

LAND DEVELOPMENT REGULATIONS

CITY OF GEORGETOWN, SOUTH CAROLINA

AN ORDINANCE GOVERNING THE SUBDIVISION OF LAND WITHIN THE CITY LIMITS OF GEORGETOWN, SOUTH CAROLINA, AND PROVIDING FOR DESIGN STANDARDS, REQUIRED IMPROVEMENTS AND THE ADMINISTRATION, ENFORCEMENT AND AMENDMENT THEREOF.

BE IT ORDAINED AND ENACTED BY THE CITY COUNCIL OF THE CITY OF GEORGETOWN, SOUTH CAROLINA, IN COUNCIL ASSEMBLED.

ARTICLE I

GENERAL PROVISIONS

SECTION 100: TITLE

This ordinance shall be known as the “Land Development Regulations of the City of Georgetown, South Carolina”.

SECTION 101: AUTHORITY

This Ordinance is adopted pursuant to the authority granted under the General Statutes of South Carolina, Code of Laws, Title 6, Chapter 29, Article 7, Sections 6-29-110 through 6-29-1200.

SECTION 102: PURPOSE

The purpose of this Ordinance is to provide for the orderly development of the City of Georgetown through the control and regulation of the subdivision of land. The standards contained herein are intended to encourage the development of an economically sound and stable urban area; to assure the timely provision of required streets utilities and other facilities and services to new land developments; to assure the adequate provision of safe and convenient traffic access and circulation (both vehicular and pedestrian) in and through new land developments; to assure the provision of needed public open space and building sites in new land developments through the dedication of reservation of land for recreational, educational and other public purposes; and assure, in general, the wise and timely development of new areas, in harmony with the city of Georgetown Land Use Plan and Major Thoroughfare Plan.

SECTION 103: APPLICATION OF ORDINANCE

No plat of the subdivision of any land within the territorial jurisdiction of the City of Georgetown shall be filed with the or recorded by the Georgetown County Clerk of Court until such plat shall have been submitted to and approved by the Planning Commission according to the procedures set forth in this Ordinance. Plats of land subdivisions, which are recorded prior to the effective date of this Ordinance and were prepared for the sole purpose of transferring the lot to another person, do not require the approval of the Planning Commission.

No street, public way or public land shall be accepted or maintained, nor shall any water lines, sewer lines, street lighting or similar improvements be extended or connected, nor shall any permit be issued by any department of the City for the construction of any building or other improvement in any subdivision established hereafter which has not been approved by the Planning Commission.

SECTION 104: JURISDICTION

The standards contained herein shall hereafter govern all land subdivision within the City Limits of the City of Georgetown, South Carolina. All land hereafter annexed by the City of Georgetown shall conform to the regulations contained herein.

SECTION 105: VARIANCES

Whenever, in the opinion of the Georgetown Board of Zoning Appeals, the strict application of the requirements contained in this Ordinance would result in extreme practical difficulties or undue misuse of property, the Board of Zoning Appeals may modify such requirements as deemed necessary so that the subdivider is allowed to develop the property in a reasonable manner, providing that the public interest of the City and its citizens are protected and general intent and spirit of these regulations are preserved. The Board shall grant such a variance or modification only upon determination that:

- 105.1 The variance will not be detrimental to the public health, safety, and general welfare of the community;
- 105.2 The variance will not adversely affect the reasonable development of adjacent property;
- 105.3 The variance is justified because of topographic or other special conditions unique to the property involved in contra-distinction to mere inconvenience or financial disadvantages;
- 105.4 The variance is consistent with the objectives of this Ordinance and will not have the effect or nullifying the intent or purpose of this Ordinance or the comprehensive plan; and,
- 105.5 Such variances will not conflict with the requirements of the Zoning Ordinance of the City of Georgetown.

Procedures for requesting a variance from the Board of Zoning Appeals shall be the same as those contained in Section 1203 of the Georgetown Zoning Ordinance in addition to those procedures adopted by the Board of Zoning Appeals.

SECTION 106: AMENDMENTS

This Ordinance may be amended from time to time provided that the Planning Commission shall review and prepare a recommendation on the proposed amendment before the City Council takes any action on the request. The Planning Commission shall have sixty days within to submit its recommendation on the proposed amendment before the City Council takes any action on the request. The Planning Commission shall have sixty days within to submit its recommendation of the proposed amendment before the City Council takes any action on the

proposed amendment. If the Planning Commission fails to submit a report within the specified time, it shall be deemed to have approved the proposed amendment. Prior to action by City Council, a public hearing on the proposed amendment shall be held. The time, place, and date and purpose of the hearing shall be duly advertised in a newspaper of general circulation in the City at least fifteen days prior to the hearing.

SECTION 107: VIOLATIONS AND PENALTIES

Unless otherwise provided, any person, firm or corporation who violates the provisions of this Ordinance, or the owner or agent or the owner of any land to be subdivided within the City of Georgetown who transfers or sells or agrees to sell or negotiates or advertises to sell such land by reference to or exhibition of or by other use of a plat of subdivision of such land before such plat has been approved by the Planning Commission and recorded in the Office of the Clerk of Court in and for the County of Georgetown, shall be guilty of a misdemeanor. The violation(s) shall be tried in Recorder's Court as deemed necessary by Mayor and City Council, and upon conviction, shall be fined as determined by the Recorder's Court. Each lot or parcel involved constitutes a separate violation and each day such violation(s) occurs shall constitute a separate offense. The description of metes and bounds in the instrument of transfer of other documents used in the process of selling or transfer shall not exempt the transaction from these penalties. Nothing herein shall prevent the City from taking such other lawful action as is necessary to prevent or remedy any violations.

SECTION 108: INTERPRETATION AND CONFLICT

The standards and provisions of this Ordinance shall be interpreted as being the minimum requirements necessary to uphold the purpose of this Ordinance and for the protection of the health, safety, economy, good order, appearance, convenience and welfare of the general public. Whenever this Ordinance imposes a higher standard than required by other resolutions, ordinances, rules or regulations, or by easements, covenants, or agreements, the provisions of this Ordinance shall govern. When the provisions of such statute shall govern.

SECTION 109: SEPARABILITY AND VALIDITY

Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional by a court of competent jurisdiction, such declaration shall not affect the validity of this Ordinance as a whole or any part or provision thereof, other than the part so decided to be invalid or unconstitutional.

SECTION 110: REPEAL OF CONFLICTING ORDINANCES

All Ordinances or parts of ordinances in conflict therewith are repealed to the extent necessary to give the Ordinance full force and effect.

SECTION 111: EFFECTIVE DATE

This Ordinance shall take effect and be in force from and after the date of its adoption by the City Council of Georgetown, South Carolina.

