



# GEORGETOWN COUNTY

Land Use Element

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## **Acknowledgements**

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## Introduction

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Georgetown County is one of the most livable and diverse counties in South Carolina with a wide variety of natural features, thriving communities and cultural riches. With a population of 62,992 and encompassing over 800 square miles, the county's development patterns range from the neighborhoods and urbanized development of the Waccamaw Neck to primarily agricultural and conservation uses in the mainland, interspersed with a wide variety of natural features such as rivers, wetlands, estuaries and over 60 miles of Atlantic Ocean coastline. In recent history, the county has experienced steady growth, not yet to the extremes of its neighbors to the north along the Grand Strand, yet sufficient to escalate property values and create scarcity of workforce housing. Potential and projected growth places Georgetown County at a critical juncture where a prosperous future requires a balanced and nuanced approach to land use planning to ensure compatible development, preservation of unique places and cultural centers, conservation and preservation of unique natural resources, and a deliberate approach to ensuring housing opportunities for all residents.

Georgetown County has had zoning since 1974 and adopted its first county-wide land use plan in 1976. Subdivision regulations were added in 1981, and a substantial update to the land use plan was completed in 1985 to address growth pressures on the Waccamaw Neck. In response to South Carolina's 1994 Planning Enabling Act, Georgetown County expanded the scope and substance of the plan in a 1999 update. In 2007, the county completed a holistic update to the plan; and subsequently each element was individually reviewed and updated starting in 2015, including a 2015 update to the Land Use Element.

Since 2015, Georgetown County has taken a systematic approach to updating individually the required elements of the comprehensive plan. The following elements are updated and adopted.

- Cultural Resources (2021)
- Housing (2022)
- Transportation (2023)
- Economic Development (2023)
- Community Facilities (2023)
- Resiliency (2023)

Updates to the Natural Resources, and Population elements are ongoing. The BOUDREAUX team recommends the county return to a holistic approach of updating all required comprehensive plan elements simultaneously in 2025 or 2026.

At the core of the Comprehensive Plan, the Land Use Element serves as the foundation for the use and development of land within Georgetown County's planning jurisdiction. The Land Use Element and Future Land Use Map (FLUM) serve as a crucial compass, navigating the intricate challenges posed by regional growth pressures, while maintaining the unique character of established communities and the critical role affordable housing and housing choice play in a prosperous future for the county. With a focus on the preservation of distinctive natural resources and communities and the coordination of infrastructure and development, this element and the

FLUM encapsulate the collective land use vision of the community. Shaped by extensive public input, the land use vision and recommendations stand poised to guide future development through a tailored approach to land use, ensuring the safeguarding of character and culture while propelling the county towards a prosperous future.

This Land Use Element update is focused on aligning the land use decisions with the current and projected growth and development throughout all of Georgetown County. While other elements are updated or will be updated (data and recommendations), modernizing the land use element and future land use map and, thereby, the land use and zoning ordinances are most critical to ensuring the county's vision, guiding principles and goals continue to shape the future of the county, creating a unified, intentional focus for managing future land use and growth.

While the Housing Element was updated in 2022, the county wanted a specific focus on affordable housing relative to land use policies. This Land Use Element update provides an analysis of existing conditions and recommends priority focus areas for the development of affordable, attainable and workforce housing. These focus areas align with the land use vision and guiding principles.

The recommendations, priority investments and future land use map lay the groundwork for improvements to local land use tools, such as zoning and development regulations, while providing a foundation and framework for future land use decisions and policies. This Land Use Element sets the stage for forward-looking planning, deeply rooted in the context of Georgetown County's unique character, rich natural resources and aspirations for the future.

The Land Use Element addresses the development characteristics of the land. It considers existing and future land use by categories including residential, commercial, industrial, agricultural, forestry, mining, public and quasi-public, recreation, parks, open space, and vacant or undeveloped land.

Note: The local government must adopt the land use element before adopting a zoning ordinance. S.C. Code § 6-29-720 (A).

## Land Use Vision

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A vision statement plays a pivotal role in guiding the Land Use Element by providing a clear and aspirational picture of the county's future. It serves as a foundational declaration that articulates the collective values, goals, and aspirations of the community regarding land use and development. Derived from public input, the following vision statement is a guide to ensure land use strategies align with the unique character, needs, and priorities of the community.

*Georgetown County is a diverse and resilient eco-system of healthy coastal and river environments, fertile agricultural and forests lands, precious natural resources, unique cultural and historic resources, and established communities, neighborhoods and local businesses and industry.*

*Georgetown County is an exemplar of planning with infrastructure and development that sustains, protects and restores this diverse eco-system while providing opportunities for economic development and prosperity for all residents.*

*This growth and development reflect quality design, the unique character of the Pee Dee and the Low Country as well as a county-wide ethic to ensure the land is sustained for generations to come.*

This vision for land use sets the course for the guiding principles outlined in this element and charts the trajectory for future land use policies.



## Community Engagement

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Public participation was a cornerstone of the Land Use Element update. Public engagement activities were intentionally distributed throughout the county, and in multiple phases of the process. A detailed description of these activities can be found in Appendix A of this document.



\*Survey initiated by Georgetown County Staff as a precursor to development of the Land Use Element

## Land Use Survey

As a precursor to this Land Use Element planning process, the Georgetown County Planning Department conducted a comprehensive land use survey from November 15, 2021, to January 19, 2022, receiving 1,852 responses predominantly through online platforms. The purpose of the survey was to gather insights on residents' perspectives regarding the best use of land in their community and the county, serving as a foundation for the Land Use Element in the Comprehensive Plan.

The survey covered diverse topics, including residents' concerns, preferences for development types, and demographic information. Respondents emphasized the importance of natural resources, with 96.03% considering them crucial. The results also underscored a strong emphasis on protecting natural resources, sustainable development, and addressing infrastructure needs.

## Public Open Houses

To facilitate substantive public input, three public open houses were hosted at three locations throughout the County in sequential evenings:

- Howard Auditorium in the City of Georgetown (September 5, 2023),
- Murrells Inlet Community Center (September 6, 2023), and
- Choppee Recreation Center at Northwest Regional Park (September 7, 2023).



*Murrells Inlet Open House*

These interactive open houses provided a platform for the local community to voice their opinions, ideas, and concerns regarding the future of land use in Georgetown County.

During each evening open house, participants were encouraged to give feedback on six primary questions or activities:

1. What is your vision for the future of land use in Georgetown County?
2. What goals should Georgetown County pursue in the Land Use Element update?
3. Relevance of 2015 Land Use Element goals,
4. Goals participants would like to see included in the Land Use Element update,
5. Visual preferences for single-family, multi-family, and commercial or mixed-use development,
6. How can the county be more proactive with affordable housing, and
7. What locations are appropriate for new residential, new commercial, and conservation or open space (interactive mapping activity).

Over 300 individuals attended the public meetings over the three-day workshop, and the activities collected over 1,770 individual points of data cumulatively from open house activities.

*Top 5 Themes from Open House Comments*

1. Preservation of community character and promotion of compatible development
2. Preservation of natural resources
3. Coordinating between development and infrastructure and promoting responsible development
4. Pursuing housing choice, and affordable and workforce housing
5. Creating walkable and bikeable communities

**Stakeholder Focus Groups**

In addition to the public open houses, the September 2023 workshop included five focus group meetings with a variety of local stakeholders. These meetings included representatives from neighborhoods, HOAs, Keep It Green, real estate developers, affordable housing providers, major employers, environmental and conservation groups, utility providers, emergency response organizations and representatives from the small business community.

The discussion in these focus groups focused on the unique characteristics of Georgetown County, priorities for inclusion in the Land Use Element, and affordable housing.

*Themes from Stakeholder Group Input*

- Environmental Preservation and Conservation
- Community Identity and Character
- Affordable and Workforce Housing
- Coordination of Development and Infrastructure
- Regulations and Implementation of the Comprehensive Plan
- Community Engagement and Education



*Planning Commission worksession during the September 2023 Public Workshop*

## County Council and Planning Commission Input

In addition to open houses and stakeholder groups, two meetings were designated to obtain input from elected and appointed officials. Both meetings were open to the public.

In addition to stakeholder group meetings conducted during the September 2023 workshop, a Planning Commission worksession meeting was held on September 6, 2023 to discuss the commission's issues and priorities in the initial stages of the Land Use Element process. The Planning Commission's Land Use Element priorities included:

- Ensuring new development is compatible with traditional land use and development patterns,
- Managing pressures for increased density on the Waccamaw Neck,
- Preservation and conservation of natural resources and open space,
- The importance of housing choice to promote longevity of residents,
- The importance of housing affordability in maintaining a local workforce,
- Ensuring an economically prosperous future for the county by facilitating business development, and
- Accommodating future needs of recreational opportunities and community facilities.

Additionally, a joint worksession of County Council and Planning Commission was held on November 13, 2023. The meeting included an update of the process and input received, as well as preliminary land use and policy concepts to be included in the Land Use Element.

## Additional Opportunities for Public Input

Following the September open houses, Georgetown County Planning Department staff embarked on a series of "public roadshow" meetings to gain additional input in locations throughout the county. These meetings were conducted with the same information available in the September 5-7 open houses, and were conducted on the following dates and in the following locations:

- September 15, 2023 in Choppee,
- October 5, 2023 in Parkersville, and
- November 9, 2023 in Pleasant Hill.

Two additional public open houses were held on December 13, 2023 at the Waccamaw Branch Library in Pawleys Island, and Howard Auditorium in the City of Georgetown. These meetings provided initial drafts of the land use concepts, maps, and policies associated with this Land Use Element, and included interactive opportunities to provide feedback. Approximately 50 individuals attended.

As an alternative opportunity for interested community members unable to attend the open houses, a brown bag virtual lunch presentation was held on January 10, 2024 and attended by 30 individuals. This presentation was also recorded and made available on the county's

Comprehensive Plan web page. Planning Department staff also presented an update to interested residents on January 25, 2024 in Plantersville.

Throughout the process of creating the Land Use Element, county staff established a dedicated webpage and email to provide information and receive comments. The web page included the presentations, interactive boards, and maps used in each open house or meeting throughout the process. Likewise, the Land Use Element update web page included an online form, through which additional comments could be submitted. Over 40 additional comments were submitted via email or through the web form. The primary themes from emailed comments closely echoed those of public open house attendees, further reinforcing these themes

### Guiding Principles

Throughout the public engagement process, six primary guiding principles emerged. These principles were used to inform the land use recommendations and implementation strategies included in this element.



*The **diversity** of Georgetown County must be recognized, celebrated, and preserved with land use policies and strategies.*



***Natural resources are sacred** and of utmost importance to county residents.*



***Compatible development and redevelopment** are critical, particularly with increasingly limited development opportunities on the Waccamaw Neck*



*A prosperous economic future is dependent on a **local workforce** and the availability of **affordable and workforce housing** to support local employment*



***Infrastructure and development** must be coordinated*



***Design matters**, and is a significant factor in ensuring compatible development*

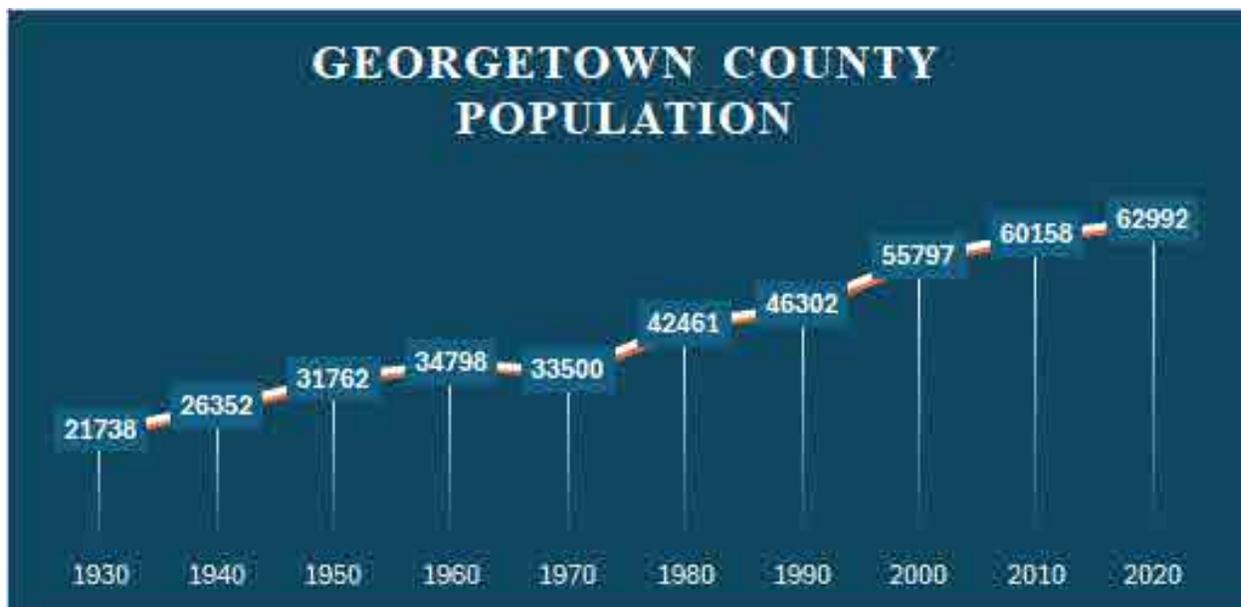


## Inventory and Analysis

The recognition and analysis of existing conditions is vital to the land use planning process. This entailed an analysis of other elements of the Georgetown County Comprehensive Plan, which provided foundational information on population and housing trends, transportation, infrastructure, community facilities, economic development, cultural resources, and resiliency. Additionally, through geographic information systems (GIS) data analysis, this section outlines major driving factors for land use such as infrastructure and natural features. Building upon this information, factors such as wetlands, floodplain, projected sea level rise, proximity to infrastructure, and proximity to complimentary uses were used to determine the general suitability of lands throughout the county for development or conservation.. This holistic evaluation of other plan elements is integral to understanding the county's landscape.

### Population and Housing Trends

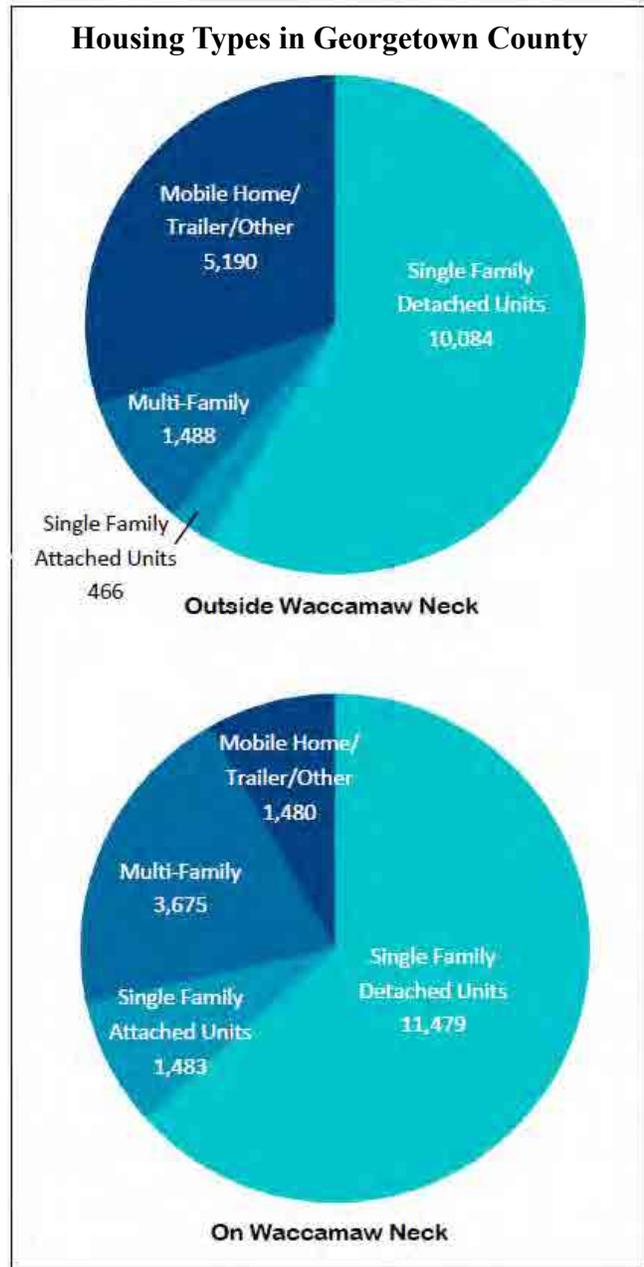
Georgetown County has undergone substantial population growth over the past two decades, with the 2020 Census reporting a population of 62,992. The Comprehensive Plan's Population Element highlights this steady growth, noting a population of 55,797 in 2000 and 60,158 in 2010. As described in more detail in the Population Element, Georgetown County's growth rate surpassed that of the State of South Carolina. The Waccamaw Neck has been a focal point for this growth, although the City of Georgetown (located outside of the land use regulatory jurisdiction of Georgetown County) still constitutes an estimated 14 percent of the overall population. Despite this growth, the county's population density remains notably lower than neighboring Horry, Charleston, and Berkeley counties. Additionally, there has been a noteworthy increase in residents aged 65 and older, accompanied by a decline in the population aged 20 years and under, reflecting evolving demographic trends in Georgetown County.



Source: *Georgetown County Population Element, U.S. Census Bureau*

Georgetown County's housing landscape is detailed in Housing Element of the Comprehensive Plan. Of the county's 35,345 housing units (as of 2019), single-family detached units dominate the housing stock at 61 percent, comprising 21,563 units, while attached and multi-family units account for 7,112, and mobile homes constitute 6,670. The majority of homes were constructed between 1940 and 1989, with 5,462 new housing units built in the last decade, representing 15.5 percent of the total housing. Notably, the average household size has decreased from 3.1 to 2.37 persons since 1980, indicative of a demand for smaller housing units.

Furthermore, the Housing Element details challenges faced by Georgetown County regarding affordability, particularly for the working class, which is discussed in more detail later in this chapter. The Coastal Carolinas Association of REALTORS reported a median sales price of \$365,000 for a single-family home in August 2023. Meanwhile, the county's Housing Needs Assessment compiled by Bowen National Research documents an average monthly rent of \$1,100. With a county-wide median household income of \$48,456 and 26.9 percent of households earning less than \$25,000, affordability is a pressing concern. This challenge underscores the need for strategic initiatives to address housing affordability and ensure a balanced and inclusive housing market in Georgetown County.



Source: Georgetown County Housing Element

## Relationship to Adopted Plan Elements

In a distinctive approach to updating the Comprehensive Plan, Georgetown County systematically updates each element individually. This strategy allows for examination and refinement as each element is created or updated.

However, ensuring that each element harmoniously contributes to the overarching vision of Georgetown County is critical to the success throughout this segmented process. Recognizing the interdependence of each element, the Land Use Element plays a pivotal role by integrating essential insights, data, and policy from other adopted components of the Comprehensive Plan. Likewise, this Land Use Element update will inform updates to other elements for consistency and effective implementation. This collaborative approach is fundamental, aiming to forge a unified direction for the future of Georgetown County. The following provides a brief summary of the relationship of other elements of the Comprehensive Plan to the Land Use Element.

## Natural Resources

The Natural Resources Element plays a crucial role in tandem with the Land Use Element, requiring a relationship that influences sustainable development of the region through a holistic approach. The Natural Resources Element sets forth explicit goals and strategies aimed at protecting and enhancing the county's natural assets, including wetlands, watersheds, flood plains, habitats, and agricultural lands. Natural Resource element priorities include:

- Prioritizing natural resource preservation and balanced growth,
- The relationship between economic stability and the county's unique resources,
- Sustainable practices to maintain ecological integrity, and
- Finding an equilibrium between development and the environment.



