

**SPECIAL MEETING/WORKSHOP OF CITY COUNCIL
MARCH 26, 2015 – 4:00 PM
COUNCIL CHAMBERS
GEORGETOWN, SC**



Notice of this meeting has been made in accordance with the 1976 Code of Laws of South Carolina Freedom of Information Act.

1. CALL TO ORDER

2. ANNOUNCEMENT CONCERNING ELECTRONIC DEVICES

3. HOUSING AND COMMUNITY DEVELOPMENT

- A. Motion to approve Second Reading of an ordinance to rezone the Georgetown Memorial Hospital campus from Medical Residential (MR) & Residential (R1) to a Planned Development (PD).**

Attachments:

- | | | |
|---|------------------------------------|-------|
| 1 | Hospital Rezoning Ord | (PDF) |
| 2 | PC Application Hospital | (PDF) |
| 3 | Hospital PD Narrative updated | (PDF) |
| 4 | February 24 2015 PC Minutes | (PDF) |
| 5 | Current Hospital Zoning | (PDF) |
| 6 | Proposed Hospital Zoning2 | (PDF) |
| 7 | 2014005_PD SITE PLAN-ZONING PLAN 7 | (PDF) |

4. ENGINEERING

- A. Presentation of proposed improvements to East Bay Park.**

5. ADMINISTRATION

- A. Motion to enroll City of Georgetown as a participant in the State of South Carolina Health Plan offered by the Public Employee Benefit Authority.**
- B. Update on 2015/2016 budget process.**
- C. Discuss offshore drilling issues.**

6. ELECTRIC UTILITIES

- A. Discuss Peak Shaving Generation Project and update on customer programs.**

7. ADJOURNMENT

- A. Motion to adjourn the Special Meeting/Workshop.**



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

ORDINANCE

DOC ID: 1811 A

Council Meeting Date:	26 March 2015
Department:	Housing and Community Development
Issue Under Consideration:	Motion to approve Second Reading of an ordinance to rezone the Georgetown Memorial Hospital campus from Medical Residential (MR) & Residential (R1) to a Planned Development (PD).
Amount Requested:	N/A
Is Item in Current Budget?	N/A
If no, please explain:	N/A
Financial Impact:	N/A
Points to Consider:	• The hospital has merged 34 parcels into one parcel to make a centralized campus. • On February 24, 2015 Planning Commission held a public hearing for the rezoning of the hospital from MR & R1 to PD. • Planning Commission voted unanimously in favor of the rezoning as presented with a 6-0 vote. • This rezoning will allow the hospital more medical uses for future expansion on the site. • Rezoning to PD also allows for specialized regulations on signage, heights, and setbacks.
Options:	Council may approve or deny the first reading of the hospital rezoning.
Staff Recommendation:	Staff recommends approving the first reading to rezone the Georgetown Memorial Hospital from MR & R1 to PD.

Reviews:

Rick Martin Completed 03/09/2015 10:38 AM

Chris Carter Completed 03/10/2015 2:57 PM

City Attorney Completed 03/11/2015 12:16 PM

The recital in the Ordinance needs to include the date of PC approval for second reading

Ann U. Mercer Completed 03/11/2015 2:37 PM

Updated: 3/23/2015 2:20 PM by Ann U. Mercer A

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7. 2014005_PD SITE PLAN-ZONING PLAN 7 (PDF)

**MOTION TO APPROVE SECOND READING OF AN ORDINANCE TO REZONE THE
GEORGETOWN MEMORIAL HOSPITAL CAMPUS FROM MEDICAL RESIDENTIAL (MR) &
RESIDENTIAL (R1) TO A PLANNED DEVELOPMENT (PD).**

AN ORDINANCE REZONING APPROXIMATELY 21.25 ACRES OWNED BY GEORGETOWN MEMORIAL HOSPITAL LOCATED ON BLACK RIVER ROAD FROM MEDICAL RESIDENTIAL (MR) & RESIDENTIAL (R1) TO PLANNED DEVELOPMENT (PD)

WHEREAS, pursuant to Title 6, Chapter 29 of the Code of Laws of South Carolina, the City of Georgetown enacted the Zoning Ordinance of the City of Georgetown, South Carolina; and

WHEREAS, Article 18, Section 1800 of the Zoning Ordinance of the City of Georgetown provides that the Zoning Ordinance may be amended from time to time by the Mayor and City Council; and

