LAND USE ELEMENT

GEORGETOWN COUNTY COMPREHENSIVE PLAN

ADOPTED BY COUNTY COUNCIL AUGUST 21, 2007

9. LAND USE ELEMENT

FINAL – 8/21/2007,
As adopted by Georgetown County Council

INTRODUCTION

This chapter describes existing land use patterns in Georgetown County and sets forth a future land use plan consistent with the County's vision. The purpose of the chapter is to guide future development and redevelopment within the County. The chapter is intended to assist the County when determining the proper use of land and will serve as a basis for zoning map amendments, zoning code revisions, establishment of new zoning districts, development standards, and other land use implementation tools.

Growth and change are now occurring in Georgetown County. The impacts of rapid growth can bring a change in the quality of life in the area. Urban sprawl can reach out into the rural areas, diminishing the character and charm of the County. It can also clog the highways with increased traffic and increase costs of providing public services. The clear desire and vision for Georgetown County, as expressed on the part of the community, is to continue to grow and to diversify the County's economy. A diversity of land uses should be provided in order to maintain a community with a broad and healthy economy that is able to provide services to residents, businesses, and visitors. Quality and sustainable development is important to the County's future prosperity. The need to achieve sustainable development is the fundamental principle emphasized throughout this Land Use Element.

This Element is divided into two central parts: Current and Future Land Use. The first part examines existing land use categories. It provides an inventory and analysis of residential, commercial, industrial, public/semi-public, utilities, recreational, and vacant/undeveloped land uses. The second part is the future land use analysis and plan. The future land use maps identify and recommend locations where different types of uses are encouraged to grow without negatively impacting the community and the natural environment. The future land use component of the Land Use Element emphasizes the need to establish sustainable patterns of growth throughout Georgetown County.

EXISTING CONDITIONS

This section of the Georgetown County Comprehensive Plan includes an analysis of the existing land use for Georgetown County. Land use patterns and development problems are identified. This information will help in the planning process so the future growth and development of

Georgetown County can occur according to local goals and objectives. The City of Georgetown and the Town of Andrews are excluded from the project study area. Currently, both of these municipalities are responsible for preparing separate Comprehensive Plans with their own goals and objectives. The Town of Pawleys Island has also been excluded in the land use study area due to the nature of development being almost exclusively residential. All three of the municipalities are still an important component of the Georgetown County Comprehensive Plan.

To obtain current data for the existing land use, a field survey was conducted in the summer and fall of 2006 by the Waccamaw Regional Council of Governments. To obtain land use data, the land in the County was inspected in a field survey and the principal use of each parcel of land was recorded on base Geographic Information System (GIS) maps. In conjunction with this windshield survey, a review of aerial photographs and County tax information were also used to verify the data before being plotted.

Ten categories were used to classify land use: residential, residential (mobile home), high rise residential, multi-family residential, commercial, public/semi-public, industrial, recreational, utilities, and vacant/undeveloped. Acreage was determined by the use of the County's GIS mapping system and parcel tax information.

Classification of Land

The ten existing land use categories are explained in detail as follows:

- **Residential (low density)** consists of all single family residential units, including detached residential units, duplexes and multi-dwellings.

- **Residential (mobile home)** consists of mobile home parks and single mobile homes.

- **High rise residential (high density)** consists of multi-story residential buildings, such as apartments and condominiums, and motels and hotels.

- **Multi-family residential (medium density)** consists of residential buildings, including apartments, townhouses, condominiums, retirement communities, congregate care facilities, and planned developments.

- **Commercial** consists of all retail and wholesale trade outlets, general office, medical office, government office, repair business and resort services, finance, insurance and real estate services; personal and professional services; restaurants, nursery or garden center, service station, amusement center, and post office.

- **Public/Semi-public** includes educational and cultural uses; religious institutions, hospitals, nursing homes, and lodges and fraternal organizations.

- **Industrial** consists of all manufacturing, warehousing, mini-warehousing. Industrial parks,

and general light industrial.

- **Recreational** consists of campsites, parks, marinas, boat landings, golf courses, tennis courts, and recreation areas and facilities.

- **Utilities** include airports; waterports; truck terminals; and utilities.

- **Vacant/Undeveloped** includes all land not otherwise coded and includes agricultural, forest, open space and vacant land not suitable for re-use.

Planning Areas

For this section, Georgetown County has been divided into two (2) planning areas. The planning areas are: Waccamaw Planning Area (excluding Pawleys Island) and the remainder of Georgetown County (excluding the City of Georgetown and the Town of Andrews). Both existing and future land use data is presented and analyzed for each of these areas.

Existing Land Uses

This section identifies the existing land uses within each of the two (2) planning areas in Georgetown County, excluding the City of Georgetown, Town of Andrews, and the Town of Pawleys Island. The existing development patterns are also analyzed for the study area.

According to the 2000 U.S. Census, the total acreage for Georgetown County is approximately 521,508 acres or 815 square miles. There are three incorporated areas: the City of Georgetown, the Town of Andrews and the Town of Pawleys Island. These three areas occupy a total of 15,167 acres. The remaining 506,341 acres (or 97 percent) is unincorporated.

The land use study area constitutes 506,341 acres or 791 square miles which does not include the City of Georgetown, the Town of Andrews, or the Town of Pawleys Island. There are 76,558 acres (15.11 percent) of the study area that are currently developed. The remaining land is classified as vacant or undeveloped which includes agricultural and silvicultural land uses. The average gross density for the study area in 1997 was 60 persons per square mile and 56.8 for the entire County. The 2005 population density for Georgetown County is 74.8 persons per square mile.

The following section shows the distribution of the developed land within the two planning areas and the acreage and percentage of land devoted to each classification. The land use inventory shows the location, amount, and types of existing land uses surveyed in the County in 2006 by the Waccamaw Regional Council of Governments (WRCOG). When identifying existing land uses, the land use categories are general in nature in order to provide an overall picture of development patterns. The inventory is intended for general planning purposes only. Land use tables and maps are provided to help illustrate the existing land use.

Georgetown Rural Planning Area – Remainder of County (Excluding the Waccamaw

Neck, City of Georgetown and the Town of Andrews). The remainder of Georgetown County contains approximately 452,565.64 acres of land which is 89.37 percent of the Georgetown County study area. Within this planning area 57,723.4 acres or 12.75 percent are developed. This developed land comprises 11.40 percent of the total land in the study area. Table 9.1 presents the existing land use in the rural planning area of Georgetown County.

Residential (low density) - Residential single-family uses occupy 40,284.14 acres or 8.90 percent of the planning area and 69.78 percent of the developed portion of the planning area. This is 7.95 percent of the total land in the Georgetown County study area and 54.0 percent of the developed land within the study area.

Residential (mobile home) – Residential mobile home parks comprise 11,656.67 acres or 20.19 percent of the developed portion of the planning area. This is 2.30 percent of the total land in the Georgetown County study area and 15.62 percent of the developed land within the study area.

High Rise Residential (high density) - Residential high rise uses comprise 5.67 acres or 0.01 percent of the developed portion of the planning area. This is less than 0.01 percent of the total land in the Georgetown County study area and 0.01 percent of the developed land within the study area.

Multi-family Residential (medium density) – Multi-family residential uses comprise 82.23 acres or 0.14 percent of the developed portion of the planning area. This is 0.01 percent of the total land in the Georgetown County study area and 0.11 percent of the developed land within the study area.

Commercial - Commercial uses occupy 1,565.94 acres which is 0.34 percent of the area of the planning area and 2.71 percent of the developed land in this planning area. This is 0.30 percent of the land in the Georgetown County study area and 2.09 percent of the developed land in the study area.