*Example of balancing Georgetown County's unique natural environment with development, incorporating an established live oak in new development*

## Transportation

The interconnectivity of transportation and land use decisions are also critical for the future of Georgetown County. The Transportation Element details future road improvements, safety improvements, transit needs, and bicycle and pedestrian projects as part of the county's transportation network. The county's Transportation Element outlines five pivotal goals that impact land use and development:

- Ensuring transportation infrastructure is addressed with development,
- Creating an inviting bicycle and pedestrian network,
- Supporting complete streets,
- Coordinating with partner agencies for long term maintenance, and
- Coordinating with transit providers to increase ridership.



*Example of the existing bicycle and pedestrian network in Georgetown County, the Waccamaw Neck Bikeway (Source: South Carolina Trails)*

## Economic Development

A balanced economy is critical for the future of Georgetown County. Georgetown County's Economic Development Element Plan outlines impactful goals and strategies, designed to provide long-term economic stability for the County which must dovetail with land use policy. The Economic Development Element specifically focuses on:

- Continued development of industrial product,
- Redevelopment of the Georgetown Port,
- Workforce housing to support local workers,
- Workforce development,
- Comprehensive marketing, and
- Small business engagement.



*The future of the Georgetown Port can be a cornerstone for future economic development. (Source: Georgetown County Economic Development)*

## Community Facilities

The Community Facilities Element goals and objectives are strategically designed to improve the overall well-being and functionality for county residents. This element places a strong emphasis on providing and supporting facilities for county government functions and recreation. Key objectives include, fostering cross-departmental coordination, enhancing online capabilities, promoting walkability, promoting county-wide availability of recreational opportunities, and ensuring equitable access to public facilities, particularly within public safety services. Community Facilities goals supported through the Land Use Element include:



*8 Oaks Park is an example of a regional recreation facility serving the mainland portion of the county.*

- Provide and support facilities to serve the public,
- Promote equitable provision of facilities across the county,
- Explore funding sources for infrastructure and facilities,
- Coordinate the provision of utilities in Georgetown County,
- Support measures for clean water and collection of waste through environmentally responsible practices,
- Coordinate with educational providers regarding facilities and future plans,
- Improve and maintain the quality of parks and recreational opportunities,
- Coordinate capital improvement planning and future land use planning.

## Housing

The Housing Element of Georgetown County's Comprehensive Plan must align with the Land Use Element to form a comprehensive strategy.

Emphasizing "housing for all," the Housing Element underscores the importance of providing diverse housing types and quantities for the present and future populations.

Additionally, the focus on "affordable and workforce housing" finds support in the Land Use Element through evaluating tools such as regulatory incentives and incentive-based zoning. A detailed analysis of promoting affordability and housing for all is provided later in this chapter starting on page 28. The Housing goals of the Comprehensive Plan supported in this element include:



*Attached residential units, such as townhomes, provide an opportunity for home ownership, often at lower price points than detached single-family residences.*

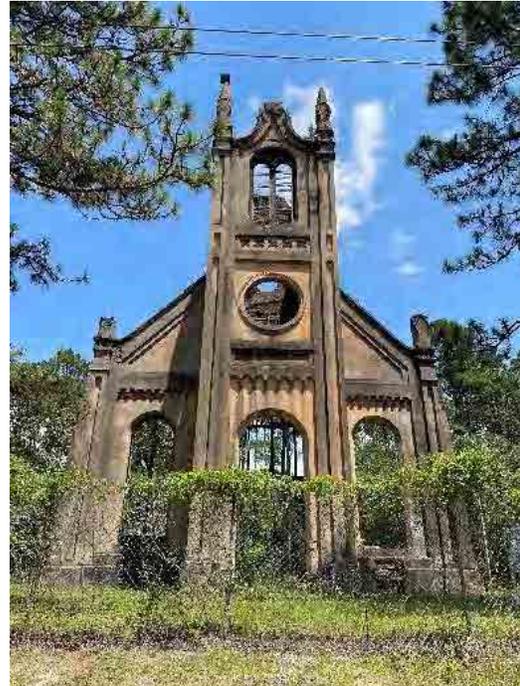
- Providing adequate housing types to support the future population,
- Enhancing home ownership,
- Promoting affordable housing throughout the county,
- Pursuing workforce housing,
- Encouraging stable communities with high quality of life standards,
- Encouraging appropriate housing development with consideration of rural parts of the county,
- Addressing substandard housing, and
- Increasing housing options for all residents.

The chart in Appendix D of this document details how specific Housing Element goals and objectives are supported by the Land Use.

## Cultural Resources

Georgetown County demonstrates a dedicated commitment to preserving its historical and scenic assets, as outlined in the Cultural Resource Element of the Comprehensive Plan. The element details the county's past, recognizes the unique places throughout the county, and their importance in carrying community character and identity into the future. Cultural Resource goals supported by the Land Use Element include:

- Identifying buildings, structures, sites and resources that contribute to the county's history,
- Developing policies that encourage preservation of historic and scenic resources, and
- Enhancing public awareness of the county's history and scenic resources.



*Example of a Georgetown County historic site, Prince Frederick's Chapel near Plantersville*

## Resiliency

The Resiliency Element of the Georgetown County's Comprehensive Plan outlines a forward-thinking and multifaceted approach to reducing vulnerabilities of all kinds throughout the county. The element acknowledges the need for Georgetown County to incorporate resilience efforts into not only emergency management practices, but also development decisions. Key recommendations from this element to promote resiliency through coordination with this Land Use element include:

- Improving collaboration amongst community partners,
- Prioritizing protection of socially vulnerable populations in disaster planning,
- Considering a holistic approach in developing resilience projects, plans, and policies,
- Examining economic resilience,
- Enhancing natural resilience through responsible land use and preservation,
- Assessing existing evacuation plans for highly developed areas,
- Identifying vulnerable infrastructure, and
- Promoting sustainable urban development.

## Critical Needs

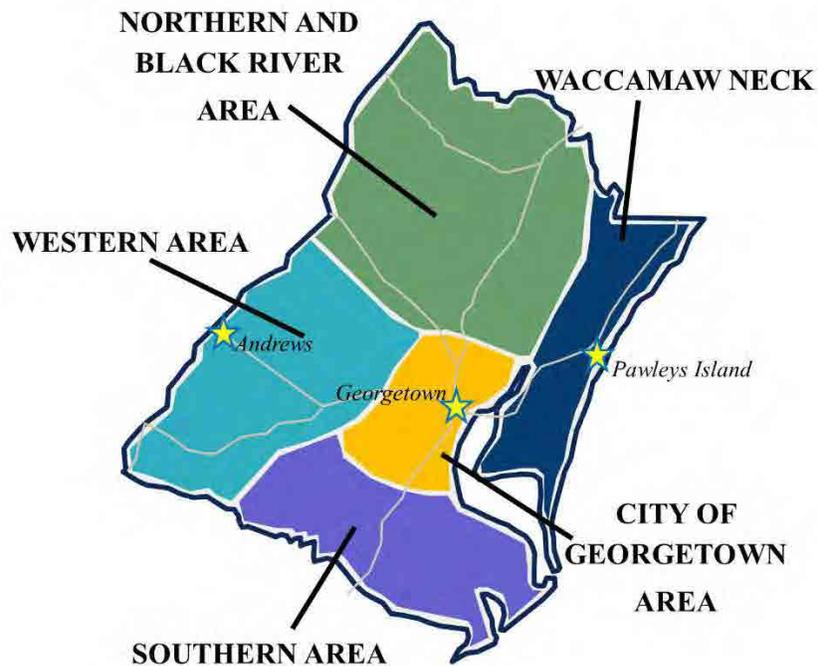
Building from the foundation provided by individual Comprehensive Plan Elements and public information received as part of this process, this section takes a deeper look at critical needs evaluated in this Land Use Element. Those needs include recognizing and honoring established development patterns, affordable, attainable and workforce housing, conservation of natural resources, infrastructure and community facilities, suitability analysis, and plan implementation. The discussion on plan implementation underscores practical steps to actively realize the land use vision and the future of Georgetown County.

## Recognizing and Honoring Established Development Patterns

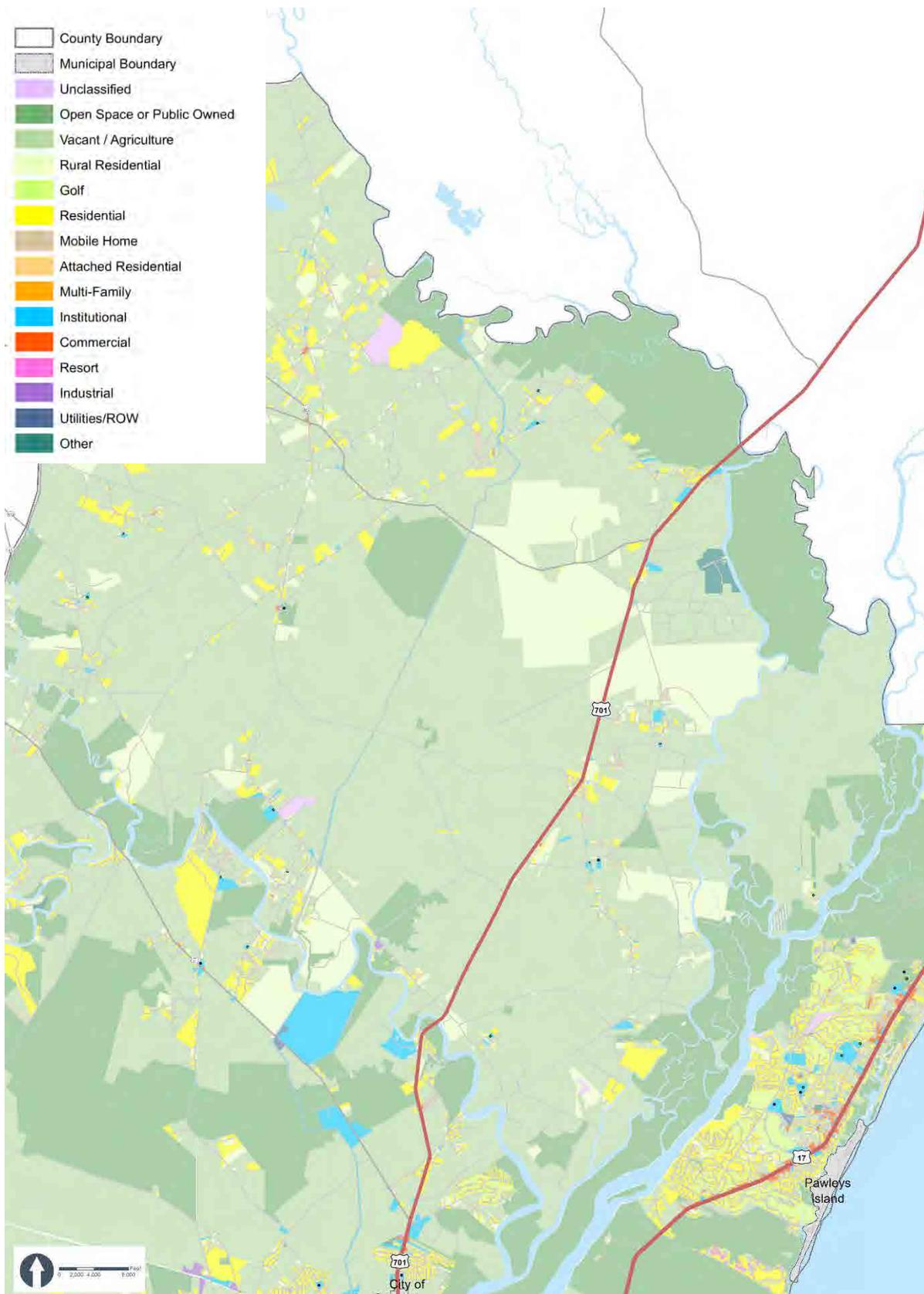
Acknowledging the diverse geography and established development patterns of Georgetown County is essential for effective land use planning. The county is enriched with distinctive communities, each boasting its own development characteristics. Throughout the public input process, it was clear that merely recognizing these communities was insufficient; but rather, it was imperative to establish comprehensive land use policies that would fortify, safeguard, and enhance the existing places within the county.

Five distinct areas of Georgetown County were analyzed with regard to current land uses and trends: the Northern Area and Black River, the Western Area, the Southern Area, the City of Georgetown Area, and the Waccamaw Neck. This examination aimed to identify trends and issues specific to each region, encompassing aspects such as existing land use patterns, parcel density, and noteworthy natural features. This holistic approach ensures that our land use planning is tailored to the unique needs and characteristics of each area within Georgetown County.

The following graphics describe the primary trends and issues in each area.



*Northern and Black River Area Existing Land Use*



## Northern and Black River Area



*Prince Frederick Chapel, Plantersville*

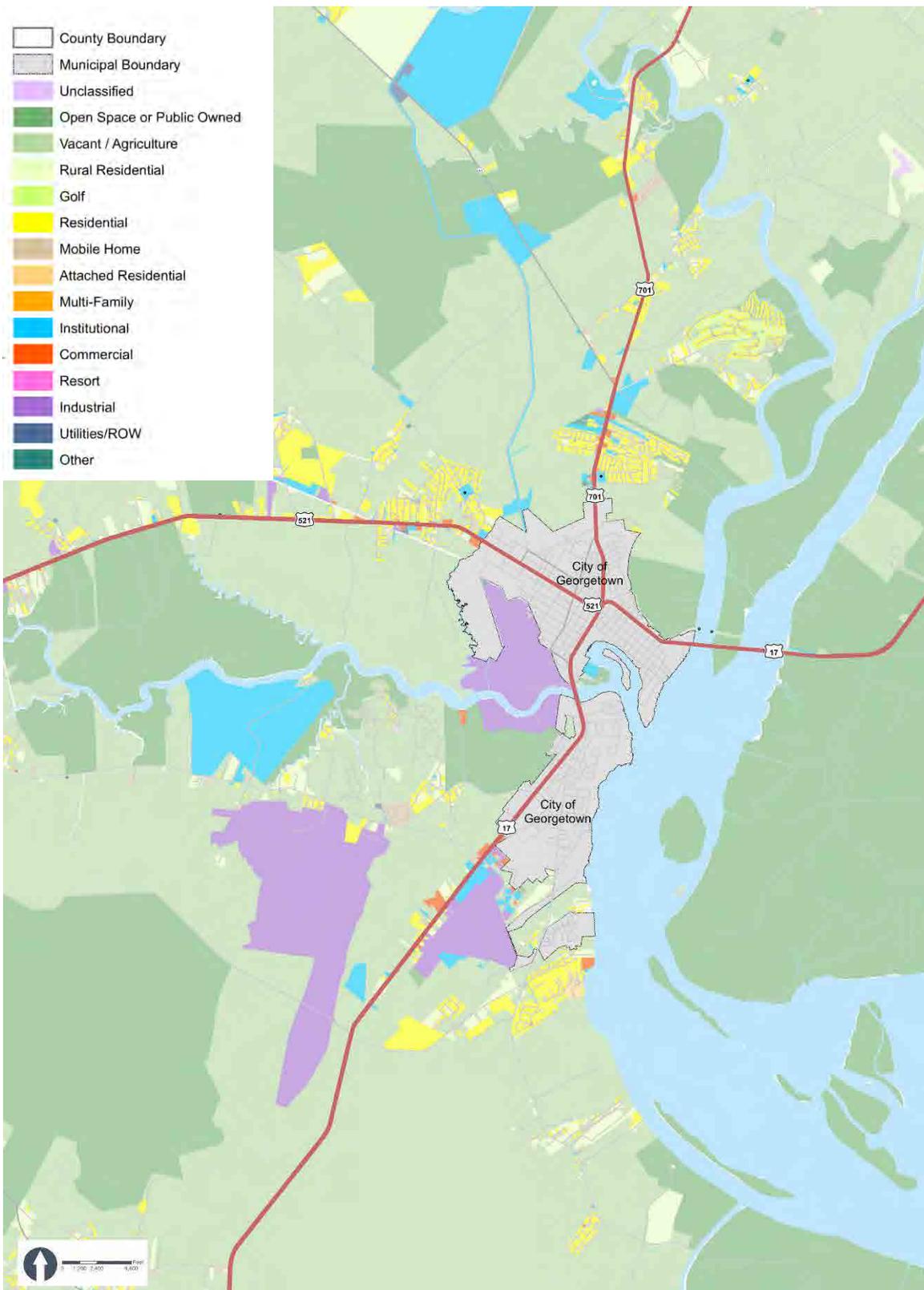


*Black River*

### Trends and Issues

- Mostly agricultural and timberland with some rural development
- Major land uses
  - Rural Residential
  - Open Space
  - Single Family Residential
- Large land holdings including timber and rice plantations.
- Future parts of Black River State Park
- Rural villages including Plantersville and Choppee
- Average Single Family Residential Parcel Size is 4.9 acres
- Growth pressure extending south along US 701 from Horry County. Yauhannah Landing, a new subdivision just south of the Great Pee Dee River and the county line is indicative of potential for residential. Lots in this subdivision are roughly 100 x 200 feet or 20,000 square feet in size.
- Utilities
  - Some sewer infrastructure along US 701 and in Choppee
  - Water lines along major corridors
- Water and sewer capacity limitations due to size of lines and restrictions on growth due to funds used to construct.

