200 or more parking spaces shall be configured in accordance with the following standards:

(a) **Primary Drive Aisle.** Primary drive aisles within vehicular surface areas shall be designed to appear as an extension of the public street network extending from the public right-of-way along the full length of the primary facades of structures being served by the drive. The primary drive aisle(s) shall comply with the following standards:

(1) Have a minimum cross section width between curbs to serve two travel lanes.

(2) Include a sidewalk or curb-delineated pedestrian passageway, at least five (5) feet wide, along the front façade of a building when the drive aisle is aligned parallel to that building façade.

(3) Provide street trees along both sides of the primary drive aisle with a maximum spacing of 40 feet on-center. Understory trees may be used adjacent to the building façade within 40 feet of building entrances.

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

(1) Are provided, at a minimum, every six (6) parallel parking rows (every three (3) double-row parking bays) or every 200 feet, whichever is the lesser dimension.

(2) Are enhanced with planted landscaping strips.

(3) Include, to the maximum extent practicable, a pathway aligned with and perpendicular to the primary entrance into the building served by the vehicular surface area (parking lot).

(4) Are paved with asphalt, cement, or other comparable material.

(5) Are of contrasting color or materials when crossing drive aisles.

(6) Are in compliance with applicable state and federal requirements while at a minimum are at least five (5) feet wide when located within planting strips, and ten (10) feet wide when crossing drive aisles.

(7) Connect to all existing or planned adjacent transit and pedestrian facilities.

(8) Provide safe and efficient pedestrian access to the use they serve.

~~(E)~~(D) **Minimum-Maximum Off-Street Spaces.** The maximum number of off-street parking spaces shall not exceed 200 percent of the minimum number of off-street parking spaces required for that use. All spaces over 150 percent of the minimum shall be pervious pavers or similarly approved design. If there is no requirement for a minimum number of off-street parking spaces for the use, the maximum number of off-street parking spaces shall be reviewed as alternative compliance by the Zoning Administrator. The Zoning Administrator shall apply the minimum-maximum off-street parking space requirement specified for the listed use that is deemed most like the proposed use.

Parking Table

USE TYPE	MINIMUM NUMBER OF PARKING SPACES
Agricultural	
Plant Agricultural	No minimum
Community Garden	No minimum
Indoor Food Production	No minimum
Civic, Institutional & Public	
Cemetery	No minimum
College/University	1 for every 2 faculty/FTE plus 1/500 sf classroom and research space
Community Center	3/1,000 sf
Government Office	3/1,000 sf
Hospital	1/300 sf
Library/Museum/Cultural Facility	3/1,000 sf
Medical or Dental Clinic	1/300 sf
Membership Organization Facility	1/500 sf
Nursing Care Facility	1 for every 6 beds
Parking Lot	No minimum
Parks & Open Space	No minimum

Park & Ride	No minimum
Public Safety Facility	In accordance with an approved alternative parking plan
Religious Institutions	1 for every 5 seats
School, Business or Trade	1 for every 3 persons
School, Pre-K - High	1 for every 6 students (design capacity) under 10th grade; 1 for every 2 students 10th grade and above
Social Service Facility	3/1,000 sf
Utilities, Major	1/500 sf office facilities
Utilities, Minor	1/500 sf office facilities
Wireless Communication	No minimum
Wireless Communication (Small Cell)	No minimum
Wireless Communication (Stealth)	No minimum

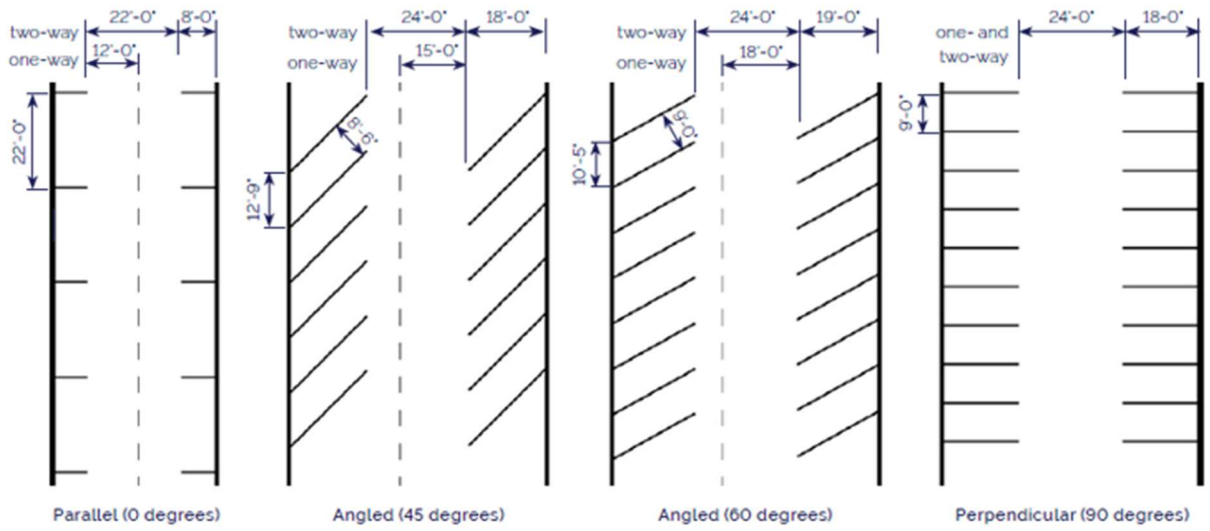
Industrial, Manufacturing, Processing	
Industrial, Artisan	2/1,000 sf
Industrial, Heavy	1.5/1,000 sf
Industrial, Light	1.5/1,000 sf
Research/Laboratory Facility	2/1,000 sf
Warehouse/Distribution	1.5/1,000 sf
Refuse Processing/Recycling Facility	2/1,000 sf
Residential & Group Living	
Continuing Care Retirement	1 for every 4 residents
Cottage Neighborhood	1.5/du
Dwelling, Accessory	N/A
Dwelling, 1 Unit, detached	2/du
Dwelling, 1 Unit, attached	2/du
Dwelling, 2 Unit	2/du
Dwelling, 3-4 Units	2/du
Dwelling, 5-8 Units	2/du
Dwelling, Mixed Use	In accordance with an approved alternative parking plan
Dwelling, Townhouse	2/du
Group Residence	1 for every 4 residents
Residential Care Facility	1 for every 4 residents
Retail, Service & Office	
Adult Business	1/300 sf
Animal Care	3/1,000 sf
Banquet Hall	5/1,000 sf
Beer/Wine/Liquor Sales	3/1,000 sf
Day Care Center	1/500 sf

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

Vehicle Service, Commercial	2/1,000 sf

~~(F)~~(E) **Minimum Space-Aisle Standards.**

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



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

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

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

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

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

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

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

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

- **(a)** The zoning district classification of the off-site parking shall be one that allows the use and is designed to all applicable buffer and landscaping standards.
- **(b)** Off-site parking spaces shall be located within 400 feet of the primary pedestrian entrances to the uses served by the parking. Distance shall be measured by the actual distance of the pedestrian walkway from the shared parking area to the primary pedestrian entrance(s), not a straight-line, point-to-point distance.
- **(c)** Off-site parking spaces shall not be separated from the use they serve by an arterial street unless safe pedestrian access across the street is provided by appropriate traffic controls (e.g., signalized crosswalk), or a grade-separated pedestrian walkway.
- **(d)** Adequate, safe, and well-lit pedestrian access shall be provided between the off-site parking area and the primary pedestrian entrances to the use served by the off-site parking.

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

~~(H)~~(G) **Vehicle Stacking.** In addition to meeting the off-street parking standards, uses with drive-through facilities and other auto-oriented uses where vehicles queue up to access a service facility, shall not impede on-site or off-site vehicular traffic movements or movements into or out of off-street parking spaces, nor impede pedestrian movements in a stacking plan. If applicable, requirements of SCDOT and/or Berkeley County may be considered.

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

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

~~(K)~~(J) **Electric Vehicle Charging Stations (EVCSs)**

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

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

~~(3)~~(1) All new or reconstructed parking structures or lots shall be required to install an EVCSs when development includes a new off-street parking facility with more than 200 spaces or the parking capacity of an existing building, site, or parking facility is increased to a total of 200 or more spaces. One EVCS will be required for every 200 spaces. ~~according to below when one of the following conditions is met~~:

(a) The development includes a new off-street parking facility with more than 200 spaces; or

(b) The parking capacity of an existing building, site, or parking facility is increased to a total of 200 ~~with 20~~ or more spaces. ~~is increased by 30 percent or more; or~~

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

~~(4) General Station Requirements~~

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

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

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

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

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

~~(4) Charging station outlets and connector devices shall be no less than 36 inches or no higher than 48 inches from the top of surface where mounted and shall be designed and located as to not impede pedestrian travel or create trip hazards on sidewalks.~~

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

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

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

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

~~(2)~~(1)~~As appropriate, directional signs to effectively guide motorists to the charging station space(s).~~

6.12 Open Space Standards

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

(B) Exemptions. The following are exempt from open space requirements.

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

(2) Properties with historic landmark designations.

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

(C) Open Space Typologies

(1) Recreational open space. Open space may include active or passive recreation such as outdoor swimming pools, playgrounds, sport courts, dog parks, community gardens, parks, pavilions, courtyards, seating areas, outdoor dining areas, plazas or upper-level facilities such as shared or common balconies, rooftop decks or rooftop gardens.

(2) Natural open space. Up to 50% of the required open space may include naturally-occurring resources such as open water, streams, riparian areas, wetlands, forested areas, tree canopy preservation areas, aquatic buffers/floodplains and designated steep slope areas. In order to qualify, natural open space areas must also provide pedestrian access on a path that must meet the following:

(a) In addition to the path, at least two other amenities must be provided such as one seating/bench per 50 feet of path, two picnic tables per 100 feet of path, viewing platforms, or other amenities as approved by the Zoning Administrator;

(b) The average slope of the path shall be less than 15 percent;

(c) At least 20 percent of the path provided is incorporated within the naturally-occurring resource;

(d) Paths must measure at least 80% of the longest distance (length or width) of the open space or 500 feet, whichever is less.

(e) Paths must be a minimum of six (6) feet in width.

(3) Public amenities. Land set aside for public use including greenways, sidewalks, streetscape and hardscape areas that allow for public gathering such as sidewalk cafe areas, areas containing public art, and similar urban amenities that measure at least 14 feet wide may be counted in their entirety.

(4) Stormwater control measures. Above ground land used for stormwater management (provided such land is not separately fenced) that is developed using stormwater

green infrastructure design methods and integrated into the pedestrian experience (e.g. rain gardens, bioswales, green roofs or similar features).

(D) Areas not included in open space calculations.

(1) Stormwater control areas. Dry and wet detention basins, constructed wetlands, or similar structures that have no pedestrian access.

(a) Paths must completely encircle stormwater control areas and connect to the developments internal pedestrian circulation system in at least two places.

(b) In addition to the pedestrian access, at least one other amenity must be provided such as one seating/bench per 50 feet of path, two picnic tables per 100 feet of path, viewing platforms, or other amenities as approved by the Zoning Administrator.

(2) Property Line Buffers.

(3) Tree Corridor areas.

(4) Required Setbacks.

(5) General Landscaping requirements.

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

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

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

***See Permitted Reductions below**

(2) Minimum dimension. The minimum dimension of any open space shall measure at least 10 feet in all directions, except that rooftop or balcony open spaces shall have a minimum dimension of seven feet in all directions.

(3) Minimum area. The minimum size of individual areas designated as open spaces shall not be less than 400 square feet.

(4) Subdivisions. In residential subdivisions, open spaces shall have at least one side along street frontage that measures an average of at least 40 feet wide for a minimum depth of 20 feet. As an alternative, a path or trail measuring a minimum of 12 feet in width may be used to connect the street frontage to a designated open space. In this alternative of a path to open space, the required open space is increased to 120 percent of the required open space and must provide pedestrian access that shall be identified and recorded as such on the subdivision plat.

(5) Cohesion. At least 40 percent of the required open space must be located in one contiguous area and shall be internally and centrally located within the development.

(a) Open space should adjoin any neighboring areas of open space, tree preservation areas, or other protected areas and non-protected natural areas;

(b) Natural open space shall not be included for more than 50% of cohesive open space.

(F) Permitted reductions of required open space. As an incentive for design alternatives providing other public benefits, the open space requirements may be reduced according to the options below.

(1) Open space requirements may be reduced by five percent when meeting all of the following design elements:

(a) Cohesion. At least 70 percent of the required open space is contiguous.

(b) Slope. All required open space shall have an average slope of less than 15 percent with at least 50 percent of the open space maintaining an average slope that is five percent or less.

(c) Shape. The shape of the open space shall be rectangular with the longest dimension less than 160 percent of the shortest dimension, unless the average width is greater than 40 feet.

(d) Seating. Seating shall be provided for the open space. For every 250 square feet of required open space, one linear foot of seating shall be provided. Seating shall provide a mix of seating types, such as conventional seating with armrests and backs as well as informal seating (i.e. steps, edges of raised planters, boulders, etc.).

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

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

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

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

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

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

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

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

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

(1) Streets, driveways, or parking areas

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

(3) Fenced stormwater ponds

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

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

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

(7) Interior parking lot planting islands

~~**(A)**~~**(I)** **Ownership, Management, and Maintenance.** All open space set-aside areas shall include deed restrictions, covenants, or other legal instruments that ensure continued use of the land for its intended open space purposes, in perpetuity, and provide for the continued and effective management, operation, and maintenance of the land and facilities. Responsibility for managing and maintaining open space set-asides rests with the owner of the land of the open space set-asides. Failure to maintain open space set-asides in accordance with this Section and the development approval or permit shall be a violation of this Ordinance.

~~**(B)**~~**(J)** All plats of property including new open space shall include a dedication statement signed by the property owner containing the following language: "BY THE RECORDING OF THIS PLAT, I HEREBY DEDICATE ALL LANDS DEPICTED OR INTENDED AS OPEN SPACE TO REMAIN FREE OF DEVELOPMENT THAT WOULD VIOLATE ITS PURPOSE. ALL PROPERTY REFERRED TO AS A FORM OF COMMON COMMUNITY SPACE AND THE LIKE IS CONSIDERED OPEN SPACE. NOTHING IN THIS DEDICATION SHALL BE CONSTRUED TO IMPLY AN ACCEPTANCE BY THE CITY OF GOOSE CREEK OR BERKELEY COUNTY."