Public/Semi-public - Public and semi-public uses occupy 932.15 acres or 0.20 percent of the total land in the planning area and 1.61 percent of the developed land. This is 0.18 percent of the County study area and 1.24 percent of the total developed land in the study area. Schools, libraries, and hospitals are the primary public land uses in this planning area.

Industrial - Industrial uses occupy 2,091.47 acre which is less than 0.46 percent of the total land in the planning area and less than 3.62 percent of the developed land. This is 0.41 percent of the total land in the study area.

Recreational - Recreational uses occupy 448.62 acres which is 0.09 percent of the total land in the planning area and 0.77 percent of the developed land in the planning area. Recreational uses for this planning area are shown to be 0.08 percent of the Georgetown County study area. The recreational land uses in this planning area are primarily parks, marinas, golf courses, and boat

landings.

Utility - Utility uses occupy only 656.51 acres or 0.14 percent of the land in the planning area and 1.13 percent of the developed land in the planning area. This is 0.12 percent of the Georgetown County study area.

Vacant and Undeveloped - The remaining portion of this planning area is classified as vacant and undeveloped. This classification contains 464,641 acres or 87.24 percent of the land in the planning area and 91.76 percent of the land in study area. The majority of this area is agricultural and forest/timber land.

Table 9.1
Existing Land Use – Georgetown Rural Planning Area

Land Use	Existing Acreage	% of Total Land in Planning Area	% of Developed Land in Planning Area	% of Total Land in Georgetow n County Study Area*	% of Total Developed Land in Georgetown County Study Area*
Residential	52,028	11.49%	90.13%	10.27%	69.74%
Commercial	1,565	0.34%	2.71%	0.30%	2.09%
Public/Semi-public	932.15	0.20%	1.61%	0.18%	1.24%
Industrial	2,091	0.46%	3.62%	0.41%	2.80%
Recreational	448	0.09%	0.77%	0.08%	0.60%
Utility	656	0.14%	1.13%	0.12%	0.87%
Total Developed	**57,723.4**	**12.75%**	**100.000%**	**11.40%**	**77.37%**
Vacant and Undeveloped	394,842	87.24%		77.97%	
Total Land Area in Planning Area	**452,565**			89.37%	

*Excludes the Waccamaw Neck, City of Georgetown and the Town of Andrews
Source:WRPDC, 2006

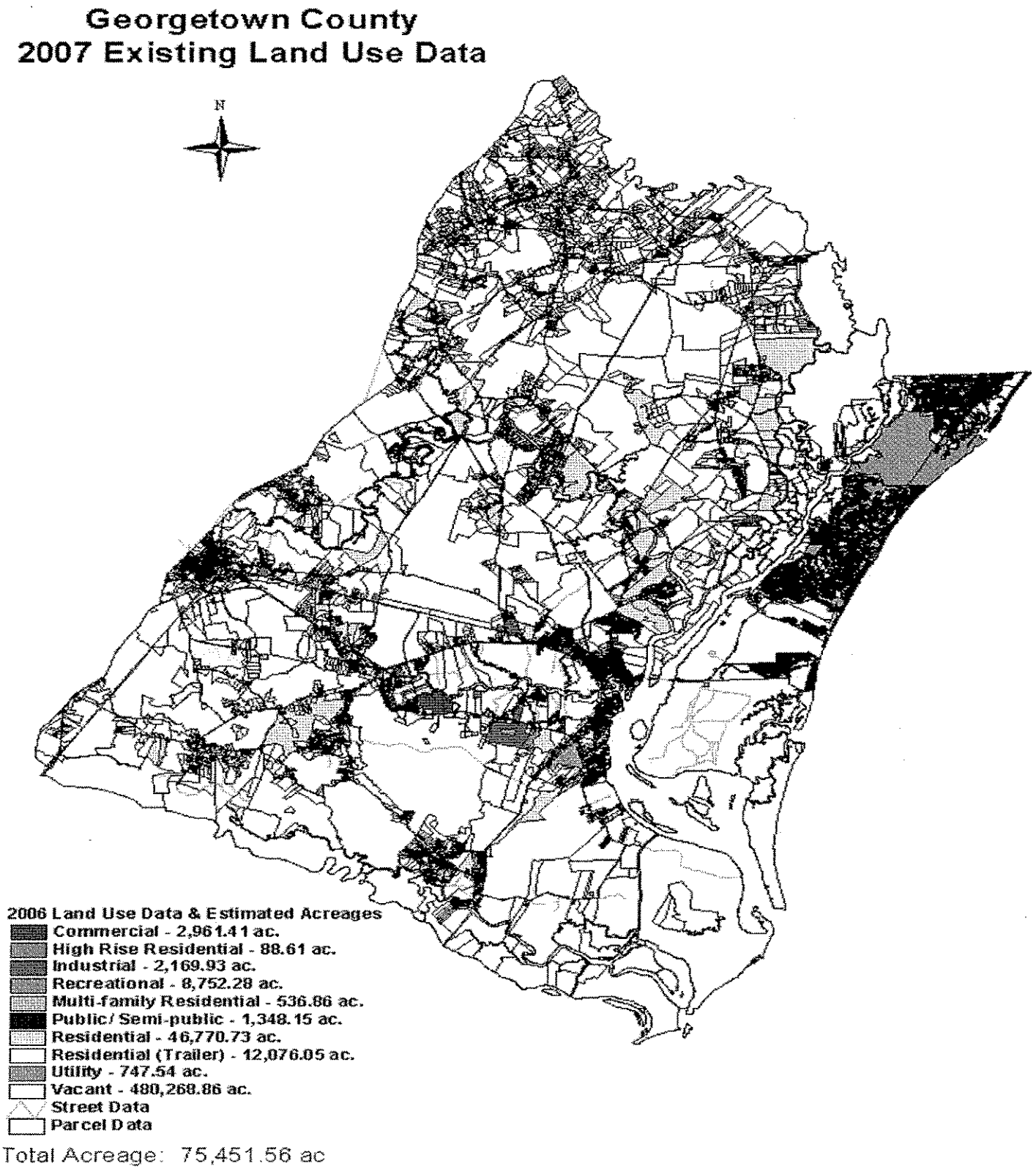
Georgetown County
2007 Existing Land Use Data
N
2006 Land Use Data & Estimated Acreages
Commercial - 2,961.41 ac.
High Rise Residential - 88.61 ac.
Industrial - 2,169.93 ac.
Recreational - 8,752.28 ac.
Multi-family Residential - 536.86 ac.
Public/ Semi-public - 1,348.15 ac.
Residential - 46,770.73 ac.
Residential (Trailer) - 12,076.05 ac.
Utility - 747.54 ac.
Vacant - 480,268.86 ac.
Street Data
Parcel Data
Total Acreage: 75,451.56 ac