*City of Georgetown Area Existing Land Use*



## City of Georgetown Area



*Housing on the periphery of the City of Georgetown*



*Georgetown Port Property*

### Trends and Issues

- Comparatively diverse land use makeup including residential subdivisions, commercial uses and industrial land uses
- Major land uses
  - Rural residential and Open Space
  - Industrial, Institutional, or Commercial (16% of land area)
  - Single family residential (8% of land area)
- Average Single Family Residential Parcel Size is .58 acres (inclusive of undeveloped parcels zoned for single-family residential)
- Some residential growth pressure and potential, especially along the US 701 Corridor north and south of the City of Georgetown and on the west side of City near Brick Chimney Road and US 521 towards Andrews
- Potential for residential and industrial growth along Pennyroyal Road south of the City
- Industrial development on Pennyroyal Road and Georgetown Airport are key features
- Utilities
  - Major corridors are served by water and sewer infrastructure
  - City of Georgetown, Georgetown County Water and Sewer District and the Rural Community Water District of Georgetown County are primary providers in this area
  - A new waterline is planned along Brick Chimney Road Extension to Black River

*Waccamaw Neck Existing Land Use*



## Waccamaw Neck Area



*Mixed use building on the Waccamaw Neck*



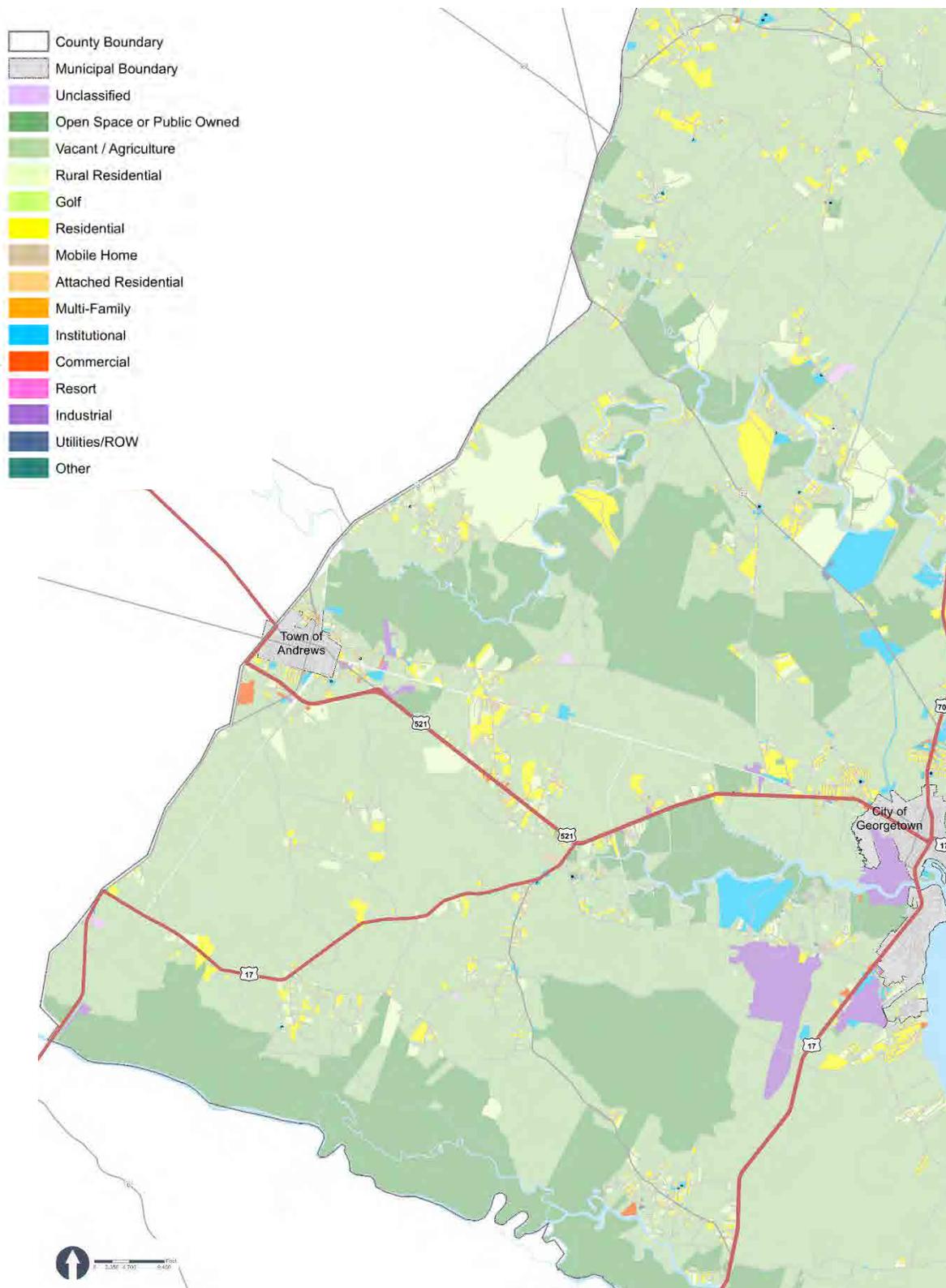
*Residential development*

### Trends and Issues

- Large tracts of conserved open space with a mix of residential and non-residential uses
- Highway oriented commercial uses along US 17
- Many large planned developments
- Average Single Family Residential Parcel Size is 0.51 acres\*
- Mostly built out with a high demand for available remaining land and increasing pressure for redevelopment
- Major concerns by residents over environmental impacts of new development, maintaining community character and the threat of gentrification with new development or redevelopment.

\*acreage inclusive of all residential parcels, including large undeveloped tracts zoned for residential development in planned developments

*Western Area Existing Land Use*



## Western Area



*Industrial building in the Georgetown County Business Center*

### Trends and Issues

- Large tracts of conserved open space with a mix of residential and non-residential uses
- Pockets of residential, commercial, and industrial development are clustered along major transportation routes
- Average Single Family Residential Parcel Size is 2.37 acres
- Concerns regarding the potential conversion of agricultural and forestry uses over time, and recent trends toward solar farm development in the area



*Example of rural residential in the Western Area*

*Southern Area Existing Land Use*



## Southern Area



*Tom Yawkey Wildlife Center*

### Trends and Issues

- Predominantly low density residential and undeveloped land
- 55% Open Space
- 43% Rural Residential
- Average Single Family Residential Parcel Size 2.18 acres
- Sea level rise should be taken into account during development design and approval



*Example of residential uses in the Southern Area*

## Affordable, Attainable, and Workforce Housing

Georgetown County stands at a critical juncture where the pressing need for affordable housing intersects with the imperative of supporting local residents and facilitating economic development. Affordability emerged as a key theme through the public participation process and review of the goals and objectives of the Housing Element, reflecting the collective concern for ensuring that the county remains an inclusive and accessible community for all. The resonance of this concern was further validated through discussions with major employers, who emphasized the indispensable role of affordable housing in sustaining a vibrant local workforce and, consequently, economic growth.

The growing demand for affordable housing is underscored by the projected employment growth across service and manufacturing industries. To meet the needs of the workforce, it is imperative that housing options are not only available but also priced within reach of those who contribute to the county's economic vitality. According to the needs assessment conducted for Georgetown County by Bowen National Research, 670 rental units and 2,203 for sale homes will be needed by 2025 to support local jobs. This emphasis on affordability is particularly vital for essential workers, including teachers, public safety professionals, and healthcare workers, who, on average, earn at or below 60% of the Area Median Income (AMI) for Georgetown County. Enabling essential workers to reside within the communities they serve not only enhances the quality of life but also strengthens community bonds.

Additionally, Georgetown County faces the challenge of an aging population that desires to age in place, necessitating more services and adequate housing stock. The limited or fixed incomes of aging populations intensify the issue of inadequate housing options within the county. To

### Affordable Housing Definitions

Affordable Housing - (Section 4 of the S.C. Priority Investment Act)

1. For sale units: Housing in which mortgage, amortization, taxes, insurance and condominium or association fee, if any, constitute no more than 28 percent of the annual household income for a household earning no more than 80 percent of the area median income, by household size; or
2. Housing for which the rent and utilities constitute no more than 30 percent of the annual household income for a household earning no more than 80 percent of the median income, by household size.

Attainable Housing - accessible to individuals earning at or below 120% of the area median income by household size.

Workforce Housing - rent or mortgage and utilities constitute no more than 30 percent of the annual household income for a household earning within a range of 60% - 120% of the area median income, by household size.

Deeply Affordable Housing - rent or mortgage and utilities constitute no more than 30 percent of the annual household income for a household earning within a range of less than 40% of the area median income, by household size.

address these critical issues, strategies include assuring land entitlements that allow for density flexibility to increase production, encouraging policies and partnerships that incentivize affordability in new housing developments, and creating programs supporting the rehabilitation of affordable inadequate housing stock. These measures collectively contribute to addressing the immediate demand for affordable housing while also ensuring the long-term sustainability and inclusivity of Georgetown County.

The importance of location in planning for affordable, attainable, and workforce housing cannot be overstated. Strategic siting not only influences the success and sustainability of housing initiatives but also profoundly impacts the quality of life for residents. A strategically located development contributes to the economic mobility of its inhabitants by ensuring proximity to jobs, services, and cultural amenities. Recognizing this, the following matrix and associated map evaluate the potential for success in providing affordable housing in areas throughout Georgetown County.

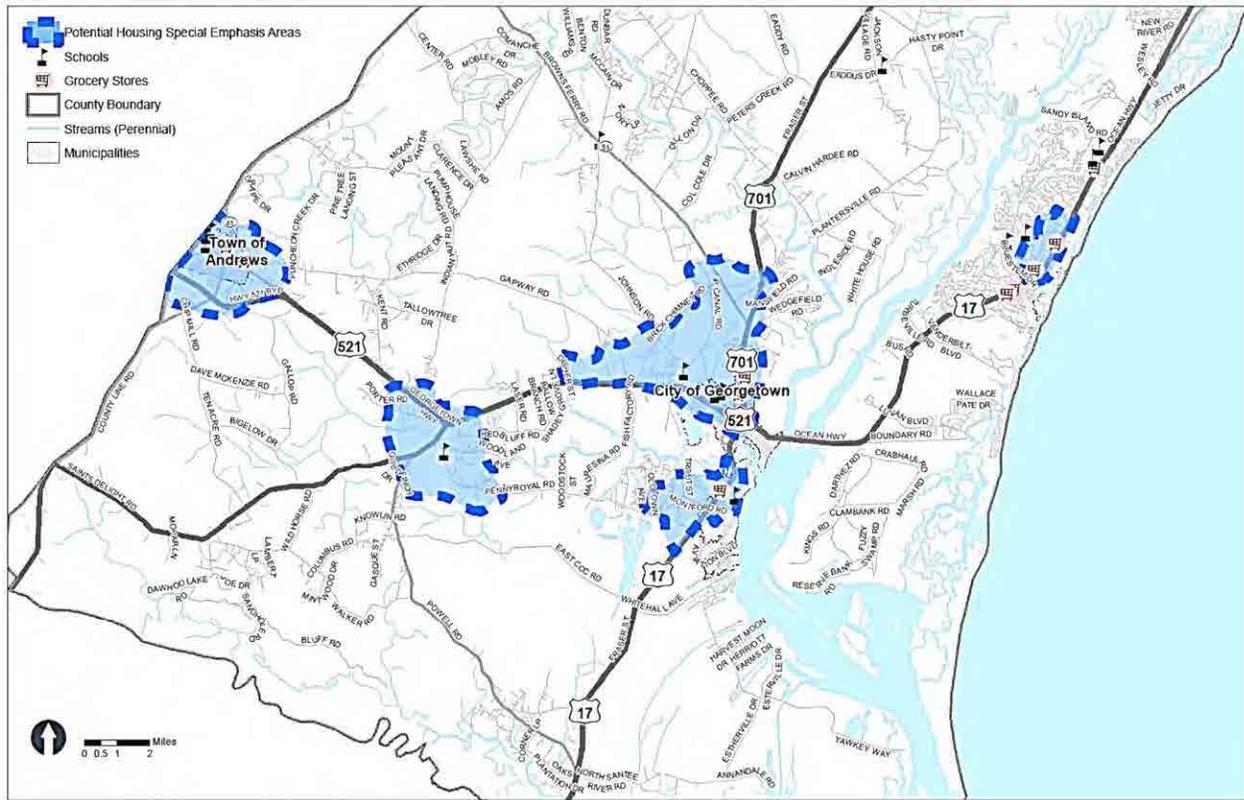
The matrix considers crucial factors such as existing infrastructure, access to employment opportunities and essential services, the preservation of cultural or historic communities, and ability to utilize State of South Carolina Opportunity Zone incentives. These criteria align not only with criteria that predict positive resident outcomes, but also reflect many of the evaluation parameters used for established financial assistance programs such as Low-Income Housing Tax Credits (LIHTC). By integrating these considerations into the evaluation process, we aim to strategically position affordable housing partners for success and create inclusive, vibrant communities that cater to the diverse needs of all residents.

***Evaluation of Potential Housing Special Emphasis Areas***

Potential Housing Special Emphasis Areas	Existing Infrastructure	Access to Jobs, Commercial, and Retail	Established or Historic Cultural Area	Opportunity Zone
Parkersville Area (along Petigru and Hwy 17)	●	●	●	
S Hwy 17 from Maryville to Pennyroyal Road	●	●	●	●
Brick Chimney Road along Hwy 701/Hwy 51 Intersection	●	●	○	
Hwy 521 east of Andrews	○	○	○	●

Exist in the area ● Partially exist in the area ○

*Map of Potential Housing Special Emphasis Areas*



Creating emphasis areas for affordable, attainable, and workforce housing offers a range of benefits essential for effective land use planning. Emphasis areas allow the county to strategically align resources, directing investments and incentives to targeted locations with the greatest opportunities for success. Additionally, by designating priority areas, the county can foster collaboration and partnerships with developers, nonprofits, and other stakeholders, streamlining efforts to address housing challenges collectively. Finally, prioritization enhances predictability in the entitlement process for both residents and developers, offering a clear framework for development approvals and reducing uncertainties. This not only expedites the development of affordable housing but also facilitates community understanding and support, creating a more inclusive and sustainable urban landscape while fostering collaboration and transparency in the development process.

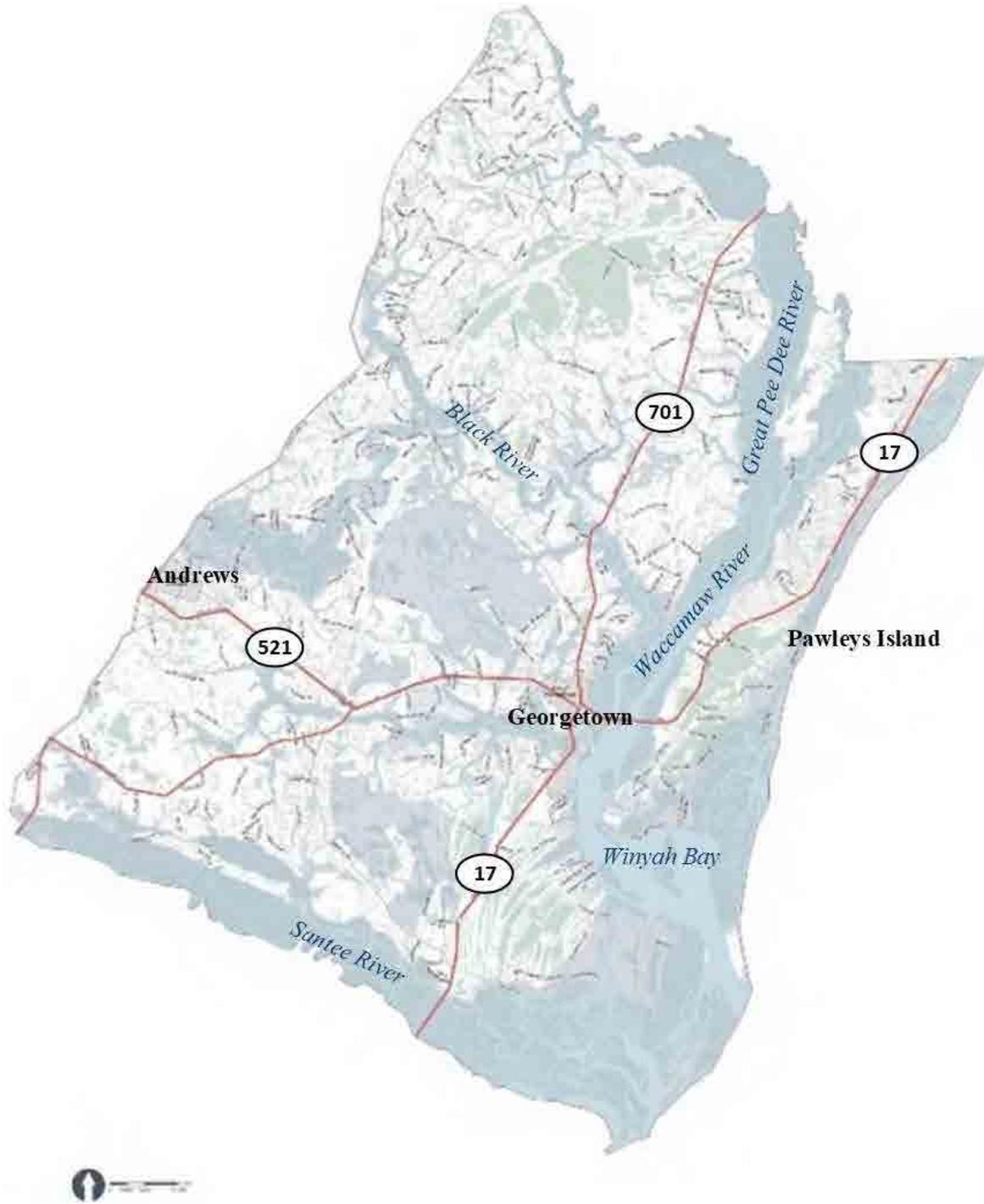
## **Conservation of Natural Resources**

Georgetown County is blessed with a great diversity of natural resources, including forests, wetlands, tidal marshes, floodplains, rivers, bays, and prime agricultural lands. The richness of these resources necessitates that they be a considerable factor in land use decisions. These assets provide valuable ecological functions, including sustaining wildlife, filtering water, absorbing rainfall, supporting fisheries, agriculture and forestry operations, and providing scenic beauty along with vast recreational opportunities.

The importance of these natural resources is echoed by survey results and the feedback received during open houses associated with this land use planning effort. The sentiments expressed consistently underscore the importance of safeguarding and preserving the natural environment of the county. By adopting land use policy regulations, such as freshwater wetland buffers and stricter stormwater regulations for point and non-point source pollutants in and near these vital natural resources, the county can continue to preserve these critical resources for future residents. The community's collective voice reinforces the understanding that the integrity of Georgetown County's natural resources is a top priority, emphasizing the need for a balanced approach in land use decisions that respects the ecological integrity while promoting sustainable tourism and development.

The following map on page 32 identifies the location of floodplains and wetlands throughout Georgetown County. The distribution of these areas underscores the impact of natural resources in creating land use policy.

*Map of Floodplains and Wetlands*



## **Infrastructure and Community Facilities**

The coordination of land use decisions with infrastructure and public facilities is paramount for the sustainable development of Georgetown County. Future land use patterns within the county must be influenced by the availability and distribution of critical infrastructure and community facilities. The availability of these resources and facilities directly impact the potential intensity of development locationally.

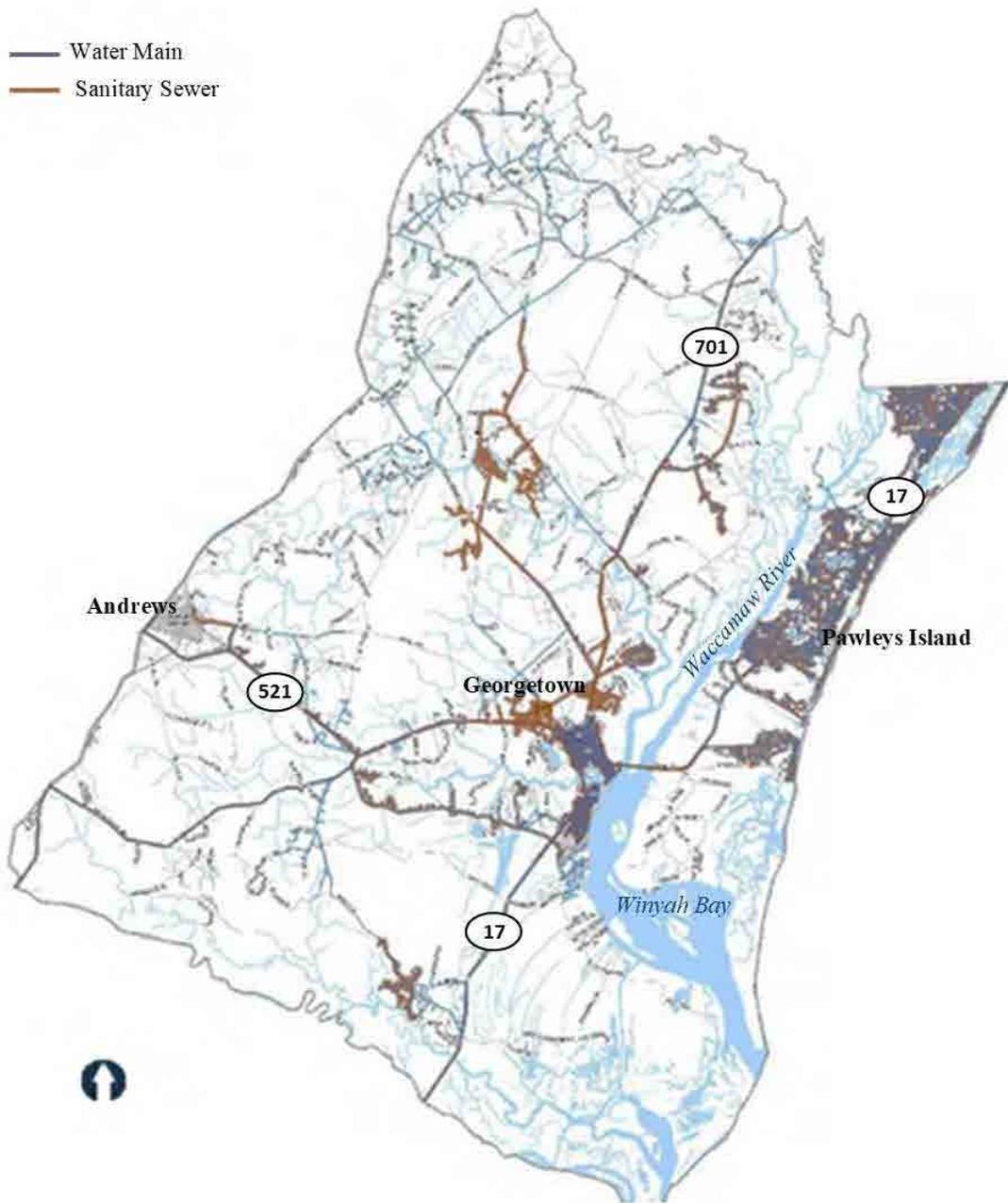
Water and sewer services, predominantly provided by the Georgetown County Water and Sewer District, exhibit noteworthy discrepancies across the county. This network is depicted in the following map on page 34. While the Waccamaw Neck boasts a robust network of water and sewer facilities, the mainland portion, particularly outside the City of Georgetown and along major transportation corridors, experiences limitations on water and sewer availability, with sewer availability being more restricted than water. Given the long-term limitations on water capacity, strategic decisions regarding water infrastructure are imperative.