WHEREAS, the Planning Commission of the City of Georgetown, South Carolina held a public hearing to receive public input regarding the rezoning request; and

WHEREAS, following the public hearing on February 24, 2015 and the unanimous 6-0 vote in favor of rezoning by the Planning Commission, the Mayor and City Council of the City of Georgetown have determined that the zoning boundaries as shown on the Official Zoning Map be revised and amended as follows:

Rezoning from Medical Residential (MR) & Residential (R1) to Planned Development (PD) property totaling approximately 21.25 acres located on Black River Road, identified by the Georgetown County Tax Map as TMS# (05-0014-136-00-00).

For a more specific description of said property, please see attached map.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Georgetown, in Council duly assembled, that the Future Land Use Map and the Official Zoning Map of the City of Georgetown be amended by revising and amending the zoning boundaries of the Official Zoning Map, together with all explanatory matter herein as follows:

Rezoning from Medical Residential (MR) & Residential (R1) to Planned Development (PD) property totaling approximately 21.25 acres located on Black River Road, identified by the Georgetown County Tax Map as TMS# (05-0014-136-00-00).

BE IT FURTHER ORDAINED, that such changes shall be made on the Official Zoning Map and the Future Land Use Map. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

ATTEST:

Ann U. Mercer, City Clerk

Jack M. Scoville, Jr., Mayor

First Reading: _____

Approved as to Form:

Second Reading: _____

Elise F. Crosby, City Attorney



Rezoning Application

Tax Map Number SEE ATTACHED LIST
 Area (sq. ft. or acres) 21.25 AC.
 Physical Address of Property GEORGETOWN MEMORIAL HOSPITAL
606 BLACK RIVER ROAD; GEORGETOWN, SC 29440
 Existing Use of Property ACUTE CARE HOSPITAL, MED.OFFICE BUILDINGS, RESIDENTIAL LOTS, ANCILLARY USES
 Location of Property BLACK RIVER ROAD, CITY OF GEORGETOWN, SC
 Existing Zoning District MR and RESIDENTIAL 1 Requested Zoning District PD

Ownership Information:

Name: GEORGETOWN HOSPITAL SYSTEM
 Address: POB 1718
 City: GEORGETOWN State: SC Zip: 29442 Phone: 843 520 8339

Agent Information:

Name: THOMAS P. BEVINS, PE; ENGINEERING AND TECHNICAL SERVICES, INC
 Address: POB 2040
 City: PAWLEYS ISLAND State: SC Zip: 29585 Phone: 843 385 8882

What road will provide access to the site: BLACK RIVER ROAD, WIGFALL ST., HUGER DRIVE

Is the access road a paved or unpaved road: PAVED

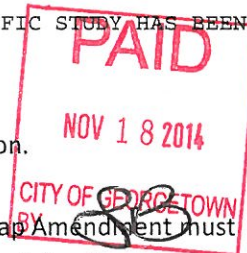
Approximately how many acres of the site is considered wetlands: 0.77 ac.

Is any of the site considered a floodplain or floodway: Yes ☒ No

Are high traffic patterns a concern in your area: ☒ Yes ☐ No SCDOT TRAFFIC STUDY HAS BEEN DONE

Important Notes:

- A plat of the property to be rezoned shall be submitted with this application.
- An application fee of \$150.00 must accompany application.
- Notice to Adjacent Property Owners: The person requesting the Zoning Map Amendment must submit to the Building & Planning Department stamped envelopes with the following return address on the envelope: "Georgetown City Zoning" 120 N Fraser St, Georgetown, South Carolina 29440. Building & Planning staff will comprise a letter and a map and send them to the residents or businesses within two hundred (200) feet of the proposed rezoned property to notify them.
- It is understood by the undersigned that while this application will be carefully reviewed and considered the burden of proving the need for the proposed rezoning rest with the applicant.





Signature Page

Applicant/Agent hereby certifies that the information provided in this application is correct.

Owners:

Print Name	Signature	Date
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Print Name	Signature	Date
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Corporation/Partnership

GEORGETOWN HOSPITAL SYSTEM

Print Corporation/Partnership Name	(if in LLC or Corp. name please, provide authorization to sign)
------------------------------------	---

ROD SOFTY

Print Name	Signature	Date
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ROD SOFTY, CONSTRUCTION MANAGER

Print Title and Name

Designation of Agent:

I (we) hereby appoint the person named as applicant as my (our) agent to represent me (us) and act on my (our) behalf in this request for rezoning, as he/she deems necessary and proper.