Figure 9.1

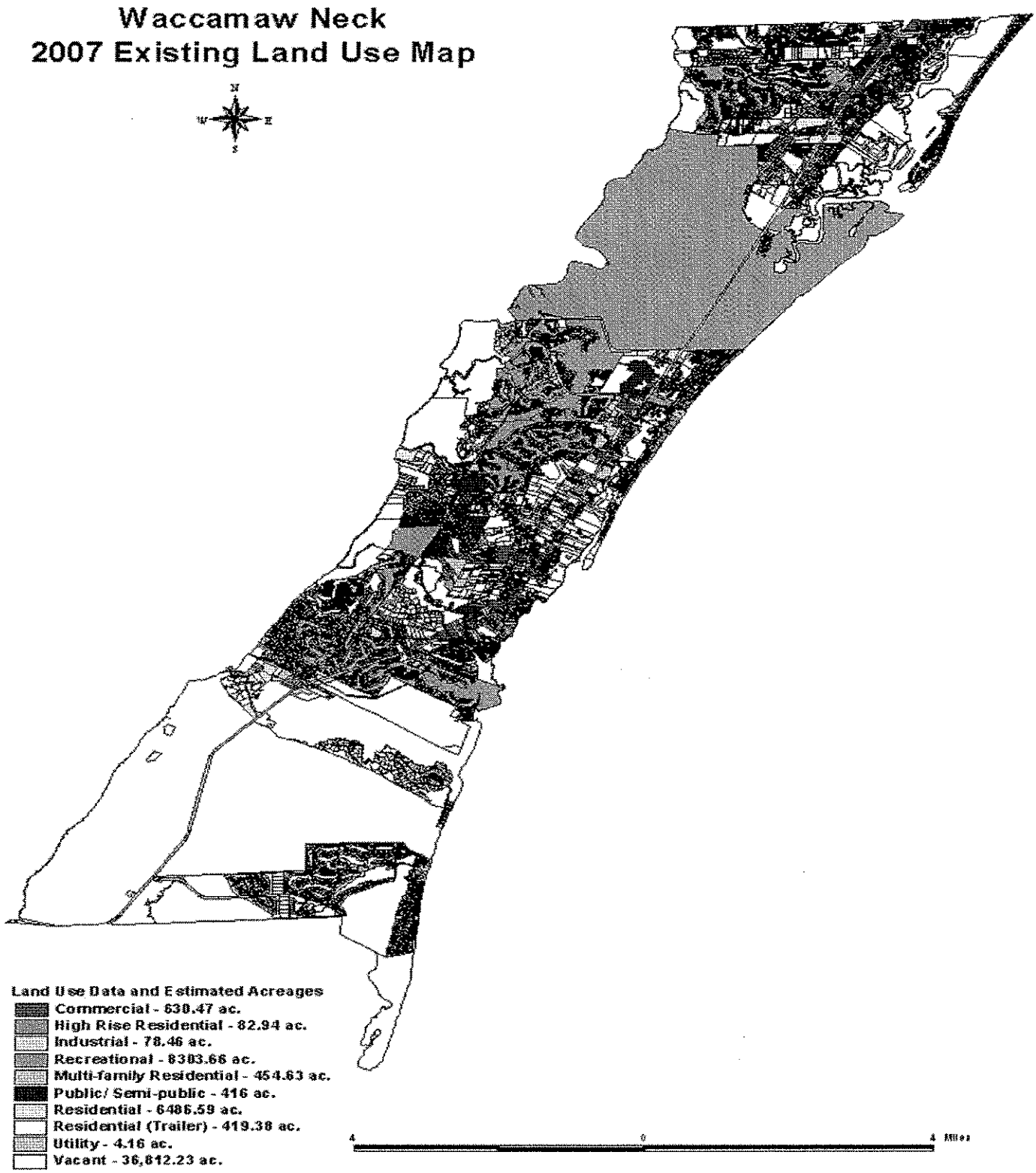
Waccamaw Neck
2007 Existing Land Use Map
N
W
E
S
Land Use Data and Estimated Acreages
Commercial - 638.47 ac.
High Rise Residential - 82.94 ac.
Industrial - 78.46 ac.
Recreational - 8383.66 ac.
Multi-family Residential - 454.63 ac.
Public/ Semi-public - 416 ac.
Residential - 6486.59 ac.
Residential (Trailer) - 419.38 ac.
Utility - 4.16 ac.
Vacant - 36,812.23 ac.
4
0
4 Miles

Figure 9.2

Waccamaw Planning Area. The Waccamaw Planning Area contains 53,775.36 acres of land which is 10.62 percent of the study area. Within this planning area, 16,876.29 acres (31.38 percent) are developed. The Waccamaw Planning Area has the greatest amount of land developed when compared to other planning areas. This developed land comprises 3.33 percent of the total land in the study area. Table 9.2 presents the existing land use in the Waccamaw Division.

Residential (low density) – Single-family residential uses occupy 6,486.59 acres or 12.06 percent of the Waccamaw Planning Area and 38.43 percent of the developed portion of the Planning Area. This is 1.28 percent of the total land in the study area. It should be noted that many of the residential units in this planning area are used as vacation rentals part or all year.

Residential (mobile home) – Residential mobile home parks comprise 419.38 acres or 0.77 percent of the Waccamaw Planning Area. This is 0.08 percent of the total land in the Georgetown County study area and 2.48 percent of the developed land within the planning area.

High Rise Residential (high density) - Residential high rise uses comprise 82.94 acres or 0.49 percent of the developed portion of the planning area. This is 0.0 percent of the total land in the Georgetown County study area and 0.15 percent of the total land within the Waccamaw Planning Area.

Multi-family Residential (medium density) – Multi-family residential uses comprise 454.63 acres or 2.69 percent of the developed portion of the planning area. This is 0.08 percent of the total land in the Georgetown County study area and 0.84 percent of the total land within the Waccamaw Planning Area.

Commercial - Commercial uses occupy 630.47 acres which is 1.17 percent of the area of the Waccamaw Planning Area and 3.73 percent of the developed land in this planning area. This is 0.12 percent of the land in the study area.

Public/Semi-public - Public/Semi-Public uses occupy 416 acres which is 0.77 percent of the total land in the Waccamaw Planning Area and 2.46 percent of the developed land. This is 0.08 percent of the study area.

Industrial - Industrial uses occupy only 78.46 acres which is 0.14 percent of the total land in the Waccamaw Planning Area and 0.46 percent of the developed land. Industrial uses for this planning area are shown to be 0.01 percent of the study area.

Recreational – Recreational uses occupy 8,303.66 acres which is 15.44 percent of the total land in the planning area and 49.20 percent of the developed land in the planning area. Recreational uses for this planning area are shown to be 1.63 percent of the study area.

Utilities - Utility uses occupy only 4.16 acres which is 0.01 percent of the land in the Waccamaw Planning Area and 0.02 percent of the developed land in the planning area. This is 0.01 percent of the study area.

Vacant and Undeveloped - The remaining portion of this Planning Area is classified as vacant and undeveloped. This classification contains 36,812.23 acres or 57.5 square miles, which is 68.45 percent of the land in the Waccamaw Planning Area and 7.27 percent of the land in the study area.