With regard to electric infrastructure the demand for large-scale solar facilities near major electric infrastructure is an emerging concern, particularly in the mainland of the county. This Land Use Element includes recommendations for the creation of design standards for such facilities to minimize the impact on existing properties, natural features, and wildlife.

The link between land use and transportation is another critical factor in Georgetown County's future. Highway 17 serves as the artery of the Waccamaw Neck. The mainland is well-connected via major road corridors, most notably Highways 521, 701, and 17 south of the City of Georgetown. Anticipated development pressures along the Highway 701 corridor and concerns about increased travel demands on Highway 17 in the Waccamaw Neck require thoughtful planning. Residents have voiced apprehensions about future development straining these primary roadways, highlighting the need for diversified transportation networks, a well-connected bicycle and pedestrian network, and the need to ensure transportation needs are adequately assessed and accounted for along with new development.

Finally, as this comprehensive plan element promotes coordination with infrastructure, it must also anticipate and accommodate increasing pressures on community services. Facilities such as parks, schools, fire stations, and libraries, must be planned to address the needs of existing and future residents, as well as visitors. By ensuring a strategic alignment between land use decisions and the availability of essential infrastructure and public facilities, Georgetown County can pave the way for a resilient, well-connected, and inclusive community for years to come.

*Map of Water and Sanitary Sewer Infrastructure*



## **Suitability Analysis**

In planning for the future of Georgetown County, it is imperative that any strategic approach to development must be evaluated based on land suitability. Weaving together insights derived from existing conditions, the location of natural resources, the existing infrastructure network, and the invaluable input gathered through the public engagement process, this GIS based analysis provides guidance on the suitability of land for development.

Specifically, this multifaceted approach analyzes suitability of different lands for distinct purposes, categorically focusing on conservation, residential development, and commercial ventures. The following maps on pages 36-38 detail these analyses. This process endeavors to guide and inform policies that align with the county's vision for sustainable growth, harmonizing human activities with the natural environment.

### *Conservation Suitability*

A conservation suitability analysis was conducted to inform land use recommendations. The GIS-based analysis factored in tree cover, proximity to preserved lands, property size, floodplains, potential sea level rise (2-foot scenario from National Oceanic and Atmospheric Administration-NOAA), riparian areas and species richness. Areas of high value include river and stream corridors, parts of the Waccamaw Neck area and large tracts of uplands with existing forest cover.

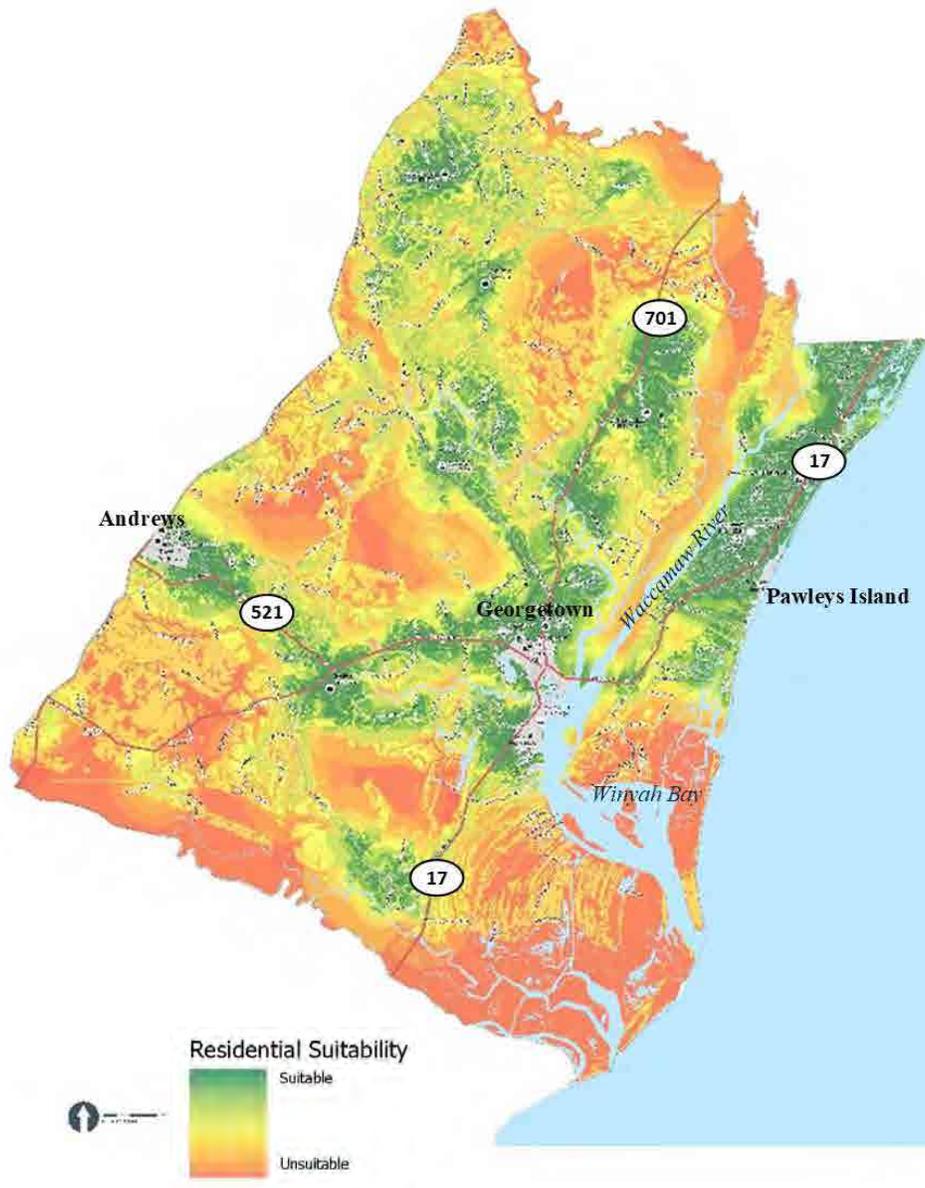
### *Map Analysis of Land for Conservation*



*Residential Suitability*

The following residential suitability analysis was conducted to inform land use recommendations. The GIS-based analysis factored in street density, proximity to commercial areas and grocery stores, schools and parks, industrial areas, environmental constraints (including floodplains and wetlands), access to water and sewer infrastructure and property size. Areas most suitable for residential include areas near the City of Georgetown, the US 701 and US 521 corridors, areas near established communities, and parts of the Waccamaw Neck area. The values depicted on the map range from green as the most suitable, to orange as the least suitable.

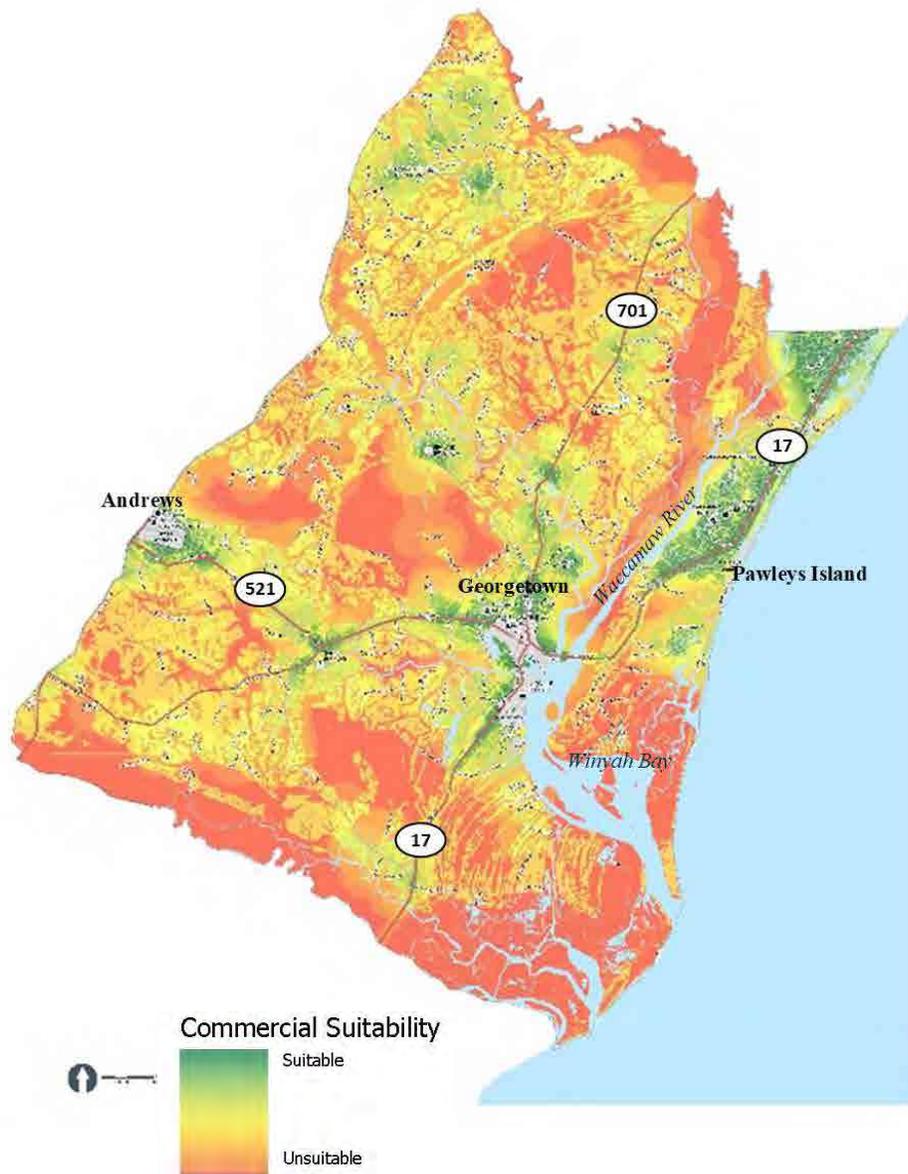
*Map Analysis of Land Suitability for Residential Development*



### *Commercial Suitability*

A commercial suitability analysis was conducted to inform land use recommendations. The GIS-based analysis factored environmental and economic factors that contribute to the suitability of land for commercial uses. Inputs included areas near concentrations of residential, proximity to existing commercial uses, average daily traffic, exits and major intersections and environmental constraints (including floodplains and wetlands). Areas most suitable for commercial development include areas near the City of Georgetown, the US 701 and US 521 corridors, areas near established communities, and parts of the Waccamaw Neck area. As conveyed in the Residential Suitability map, green represents the highest level of suitability while orange represents the least suitable.

### *Map Analysis of Land Suitability for Commercial Development*



## **Plan Implementation**

Addressing the concerns raised during public input on the land use element update is integral to fostering effective community planning. One predominant critique pertains to the perceived absence of clear implementation steps to actualize the outlined objectives of the plan. The critique particularly emphasizes two focal areas. Firstly, this planning effort recognizes the need to evaluate adequacy of the county's zoning structure in facilitating the compatibility of development with regard to aspects such as density, height, and site design. Secondly, there is a collective call for a strategic approach in the modification of zoning maps to better reflect the evolving needs of the community.

A notable contention involves the broad application of the General Residential (GR) zone district, criticized for contributing to abrupt transitions between multifamily developments and established lower-density neighborhoods, and allowing for the possibility of multi-family development as a prominent feature along the Highway 17 corridor . Likewise, improvements to or consolidation of lower density rural zoning districts aimed at more effectively promoting the conservation of farmland and natural environments presents additional opportunities. These critiques underscore the imperative for the Land Use Element to advocate a nuanced and localized approach to regulating future land use, and ensuring the regulatory infrastructure takes into consideration established patterns and the diverse character of the county. Balancing the need for appropriate use and density transitions and conservation in a targeted manner is critical to a prosperous future in Georgetown County.



## Recommendations and Implementation

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The Future Land Use Map (FLUM), along with its associated place types, serves as a comprehensive guide for Georgetown County's desired development patterns over the next 10 years. Its primary objective is to steer land use decisions and shape the overall development design of the county. These designations are crafted by considering a blend of traditional land use patterns, the strategic positioning and capacity of infrastructure, and the assessment of environmental constraints and suitability as priorities established in this Land Use Element.

Due to the nature of this approach to the FLUM, significant changes to critical factors such as infrastructure availability and capacity will require some periodic reevaluation of the FLUM and associated place types.

### *What is a Place Type?*

Georgetown County is filled with unique geography, environmental features, development styles, and communities. In response, the Future Land Use Map must take a tailored approach to land use. Therefore, this plan uses “place types” to provide guidance for future land use policy. Each place type describes a combination of future land uses, intensity and density, and notable design considerations to locationally inform future land use decisions.

The FLUM, featured in this section, delineates ten distinct character areas or place types, each discussed in detail. These place types function as demarcated regions that share commonalities in land uses, development intensity, and other significant design characteristics. By categorizing areas based on these shared attributes, the map provides an understanding of the diverse development needs and aspirations within Georgetown County. This dynamic tool is designed to adapt to the evolving landscape and remains a vital reference point for stakeholders involved in shaping the county's growth and development.

Based upon the existing and emerging development patterns, and to recognize the diversity of place types within the county, the land use place types have been organized into three primary categories: Rural, Corridors and Gateways, and Neighborhoods.

### *Residential Density*

One descriptive feature of each place type as described in this element is “residential density.” Residential density is a common measure of the number of housing units in a given geographic area. This Land Use Element uses *gross density* in residential dwelling units per acre (DUA).

### *Gross Density vs. Net Density*

Gross density is calculated by dividing the number of proposed dwelling units by the overall site area. A common alternative measure used in some planning activities is “net density.” Net density is calculated by dividing the number of dwelling units by the net buildable area of the parcel proposed for development, which excludes features such as road rights-of-way, public parks, wetlands and open space.

### *Place Types and Public Facilities*

All place types may accommodate public and quasi-public facilities depending on intensity, nature, and site requirements of the use. Each place type description in this section provides guidance regarding examples of appropriate public or quasi-public uses. However, these descriptions are not intended to be exhaustive; rather, individual facilities or uses shall be assessed based on the characteristics of the place type and the intensity, nature, and site requirements.

*Examples of Residential Density Used in the Land Use Element*

<i>Density (Gross Units/Acre)</i>	<i>Aerial Image</i>	<i>Character of Development</i>
<1-3		
2-5		
4-8		
6-10		
8-12+		

## Rural Place Types

Georgetown County has a rich tapestry of rural places and landscapes that contributes to the identity of the county. This element looks both functionally and aspirational at the types of places that can build upon and reinforce established rural development patterns. In this land use element, these place types include: Conservation/Agriculture, Rural Residential, Rural Village, and Village Center.

### Conservation/Agriculture

The Conservation/Agriculture place type in rural settings is designed to support long term agricultural and forestry activities and protected natural resources, often under long-term conservation easements. This place type may include limited residential and related structures to support activities on the property. Additionally, these areas may also include some limited renewable energy uses near supportive infrastructure conditionally with design and performance standards to promote compatibility with surrounding uses.



*Images depicting general character of Conservation/Agriculture Place Type*

#### Typical Characteristics

<b>Residential density (gross dwelling units per acre)</b>	Residential units in support of agricultural uses. Some properties may include historic structures. New residential uses at very low densities on a limited portion of overall agricultural or conservation area.
<b>Building or structure height</b>	Varies by use and zoning of property. Typically 1-2 stories. Some agricultural buildings may be larger.
<b>Infrastructure Characteristics</b>	Not dependent on availability of public water or sewer. Low demand on transportation infrastructure.
<b>Other notable characteristics</b>	Limited parking related to use of the property, generally off-street. Parking lots may be needed for recreational and/or eco-tourism or agri-tourism facilities. May be suitable for multi-use trails or bicycles facilities. Examples of appropriate public/quasi-public uses include parks, recreation areas, and fire management facilities.
<b>Representative Areas</b>	Properties near or adjacent to the Waccamaw or Black River and floodplains. Large tracts of working timberland or active agriculture. Conservation areas, including the North Inlet-Winyah Bay National Estuarine Research Reserve

## Rural Residential

The Rural Residential place type primarily features very low-density housing woven into an agricultural or natural rural context. This place type may also include some limited rural-supporting commercial uses, institutional or community uses, and accessory uses in support of rural activities. Individual property sizes are based on natural features, and specific use of the property. Conservation subdivision design is encouraged which includes reduced lot sizes in exchange for preserved open space (see graphic on page 65). This place type may also include some renewable energy uses near supportive infrastructure conditionally with design and performance standards to promote compatibility with surrounding uses. Residential density in the Rural Residential place type is generally less than 1 dwelling unit per acre (DUA) with limited exceptions for incorporation of affordable housing.



*Images depicting general character of Rural Residential Place Types*

### Typical Characteristics

<b>Residential density (gross dwelling units per acre)</b>	Less than 1*
<b>Building or structure height</b>	Typically 1-2 stories
<b>Infrastructure Characteristics</b>	Low dependence on availability of public water or sewer. Low demand on transportation infrastructure.
<b>Other notable characteristics</b>	Limited parking related to use of the property, generally off-street. May include multiple accessory structures related to rural uses of the property. Examples of appropriate public/quasi-public facilities include parks, recreational facilities, fire management, recycling centers, and educational facilities.
<b>Representative Areas</b>	Areas on the periphery of established rural villages such as Sampit, Lambertown, and Plantersville.

*\*see table on page 72*

## Rural Village

The Rural Village place type primarily includes small unincorporated communities, or a concentration of primarily residential properties located along rural corridors. This place type may also include some local-serving businesses, institutional or community uses, and other uses in support of rural activities. Residential forms may include a continuation of similar lot sizes, building scales, and/or conservation subdivisions to preserve natural resources while providing the opportunity for housing choice. Residential density is approximately 2-4 DUA with limited exceptions for incorporation of affordable housing.



