

TOWN OF ST. GEORGE COMPREHENSIVE PLAN UPDATE

2025



**DECEMBER 8, 2025
TOWN OF ST. GEORGE, SC**

ACKNOWLEDGEMENTS

**THE 2025 TOWN OF ST. GEORGE COMPREHENSIVE PLANNING UPDATE
WAS CREATED IN COLLABORATION WITH THE FOLLOWING:**

ST. GEORGE PLANNING COMMISSION

**Lindsey Farr – Chairman
Thomas Elledge
Steve Franks
Delores James
James Singletary
Tarsha Smith
Carolina Weathers**

ST. GEORGE TOWN COUNCIL

**Mayor Kevin Hart
Councilwoman Betty Collins
Councilwoman Margie
Ladson
Councilman Wil Lindsey
Councilwoman Ruthie
Sojourner Tripp
Councilman Darrell Hinton
Councilman James Herndon**

With assistance from Rebecca Vance with Vance Consulting.



INTRODUCTION

The South Carolina Local Government Comprehensive Planning Act of 1994 requires all South Carolina Counties and incorporated municipalities to have an adopted Comprehensive Plan and update it every ten years. The Act also requires Counties and municipalities to review the Comprehensive Plan every five years between the ten year updates. The Town of St. George adopted their Comprehensive Plan in 2018. This document will serve as the Town of St. George Comprehensive Plan Five-Year Update ("Comprehensive Plan Update") to the 2018 Town of St. George Comprehensive Plan. This document was created in conjunction with the Town of St. George Planning Commission and Staff and approved by the Town of St. George Town Council on December 8, 2025.

The Comprehensive Plan Update includes data from the 2020 Decennial Census and estimated data from the most recent 2022 and 2023 American Community Survey that were available at the time of this plan's creation. Each table includes a reference to the data source.

For this process, the Planning Commission and Town Staff also reviewed the previously adopted Goals and Strategies and the Future Land Use Map of the Town for updates and changes. The goals and policies for each element were reviewed for applicability by the Planning Commission and Town Council and were determined to still apply. Modifications were made to the Future Land Element to better address current development trends. These updates are included in each element.

In 2020 the SC General Assembly adopted Act 120 to add SECTION 6-29-510, which included the Resiliency Element as a required element for all Comprehensive Plans. This Comprehensive Plan Update includes a new Resiliency Element to ensure that the Town is in compliance with the new state law. The Town will be required to fully update its Comprehensive Plan within five years of the adoption of this Comprehensive Plan Update.

Below are the Vision and Guiding Principles from the 2018 Town of St. George Comprehensive Plan, which was created by the Berkeley-Charleston-Dorchester Council of Governments. These were not changed for the Update of the Comprehensive Plan.

Vision Statement

The Town of St. George will strive to preserve and enhance its quality of life as a family-friendly and small-town character community, all while seeking to showcase its attractiveness as a worthy place for appropriate economic investment in the region. These strivings will allow the residents of the Town to prosper and also ensure the well-being and stability of St. George for generations to come.

Guiding Principles

From the vision statement, guiding principles were created to make the town's aspirations tangible. These guiding principles provide a framework for goals and objectives throughout all nine elements of the plan.

1. St. George will seek to retain its family-friendly, small-town character for its current and future residents
2. St. George will promote appropriate and compatible industrial and economic development for the creation of better employment opportunities for residents
3. St. George will strive to protect and enhance the Town's appearance and character
4. St. George will promulgate land use regulations that will promote the welfare, health and safety of residents
5. St. George will plan to accommodate demands for orderly growth and development as the urbanization of the Region continues