Table 9.2
Existing Land Use - Waccamaw Planning Area

Land Use	Existing Acreage	% of Total Land in Planning Area	% of Developed Land in Planning Area	% of Total Land in Georgetown County Study Area*	% of Total Developed Land in Georgetown County Study Area*
Residential	7,443	13.84%	44.10%	1.47%	9.97%
Commercial	630	1.17%	3.73%	0.12%	0.84%
Public/Semi-public	416	0.77%	2.46%	0.08%	0.55%
Industrial	78	0.14%	0.46%	0.01%	0.10%
Recreational	8,303.	15.44%	49.20%	1.63%	11.13%
Utility	4	0.01%	0.02%	0.01%	0.01%
Total Developed	**16,876**	**31.38%**	**100.000%**	**3.33%**	**22.62%**
Vacant and Undeveloped	48,639	84.90%		9.60%	
Total Land Area in Planning Area	**53,775**			10.62%	

*Excludes the Town of Pawleys Island, City of Georgetown, and the Town of Andrews
Source:WRPDC, 2006

Future Land Use

Future land use categories are important to define in order to plan accordingly for the placement of uses. The following future land use categories have been developed to provide a guide to future development and redevelopment. The categories have been developed by staff through meetings with the various appointed land use advisory committees and the Planning Commission. Future land categories and their definitions are the following:

Table 9.3 - Future Land Use Categories

Category	Description
Low Density Residential	Low density residential land use maintains existing single family and rural character of neighborhoods. Low density residential is a residential land use which includes single family detached dwellings and estates. Density is no more than 2 dwelling units per acre.
Medium Density Residential	Medium density residential development is limited to 2.1 to 5 dwelling units per acre.
High Density Residential	High density residential includes multi-family structures. Density is 5.1 to 16 dwelling units per acre.
Commercial	Commercial land uses include small scale rural-character businesses, medium and high intensity scale commercial uses, as well as services and light industrial uses
Industrial	Industrial land uses consist of manufacturing, fabricating and industrial plants; shops, mills or yards; warehouses and contract construction.
Public/ Semi-Public	Non-profit, religious, or public use, such as a church, library, public or private school, hospital, or government owned or operated building, structure, or land used for public purpose. Any activities that provide for the social, cultural, educational, health or physical betterment of the community.
Transitional	The development of a tract of land, building, or structure with a variety of complementary and integrated uses, such as, but not limited to, residential, office, medical office, limited retail, public, or entertainment, in a compact urban form. The commercial component is intended to be less intense than general commercial.
Public Recreational/ Open Space	A tract of land, designated and used by the public for active and passive recreation.
Conservation/ Preservation	Areas in which human activities are very limited and where the natural environment is protected from man-made changes. Land area protected to preserve and enhance environmental resources while allowing few, if any, structures.
Private Recreational	Private recreational uses include golf courses owned and operated primarily as private facilities.

Future Land Use Maps

Future Land Use Maps are included as part of this chapter to guide future development and redevelopment within the County. The Future Land Use Maps were developed through staff-level workshops, regional planning efforts, public workshops, and from Planning Commission and County Council input. The maps will assist the County when determining the appropriate and highest and best use of land and will serve as a basis for zoning map amendments. It is important to recognize that future land use policy is not an exact science and is influenced by many factors that are difficult to account for, such as market demand, land availability, environmental variables, natural disasters, and the availability of community infrastructure and services such as water, sewer, and roads. The 2007 future land use maps for Georgetown County are provided at the end of this chapter.

Future Land Use Goals and Strategies

The following land use goals have been established and approved by the Georgetown County Planning Commission in order to more effectively guide the development of the unincorporated areas of Georgetown County:

- Promote efficiency and sustainability in the use of land.
- Insure that residential areas are safe and protected from incompatible land uses and substandard development.
- Maintain the character of existing neighborhoods.
- Provide for the protection of the coastal beaches, dunes and natural vegetation of those areas.
- Provide for the protection of the saltwater and freshwater estuaries of Georgetown County.
- Promote beach and waterfront access in redevelopment or in new developing areas along coast.
- Provide protection from flooding and tidal action.
- Provide for the protection of the Georgetown County Airport and prime industrial waterfront areas, including the international seaport, the Waccamaw Park, Andrews Industrial Park, Georgetown Airport Industrial Park, and Georgetown County Business Park.

- Promote the preservation of trees and other natural vegetation (excluding managed forest land).

- Provide adequate and convenient sites for future business, industry, educational, and recreational facilities and to improve existing facilities.

- Provide sufficient and orderly extension of utilities and public services in a timely and cost effective manner.

- Provide for the enhancement of recreation facilities through coordination with the school board and future development.

- Promote the enhancement of industrial wastewater treatment possibly by regionalization.

- Preserve and enhance the scenic quality of the Highway 17 corridor.

Notice: Please note that the Georgetown County Department of Planning recognizes that the above goals are not necessarily complete. Further goals may be added over time and existing goals may need to be revised or deleted.

LAND USE STRATEGIES

Strategies presented below are to be used as aids in directing the desired physical development of unincorporated Georgetown County. The strategies will provide local officials and the public with guidance for creating an environment or pattern of development where the various uses of land complement rather than conflict with each other.

Residential Land Use Strategies

A variety of residential areas should be encouraged by allowing housing densities ranging from a single-family to multi-family structures. Areas of high density should depend on the amount and type of public improvements available or planned. High density residential areas should develop at 5-16 units/acre.

Require high density residential developments to:

- Have ample water, sewer, and storm drainage systems available prior to development;

- Be located in proximity to a road system;

- Have all public improvements in existence, or be in the capital improvements budget before development occurs;

- Be developed in the vicinity of commercial and/or service facilities;

- Be designated to blend with landscaping and use maximum natural features and coverages;

- Provide adequate off-street parking for each dwelling unit;

- Density levels for single-family development in high-density residential areas should not exceed seven units per acre. Density levels for multi-family development should fall within the range of 6-16 units per acre, depending on the bedroom mix and the number of habitable floors for the particular project;

- Provide open areas and parks for recreational activities; and

- Require all high density development to be a Planned Development (PD)

Locate mobile home parks in areas of high-density residential housing. Mobile home parks should:

- Have ample water, sewer, and storm drainage systems available prior to development;

- Be located adjacent to an adequate major thoroughfare system;

- Provide the residents protection by proper screening from adverse conditions adjacent to non-residential areas and streets;

- Provide open areas and parks for recreational activities;

- Be conveniently located with regards to public facilities, commercial areas, and work centers; and

- Be designed to blend with landscaping and use maximum natural features and coverages; and

- Provide adequate off-street parking for each dwelling unit;

- Density in mobile home parks should not exceed seven units per acre.

Require single-family residential areas to be developed in accordance with the following standards:

- Areas developed as medium density should develop at no more than three to five units per acre;

- Residential lots served by both sanitary sewer and public water systems should not be less than 6,000 square feet in area;

- Residential lots served by public water but not a sanitary sewer system should not be less than 15,000 square feet in area; and

- Residential lots that are not served by either public water or sanitary sewer should not be developed at a density greater than one per acre.

Require residential areas, where maximum development is one dwelling unit per acre, to provide:

- Street improvements to be a minimum of twenty feet in width, with an appropriate base as required by subdivision control regulations;

- Water supply and septic tanks approved by the South Carolina Department of Health and Environmental Control (DHEC); and

- Adequate drainage and design standards as required by the subdivision control regulations.

Residential developments should conform to the following:

- Areas developed as low-density should develop at no more than two units per acre;

- Street lights should be provided on Collector Street because of the traffic volumes they carry. They are not necessary in low-density single-family areas;

- Sidewalks are generally unnecessary in low-density developments;

- Street paving should be provided on collector streets and minor residential streets where lots are less than one acre in size;

- Rolled curbs should be provided in areas of high-density development;

- Public sewer systems should be used if they are reasonably accessible. Individual wells should only be considered when no practical alternative exists; and

- Surface water drainage systems should be provided for all residential developments.

Require that streets within residential areas adequately serve the development. Extraneous through traffic should be discouraged while retaining access to nearby development.

Design streets to fit the existing topography and encourage variety such as cul-de-sacs, curvilinear, and loop streets.

Require residential developments to provide open space areas and preserve any unique natural features through design.

Commercial Land Use Strategies

Scale the amount of land planned for business development during the planning period to meet the demand of the projected populations.

Concentrate highway-oriented business in groups and locate conveniently on major streets and roads that will best serve the communities. Concentrated development has a greater chance of receiving state funding for infrastructure.

Group business uses related to walking traffic together to facilitate pedestrian movement and minimize vehicular circulation.

Establish appropriate areas for business purposes adjacent to and within residential neighborhoods.

