



REGULAR MEETING OF PLANNING COMMISSION

AUGUST 25, 2026 - 6:00 PM

**MUNICIPAL COURTROOM
2222 HIGHMARKET STREET
GEORGETOWN, SOUTH CAROLINA**

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

I. CALL TO ORDER

II. APPROVAL OF MINUTES

- A. Approval of the Minutes from the July 28, 2026 Planning Commission Meeting.**

III. PUBLIC INPUT ON NON-AGENDA ITEMS

IV. OLD BUSINESS

- A. PLZ-2026-0033. TEXT AMENDMENTS TO THE UNIFIED DEVELOPMENT ORDINANCE (UDO) FOR THE CITY OF GEORGETOWN.** AN ORDINANCE AMENDING THE CITY OF GEORGETOWN'S UNIFIED DEVELOPMENT ORDINANCE: UPDATING THE TABLE OF CONTENTS AND AMENDING CERTAIN SECTIONS WITHIN THE UDO TO INCLUDE: ARTICLE III: DEFINITIONS; ARTICLE V: AREA, YARD AND HEIGHT REQUIREMENTS, SECTION 509, REDUCED SETBACKS FOR NONCONFORMING LOTS OF RECORD, AND SECTION 512, LOTS OF RECORD; ARTICLE VI: PROVISIONS GOVERNING USE DISTRICTS, SECTION 601, RESIDENTIAL USE CLASSIFICATIONS, AND SECTION 602, COMMERCIAL USE CLASSIFICATIONS; ARTICLE VII: APPLICATION OF REGULATIONS; ARTICLE X: RESIDENTIAL USE STANDARDS, SECTION 1006, MANUFACTURED HOMES, AND SECTION 1008, SHORT-TERM RENTALS; ARTICLE XI: COMMERCIAL USE STANDARDS, SECTION 1103 HORSE DRAWN CARRIAGE TOURS; ARTICLE XVII: SIGN REGULATIONS, SECTION 1707, EXEMPT SIGNS, SECTION 1709, TEMPORARY SIGNS, SECTION 1710, SIGNS PERMITTED IN LOW DENSITY RESIDENTIAL (R-1), MEDIUM DENSITY RESIDENTIAL (R-2 AND R-3), HIGH DENSITY RESIDENTIAL (R-4 AND R-5) AND MEDICAL RESIDENTIAL (MR), AND 1719 NONCONFORMING SIGNS; ARTICLE XVIII: OFF-STREET PARKING, SECTION 1817, CITY OWNED PROPERTY; ARTICLE XIX: TREE PROTECTION REGULATIONS, SECTION 1911, PERMIT FEES; ARTICLE XXI: COMMERCIAL CORRIDOR DESIGN OVERLAY DISTRICTS, SECTION 2104, DESIGN REVIEW ADMINISTRATIVE PROCEDURE, SECTION 2105, CERTIFICATE OF APPROVAL REQUIRED, SECTION 2106 APPLICATION OF REVISIONS, SECTION 2107 VIOLATIONS, SECTION 2124, TREE PRESERVATION AND CARE DURING CONSTRUCTION, SECTION 2126, PROCEDURES FOR APPEALS AND VARIANCES REGARDING THE CITY OF GEORGETOWN DESIGN OVERLY CORRIDOR DISTRICT, SECTION 2128, AFFECTED PROPERTIES, SECTION 2129, DELINEATION OF BOUNDARIES, SECTION 2130, CERTIFICATE OF APPROVAL REQUIRED, SECTION 2131, APPLICATION OF REVISIONS, SECTION 2132, VIOLATIONS, SECTION 2144, SIDE SETBACKS, SECTION 2147, PARKING, SECTION 2150, HEIGHT, SECTION 2151, DESIGN

REVIEW PROCEDURES, SECTION 2152, COMMUNITY APPEARANCE BOARD REVIEW (CAB), SECTION 2154, SURFACE PARKING LOT PERIMETER LANDSCAPE AND SCREENING REQUIREMENTS, SECTION 2156, STREET FRONTAGE LANDSCAPING, SECTION 2159, REQUIREMENTS FOR LANDSCAPE BUFFERS, SECTION 2160, RECOMMENDED PLANT LIST, SECTION 2161, TREE PRESERVATION AND CARE DURING CONSTRUCTION, SECTION 2162, LIGHTING PLAN, SECTION 2163, ARCHITECTURAL DESIGN STANDARDS, SECTION 2164, SIGN DESIGN STANDARDS, SECTION 2165, SITE TRIANGLE VISION CLEARANCE REQUIREMENTS, AND SECTION 2166, PROCEDURES FOR APPEALS AND VARIANCES; ARTICLE XXIII: ADMINISTRATION, ENFORCEMENT, APPEALS, COMPLAINTS AND REMEDIES, SECTION 2301, BUILDING AND SIGN PERMITS REQUIRED, SECTION 2302, APPLICATION FOR BUILDING PERMITS, AND SECTION 2304, EXPIRATION OF BUILDING PERMIT; ARTICLE XXIV: BOARD OF ZONING APPEALS, SECTION 2404, POWERS; ARTICLE XXV: ARCHITECTURAL REVIEW BOARD, SECTION 2509, REVIEW PROCEDURES; ARTICLE XXVIII: PROCEDURES FOR DEVELOPMENT APPLICATIONS, SECTION 2804, FINAL PLAT; AND ARTICLE XXIX: AMENDMENTS, SECTION 2900, AUTHORITY, SECTION 2901, REQUIREMENTS FOR CHANGE, AND SECTION 2902, AMENDMENTS; AND TO REPEAL ARTICLE XXVI: COMMUNITY APPEARANCE BOARD

1. Staff Presentation
2. Applicant Presentation
3. Public Hearing *(Chairman to determine time limit in accordance with Section 3 of the Planning Commission bylaws)*
4. Applicant Reply
5. Motion and Board Discussion

V. NEW BUSINESS

VI. MATTER OF INFORMATION

VII. COMMISSION DISCUSSION

VIII. MOTION TO AUTHORIZE STAFF TO TRANSMIT THE PLANNING COMMISSION'S RECOMMENDATIONS AND ASSOCIATED REPORTS FROM THIS MEETING TO CITY COUNCIL.

IX. ADJOURNMENT