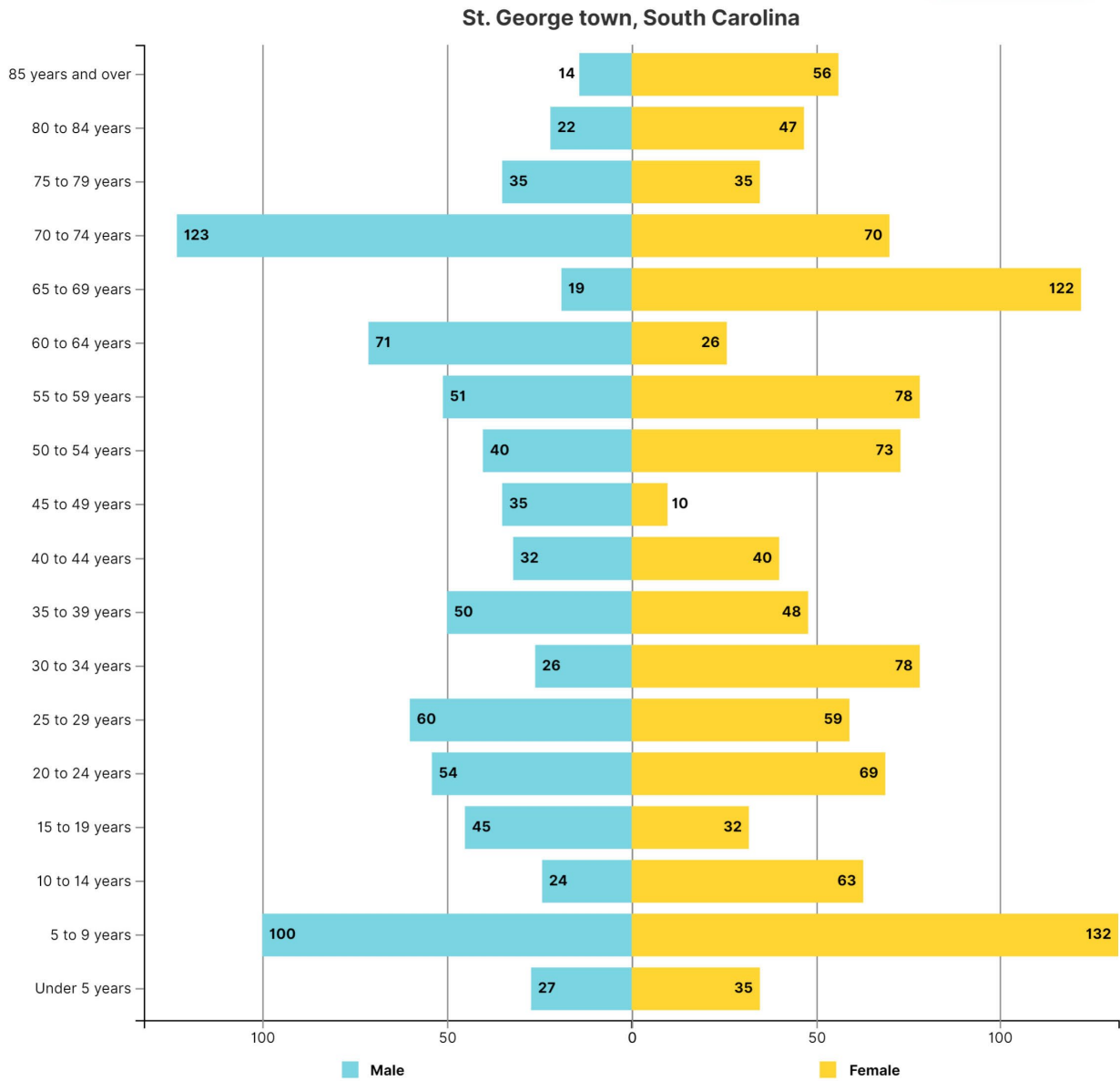
CHAPTER 1 – ST. GEORGE BY THE NUMBERS

This section will serve as a summary of the demographic and economic data for the Town of St. George, SC based on the ACS 2022 5-year data compared to 2010 and/or 2015 US Census Data. The 2019 Town of St. George Comprehensive Plan utilized 2015 ACS data where available. There are some concerns about the accuracy of the numbers in the 2020 US Census because of COVID 19's effect on participation. Note that the name and type of some classifications have changed over the years.

- **Population:** The estimated population of the Town of St. George in 2023 was 1,935 people, compared to a population of 2,192 in 2015 and 2,084 in 2010. This represents an approximately 7% decrease in population between 2010 and 2022. The 2023 population of Dorchester County is 169,833.
- **Area:** The area of the Town was 2.8 square miles in 2022.
- **Population Density:** The population density of the Town was 668 people per square mile in 2022.

Age

- **Median Age:** The median age in the Town of St. George in 2022 was 41.8 years, compared to 40.8 in 2010. This number is approximately 10% higher than the Charleston-North Charleston Metro Area and slightly higher than South Carolina overall. The median age for Dorchester County is 38.2.



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Sex

In 2022 56% of the population were females and 44% were males in the Town of St. George, which almost mirrors the 54.5% of females and 45.5% of males that lived in the Town in 2015.

Income

- **Per Capita Income:** The per capita income in the Town of St. George in 2022 was \$22,188, compared to \$17,898 in 2015. This represents an approximately 19% increase in per capita income between 2015 and 2022. This per capita income is about half of the per capita income in Charleston-North Charleston Metro Area and three-fifths of that for residents in South Carolina.
- **Median Household Income:** The median household income in the Town of St. George in 2022 was \$28,490 compared to \$35,031 in 2015. This represents a 18.7% decrease between 2015 and 2022. This median household income level is approximately two-fifths of the median household income of individuals living in the Charleston-North Charleston Metro Area and half of those in the rest of South Carolina. According to Dorchester County Economic Development, the median household income for the whole county is \$78,137.
- **Unemployment Rate:** The unemployment rate for the Town of St. George was 3.3 % in 2022, compared to 4.4% in 2015. The unemployment rate in Dorchester County is currently 2.5%.

Poverty

- **Persons Below Poverty Line:** In 2022, 36.6% of the people living in the Town of St. George were living below the poverty line, compared to 24% in 2015. This is more than double the rate of individuals living below the poverty line in Dorchester County, the Charleston-North Charleston Metro Area and South Carolina.

Commute

- **Mean Travel Time to Work:** In 2022, the mean drive time to work was 28 minutes. This is slightly higher than both Charleston-North Charleston Metro Area and South Carolina.

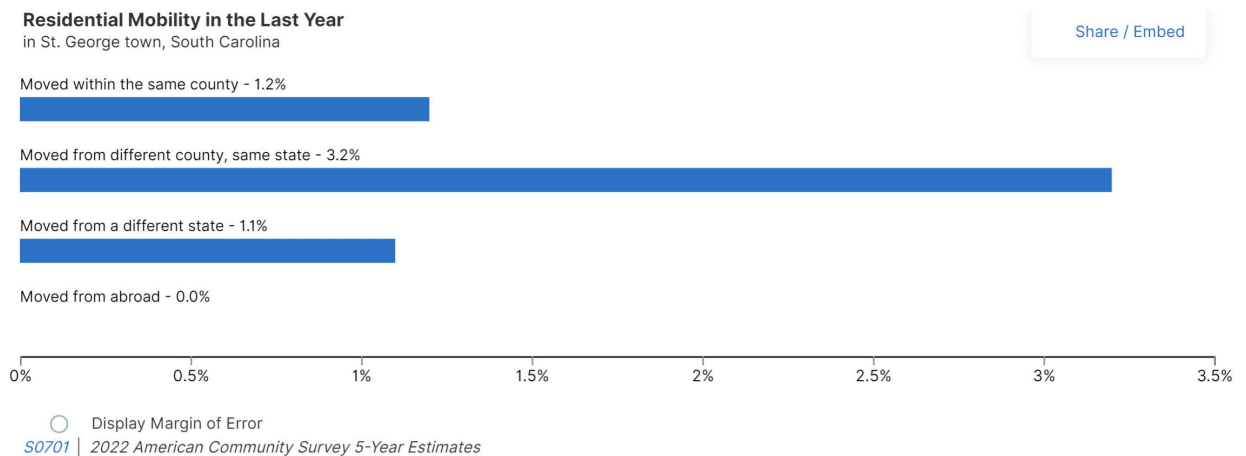
Households and Housing

- **Number of Households:** In 2022, there were 777 households in the Town of St. George, compared to 837 in 2010 and 783 in 2015. This represents a 7% decrease in the number of households in the Town between 2010 and 2022.
- **Persons per Household:** In 2022, there were an average of 2.3 persons per household in the Town of St. George.