*Images depicting general character of Rural Village Place Types*

### Typical Characteristics

<b>Residential density (gross dwelling units per acre)</b>	Typically 2-4*
<b>Building or structure height</b>	1-3 stories
<b>Infrastructure Characteristics</b>	Availability of public water and sewer preferred when available and feasible. Low demand on transportation infrastructure.
<b>Other notable characteristics</b>	Limited parking related to use of the property, generally off-street. May be interspersed with rural-serving non-residential uses, including institutional uses. Examples of appropriate public/quasi-public uses include parks, public safety facilities, libraries, and educational facilities.
<b>Representative areas</b>	Plantersville, Jackson Village, Choppee, Lambertown, North Santee

*\*see table on page 72*

## Village Center

The Village Center place type, when found in a rural setting, is often located at a node or convergence of transportation routes and serves as community center that includes a mixture of uses that includes community-serving retail, services, institutional uses, alongside some residences. Residential density in rural areas is generally 4-8 DUA, with limited exceptions for incorporation of affordable housing.



*Images depicting general character of Village Center Place Types for rural communities*

### Typical Characteristics

<b>Residential density (gross dwelling units per acre)</b>	Typically 4-8*
<b>Building or structure height</b>	1-2 stories
<b>Infrastructure Characteristics</b>	Availability of public water and sewer preferred when available and feasible. Low to moderate demand on transportation infrastructure.
<b>Other notable characteristics</b>	Very limited in geographic area in rural communities. Parking may be available on-street or on the lot. Combination of community serving non-residential and institutional uses. Examples of appropriate public/quasi-public uses include parks, public safety facilities, and educational facilities.
<b>Representative areas</b>	Intersection of Hwy 701 and Plantersville Rd (Plantersville), Intersection of Brown’s Ferry Rd and Johnson Rd (Brown’s Ferry)

*\*see table on page 72*

## Corridor and Gateway Place Types

Georgetown County is also defined by its well-established corridors and gateways. These areas are defined by unique development patterns that provide a face to the county for visitors. These place types exist throughout the community, and the intensity of development is largely related to the availability and capacity of water and sewer infrastructure. This Land Use Element describes five primary place types: Residential Mixed Use, Community Mixed Use, Commercial Corridor, Employment, and the Georgetown Port.

### Residential Mixed Use

The Residential Mixed Use place type provides an appropriate transition between highly traveled corridors and existing and planned residential neighborhoods. This category primarily consists of single-family and attached housing along with a mixture of neighborhood-serving or low-impact commercial and institutional uses. Development in this place type includes a high level of design, and walkability with a high level of connectivity. This place type may also provide opportunities for conservation subdivisions (see graphic on page 65) to preserve natural resources while increasing housing choice. Residential density is approximately 4-8 DUA with limited exceptions for incorporation of affordable housing.



*Images depicting general character of Residential Mixed use Place Types*

#### Typical Characteristics

<b>Residential density (gross dwelling units per acre)</b>	Typically 4-8*
<b>Building or structure height</b>	1-3 stories
<b>Infrastructure Characteristics</b>	Water and sewer infrastructure required. Suitable for secondary transportation routes..
<b>Other notable characteristics</b>	Shared parking facilities are desirable for non-residential uses. Rear-loaded (alley) parking encouraged for attached residential.  Bicycle and pedestrian connectivity available between parcels and to community-wide networks.  Examples of appropriate public/quasi-public uses include parks, public safety facilities, libraries and educational facilities.
<b>Representative Areas</b>	In areas along Highway 17 corridor that provide a transition from commercial to residential uses.

*\*see table on page 72*

## Community Mixed Use

The Community Mixed Use category is primarily located at significant transportation nodes and includes the integration of housing, retail and services uses at medium-high densities. The development in this place type should include a high level of design, fostering walkability and conveying a unique sense of place. Residential density is approximately 8-12 DUA with limited exceptions for incorporation of affordable housing.



*Images depicting general character of Community Mixed Use Place Types*

### Typical Characteristics

<b>Residential density (gross dwelling units per acre)</b>	8-12*
<b>Building or structure height</b>	1-4 stories
<b>Infrastructure Characteristics</b>	Water and sewer infrastructure required. Suitable for major transportation routes
<b>Other notable characteristics</b>	<p>Shared parking facilities are desirable.</p> <p>Interconnected or vertical mixture of uses is encouraged.</p> <p>Bicycle and pedestrian connectivity available between parcels and to community-wide networks.</p> <p>Examples of appropriate public/quasi-public uses include pocket parks and libraries.</p>
<b>Representative Areas</b>	Major commercial nodes along Hwy 17 corridor

*\*see table on page 72*

## Commercial Corridor

The Commercial Corridor place type is located along major transportation routes and primarily includes community or regional retail or service uses. This place type may also include some attached residential. Development within the Commercial Corridor place type should be developed with a high level of design and must include site design features to ensure compatibility with adjacent and established uses. Residential density is approximately 4-8 DUA with limited exceptions for incorporation of affordable housing.



*Images depicting general character of Commercial Corridor Place Types*

### Typical Characteristics

<b>Residential density (gross dwelling units per acre)</b>	4-8*
<b>Building or structure height</b>	1-3 stories
<b>Infrastructure Characteristics</b>	Water and sewer infrastructure required. Suitable along major transportation routes
<b>Other notable characteristics</b>	<p>Shared parking facilities are desirable.</p> <p>Rear-loaded (alley) parking for attached residential is encouraged.</p> <p>Bicycle and pedestrian connectivity available between parcels and to community-wide networks.</p> <p>Coordinated access is required to minimize turning movements to/from major transportation routes (signalized access is preferred).</p> <p>Examples of appropriate public/quasi-public uses include parks, public safety facilities, libraries and educational facilities.</p>
<b>Representative Areas</b>	Primarily commercial properties along Highway 17 corridor

*\*see table on page 72*

## Employment

The Employment place type includes a concentration of employment uses such as industrial manufacturing, corporate offices, technology, distribution, craft and maker spaces, distilleries, and similar uses. The place is located along major transportation routes and is supported by a concentration of infrastructure and community services. The place type may also include some supportive or complimentary commercial uses and may also conditionally include renewable energy facilities.



*Images depicting general character of Employment Place Types*

### Typical Characteristics

<b>Residential density (gross dwelling units per acre)</b>	Very limited availability for residential development
<b>Building or structure height</b>	Up to 70 feet depending on zone district and context
<b>Infrastructure Characteristics</b>	Water and sewer infrastructure required. Access to multiple modes of transportation is desirable.
<b>Other notable characteristics</b>	Parcel size and density, and design standards depend on the intensity of the use. Examples of appropriate public/quasi-public uses include public safety facilities, airports, and educational facilities.
<b>Representative Areas</b>	Georgetown County Business Center West

## Georgetown Port

The Georgetown Port is a unique place type that is envisioned to be a vibrant area with a diverse blend of residential, commercial, employment and community uses, designed to create a unique sense of place that complements historic Downtown Georgetown. This area should have a strong emphasis on walkability and enhancing river access to residents and visitors but may also include components of a working waterfront.



*Images depicting general character potential development of the Georgetown Port*

### Typical Characteristics

<b>Residential density (gross dwelling units per acre)</b>	To be determined with detailed future planning exercises
<b>Building or structure height</b>	To be determined with detailed future planning exercises
<b>Infrastructure Characteristics</b>	Water and sewer infrastructure required. Access to multiple modes of transportation are available.
<b>Other notable characteristics</b>	Development to include high quality pedestrian environment. Design shall be complimentary to historic Downtown Georgetown

## Neighborhood Place Types

Neighborhoods are the third predominant place type that characterizes Georgetown County. Neighborhoods are developed areas where people live and consider home and are therefore highly sacred to county residents. While these place types are the predominant place type for the Waccamaw Neck, there are places throughout the county that are considered neighborhoods. This Land Use Element describes the following neighborhood place types: Conservation/Agriculture, Covenant Community, Residential, and Village Center.

### Conservation/Agriculture

The Conservation/Agriculture place type, when applied outside rural areas generally includes conserved lands, state or federally recognized or protected natural resources and wetlands, or other property deemed unsuitable for development based on natural constraints. This place type may also include land critical for the health of watersheds and waterways, public recreational facilities, or specific protected features within neighborhood developments.



*Images depicting general character of Conservation/Agriculture Place Type*

#### Typical Characteristics

<b>Residential density (gross dwelling units per acre)</b>	Very low
<b>Building or structure height</b>	Varies by use and zoning of property. Typically one-story.
<b>Infrastructure Characteristics</b>	Not dependent on availability of public water or sewer. Low demand on transportation infrastructure unless public water access is available.
<b>Other notable characteristics</b>	Limited parking related to use of the property, generally off-street. Parking may be greater for recreational facilities. May be suitable for multi-use trails or bicycles facilities. Examples of appropriate public/quasi-public uses include parks and recreation areas.
<b>Representative Areas</b>	Huntington Beach State Park

## Covenant Community

The Covenant Community place types include master planned communities or neighborhoods governed by covenants, conditions and restrictions (CC and Rs). These neighborhoods are typically developed at lower gross densities with a high level of design. They are also walkable with quality pedestrian connectivity. This place type may also include some limited neighborhood-serving retail or service uses as well as schools and religious institutions and community uses. Connectivity to nearby commercial corridors and community uses is highly encouraged. This place type may provide opportunities for conservation subdivisions (see graphic on page 65) to preserve natural resources while providing the opportunity for housing choice.



*Images depicting general character of the Covenant Community Place Types*

### Typical Characteristics

<b>Residential density (gross dwelling units per acre)</b>	Appropriateness dependent on size of development, natural resources, open space, amenities, site design, and site context. Variety in housing types and densities is encouraged.
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<b>Building or structure height</b>	Typically 1-3 stories
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<b>Infrastructure Characteristics</b>	Requirements for water and sewer infrastructure dependent on availability and context of design. Typically requires connection to established or new secondary (collector) road systems.
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<b>Other notable characteristics</b>	<p>Shall include an elevated level of design, including site design and architecturally.</p> <p>Pedestrian and bicycle improvements shall provide connection within the development and to regional systems.</p> <p>May include non-residential components as part of overall plan.</p> <p>Examples of appropriate public/quasi-public uses include parks, public safety facilities, libraries and educational facilities.</p>
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<b>Representative Areas</b>	Debordieu, Litchfield by the Sea
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## Residential

The Residential place type consists of low to medium density residential development in traditional neighborhood patterns with a high level of design. This place type may also include institutional uses such as schools and churches and community uses. Lot sizes and configurations may vary based on location, natural features, and open space or natural resources. This place type may provide opportunities for conservation subdivisions to preserve natural resources while increasing housing choice. Residential density is approximately 2-5 DUA with limited exceptions for incorporation of affordable housing.



*Images depicting general character of Residential Place Types*

### Typical Characteristics

<b>Residential density (gross dwelling units per acre)</b>	2-5*
<b>Building or structure height</b>	1-3 stories
<b>Infrastructure Characteristics</b>	Water and sewer infrastructure typically required based on availability, design, and density. Low traffic generator.
<b>Other notable characteristics</b>	Limited parking related to use of the property, generally off-street. Requires pedestrian and bicycle connectivity to nearby uses and developments, and to community-wide networks. Examples of appropriate public/quasi-public uses include parks, public safety facilities, libraries and educational facilities.
<b>Representative Areas</b>	Parkersville

*\*see table on page 72*

## Village Center

The Village Center place type, when applied in the neighborhood setting, includes small-scale neighborhood or community serving retail, restaurant, or service uses. These areas include a high level of design and are typically located along secondary transportation routes or key intersections in the vicinity of planned or existing neighborhoods. Residential density for this place type on the Waccamaw Neck is approximately 6-10 DUA with limited exceptions for incorporation of affordable housing.



*Images depicting general character of the Village Center Place Type in urbanized areas*

### Typical Characteristics

<b>Residential density (gross dwelling units per acre)</b>	6-10*
<b>Building or structure height</b>	Typically 1-3 stories
<b>Infrastructure Characteristics</b>	Availability of public water and sewer required in urban areas. Generally, rely on secondary (collector) road systems.
<b>Other notable characteristics</b>	<p>Strategically located near or adjacent or planned neighborhoods.</p> <p>Parking may be available on-street or on property.</p> <p>Combination of community serving non-residential uses, institutional, and residential.</p> <p>Examples of appropriate public/quasi-public uses include parks, public safety facilities, libraries and educational facilities.</p>
<b>Representative areas</b>	Murrells Inlet Marsh Walk

*\*see table on page 72*

## Future Land Use Map

The Future Land Use Map (FLUM) is a pivotal component of the Comprehensive Plan, serving as a guiding document to inform future land use decisions. Unlike zoning, which primarily regulates specific land uses and development standards on a parcel-by-parcel basis, the FLUM provides a broader policy framework that outlines the desired land use patterns and intensities for different areas within the county. Acting as a visionary tool, the FLUM establishes a policy guide for the community, illustrating the intended character and function of various regions over time. By designating land use categories and addressing the predominant use in each place type, the FLUM helps steer growth and development in a manner that aligns with community values and long-term goals. It facilitates a strategic and cohesive approach to land use decisions, allowing for adaptability while maintaining consistency with the overall vision outlined in the comprehensive plan.

### *The Role of the Future Land Use Map in Zoning Decisions*

The Future Land Use Map is not a zoning map. Rather the FLUM is a guide to be used for policy making and in land use decisions. The FLUM is not an exact representation of future land use patterns, but rather a forecast based on factors such as population growth, housing need, and traditional development patterns, and is one of several factors that influence the zoning (or rezoning) of specific properties.

When assessing changes to zoning, or a new or amended planned development (PD), the following are examples of the types of factors that should inform that decision:

- The land use patterns depicted on the FLUM in the vicinity of the subject property,
- Compatibility of the zone district with zoning and conforming uses of nearby properties,
- The character of the surrounding area,
- Suitability of the property for uses proposed, and
- Availability of sanitary sewer, water, stormwater, and transportation facilities.

### *Future Land Use Map Highlights*

The Future Land Use Map is a critical part of the land use element. It is meant to guide the design and density of new development in the future. It should influence rezoning decisions and future amendments to the zoning code in order to ease the implementation of the plan's big ideas. Highlights of the map include:

**Identifying future employment growth areas:** Employment areas are identified in blue on the FLUM Map. Many of these are south of the City of Georgetown, along Penny Royal Road, and along US 521 towards the Town of Andrews. These areas have existing water and sewer infrastructure and could provide areas for local jobs and investment in the county.

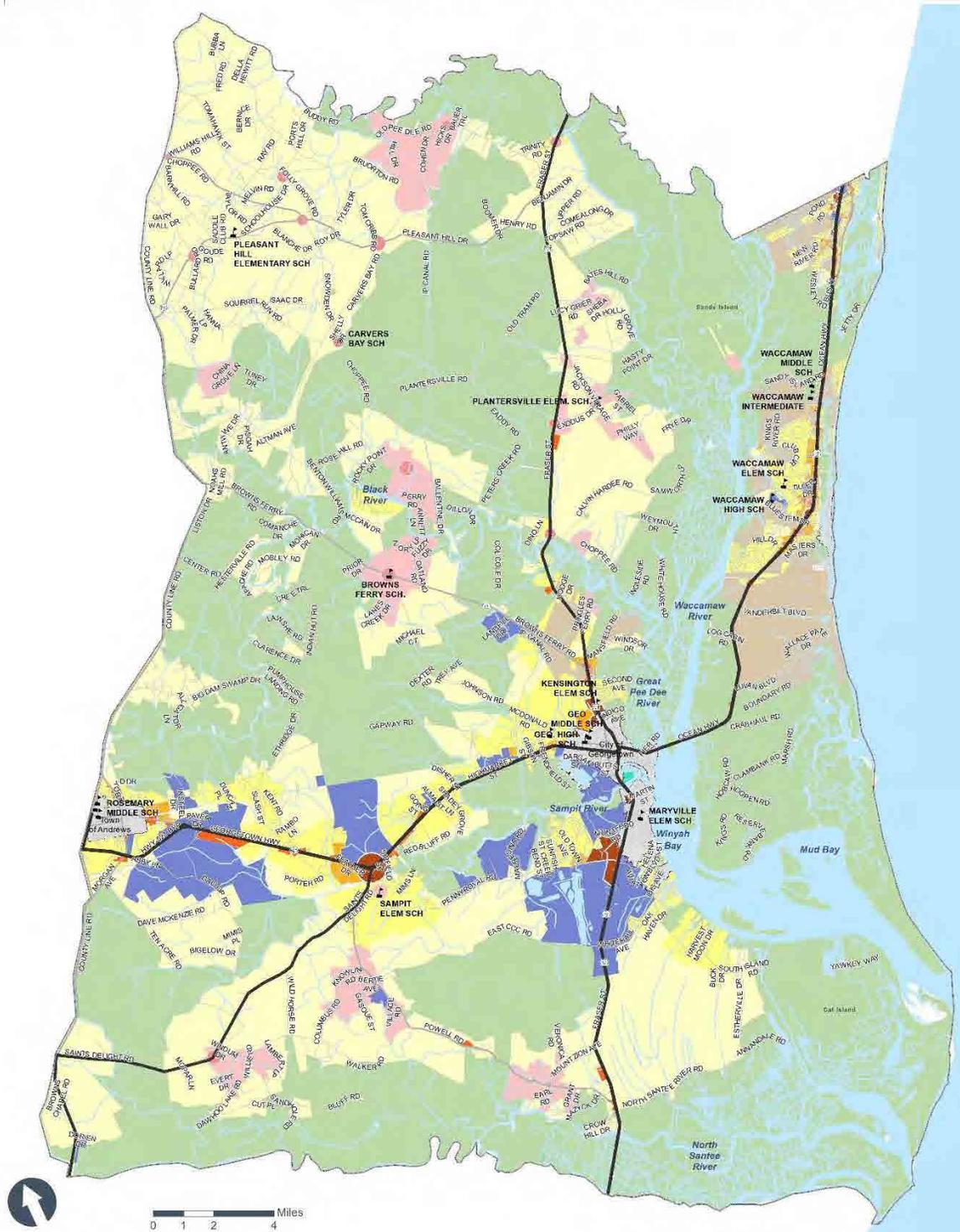
**Acknowledging conservation and agricultural areas:** Areas of large tracts of working timberlands and areas with significant floodplains, wetlands and other environmental constraints are identified as the Conservation / Agriculture place type on the FLUM Map.

**Identifying and clarifying intended future residential growth patterns:** Not all areas in the county are appropriate for the same type, scale, and density of residential growth due to presence or absence of utilities such as water and sewer, the existing character of development and the presence or absence of environmental assets and constraints. The FLUM Map acknowledges these differences by suggesting medium to high densities and mixed-use place types in areas with access to infrastructure and lower-density development where there is more limited access to infrastructure and existing environmental constraints.