ARTICLE II

PLAT SUBMISSION AND REVIEW PROCEDURES

SECTION 200: GENERAL

The following sections are an outline of the procedure for obtaining approval of a subdivision of land within the territorial jurisdiction of the City of Georgetown Planning and Zoning Commission. The Procedure for review and approval of a subdivision plat consists of three separate steps. The initial step is the early informal consultation and sketch plan review by the Planning Commission's technical staff. The second step is the preparation and submission to the planning Commission of a preliminary plat of the proposed subdivision. The third step is the preparation and submission to be recorded in the office of the Clerk of Court when duly signed by the Chairman of the Planning Commission.

Any owners of land situated within the City Limits of Georgetown who intends to divide such land into two or more lots for the purpose of either immediate or future sale or building development, or intends to resubdivision for this purpose, shall submit a plan of such proposed subdivision to the Georgetown Planning and Zoning Commission for approval and shall obtain such approval prior to the filing of his subdivision of land with the Georgetown County Clerk of Court. The information shall be presented in a manner specified in the following sections of Article II. No plat of the subdivision of land within the City of Georgetown shall be filed or recorded by the Clerk of Court of the County of Georgetown without the approval of the Planning Commission as specified herein.

In order to secure review and approval for a proposed subdivision by the Planning Commission, the subdivider shall submit a preliminary plat as outlined in Section 301, prior to the making of any street improvements or installation of utilities. On the approval of the preliminary plat by the Planning Commission, the subdivider may proceed with the preparation of the final plat and other required documents as specified in Section 302 or the improvements set forth in Article V.

SECTION 201: PRESUBMISSION CONSULTATION AND SKETCH PLAN REVIEW

Prior to the reparation of the plans and plats required herein, the subdivide is encouraged to consult with the Planning Commission staff regarding the requirements of this Ordinance, provisions of the comprehensive plan and general land subdivision practices. The subdivider shall submit a sketch plan to the staff of the Planning Commission, in accordance with the requirements contained in Section 300. The staff shall approve or disapprove the sketch plan within five working days and notify the subdivider in writing of such approval or disapproval. If the staff disapproves the sketch plan, or the staff requires changes with which the developer does not concur, the subdivider may present the sketch plan to the Planning Commission at its next regular meeting. Notice of the time and place of such meeting shall be sent by registered or certified mail to the address specified on the plat not less than five days before the meeting. The Planning Commission shall review and approve, disapprove, or approve with modifications the sketch plan at the meeting at which it is presented. Pertinent comments and recommendations shall be noted in the minutes of the meeting. Failure of the Planning Commission to act on the sketch plan at the meeting shall be deemed to constitute sketch plan approval, and a letter to that effect shall be issued by the Planning Commission upon demand; provided, however, that the subdivider may waive this request and consent in writing to the extension of such period.

SECTION 202: PRELIMINARY PLAT

201.1 Submission

The subdivider shall prepare a Preliminary Plat and submit such plat to the Planning Commission to be used for the purpose of determining the adherence of the proposed subdivision to design standards and improvements proposals. An application requesting approval of the Preliminary Plat, together with seven copies of the Plat and any required supplemental material, shall be submitted to the staff of the Planning Commission not less than ten working days prior to the meeting at which it is to be considered.

202.2 Reserved

202.3 Planning Commission Procedure

The Planning Commission shall review and act upon the Preliminary Plat within sixty days of the date of its submission by the applicant. If no action is taken by the Commission within the same time, the Preliminary plat shall be deemed to have been approved; however, provided, however, that the subdivider may waive the requirement and consent to an extension of said time period. Action taken by the Commission shall be at a scheduled public meeting and notice of the time and place of said meeting be sent by registered or certified mail to the name and address specified on or accompanying the Preliminary Plat. Such notice shall be sent not less than five days before the date fixed for the meeting. At the meeting, the Planning Commission shall approve, approve with modification or disapprove the preliminary plat. Notice of any action taken by the Commission shall be in writing, signed by the Chairman, and forwarded to the subdivider. In case of disapproval, the reasons for disapproval shall after specifically to those parts of the Comprehensive Plan, or Ordinance, or regulation with which the plat does not conform. One copy of the reasons shall be retained in the records of the Commission and one copy forwarded to the subdivider. On approval with modifications, the Commission may require the subdivider to resubmit the Preliminary Plat with all recommended modifications to the Commission before approval is given to the Preliminary plat.

Before taking action on the Preliminary Plat, the Commission shall refer copies of the Plat and any attachments to those public officials and agencies which are concerned with new development, including but not limited to the S.C. Department of Health and Environmental Control, Georgetown Electric and Water Department, District Engineer of the S.C. Department of Transportation, telephone company, S.C. Electric & Gas Company, and the cable television company.

If the Preliminary Plat is found to conform to all of the requirements pertaining to the particular subdivision, the Commission

shall approve the Preliminary Plat and the Chairman on two copies of the Plat shall note such approval in writing. One copy shall be given to the subdivider and the Planning Commission shall retain one copy.

202.4 Effect of the Preliminary Plat Approval

Approval of the Preliminary Plat is conditional approval and does not constitute approval of the Final Plat. Preliminary Plat approval shall be authorization for the subdivider to proceed with the preparation of the Final Plat and design the installation of site improvements, but shall not authorize the sale of transfer of lots. Approval of the Preliminary Plat shall become void unless installation of improvements are submitted for approval with one year of the date of said approval; provided, however, that the Planning Commission may waive this requirement and consent to an extension of said time period for one additional year.

SECTION 203: FINAL PLAT

203.1 Submission

The subdivider shall prepare and submit a Final Plat to the Planning Commission accompanied by an application requesting approval of the Plat. Seven copies of the Plat shall be submitted to the Commission's staff not less than ten working days prior to the meeting at which it is to be considered. One copy shall be on cloth, Mylar, film, or linen. The remaining copies shall be dark line prints. Final Plats shall include certification from a City-designated representative(s) that all required site improvements have been installed to the City's satisfaction or that an acceptable technique in lieu of completion of all improvements has been proposed for the subdivision. The Planning Commission may permit submission of the Final Plat in sections covering a reasonable portion of the entire proposed subdivision as shown on the approved Preliminary Plat.

203.2 Reserved

203.3 Planning Commission Procedure

The Planning Commission shall review and act upon the Final Plat within sixty days of the date of its submission by the applicant. If the Commission within this time takes no action, the Final Plat shall be deemed to have been approved; provided, however, that the applicant may waive the requirements and consent to an extension of said time period. Action taken by the Commission shall be at a scheduled public meeting and notice of the time and place of the meeting shall be sent by certified or registered mail to the name and address specified on the Plat. Such notice shall be mailed not less than five days before the date of the meeting.