Minimize congestion and assure safety by planning for controlled points in ingress and egress. Adequate traffic circulation and parking should be provided within the business development,

Create business areas/hubs for neighborhoods that consist of neighborhood-oriented shopping and services only.

Approve Planned Development conceptual plans for business developments only after sufficient development aspects of the proposed site are analyzed and it is assured that street grades, intersections, access points, and right-of-ways are adequate.

Provide neighborhood commercial zoning districts within larger Planned Developments and create commercial zoning districts that contain enough depth that will allow patrons to park and walk to multiple retail service outlets.

Retain the unique character of the area by preventing and providing alternatives to strip commercial development, especially on Highway 17.

Minimize the effects of commercial activity on residential neighborhoods and subdivisions by providing landscaped buffer zones.

Establish office commercial transition zones adjacent or in combination with existing general commercial zones.

Encourage existing commercial establishments to improve onsite parking and better traffic flow for vehicles and pedestrians.

Protect the capacity of major roadways, particularly U.S. 17, by strengthening controls over the amounts, types, and locations of commercial development and redevelopment.

Continue to have the Economic Development Director as a point of contact for commercial development.

Public and Institutional Land Use Strategies

Require a review and approval of public buildings by the Georgetown County Planning Commission.

Locate public and institutional buildings conveniently and readily accessible to the people they serve.

Group public and institutional buildings in order to compliment each other in design and function.

Locate schools in accordance with the following standards:

- Elementary schools should be located near the residential areas served
- Secondary schools should be conveniently located within the center of service areas; and
- School locations should be coordinated with the location of parks and playgrounds to permit maximum utilization of public land.

Insure that sufficient future park and school sites and acreage will be available as the need for them arises, through a land acquisition program based on anticipated growth.

Satisfy the physical, psychological, recreational, and natural needs of the people, based on a comprehensive community facilities program.

Provide adequate open space areas throughout the County, which would:

- Preserve and enhance the natural areas and man-made features of the county;
- Retain an aesthetic quality that only open space can provide; and
- Discourage urban development in areas with constraints more suitable for open space.

Industrial Land Use Strategies

Protect existing industrial areas from encroachment of non-compatible land uses.

Encourage all new industries to locate in one of the reserved industrial areas including: Airport Industrial Park, Andrews Industrial Park, Georgetown County Business Park, and other industrial sites in the County.

Consider the redevelopment of land uses where marginal industrial land uses are surrounded by non-industrial developed areas.

Set aside land for industrial areas on suitable terrain, on land not subject to flooding, and in areas with good access to highway and/or rail, before the land is used for other purposes.

Make available water, gas, electricity, and sanitary sewerage to industrial areas.

Provide industrial tracts with ample room for structures, parking, and future expansion.

Encourage landscaping including landscaped buffers and beautification of all industrial locations.

Initiate an extensive industrial development program which would entail:

Development site plans for each reserved industrial area (showing drainage, topography, road access, subsoil condition, public view, and utilities); and

Targeted advertising;

Continue to have the Economic Development Commission Director as a point of contact for industrials development.

Transportation/Utility Development Strategies

Expand adequate utilities to all areas of the County and its urbanizing areas.

All new developments, whether they are residential, commercial, industrial, or recreational in character, should have all proper utilities installed by public or private sources.

Extend utilities of proper capacity in designated growth areas as a precedent for development or at the time development occurs.

Encourage the use of underground utilities where feasible. In areas where underground utilities are not practicable, installations should be placed within easements provided along rear property

lines.

Screen and landscape sites with utility construction equipment, materials, or hardware stored out of doors in such a manner as not to detract from the surrounding area.

Locate all future transportation maintenance and utility buildings in non-residential areas. These buildings should be designed to complement the area in which they must be located.

Extend the Access Management Standards Ordinance to all major roads in Georgetown County.

Additional Land Use Goals for Zoned Areas

Continue to develop as a quality residential area with: well developed and coordinated areas for housing, both prime and affordable; well developed resort/tourist accommodations in keeping with the established character of the area; well placed and attractive commercial development.

Strategies for implementation include:

- Maintain and refine zoning ordinance requirements for high quality residential/resort development;
- Develop programs to maintain and expand affordable housing including: a rehabilitation program for existing substandard housing, public/private partnerships to provide new affordable housing, and streamlined permitting and inspection procedures for home improvement projects costing less than $10,000.

Maintain and improve the character of residential areas lying outside large planned developments

Strategies for implementation include:

- A comprehensive review of all large General Residential (GR) zones;
- Consideration of re-zoning GR areas to better reflect character of the residential areas and to better meet the needs and desires of the residents in their neighborhood;
- Consideration or adjustments of commercial areas within and adjacent to residential areas, so that future development in these zones is compatible with residential uses.

Encourage future commercial development that is compatible with existing development and the character of the area

Strategies for implementation include:

- Consider establishing community recommendations for commercial architectural and landscaping design along the Waccamaw Neck-US 17 Corridor that rely on encouragement and incentives to achieve voluntary compliance;

- Encourage innovative commercial developments through the development of best management practices, etc.

Encourage a balanced mix of commercial hubs and neighborhood commercial development which will help prevent excessive commercial properties especially vacant properties

Strategies for implementation include:

- Review all existing zoning for commercial development;

- Consider re-zoning substantial portions of current commercial zones in the Waccamaw Division, to either residential zones, or to commercial zones more restrictive than general commercial;

- Establish new zoning categories as needed.

Protect the area's natural resources

Strategies for implementation include:

- Consider increasing setback requirements for wetlands, beaches, and other natural resource areas;

- Increase enforcement of environmental impact study requirements of zoning ordinance with regard to strengthening amendments;

- Encourage sustainable development by adopting business strategies and activities that meet the needs of today's enterprises and stakeholders while protecting and enhancing the human and natural resources needed for tomorrow;

- Review tree ordinance requirements;

- Consider new County ordinance for protection of sand dunes and dune vegetation;

- Update the Buffer Ordinance.

Additional Land use Goals for the Waccamaw Neck

The overriding issue in the Pawleys-Litchfield area is population density. The general concept of allowing higher density to prevent sprawl is no longer applicable in this area. The key now is to limit the number of new residential units that are added, so that the impacts of additional development (i.e. increased traffic congestion, increased storm water runoff, greater pressures on our overall infrastructure) are minimized as much as possible. In addition, some potential changes in commercial uses could have significant adverse impacts on adjoining properties, and others could seriously impair the efficiency of U.S. Highway 17. The South Waccamaw Neck is the area south of Brookgreen Gardens and the North Waccamaw is the area north of Brookgreen Gardens.

PROPOSED GOALS – SOUTH WACCAMAW NECK

- Protect low and medium density residential neighborhoods from commercial/high density encroachment.
    - Review rezonings and subdivisions that increase residential density.
    - Review the Comprehensive Plan's Future Land Use Map on an annual basis.
    - Examine zoning ordinances that allow an increase in density by circumventing regulations and intent of County.
    - Encourage County government to adopt and implement impact fees in order to pay for expansion of new government agencies, infrastructure, land acquisition, and services required by new development (police/EMS, parks, libraries, land fills, etc.)
    - For neighborhood and non-neighborhood areas that are currently developed with low-medium density, change the future land use map to match the existing density particularly in areas currently zoned "General Residential".
    - Implement new zoning districts that properly designate low-medium residential districts and clearly identify housing types and densities and are consistent with the Future Land Use Map.