Request for City Council Agenda Item

To: Mayor and City Council

From: Natalie Zeigler

Please check one box

☐ Regular Meeting ☐ Special Meeting

☐ Work Session

Please check one box, if applicable

☐ Ordinance ☐ Resolution ☐ Proclamation ☐ Request to Purchase

Ordinance/Resolution Title

APPROVAL OF EAP SERVICES FOR GOOSE CREEK PD

Background Summary

Sharp is specifically designed for law enforcement support and will greatly enhance employee and family wellbeing.

Financial Impact

$32,500 total for a 13 month agreement. Funding is available in the current PD budget due to savings in some line items.

Impact if denied

Impact if approved

Department Head: City Administrator:

_____ _____

Signature & Date *Signature & Date*

Schedule A | Order Form

Goose Creek Police Department (Berkeley County
SC

Tom Hill
thill@goosecreeksc.gov

Reference: 20261012-095218779
Quote created: October 12, 2026
Quote expires: January 10, 2027

Quote created by: Dan Kronz
Sharp Performance
2659 State Street, #100
Carlsbad, CA 92008
dan@sharpperformance.tech

Sharp Performance's product being offered to the personnel listed below include subscription services, professional services, unlimited access to Sharp coaches and chaplains, Sharp self-paced exercises and training, and partnership with Sharp to develop a customized resource directory. Fees are exclusive of applicable sales/use taxes. Customer is responsible for all such taxes, when applicable.

Products & Services

Personnel	Authorized Users	Price Per User	Total
Sworn Users	100	$500.00 / year	$30,000.00 / year after 40% discount
		1 Month Prorated	**$2,500.00**
		Total	**$32,500.00**

Dates: Services Effective Date: TBD
Service Term: 1 year, 1 month from contract date
(December 1st, 2026 - December 31st, 2027)
Payment Due: Upon Delivery

Request for City Council Agenda Item

To: Mayor Habib and City Council

From: Natalie Zeigler

Please check one box

☐ Regular Meeting ☐ Special Meeting

☐ Work Session

Please check one box, if applicable

☐ Ordinance ☐ Resolution ☐ Proclamation ☐ Request to Purchase

Ordinance/Resolution Title

NEW APPOINTMENT TO THE ACCOMMODATIONS TAX ADVISORY COMMITTEE

Background Summary

The ATAC seats 7 members and currently 4 seats are filled with members as follows: 2 At-Large and 2 from the Hospitality Industry. We need one from a cultural organization and Kelly Conrad is seated on our Cultural Arts Commission which qualifies her for this seat. The remaining 2 seats remain vacant and City staff anticipates filling those seats in 2028 with people from the Lodging Industry.

Financial Impact

None.

Impact if denied

Impact if approved

Department Head: City Administrator:

_____ _____

Signature & Date *Signature & Date*

THE CITY OF
GOOSE CREEK
BERKELEY CO. EST. 1961 SO. CAROLINA

Gregory S. Habib
MAYOR

Jerry Tekac
Debra Green-Fletcher
Gayla S.L. McSwain
Melissa Enos-Sims
Christopher Harmon
Corey D. McClary
CITY COUNCIL

Natalie Zeiger
CITY ADMINISTRATOR

519 N. GOOSE CREEK BOULEVARD, BLDG. B
P.O DRAWER 1768
GOOSE CREEK, SC 29445-1768
TEL (843) 797-6220
FAX (843) 863-5208

TO: Mayor and Members of City Council

FROM: Natalie Zeigler, City Administrator

DATE: November 5, 2026

SUBJECT: Accommodations Tax Advisory Committee Appointment

On Thursday, November 5, 2026, Mr. Howanyk, Director of Administration Department, conducted a telephone interview with Ms. Kelly Conrad, a candidate for the Accommodations Tax Advisory Committee (ATAC) and he respectfully requests City Council consider her appointment.

Accommodations Tax Advisory Committee – 3-Year Term to Expire December 31, 2029 - Ms. Kelly Conrad

If approved, Ms. Conrad will take the seat on the ATAC that is required to be filled by someone from a Cultural Organization. Ms. Conrad currently sits on the City's Cultural Arts Commission, whereby this qualifies her for the seat on the ATAC. The term on the ATAC is scheduled to expire December 31, 2029. Although terms are for 3 years, they are staggered, and Ms. Conrad will fill the remainder of this term.

If appointed, the ATAC will have two (2) vacant seats (Lodging Industry) remaining. City Council's favorable consideration of this request will be greatly appreciated.

Request for City Council Agenda Item

To: Mayor Habib, City Council and Natalie Zeigler, City Administrator

From: Kelly Lovette, City Clerk

Please check one box

☐ Regular Meeting ☐ Special Meeting

☐ Work Session

Please check one box, if applicable

☐ Ordinance ☐ Resolution ☐ Proclamation ☐ Request to Purchase

Ordinance/Resolution Title
OCTOBER DEPARTMENT REPORTS (Informational Purposes Only)
Background Summary
N/A
Financial Impact
N/A
Impact if denied
N/A
Impact if approved
N/A

Department Head: City Administrator:

_____ _____

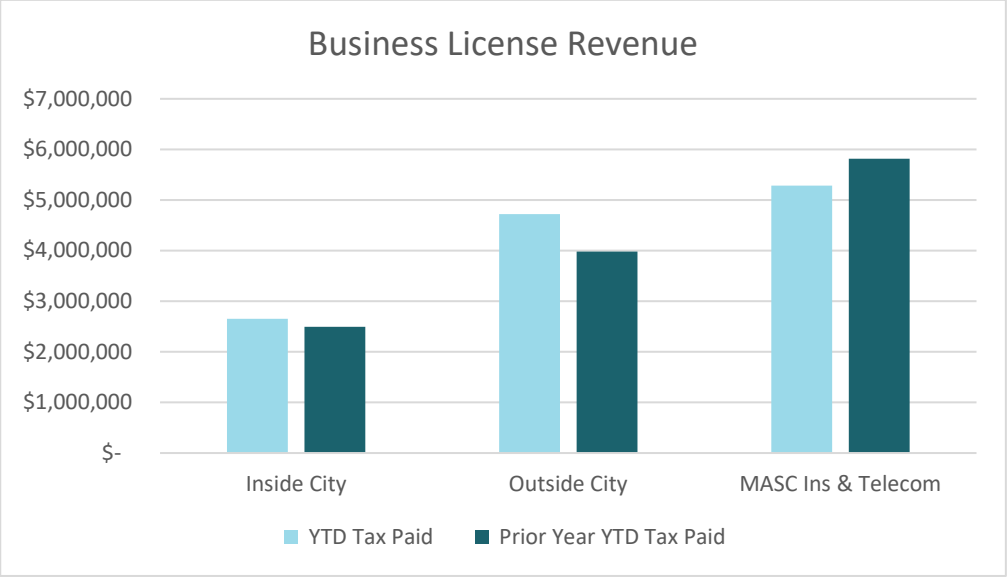
Signature & Date *Signature & Date*

City of Goose Creek
Administration Department Monthly Report
Monthly Report
October 2026

Business License

Business Licenses Taxes Paid

License Type	Tax Paid	Gross Revenue	YTD Tax Paid	YTD Gross Revenue
Inside City	$ 15,849	$ 5,155,800	$ 2,651,704	$ 1,567,774,335
Outside City	388,470	16,086,302	4,722,308	420,769,051
MASC Ins & Telecom	-	-	5,287,916	264,786,948
Totals	$ 404,319	$ 21,242,103	$ 12,661,928	$ 2,253,330,334



License Type	Tax Paid	YTD Tax Paid
3rd Party Revenue Coll. Serv.	$ 6,603	$ 76,042

Hospitality/Accommodations Tax

Current Month	YTD Collections	Cash Balance
$ 301,637	$ 2,535,572	$ 5,149,135

Accounts Payable

	Current Month	YTD
Invoices Processed	569	6,412
Checks Issued	551	5,475

Berkeley County Water & Sanitation Payments

	Current Month	YTD Collections
Number of Payments Collected	1,110	11,292
Total Receipts Collected	$ 67,420	$ 598,279

CITY OF GOOSE CREEK

LISTING OF ITEMS OVER $25,000 THAT ARE EXEMPT FROM PURCHASING POLICY 34.40 OR HAVE HAD PRIOR APPROVAL

FOR THE PERIOD: October 2025

DEPARTMENT	ACCOUNT NUMBER	DESCRIPTION OF ITEM(S)	BUDGETED AMOUNT	PURCHASE PRICE	AMOUNT (OVER)/UNDER BUDGETED AMOUNT	
Non-Departmental	100-680-000-800-8058	The Assembly & Administration Building Renovation	$ 11,966,805.00	$ 10,821,969.93	$ 1,144,835.07	₮
Non-Departmental	100-680-000-800-8058	Construction Services - Fire Station IV	8,073,445.86	5,691,309.37	2,382,136.49	₮
GCMFC	705-680-000-800-8030	Crowfield Club Parking Lot & Standalone Restroom	1,844,795.00	835,768.63	1,009,026.37	₮
GCMFC	705-680-000-800-8058	Overflow Parking at Recreation Center	1,716,776.29	1,148,682.62	568,093.67	₮
IT	100-619-000-643-6494	GIS Software Annual Renewal	45,000.00	42,200.00	2,800.00	
Golf	600-635-000-680-6820	Repairs to Remote Range Picker - Insurance Proceeds	33,348.50	32,348.50	1,000.00	

₮ Line item includes the YTD Expenditures / Cumulative Budgeted Expenditures for Project

MUNICIPAL COURT MONTHLY REPORT

Report For Octoberber 1st, 2026 to October 31st, 2026

Cases Filed

Criminal	97	
Traffic	1065	
City Ordinance	14	
Parking	9	
Total Filed Violations		**1185**

Bench Trials Scheduled

Criminal	48	
Traffic	1201	
City Ordinance	7	
Parking	7	
Total Scheduled		**1263**

Case Disposition

Guilty	647	
Not Guilty	0	
Continued	418	
Dismissed for Plea Agreement	262	
Dismissed by Judge	4	
Dismissed for Deceased	0	
Dismissed for Compliance	326	
Dismissed by Officer	84	
Dismissed - Lack of Prosecution	12	
Entered into the PTI Program	2	
Voided	11	
Nolle Pros	0	
Transferred to Youth Court	1	
Transferred to Magistrate	0	
Transferred to General Sessions	57	
Disposition Totals		**1824**

Fines, Fees and Assessments Collected

Fines Retained by the City	$34,357.53	
Fees and Assessments Forwarded to the State	$49,464.55	
Victim's Assistance Fund	$4,776.12	
Total Fines, Fees, and Assessments Paid		**$88,598.20**

Bench Warrants

Issued	16	
Cleared	5	
Change in Total Warrants		**11**

Jury Trials

October		(Previous Month)	
Requested	12	Requested	2
Scheduled	24	Scheduled	6
Continued	1	Continued	6
Disposed	10	Disposed	7
Pending Total	28	Previous Pending Total	26

CREEK COMPASS
City of Goose Creek

OCTOBER 2026
CREEK COMPASS MONTHLY REPORT

BUILDING, PLANNING AND ZONING	**2026**	**2025**
Inspections	1646	2322
Residential Certificate of Occupancy Issued	60	56
Retroactive Residential Certificate of Occupancy Issued	0	0
Commercial Certificate of Occupancy Issued	5	8
Retroactive Commercial Certificate of Occupancy Issued	3	0
Permits Applied	211	178
Permits Issued	172	163

CODE ENFORCEMENT	**2026**	**2025**
Code Inspections (Complaints)	14	55
Code Inspections	275	565
Code Violations Corrected	87	72
Code Violations Pending	94	79
Inoperable/Unlicensed Vehicles Cited	4	30
Inoperable/Unlicensed Vehicle Cleared	14	14
Summons Issued	3	1
Certified Letters	3	12
Signs	76	174
Phone Calls (Communication)	307	416

CREEK COMPASS
City of Goose Creek

GIS SUMMARY AND UPDATES

New

- FD - Fire Accreditation Analysis Solution
- PD/FD - CAD/MDS/MDIS Geodata Updates
- Billing/DPW - Water Cutoff Script Rewrite
- GIS/IT/DPW - Organizational Accounts

Priorities

- Planning/Zoning - OpenGov Flag Integration
- DPW/IT - Rave Alerts GIS Integration & Contact Migration
- FD - Community Risk Reduction Solution
- FD - Pre Incident Planning Solution
- DPW - Bulk Item Pickup App Updates
- First Street - 2026 Hazard Data Processing
- Planning/Zoning/Fire - Vulnerability & Risk Exposure Apps (AccelAdapt Dupe)
- Billing/DPW - Water Cutoff App Updates (Detailed Edit History)
- FD/PD - Q3 Map Book Update
- Police/Fire - Southern Software Geodatabase Updates & GIS Integration
- Planning/Zoning - Green Infrastructure Center Tree Canopy Assessment
- GIS - Google Basemap Updates & Script
- IN-CORE - Final Data Review
- Automate Backups from GIS Systems
- FD - Building Damage Cost Analysis (IN-CORE)
- Planning/Zoning - INCORE Flood Model Data
- OpenGov Permitting API Testing
- GIS - ArcGIS Monitor Analytics Dashboard
- PD - INGEO NG911 GIS Implementation

GIS Short Term

- Geodata Cleanup & Automation
- Public Tree Fund Map/App Development
- GIS/IT - ArcGIS Enterprise Server Migration

GIS Long Term (Ongoing)

- ArcGIS Enterprise Deployment
- Power Automate Integration with GIS & City

- OpenGov Integration
- Regular GIS App/Data/Map/System Updates
- GIS Template Updates
- SOP Development
- Communication and Continued GIS Learning for All
- GIS - Records Retention SOP

Finished

- Rec - City Banner / Mural / Statue Collection App
- Planning/Zoning - Internal Dashboard for Code Enforcement Violations
- FD - Knox Jurisdictional Boundary Update
- Admin - HOA Mailing List for Neighborhood Connections
- FD - Population Density Map
- FD - 100-Mile Buffer Map
- FD - District Maps for Stations
- FD - City Maps for Emergency Operation Centers
- Rob - Annual Business Contact Verification App
- Admin - Parcels with Right to Annex App
- GIS - ESRI UC '26 Conference
- DPW - Hydrant/Valve Migration to Enterprise
- Planning/Zoning - OpenGov Flag Error
- FD - Census Student Data Research
- GIS - New Laptop Configuration
- FD - EPR Fireworks GIS Integration
- DPW - Internal & External Water Outage Apps
- GIS/IT - ArcGIS Enterprise Server Configuration
- PD - Rave Implementation
- DPW - SpryPoint System Demo
- FD - 2026 Q1 City Map Book Update
- New Zoning/Annexation Maps
- Admin - Bank Locations Map
- Admin - Parcels with Right to Annex App
- Public Hiker Biker Trail Map/App Development (On hold for now)
- Berkeley County - 2026 Street Atlas
- GIS - ESRI Basemap Updates & Script
- Fire - Map Book Updates
- USPS - Zip Code Data/Exhibits
- IT - GIS Technology Plan