The Final Plat shall conform in all respects to the Preliminary Plat as previously approved by the Commission, but shall incorporate all modifications required by the Planning Commission in its review of the Preliminary Plat. The Commission may, however, accept a Final Plat so modified as to reflect any substantial changes, which have occurred on the site of the proposed subdivision or in its surroundings, since the time of the Preliminary Plat approval. If the Final Plat and all supplementary data submitted comply with all the requirements pertaining to the particular subdivision being considered, the Planning Commission shall approve said Plat and approval shall be noted in writing by the Chairman on each copy of the Final Plat. The Mylar and one copy shall be retained by the Planning Commission, one copy to the Georgetown County Tax Assessor and two copies to the subdivide for recording purposes. If the Final Plat is disapproved, the reasons for such action shall be stated in writing, signed by the Chairman and forwarded to the subdivider. If deemed necessary, any modifications required by the Planning Commission as prerequisites to approval of the Final Plat shall be noted on three copies of the Plat. The Planning Commission shall retain one copy and two copies shall be returned to the subdivider for recording purpose.

203.4 Recording the Final Plat

No subdivision plat shall be recorded unless it bears the endorsement of the Planning Commission. After the Commission has approved the Final Plat, two signed copies of the plat shall be returned to the subdivider for filing in the Office of the Clerk of Court of Georgetown County. The subdivider shall record the two-signed copies in this office within fifteen days of the date of final approval. Failure to meet the fifteen day deadline shall cause the approval by the Planning Commission be null and void, unless an extension of time is granted in writing by the Commission upon written request by the subdivider.

Recording the Final Plat shall constitute an irrevocable offer to dedicate all streets and other public ways shown on the plat and to dedicate or reserve, as specified by the Commission, all park reservations and other such areas to the public use. Recording of the Plat, however, shall not impose any duty the City concerning acceptance of such dedicated streets or dedicated or reserved areas, until the Georgetown City Council has made the proper acceptance.

SECTION 204: SUBDIVISIONS EXEMPTED FROM STANDARD PROCEDURES

204.1 In the case of any proposed subdivision which does not involve the provision of new streets for access (i.e., one in which all proposed lots will have frontage on an existing public street or road) the following

procedures may, at the subdivider's discretion, be followed to obtain review and approval of the Plat by the Planning Commission:

- 204.11 The subdivider shall prepare a Sketch Plan of the proposed subdivision in accordance with the requirements of this Ordinance;
- 204.12 The subdivider shall obtain the approval of the Georgetown Department of Streets and Utilities for water and sewer connections;
- 204.13 The subdivider shall submit three copies of the Sketch Plan to the staff of the Planning Commission, who, within ten working days thereafter, shall notify the subdivider of any additions or modifications to the plan, which may be necessary to comply with the standards of this Ordinance. Such review by the staff shall constitute an official review by the Planning Commission; and,
- 204.14 Following the receipt of such notification from the staff of the Planning Commission, the subdivider shall then prepare a Final Plat in full accordance with Section 302 of this Ordinance, and such Final Plat shall be submitted in accordance with Section 203 or this Ordinance.

204.2 The following exception is exempted from the standard plat submission and review procedure:

The combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots are equal to the standards of this Ordinance and other regulations of the governing authority, provided that in making such changes:

- 204.21 No lot or tract of land shall be created or sold that is smaller than the minimum dimensions required by these or other City Regulations;
- 204.22 Easements or rights-of-ways reserved for drainage shall not be changed;
- 204.23 Street locations and block sizes shall not be changed; and,
- 204.24 No lot shall be created which does not abut a street.

204.3 Such lot arrangements as are permitted in the Georgetown Zoning Ordinance, which, by their nature, cannot meet all the requirements included herein. Examples of such lot arrangements are: nonresidential lots within the Core Commercial District, townhouse residences on individual lots, and marsh areas subdivided for purpose of transfer. It is the intent of this section to exempt these types of subdivisions from those specified regulations, which would restrict that particular use of land, while the spirit of this Ordinance.

204.4

In case of the above exceptions, the subdivider shall submit to the staff of the Planning Commission six copies. One tracing on cloth, Mylar, film or lines and five dark line prints of the plat drawn to the requirements of this Ordinance for a Final Plat, or in the case of a plat previously submitted, he shall submit five dark line prints on the revised Plat, whereupon the staff shall, in writing, advise the subdivider if the proposed subdivision or resubdivision complies with the requirements listed above. When the plat does comply, the Planning Commission shall receive the Final Plat as a matter of information and shall indicate such fact upon each copy of the plat. Distribution of the copies shall be as required in Section 203.3 of this Ordinance.

ARTICLE III

PLAT REQUIREMENTS

SECTION 300: SKETCH PLAN

The Sketch Plan of a proposed subdivision shall be drawn at a scale not smaller than one hundred (100) feet to one (1) inch and shall be drawn on material not larger than eighteen (18) inches by twenty-four (24) inches. On large subdivisions, matched sheets shall be used. Sketch Plans shall include the following data:

- 300.1 North arrow, written and graphic scales, and a location map showing the relationship between the proposed subdivision and the surrounding area;
- 300.2 Tract boundaries and total acreage;
- 300.3 Significant topographical and physical features, including the location of any water courses within the tract;
- 300.4 Location, names, and right-of-way widths of existing streets in the vicinity of the tract;
- 300.5 Tentative street and lot arrangement showing average lot size and the number of lots;
- 300.6 Existing and proposed land use and/or structure locations throughout the subdivision;
- 300.7 Zoning classifications; and,
- 300.8 Time schedule, if only part of the subdivision is to be developed at one time (the subdivider may, and is encouraged to, submit a Sketch Plan of his entire tract even though his present plans call for the development of only a part of the property).