- Maintain and improve water quality at beaches, the marshes and in the Waccamaw River by updating the buffer ordinance.
    - Require buffers for salt and freshwater marsh areas
    - Actively enforce the county storm water ordinance

- Improve traffic flows and safety by implementing the short-range and mid-range improvements recommended in the "U.S. Highway 17 Corridor Study" and review projects for traffic impacts and mitigation activities.
    - Review Access Management standards
        - Any new or amended Planned Development should specify the types and amounts of commercial uses to be permitted. Some flexibility could be provided by grouping commercial uses with similar trip generation rates into classes of permitted uses;
        - When considering proposals for large traffic generators fronting U.S. 17, greater consideration should be given to both the type(s) of uses and factors

that affect the traffic impacts; e.g. presence or absence of traffic signals, access from adjoining roads, etc.
    - Planning staff should use more refined trip generation tables than currently used to estimate the traffic impact of commercial uses.
    - Any commercial development expected to generate a substantial amount of traffic on a major highway, particularly U.S. 17, should be treated as a PD.
  - Encourage owners of commercially zoned property along US 17 to develop or redevelop properties with a mix of residential and office/retail uses in order to reduce the number of US 17 trips
  - Continue to study and appropriately support Southern Evacuation Lifeline (SEL).
  - For new development, require acceleration/deceleration lanes for entrances to newly created and existing median crossovers on major highways
  - Emphasize interconnectivity. Parcels or lots that are integral to interconnectivity should be identified for future planning purposes
  - Promote pedestrian trails and bike trails

- Enhance commercial development by refining overlay district standards to extend beyond 500 foot requirement, improving sign ordinance and increasing landscape requirements.
  - Establish a landscape ordinance for the highway 17 Overlay Zone
  - Add signs to the architectural requirements for the Waccamaw Neck Commercial Corridor Overlay Zone
  - Consider expanding boundaries of the Overlay Zone
  - Encourage underground utilities
  - Expand the overlay district to all commercial and multi-family properties

- Identify areas that may offer future public beach/river access and public parking or transit facilities.

- Protect existing trees by updating the tree ordinance. Consider:
  - Encourage replanting of native species
  - Establish tree protection overlay zone
  - Adding pine trees to the tree ordinance
  - Increasing fines for violations

- Monitor the potential impact of I-73 on the Waccamaw Neck

- Pursue walkways, bikeways in existing neighborhoods in order to promote a more equitable distribution of infrastructure in neighborhoods.

- Pursue obtaining funding or grants to address traffic issues on Martin Luther King and Turntable Roads.

- Maintain the following current Density Limits:
  0 – 2.0 – Low Density
  2.1 – 5.0 – Medium Density

5.1 – 16.0 – High Density

*These figures apply to "Net Density" (size of property minus wetlands, ponds, and road divided by the number of units)

- Maintain Georgetown County's height limit of 35 feet.
- Density increases in new development should only be allowed if open space is provided by use of planning tools: As part of a Planned Development District, Transfer Development Rights, Cluster Development, or land placed in a Conservation Easement, etc. Open space should be clearly defined to include "usable" open space.

PROPOSED GOALS – NORTH WACCAMAW NECK

- Preserve prime commercial areas, such as on Business 17 in Murrell's Inlet, from residential encroachment and limit the height of new development in the area;
- Limit development of creek front residential areas in Murrells Inlet to single family dwellings. Multi-family developments do not enhance the rural village atmosphere of Murrells Inlet;
- Density increases in new development should only be allowed if open space is provided by use of planning tools: As part of a Planned Development District, Transfer Development Rights, Cluster Development, or land placed in a Conservation Easement, etc. Open space should be clearly defined to include "usable" open space.
- A plan for maintenance dredging of the creek should be developed to include known "hot spots" or areas that are prone to silting in the creek;
- Encourage appropriate agencies to secure necessary dredge spoil sites, including offshore sites, that are needed for maintenance of marinas and channels;
- Develop a plan for emergency beach renourishment in the case of a major storm;
- Encourage beach and dune protection and the natural vegetation of those areas;
- Implement strategies for managing stormwater run-off which address both stormwater quantity and quality;
- Continue to support the Waccamaw Neck area as a premier tourist destination;
- Establish a designated "resort services" zoning district near old Kings Highway and SC 707.

- Preserve scenic vistas in Murrells Inlet;
- Implementation of access management standards along the major roads in the area, including Business 17;
- Identify areas that may offer future public beach/river/marsh access and public parking or transit facilities.

IMPLEMENTAION OF STRATEGIES

The Land Use Element of the Comprehensive Plan, its goals, and policies cannot be effective unless the Planning Commission and the County Council institute measures to insure its implementation. To accomplish this task, certain regulatory and non-regulatory devices are needed. The regulatory devices, often referred to as land use controls, are responsibility of both the Planning Commission and the County Council. Further detail is presented on the nature of these controls as well as voluntary measures which should be implemented.

Zoning Ordinance: Georgetown adopted a zoning ordinance in 1973 for a portion of the County. In 1984, a major revision to the Ordinance was approved. The Zoning Ordinance regulates the location and extent of land uses within the applicable area. An appeals process is limited to two specific areas: administrative review and variances. Currently, zoning has been implemented in about one third of the County. It is the recommendation of this plan that the County Council and Planning Commission continue to monitor the need for the expansion of zoning in the unincorporated area.

Land Development Regulations (formerly Subdivision Regulations): The County made major revisions to the Land Development Regulations in 2002. Georgetown County adopted the Georgetown County Subdivision Regulations in 1981. County wide subdivision regulations applied prior to development insure that new developments are properly designed. The quality and standards of a subdivision will reflect for many years on the development pattern of an area. Continued enforcement of these regulations is a vital part of the Comprehensive Plan.

Flood Damage Prevention Ordinance: These county wide regulations provide construction standards and location requirements for new and substantially improved development in conjunction with the Flood Insurance Rate Maps (FIRM's) prepared by the Federal Emergency Management Agency. This Ordinance was adopted in 1984.

Building Codes: Georgetown County has adopted the International Building Code, which ensures that all new construction and substantial reconstruction meets minimum structural standards. These standards apply County-wide.

Land Use Analysis

The industrial and recreational potential of Georgetown County has been closely tied to its geographic location on the coast. As a result of improvements in transportation and communications, Georgetown County is becoming a competitive location for business and industry as more companies seek sites outside metropolitan areas. Georgetown County has and continues to experience an increase in development because of its proximity to the ocean, waterways, and convenient location between the established resort areas around Myrtle Beach and Charleston. Many people, especially retirees, are finding Georgetown County is an attractive place to live.

Other physical characteristics of Georgetown County continue to pose challenges to development. The flat topography, excessive amounts of both fresh and salt water, and poor soil associated with these features have made development costly for both private developers and the community. Poor drainage, flood conditions, and unstable building foundations are located throughout the study area. For these reasons, development through the County has been sporadic as shown in the Existing Land Use Figures 9.1 through 9.2. Growth is occurring where there is the least physical resistance. This is not to say that development has not occurred in critical development areas where land values justify expensive construction (i.e. waterfront areas). These growth areas continually present development problems.

With the exception of the Waccamaw Planning Area and portions of the Georgetown Rural Planning Area, the growth and development of unincorporated Georgetown County can only be classified as moderate. An examination of the total land use tabulations, Table 9.4, shows that of the total 506,341 acres in the Georgetown County Study Area, excluding the City of Georgetown, the Town of Pawleys Island and the Town of Andrews, 15.11 percent or 76,558 acres is devoted to residential, commercial, public/semi-public, industrial, recreational, and utility uses. The remaining 431,741 acres is vacant or undeveloped land which includes forest, agriculture, wetlands, beaches and vacant land. Table 9.4 summarizes the existing land uses in Georgetown County.