- PWD - Hydrant/Valve Inspection App Updates
- Admin - Zip Code Maps
- OpenGov - Fixed Multiple Issues (New Addresses, Flags, Owner Updates)
- GIS - Berkeley County GIS Processing Script Rewrite
- Short Term Rental Locations App
- PD - Exhibits for Toys for Tots Delivery
- Planning/Zoning - HOA Dashboard
- Updated Public Storm Damage Report Internal App
- Internal/External GIS Hub
- Police/Fire - Southern Software Updates (Police Response Area)
- Police/Fire - Southern Software Updates (Fire Response Area)
- FD - Critical Infrastructure Maps & Hazard Maps (in GIS Hub)
- Updated Public Storm Damage Report Form
- SCARC - Presenting at GIS Conference (Topic: Using GIS to Develop Station Response Areas)
- OpenGov - Update OpenGov to Fix Duplicate Addresses
- FD - Station District Maps (3 maps)
- Utility Addressing Practice
- Lunch and Learn: From Risk to Resilience - Planning for Natural Hazards
- DPW - OpenGov Asset Management GIS Implementation
- PWD/Billing - Water Cutoff Apps/Script Update
- Planning/Zoning - MAT Update for OpenGov
- Berkeley County & Charleston County - Stormwater Data for IN-CORE Flood Model
- IT - GIS Coordination for Email Domain Transition
- PD - Southern Software GIS Update
- GIS Exhibits for Hazards Mitigations Plan
- GIS Exhibits for Emergency Operations Plan
- FD - Station Response Areas Dashboard
- Planning/Zoning - Red Bank Road Business Data Collection App/Dashboard
- Planning/Zoning - Red Bank District Tax Dashboard
- FD - Fire Station & District Areas
- PWD - OpenGov GIS Data Collection Template App
- Planning/Zoning - INCORE Data Review
- Planning/Zoning - GIS App for Data Collection
- Planning/Zoning - Commercial/Residential Development Map/App
- DPW - 2025 Hydrant/Valve Inspection Apps
- FD - 2025 Map Book & Template
- Public Utility Service Provider Areas Map
- Adopt-A-Goose App (not shared publicly yet)

- App to Verify if Address is in City or Rec. District
- DPW - Christmas Decoration Locations App

City of Goose Creek
Maintenance Division Monthly Report
October 2026

DESCRIPTION	OCT.	Y.T.D	Oct 25
Vehicle Usage			
Vehicle Mileage	N/A	0	2,664
Fuel Consumption (Diesel)	N/A	0	41
Fuel Consumption (Unleaded)	N/A	0	195
Ground Maintenance			
Drainage/Maintenance Activities (Approximate Hours)	1,056	10,908	1,008
Solid Waste Collection (Hours)	24	464	8
Drainage Maintenance (Hours)	0	0	0
Building, Grounds, Special Projects (Hours)	1032	10,444	1000
Road and Bike Trail Maintenance (Hours)	0	0	0
Road Maintenance			
Road Maintenance Request (Total)	10	27	2
SCDOT (new request)	7	15	1
County (new request)	3	12	1
Road Maintenance Requests Corrected	0	21	0
Street Signs Replaced/Erected/Repaired	4	96	6
Ditch Maintenance			
Ditch Maintenance Request	0	0	0
SCDOT	0	0	0
County	0	0	0
Ditch Maintenance Corrected	0	0	0

GAS SYSTEM ON MANUAL NO FUEL OR MILEAGE REPORT

City of Goose Creek
Sanitation Division Monthly Report
October 2026

DESCRIPTION	OCT.	Y.T.D	Oct 25
Sanitation:			
Vehicle Usage:			
Vehicle Mileage	N/A	0	10,032
Fuel Consumption (Diesel)	N/A	0	2,050
Garbage Removal:			
Household Garbage (Tons)	1,295	12,574	1,274
Yard Debris (Tons)	219	2,683	227
Construction Debris (Tons)	74	790	70
Side Door Collections	0	70	1
Dead Animal Removed From Streets	18	138	14

GAS SYSTEM ON MANUAL NO FUEL OR MILEAGE REPORT

City of Goose Creek
Water Division Monthly Report
October 2026

DESCRIPTION	OCT.	Y.T.D	Oct 25
Water Usage:			
Total Consumption (M.G.)	119.45	1179.18	104.69
Max Daily Flow (M.G.D.)	3.88	5.01	3.55
Min Daily Flow (M.G.D.)	3.22	2.31	2.70
Daily Average (M.G.D.)	3.98	3.89	3.38
Account Services:			
New Customers	115	1174	107
Close Outs	33	513	40
Adjustments:	47	285	20
Account Arrangements	2	24	4
Clerical Errors	4	164	11
Temporary Services	0	18	1
Turn-Offs...(Sewer)	136	1286	128
Turn-Offs... (Non-Payment, Bad Checks, No Deposit)	126	1456	180
Maintenance Services:			
Repair Broken Water Mains	3	13	1
Investigate Service Leaks	58	408	45
Repair Service Leaks	10	58	7
Locate Lines	238	2323	215
Change Meters	134	1271	147
Service Line Replacement	0	1	1
Meter Box Maintenance and Repair	6	67	3
Valve Replacement	0	1	0
Fire Hydrant Replacement/Installs/Repairs	0	7	0
Install Taps	34	551	77
Site Restorations	0	8	0
Vehicle Usage:			
Vehicle Mileage	N/A	0	10,184
Fuel Consumption (Gallons)	N/A	0	476

GAS SYSTEM ON MANUAL NO FUEL OR MILEAGE REPORT

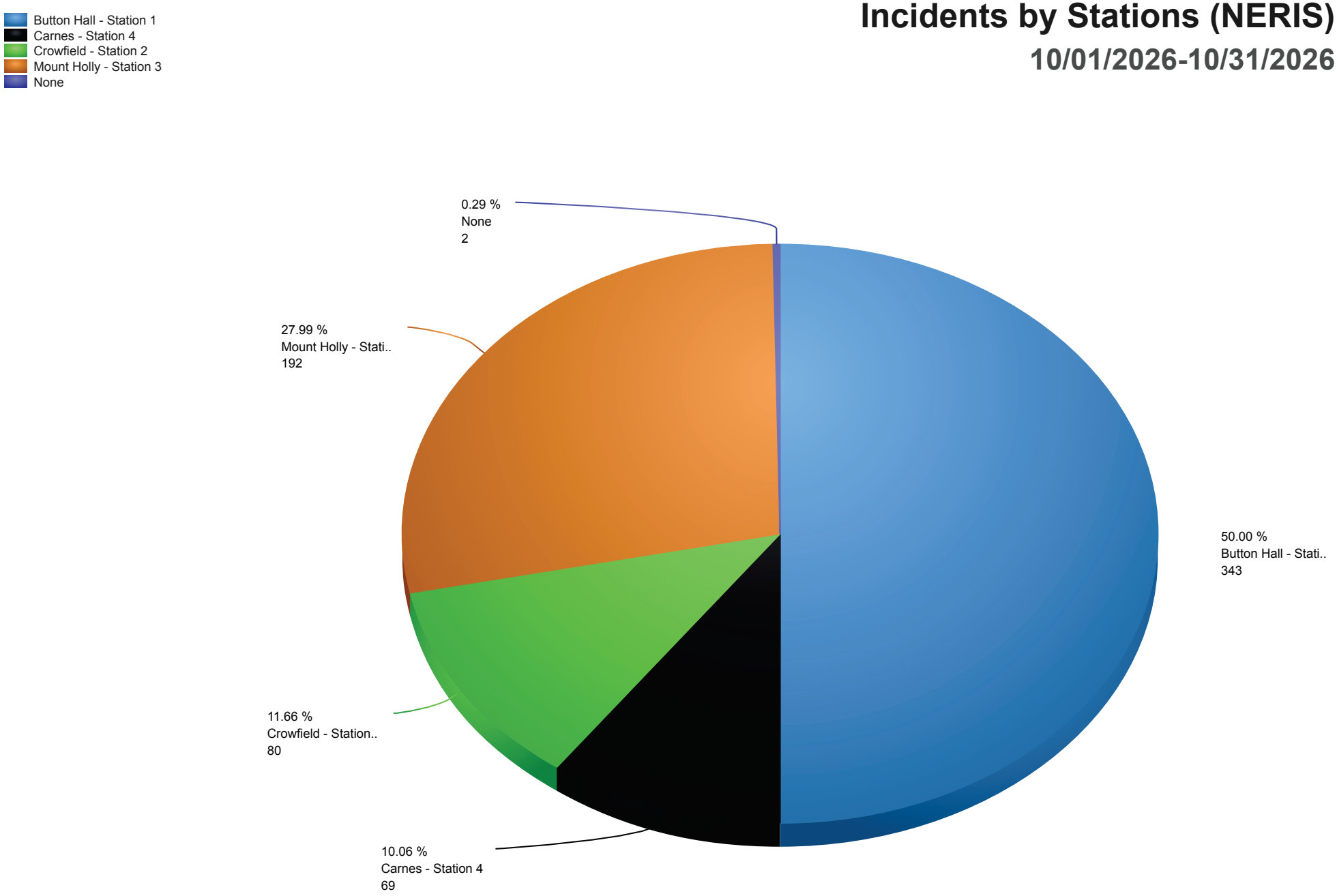


City of Goose Creek
Fire Department

October
Council Reports

Incidents by Stations (NERIS)

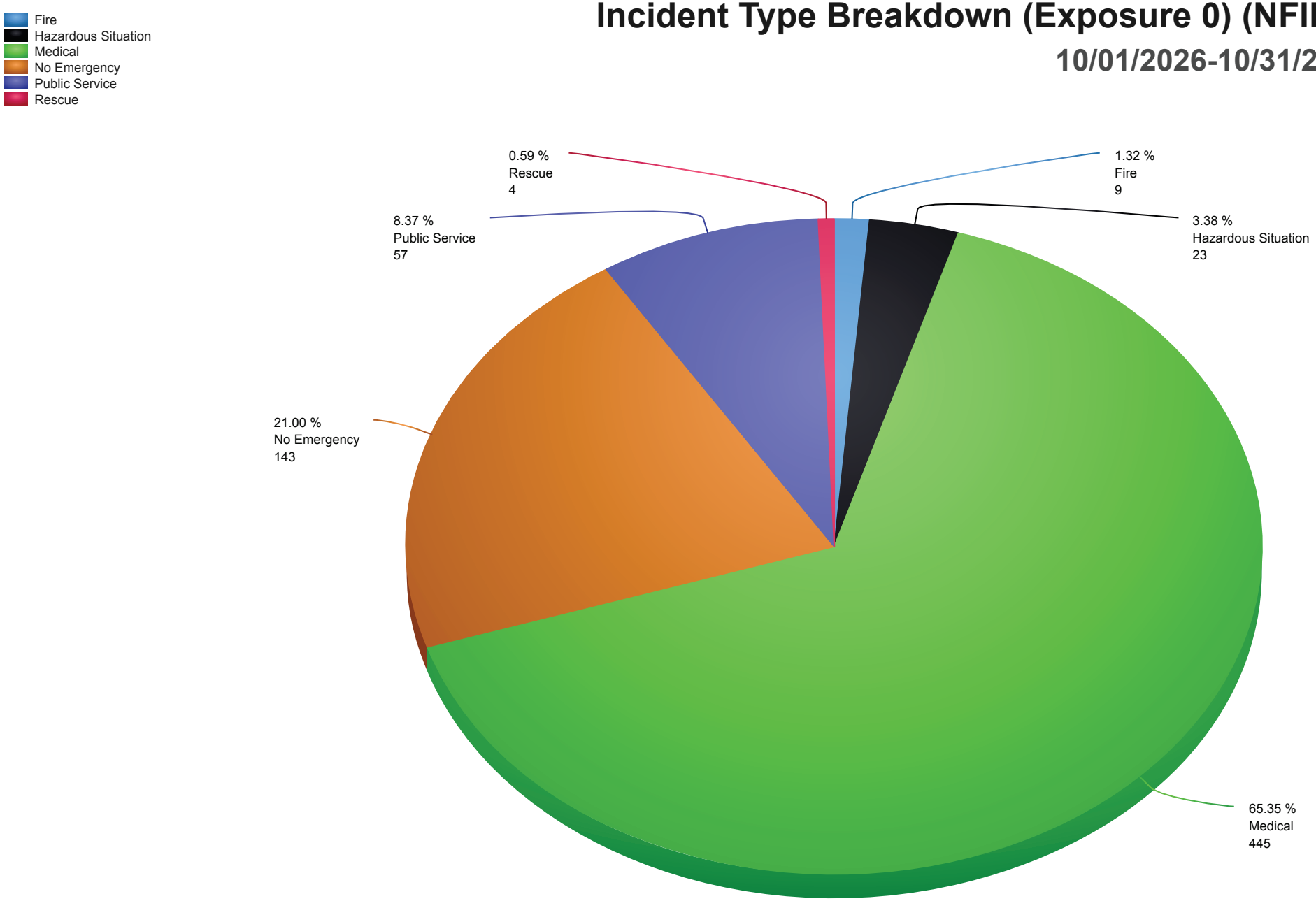
10/01/2026-10/31/2026



Total of **Station:** 686

Incident Type Breakdown (Exposure 0) (NFIRS)