- **Number of Housing Units:** In 2022, there were 898 housing units in the Town of St. George, compared to 783 in 2015.
- **Home Ownership:** In 2022, 49.2 % of homes in St George were owner occupied and 50.8% were renter- occupied. In 2015, 59.1% were owner-occupied and 40.9% were renter-occupied.
- **Home Value:** The median value of owner-occupied housing units in the Town of St. George in 2022 was \$137,500, compared to \$119,600 in 2015. This value is about two-fifths of the median value in the Charleston-North Charleston, SC Metro Area, which is \$317,300. Additionally, it is about two-thirds of the median value in South Carolina, which is \$216,200. St. George also lags behind Dorchester County is the median value of owner-occupied housing units with the County value being \$327,100.

Mobility

- **Moved Since Previous Year:** In 2022, approximately 5.4% of the population of the Town of St. George had moved in the last year.



Education

- **High School Grad or Higher:** In 2022, more than 78.6% of the population in the Town had obtained a High School diploma or higher education, compared to 80.7% in 2015. This number is approximately 90% of the rate in Charleston-North Charleston Metro Area and South Carolina.
- **Bachelor's Degree or Higher:** 19.4% of the population of the Town has a Bachelor's degree or higher, compared to 15.4% in 2015. This is about half the rate of Charleston-North Charleston Metro Area and three-fifths of the rate in all of South Carolina.

Population Characteristics

- **Race and Ethnicity:** Below are the racial and ethnic composition percentages of the Town of St. George in 2022:

Not Hispanic or Latino: 93.80%

- White alone: 63.00%
- Black or African American alone: 25.59%
- American Indian and Alaska Native alone: 0.20%
- Asian alone: 1.65%
- Native Hawaiian and Other Pacific Islander alone: 0.05%
- Some other race alone: 0.38%
- Two or more races: 2.93%
 - Two races including Some other race: 0.37%
 - Two races excluding Some other race, and three or more races: 2.56%

Hispanic or Latino: 6.20%

In 2015, the population of the Town was 49.9% White and 45.9% Black or African American. This represents a 13.1% increase in White residents and a 20.31% decrease in Black or African American residents in the Town of St. George.

- **Foreign-Born Population:** Approximately 1.3% of the Town population was born outside of the United States.

Veteran Status

- **Population with Veteran Status:** In 2022, 9.5% of the Town of St. George's population were Veterans. This is about 90% of the rate in Charleston-North Charleston Metro Area and 10% higher than the percentage in South Carolina.

This summary highlights the demographics, income, education, and other key statistics of the area in comparison to Dorchester County, the Charleston-North Charleston, SC Metro Area and South Carolina as a whole.

CHAPTER 2 – UPDATES TO ELEMENTS

For the 2025 Comprehensive Plan Update, the Town Planning Commission reviewed each element in the plan and updates are provided below.

Population Element

The population element includes information related to historic trends and projections; the number, size and characteristics of households; educational levels and trends; income characteristics and trends; race; sex; age and other information relevant to a clear understanding of how the population affects the existing situation and future potential of the area. The following will serve as an update to the Population Element.

Dorchester County is the 10th fastest growing county in South Carolina and the Town of St. George is beginning to experience the affects of this growth. The Town should see an increase in population in the next five years due to the recent annexations and development in and around the Town. The Town has recently annexed approximately 150 acres, which will bring new town residents.

Housing Element

The housing element looks at the number, age, conditions, and housing unit types in the Town. Housing growth is a factor in population growth and has effects on land use, infrastructure, public services, natural resources, and variety in cultural resources. The following will serve as an update to the Housing Element.

In 2023, the median mortgage payment was \$1,401 and the median gross rent was \$800. The Town has recently annexed approximately 150 acres, the majority of which is vacant land that could be developed into new housing units. These units should consist of single-family attached and single-family detached homes which will provide much needed variety of housing options for new and existing residents.

Land Use Element

The Town Zoning Ordinance was amended in 2023 by the Berkeley Charleston Dorchester Council of Governments.

The Town is experiencing growth within and outside of town limits. The Town has recently annexed over 150 acres of land and the majority of this land is proposed to be utilized for residential development. The Town Future Land Use

map and Zoning Map have been amended to reflect this growth and are included as Appendices to this Comprehensive Plan Update.

Natural Resources Element

There are no changes to the natural resources in the Town of St. George.

Cultural Resources Element

The cultural resources element includes information on historic buildings and structures; unique commercial or residential areas; unique natural or scenic resources; archeological sites; and educational, religious or entertainment areas or institutions. The following will serve as an update to the Cultural Resources Element.

The Town of St. George is blessed with a rich and diverse history that has nurtured a number of cultural amenities. The main cultural offering in the town are the Rosenwald School and the Lourie Theater. Improvements have been made to both facilities in recent years.

Rosenwald School – Over the past 10 years the Rosenwald School has undergone an over \$4 million renovation. Although the building was completely renovated it still contains desks and the old pot belly stove. They were also able to preserve the original bricks and hardwood floors. The building contains 6 classrooms, an auditorium and a children’s museum. It will be utilized for meetings, community events and educational opportunities for the youth.

Lourie Theater – In the past five years the Lourie Theater has undergone a number of renovations that have turned this underutilized asset into a vibrant cornerstone of the community. These renovations include the installation of new lighting and sound systems, a movie screen and projector and new paint on the stage. Other planned renovations include new paint throughout the theater, renovations backstage in the green room, and replacing the front door.

Since 2022, the St. George Young Theater has utilized the theater for rehearsals and productions. The program is run by volunteers and these productions can have up to 50 youth involved in one production. The group has put on five productions, which have become major community events.