SECTION 301: PRELIMINARY PLAT

The Preliminary Plat of a proposed subdivision shall be clearly and legibly drawn at a scale not smaller than one hundred (100) feet to one (1) inch and shall be drawn of material not larger than eighteen (18) by twenty-four (24) inches, of an approved size to correspond to plat book dimensions used in the Georgetown County Courthouse. If the Preliminary Plat requires more than one sheet, a key diagram showing the relative location of the various sections shall be drawn on each sheet. The Preliminary Plat shall include or be accompanied by the following data:

- 301.11 Proposed name of subdivision (the name shall not duplicate, phonetically or otherwise, the name of any subdivision within the City of Georgetown or its environs);

- 301.12 North arrow, graphic scale, written scale, date that the original drawing was completed and dates of any revisions to the original drawing;
- 301.4 Supplementary Data
 - 301.41 Draft of any restriction, including protective covenants proposed to be included in the owner's declaration of plat;
- 301.5 If any portion of the proposed subdivision is located within the "A14 flood zone" according to the Flood Insurance Rate Map for City of Georgetown, South Carolina, the Preliminary Plat shall show all proposed dredging, filling or other alterations to the flood-prone areas and shall be accompanied by a report prepared by a registered engineer containing, as a minimum, the following information:
 - 301.51 Source and characteristics of all fill material;
 - 301.52 Proposed deposition of all spoil material;
 - 301.53 Engineering evaluation of proposed filling or dredging operations with specific reference to anticipated engineering problems such as drainage, siltation, slope erosion, fill settlement, etc.;
 - 301.54 Evaluation of the impact of the subdivision on the ecology of the area and the overall environment of the community; and,
 - 301.55 Conformance of the requirements contained in the Georgetown Flood Damage Prevention Ordinance.
 - 301.56 Conformance to the requirements contained in the Georgetown Flood Damage Prevention Ordinance.
- 301.6 Any other information considered by either the subdivider or the Planning Commission to be pertinent to the review of the Preliminary Plat.

SECTION 302: FINAL PLAT

The Final Plat of a proposed subdivision shall be clearly and legibly drawn to a scale not smaller than one inch equal to one hundred (100) feet and shall be eighteen (18) inches by twenty-four (24) inches, or of an approved size to correspond to local plat book dimensions. If the Final Plat requires more than one sheet, a key diagram showing relative location of the several sections shall be drawn on each other. The Final Plat shall contain or be accompanied by the following information:

- 302.1 General Information
 - 302.11 Name of subdivision

- 302.12 Name of record owner, subdivider and surveyor or engineer;
- 302.13 North point, graphic and written scales, date (including the month, day and year that the original drawing was completed, the month, day and year for each revision of the original drawing);
- 302.14 Name and locations of all abutting subdivision, if any, and location and ownership of adjoining unsubsidized, drawn at a scale of one inch equals one thousand feet and showing the relations of the property, differentiated by tone or pattern, to adjoining property and to all streets, roads, municipal boundaries and recorded subdivision plats existing within four hundred (400) feet of any part of the property.
- 302.15 Existing zoning classification; and,
- 302.16 A location map showing the relationship between the proposed subdivision and the surrounding area.

302.2 Existing Data

- 302.21 The distance and bearing of one of the corners of the boundary of the subdivision to the nearest intersection of existing streets or roads;
- 302.22 Total tract boundaries of the property being subdivided, showing bearings and distances, and a statement of the total acreage of the property;
- 302.23 Contour lines at vertical intervals of two feet or less. The location and elevation of the bench mark to which the elevations refer should be noted;
- 302.24 All existing city limit lines, property lines, right-of-ways, easements, railroads, sewer lines, fire hydrant, utility transmission lines, culverts, bridges, ditches, water courses, buildings, floodplains (based on one hundred year storms), wooded areas and all other significant man-made or natural features within the property boundaries of the subdivision; and,
- 302.25 All existing streets (including streets that are recorded, but not constructed) on or abutting the tract, including the names, right-of-way, widths, pavement widths and approximate grades.

302.3 Proposed Site Data

- 302.31 Street right-of-ways, pavement widths, grades and street names. Street profiles and cross sections shall be provided when required by the planning Commission;
- 302.32 Lot lines, lot dimensions, lot and block numbers, and minimum setback lines for buildings along streets as well as along rear and side property lines;
- 302.33 Preliminary plans prepared by a registered engineer for sanitary sewers, storm sewers, water, electric, and gas line. Storm and sanitary sewer profiles, cross-sections and sizes shall be provided when required by the planning Commission;
- 302.34 Plans for the protection of on-site soils from wash and erosion during the construction period;
- 302.35 Other easements and right-of-ways, including location, dimension and functions;
- 302.36 Contour changes to be made by grading;
- 302.37 Areas, other than streets and easements, designated for public use with any conditions governing their use; and,
- 302.38 Areas to be used for purposes other than residential or public, with the purpose, location, and dimensions located.

302.4 Platting Information

- 302.41 The total tract boundary lines of the area being subdivided shall be in accordance with the "Minimum Standards Manual for the Practice of Land Surveying in South Carolina" Code of Regulations, Chapter 49, Article 3;
- 302.42 Correct courses and distances to the nearest established street lines of official monument which accurately describe the location of the plat and are accurately tied to the primary control points of the subdivision;
- 302.43 Street designations according to the provisions of the Comprehensive Plan and this Ordinance;
- 302.44 Names, widths and lines of all streets within or on the perimeter of the subdivision, with accurate dimensions in feet and hundredths and showing angles to streets, alleys and lot lines to the nearest thirty seconds;
- 302.45 Radii, central angles, tangents, lengths of arcs and curvatures of all street lines;
- 302.46 Lengths and widths of all easements provided for or owned by public services and utilities, with accurate dimensions in feet and hundredths, including notation of any limitations on such easements;
- 302.47 All water courses, streams lake shores, wetlands, and flood plains (based on 100 year flood) meander lines with

- distances and bearings, including the fluctuation distance indicating ordinary high and low marks;
- 302.48 Lot numbers and a statement of the total number of lots. Lot lines shall be defined by distances in hundredths of a foot and in degrees to the nearest one-half of a minute, either by magnetic bearings or by angles of deflection from other lot and street lines; and,
- 302.49 The location (and elevation, if established) of all existing and proposed street monuments as required in Section 501.1

302.5 Additional Information

- 302.51 On a separate sheet the correct street names and property numbers for all lots and parcels in accordance with the requirements of the Georgetown Street Department and the Postmaster for the City of Georgetown;
- 302.52 Building setback lines accurately shown with dimensions;
- 302.53 A statement of the intended use of all nonresidential lots, with reference to existing or proposed restrictions as will exist as covenants in the deed; and,
- 302.54 Accurate boundaries of any area to be dedicated or reserved for public use or acquisition designated as blocks "A", "B", "C", etc. With the purpose indicated thereon and in the dedication. Any area to be reserved by deed covenants or restriction for the common use by owners of land contained within the subdivision shall be indicated.

302.6 Certification

The following certificates shall be lettered or printed on the face of the Final Plat in substantially the same form as provided in the Appendix:

- 302.61 Surveyor of Engineer. The signature, seal and certification of a registered professional land surveyor or engineer to the effect that the Final Plat accurately reflects a survey made by him, that any changes for the description appearing in the last record transfer of land contained in the Final Plat are so designated, that all monuments shown thereof actually exist or will be installed and their positions are accurately shown, and that all dimensional and geodetic details are correct (See Appendix A). Only the Engineer or Land Surveyor's signature is required on the reproducible copy. Both seal and signature are required on the paper copies.