Table 9.4

Existing Land Use in Georgetown County Study Area*

Land Use	Acreage	% of Total Land in Georgetown County Study Area*	% of Developed Land in Georgetown County Study Area*
Residential	59,472	11.74%	79.72%
Commercial	2,961	0.58%	3.96%
Public/Semi-public	1,348	0.26%	1.80%
Industrial	2,169	0.42%	2.90%
Recreational	8,752	1.72%	11.73%
Utility	1,856	0.36%	2.42%
Total Developed	76,558	15.11%	100.00%
Vacant and Undeveloped	429,783	84.88%	
Total Land Area in County Study Area*	506,341	100.00%	

*Excludes the City of Georgetown, the Town of Pawleys Island, and the Town of Andrews
Source: WRCOG, 2006

The majority of development in Georgetown County is still rural in nature. High density development has occurred primarily in the City of Georgetown, the Town of Andrews, the Town of Pawleys Island and other areas in the Waccamaw Planning Area. Development is expected to continue to increase within the next twenty years as the population of Georgetown County, excluding the City of Georgetown and the Town of Andrews, increases. While all areas are expected to have some growth, the Waccamaw Planning Area is expected to continue to have a significant increase. The Plantersville and Pleasant Hill/Folly Grove areas are also expected to show a small increase in population.

Residential Land Use: Residential uses occupy the largest portion of developed land for the study area as a whole and within both planning areas. This land use category represents 11.74 percent of the total study area and 79.72 percent of the developed land. Of the total land use surveyed, 46,770.73 acres are single family units, while 12,076.05 acres are devoted to mobile homes and 625.47 acres are multi-family and high rise units. Single family homes and mobile homes are a primary type of residential structure in the County. Multi-family uses are primarily found in the Waccamaw Planning Area. Here condominium complexes, apartments, and mobile home parks have been built to satisfy the permanent and seasonal population needs. Residential land use concentrations are at their greatest near the city limits of Georgetown and Andrews and on some areas of the Waccamaw Neck. Smaller communities located throughout the County also

have concentrations of residential developments. Some of these communities include: Kent, Lamberttown, Choppee, Dunbar, Kensington, Oatland, Plantersville, Pleasant Hill, Sampit, Sandy Island, North Santee and Yauhannah. There are also many residential uses located along the major highways throughout the divisions.

For the most part, residential development in the study area is experiencing a slow, but progressive rate of growth. The Waccamaw Planning Area, on the other hand, has experienced rapid growth due to its location in close proximity to the Atlantic Ocean and its attraction for residential development. Thirty years ago, over half of the residential units in the Waccamaw Planning Area were used only seasonally. Now this area is witnessing rapid expansion of residential developments of both permanent and seasonal nature. While the Waccamaw Planning Area is expected to continue to develop at a high rate, the amount of land that can be developed is dwindling.

Residential Land Use Issues

From a traditional planning standpoint, fragmented residential development creates problems. Small isolated residential areas are scattered throughout the County and can be observed in each of the planning areas. Large tracts of undeveloped land separate these entities presenting difficulties in providing services. The lack of concentration or the physical separation of residential development is detrimental to orderly growth. It not only complicates public and private land development decisions, it greatly increases the overall cost of services.

Planned Developments (PDs) and subdivisions are being proposed and developed at an increasing rate, including in the rural western portions of the County. One problem occurring is that there is a lack of connectivity of the subdivisions and PUD's. Commonly, developments abut each other with no through access to tie the developments together, causing longer travel distances and on main roadways which are not always safe for pedestrians and cyclists.

Other issues associated with residential land uses include incompatibility of land uses and hasty development. Incompatibility of land uses is a problem common in areas lacking zoning. For example, incompatibility occurs when residential and industrial uses develop near each other. Noise, smoke, and traffic congestion, which can be caused by some industry, are detrimental to a good living environment. Hasty or premature development occurs usually when speculation has resulted in a subdivision in areas where proper utilities are not provided. These areas eventually require utility extensions, the costs of which are passed on the public.

The residential development issues that presently confront Georgetown County are somewhat typical of rural and coastal resort areas. These predicaments and others are expected to continue unless proper land use planning is applied County wide.

Commercial Land Use: Commercial land uses occupy 2,961.41 acres of land in the study area. This is 0.58 percent of the entire study area and 3.96 percent of the developed land in the study area. Commercial establishments are scattered throughout the County primarily along major

highways serving both vehicular traffic and residential areas. The amount of commercial land use has more than tripled over the past 30 years. Many of the commercial land uses in the Waccamaw Planning Area are tourist oriented and include restaurants, gift and novelty shops, art galleries, motels, service stations and other similar uses. As shown in Figures 9.1 through 9.2, commercial development has occurred primarily along U.S. Highway 17, Business Highway 17 and U.S. Highway 521. Much of Highway 17 in Pawleys Island and Murrells Inlet is presently zoned for commercial use.

Commercial Land Use Issues

Throughout the County there is an overall lack of commercial land use centralization. When this situation is allowed to continue, it results in commercial sprawl. The strip development along Highway 17 in the Waccamaw Planning Area has commercial areas interspersed with residential property. Commercial uses, in an urban setting, benefit from a close proximity to other compatible commercial uses. Rural areas are better served by conveniently located commercial development at cross road locations or commercial nodes.

Visual quality is being impacted in some commercial land use areas. Many of the areas contain natural vistas and unique architectural characteristics which are being overrun with visual clutter of signage, dumpsters or architectural styles that are incompatible with low country architecture.

A final situation along many commercial areas is the excessive number of curb cuts provided to access commercial establishments. The excessiveness of the curb cuts is undesirable because they increase accident potential and reduce the traffic volume capacity of the roadway.

Public/Semi-public Land Use: Public land uses occupy 1,348.15 acres of land in the study area. This is 0.26 percent of the entire study area and 1.80 percent of the developed land in the study area. Surveyed uses included in the category were schools, libraries, fire stations, hospitals and government offices.

In the Georgetown Rural Planning Area, which excludes the Waccamaw Neck, there are 932.15 acres of public land use. While there are some public land uses scattered throughout the County, those uses are generally inadequate to service the existing population. The County's Vision II Plan, recently adopted by County Council, and is intended to address some of these needs.

Public/Semi-public Land Use Issues

The majority of public land use in the Georgetown County study area is devoted to schools, libraries, fire stations, churches, government, and semi-public office uses. Most public land uses do not present any major development or land use problems. However, future development of this land use should not be located near railroads, industrial and commercial areas, and other areas unsuitable for this type of use.

The cost to purchase public land is an issue and concern. The cost will greatly affect the amount and location of public land that the County purchases in the future, therefore land should be

acquired before the costs become prohibitive.

Industrial Land Use: Industrial land uses occupy 2,169.93 acres of land in the study area. This is 0.42 percent of the entire study area and 2.90 percent of the developed land in the study area. The industrial land uses in the Georgetown Rural Planning Area alone comprise 96.3 percent of all of the industrial land in the Georgetown County study area and 2.80 percent of the developed land in the study area. The majority of the industry is located near the incorporated areas where there is infrastructure including water, sewer, rail, highway, and support facilities. For the most part, industrial uses are manufacturers, saw mills, automotive repair, and salvage yards. The Plantersville and Sampit-Santee areas show the least amount of industrial land use. These areas are considered less desirable locations for industrial growth due to soil conditions, topography, environmental factors, and especially a lack of infrastructure including sewage and transportation facilities.