The Lourie Theater is also utilized for events such as pageants and concerts. The installation of a movie screen and projector has allowed the Town to host several free movie events for the community, including Hocus Pocus for Halloween and Polar Express for Christmas.

Economic Development Element

The Town of St. George will continue to benefit economically from the industrial and distribution development occurring in both Berkeley and Dorchester Counties. It is strategically located with Hwy 15 and Hwy 78 running through town and Interstates 26 and 95 nearby. The Town has been strategic in its annexations and now has property in town on both sides of I-95. The Town is also fortunate to be located near the Winding Woods Industrial Park, the Ridgeville Industrial Campus and the Camp Hall Industrial Commerce Park.

Commercial

The Town of St. George has experienced commercial (re)development in its downtown corridor, as well as along its highway and interstate corridors. This growth includes the following new businesses; Bistro 221, Nannie's Kitchen, Armando's, DKC Treasures, LLC, Edisto & Co Coffee & Boba Tea, George's Station Antiques, Goose Pond Caterers, Racetrac Gas Station, Gibby's Bottle Shop, AutoZone, Dunkin' Donuts, St. George Tobacco and Vape, Westbrook Wellness Center, Sewer Daddy, Vaani's Mart, Food Land, Holy Cow Meats and Tractor Supply. The Town has also recently annexed the Taco Bell located at I-95.

Industrial

Dorchester County Economic Development (DCED) works with County and Town officials to recruit industrial companies and jobs to the County. To that end, the DEDC has worked to development the Winding Woods Industrial Park. This Park is over 1,300 acres and is strategically located near two major highways, I-95 and I-26. Although the Park is approximately 10 miles outside of the Town limits of the Town of St. George, it will provide employment opportunities for individuals in the Town and the surrounding areas.

The Winding Woods Industrial Park contains three new spec buildings that are 75,000 sq. ft., 240,000 sq. ft. and 985,000 sq. ft. and is served by the "Winding Woods Reach" of Lake Marion Regional Water Authority System and a 500,000 gallons water tank. Road improvements are currently underway to Spring Road. which will assist with truck traffic from the industrial park going to I- 26.

The DEDC continues to work on developing industrial and commercial opportunities at the intersections of I-95/Hwy.78 and Hwy. 26/Hwy. 15 near the Town of St. George.

Community Facilities Element

The community facilities element references activities essential to the growth, development, or redevelopment of the community. Separate consideration can be given to utilities, fire, emergency, parks or educational facilities.

Utilities

Water

The Town of St. George provides public water service to its residents and surrounding areas in the county. The Town continues to draw its water supply from 3 wells and provides approximately 425,000 per day. The system has 727 residential, 184 commercial and 184 apartment customers.

Sewer

The Dorchester County Water and Sewer Authority provides sewer service to the residents of the Town of St. George.

Sanitation

Carolina Waste Services provides Sanitation Services to the residents of the Town of St. George.

Emergency Services

The St. George Police Department currently has eight (8) full-time police officers.

Fire protection is provided by Dorchester County Fire and Rescue. Emergency medical services are provided through the Dorchester County Emergency Medical Services

Changes to other community facilities over the past five years in the Town of St. George include:

Old Women's Detention Center - Dorchester County utilized apportion of their America Rescue Plan funds to renovate a portion of the old women's detention center to be the St. George MUSC Rural Clinic. The facility is located on the corner of Gavin Street, Sears Street and NW Railroad Avenue.

St. George Town Park – The Town has recently completed renovations to their Town Park, which included the addition of a new fence, a new walking trail, new picnic tables and new benches. These improvements were funded by the Town's Hospitality Tax fund.

TOT Park – The TOT Park is located behind the Police Department and has also been upgraded in recent years. These upgrades included a new fence funded by Hospitality Tax. The St. George Rotary Club also purchased and painted new playground equipment for this park.

Dorchester County's Davis – Bailey Park -Dorchester County completed construction of the Davis-Bailey Park in 2021. The park contains:

- Splash Pad
- Pavilion for rent
- Playground
- Multipurpose field
- 2 Baseball fields
- 2 full sized basketball courts
- Walking trail
- Concession Stand

Transportation Element

Transportation planning for the Town of St. George is overseen by the SCDOT, Dorchester County and the Berkeley Dorchester Charleston Council of Governments. The growth in population and development will strain the existing road network in the Town of St. George. The Town should work with SCDOT and Dorchester County to require that a traffic impact analysis be performed for each major development that occurs in and around the Town. This analysis will determine the site specific and off-site road improvements that will be needed to appropriately accommodate the increase in traffic.

The Town should also work with SCDOT and Dorchester County to ensure that road projects in and around the Town that are not related to future developments are funded and constructed. To this end, the following projects were included in Dorchester County's 2024 Capital Improvement Plan and are to be funded by the recently passed Dorchester County Capital Penny Sales Tax:

Improvement to US-15 from Connelly Haynes Rd to Cloverleaf Drive - This project improves US-15 from Connelly Haynes Road to Cloverleaf Drive, which includes the addition of raised landscaped medians, resurfacing, and intersection improvements. The Town will be involved in the design of these improvements through a master planning process. The Dorchester County Transportation Sales Tax Program has allocated \$10,921,459 for this project and scoping is underway.

Improvements to US-78 near Winding Woods Road - This project includes the addition of raised landscaped medians, resurfacing, and intersection improvements for approximately 1.5 miles from Winding Woods Road to Academy Road. The Dorchester County Transportation Sales Tax Program has allocated \$22,554,836 for this project and the project scoping is underway.

SCDOT Interstate 95 and 26 Improvements – SCDOT has contracted with Archer Wester Construction, LLC for the I-26 at I-95 Interchange Improvement Design-Build Project in Dorchester and Orangeburg Counties. The project will include reconstruction of the current ramps, acceleration and deceleration lanes and the replacement of the bridge at Whetsell Pond Road. This project broke ground in 2024. SCDOT has allocated \$202,967,000 for this project.