- 302.62 Owners Certification. A notarized certification of title showing the applicants are the owners and statements by such owners acknowledging offers of dedication of land for public use and restricting land by protective covenants. This certification shall also indicate that the title thereof is free and unencumbered (See Appendix A).
- 302.63 Certification by City-Designated Engineer or Representative. The signature and approval of the City designated engineer or representative shall be construed as acceptance by the City of the applicant's offer of dedication of land for public use, unless otherwise noted on the plat. Such approval shall indicate that required improvements have been satisfactorily installed or that adequate financial guarantees have been provided in accordance with Section 502. (See Appendix A).
- 302.64 Recording Notations. Appropriate notations for transfer and recording by the County Clerk of Court, indicating date and time of recording, the plat book location thereof, and instrument number.
- 302.65 Certification by Planning Commission. The signature of the Chairman of the Georgetown Planning and Zoning Commission together with the endorsement stamp thereof. (See Appendix A).

302.7 Improvement Plans and Data

- 302.71 The subdivider shall submit construction plans and specifications for all improvements and installations required by Article V of this Ordinance. The construction plans and specifications shall consist of all cross-sections, profiles and other engineering data deemed necessary by the City designated engineer for the proper design and construction of all required improvements and installations.
- 302.72 No installation work or construction, other than rough grading shall be done on any said improvements and installations until a construction agreement or financial guarantee is posted in accordance, and until such plans and specifications have been submitted to the Planning Commission. The subdivider shall notify the City-Designated Engineer of his intention to begin such work at least twenty-four hours in advance, in order that inspection may be made as the work progresses.

302.8 Financial Guarantees

Financial guarantees as required in Section 502 shall be submitted to the Planning Commission along with the Final Plat. Approval shall not be granted in the absence of such guarantee.

ARTICLE IV
DESIGN STANDARDS

SECTION 400: GENERAL PROVISIONS

The design standards contained herein shall be considered minimum standards. Higher standards are to be encouraged in subdivision design. The following standards shall be applied toward that end.

SECTION 401: STREETS

401.1 Conformity to Major Thoroughfare Plan

The location and width of all streets and roads shall conform to the Official Major Thoroughfare Plan of the City of Georgetown of current adoption.

401.2 Relation to Adjoining Street System

The proposed street system shall extend existing streets when possible. These streets shall be extended at a width no less than the required minimum width as referred to in this Article or the width of the existing street whichever is greater.

401.3 Access Streets to Subdivision Boundaries

Sufficient access streets to adjoining properties shall be provided in subdivision to permit harmonious development of the area.

401.4 Street Widths

The minimum width of right-of-way, measured from lot line to lot line, shall be in conformance with the Major Thoroughfare Plan and shall not be less than as follows:

- a) Arterial Streets and Highways, 80-150 feet
- b) Collector Streets, 60 feet
- c) Minor Residential Streets and Marginal Access Streets, 50 feet
- d) Dead-End Streets and/or cul-de-sacs, 40 feet
- e) Alleys, 20 feet

401.5 Additional Width on Existing Streets

Subdivisions on existing streets shall dedicate additional right-of-way to meet the minimum widths listed above.

401.6 Restriction of Access

Where a subdivision abuts or contains an existing or proposed arterial or collector street, the Planning Commission may require marginal access streets separated from the major street by a screen planting contained in a non-access reservation or such other treatment as may be required for adequate protection of residential and commercial properties and to afford separation of through and local traffic.

401.7 Intersections

Street intersections shall be as nearly at right angles as is possible and no intersection shall be at an angle of less than sixty degrees. To permit the construction of a curb having a desirable radius, property line radii at all street intersections shall not be less than twenty (20) feet. Where the angle of the street intersection is less than ninety degrees, the Planning Commission may require a greater radius.

401.8 Tangents

A tangent of at least one hundred (100) feet long shall be introduced between reverse curves on arterial and collector streets.

401.9 Street Jogs

Street jogs with centerline offsets of less than one hundred twenty-five (125) feet shall not be allowed.

401.10 Dead-End Streets

Minor terminal streets or courts designed to have one end permanently closed shall be no more than four hundred (400) feet in length, unless necessitated by topography. The termination point of these streets shall be provided with a turnaround having an outside paved diameter at least eighty (80) feet and a street right-of-way diameter of at least one hundred (100) feet. The Planning Commission may allow an alternate design such as the "T" or "Y" background shown on Illustration 4.

Where, in the opinion of the Planning Commission, it is desirable to provide for street access to adjoining property, proposed streets shall be extended to the boundary of such property. Such dead-end streets shall be provided with a temporary turnaround having a roadway diameter of at least eighty (80) feet.

401.11 Private Streets

Private streets shall only be allowed if constructed to SCDOT construction standards and as part of a Planned Development District. Every subdivided property shall be served from a publicly dedicated and accepted street. There shall be no reserve strips controlling access to streets.

401.12 Drainage

All streets shall be designed to provide for the discharge of surface water for the right-of-way by grading or other means as approved by the Planning Commission. Where it is the opinion of the Planning Commission that surface water cannot be adequately or safely discharged by surface drainage, the Planning Commission may require the installation of a storm sewer system.

401.13 Street Names

Proposed streets, which obviously in alignment with others already exist and named, shall bear the name of the existing street. IN no case shall the name for proposed streets duplicate existing street names, irrespective of the use of the suffixes; street, avenue, boulevard, drive, place, or court. Through its index of existing street names, the Planning Commission can assist the subdivider in avoiding duplication of street names.

401.14 Alleys

Alleys shall be provided to the rear of all lots used for business purposes, and shall or be provided in residential areas unless the subdivider produces satisfactory evidence to the Planning Commission of the need, or lack of need for alleys.

SECTION 402: BLOCKS

402.1 Length

Blocks shall not be less than three hundred (300) feet nor more than one thousand (1,000) feet in length, except as the Planning Commission considers necessary to secure efficient use of land or desired features of street patterns. In blocks over eight hundred (800) feet in length, the Planning Commission may require one or more public crosswalks (not elevated) of not less than ten (10) feet in width to extend entirely across the blocks and at locations deemed necessary.

402.2 Width

Blocks shall be wide enough to allow for two rows of lots of minimum depth, except where fronting on a major street or the size of the property makes this requirement impractical. In this case, the Planning Commission may approve a single tier of lots of minimum depth.

SECTION 403: LOTS

403.1 Arrangement

Insofar as practical, side lot lines shall be at right angles to straight street lines or radial to curved street line. Each lot must front for the minimum with established in the Zoning Ordinance, except on culled-sacs or loop streets where a minimum of thirty feet of frontage may be allowed.