Georgetown County has four existing Industrial Parks with one under development. Three (3) of the parks are publicly owned. Each of the existing parks has paved roads, utilities and various on-site improvements. Three of the areas are located south of the City of Georgetown. They include the publicly owned Airport Industrial Park and one privately owned park - Shannon Industrial Park. The Andrews Industrial Park is publicly owned and located just outside of the town of Andrews and adjoins Andrews Airport. The publicly owned Georgetown County Business Park is located on Highway 521 and includes 500 acres. Several additional small and privately owned industrial parks are located throughout the County.

Industrial Land Use Issues

The majority of industrial development in Georgetown County is located in and around the City of Georgetown and in areas surrounding the Town of Andrews. There are additional industrial land uses in various locations throughout the County. Many industries have located along major highways or near railways in the areas which are less desirable for residential development. Encroachment by residential use has occurred near some of the industrial land uses, presenting problems for both land use types. This has occurred because of a lack of concentration of industrial land use. Future industries should be encouraged to locate in one of the existing industrial parks so that adequate transportation and utilities can be provided while sufficient buffers can protect industry and residential areas from encroachment.

One issue associated with industrial development is potential negative environmental impacts, especially to water and air quality. While industry is subject to environmental and health regulations, the potential for negative environmental impact still exist. The water quality problems result partly from industrial and municipal wastes which are compounded by tidal action problems hindering the self-purification process. Water quality can definitely be affected by industrial uses and this should be a factor of serious consideration in the location decision process of industries. The degradation of air quality in Georgetown County is also partly attributable to industrial development in Georgetown County.

Recreational Land Use: Recreational land uses occupy 8,752.28 acres of land in the study area. This is 1.72 percent of the entire study area and 11.73 percent of the developed land in the study area. Recreational land uses are not distributed equally among the two planning areas. The Waccamaw Planning Area includes 8,303.66 acres of recreational land. This is 11.13 percent of the developed land in the study area and 49.20 percent of the developed land in the Waccamaw Planning Area. This acreage is primarily devoted to golf courses and large parks and preserves, located almost exclusively on the Waccamaw Neck. The large parks and preserves include Brookgreen Gardens, Huntington Beach State Park and Hobcaw Barony. There are entrance fees charged for Brookgreen Gardens and Huntington Beach State Park.

Other recreational facilities available to the public on the Waccamaw Neck include the bike paths developed by Bike the Neck as part of the East Coast Greenway project. In addition, the Marsh Walk and Veterans Pier, both located in Murrells Inlet are available to residents.

Aside from the golf courses, large preserves, regional parks, and bike paths, there are limited recreational uses for the general population of Georgetown County. In the Georgetown Rural Planning Area, which excludes the Waccamaw Neck, there are only 448.62 acres of recreational land use. The County's recently adopted Visions II Plan is intended to address some of the recreational needs of Georgetown County.

Recreational Land Use Issues

There are few concerns caused by recreational land uses. Future development of this land use should not be located near railroads, industrial and commercial areas and other areas unsuitable for this type of use. Parks and recreational facilities are sensitive to noise and air pollution. Surrounding uses should be compatible.

Recreational uses have the potential to generate a large volume of traffic. These uses should be located in the immediate vicinity of a collector street, at the very least, which can handle traffic they generate.

Utility Land Use: Utility land uses occupy 1,856 acres of land in the study area. This is 0.36 percent of the entire study area and 2.42 percent of the developed land in the study area. The utility land use in the Rural Planning Area, which excludes the Waccamaw Neck, comprises the largest percentage of all of the utility land use in the Georgetown County study area. Some of the large uses surveyed include the Georgetown County Airport, the Andrews Airport and the Winyah Generating Station. For most areas in the County, there was very little land in this category. Utility sub-stations for electricity and sewage were the most common type of usage.

Utility Land Use Issues

While there are few concerns associated with this land use, the encroachment of residential land uses by structures such as cellular towers is becoming a greater concern as the towers can create visual impacts.

A lack of convenient interstate highway access in Georgetown County is a problem. The closest Interstate to the population center of Georgetown County is approximately 60 miles away. This ongoing obstacle has been detrimental to the economic development of the County. Trucks are required to travel through the County on rural highways which are much slower than interstate highways.

Future Land Use Requirements

As the population of Georgetown County increases, additional land will be required for residential (both permanent and vacation), commercial, public, industrial, and utility purposes. The following section will discuss future spatial requirements for each of these land use types.

The projection of acreage requirements for each land use type is essential to the development of a realistic future land use plan and maps. The standards and criteria used for these projections vary depending upon the type of use and the available data. These projections, based on accepted standards and acreage conditions, are subject to error when applied to smaller areas. For this reason, the calculations presented indicate reasonable estimates of additional land required and are intended only as guidelines for the development of the overall land use plan and its components. The methodology applied in this analysis is summarized in Appendix C of the County's current Comprehensive Plan.

According to the land use projections, approximately 4,849 acres will be required to accommodate anticipated development within the Georgetown County study area by 2025. This is a 6.3 percent increase in the total developed land. An additional 3,828 acres will be needed to accommodate new residential development, and an estimated 789 acres will be needed for new commercial development. If the projections are realized, it will bring the total developed acreage to 81,407 acres or 16 percent of the Georgetown County study area. The land use projections for the study area are summarized in Table 9.5.

Table 9.5
Future Land Use Georgetown County Study Area*

Land Use	**Existing Acreage**	**Additional Acreage by 2025**	**Total 2025 Acreage**	**% of Change**
Residential	59,472	3,828	50,598	6.4%
Commercial	2,961	789	3,750	26.6%
Public/Semi-public	1,348	32	1,380	2.3%
Industrial	2,169	175	2,344	8.0%
Utility	1,856	25	1,881	1.3%
Total Developed	**76,558****	**4,849**	**81,407**	**6.3%**
Vacant and Undeveloped	429,783			
Total Land Area in County Study Area*	**506,341**			

Source:WRPDC, 2006 Existing Acreage Figures; 2025 Projections – Georgetown County Dept. of Planning
*Excludes the City of Georgetown, Town of Pawleys Island and the Town of Andrews;
** Total developed existing land use also includes 8,752 acres of recreational land uses not reflected in table.

The future land use maps, Figures 9.3 through 9.13 show areas designated for future land use development.

SUMMARY

Georgetown County has many diverse natural features and resources which have influenced the development of the area. The mild climate, abundant water resources, and fine beaches have made the County a desirable residential and recreational area. Its coastal location, deep water harbor, and proximity to major population centers have enhanced its industrial potential. In contrast, the flat topography, soil characteristics, and drainage problems have limited development in some areas. Agricultural uses have continued in these areas, keeping a part of the County rural in nature.

Since World War II, manufacturing replaced agriculture which was later replaced by tourism as the major economic base of the County. With these change have come an increase in population and a resultant demand for more and better housing units. In addition, recreational development

along the beaches and rivers has spawned a second home development. The commercial and public uses associated with an increase in residential development have also been expanding. Although the population of the County is not growing at a tremendous rate, it is experiencing a steady increase. Census data for 2000 recorded 55,797 persons living in the County. Population projections for the twenty-year period from 2005 to 2025 indicate that by 2025 there will be 75,530 permanent residents in Georgetown County, many of whom will be retired.* That increased population will greatly affect the development of the County. The demands placed upon the public services and natural resources of Georgetown County by this population must be considered when planning for future development. In addition, as the County continues to grow and new development occurs at a more rapid rate, there must be consideration and action taken to protect the racial and ethnic diversity of Georgetown County, including studying ways to address or minimize issues associated with heirs' property.

* Source: South Carolina Budget and Control Board