SCDOT Widening of Interstate 26 from US Hwy 15 to SC Hwy 27 – SCDOT has proposed to widen I-26 from Exit 172 to Exit 187. Right of Way Acquisition for this project should begin in January of 2026.

Transportation Planning includes the planning for Bicycle and Pedestrian Improvements. Bicycle and pedestrian improvements should be included in each new residential and commercial development. Connections to existing networks should be required. For bicycle and pedestrian improvements that are not related to new developments the Town should partner with the BCDCOG and other organizations to seek grant funding. The US Department of Transportation's Transportation Alternative Program is an important funding resource for bicycle and pedestrian improvements.

The Town should undertake a Master Plan to coordinate the major transportation projects in town.

Priority Investment Element

The Priority Investment Element should capture future Capital Improvement Needs and Projects.

Completed and Ongoing Investments

Water System

The Town has received a \$1,865,000 million grant and \$4,996,000 million loan from the USDA to be utilized for upgrades to the Town Water System. This project includes improvements to the water plant building, three waterline repair projects (A, B and C) and repairs to the Town Wellhouse. All portions of the project are completed or underway, except the repairs to the Town Wellhouse. These improvements cannot be done at this time because of lack of funding.

The Town received an RIA Grant for \$750,000 for GIS mapping of all Town lines and valves and to perform a water rate study.

The Town received a USDA Grant for \$237,000 for various equipment for the Town including a vehicle, generator, heavy equipment for the Town and a screen and projector for the Lourie Center.

Drainage

The Town received a \$250,000 CDBG grant to repair the drainage system near the Rosenwald School but only a portion of this project could be completed at this time because of lack of funding.

Police Department

The Town completed the renovation of an existing building for a new police station.

The Town has received a \$67,000 JAG grant to purchase two police vehicles.

Other

The Town has undertaken a project to remodel the Town Hall, Recreation Center by connecting the two buildings, renovating the offices and bathrooms and constructing a warming kitchen. This project is funded by the Town General Fund.

Project Funding Sources

The current cuts to Federal grant funding will affect the Town's ability to find grant funding for future projects. This may affect CDBG, USDA and federal public safety funding.

The State RIA, PARD and LWRF funding should not be affected by any changes to federal funding.

CHAPTER 3 – RESILIENCY ELEMENT

Introduction

In 2020, The South Carolina General Assembly passed an amendment to the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 to require a Resiliency Element to be included in all Comprehensive Plans in South Carolina.

The primary purpose of the Resiliency Element is to aid in the ability of the Town of St. George to adapt and recover quickly, fairly, and transparently from changing conditions such as recurrent burdens and sudden disasters. Sudden disasters may consist of flooding, high water, and natural hazards.

Resiliency is the ability of a community to anticipate, prepare for, respond to, and recover from adverse conditions, including natural disasters, economic challenges, and social changes. The Town of St. George recognizes the importance of integrating resilience strategies into its planning framework to ensure the long-term sustainability, safety, and prosperity of the community.

The Resiliency Element provides a roadmap for identifying vulnerabilities, mitigating risks, and fostering a resilient future for St. George. This element addresses key areas such as natural hazards, climate change, economic diversification, infrastructure resilience, and community health.

Primary Hazards

The Town of St. George, South Carolina, faces several primary hazards due to its geographic location, climate, and environmental characteristics. Here are the most significant hazards:

1. Flooding

- **Causes:**
 - Heavy rainfall events associated with tropical storms, hurricanes, and seasonal weather patterns.
 - Proximity to rivers, swamps and creeks, which can overflow during prolonged or intense rainfall.
- **Impacts:**
 - Damage to homes, businesses, and infrastructure.
 - Disruption of transportation and public services.
 - Long-term economic losses and public safety risks.

2. Hurricanes and Tropical Storms

- **Causes:**
 - St. George is inland but still impacted by storms making landfall along the South Carolina coast.
 - High winds and heavy rain from hurricanes can significantly affect the area.
- **Impacts:**
 - Widespread power outages.
 - Wind damage to buildings, trees, and infrastructure.
 - Secondary flooding risks on roads

3. Severe Thunderstorms and Tornadoes

- **Causes:**
 - St. George lies in a region where severe thunderstorms can occur, particularly during spring and summer.
 - Tornadoes and microbursts can be generated by these storms or hurricanes.
- **Impacts:**
 - High winds and hail damage.
 - Threats to human safety and property.
 - Disruptions to essential services and infrastructure.

4. Drought

- **Causes:**
 - Periodic weather patterns leading to prolonged dry spells.
 - Increased demand for water resources during agricultural seasons.
- **Impacts:**
 - Reduced crop yields and stress on local agriculture.
 - Strain on water supplies for residential and industrial use.
 - Increased risk of wildfires.

Tools and Protective Measures

2021 Dorchester County Hazard Mitigation Plan.

In compliance with the Federal Emergency Management Agency's (FEMA) requirements to receive federal disaster funding, Dorchester County, jurisdictions and community stakeholders and partners have adopted a Hazard Mitigation Plan that is updated annually, with a full review every five years as required. The purpose of the Hazard Mitigation Plan is to continue guiding hazard mitigation

efforts to better protect the people and property in the County from the effects of hazard events.

Dorchester County also has a Disaster Recovery Plan, an Emergency Operations Plan, a Debris Management Plan and a Reentry Plan that will assist the Town of St. George in an emergency.

DHEC's NPDES Permit Program.

NPDES is a regulatory program created under the Clean Water Act, and it is one of the main driving forces behind the majority of the mandated state and federal regulations. Under the NPDES Permit Program, storm water discharges are considered point sources and operators of these sources are required to receive an NPDES permit before they can discharge storm water runoff. Any construction site of 1 acre or more is required to obtain a storm water permit via the NPDES program from DHEC. The Town of St. George has signed an Intergovernmental Agreement with Dorchester County for the County to handle all stormwater review in the town limits.

International Building Code Series

The State of South Carolina requires governing local entities to adopt, by ordinance, the state-approved versions of the International Building Code series. Currently the approved Building Code in South Carolina is the 2019 International Building Code (IBC), and the 2009 Energy Code. The International Building Code series provides best practices to protect the public health, safety, and general welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of all buildings, structures, and certain equipment.