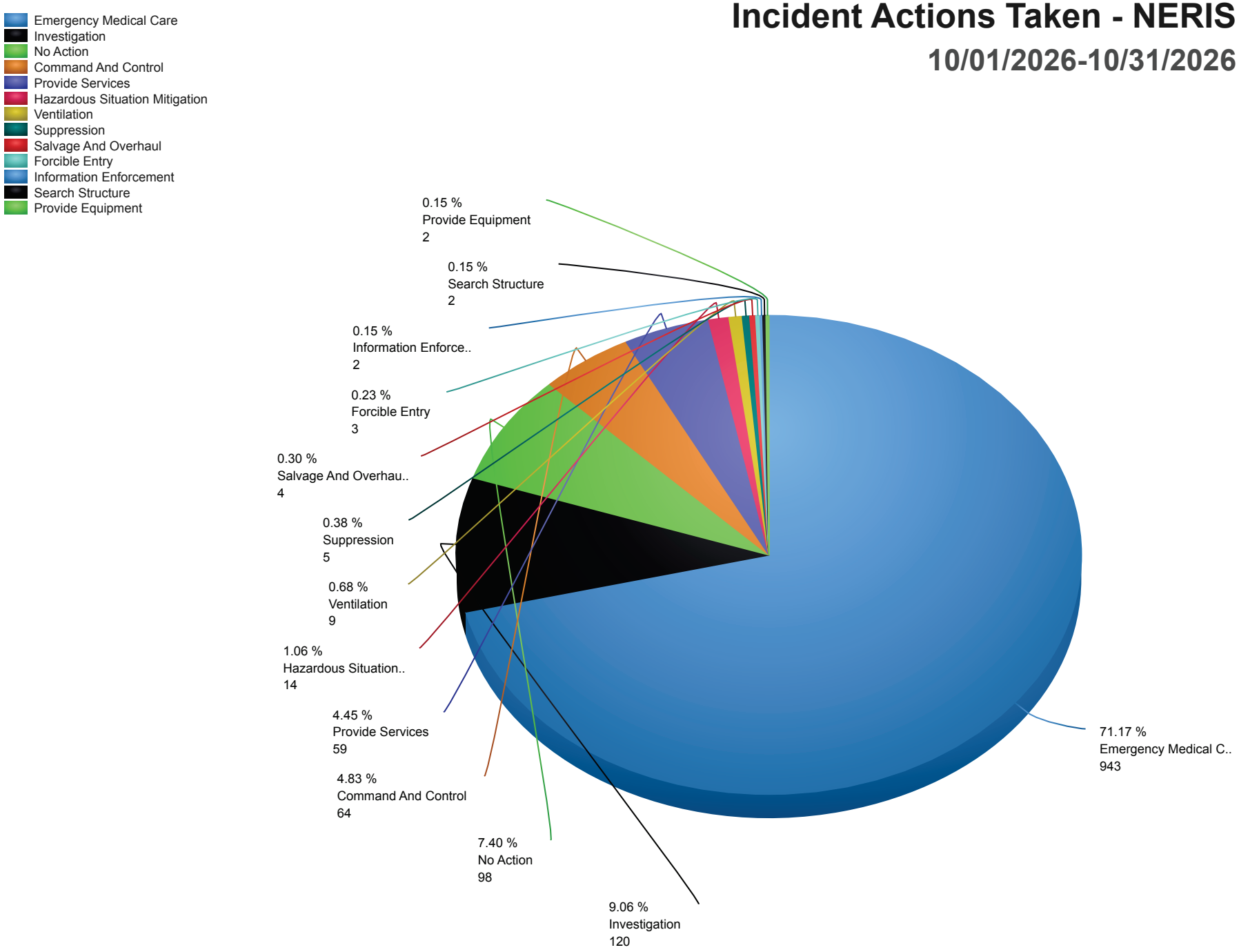
10/01/2026-10/31/2026



Total of **Incident Type:** 681

Incident Actions Taken - NERIS

10/01/2026-10/31/2026



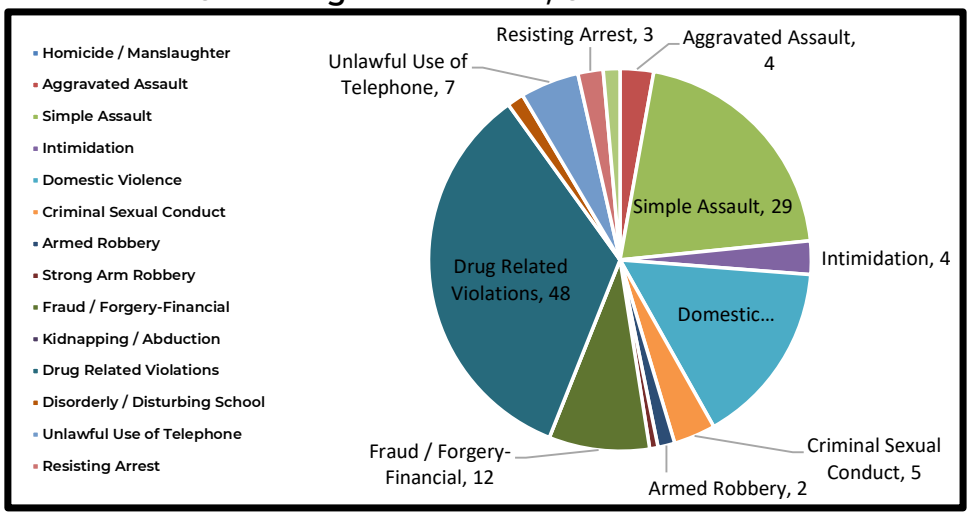
Total of **Action Taken Level 1:** 1,325

Goose Creek Police Department

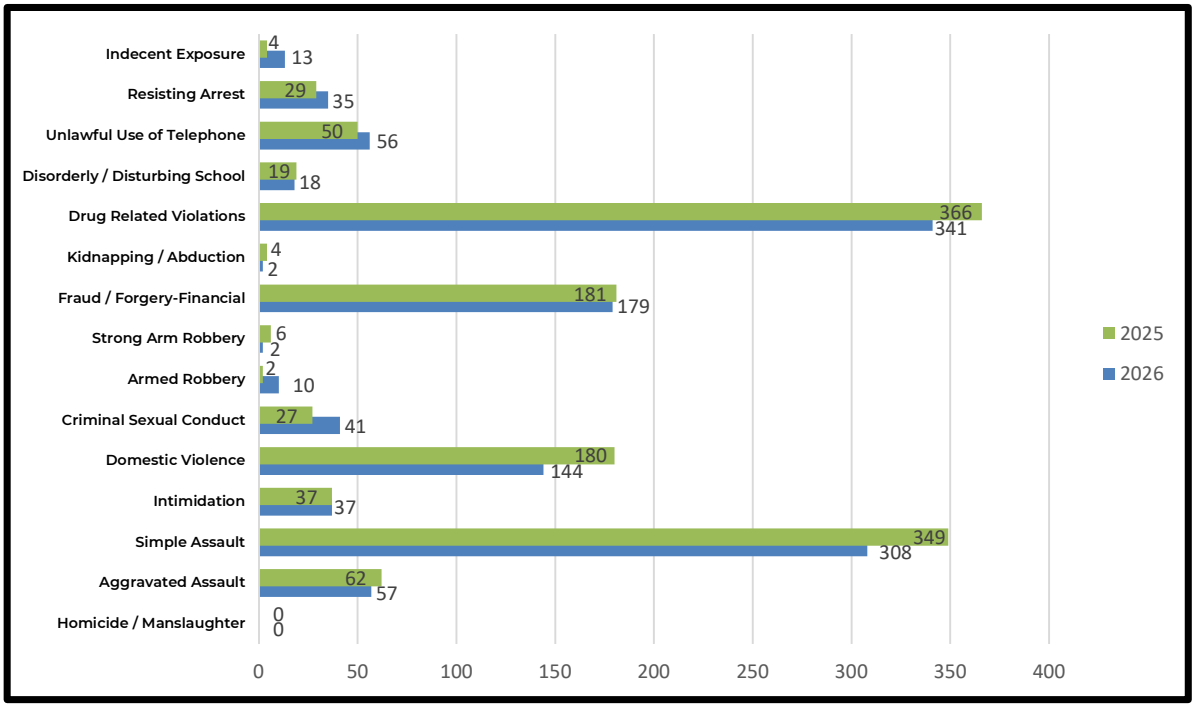
Monthly Report October, 2026

Agency Offenses / Incidents Investigated

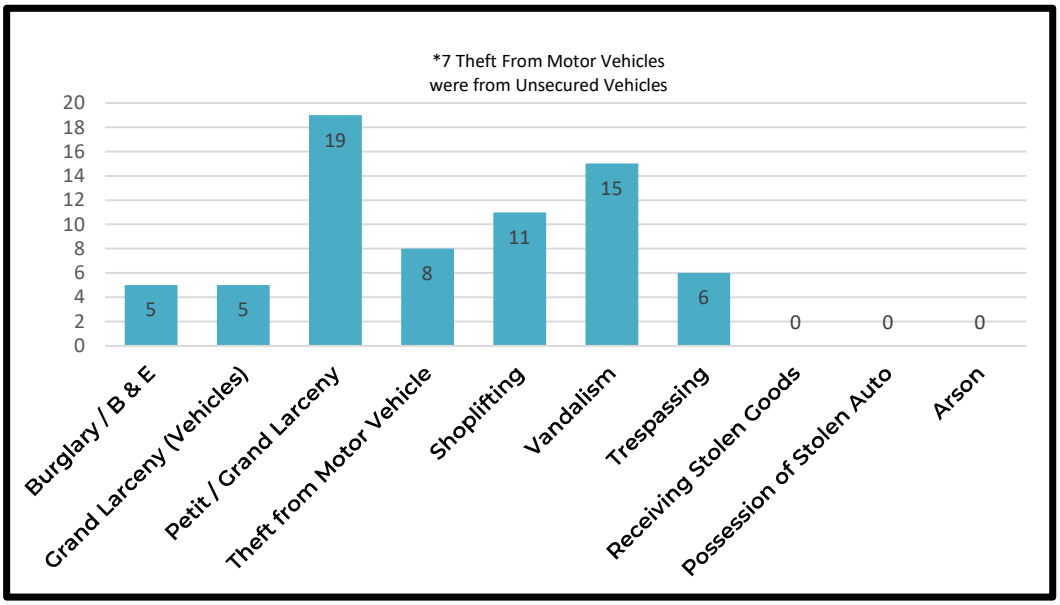
Crimes Against Persons, Current Month



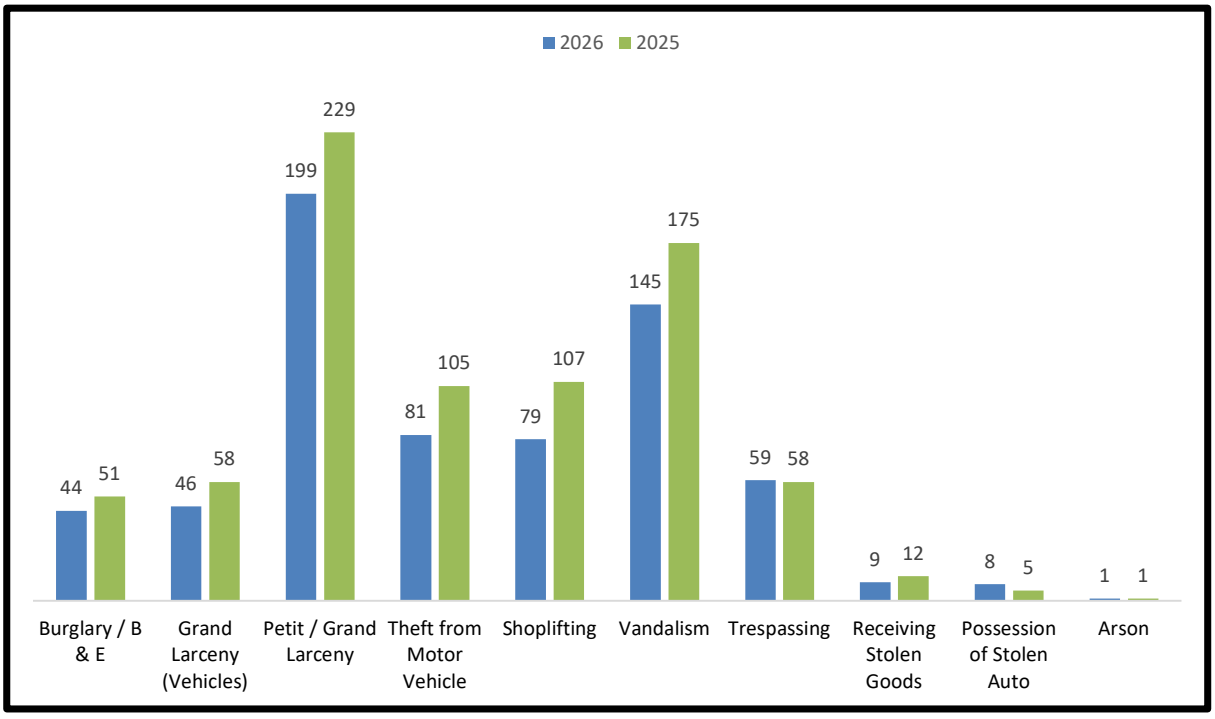
Crimes Against Persons, This Year versus Last Year



Crimes Against Property, Current Month



Crimes Against Property, This Year versus Last Year



Crimes Continued

	Month	YTD	2025	Change %
Bench Warrant Cases	0	0	6	-100%
Alcohol Violations	6	52	44	18%
Weapons Violations	3	47	30	57%
Arrests	125	1,059	1,244	-6%