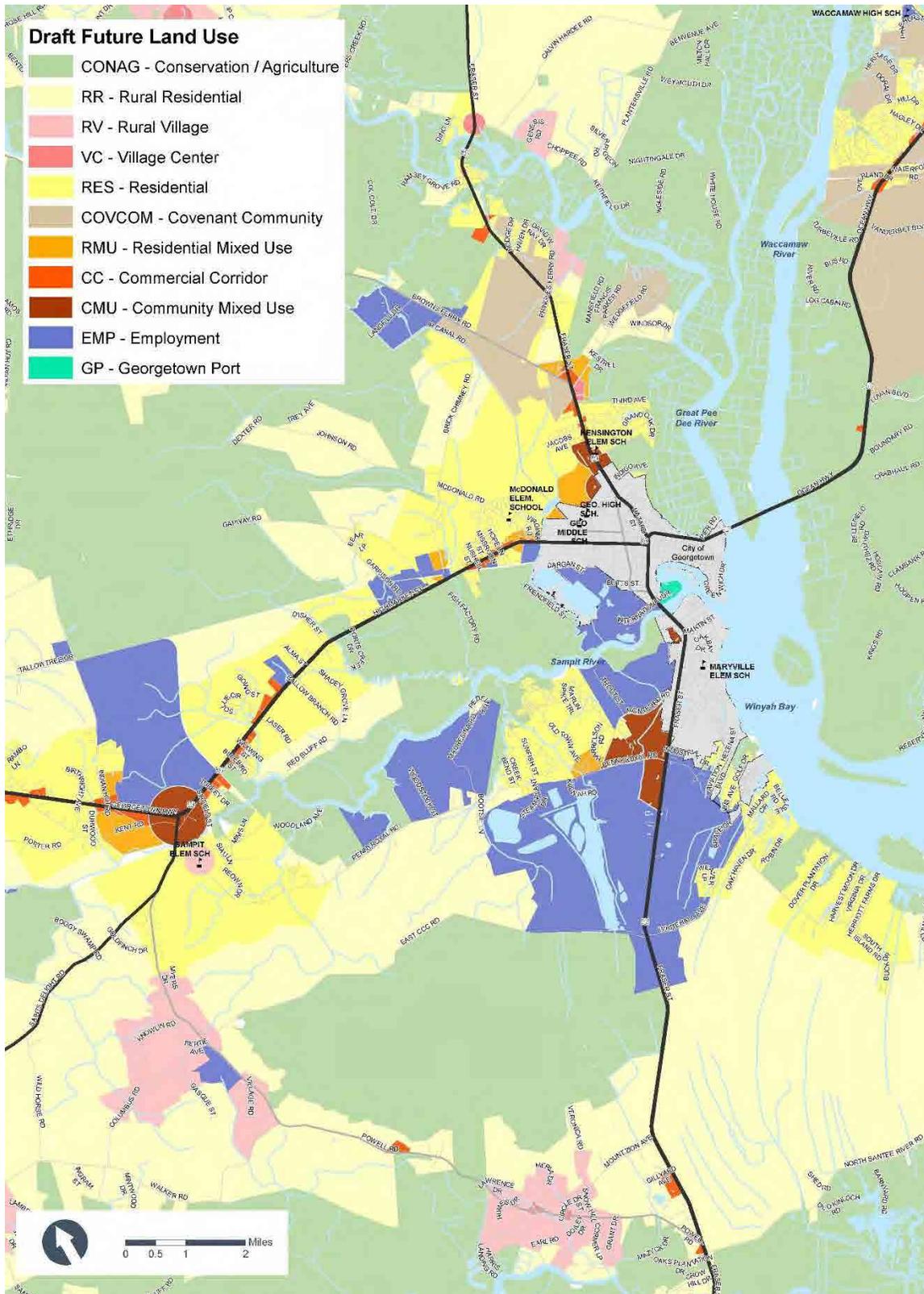
**Recognizing unique communities:** The FLUM Map recognizes the unique communities in Georgetown County including the rural villages in the county and the Waccamaw Neck area. Place types in these areas are meant to reinforce the existing character of these areas.

# Future Land Use Map

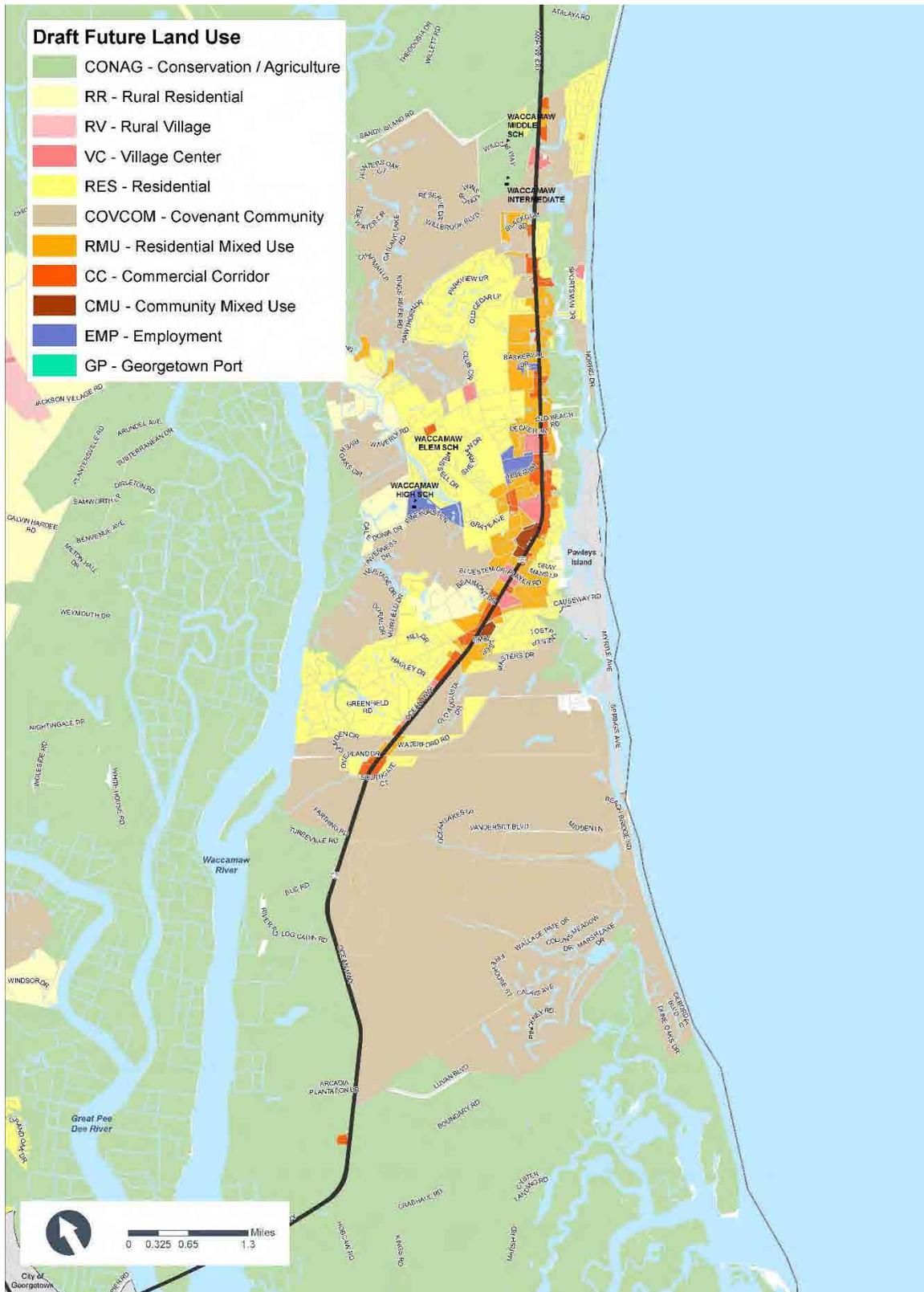
Future Land Use					
	CONAG - Conservation / Agriculture		VC - Village Center		CC - Commercial Corridor
	RR - Rural Residential		RES - Residential		CMU - Community Mixed Use
	RV - Rural Village		COVCOM - Covenant Community		EMP - Employment
			RMU - Residential Mixed Use		GP - Georgetown Port



### Future Land Use – City of Georgetown Area



### Future Land Use – Pawleys Island Area





## Goals and Objectives

In Georgetown County, it is imperative to guide land use change through targeted policies and meaningful action. As the county evolves, strategic actions will be instrumental to preserving its unique character and cultural heritage while simultaneously fostering positive compatible growth. This policy framework emphasizes "Preserving Character and Culture" through "Sustainable Growth," "Conservation" and "Placemaking" policies, and "Promoting Prosperity" through policies emphasizing "Affordability" and stimulating "the Economy."

### PRESERVING CHARACTER AND CULTURE

## Preserving Character and Culture: Through Sustainable Growth

### Goal 1: Promote Sustainable Growth and Development

#### Objectives:

- 1.1. Direct growth and development based on land suitability and infrastructure capacity.
  - 1.1.a Encourage commercial, industrial and residential growth in areas with adequate infrastructure and consistent with the Future Land Use (FLUM) Map.
  - 1.1.b Coordinate with infrastructure service providers to maintain data on infrastructure location and capacity.
  - 1.1.c Perform regular reviews of the Future Land Use Map as significant infrastructure changes, upgrades, or expansion occur.
  - 1.1.d Continue to utilize the Capital Improvement Program to predictably invest in strategic infrastructure expansion based on the Future Land Use Map.
  - 1.1.e Discourage significant development on or near environmentally sensitive areas such as floodplains and wetlands and mitigate the impacts of development on such areas through land use policies such as buffers, setbacks, or mandatory open space.
  
- 1.2 Require effective stormwater management to maintain and improve water quality while mitigating off-site stormwater impacts.
  - 1.2.a Maintain, enhance, and enforce stormwater requirements for new development.
  - 1.2.b Promote low impact development (LID) through zoning incentives such as tree preservation credits, pervious pavement allowances, density bonuses, or technical assistance.

- 1.2.c** Establish minimum LID requirements for new planned unit developments, commercial developments, and large-scale residential projects, including the incorporation of improvements such as preserving natural open space, infiltration trenches or basins, constructed wetlands, rain gardens, disconnected impervious areas, vegetative swales or similar improvements as an innovative approach to stormwater management.
- 1.2.d** Identify and coordinate strategic stormwater management solutions in established areas of Georgetown County that were developed prior to the establishment of current stormwater management requirements.

*What is Low-Impact Development (LID)*

LID refers to systems and practices that use or mimic natural processes that result in the infiltration, evapotranspiration or use of stormwater in order to protect water quality and associated aquatic habitat. LID employs principles such as preserving and recreating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treat stormwater as a resource rather than a waste product.



*Example of using native vegetation to reduce runoff and improve water quality (Source: EPA)*

- 1.3** Encourage the reservation of open space in new developments.
  - 1.3.a** Review and revise requirements for common open space in certain types of new developments including residential developments with a density of greater than two dwelling units per acre and commercial or mixed-use developments.
  - 1.3.b** Review and revise open space requirements to promote usable open space where feasible.
    - Currently open space is only required for multi-family and townhome developments and Planned Development Districts (PD). Integrating open space in new development can help preserve natural resources, provide amenities to new residents, and increase compatibility with the existing character in an area.

**1.4** Promote the use of conservation subdivisions to promote meaningful open space and conservation areas in neighborhood design through incentives such as density bonuses, flexible lot sizes, reduced setbacks, and/or conditional streamlined approval processes.

**1.4.a** Amend the zoning ordinance and land development regulations to conditionally allow conservation subdivisions to protect natural resources and sensitive areas.

**1.4.b** Enable the use of conservation subdivisions near Rural Villages, and within the Covenant Community and Neighborhood place types as an approach to conserving natural resources with new residential development.

**1.4.c** Foster community engagement and promote awareness and understanding of the relationship between the zoning ordinance and land development regulations and impacts to the local natural environment.

**1.5** Amend the zoning ordinance and land development regulations regarding the location and design of renewable energy facilities.

**1.5.a** Limit the development of large-scale solar facilities as a conditional use or as a special exception within the Conservation/Agricultural, Rural Residential, and Employment place types or appropriate zoning districts.

**1.5.b** Review and revise standards for large scale solar facilities to limit impacts to existing residences and the natural environment. Such conditions may include visual screening, landscape buffers, berms, minimum setbacks, separation requirements, proximity to supportive infrastructure, and/or identification and preservation of critical habitats through wildlife-friendly design practices and incorporating pollinator-friendly vegetation.

*Conservation Subdivisions*

Conservation subdivisions (also known as open space subdivisions) are an alternative to conventional subdivision design. This design technique focuses development in the most suitable areas while conserving large portions of the property (typically 40%+) as common open space. Open space can take the form of improved / active areas such as common greens or playgrounds or natural areas such as preserved forests or stream buffers.



*Standard subdivision (left) compared to conservation subdivision (right)*

## **Preserving Character and Culture: Through Conservation**

### **Goal 2: Conserve, protect and enhance natural assets including wetlands, floodplains, trees and habitat as part of development.**

#### **Objectives:**

- 2.1** Utilize a combination of regulation and educational programs to promote natural vegetation as a part of development throughout Georgetown County.
  - 2.1.a** Continue to develop and refine policies to protect trees and natural vegetation as part of development.
  - 2.1.b** Implement educational programs to raise awareness of tree protection ordinances and policies.
  - 2.1.c** Establish a county-wide tree planting program to augment existing natural vegetation.
- 2.2** Protect significant natural assets through land use policies and decisions.
  - 2.2.a** Establish a regular review process for the performance of regulations for vegetative protection such as the tree preservation ordinance.
  - 2.2.b** Consider the use of buffer zones, setbacks, or open space requirements for environmentally sensitive water features such as wetlands or floodplain.
  - 2.2.c** Evaluate available tools and funding sources for land acquisition and/or easement programs to strategically protect significant natural features.
  - 2.2.d** Consider funding for a Resilience Coordinator/Floodplain Manager position to reinforce the recommendations of the Resiliency Element.

### **Goal 3: Implement a greenbelt preservation program.**

#### **Objectives:**

- 3.1** Encourage open space preservation in new developments in areas with high conservation value including areas with floodplains, wetlands, riparian areas, and uplands with mature, native forests.
- 3.2** Implement policies and programs to increase access to publicly owned natural areas.
- 3.3** Develop a comprehensive Greenbelt System Master Plan for preservation and conservation of natural resources, and to provide multimodal transportation and connectivity.
- 3.4** Support the creation of community land trusts as a vehicle for preserving strategic natural resources.

## Preserving Character and Culture: Through Placemaking

**Goal 4: Promote sensible land use and design that promotes compatibility with existing community character.**

### Objectives:

**4.1** Review and revise the zoning ordinance and land development regulations to promote context-sensitive development that reinforces the established development scale and patterns throughout Georgetown County.

**4.1.1** Consider consolidation of zoning districts and updating base standards or incentives related to dimensional requirements, site design, open space requirements and transitional buffers.

**4.1.2** Review the zoning ordinance and land development regulations to ensure context-appropriate design, including standards for improvements such as building placement, height restrictions, maximum density, landscape and open space requirements, interparcel connectivity, building and facade articulation, and public realm enhancements.

**4.1.3** Establish design standards for multi-family and attached housing, promoting aspects such as facade articulation, differentiation in materials, and rear-loaded parking.

### *Design Considerations for New Development*

#### **New Residential (urbanized areas)**

- Promote development that accommodates the natural environment and topography.
- Promote for open space and recreational opportunities for residents.
- Require connectivity within and outside new subdivisions through sidewalks, bike paths, and multi-use paths.
- Develop design standards for attached residential housing.

#### **New Commercial (urbanized areas)**

- Promote concentrations of neighborhood-serving uses that are well-connected with adjacent residential uses.
- Promote concentrated, interconnected automobile-oriented uses to limit trips and to reduce the required footprint of development.
- Require building design features to prevent the appearance of strip commercial development.
- Ensure massing requirements, transitions, buffers, and setbacks to promote compatibility with adjacent uses.

#### **Rural or Suburban Development**

- Promote clustering of new residential uses or conservation subdivisions to preserve natural features and promote compatibility with rural land uses.
- Coordinate new collector street infrastructure with urban-adjacent development.
- Promote concentrated areas of commercial, public, and institutional uses throughout rural areas of the county.



*Potential Supplemental Standards for Village Center, Community Mixed-Use and Commercial Corridor Place Types along the Highway 17 Corridor*



*Example of breaking up facade elements of a large-footprint building*



*Example of prominent architectural feature on corner lot*

- Large-footprint building facades broken into smaller blocks with offsets and design features.
- Variety in roofline, materials and color.
- Buildings oriented toward pedestrian and automobile corridors.
- Facades constructed of high-quality materials such as brick, decorative block, stone, and stucco.
- Buildings on corner lots include a prominent architectural feature.
- Parking within the Village Center and Community Mixed Use place types located to the side or rear of front facade.
- Loading and service areas screened from view.

**4.6.b** Continue to evaluate traffic management regulations to ensure transportation improvements area accurately assessed and improvements implemented to account for travel demands associated with new development.

**4.6.c** Continue to evaluate and implement a transportation impact fee program to coordinate long term improvements to the Highway 17 corridor to address the cumulative impacts of development along the corridor.

**4.6** Continue to plan for new or expanded recreation and community facilities throughout the county.

**Goal 5: Preserve and protect established places and communities throughout the county.**

**Objectives:**

**5.1** Continue to pursue small area and corridor plans to ensure the preservation and enhancement of established places and communities throughout the county.

**5.2** Preserve established communities through regulatory tools and strategic partnerships.

**5.2.a** Consider the use of cultural overlay zoning to reinforce culturally significant development patterns, designs, and uses.

**5.2.b** Evaluate the use of policies and partnerships that encourage investment that respects and honors long-term residents.

**5.3** Reinforce the unique and diverse development patterns of Georgetown County.

**5.3.a** Maintain and enhance a zoning implementation framework that recognizes the diversity of development types throughout the county.

*What is a Cultural Overlay District?*

An overlay zone is a regulatory tool that creates an additional layer of zoning to address specific issues unique to a defined area.

A cultural overlay is a form of zoning overlay district established to protect culturally-significant components of land use and design. Such regulations can address features such as architectural requirements, exterior materials, uses, access standards, and similar aspects of development that may be common to a location of cultural significance.

*Potential Implementation Tools & Partners for Cultural Preservation*

**Land Banking** – Vehicle to acquire, hold, manage and distribute residential, commercial and industrial properties to meet community needs.

**Community Land Trust** – a non-profit organization governed by a board of residents and public representative to promote community needs such as housing affordability, sustainability, and mitigating historic inequities through the acquisition and disposition of property.

**Technical and Legal Assistance to Address Heirs' Properties** – partnering with non-profits, educational providers, and legal entities to assist families with creating marketable title for heirs' property, and providing estate planning assistance to mitigate future heirs' properties.

## PROMOTING PROSPERITY

### Promoting Prosperity: Through Affordability

#### Goal 6: Promote equitable housing choice throughout Georgetown County.

##### Objectives:

- 6.1 Pursue partnerships and create organizational infrastructure and capacity to pursue the creation and preservation of affordable housing units.
- 6.2 Evaluate and pursue zoning ordinance amendments to provide for a variety of context-appropriate housing types throughout the county, including the use of density bonuses for the provision of affordable and workforce housing.
- 6.3 Promote the creation of a variety of housing units for every stage of life.
  - 6.3.a Ensure the zoning ordinance and FLUM promote a variety of housing types throughout the county.
- 6.4 Build organizational infrastructure through processes and partnerships to promote and provide affordable housing. The following graphic on this page provides potential options for process improvements.

#### *Potential Process Improvements to Promote Affordable Housing*

- Form an Affordable Housing Steering Team including representation from the county, incorporated communities, local employers, local non-profits and housing providers, for profit developers, and community leaders.
- Commission a consulting firm experienced in affordable housing to perform a thorough needs assessment and provide guidance on the development of a County-wide affordable housing strategic plan.
- Develop and approve Affordable Housing Strategic Plan – inclusive of small area planning for special emphasis areas.
- Establish vehicle to support implementation efforts of affordable housing strategic plans (ex: Affordable Housing Coalition)
- Establish partnership/vehicle to achieve affordable housing goals (ex: Affordable Housing Fund/Trust/Foundation/CDFI Partner etc.)

#### Goal 7: Create a strategic and comprehensive approach to providing affordable housing.

##### Objectives:

- 7.1 Explore tools such as land banking as a strategic approach to promoting affordable housing.