Goals and Objectives

1. Enhance Disaster Preparedness and Response

- Conduct a comprehensive risk assessment to identify vulnerabilities, including flood-prone areas, aging infrastructure, and at-risk populations. Use this data to prioritize investments and policy interventions.
- Develop and maintain emergency management plans that address natural disasters, including hurricanes, flooding, and extreme weather events.
- Participate in regular disaster response training and drills in collaboration with local, Dorchester County, regional, and state agencies.
- Integrate resilience principles into all aspects of the Comprehensive Plan, including land use, housing, transportation, and economic development.

- Ensure effective communication systems for disseminating emergency information to residents and businesses.
- 2. Strengthen Infrastructure Resilience**
 - Work with SCDOT and Dorchester County to upgrade stormwater management systems to reduce flooding risks.
 - Ensure critical infrastructure, such as transportation networks, utilities, and public facilities, is designed to withstand extreme weather events.
 - Promote the use of green infrastructure and nature-based solutions in new developments to enhance flood mitigation and environmental resilience.
- 3. Promote Economic Resilience**
 - Diversify the local economy to reduce dependence on vulnerable industries.
 - Support local businesses in developing continuity plans to minimize disruptions during emergencies; including generators for critical businesses.
- 4. Foster Environmental Sustainability**
 - Protect and restore natural resources, including wetlands, forests, and waterways, which provide critical ecosystem services.
 - Promote sustainable land-use practices that reduce exposure to hazards and preserve open spaces.
 - Encourage renewable energy adoption and energy efficiency initiatives to reduce the community's carbon footprint.
- 5. Build Social Resilience**
 - Foster strong community networks and partnerships to support mutual aid during times of crisis.
 - Provide educational programs and resources to raise awareness about resilience and preparedness.
 - Address social and economic disparities that may exacerbate vulnerabilities, ensuring equitable access to resources and support.
 - Strengthen partnerships with local, regional, and state organizations, as well as non-profits and private-sector stakeholders, to leverage resources and expertise.

Conclusion

By adopting and implementing this Resiliency Element, the Town of St. George positions itself as a forward-thinking community capable of withstanding challenges in the future. Building resilience ensures that St. George can protect its residents and preserve its natural environment for generations to come.

CHAPTER 4 – GOALS AND OBJECTIVES

For this update, the Planning Commission reviewed the Goals and Strategies from the 2018 Comprehensive Plan and updated them to reflect any changes to or completions of items.

Population Goals & Objectives		
Strategies	Responsible Parties	Timeframe
Goal 1: Support and encourage steady population growth that enhances the quality of life		
Educate residents about both the negative and positive aspects of growth through informational and public meetings	Town Council	Short-term
Develop an annexation plan	Town Council	Completed
Encourage compatible industries to locate in town	Town Council; Dorchester County Economic Development	On-going
Goal 2: Encourage people of all ages to move into the town through the promotion of St. George as a safe, family-oriented place		
Attract and retain residents in younger age groups through the provision of adequate employment opportunities and appropriate community services	Town Council, Chamber of Commerce, and Community Organizations	Long-term
Promote the town as a good place for retirees to locate	Chamber of Commerce and Town Council	Long-term
Goal 3: Provide improved services for the residents of St. George		
Encourage a positive working relationship with the school board to promote an effective educational system	Town Council	On-going
Promote opportunities for educationally sound, safe, and affordable daycare;	Town Council; Chamber of Commerce; Community	Short-term
Ensure land use regulations support daycare locations	Planning Commission	

Population Goals & Objectives		
Strategies	Responsible Parties	Timeframe
Increase cultural and recreational opportunities, such as Lourie Theatre, Dorchester County Archives, Rosenwald School, and sports programs	Town Council; Planning Commission; Rosenwald Board, Dorchester County Parks & Recreation; YMCA	On-going
Housing Goals & Objectives		
Strategies	Responsible Parties	Timeframe
Goal 1: Ensure the provision of decent, safe, and sanitary housing units in a suitable living environment for all residents		
Increase the diversity of housing types with a focus on middle-income families	Planning Commission; Town Council	Long-term
Identify neighborhoods and houses needing rehabilitation; pursue Community Development Block Grant (CDBG) funding and other partnerships for renovation projects	Planning Commission; Town Council; Community Organizations	On-going
Investigate rental licensing and inspections ordinances to ensure decent and safe rental housing	Planning Commission; Town Council	Short-term

Land Use Goals & Objectives		
Strategies	Responsible Parties	Timeframe
Goal 1: Preserve the small-town character		
Review or update land use regulations on structure sizes and density	Planning Commission; Town Council	Completed
Goal 2: Protect residents from adjacent incompatible uses		
Review and update land use regulations to mitigate adverse impacts between uses	Planning Commission; Town Council	Completed
Goal 3: Protect residents from unsafe and unusable land subdivision		

Land Use Goals & Objectives		
Strategies	Responsible Parties	Timeframe
Prohibit the subdivision of land until adequate public facilities and improvements exist and proper provision has been made from drainage, water sewer, and capital improvements, such as schools, parks, recreational facilities and transportation facilities	Planning Commission; Town Council	Ongoing
Goal 4: Adopt standards for manufactured housing communities to mitigate incompatibilities with surrounding residential development		
Strengthen existing land use regulations regarding mobile home parks	Planning Commission; Town Council	Completed
Goal 5: Prohibit parking and movement of heavy trucks in residential areas		
Develop appropriate ordinances	Planning Commission; Town Council	Town Ordinance is Completed. Enforcement is Ongoing
Downtown		
Goal 1: Preserve and enhance the historic quality of the downtown		
Research the creation of a local historic district and subsequent creation of a Board of Architectural Review (BAR) to support appropriate restoration of existing buildings	Planning Commission; Town Council; Dorchester Historical Society	Short Term
Develop regulations that require new structures and renovations to complement existing buildings	Planning Commission; Town Council	Completed
Research a cost reduction for building permits dealing with rehabilitation of historic properties	Town Council	Short Term
Goal 2: Make streets behind stores attractive and safe. Encourage parking in the rear of the buildings		