403.2 Minimum Size

The size, shape, and orientation of lots shall be such, as the Planning Commission deems appropriate for the type of development and use contemplated. The size and width of lots shall in no case be less than the minimum requirements of the Georgetown Zoning ordinance. Where access to public water and/or sewer is not reasonably accessible, lots shall meet the minimum requirements of all public health regulations. Residential lots served by public water sewer shall not be less than sixty (60) feet wide and shall not be less than six thousand (6,000) square feet in area.

403.3 Corner Lots

Corner lots shall be sufficiently wider and larger to permit the additional side yard requirements contained in Section 502 of the Georgetown Zoning Ordinance.

SECTION 404: PUBLIC USE AND SERVICE AREAS

In large subdivision, due consideration shall be given to the allocation of areas suitably located and of adequate size of playgrounds and parks for local or neighborhood use as well as public service areas. The Planning Commission may require the applicant to dedicate or reserve up to five percent (5%) of the gross area of the subdivision for open space or recreation purposes.

404.1 Easements of Utilities

Drainage and utility easements shall be provided on each side and rear lot line where deemed necessary by the Planning Commission. The easements shall be designed to adequately provide utilities and drainage

for all lots in the proposed subdivision. Drainage shall not be designed to cross any lot except at her side or corner of sub lot. Cul-de-sacs shall have provisions for a fifteen (15) feet wide utility easement extending from the terminating point of the cul-de-sacs in order to prevent dead-end water mains. Easements of the same or greater width maybe required along the lines of lots within the subdivision when necessary for the extension of existing or planned utilities.

Where in the opinion of the Planning Commission, the flow of water cannot be accommodated with surface drainage storm sewers may be required. The Planning Commission shall determine, on the basis of the watershed and the probable runoff, the size of storm sewers. In ascertaining the size of the storm sewers, the Planning Commission may call upon its technical staff or any public or private agency to assist them in their determinations.

404.2 Water Supply and Sewerage Connections

Where City water and sewer services are reasonably accessible, the subdivider shall indicate a connection with such water or sewer service for each lot with such material and to such size and length as shall be approved by the Planning Commission. Where access to water and/or sewer services is not reasonably accessible, or not planned for in the future, an alternate method of water supply or sewerage disposal may be indicated and shall be approved in writing by the appropriate health officer.

404.3 Community Assets

In all subdivisions due regard shall be shown for all natural features such as large trees, water courses, historical sites, and similar community assets which, if preserved, will add attractiveness and value to the property.

SECTION 405: SUTIABILITY OF THE LAND

The Planning Commission shall not approve the subdivision of land if, from adequate investigations conducted by all public agencies concerned, it has been determined that in the best interest of the public site is not suitable for platting and development purposes of the kind proposed. Land subject to frequent floods and land deemed to be topographically unsuitable should not be platted for residential occupancy, nor for such other uses as might increase danger to health, life or property or aggravate erosion or flood hazard. Such land within the subdivision shall set aside for such uses as shall not be endangered by frequent inundation or shall not produce unsatisfactory living conditions. Fill may not be used to raise land areas subject of flood unless the fill proposed does not restrict the flow of water and unduly increase flood heights.

SECTION 406: LARGE TRACTS OF PARCELS

When land is subdivided into larger parcels than ordinary building lots, such parcels shall be arranged so as to allow for the opening of future streets and logical further subdivision.

SECTION 407: GROUP HOUSING DEVELOPMENTS AND SHOPPING CENTERS

The Planning Commission shall approve a group housing development or shopping center, even though the design of the project does not include standard street, lot and subdivision arrangements if departure from the foregoing standards can be made without destroying the intent of these regulations. Any such development shall conform to all applicable regulations contained in the Georgetown Zoning Ordinance.

SECTION 408: FLOOD PRONE AREAS

Subdivisions, or parts of subdivision, within the "A14 Zone" as shown on the Flood Insurance Rate Map for the City of Georgetown, shall meet the requirements of the City of Georgetown Flood Damage Prevention Ordinance.

SECTION 409: TRAFFIC IMPACT STUDY REQUIREMENTS

The Planning Department and/or Planning Commission shall require that a traffic study be conducted prior to the approval of development plans when any of the following conditions exist:

1. The proposed development is in a location where there is a high vehicle accident rate; or
2. The proposed development is determined by the Planning Department or Planning Commission, to be of local significance based on existing developments and existing traffic issues in the area in which the new development is being proposed; or
3. When the Planning Department or Planning Commission upon review of the development plans, indicates that a study would be in the public interest.

The scope of which shall consider the current traffic conditions, the traffic generated by the proposed Planned Development site at full development, traffic generated by developments approved in the areas that would affect future traffic flows, and an estimate of future traffic on the system at the time of build out. Calculations shall reference to the current edition of the Institute of Transportation Engineer's Trip generation Manuel.

ARTICLE V
IMPROVEMENTS

SECTION 500: GENERAL

500.1 Approval of Final Plat

The Planning Commission shall not give approval of the Final Plat for recording unless the subdivider has installed the following improvements as herein specified and required, or has provided a financial guarantee therefore as specified in Section 502.

500.2 Right of Free Access and Inspection

Any authorized agent of the Planning Commission or the governing authority shall be granted the right of free access to the subdivision at all times for the purpose of inspecting the construction and installation of improvements. Inspection, or lack of inspection, by the governing authority shall not diminish the obligation of the subdivider to install required improvements in accordance with approved plans and specification and the requirements of this Ordinance.

500.3 Changes in the Approved Plans and Specifications

If exigencies of construction necessitate changes in the approved plans and specifications, the subdivider shall request approval of such changes by the Planning Commission, who may delegate the responsibility for reviewing and approving said changes to a qualified agent of the governing authority. The subdivider shall not proceed with construction involving any changes prior to obtaining written approval from such qualified agent.

500.4 Filing of Plans

One set of "as built" plans and specifications shall be filed with the Planning Commission.

500.5 Maintenance of Improvements

Completion of construction of any improvement shall not obligate the governing authority of any public agency to maintain said improvement.

SECTION 501: REQUIRED IMPROVEMENTS

Every subdivision developer shall be required to grade and improve streets and alleys, and to install curbs, monuments, sewers, storm water inlets, and water mains, in accordance with specifications established by the City of Georgetown Planning and Zoning Commission. Where specifications adopted by local authorities conflict with standards as set forth in these subdivision regulations, the higher set of standards as determined by the Planning Commission, shall govern.