- 7.2 Align land use policies to maximize opportunity for housing partners to provide affordable housing units.
- 7.3 Leverage Opportunity Zone incentives to encourage long-term private investment in affordable housing and underserved areas.
- 7.4 Pursue partner agencies and entities such as Community Development Financial Institutions (CDFI) and established affordable housing providers.
- 7.5 Establish targeted policies that encourage investment in a manner that respects and honors long-term residents. Potential tools and strategies are described in the “Tools and Strategies for Affordable Housing” graphic on page 73.
- 7.6 Identify special emphasis areas and support incentives and policies to promote the production of affordable housing in locations with existing infrastructure, supportive services, employment centers, and transportation. Supportive affordable housing production policies, including but not limited to:
  - 7.6.a For projects inclusive of at least 20% affordability (recommend target of 50% AMI for affordable units) provide density bonuses, height bonuses, open space and set-back bonuses, parking bonuses, and infrastructure incentives.
  - 7.6.b Establish special district codes that encourage affordability within primary investment area(s).
  - 7.6.c Provide discounted or eliminate impact fees for new developments with at least 20% affordability as permitted under state law.
  - 7.6.d Fast-track the approval process for proposed developments that incorporate 20% or more of affordability.

**Recommended Density Bonuses to Promote Affordable Housing**

Place Type	Maximum Base Density	AH/WH Bonus/Incentive
RR - Rural Residential	< 1 DUA	2 DUA allowed if 20+% is AH/WH
RES - Residential	2-5 DUA	+2 DUA if 20+% is AH/WH
RMU – Residential Mixed Use	4-8 DUA	+2-4 DUA if 20+% is AH/WH
RV – Rural Village	~1-3 DUA	+2-4 DUA, Allowance for House-Scale Attached housing
VC – Village Center	Rural: 4-8 DUA WN: 6-10 DUA	+2 DUA if 20+% is AH/WH
CC- Commercial Corridor	4-8 DUA	+2 DUA or 10% units if 20+% is AH/WH
CMU-Community Mixed Use	8-12 DUA	+2-4 DUA or 10-20% units if 20+% is AH/WH

- 7.6.e** Encourage affordable and workforce housing using a variety of incentives. See the graphic below for more information on common tools and strategies used to promote affordable and workforce housing.

*Tools and Strategies for Affordable Housing*

**Land Banking** - Vehicle to acquire, hold, manage and distribute residential, commercial and industrial properties to meet community needs.

**Inclusionary Zoning** - Use of zoning law to encourage development of affordable housing alongside market-rate housing.

**Zoning Incentives** - Land-use regulation strategy that allows property owners to receive certain benefits or exemptions from zoning restrictions in exchange for meeting certain public goals or objectives.

**Infrastructure Development** - Improvement of the quality of the various components of infrastructure, such as roads, power, water and sanitation.

**Special Tax Assessments** – a vehicle to incentivize more affordable housing production and preservation through tax exemptions.

**Direct Loan Programs** – revolving loan programs to incentivize the repair and/or rehabilitation of existing units as affordable housing.

**Bridge Loan Programs** – utilize a local partner CDFI to acquire and preserve units for affordable housing.

*Definition sources: Habitat for Humanity, National Low Income Housing Coalition, Cornell Law*

Promoting Prosperity Through Affordability by Project Type

Project Type	Recommendations	Implementation Options	Types of Development Partners
<p>Low intensity development: Neighborhood level stabilization, infill, renovation projects</p>	<p>Allow accessory dwelling units under appropriate use standards on all residential low-intensity neighborhood lots</p> <p>Allow single-family, duplex, triplex and four-plex housing as conditional uses in most residential areas.</p>	<p>Allow up to 4 units on a low-intensity neighborhood lot (inclusive of accessory dwelling unit)</p> <p>Special tax assessment for owners with income restricted accessory dwelling units</p> <p>Special Tax Assessment Rental property owners who provide affordable housing and are planning to invest in the rehabilitation of a property can apply to have the tax assessed value of their property “frozen” for up to 20 years at the pre-rehab value.</p> <p>Direct loan programs and indirect incentives for repairs &amp; rehab</p> <p>Partner with local CDFI for Bridge Loan programs of Multifamily acquisitions in need of repairs</p> <p>Establish robust Land Bank for Special Emphasis Areas</p> <p>Donate distressed residential property</p> <p>Partner with nonprofit organization to establish a Community Land Trust</p>	<p>Project targeting up to 80% AMI: Public/Nonprofit Developer</p> <p>Project targeting 80% - 120% AMI: Single Unit Builder</p>

**Table: Promoting Prosperity Through Affordability by Project Type (ctd.)**

Project Type	Recommendations	Implementation Options	Types of Development Partners
Missing Middle Typologies within neighborhoods and neighborhood edges and corridors with missing middle needs of <200 units per development project	Encourage mixed-use, mixed-residential, and mixed-income neighborhoods through public-private (P3) partnerships, bonus and incentive programs	For projects inclusive of at least 20% affordability (20% of units are below the AMI) provide density bonuses, height bonuses, open space & set-back bonuses, parking bonuses, and infrastructure incentives.	Small Private and/or Nonprofit Developer
Large/Very Large Multifamily Typology in designated higher density areas with project size needs of 200-500 units per development project	Encourage mixed-use, mixed-residential, and mixed-income neighborhoods through P3 partnerships, bonus and incentive programs	<p>Establish special district codes that encourage affordability within primary investment area(s)</p> <p>Provide discounted or eliminate impact fees for new developments with at least 20% affordability as permitted under state law.</p> <p>Fast-track the approval process for proposed developments that incorporate 20% or more of affordability.</p>	Large private developer

*What is Missing Middle Housing?*

*Missing middle housing* is a term used to describe the range of housing types and densities between single-family detached housing and apartments. Missing middle housing typically includes, but is not limited to attached residential products such as duplexes, triplexes, and townhomes, as well as small-lot detached units and accessory dwelling units.

**Promoting Prosperity: Through the Economy**

**Goal 8: Ensure sufficient capacity for job-generating uses.**

**Objectives:**

**8.1** Utilize the Future Land Use Map to direct employment uses throughout the county.

**8.1.a** Coordinate with local economic development entities to ensure appropriate location and quantity of commercial and employment uses on the FLUM.

**8.1.b** Coordinate with local infrastructure providers and the South Carolina Department of Transportation (SCDOT) to ensure adequate infrastructure at employment centers.

**8.1.c** Promote commercial development in locations with adequate infrastructure capacity.

**Goal 9: Maintain a regulatory framework that supports entrepreneurship throughout the county.**

**Objectives:**

**9.1** Ensure that zoning and land development regulations accommodate a variety of commercial business types in context-appropriate locations.

**9.2** Promote workforce housing near employment centers through implementation of the FLUM.

**Goal 10: Promote economic activity through preserving and enhancing unique assets in Georgetown County**

**Objectives:**

**10.1** Encourage redevelopment of the Georgetown Port into a mixture of resident, commercial, employment and community uses as a destination for residents and visitors alike.

**10.2** Conserve and preserve unique natural, historic and cultural places as unique county assets that enhance the quality of life for county residents.

**Priority Investments**

Strategic prioritization of investment based upon the goals and objectives of this Land Use Element is key for the effective implementation. By focusing resources on key areas, we can maximize the impact of our efforts and ensure that development aligns with the overall vision outlined in the plan. This approach not only optimizes the allocation of limited resources but also sets the stage for long-term success. The recommended priority investments, listed below, have been carefully selected to address the most pressing needs and capitalize on opportunities for positive transformation within the identified focus areas.

### *Summary of Recommended Priority Investments*

**Coordinate infrastructure to support existing and planned growth areas** – This Land Use Element establishes the critical relationship between development and infrastructure in Georgetown County. Through its capital improvement program processes, and proactive coordination with public service providers, the county shall pursue investments in public facilities that pursue the goals of the Land Use and Public Facilities elements of the Comprehensive Plan.

**Update the Zoning Ordinance to implement the Comprehensive Plan** – Georgetown County is a diverse and distinctive geographic area filled with unique places and development types. Since its adoption, the current zoning ordinance has been updated to address needs as they emerge. However, for optimal implementation of this Land Use Element, the county will benefit from holistic improvements to the zoning ordinance to provide the tailored approach to land use regulation prescribed by this planned and desired by county residents.

**Align Comprehensive Plan Elements on a Common Schedule** – The county’s approach of preparing and adopting Comprehensive Plan elements on an individual basis is unique. While this approach allows for a deliberate analysis of the subject matter of each element, the overall Comprehensive Plan is disjointed. Due to the interconnectivity of the subject matter, the adoption of an element often requires additional updates to related elements. For the purposes of clarity and efficiency, the county as part of the mandated five-year update, shall align the Comprehensive Plan elements on a common cycle and schedule.

**Actively Encourage Workforce Housing** - The availability of workforce a housing has reached a critical juncture in Georgetown County. In discussions with major employers and economic development partners as part of the development of this Land Use Element, employers are increasingly importing workers from adjacent counties, which will hinder long-term economic development in the county. This plan outlines potential initiatives to encourage workforce housing, requiring a combination of policy, partnerships, and investments. Likewise, information included in this Land Use Element shall inform updates to the Housing Element of the Comprehensive Plan.

**Adopt Open Space Protection Initiatives** – Natural resources are paramount in Georgetown County. The public participation as part of this Land Use Element and the Natural Resource Element, participants voiced the desire of the county to take an increasingly active role in conserving and preserving critical open space, with a desire to create publicly-accessible open space.

# **Appendices**

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## Appendix A:

### Detailed Summary of Public Input

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The Land Use Element public participation process unfolded in a deliberate sequence to ensure comprehensive community engagement. The process commenced with a land use survey in 2021-2022 aimed at gathering valuable insights from its residents. Subsequently, from September 5th to September 7, 2023, the county hosted a three-day workshop, where the Georgetown County Planning Department staff, in collaboration with consultants from BOUDREAUX, Stewart, and Restoration 52, actively engaged with the community through public open houses and focus groups.

This workshop marked the initial step in the planning process, providing a dedicated platform for residents to voice their opinions and contribute to shaping future land use recommendations. Building upon this foundation, the County extended its public outreach efforts with three additional open houses hosted by county staff, held throughout the county. Finally, a joint work session of County Council and Planning Commission, two additional open houses on December 13, 2023, and a virtual brown bag lunch on January 10, 2024 provided interested parties with the opportunity to comment on the progress and direction of the plan. These events were strategically designed to seek input on draft Land Use Element concepts and the future land use map, ensuring ongoing collaboration and feedback from the community throughout the planning initiative.

#### Land Use Survey

Prior to engaging the BOUDREAUX planning team, the Georgetown County Planning Department conducted a comprehensive Land Use Survey from November 15th, 2021, to January 19th, 2022, receiving 1,852 responses primarily through online platforms. The purpose of the survey was to gather insights on residents' perspectives regarding the best use of land in their community and the county, providing a baseline for public input for the Land Use Element of the Comprehensive Plan.

The survey covered diverse topics, including residents' concerns, preferences for development types, and demographic information. Respondents emphasized the importance of natural resources, with 96.03% considering them crucial. Survey respondents identified concerns such as infrastructure, urbanization, and land preservation, providing valuable input for future development decisions. The results underscored a strong emphasis on protecting natural resources, sustainable development, and addressing infrastructure needs.

Additionally, community-specific variations highlighted distinct priorities, emphasizing the need for a tailored approach in the Comprehensive Plan. The survey's demographic insights, particularly the predominance of respondents over 61 years old, owning single-family homes, and not currently employed, indicate a strong involvement of retirees and their influence on future development. Also, the majority of respondents were from the Waccamaw Neck, highlighting their significant interest in the planning process. The survey results also revealed

concerns about gentrification and a desire for more education on the topic. Overall, the survey serves as a healthy starting point for discussions and decision-making processes, aligning community aspirations with the forthcoming Comprehensive Plan.

## Open Houses

To facilitate substantive public input, three public open houses were hosted at three locations throughout the County: Georgetown, Murrells Inlet, and Choppee. These interactive open houses provided a platform for the local community to voice their opinions, ideas, and concerns regarding the future of land use in Georgetown County.

During each evening open house, participants were encouraged to give feedback on six primary topics:

1. Their vision for the future of Georgetown County,
2. The relevance of goals that were included in the 2015 Land Use Element,
3. Goals participants would like to see included in the Land Use Element update,
4. Visual preferences for single-family, multi-family, and commercial or mixed-use development,
5. The role of the county in providing affordable housing, and
6. A mapping exercise which allowed participants to identify opportunities for conservation and preservation, new residential, or new commercial development.



*Residents voice their opinions at a land use open house (Murrells Inlet Community Center on*

Over 300 individuals attended the public meetings over the three-day workshop, generating over 1,770 individual points of data cumulatively from open house activities.

## Vision

Open house attendees participated in an activity to define their vision for Georgetown County. Participants wrote their ideas on post-it notes, which were attached to a large poster board. Over the course of the three open houses, 117 individual comments were submitted covering a variety of topics.

The primary themes of these comments include:

1. Community Character and Compatible Development –Georgetown County affirmed that development must be compatible with established neighborhoods, communities, and development patterns.

2. Preservation and Environmental Consideration – Georgetown County residents assert that County’s environmental features are defining elements which need to be preserved and maintained.
3. Walkable and Bikeable Communities – Participants want communities to be accessible by improved bicycle and pedestrian infrastructure.
4. Infrastructure and Responsible Development – Participants want to ensure infrastructure is sufficient to support development.
5. Affordable and Attainable housing – Georgetown County residents acknowledge that the cost of housing is a significant issue that needs to be addressed, citing the inability of a local workforce to live in the County due to housing cost.



*Open house participants’ comments regarding Land Use Element vision*

However, comments also varied between the location of the open house.

Georgetown Open House

The top three vision themes identified by those attending the open house held in the City of Georgetown are as follows:

1. Preservation of Community Character and Natural Beauty,
2. Infrastructure Planning and Responsible Development, and
3. Affordable Housing and Sustainability.

Murrells Inlet Open House

The top three vision themes offered by participants of the Murrells Inlet open house include the following:

1. Density, Zoning, and Enforcement of Regulations
2. Infrastructure Planning, Transportation Options, and Responsible Development, and
3. Truly attainable housing.

### Choppee Open House

The primary themes derived from the open house at the Choppee Community Center include:

1. Cultural Preservation and Tourism,
2. Community Engagement and Support, and
3. Economic Development.

### **Goals**

Participants were able to provide input on Land Use Element goals through two separate activities.

First, attendees were asked to identify any goals from the 2010 Land Use Element that remain relevant through a dot-voting exercise. Over the three open houses, this activity received 677 interactions, which were allowed to accumulate from event to event.

The top three goals from the 2010 element voted most relevant are:

1. Provide for the protection of saltwater and freshwater estuaries of Georgetown County;
2. Promote the preservation of trees and other natural vegetation (excluding managed forest land); and
3. Provide protection from flooding in tidal action.



*Open house participants' comments regarding Land Use Element goals*

All goals received votes as remaining relevant, and proportion of votes was consistent across all open house location.

Additionally, participants were able to write new goals on a post-it note, and attach the comments to a board labeled, “what goals should Georgetown County pursue?” This activity received 130 comments.

Interactions across the three open houses centered on the following themes:

1. Housing and Density – Participants promoted housing available to all while limiting higher densities where either infrastructure cannot support such development, or the development is incompatible with nearby or adjacent established communities.

2. Infrastructure and Planning – A holistic approach to infrastructure is critical, maintaining viable transportation systems and stormwater management.
3. Preservation and Environmental Concerns – Commenters focused on preservation of the existing tree canopy as well as protection of wetlands and water bodies.
4. Economic Development – Participants focused on the need for quality jobs, the relationship between local educational providers and the workforce, and attainable housing for local workers.

When participants’ comments are organized and summarized by open house location, the top themes that emerged were as follows:

Georgetown Open House

1. Preservation of Community Character the Natural Environment,
2. Affordable and Attainable Housing, and
3. Community Engagement and Accountability.

Murrells Inlet Open House

1. Environmental Preservation,
2. Limiting High Density Development, and
3. Infrastructure Planning.

Choppee Open House

4. Cultural Preservation and Tourism Development,
5. Community Support and Job Creation,
6. Attainable, Affordable, and Workforce Housing.

**Visual Preference**

To better understand and define the desired nature of development, the open houses included an exercise in which participants could vote on images that reflected appropriate characteristics of development for the county. This activity displayed three topical boards titled “single-family housing,” “multi-family housing,” and “commercial and mixed-use.” Each board included a variety of 12 images reflecting the topic, and participants were encouraged to vote on their top three most appropriate images for Georgetown County using post-it flags. The flags were documented and removed at the end of each open house to provide a better view of the images at each evening’s events.

Visual preference boards used in the open houses are depicted in Appendix B of this document.

Single-Family Housing

The “single-family housing” visual preference board received 230 total interactions. The images receiving the most votes represent a newly constructed custom home in a rural or large-lot setting (32 votes), an established two-story home on a traditional smaller lot neighborhood (30 votes), and an established single-story ranch home (29 votes). All highly rated examples had porches as a prominent feature. The top three choices remained consistent across all three open houses when tabulated independently.



32 (14%) votes



30 (13%) votes



29 (13%) votes

### Multi-Family Housing

The “multi-family housing” visual preference board received 173 total interactions across all three open houses. Images receiving the most interest included a two-story duplex with offset façade and porch elements (36 votes), a duplex resembling a single-family home (29 votes), and two-story row home with undulating façade, color as a defining feature, and roofline variation between units (22 votes).



36 (21%) votes



29 (17%) votes



22 (13%) votes

Preferences in multi-family images varied slightly by open house location. The first and third most preferred examples were swapped by a notable margin by Choppee open house participants. Additionally, Murrells Inlet participants voted strongly for a two-story stacked duplex with porch elements as their second choice. This example did not garner noteworthy favor in the Georgetown and Choppee open houses.

### Commercial and Mixed-Use

The two commercial or mixed-use images that acquired the most attention cumulatively throughout the open houses were two- and three-story mixed-use buildings with multiple storefronts and either residential or office in upper floors. These images, which both gained 38 of the 212 total votes, depict structures with little or no setback. The third most popular image (30 votes) depicts a food truck court with economical decorative elements.



38 (18%) votes



38 (18%) votes



30 (14%) votes

The results from the Georgetown and Murrells Inlet open houses were consistent with the overall results; however, an image depicting a small residential-style retail or eating establishment with minimal setback received the highest number of votes from the Choppee open house participants. Overall, Choppee attendees provided more support for smaller commercial establishments.

### Affordable Housing

One station was dedicated to discussing affordable housing. This included information on different typologies and definitions when discussing affordable housing, and posed the question, “how can the County be more proactive with equitable development that takes affordability into account?” The station also allowed participants to vote on desirable affordable housing typologies.

The station garnered 60 total comments over the three open houses. Responses can be grouped into ten primary types of response:

1. General Affordability Concerns – the understanding that housing affordability is a need in Georgetown County, and concern over what price points are actually affordable,
2. Density and Location Considerations – many expressed concerns about overly-dense affordable housing options, and described either locational constraints or the desire for housing to be near services and jobs,
3. Equity and Inclusivity – there must be housing options in Georgetown County available to all,
4. Infrastructure – the need promote housing where sufficient infrastructure already exists, or concerns regarding existing capacity,
5. Community Input and Representation – concern regarding decision making processes and the community’s role,
6. Preservation of Communities – the desire to prevent gentrification and the need for affordable housing to serve local communities where possible,
7. Role of Government – discussion of incentives to create affordable housing, and implementation structure and strategies,
8. Mixed-Use and Alternative Housing Types – comments about potential non-traditional affordable housing,
9. Senior Housing Need – comments about high demand for senior housing overall, and
10. Consideration Inclusionary Zoning – comments about requiring minimum number of affordable units with new development.

