



Georgetown County, South Carolina

NEWS RELEASE

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Contact:
Jackie Broach, public information officer
Phone: (843) 545-3164
E-mail: jbroach@gtcounty.org

FOR IMMEDIATE RELEASE

Public input sought on comprehensive plan updates

GEORGETOWN COUNTY — The Georgetown County Planning Commission is looking for public input on proposed updates to the land use element of the county's comprehensive plan. Input will be accepted at the commission's next meeting, Jan. 15 at 5:30 p.m. at the historic county courthouse, located at 129 Screven Street.

State law requires that counties and municipalities update their comprehensive plans every 10 years and review them every five years. The land use element of Georgetown County's comprehensive plan is due for its five-year review.

The purpose of the comprehensive plan is to guide future growth, development and redevelopment in the county. The land use Element contains both maps and text outlining proposed goals and strategies. The text describes existing land use patterns in the county and helps decision-makers when determining the proper use of land for zoning amendments, as well as developing future zoning code revisions and other land use implementation tools. The element provides an assessment of existing land uses within the county and lays out future land use categories that are used to plan for the placement of uses for the next 10 years. Most importantly, the element provides land use needs and goals as well as the implementation strategies necessary for achieving those goals.

For this review, **staff proposed numerous updates to the text**, which reflect development in the county since 2007 and goals that have been addressed since the latest revision. Since the land use element is up for a review only at this time, planning staff focused only on particular areas of concern when reviewing the future land use map. All areas of the county will be addressed for the 10-year map update.

Specific areas proposed for Future Land Use map amendments at this time include:

- Several parcels on both sides of Highmarket Street between West Virginia Road and Hilliard Street (including Graves Station);
- A parcel located on the southwest corner of North Fraser Street and Academy Avenue;
- Two parcels at the intersection of Pringle Ferry Road and North Fraser Street;
- Two parcels in Jackson Village across from the intersection of Jackson Village Road and Lamb Road;

- An existing commercial parcel at the corner of Highway 17 and Hotel Drive in the Pawleys Island area;
- A parcel at the southwest corner of Highway 17 and Kings River Road in the Pawleys Island area;
- Parcels between Ford Road and Harborreef Drive on the west side of Highway 17 in the Pawleys Island area; and
- Various parcels on the east side of Highway 17 Bypass in Murrells Inlet.

The proposed revised text and map changes may be viewed on the Planning Department section of the county's website, www.gtcountry.org/planning.

The future land use map assists the county when determining the appropriate and best use of land and serves as a basis for zoning map amendments. The future land use map is different from the zoning map in that it serves as a guide rather than a regulatory tool. The zoning map is utilized when determining whether a specific use will be permitted on a specific parcel, while the future land use map is used if a property owner requests a change in the zoning for a particular parcel. In the latter case, the Planning Commission and ultimately County Council will use the future land use map as a guide when determining whether the proposed zoning district is appropriate for the area.

For more information, call the Planning Department, (843) 545-3158.