501.1 Monuments

Concrete monuments four (4) inches in diameter or square, three (3) feet long, with a flat top, shall be set at all street corners, at all points where the street lines intersect the exterior boundaries of the subdivision, and at angle points and points of curve in each street. The top of the monument shall have an indented cross to identify properly the location and shall be set flush with the finished grade. All other corners and points shall be marked with iron pipe or solid steel rod not less than one-half inch in diameter and twenty-four inches long and driven so as to be flush with the finished grade.

501.2 Grading

All streets, roads and alleys shall be graded or filled horizontally to the full width of their rights-of-way by the subdivider or developer. Due to special topographical conditions, deviation from the above will be allowed only with special approval of the Planning Commission.

- (a) Preparation- Before grading is started; the entire right-of-way area shall be cleared of all trees, stumps, roots, brush, and other objectionable materials.
- (b) Cuts- All tree stumps, boulders and other obstructions shall be removed to the depth of two feet below the sub grade. Rock, when encountered, shall be scarified to the depth of twelve inches below sub grade.
- (c) Fill- All suitable material from roadway cuts may be used in the construction of fills, approaches, or at other places as needed. Excess materials including organic materials, soft clays, etc., shall be removed from the development site. The fill shall be spread in layers not to exceed six inches loose and compacted by sheep's foot roller, unless another method of preparation of the sub grade is approved by the Planning Commission or District Highway Engineer.

501.3 Storm Drainage

An adequate drainage system, including storm sewers, necessary open ditches, pipes, culverts, intersectional drains, drop inlets, bridges, etc., shall be provided for the proposed drainage of all surface water. Cross drains shall be provided to accommodate all natural water flow, and shall be sufficient length to permit a full width roadway and the required slopes. The size openings to be provided shall be determined by Talbot's formula, but in no case shall the pipe be less than fifteen inches. Cross drains shall be built on straight line and grade, and shall be laid on a firm base but not on rock. Pipes shall be laid with spigot end pointing in the direction of the flow and with the ends fitted and matched to provide tight joints and a smooth uniform invert.

501.4 Roadway Improvement

All streets designated and shown on the Final Plat shall be graded, constructed and surfaces in accordance with the current requirements of the South Carolina Department of Highways and Public Transportation for paved streets. * The Planning Commission may require higher standards than those required by the Standard Specifications or governing authority to provide adequately for unusual soil conditions, extraordinary traffic volume or other abnormal conditions.

501.5 Shoulders, Side Slopes and Ditches

All shoulders, side slopes and ditches shall be prepared in compliance with the Standard Specifications. All shoulder, side slopes and ditches shall be protected from erosion by either sodding or seeding as set forth in the Standard Specifications for erosion control and shall be a part of the required improvement plans to be submitted by the subdivide with the Preliminary Plat.

501.6 Curbs

The subdivide shall install curbs of no lower classification than machine formed concrete extruded curb, nine inches wide at her base and seven and one-half inches high. The curb shall be installed after the prime coat is applied to the base. Back fill shall be towards the curb to insure drainage of surface water into the drainage system. In lieu of curbs as the drainage system on cul-de-sacs and loop streets, the Planning Commission may accept one of two alternatives:

501.61 Swales must be used on streets where the finished grade does not exceed two percent; and,

501.62 Streets with an inverted crown may be used provided that the drainage area of the streets does not exceed five acre, One-half inch to three-fourths inch expansion and contraction joints for the curbs shall be placed at intervals not exceeding four feet.

501.7 Minimum Pavement Widths

Minimum pavement widths for surface treatment of streets shall be as follows:

- (a) Arterial Streets (not paved by the subdivider), 12 feet per lane.
- (b) Collector Streets (usually not paved by the subdivider) 36 feet.
- (c) Minor Residential Streets and Marginal Access Streets, 28 feet.
- (d) Cul-de-sacs, Dead-end Streets and Alleys, 20 feet.

501.8 Installation of Utilities

After grading is completed and approved and before any base is applied, all of the underground work, water mains, gas mains, etc., and all service connections shall be installed and approved throughout the length of the road and across the flat section. All driveways for houses to be built by the subdivider shall be cut and drained.

501.9 Water Supply System

Water mains properly connected with the City water supply system or with an alternative supply approved by the appropriate health officer shall be constructed in such a manner as to adequately serve all lots shown on the subdivision plat for both domestic use and fire protection. The size of water mains, the location and type of valves and hydrants, the amount of soil cover and the pipes and other features of the installation shall be approved by the Planning Commission upon the recommendation of the applicable inspection agencies, and shall conform with accepted standards of good practice for public water systems.

501.10 Sanitary Sewers

Sewer lines properly connected with the City sewerage system shall be constructed in such a manner as to serve all lots shown on the Final Plat. Such lines shall be constructed according to the

requirements established by the City of Georgetown and South Carolina Department of Health and Environmental Control. The size of the sewer lines, the amount of soil cover and pipes and other features of the installation shall be approved by the Planning Commission upon the recommendation of the applicable inspection agencies and shall conform with accepted standards of good practice for public sewer systems. Where lots cannot be economically connected to the City sewerage system, they shall contain adequate are for the installation of approved septic tank and disposal fields and shall be approved in writing by the appropriate health officer.

501.11 Street Name Signs

The City of Georgetown Street Department will be responsible for erecting and maintaining standard street name signs for an approved subdivision. The developers will incur the cost of the materials (posts, signs, and letters).

501.12 Off-Site Extensions

When streets or utilities are not available at the boundary of a proposed subdivision, the Planning Commission may require, as precedence to approval of a Preliminary Plat or Final Plat, assurances that such improvement extensions shall be provided onto the property involved and shall be adequate to serve the total development requirements of the service or drainage area. Facilities leaving the property shall be constructed in such a manner as to make their extension practical for servicing the adjacent areas of the service or drainage areas.

501.13 Underground Utilities

The subdivider shall have the option of requesting the placement of electrical lines underground as opposed to above ground. If underground utilities are requested, the subdivider shall indicate the proposed location of all writing on the plat, together with any design, drainage and specifications as may be required by the manager of the Electric and Water Department for his approval. Final construction plans shall show underground utilities as constructed, with permanent reference points shown, as a condition of acceptance by the City of Georgetown of said subdivision. The design and construction of the underground system shall meet all requirements contained in Division 2 (City Service Installation), Section C of the City of Georgetown Terms and Conditions of Utility Services and Charges.

501.14 Sidewalks

The Planning Commission may require sidewalks where pedestrian traffic necessitates, when required, they shall be constructed in accordance with the SCDHPT Standard Specifications and located in a manner so as not to interfere with the maintenance of utility systems.

501.15 Fire Hydrants

The subdivider shall install fire hydrants connected to adequately sized lines in locations required by the Planning Commission upon the recommendations of the manager of the Electric and Water Department.