Crime Number Totals

Month	YTD	2025	Change %
358	2,996	3,580	-16%

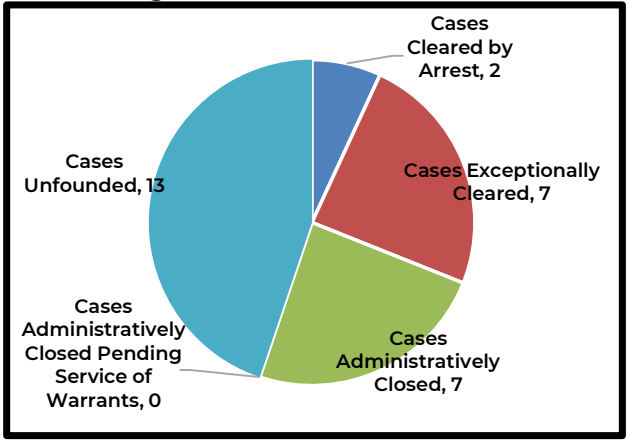
Increase due to proactivity

Response Times

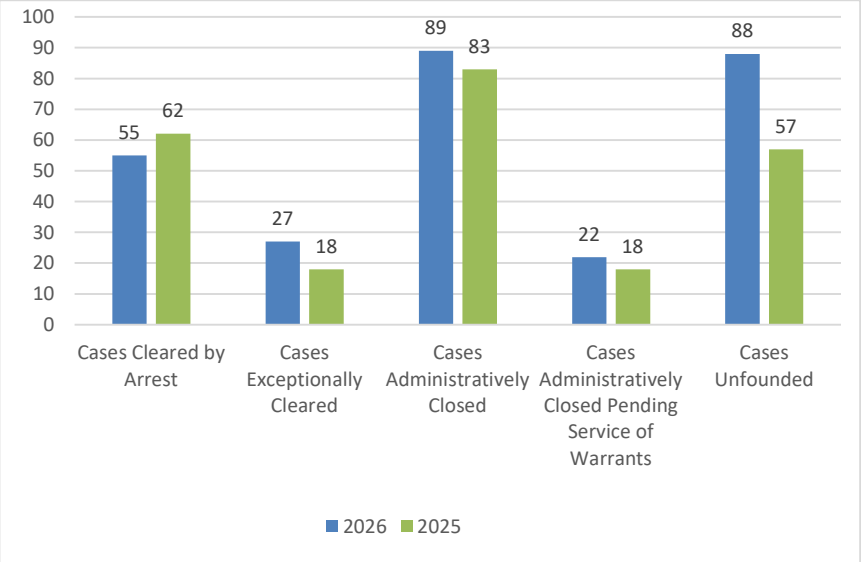
		Month	YTD	2025	Change %
Emergency		4:05	2:53	2:32	14%
Non-Emergency		5:40	4:52	6:41	-27%

Criminal Investigations

Total Cases			
Month	16	YTD	223
2025	226	Change %	-1%
Case Work Ups			
Month	33	YTD	364
2025	465	Change %	-22%
Evidence Items			
Month	237	YTD	2,305
2025	2376	Change %	-3%



Criminal Investigations, This Year versus Last Year



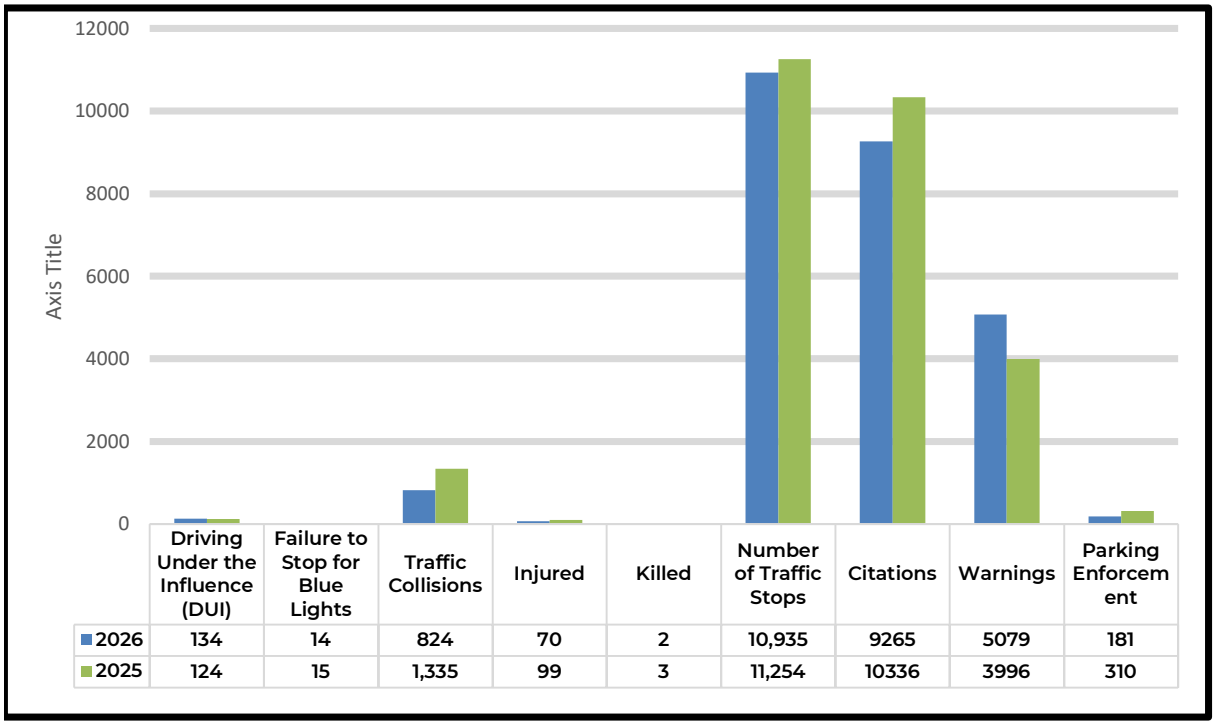
Traffic Activities

Traffic Offenses	Month	YTD	2025	Change %
Driving Under the Influence (DUI)	14	134	124	8%
Failure to Stop for Blue Lights	0	14	15	-7%

Traffic Collisions	Month	YTD	2025	Change %
Traffic Collisions	92	824	1,335	-38%
Injured	6	70	99	-29%
Killed	0	2	3	-33%

Traffic Enforcement	Month	YTD	2025	Change %
Number of Traffic Stops	1,063	10,935	11,254	-3%
Citations	1119	9265	10336	-10%
Warnings	331	5079	3996	27%
Parking Enforcement	9	181	310	-42%

Traffic Activities, This Year versus Last Year

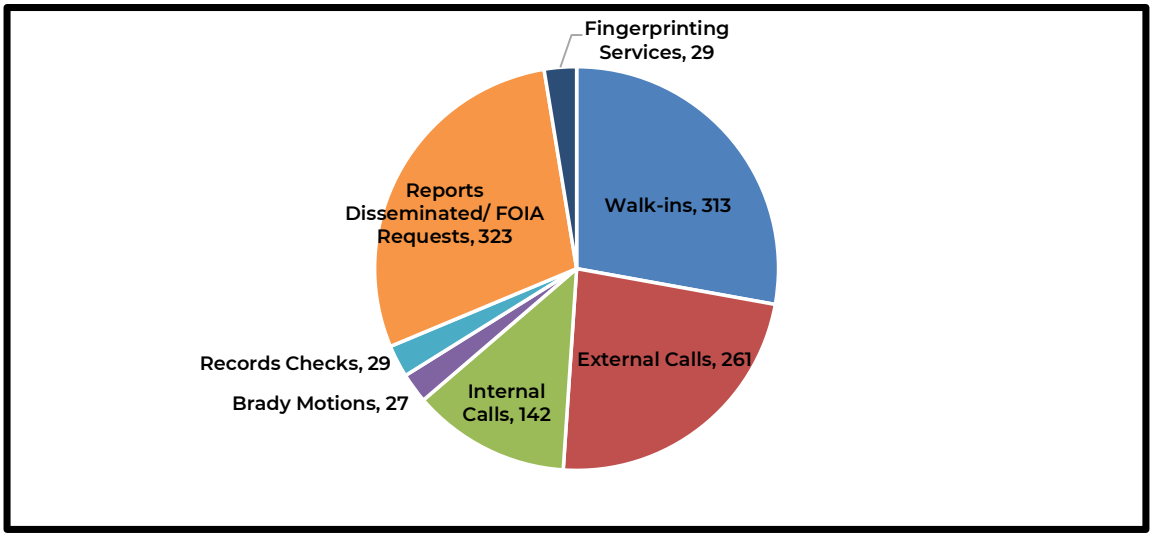


Other Services

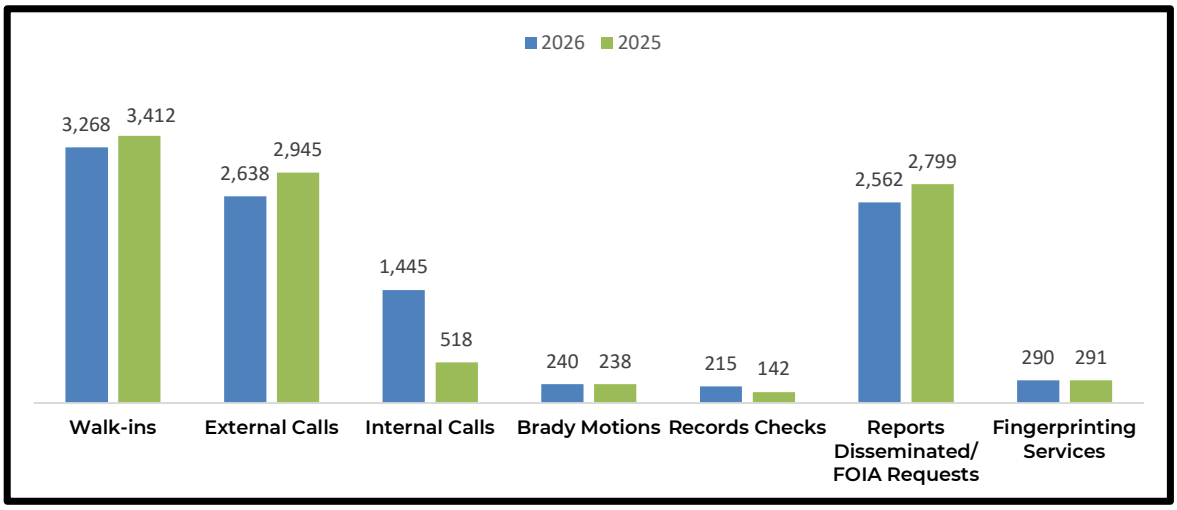
Animal Services	Month	YTD	2025	Change %
Total Calls for Service	152	1,114	1,019	9%
Total Animals Handled	21	249	344	-28%

Victim Services	Month	YTD	2025	Change %
Crime Victims / Witnesses Served	136	1246	629	98%