Land Use Goals & Objectives		
Strategies	Responsible Parties	Timeframe
Review, improve or update existing land use regulation to ensure the Town has adopted measures to mitigate adverse impacts between incompatible uses	Planning Commission; Town Council	Completed
Repair/pave existing alleyways	Town Council coordinate with businesses	Long-term
Interstate Commercial		
Goal 1: Locate new industrial development in appropriate areas inside the town limits at the periphery of the Town or annex industrial areas into Town		
Develop an annexation plan	Town Council	Short Term
Goal 2: Ensure that new industries enhance the character of the town and contribute to attracting future investment and development		
Work with new industries on site development to ensure appropriate application of these regulations to ensure compatibility with the Town's desired character	Planning Commission; Town Council	Short Term
Residential		
Goal 1: Preserve residential areas in the form that currently exists		
Allow only single-family residential development, with the exception of compatible non-residential uses such as churches, etc. in SFR zoning districts.	Planning Commission; Town Council	Completed
Require new lots to be no less than 8,000 sq. ft. in medium density residential areas	Planning Commission; Town Council	Completed
Allow multifamily developments with strict standards on construction, location, and lot placement to protect the property values of the neighboring parcels	Planning Commission; Town Council	Completed
Allow only manufactured homes in Single Family Residential Mobile (SFR(M)) zoning, which meet standards of construction,	Planning Commission; Town Council	Completed

Land Use Goals & Objectives		
Strategies	Responsible Parties	Timeframe
underpinning, and lot placement in order to protect the property values of the neighboring parcels		

Cultural Resources Goals & Objectives		
Strategies	Responsible Parties	Timeframe
Goal 1: Foster pride in St. George residents for historic resources in the Town		
Profile significant historic buildings and events to educate residents on their importance	Planning Commission; Newspapers; Local Schools; Upper Dorchester Historical Society, Community Organizations	Long-term
Encourage school projects to research the history of the town, its buildings, and their use	Town Council; Local schools	Long-term
Goal 2: Work with Town Council and the Dorchester Historical Society to encourage preservation efforts		
Identify and rank the importance of existing historic buildings in town	Town Council; Dorchester Historical Society; Chamber of Commerce	Long-term
Research establishment of a local historic district	Planning Commission	Long-term
Demonstrate how preservation of historic resources is an economically beneficial investment	Town Council; Upper Dorchester Historical Society	Short-term
Develop incentives for private preservation efforts and reward noteworthy preservation projects	Town Council	Short-term
Pursue CDBG funding and other opportunities for rehabilitation	Town Council; BCDCOG	Long-term

Cultural Resources Goals & Objectives		
Strategies	Responsible Parties	Timeframe
and preservation of historic buildings		
Keep a public record of professionals proven in historic rehabilitation and preservation efforts	Town Council	Long-term
Make available information about assistance and tax credits for preservation efforts	Town Council	Long-term
Goal 3: Support the Rosenwald School		
Support the restoration of the Rosenwald School	Town Council	Completed
Support installation of programs to make the Rosenwald School a community center and hub for town activities	Town Council; Rosenwald School Board	Long-term
Goal 4: Support the Lourie Theater		
Support the theater in its pursuit of grants or other funding	Town Council	On-going
Promote attendance at programs offered by the theater	Community Organizations	On-going
Goal 5: Provide cultural experiences for children		
Support community organizations in providing cultural experiences for all of the community	Town Council	On-going
Partner with the Children's Museum to create a satellite museum in the Rosenwald School	Community	Completed
Goal 6: Construct a recreational building/center		
Acquire land and pursue grants and sponsorship for the project	Town Council; Grant Writer	Long-term

Cultural Resources Goals & Objectives		
Strategies	Responsible Parties	Timeframe
Goal 7: Support the Klauber Museum and facility as a venue		
Promote special events and discounted tours or rental rates for the museum	Town Council; Chamber of Commerce, Community Organizations	On-going
Goal 8: Support the Dorchester County Archives and History Center		
Promote special events and discounted tours	Town Council	On-going
Goal 9: Promote coordinated cultural opportunities through an Arts/Cultural Commission		
Explore the possibility of creating an Arts/Cultural Commission	Town Council	On-going

Natural Resources Goals & Objectives		
Strategies	Responsible Parties	Timeframe
Goal 1: Promote tree preservation		
Partner with Norfolk-Southern Railroad to plant a tree buffer along the northern and southern sides of the railroad	Town Council; Norfolk-Southern Railroad	Long-term
Goal 2: Locate new development and construction to avoid sensitive natural areas		
Review existing land development processes to ensure soil surveys are consulted before construction	Planning Commission; Town Council	Completed
Require soil survey submissions for large-scale developments	Planning Commission; Town Council	Short-term
Educate residents on the Edisto River Watershed's environmental importance	Town Council; The Friends of the Edisto	On-going
Promote the Edisto River as a recreational destination for activities like canoeing, kayaking, and fishing	Town Council; The Friends of the Edisto; Chamber of Commerce	On-going