SECTION 502: FINANCIAL GUARANTEES

502.1 General

Financial Guarantees covering all improvements required by this Ordinance shall be prerequisite to Planning Commission action on the application for Final Plat approval. The subdivider shall submit such guarantees to the Commission and the appropriate governing authority in accordance with the requirements of this section.

502.2 Certification of Construction

In subdivisions where the subdivider has completed the construction and installation of all required improvements, the subdivider shall file with the Planning Commission written certification by their governing authority and all applicable governmental units that said improvements have been completed according to the requirements of the Ordinance, and that said improvements have been accepted by the governing authority or the appropriate governmental unit for maintenance.

502.3 Performance Bond

Prior to completion of any or all required improvements by the subdivider, the subdivider may post a performance bond with the governing authority guaranteeing the completion of said improvements in compliance with the requirements herein below:

502.31 The governing authority shall have the right to refuse a performance bond of any and/or all

required improvements and require construction and installation thereof by the subdivider.

502.32

Where accepted by the governing authority, the performance bond shall:

502.321 Run to the governing authority or, if applicable, any other governmental unit having a legal responsibility for the construction and completion of said improvements;

502.322 Be in an amount equal to 125% of the cost as estimated by the governing authority of any improvements which have not been constructed, installed and completed in compliance with the requirements of this Ordinance prior to the posting of said bond and for which sufficient certification has been furnished in compliance with Section 502.2;

502.323 Be with surety as approves by the governing authority;

502.324 Specify that all said required improvements shall be completed in accordance with the requirements of this Ordinance within a period not to exceed one year from the date of posting said bond; provided, however, that the governing authority may, by proper application, for good cause shown, extend the time of completion of all or a part of such improvements for such period of time as it deems is in the public interest; and,

502.325 Run until and terminate ninety days after filing certification of completion and acceptance as required in Section 502.2, unless the Planning Commission or governing authority determines that the requirements, standards and specification of this Ordinance applicable to the construction, installation and completion of said improvements have not been met and

notified the applicant of such determination by certified mail, in which event said bond shall continue to run until the filing of acceptance proof that said standards, requirements and specification have been met.

502.33 In the event that any or all of the required improvements are not completed within the time specified in said bond, the governing authority may let or re-let the contract and the subdivider and performance bond shall be severally and jointly liable for the costs thereof to the amount specified for such improvements(s) in said bond.

502.4 Prepayment

In lieu of construction by the subdivider of any or all required improvements, the subdivider may make payment to the governing authority of the full amount of said improvements in compliance with the requirements herein below:

502.41 The governing authority shall have the right to refuse prepayment for any and/or all required improvements and require construction and installation thereof by the subdivider.

502.42 Where accepted by the governing authority, prepayment shall be in an amount equal to 125% of the cost as established by the governing authority for the required improvements which have not been either completed and certified and accepted as provided in Section 502.2 or covered by a performance bond as provided in Section 502.3

502.43 Where the governing authority accepts prepayment. After completion of said improvements, any unexpected amounts shall be refunded to the subdivider by the governing authority.

502.5 Bond Funds

Any funds received from the financial guarantees required by this Ordinance shall be used only for the purpose of making the improvements for which said guarantees were provided.

ARTICLE VI

DEFINITIONS

600 Except as specifically defined herein, all words used in this Ordinance have their customary dictionary definitions. For the purposes of this Ordinance, certain words or terms used herein are defined as follows:

600.1 Word used in the present tense includes the future tense. Words used in the singular include the plural, and words used in the plural including the singular;

600.2 The word "shall" is always mandatory;

600.3 The word "may" is permissive;

600.4 The word "lot" includes the word "plot" or "parcel";

600.5 The word "structure" includes the word "plot" or "parcel";

600.6 The word "person" includes a firm, association, organization, partnership, trust company, or corporation as well as an individual;

600.7 The words "used" or "occupied" as applied to any land or building shall be construed to include the words "intended", "arranged", or "designed" to be used or occupied; and,

600.8 Term "Planning Commission" refers to the City of Georgetown Planning and Zoning Commission.

601. BLOCK: A parcel of land entirely surrounded by highways, parks, railroads, right-of-ways, waterways, or by a combination thereof.
602. EASEMENT: A grant by a property owner to any person, firm, association or the general public, of a strip or parcel of land for a specified purpose.
603. ENGINEER: A registered engineer in good standing with the South Carolina Board of Engineering Examiners.
604. GOVERNING AUTHORITY: The City Council of Georgetown, South Carolina.
605. LOT: A piece of parcel, tract or plot of land intended as a unit for transfer of ownership of for development or both.
606. PLAT: A map or drawing upon which the subdivider's plan of the subdivision is presented for approval.
607. STAFF, PLANNING COMMISSION: Any person, firm, or agency utilized by the Planning Commission in the review and approval procedure for subdivision.
608. STREET: A dedicated public way for vehicular traffic, whether designated as an avenue, boulevard, thoroughfare, road, highway, expressway, lane, drive, alley, or any other public way. For the purposes of this Ordinance, "streets" are divided into the following categories:
- 608.1 Alley – A vehicular way used primarily for providing secondary access along the rear or side of properties which are also served by one of the other types of streets defined herein;

- 608.2 Arterial – A Street designed for the movement of vehicles through the City of Georgetown or from one section of the City to another. Arterial streets are so designated in the Major Thoroughfare Plan;
- 608.3 Collector – A Street designed primarily to connect arterial, or to connect minor streets to arterials. Collectors streets are so designated in the Major Thoroughfare Plan;
- 608.4 Marginal Access Street – A minor street parallel and adjacent to a major street and which provides access to abutting properties and protection for through traffic;
- 608.5 Minor Residential Street – A Street used primarily for access to abutting properties.

609. SUBDIVIDER: Any person subdividing land within the City of Georgetown.

610. SUBDIVISION: The division of a tract of land into two or more lots for the purpose, whether immediate or future, of sale, legacy or development. This includes all division of land involving a new street or a change in the arrangement of existing streets or a change in the arrangement of existing streets and includes any resubdivision of land. The following exceptions are included within this definition only for the purpose of requiring that the Planning Commission be informed and have a record of such subdivision:

- 610.1 The combination of previously platted lots, or portions of lots, where the total number of lots is not increased and the resultant lots are equal to the standards contained in all applicable ordinances and regulations; and,
- 610.2 The division of land into parcels of five acres or more where no new street is involved.

Plats of such exceptions shall be prepared and submitted by the subdivider and be received as information by the Planning Commission which shall indicate such fact on the plats.

611. SURVEYOR: A registered land surveyor in good standing with the South Carolina Board of Engineering Examiners.

612. ZONING ORDINANCE: The officially adopted Zoning Ordinance of the City of Georgetown, South Carolina.