Records Services, Current Month

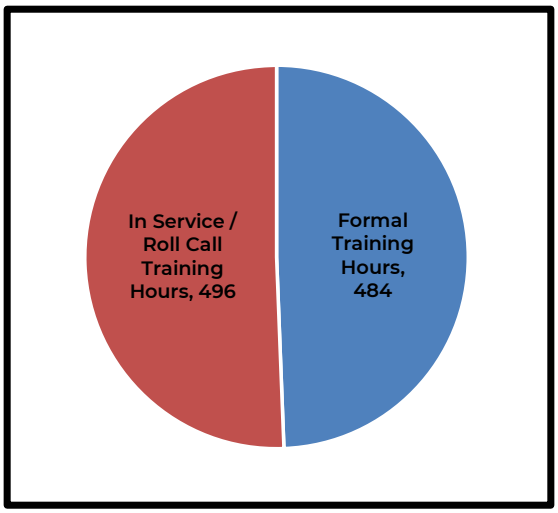


Records Services, This Year versus Last Year

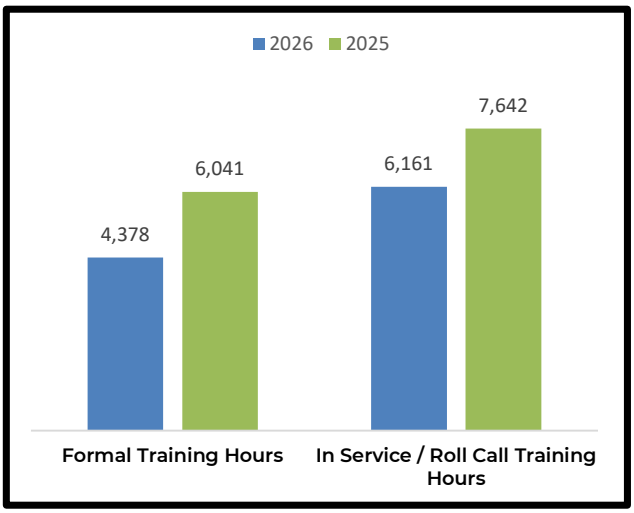


Training Activities

Current Month

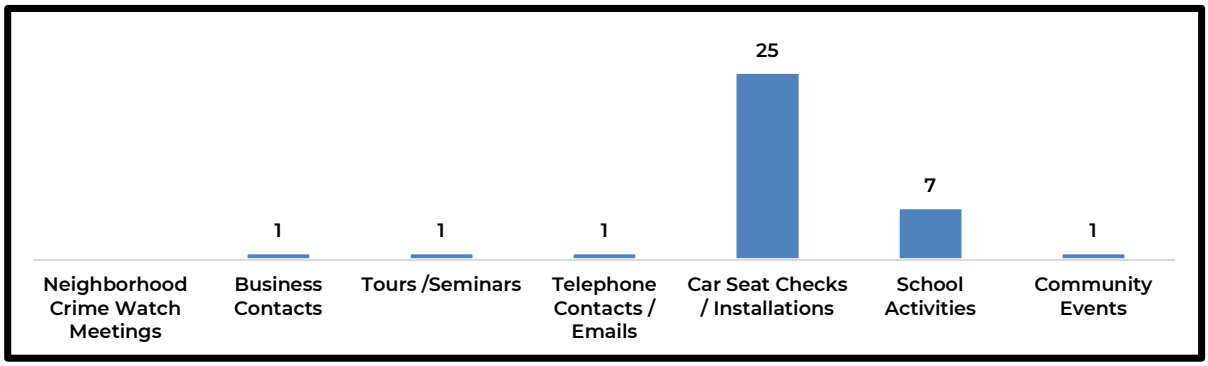


This Year versus Last Year

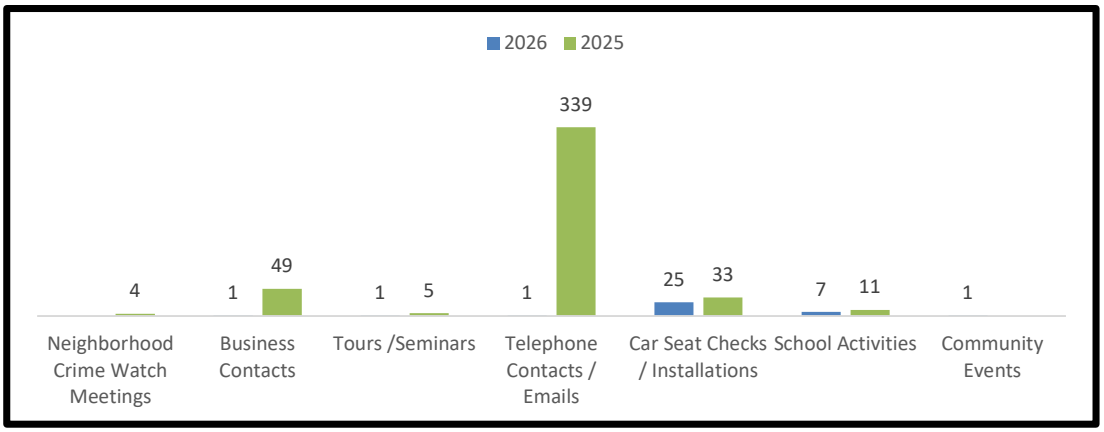


Total Monthly Training Hours: 980

Crime Prevention Services, Current Month

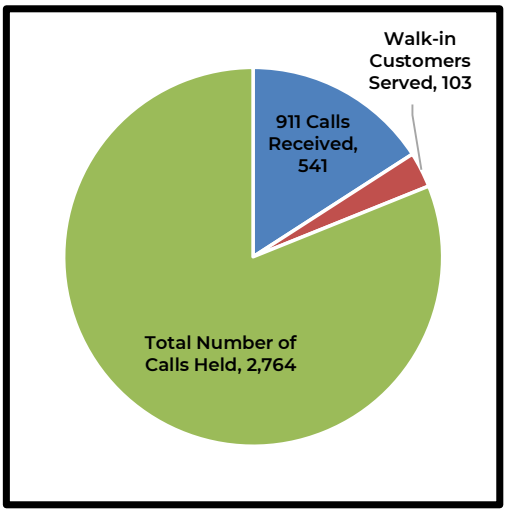


Crime Prevention Services, This Year versus Last Year

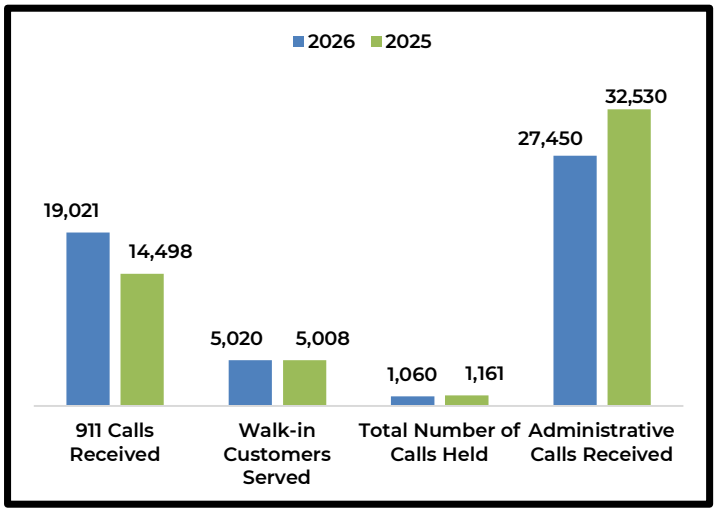


Communications

Current Month



This Year versus Last Year



School Resource Officers

	Month	YTD	2025	Change %
Incident Reports	43	387	372	4%
Arrests	28	224	192	17%
Male	23	23	0	100%
Female	5	5	0	100%
Black	15	15	0	100%
White	12	12	0	100%
Hispanic	1	1	0	100%
Other	0	0	0	100%

Gender/Race are new starting in October 2026

Internal Affairs

	Month	YTD	2025	Change %
Use of Force Incidents	7	31	15	107%
Vehicle Pursuits	0	27	17	59%
IA Cases Initiated	0	17	5	240%
SI Cases Initiated	1	13	7	86%
Applications Reviewed	34	181	117	55%

Golf Department
Monthly Report October 2026

MEMBERSHIP TOTALS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
GOLF Members	195	195	192	187	193	193	196	196	199	200			N/A
ROUNDS 2025	2,252	3,755	5,539	6,455	6,010	5,042	5,489	5,377	5,371	4,545	4,579	3,365	57,779
ROUNDS 2026	3,371	3,377	5,693	6,571	6,655	4,964	5,792	5,353	4,221	4,303			50,300
GOLF REVENUE	168,137	152,595	201,896	278,356	286,564	196,607	299,468	247,696	185,489	181,208			2,198,015.03

Crowfield Golf Club
News and Events

Golf Recap: Crowfield hosted over 4300 rounds of Golf in October and all events went as planned.

Upcoming Events: Crowfield will be hosting the annual Mayor's Cup on the 6th, the CMGA 2-man best ball on the 7th and the Turkey shoot on the 21st. Momo Crowfield has taken over F&B operations and is providing food service 6 days a week and bar service 7 days a week.

Golf Course Condition: The golf course is in good condition, Todd, Justin and their maintenance team are busy with Fall course preparation. The parking lot renovation has started and will cause limited parking until the project is complete.

Crowfield Golf Club is open to the general public, regardless of where you live, for membership or daily play. For more information please go to: http://www.crowfieldgolf.com or you may call 843-764-4618.

Crowfield Metric Chart

	Revenue	Expense	Rounds	E.P.G.	R.P.G.
2022	$ 2,398,353	$ 2,079,558	54,054	$ 38.47	$ 44.37
2023	$ 2,575,383	$ 2,464,652	60,068	$ 41.03	$ 42.87
2024	$ 2,524,635	$ 2,280,868	64,294	$ 35.48	$ 39.27
2025	$ 2,611,789	$ 2,218,346	57,779	$ 38.39	$ 45.20
2026	$ 2,198,015	$ 2,145,753	50,300	$ 42.66	$ 43.70

E.P.G. = Expense per golfer
R.P.G. = Revenue per golfer

2026

	Revenue	Expense	Rounds	E.P.G.	R.P.G.
January	$ 168,136.71	$ 234,250	3,371	$ 69.49	$ 49.88
February	$ 152,595.22	$ 195,154	3,377	$ 57.79	$ 45.19
March	$ 201,895.53	$ 312,141	5,693	$ 54.83	$ 35.46
April	$ 278,355.65	$ 257,818	6,571	$ 39.24	$ 42.36
May	$ 286,563.93	$ 168,905	6,655	$ 25.38	$ 43.06
June	$ 196,607.48	$ 269,408	4,964	$ 54.27	$ 39.61
July	$ 299,468.02	$ 195,314	5,792	$ 33.72	$ 51.70
August	$ 247,696.21	$ 201,275	5,353	$ 37.60	$ 46.27
September	$ 185,488.69	$ 195,387	4,221	$ 46.29	$ 43.94
October	$ 181,207.59	$ 116,101	4,303	$ 26.98	$ 42.11
November				#DIV/0!	#DIV/0!
December				#DIV/0!	#DIV/0!
Total	**$ 2,198,015.03**	**$ 2,145,753**	**50,300**		

*** 2026 is un-audited**

OCTOBER 2026 RECREATION DEPARTMENT REPORT



REPORT HIGHLIGHTS

- FALL FESTIVAL 2026
- FALL SPORTS
- THE DANING AMPHITHEATER: AVERY ANNA & JADE JOICE
- FALL RECREATION STATIONS
- COOKING CLASSES @ REC & THE CREEK COLLECTIVE
- HALLOWEEN CARNIVAL
- STAFF ATTENDS SOUTH CAROLINA RECREATION & PARKS ASSOCIATION CONFERENCE











A group of Recreation Staff recently attended South Carolina Recreation & Parks Association Annual Conference in Greenville, SC for continuing education (and a little fun)! The conference focused on learning, leading, and serving by "Creating Community through People, Parks, and Programs"

ATHLETICS

ANGELA HIOTT - ATHLETICS DIRECTOR

Open Play Volleyball

Friday evenings 4:30 - 8:30 PM GYM 1
Sunday afternoons 12:00 - 3:00 PM GYM 1

Pickleball

Fall/Winter Hours: Effective August 31st
GYM 1 9:00 AM - 12:00 PM Monday & Wednesday
GYM 2: 9:00 AM - 2:00 PM Monday-Friday
Fee: $2 Residents/$5 Non-Residents
Free for Fitness Members

Football

- 98 Participants Registered 2026
- 106 Participants (2025)

Flag, ages 6-08	4 Teams
10U, ages 9-10	1 Team
12U, ages 11-12	1 Team

- Tackle teams are participating in the Berkeley Youth Football Conference
- Tackle regular season games ended October 28th
- End of season tackle championship games will be played on November 2nd in Hanahan
- Flag games will end on November 7th
- CSU Football Goose Creek Day: November 14th
- Sponsors: 2 league, 6 team, & 4 sign sponsors

Volleyball

- 96 Participants Registered 2026
- 117 Participants (2025)

12U	5 Teams
14U	3 Teams

- Regular season games ended on October 28th
- End of season tournament will be played October 26-November 4
- 2 league sponsors, 8 team sponsors

All teams wore pink socks during games in October in support of Breast Cancer Awareness

Winter Basketball Registration

- Registration: October 5-21
- 546 participants registered; 455 participants (2025-2026)
- Currently almost 100 more youth basketball participants for this upcoming Winter League!
- Ages 5-14 as of September 1, 2026
- Player Evaluation: Saturday, October 24th
- DSG Appreciation Weekend: December 4-7

Adult Sports: Volleyball

- Registration: October 5-21
- 9 individual participants & 3 teams registered so far

Fall Baseball/Softball

- 401 Participants Registered 2026
- 364 Participants (2025)

T-Ball, ages 4-5	6 Teams
Coach Pitch, ages 6-7	5 Teams
Mod. Kid Pitch, ages 7-8	3 Teams
10U Minors Baseball ages 9-10	3 Teams
12U Ozone Baseball, ages 11-12	4 Teams
15U Boys Baseball, ages 13-15	2 Teams
Coach Pitch Softball, ages 6-8	3 Teams
10U Softball, ages 9-10	4 Teams
12U Softball, ages 11-12	2 Teams
15U Softball, ages 13-15	1 Team

- Regular season games will end on November 4th
- No post season tournament
- 2 league sponsors, 22 team sponsors, 5 sign sponsors
- Boys 14U Baseball & 15U Softball are participating in a league with other local recreation departments

Fall Soccer

- 617 Participants Registered 2026
- 543 Participants (2025)

U6, ages 4-5	12 Teams (6 FC; 6 CL)
U8, ages 6-7	12 Teams (6 FC; 6 CL)
U10, ages 8-9	10 Teams (5 FC; 5 CL)
U13, ages 10-12	12 Teams (6 FC; 6 CL)
U16, ages 3-15	4 Teams (1 FC; 3 CL)

- 2 leagues- Carolyn Lewis & Foster Creek Park
- Picture Day: Rescheduled for October 10th in Activity Center (blue room)
- Charleston Battery Goose Creek Rec Night: October 24th
- Regular season games will end on November 7th
- End of season tournament will be played November 2-5 & 9-10
- Sponsors: 2 league, 40 team, & 7 sign sponsors
- U16 is participating in a league with Hanahan & Moncks Corner



It's finally that time of year, it's Fall and Football season is here!

PROGRAMS
KELLY STANFORD - PROGRAM MANAGER

Classes and Programs offered

Program/Class	Class/Week	Participation
Heiwado Karate	4	16
Martial Arts	6	31
Tennis	8	60
Piano Privates	4	6
Piano 6 week group	1	5
Youth Crochet	1	4
Adult Crochet	1	2
Dance/Ballet Class	4	24
Youth Art	1	11
HappyFeet	1	15
Painting with Tina	1/month	3
Cooking Class	1/month	19
Total	**30/week & 1 monthly**	**161**

Half Pints Preschool Program 2026-2027

Class	Registered	Waitlist
Age 3	15	--
Age 4	19	--

Senior Adult Programs

Program	Participation
Senior Cards: Monday & Wednesday	15-20 players/session
Senior Ceramics: 2nd & 4th Thursday	5
Senior Bingo: 3rd Tuesday - every month	34

Monthly Community Group Meetings

Goose Creek Recreation Commission	1st Monday: Activity Center Goose Café
NAACP Goose Creek Branch	4th Monday of the month: MP2
Wassamassaw Tribe Board	2nd Saturday of the month: Aerobics Room
Girl Scout Troop	Every Thursday: Half Pints Room 2
Nurses Honor Guard of SC	March, June, Sept. & December: MP2
Wassamassaw Dance Circle	2nd Saturday of the month: MP2

Follow City of Goose Creek Recreation for updates and information on all of our upcoming programs, classes, meetings, and more!







Our programs continue to run smoothly, with strong participation across our offerings. Half Pints recently celebrated F Week, with a special visit from the Fire Department, who gave the children the opportunity to explore the fire trucks. Tickets for the Thanksgiving Senior Luncheon sold out, and the event will be held on November 4th. Kelly and Jenna also presented at the SCRPA State Conference, sharing their approach to developing engaging and impactful Adult and Senior Programs.