Regarding affordable housing typologies, individuals were able to vote on series of images with post-it flags or dots to identify typologies of affordable housing that are appropriate for Georgetown County. There were 116 total interactions with this activity. The board utilized during the public open houses can be found in Appendix D of this document.

Images of a deeply affordable suburban multi-family concept (40% AMI and below) received the highest interest with 25 votes. A mixed income ownership concept targeting 80% AMI received 18 votes; and an affordable senior housing concept also earned 18 votes.



Regarding the deeply affordable housing concept, the holistic approach which incorporated housing, services, and resources resonated with participants. In discussing the mixed-income concept, participants indicated the desire for affordable units to be compatible with existing residential development in scale, massing, and appearance. Finally, participants recognized the need for affordable senior housing, and preferred a smaller unit developed at relatively low densities and designed to require minimal maintenance.

## Locational Mapping Activity

During the Georgetown and Murrells Inlet open houses, two large table-top maps were displayed, one depicting the entire county and the other showing the Waccamaw Neck. The maps included an aerial photo overlaid with roads and identifying features. A third map was printed for the Choppee area depicting the northeast portion of the County.

Participants placed a green dot on locations for preservation, conservation, or park space, a red dot for locations with commercial potential, and a yellow dot on locations which were appropriate for new residential construction.

The dots were allowed to accumulate over the three open houses.

A total of 520 total data points were added to the maps cumulatively through the three open houses. Those data points were then digitized into a geodatabase, and an analysis performed using geographic information systems (GIS) to create heat maps depicting concentrations of each use type. These maps are available in Appendix C of the Land Use Element.

Regarding residential preference, a total of 113 potential residential locations were noted on the map over the three open houses. Notably, new residential opportunities were identified north and south of the City of Georgetown, in the Parkersville area and the southern portion of the Waccamaw Neck, along the U.S. Highway 701 corridor, and near existing rural communities on the mainland portion of the county. There were several comments identifying the Parkersville Area as a potential location for affordable housing.

There were 69 locations noting commercial preference noted on the maps during the public workshop. Participants identified opportunities along most major transportation route corridors throughout the county. Notable concentrations also included near the City of Georgetown and the Town of Andrews, the Choppee area, and the southern portion of the Waccamaw Neck.

Participants provided 325 locational points for conservation, preservation, and open space activities. The U.S. Highway 17 corridor received significant concentrations of votes, particularly in the Parkersville, Pawleys Island and Murrells Inlet areas. A concentration was also identified in the Choppee and Brown's Ferry Area.



*Open house participants vote on locational preferences for new residential, now commercial, and preservation/open*

## **Other Thoughts and Ideas**

As an avenue to collect any thoughts or ideas not otherwise captured at another open house station, one board at each location was labeled “other thoughts and ideas.” Participants provided comments on a post-it note and attached it directly to the board. Throughout the three open houses, 54 total comments were submitted.

The most predominant themes were:

5. Improve or maintain infrastructure – Participants expressed the desire for improved connectivity and new bicycle-pedestrian infrastructure,
6. Growth management and density – Comments ranged from recommendations for design and planting buffers, to the desire for more low-density development, and concern for gentrification,
7. Protecting the natural environment – Commenters primarily addressed the desire to keep tree canopy, but also touched on issues of water quality and protection of natural water features,
8. Economic development and job creation – Participants expressed desires for specific uses and the need for affordable housing to support the local workforce.

However, the nature of comments varied by open house location. Comments received at the Georgetown open house were primarily concerned with tree preservation, maintaining and improving design overlays, and promoting working waterfronts. Participants at the Murrells Inlet event directed comments toward density concerns, as well as maintaining and improving infrastructure. Participants in Choppee advocated for new facilities such as parks and tourism activities, promoting industrial jobs, and providing bike corridors.

## **Stakeholder Focus Groups**

In addition to the public open houses, the workshop included five focus groups meetings with a variety of local stakeholders. These meetings included representatives from neighborhoods, HOAs, Keep It Green, real estate developers, affordable housing providers, major employers, environmental and conservation groups, utility providers, emergency response organizations, and representatives from the small business community.

The discussion in these focus groups focused on the unique characteristics of Georgetown County, priorities that need to be addressed in the Land Use Element, and affordable housing.

Major themes that consistently emerged from these small group conversations included:

7. Environmental Preservation and Conservation – Environmental features were discussed as being a uniquely rich component of life in Georgetown County. Comments ranged from the desire to improve water quality, the ability to access and use natural environments, and preservation of tree canopy.
8. Community Identity and Character – Participants described how Georgetown County is comprised of many different and unique communities and neighborhoods, as well as the Gullah Geechee culture and people. The development pattern of the County consists of primarily single-family neighborhoods and homes on the Waccamaw Neck, and larger

rural properties in the western and southern portions of the County. Participants indicated that similar development should be prominent with future development of the county, there may be some locational opportunities for other development types based on location and availability of infrastructure, and that design and development standards play a significant role in contextual design.



*Stakeholder focus groups and a Planning Commission worksession were held at the Georgetown County Airport on September 5-7, 2023.*

9. Affordable Housing and Workforce Housing –

Employers and the business community are concerned about the future of employment in the County. Participants indicated that hourly and professional salaried employees alike struggle to find housing in Georgetown County that they can afford, leading to County employers hiring individuals living elsewhere. Providing the opportunity to workforce housing is critical for the future of economic development.

10. Infrastructure and Resources – Infrastructure availability is locational. Overall, water and sewer sufficient to support new development are more readily available on the Waccamaw Neck than in rural areas of the county. Similarly, participants are concerned about long-term transportation capacity on the Waccamaw Neck.

11. Regulations and Planning – Additional regulations and increased capacity to implement policies are critical to future development in the County. Examples ranged from an organization to coordinate affordable housing, zoning implementation of tree preservation and stormwater management standards, and the use of design overlays to ensure coordinated and compatible development.

12. Public Engagement and Education – The purpose and role of the Comprehensive Plan, and the Land Use Element should be clear. Likewise, regulations should be updated in such a way that new developments can be more predictable and desirable.

The extensive outreach and collaboration resulted in invaluable insights from over 325 individuals who actively participated during the open houses and focus group meetings.

### **Additional Opportunities for Public Input**

In addition to the September open houses, county staff embarked on a series of “public roadshow” meetings to gain additional input in locations throughout the county. These meetings

were conducted with the same information available in the September 5-7 open houses, and were held on the following dates and in the following locations:

- September 15, 2023 in Choppee,
- October 5, 2023 in Parkersville, and
- November 9, 2023 in Pleasant Hill.

Subsequently, on November 13, 2023, a joint work session meeting was held with County Council and Planning Commission for the purpose of providing an update on the progress and direction of the Land Use Element. This was followed with two additional public open houses, held on December 13, 2023 at the Waccamaw Branch Library in Pawleys and Howard Auditorium in the City of Georgetown. These meetings provided initial drafts of the land use concepts, maps, and policies associated with this Land Use Element, and included interactive opportunities to provide feedback. Approximately 50 individuals attended these open houses.

As an alternative opportunity for interested community members unable to attend the open houses, a brown bag virtual lunch presentation was held on January 10, 2024 and attended by 30 individuals. This presentation was also recorded and made available on the county's comprehensive plan web page. Additionally, Planning Department staff also presented an update to interested residents on January 25, 2024 in Plantersville.

Throughout the process of creating this Land Use Element, county staff established a dedicated webpage and email to provide information and receive comments. The web page included the same presentations, interactive boards, and map used in each open house or meeting throughout the process. Likewise, the Land Use Element update web page included an online form, through which additional comments could be submitted. Over 40 additional comments were submitted via email or through the web form.

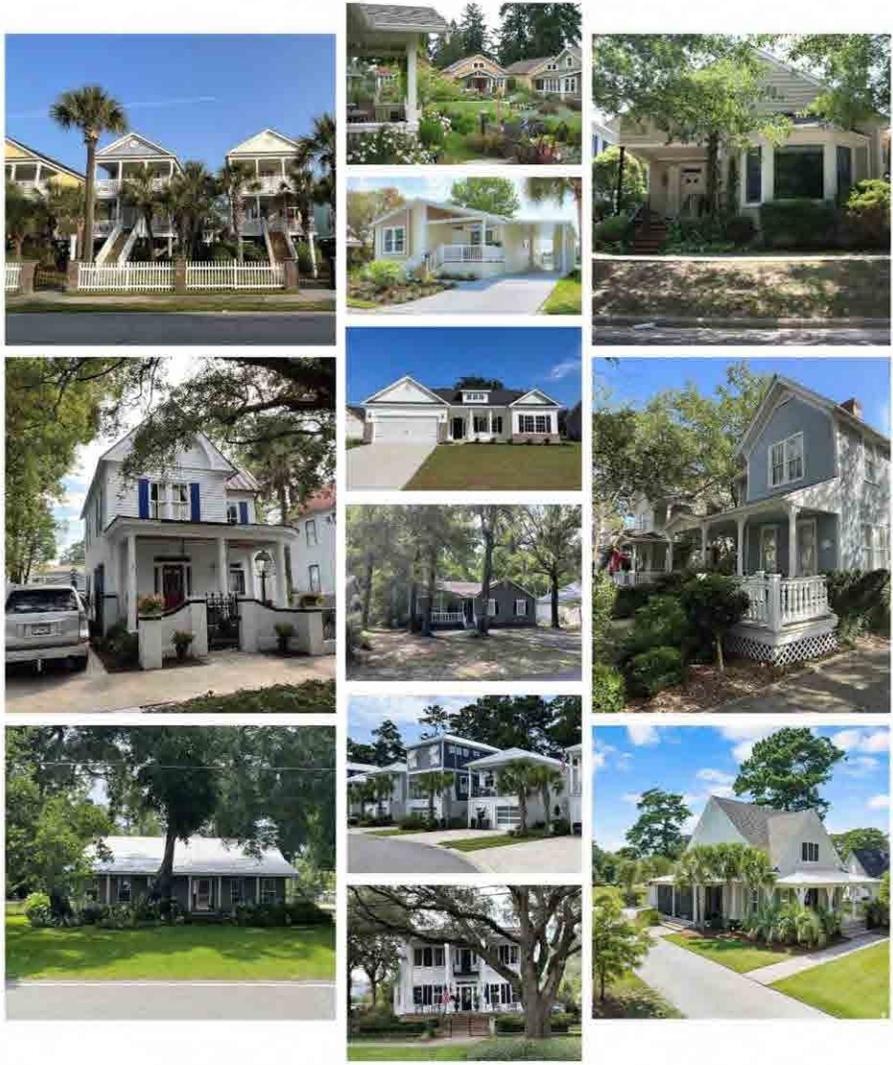
# Appendix B:

## Visual Preference Boards for September 5-7, 2023 Open Houses

COMPREHENSIVE PLAN UPDATE  
LAND USE ELEMENT

GEORGETOWN COUNTY, S.C.

VISUAL PREFERENCE  
SINGLE FAMILY HOUSING



BOUDREAUX + STEWART + R | 52 RESTORATION, LLC

# COMPREHENSIVE PLAN UPDATE LAND USE ELEMENT



## VISUAL PREFERENCE MULTI-FAMILY HOUSING



# COMPREHENSIVE PLAN UPDATE LAND USE ELEMENT



## VISUAL PREFERENCE MULTI-FAMILY HOUSING



# COMPREHENSIVE PLAN UPDATE LAND USE ELEMENT



## HOUSING TYPOLOGIES

DEEPLY AFFORDABLE, SUBURBAN MULTIFAMILY, TOWNHOME, & SINGLE-FAMILY MIX WITH COMMUNITY GARDEN & RESOURCE CENTER - AMI 40% & BELOW



MULTIFAMILY WORKFORCE HOUSING ECO-LOCATION MODEL FOR URBAN AREAS- AMI 50% - 80%



MULTIFAMILY WORKFORCE HOUSING ECO-FRIENDLY MODEL - AMI 60% - 120%



MIXED-INCOME HOME OWNERSHIP - AMI 80% & ABOVE



ATTAINABLE COHOUSING MODELS - AMI 80% & ABOVE



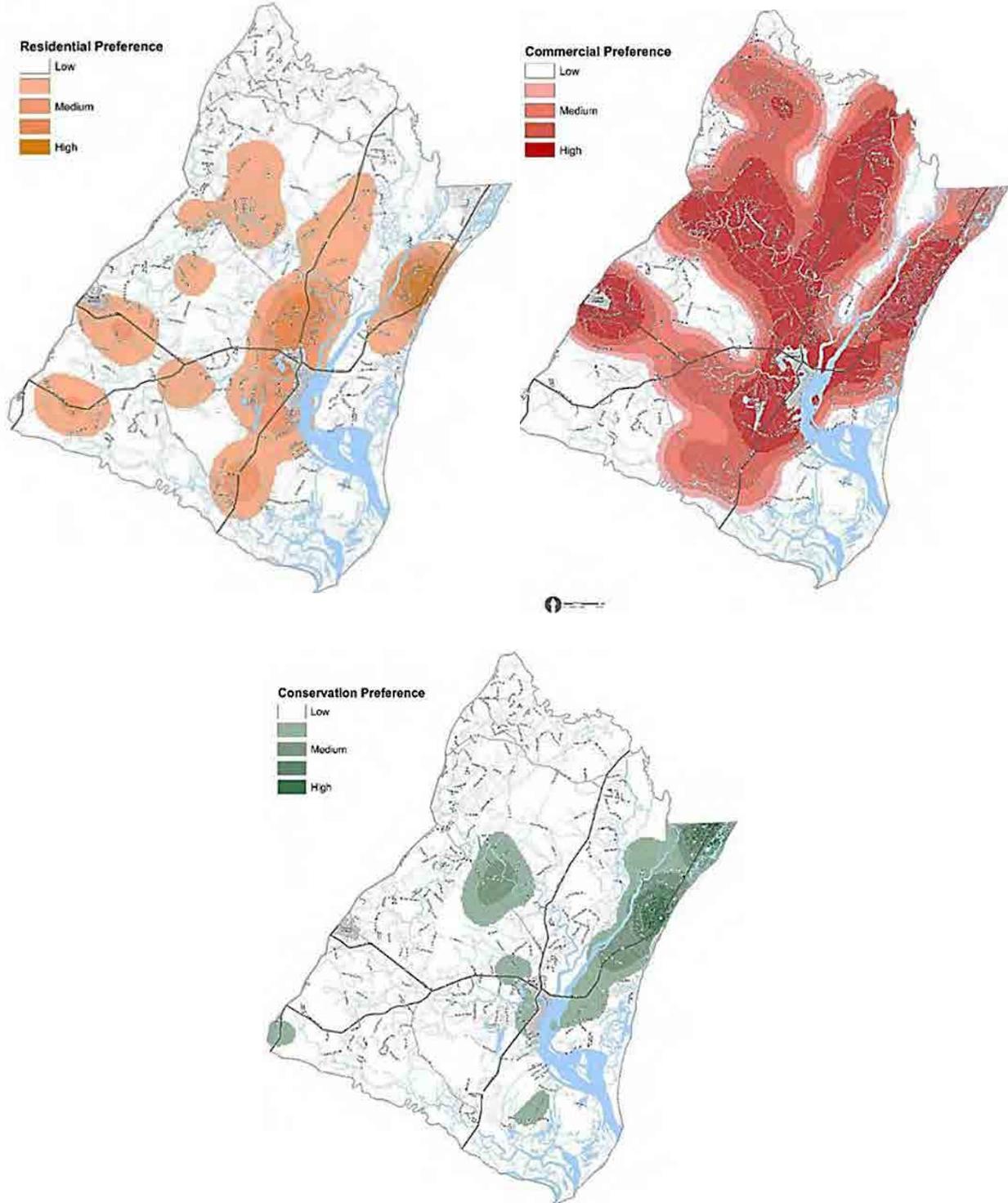
AFFORDABLE SECONDARY DWELLING UNITS



AFFORDABLE SENIOR HOUSING



# Appendix C: Open House Interactive Mapping Activity Results





## Appendix D:

### Aligning Housing Element Goals with the Land Use Element

Housing Element Goal	Housing Element Objective and Strategy	Alignment to Land Use Elements Prosperity through Affordability
HE Goal No. 1 Provide adequate housing types and quantities for the existing population and future residents of Georgetown County.	<p><i>Objective 1a:</i> Assess need for various housing types in the different parts of the county.</p> <p><i>Strategy:</i> Housing market analysis/needs assessment.</p>	See Graphic: Affordable Housing Process Recommendations (page 71)
HE Goal No. 2: Enhance home ownership in the County.	<p><i>HE Objective 2c:</i> (ongoing) Assist with reducing heirs' property issues and facilitating the use of such property by owners.</p> <p><i>Strategy:</i> Work with non-profit groups to sponsor clinics and promote access to legal assistance.</p> <p><i>HE Objective 2d:</i> (Short-term) Assist property owners of family-inherited property by facilitating the use of such property by owners.</p> <p><i>Strategy:</i> Review LDRs for potential amendments regarding family subdivision.</p>	See Graphic: Cultural Preservation (page 70)
HE Goal No. 3 Promote affordable housing opportunities in the county.	<p><i>HE Objective 3b:</i> (Short-term) Encourage development of affordable units with regulatory incentives, such as density bonuses, fee waivers and FastTrack permitting.</p> <p><i>Strategy:</i> Consider target areas for encouraging such development. Develop a new incentive-based zoning district to encourage affordable housing.</p>	<p>See Graphics: Special Emphasis Areas (pages 29-30)</p> <p>See Graphic: Promoting Prosperity Through Affordability Project Type - Missing Middle and Large Multifamily (pages 74-75)</p>
HE Goal No. 4 Promote workforce housing opportunities in the county.	<p><i>HE Objective 4c:</i> (Short-term) Assist/encourage an affordable housing development in the county.</p> <p><i>Strategy:</i> Consider donations/reduced sale of county-owned properties. Work to expand infrastructure to reduce development costs.</p> <p><i>HE Objective 4a:</i> (Ongoing) Promote workforce housing in proximity to the workplace.</p> <p><i>Strategy:</i> Examine all plans and regulations to identify areas that inhibit workforce housing.</p>	<p>See Graphics: Special Emphasis Areas (pages 29-30)</p> <p>See Graphic: Promoting Prosperity Through Affordability Project Type - Low Intensity Development, Missing Middle, and Large Multifamily (pages 74-75)</p>

Housing Element Goal	Housing Element Objective and Strategy	Alignment to Land Use Elements Prosperity through Affordability
<p>HE Goal No. 7 Address substandard housing issues in the county.</p>	<p><i>HE Objective 7c:</i> (Ongoing) Explore opportunities for housing rehabilitation for substandard homes.  <i>Strategy:</i> Work with Waccamaw Regional Council of Governments and other housing agencies to identify grant/loan programs.</p> <p><i>HE Objective 8b:</i> (Short-term) Encourage further development of accessory dwelling units (ADUs).  <i>Strategy:</i> Consider reducing or amending restrictions on accessory dwelling units as an affordable housing option.</p>	<p>See Graphic: Affordable Housing Process Recommendations (page 71)</p> <p>See Graphic: Promoting Prosperity Through Affordability Project Type - Low Intensity Development (pages 74-75)</p>
<p>HE Goal No. 8 Assist in increasing housing options for all county residents</p>	<p><i>Objective 8b:</i> (Short-term) Encourage further development of accessory dwelling units (ADUs).  <i>Strategy:</i> Consider reducing or amending restrictions on accessory dwelling units as an affordable housing option.</p>	<p>See Graphic: Promoting Prosperity Through Affordability Project Type - Low Intensity Development (pages 74-75)</p>