

**REGULAR MEETING OF CITY COUNCIL
SEPTEMBER 25, 2025 — 5:00 PM
MUNICIPAL COURTROOM
2222 HIGHMARKET STREET
GEORGETOWN, SOUTH CAROLINA
AND LIVESTREAM:**



<https://www.facebook.com/cityoftown/>

Notice of this meeting has been made in accordance with the South Carolina Code of Laws as amended.

- 1. CALL TO ORDER**
- 2. ANNOUNCEMENT CONCERNING ELECTRONIC DEVICES**
- 3. ENGINEERING**
 - A. Condition Assessment of Wastewater Pump Stations**
- 4. PLANNING & COMMUNITY DEVELOPMENT**
 - A. Establishment of a Unified Development Ordinance**
- 5. ADJOURNMENT**
 - A. Motion to Adjourn the Special Meeting of City Council.**



120 North Fraser Street • Georgetown, SC 29440 • (843) 545-4000

ACTION ITEM

Council Meeting Date:	September 25, 2025
Department:	Engineering
Issue Under Consideration:	Condition Assessment of Wastewater Pump Stations
Amount Requested:	
In Current Budget?:	
If not, please explain:	
Financial Impact:	
Points to Consider:	
Options:	
Staff Recommendation:	

Reviews:

Stephanie Buccione
Orlando Arteaga
Scott Whittier
Stephanie Buccione

Created

Creator
Approver
Approver
Approver

Attachments:

None



120 North Fraser Street • Georgetown, SC 29440 • (843) 545-4000

ACTION ITEM

Council Meeting Date:	September 25, 2025
Department:	Planning & Community Development
Issue Under Consideration:	Establishment of a Unified Development Ordinance
Amount Requested:	N/A
In Current Budget?:	N/A
If not, please explain:	N/A
Financial Impact:	N/A
Points to Consider:	N/A
Options:	N/A
Staff Recommendation:	N/A

Reviews:

Clarissa Tindall	Created/Initiated	Approver
Ryan Call	Approved	Approver
Scott Whittier	Approved	Approver
Stephanie Buccione	Final Approval	Approver

Attachments:

1. UDO Presentation

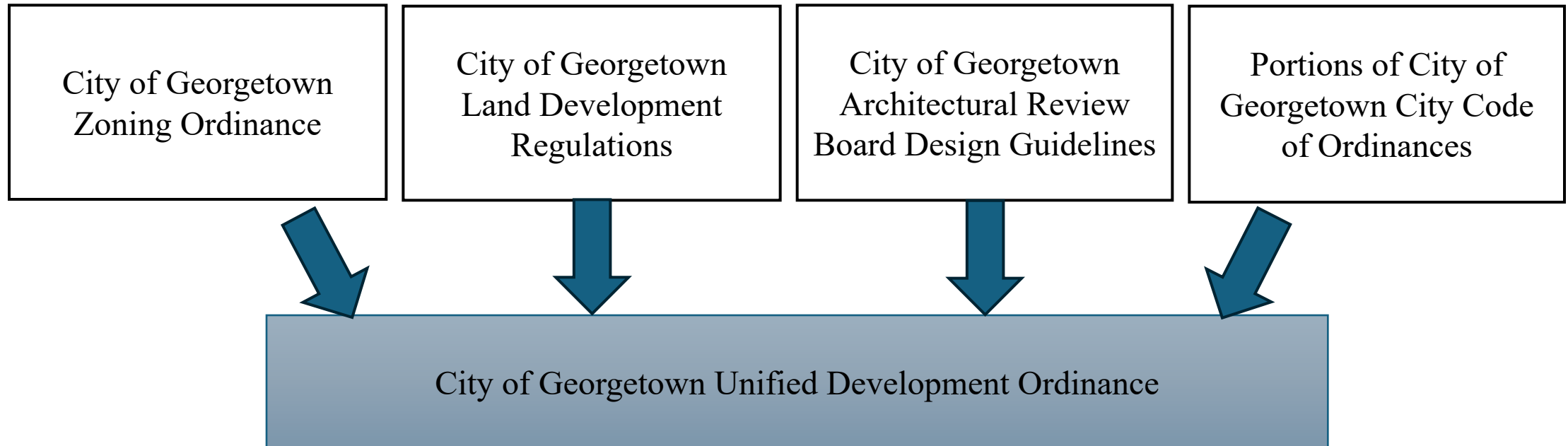


UNIFIED DEVELOPMENT ORDINANCE

City of Georgetown, South Carolina

What is a UDO?

- A single comprehensive document that consolidates all land development regulations



If a UDO is beneficial, why did we not have one to begin with?

- Historically, cities and towns used separate zoning ordinances, building codes, subdivision regulations, and other development rules.
- Over time, these separate systems could become fragmented, inconsistent, or difficult to navigate, which often lead to confusion and inefficiency.

Why now?



We are preparing to enter into a complete ordinance rewrite



From a planning perspective, it would be more beneficial to reorganize our existing standards into a UDO format first

This approach allows us to establish a clear structure and flow for the document, ensuring that any future updates are consistent, organized, and aligned with our long-term planning goals.



Ensures accurate cross-referencing by consolidating similar standards, currently spread across multiple documents, to minimize the risk of conflicting standards during the ordinance update process.