FITNESS
SYLVIA REID - FITNESS MANAGER

Program/Class	Class/Week	Participation
Aerobics Monthly	24	21
Aerobics Daily	--	79
Easy Does It (Senior) Monthly	18	24
Senior Line Dance - Wednesday	1	71/4 classes/month
Line Dance - Friday	1	37/3 classes/month
Chair One (Tuesday)	1	26/3 classes/month
MixxedFit (Wednesday)	1	55/4 classes/month
XTREME Hip Hop Step	2	Returning Nov. 5th
Zumba with Queenie (70/30)	1	49/3 classes/month
YOGA	2	41/7 classes/month
Climbing Wall ($2/hour daily)	OPEN	51 climbers 15 dailies
Climbing Wall Certifications	--	7 YTD
Childcare Monday - Thursday	4	7 monthly 43 dailies
Staff CPR Class	scheduled	10

Personal Training

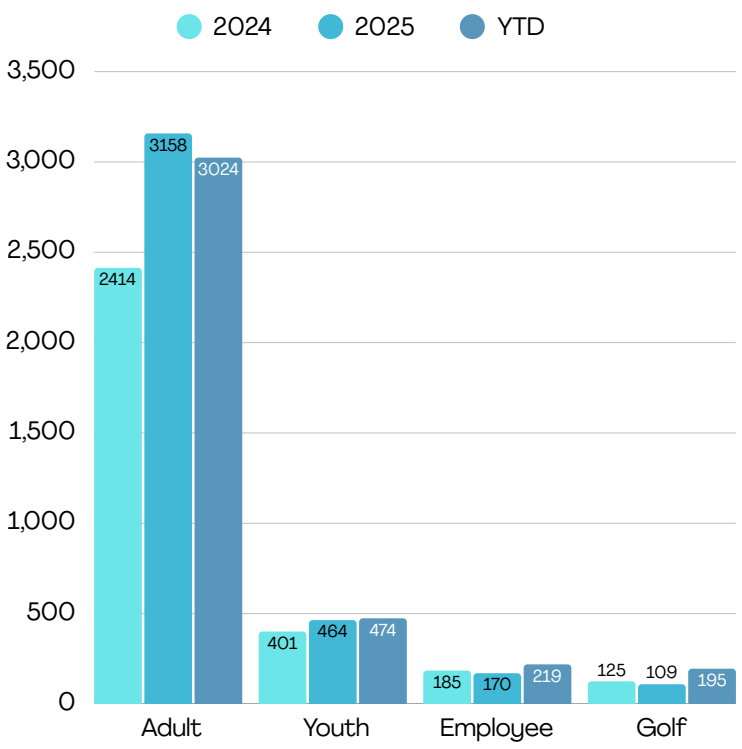
- **Tracy Barthold**
  - 90 minute session $99, 1 participant
- **Cinzia Zahner**
  - 90 minute session $99, 1 participant
  - 1 hour session $45, 1 participant
- **Casondra Leblanc**
  - 90 minute session $99, 3 participants
- **Jeanette Jordan-Gibson:** Nutritionist
  - 1 hour session $50, 2 participants

*Participation numbers are monthly

***Coming Soon: Lunch & Learn November 9th**



Theresa celebrates turning 93 at Line Dance



Membership Totals By Month				
Month	Adult	Youth	Emp.	Golf
2024 Total	**1998**	**329**	**144**	**68**
2025 Total	**3158**	**464**	**170**	**109**
Jan 2026	264	54	21	18
Feb 2026	326	48	32	13
Mar 2026	323	58	25	16
Apr 2026	292	48	15	19
May 2026	299	31	18	17
June 2026	249	44	21	15
July 2026	327	63	27	19
Aug 2026	334	55	21	18
Sept 2026	314	41	20	29
Oct 2026	296	32	19	31
YTD Totals	**3024**	**474**	**219**	**195**



Line Dance with Denise participants performed at Fall Festival



Zoey poses with her Pom poms for the 12U Gators Cheerleading

COMMUNITY PROGRAMS: RECREATION STATIONS

JENNA SKAU - RECREATION SPECIALIST | PROGRAMS

Activity/Program	# of Participants	Location
Apple Dipping Sampling Station	7	Food Forest
Play Doh Monsters Station	26	Fairfax Park
Magic Potions Station	10	Ryan Creek Park
Halloween Ceramics Station	13	Oak Creek Park
Baseball Painting Station	TBD	Felkel Field
Slime Station	TBD	John McCants Veterans Park
Boulder Bites Community Program	130+	John McCants Veterans Park









THERAPEUTIC RECREATION

GENEVIEVE SPADA - THERAPEUTIC RECREATION SPECIALIST

Classes and Programs offered		
Program/Class	**Participation**	**Volunteers**
Bowling (Evening)	26	--
Bowling (Morning)	20	1
Pickleball	11	--
Halloween Party	30	--
Inspire Choir	9	--







In October, our Therapeutic Recreation division celebrated Halloween with a party and costume contest. We also brought back pickleball! Participants are learning how to plau pickleball and intentionally move their bodies.

CENTRAL CREEK PARK

REBECCA ALCORN - RECREATION COORDINATOR| CENTRAL CREEK PARK

Central Creek Park Recreation Stations	
Station Name	**# of Participants**
Smoking Cauldron Art	16
Spooky Science	23
Batty Pinecones	4

Central Creek Farmers Market	
Dates	**# of Vendors**
October 7th	31
October 21st	41









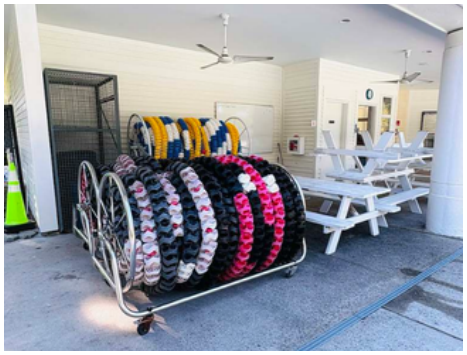
<u>October 21st Halloween Farmers Market:</u> The Central Creek Halloween Farmers Market featured festive activities, including a Halloween scavenger hunt, vendors wearing costumes, and candy giveaways. Guest enjoyed live music, family activities, and a variety of food while supporting local vendors in a not-so-spooky way.

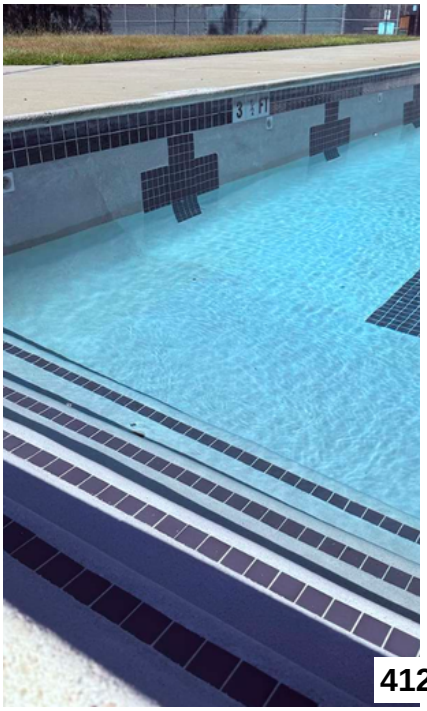
CITY POOL

ALLISON CLAYTON - AQUATICS COORDINATOR - ATHLETICS

- **Three lifeguards reamin on staff and transferred to Athletics for the winter/spring seasons.**
- **Stratford Swim Team: Season wrapped up October 9th.**
- **Cane Bay Swim Team: The City Pool welcome Cane Bay High Scool Swim Team for three days earlier this month while their home pool was under repair.**
- **All furniture has been moved indoors and/or under cover for the winter.**
- **All ladders, hand railings and other hardwards have been removed and are in storage.**
- **Water level has been lowered in preparation for the cover to be installed for winterization.**







GYMNASTICS

BRITTANY LAROCHE - GYMNASTICS MANAGER

Class	2025 Participation	2026 Participation	2026 Waitlist
Mommy & Me	18	27	11
Preschool (3-4)	102	106	63
Beginner Boys & Girls (5-6)	82	73	16
Beginner Girls 6+	131	117	86
Intermediate Girls 6+	44	49	19
Advanced Girls 6+	--	9	--
Boys	9	8	11
Homeschool 5+	--	9	14
Tumbling	14	16	--
Hot Shots (Pre-Team)	19	21	--
Team	87	91	Ongoing
Class Totals	506	526	220

Activity	Schedule/Info	2025 Participation	2026 Participation
Parent's Night Out	2nd Friday of the month	26	--
Monday Playnastics	10 a.m. - 12 p.m. Age 1 - 4	203	192
Wednesday Playnastics	10 a.m. - 12 p.m. Ages 5+	101	74
Open Gym	1st Saturday of the month	Cx'd - Fall Festival	Cx'd - Fall Festival
Birthday Parties	Saturday & Sunday	10	11
Private Lessons	Scheduled	10	23













The City of Goose Creek Gymnastics recently hosted the Glitter & Grips Gymnastics Competition. We are so proud of their hard work, dedication, and all they've accomplished! A special shoutout to our incredible coaches for their continued support, encouragement, and commitment to helping our athletes shine!

ARTS & ENTERTAINMENT

HANNAH MILLER - ARTS & ENTERTAINMENT MANAGER

The Creek Collective	
Program	**# of Participants**
Paint & Plant Workshop	Cx'd due to low registration
Art Journey to Inner Peace Workshop	5
Mixology Class	7
Porch Goose Painting Class	Upcoming
Charcuterie Workshop	Upcoming
Poetry Workship	Upcoming

The Creek Collective: The Creek Collective welcomed the cooler weather with a few fall-themed classes and workshops, including a workshop hosted by Christine Johnson – the artist currently on display in the gallery. The Goose Creek Artist guild will be the new show beginning on November 1st.There were 3 rentals in October.







The Joseph S. Daning Amphitheater: October brought new and repeating programs to The Daning. We concluded the Creekapalooza Concert Series with our final show, Avery Anna. We estimate about 2000 attendees, and we saw travelers from all across the country! The Daning also hosted its first ever comedy/hypnotist show. Bob Lauver entranced the audience for an evening of laughter. Still upcoming this month, SC Music Lessons will take the stage to showcase a variety of singers and musicians for their annual recital. Our very own Therapeutic Recreation Inspire Choir will be showcased. The Daning also supported Fall Festival, Employee Appreciation, and the Goose Creek Trunk or Treat in October.











RENTALS
AIMEE LIEBERT - ADMINISTRATIVE RECREATION SPECIALIST

OCTOBER Rentals	
Location	**Rentals/Parties total**
John McCants Veteran's Park	3
Central Creek Park: Berkeley Pavilion	1
Central Creek Park: Boeing Pavilion	4
Central Creek Park: Eubanks Pavilion	--
Community Center: Multipurpose Room 2	3
Community Center: Basketball Gym Parties	1
Creek Collective	2
Daning Amphitheater	--
Total	**14**

MARKETING
LYZA BOWERS - PROGRAM DIRECTOR

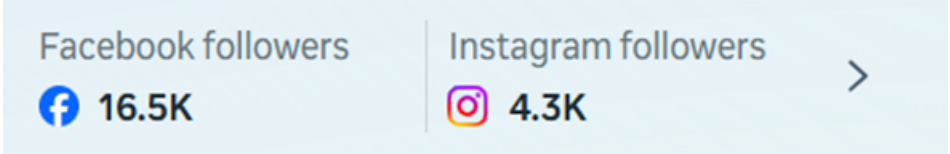
<u>Facebook Events / Marketing</u>: Some of the items Created / Advertised / Discussions Monitored & Posted. Also shared this month were monthly offerings for the community, routine programs, Farmers Markets and event recaps. Several Facebook Events were shared to promote marketing material for activities throughout the year. The highest reaching post was marketing for upcoming events & event applications which reached 25k individuals.







Social Media Insight Data indicates growth of our reach as of October 2026:



Fall Festival









City of Goose Creek 2026 Fall Festival was a huge success as the event continues to grow in both size and offerings. We welcomed a record 128 vendors and sponsors, making this our largest vendor participation to date. Throughout the festival, local performers took the Daning Stage, showcasing the incredible talent within our community. The addition of carnival rides, record vendor participation, interactive family activities, and strong community involvement made this year's festival especially memorable. Even with the challenges brought by the weather, the dedication and teamwork of our staff helped make the event a success.

Dog Costume Contest





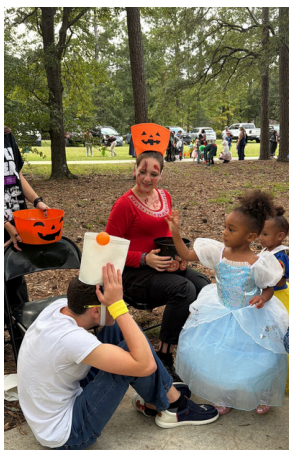


The Dog Costume Contest was a wonderful addition to our Uptown Carnes programming. With 32 registered dogs, creative costumes, and participation from local animal rescues, the event showcased the community's enthusiasm for pet-friendly activities. We look forward to continuing to grow this event in the future. The event featured a DJ, glitter tattoos, appearances by Spider-Man and Elsa, and a themed photo booth for families to capture memories with their pets.

Halloween Carnival





This year's Halloween Carnival included toddler bumper cars, traditional carnival activities, games, a costume contest, activity vendors such as face painting, and a showing of Hocus Pocus on the pickleball court. The Halloween Carnival was a successful community event that provided a safe, welcoming, and festive environment for families.

PARKS AND FACILITY MAINTENANCE

CHRIS BAKO - PARKS DIRECTOR

Accomplishments

- 65 work orders completed for Parks, Facilities and Programs
- Dedication tree in honor of Becky Mosely has been planted at the Rec Center
- Felkel Field scoreboard electrical repairs were completed by Kingston Electric, restoring power to field 6 scoreboard
- Dogwood bleachers have been assembled and installed. New trash receptacles will be placed after concrete pads are poured.
- Stair lighting at the Joseph S Daning Amphitheater has been repaired.
- Branching Out completed limb removal and canopy lifting at the Joseph S Daning Amphitheater.
- Consolidated Electric replaced 28 emergency ballasts at the Recreation Complex.
- Branching Out removed a large tree next to the press box at Dogwood Park and stump has been ground.
- Central Creek Park playground flowerbed irrigation lines have been replaced.
- Landscaping repairs were conducted at the Joseph S Daning Amphitheater on October 3 due to damage that occurred after the September concert.
- Landscaping repairs were conducted at the Joseph S Daning Amphitheater on October 14 due to damage that occurred after Fall Festival.
- Tideland Landscaping installed new mulch at the Goose Creek Recreation Complex and John McCants Veterans Park.
- Installed trellises, Kiwi plants, Muscadine grape vines, and pomegranates at Food Forest
- Water feature basin installed at Food Forest
- Stepping stones installed at Food Forest
- Attended Horticultural meeting with Programs and Christiana Huss from Clemson Cooperative Extension
- Assisted with Fall Fest and final Creekapalooza Concert at the Daning Amphitheater
- Unifirst supplied new, all matching restroom fixtures for Central Creek Park and Felkel Field
- Relocated Swiftie goose to Sunrise Bistro
- Assisted with repair/construction of “Mother Goose”







Upcoming/Ongoing Projects

- Quoting infield skinning for fields five and seven at Felkel Field. Two quotes have been received so far.
- Quoting asphalt removal/renovations between Crowfield Tennis courts. We have received two quotes so far.
- Upgrading picnic tables at Central Creek Park. Picnic tables have been delivered. Assembly is underway.
- Rain-Drop is continuing to work on getting our splash pad features repainted under warranty. A rep conducted a site visit Tues. 4/14 and collected paint samples. The Aqua Shark and Big Kahuna Wave will be replaced. Parts have been ordered for surface features.
- Resurfacing of two tennis courts has been rescheduled to begin October 26.
- Rescheduling work on the center structures at Central Creek through Tiny Town Studios.
- Removal of stained concrete at the Fitness Center. We have had two interested contractors so far. Reached out to four additional contractors for grinding and sealing.
- Dogwood Park Revitalization. Wetland delineation has been completed. Quoting out materials, accessories, playground structures, and construction/renovation.
- The IFB for restroom renovations and press box replacement has been posted. Bids have been submitted. Approval is underway.
- Playground equipment selection is underway.
- IFB for the basketball court has been posted. A pre-bid meeting was held on October 15.
- Carolina Parks and Play is working on several items at Central Creek Park.
- Carolina Parks and Play will be conducting repairs on two zip lines and the We-Go swing once quotes have been approved.
- Quoting out land clearing and soil stabilization at Foster Creek Park.
- Preparing a bid packet for improvements at Creekside Park to include fencing, a picnic shelter, and a basketball half-court.
- Quoting out fencing installation at the fields at Carolyn Lewis School, Foster Creek Park, and Dogwood Park.
- Quoting out installation of new volleyball post sleeves at the Fitness Center.