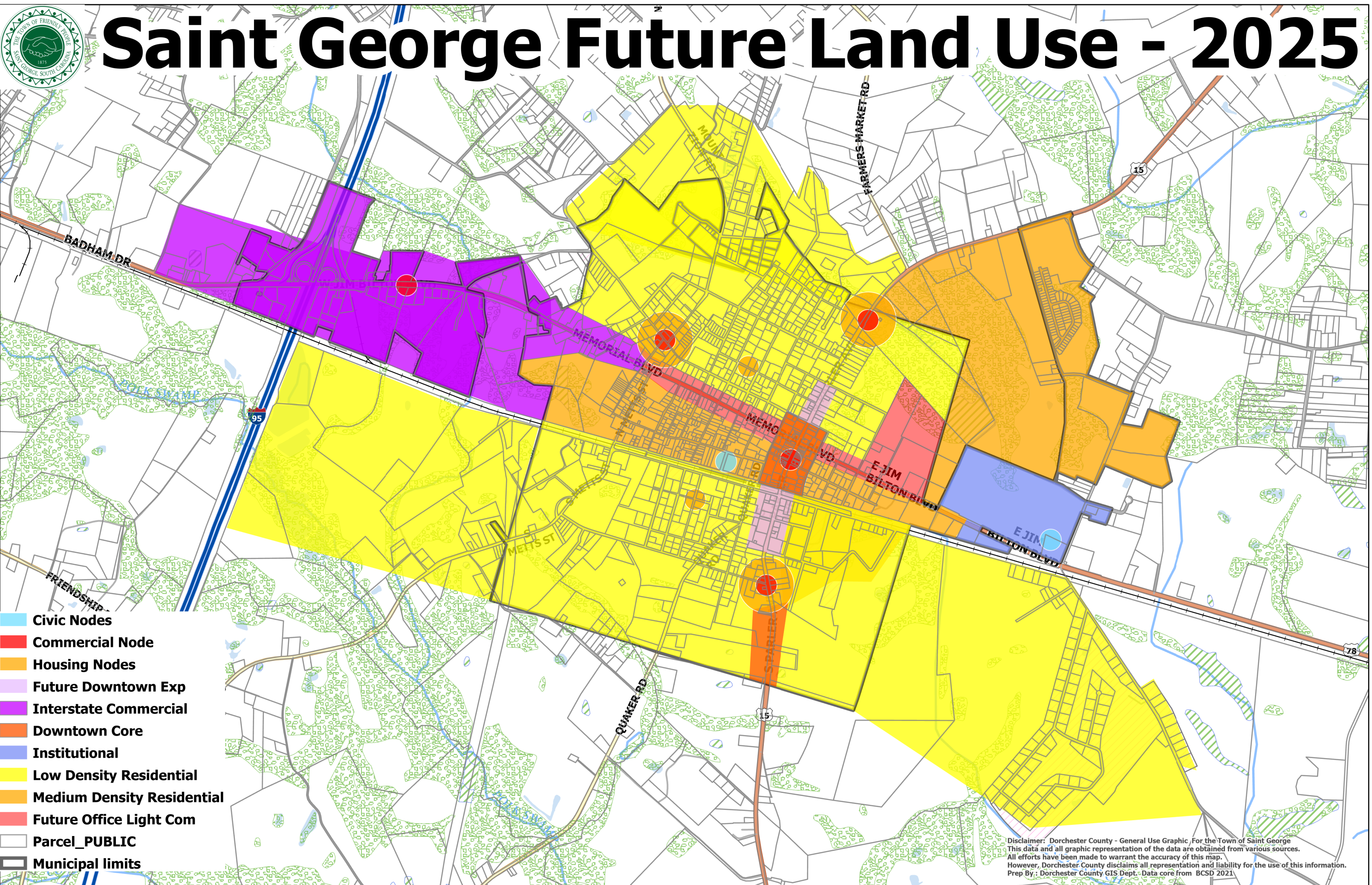
Natural Resources Goals & Objectives		
Strategies	Responsible Parties	Timeframe
Economic Development Goals & Objectives		
Strategies	Responsible Parties	Timeframe
Goal 1: Improve local employment efforts		
Diversify the economic base by attracting and recruiting new retail and manufacturing firms and expanding existing ones	Town Council; Dorchester County; Dorchester County Economic Development; Planning Commission	Long-term
Encourage industries to locate within the town, focusing on specific industrial sites like I-95	Town Council; Dorchester County Economic Development	Long-term
Goal 2: Improve downtown business base		
Encourage a downtown business association similar to Summerville DREAM	Town Council; Chamber of Commerce; Business Owners	Long-term
Promote entrepreneurship to establish specialty shops and services downtown	Chamber of Commerce; Town Council	Short-term
Support rehabilitation of older commercial buildings	Town Council	Long-term
Review business licenses and commercial rates for a business-friendly environment	Town Council	Short-term

Community Facilities Goals & Objectives		
Strategies	Responsible Parties	Timeframe
Goal 1: Provide adequate water for the entire town		
Continue improving water pressure through ongoing system renovations	Town Council	On-going
Maintain service with regular maintenance and replacement of water and sewer systems	Town Council	Long-term
Goal 2: Organize, maintain, and update all town ordinances		
Contract with Municode, or like company, to complete the review and updating of the Town's Code of Ordinances	Town Council	Short-term
Goal 3: Provide adequate space for town services		
Renovate the Town Hall Complex	Town Council; Planning Commission	Short-term
Build a new police department building and traffic courts	Town Council	Completed
Goal 4: Continue support for local schools		
Discourage relocation of schools outside the town limits	Town Council	Long-term
Goal 5: Provide additional parks		
Explore opportunities to develop new neighborhood parks	Town Council	Long-term
Develop a park on the southern side of US Highway 78	Town Council	Completed
Goal 6: Expand and enhance existing parks and recreation areas		
Acquire adjacent properties as they become available	Town Council	On-going

Transportation Goals & Objectives		
Strategies	Responsible Parties	Timeframe
Goal 1: Aspire for a multimodal transportation network		
Coordinate with SCDOT, BCDCOG Rural Transportation Plan, and Dorchester County on improvements	Town Council; Planning Commission	Long-term
Goal 2: Promote improved and expanded pedestrian facilities, especially to existing parks and services		
Seek grants and funding for sidewalk and bicycle lane expansions; especially to existing parks	Town Council	On-going
Require sidewalks in new street developments	Planning Commission; Town Council	Completed
Goal 3: Encourage use of regional transportation		
Support Tri-County Link services (Regional Rural Transit System)	Town Council; Community	On-going



Saint George Future Land Use - 2025



Disclaimer: Dorchester County - General Use Graphic. For the Town of Saint George
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Prep By: Dorchester County GIS Dept. Data core from BCSD 2021