Projected timeline

At-a-glance

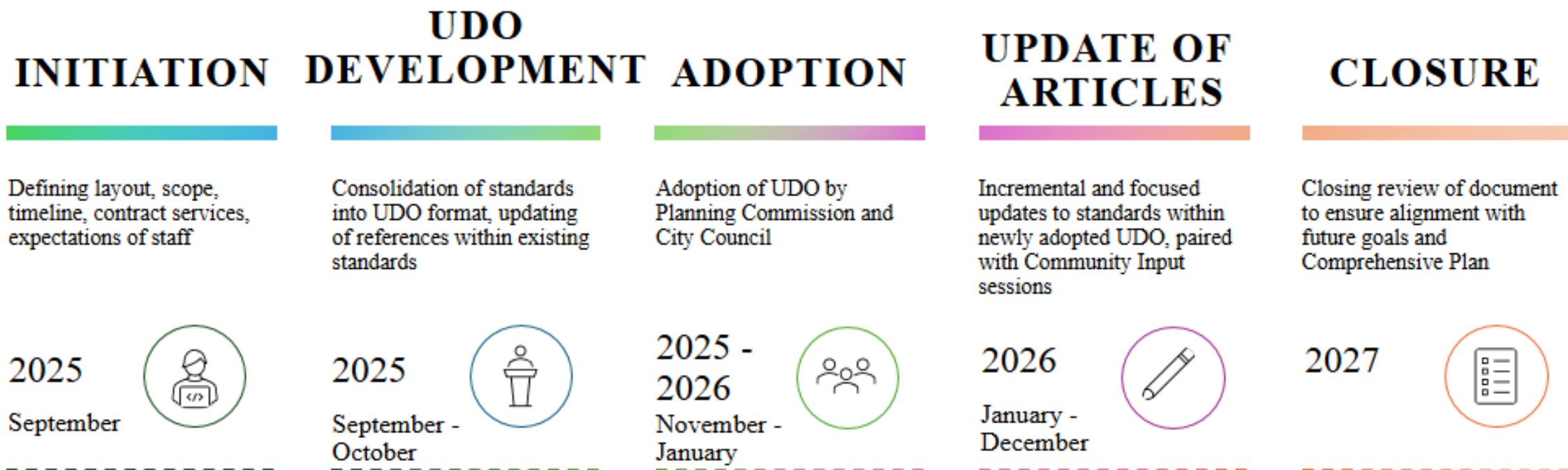
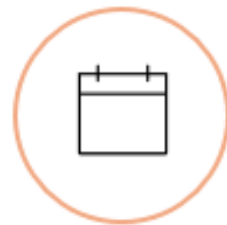


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Existing Articles within the City of Georgetown
Zoning Ordinance

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Article XII: Industrial Use Standards 57

Article XIII: Conservation Preservation Use Standards 61

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Breaking apart of existing General Provisions, Exceptions and Modifications, and Application of Regulations to allow for easier navigation of standards and cleaner organization

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Integration of Land Development Regulations

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Integration of the REDD District into the rest of the ordinance, allowing for greater usability and a less targeted approach

Inclusion of Architectural Review Board Design Guidelines and Separation of MCOD and UCOD guidelines

Addition of an Airport Environs Overlay *(called for in 2040 Comprehensive Plan – Article will be blank until standards are established – Also to be referenced in Article IV: Establishment of Districts)*

Preliminary Approach

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To be updated internally prior to initial UDO adoption

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While zoning district-specific standards are a top priority, updating development standards, procedures, and requirements must take precedence. Planned Developments and Master Planned Districts are not required to adhere to existing zoning standards and often create their own. To promote orderly and informed growth, it is essential to update these standards, safeguarding the City from the confusion and inconsistencies present in the current regulations.

Focus first on Development and subdivision Regulations

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The modification to these standards are almost entirely complete.
These standards have been redrafted by the City Arborist and
Zoning Staff.

Following modifications are to be completed at the same time.

Internal modification to Tree Protection
Regulations

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Commercial Use Classifications

Many modern Commercial uses are not defined within the ordinance, restricting the types of businesses allowed within the City of Georgetown.

Modifications to commercial uses will have to be completed in tandem with parking standards for commercial structures.

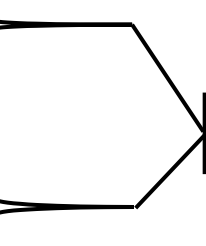
Establishment of districts may require modification to consolidate potentially redundant commercial zoning districts

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Once commercial standards are modified, signage and overlay requirements will be modified as this determines what such businesses can look like and the ways in which they can advertise.

We must first understand WHO needs signage, to understand what types of signage should be allowable. Similarly, we must understand the types of structures associated with different uses to establish appropriate design standards.



Design Overlay and Signage Requirements

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Residential Requirements

Residential requirements would need to be modified with the establishment of the Airport Environs Overlay as most properties near the County airport are residentially zoned.

Establishment of Districts would need to be modified to include the establishment of a Historic District Residential Zoning District if warranted.

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Redevelopment Requirements

Further integrate these standards into the rest of the ordinance.

Allow for the utilization of this district in many forms, to include:
Dilapidated residential areas, dilapidated commercial areas, and
dilapidated industrial areas

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Other Requirements

Evaluation of any need to update standards related to Industrial, Conservation, or Public Service Zoning Districts.

Any needed updates would be addressed at this time.