Be sure to Follow the Flock as we continue to install new Adopt A Goose statues at participating businesses and organizations throughout the city!



RECREATION ENTERPRISE FUND 2026 BUDGETED REVENUES AND EXPENDITURES As of October 26, 2026						
	2025 Budget	2025 Year to Date	2025 %	2026 Budget	2026 Year to Date	2026 %
General Property Taxes	3,426,354.36	1,937,076.84	56.53	3,720,614.00	1,781,416.97	47.88
Pool Revenue	20,300.00	29,061.15	143.16	27,000.00	28,514.50	105.61
Tennis Revenue (*included in CE&P)	*10,000	*30,260.83	*302.61	*25,000.00	*30,300.00	*121.20
Goose Creek Community Center	184,800.00	162,523.17	87.95	185,800.00	154,985.87	83.42
Baseball/Softball Programs	57,000.00	63,167.50	110.82	65,500.00	62,243.38	95.03
Basketball Programs	51,500.00	47,511.75	92.26	48,000.00	58,224.49	121.30
Cheerleading Programs	10,250.00	8,926.25	87.09	9,000.00	9,370.00	104.11
Football Programs	8,500.00	8,977.50	105.62	7,700.00	8,878.12	115.30
Soccer Programs	59,250.00	93,456.50	157.73	88,000.00	110,208.75	125.24
Volleyball Programs	7,000.00	16,783.00	239.76	12,000.00	13,239.25	110.33
Miscellaneous Sports Programs	11,400.00	16,250.00	142.54	12,500.00	11,598.43	92.79
Concessions	11,600.00	8,941.99	77.09	11,600.00	7,961.46	68.63
Community Education & Programs	877,000.00	865,052.42	98.64	965,000.00	982,859.61	101.85
Misc. Special Events	66,000.00	68,480.99	103.76	73,000.00	90,402.00	123.84
State Government Shared Revenue	31,345.00	47,094.02	150.24	31,345.00	27,379.20	87.35
Government Grants	0.00	0.00	0.00	0.00	0.00	0.00
Interest Income	62,735.00	98,464.69	156.95	101,747.00	91,719.97	90.15
Other Charges for Services	76,500.00	57,938.03	75.74	93,500.00	217,114.11	232.21
Other Financing Sources	0.00	0.00	0.00	0.00	0.00	0.00
Miscellaneous Revenues	212,000.00	122,333.34	57.70	125,333.00	95,892.34	76.51
Total Budgeted Revenues	**$5,173,534.36**	**$3,652,039.14**	**70.59%**	**$5,577,639.00**	**$3,752,008.45**	**67.27%**
Administration	873,949.00	779,647.74	89.21	898,810.36	950,641.97	105.77
Maintenance	1,617,206.00	1,361,185.72	84.17	1,738,168.55	1,373,777.70	79.04
Sports Programs	726,901.00	553,063.41	76.09	779,706.37	651,952.34	83.62
Community Center	401,764.00	317,042.66	78.91	443,155.78	234,232.20	52.86
Concession	7,500.00	5,151.51	68.69	13,657.58	2,344.37	17.17
Pool	162,989.00	133,582.28	81.96	165,397.82	128,567.81	77.73
Community Education & Programs	1,326,410.00	1,185,090.10	89.35	1,383,382.57	1,170,366.91	84.60
Special Events	0.00	446.00(-446.00)	0.00	0.00	459.00 (-459.00)	0.00
Departmental	0.00	0.00	0.00	0.00	0.00	0.00
Tennis	17,362.00	9,254.71	53.30	37,362.00	2,355.73	6.31
Total Budgeted Expenditures	**$5,134,081.00**	**$4,344,464.13**	**84.62%**	**$5,459,641.03**	**$4,514,698.03**	**82.69%**
Revenues-Expenditures	**$-692,424.99**			**$-762,689.58**		

DRAFT - Consideration for the approval of the minutes will take place at the next regularly scheduled Recreation Commission Meeting

Goose Creek Recreation Commission Meeting

October 5, 2026

6:00 PM

Present:

- Commission: Jerry Glass, Lynn Greer, Harris Houston, Ryan Agostinelli, Steve Kiser
- Staff: Crystal Reed & Angela Hiott
- Public: Matthew Felkel (pending member)
- Elected Official: None

Call to Order:

- The meeting was called to order at 6:06 p.m. by Chairman Jerry Glass.

General Public comments:

- N/A

Old Business:

- N/A

New Business: Discussion regarding Commemorative Dedication process for Recreation Member Memorial Dedications. Discussion only.

- The Commission discussed establishing a commemorative dedication process to honor members, participants, and other individuals who have made a meaningful contribution to the recreation community. Ideas discussed included creating a **Memorial Garden** or offering **commemorative bricks** as ways to recognize and honor individuals.
- The Commission discussed the need to establish a policy outlining eligibility requirements, the types of dedications that may be considered, and whether individuals or families may purchase a dedication in honor or memory of a loved one.
- Crystal will work on developing a proposal for a commemorative dedication process and policy for further discussion and support by the Commission.

Approval of Previous Minutes:

- Discussion:
  - o Correction on first page of previous minutes—Matthew's "his" daughter.
- Chairman Glass requested a motion to approve the minutes of the August 3, 2026, meeting.
  - o Motion was granted by Commissioner Harris Houston
  - o Motion was seconded by Commissioner Ryan Agostinelli

    All in favor, motion carried.

Financial Reports:

- Discussion:
    - o The Commission reviewed the September financial report. The department is currently at 74% for the third quarter, which is on target and reflects that the department is staying within budget. Overall, the financial outlook remains positive for the remainder of the year. Staff will continue to monitor expenditures closely, particularly with the upcoming holiday season with additional events and programs planned.

- Chairman Glass requested a motion to approve the financial reports for August and September 2026
    - o Motion was granted by Commissioner Steve Kiser / Lynn Greer
    - o Motion was seconded by Commissioner Lynn Greer / Harris Houston

    All in favor, motion carried.

Recreation Director's Report – Crystal Reed

- The Recreation Director encouraged Commissioners to review the department report for a more comprehensive look at current programs, events, and activities.
- The department continues to offer a variety of unique, affordable programs and activities as the Goose Creek community continues to experience significant growth.
- The goal remains to provide quality recreation and entertainment opportunities within the community for residents of all ages.
- The Annual Fall Festival was highlighted as a recent success. Despite the rain, the event continued as planned, and staff did an excellent job coming together and working as a team to make the event successful. The department received very positive feedback from the community, and many residents expressed their appreciation for the event continuing as a "rain or shine" event. The Director shared a story about a parent experiencing homelessness who was able to bring his son to the Fall Festival at no cost and enjoy a fun day together, highlighting the importance of providing accessible recreational opportunities for the entire community.

Athletic Facility Updates:

- The RFQ and bidding process for several facility projects is taking longer than originally anticipated; however, the department is committed to completing the process properly and ensuring the projects are done correctly.
- **Dogwood Park:** Improvements have been made to the gravel and parking lot areas. A new scoreboard has been installed. A contractor has been selected for restroom and press box renovations. Additional improvements include upgrades to the basketball court and plans for a new skate park.
- **Felkel Field:** Restroom renovations have been completed, and new scoreboards have been installed. Planned improvements for 2027 include parking lot improvements, laser grading and skinning the fields to improve drainage and allow for more universal field usage and moving the Field 6 backstop. A contractor is also reviewing a connectivity issue with the new scoreboard on Field 6.
- **Foster Creek Park:** Planning is underway for a BMX track. The proposed project is being planned so that it will not impact the existing soccer fields.

- The Director also provided an update on the **Parking Day event**, which was made possible through grant funding. Button Hall was temporarily closed to traffic to create a more downtown-style atmosphere. The event featured vendors, food trucks, art, live entertainment, and music, providing residents with another opportunity to enjoy a community gathering in Goose Creek.
- The department has also brought on a **Sponsorship and Grant Intern** who will assist with identifying additional sponsorship and grant opportunities. The department hopes to eventually develop this into a full-time position to help increase outside funding and sponsorship opportunities.
- **Looking ahead**: the Director discussed the department's **five-year master plan**, which includes the possibility of a new recreation facility in the Uptown Carnes area as the community continues to grow.

Public Comments:

- N/A

Adjournment:

- Chairman Glass requested a motion to adjourn the meeting at 7:05 p.m.
  - The motion was granted by Commissioner Ryan Agostinelli
  - The motion was seconded by Commissioner Steve Kiser

    All in favor, motion carried.

The next meeting has been scheduled for Monday, November 2, 2026, at 6:00PM

Minutes approved for October 5, 2026, meeting.

DRAFT - Consideration for the approval of the minutes will take place at the next regularly scheduled Cultural Arts Commission Meeting

Cultural Arts Commission Meeting

Monday, October 12, 2026

6:00PM

Present:

- o Commission: Commissioners Libby Roerig, Jamie Bierdz, Kelly Conrad, Shelby Jasewicz-Davidoski, Marsha Hassell, Nilsy Rapalo, and Amy Heckle
- o Elected Officials: Councilmember Gayla McSwain
- o Staff: City Art Director Barb Richardson and Arts & Entertainment Manager Hannah Miller
- o Public: Poet Laureate & community members

Call to Order:

- o The meeting was called to order at 6:00p.m. by Commissioner Roerig.

General Public comments:

- o The Poet Laureate the grand opening of The Assembly and asked if she should prepare an opening poem for the ceremony. The Poet Laureate also discussed the upcoming poetry workshop with Charleston Southern University students on Wednesday, October 28.

Approval of Previous Minutes:

- Commissioner Roerig requested a motion to approve the minutes of the September 14, 2026, meeting.
  - o A name edit was needed on the September 14, 2026, minutes
  - o Motion was granted by Commissioner Conrad
  - o Motion was seconded by Commissioner Bierdz
  - o Discussion:

    All in favor, motion carried pending edit.

Old Business:

- Earth Day 2027
  - o Commission had previously requested an Earth Day event in combination with Boulder Bites. The 2027 Recreation calendar does not have a Boulder Bites that aligns with the original plan.
  - o The Recreation team requested a date change to combine with the Arbor Day Celebration 2027 instead.
  - o Commissioners suggested partnering with Lowes or the Berkeley Electric Co-op to offer tree planting and tree giveaways for the event
  - o Commissioners suggested the involvement of Middle Earth Nursery

- Commissioner Roerig requested a motion to approve the request to combine Cultural Arts Commission Earth Day Celebration with the Arbor Day Celebration proposed for Friday, April 30, 2027
    - o Motion was granted by Commissioner Jasewicz-Davidoski
    - o Motion was seconded by Commissioner Heckle
    - o Discussion:

        All in favor, motion carried pending edit.
- Cultural Arts Commission Business Cards
    - o Arrived and distributed
- Parade
    - o Discussed the difficulty in finding giant balloons. Commissioners Conrad and Hassell shared contacts with the group.
    - o Commissioners suggested doing a balloon display if the inflatable does not work out.

New Business

- Upcoming Commission Term Expirations & Reappointment Process
    - o The following Commissioners have expiring seats in December of 2026 and will need to reapply for Cultural Arts Commission if interested: Chair Roerig, Commissioners Bierdz, Jasewicz-Davidoski, and Hassell
- Criteria for Adopting "Mini" Goose Statues
    - o Commissioners workshopped criteria for businesses to adopt miniature goose statues. Suggestions included the business size or number of employees being a factor, non-profits, an adopt-a-park initiative, and that large business must adopt a large goose before moving onto mini geese.
    - o Hannah will draft up suggestions based on these workshopped ideas and present at the next meeting.
- Updates/Recommendations from The Commission
    - o Parking Day- Commissioners gave feedback on the Parking Day Event in September. The response was positive, and the Commission would like to see this event return in the future.
    - o Commissioners discussed combining Parking Day with events like National Night Out. Commissioners discussed National Night out, the purpose, and the successes of the 2026 event.
    - o Commissioners discussed adding a touch-a-truck event to the Button Hal/Etiwan area.
- Touring the Assembly
    - o Commissioner Conrad requested a tour of The Assembly before the grand opening in January. Commissioners discussed interest and availability. Hannah will coordinate a tour following the regularly scheduled November meeting.

Art Director's Report – Barbara Richardson:

- Adopt A Goose Updates
    - o The goose at Howe Hall AIMS was installed, which was the 68th installation.

- There will be 9 additional geese ready for install in the upcoming weeks.
- The updated goose for Ye Old Fashioned Ice Cream is ready for clear coating.
- The Taylor Swift Goose has been temporarily placed at Sunrise Bistro. Art Director,
- Barb, called for positivity on social media surrounding the goose install.
  Art Director, Barb, spoke about the artist working on the goose for Bayer Heritage. While this artist was hired by the business, she wants to work within the Goose Creek Arts Movement for future projects.

- Assembly
  - Art Director, Barb, shared information on the incoming art installation at The Assembly.

Arts & Entertainment Report – Hannah Miller:

- Upcoming Programming

  - Farmers Markets at Central Creek Park – every 1st and 3rd Wednesday
  - Mixology Class this Friday
  - Concert 4 this Saturday – Commissioners will not have a table
  - Porch Goose Painting Class on 10/22
  - Halloween Carnival at Central Creek Park on 10/24
  - Poetry Workshop with Charleston Southern University on 10/28
  - Halloween Charcuterie Workshop on 10/30
  - SC Music Lessons Recital at The Daning on 10/30
  - 2000's Glow Listening Party at The Daning on 11/06
  - Goose Creek's Great Talent on 11/07- call for applicants, Commissioners will share with their contacts
  - The annual Christmas Card Competition is open. Commissioners will vote on a card once submissions close.

Adjournment:

- Chairman Roerig requested a motion to adjourn the meeting at 6:40p.m.
  - The motion was granted by Commissioner Bierdz
  - The motion was seconded by Commissioner Rapalo
    - All in favor, motion carried.

The next meeting has been scheduled for November 09, 2026, at 6:00PM