THOMAS P. BEVINS

Print Agents Name

Signature of Agent	Date
--------------------	------

Signature of Owner	Date
--------------------	------

Witness Signature	Date
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Planned Development Details

Instructions:

A Planned Development (PD) requires a minimum of three (3) contiguous acres of land.

10 copies of this form and all information that follows shall be submitted with the application to establish or amend a Planned Development. If additional space is necessary to fully answer a question, supplemental answer sheets may be attached to this form. If additional space is necessary to answer questions that are in tables, the table for such questions shall be reproduced and answered in the same manner as that shown below.

Please provide a statement of intent (Narrative), describing the proposed project (including but not limited to number of proposed lots, proposed amenities, wetlands information and include details as follows:

1. Legal description of site boundaries, and total area of the site (See Narrative)
2. Owner information (See Narrative)
3. Proposed uses, acreage, and percentage mixture in project (See Narrative)

Proposed Use	# of Units	Acreage	Net Density	Gross Density	Percentage of Project

4. Proposed Dimensional Standards (See Narrative)

Proposed Use	Lot Area (sq ft)	Minimum Lot Width	Setbacks (ft)				Height
			Front	Sides	Rear	Corner	

5. Open Space provided to meet requirements of Section 713.3 of the Zoning Ordinance

Open Space Description	Acreage Required	Acreage Provided
(See Narrative)		

Who is proposed to own and maintain open space? GEORGETOWN HOSPITAL SYSTEM

6. Will current parking standards set forth in the zoning ordinance be used in this project?
 _____ Yes ^x No If no, indicate proposed standards.

Proposed Use	Parking Required
SEE ATTACHED NARRATIVE FOR PARKING STANDARDS	

7. Exterior landscaped buffer proposed? ^{YES} (must meet minimum requirements and conditions set forth in Section 713.4 & 713.5 of the Zoning Ordinance. (See Narrative)
8. Wetland buffer proposed? ^{Yes} (must meet minimum requirements and conditions set forth in Section 713.5 of the Zoning Ordinance.
9. Proposed signage allowances and requirements? SEE ATTACHED MASTER SIGN PLAN
10. Will this Planned Development be completed in Phases? If so, include a number of units and approximate construction dates: ^{YES}

Number of Units	Approximate Construction Dates
NEW MALL PARKING-PART 1	JAN 2015
SERVICE AREA UTILITIES	MAR 2015
NEW MALL BUILDING ADDITION	JAN 2016
SURGERY EXPANSION	JUL 2017
MEDICAL OFFICE BUILDING	JUL 2019

Transportation Improvements – All streets (dedicated public streets or private streets and sidewalks shall be constructed to conform to SCDOT standards)

11. Will proposed roads be public or private? _____ Public ^x Private
12. How will proposed Planned Development (or amended Planned Development) affect existing infrastructure such as:
- a) Roadway capacity: The existing GMH has been at this location for 60 years and the City of Georgetown and SCDOT have maintained the adjacent roadways during that time.
- b) Fire/EMS/Police: The GMH is an existing acute care hospital and provides an 24 hr emergency department destination for local EMS.
13. How does the applicant propose to mitigate the effects on the existing infrastructure?
It is proposed that all on-site sewer utilities will be privately constructed and privately maintained. A proposed water distribution system upgrade is proposed for construction and dedication to the City.

14. Will off-site improvements be made as a result of this project ☒ Yes ☐ No

If yes, list improvements and date of proposed completion:

Improvement	Date of Completion
BLACK RIVER ROAD	2017

15. Will any project improvements be dedicated to the City of Georgetown? ☒ Yes ☐ No

If yes, list improvements:

Proposed water line

16. Public Facilities Impacts from the development:

Generally, the hospital has been at this location for over 60 years and the infrastructure and public facilities have been serving the site during that time.

17. Give a detailed description of storm water management for the proposed project.

The proposed development will be served by an underground stormwater system that will be installed based on requirements of the City of Georgetown.

14. Will off-site improvements be made as a result of this project ☒ Yes ☐ No

If yes, list improvements and date of proposed completion:

Improvement	Date of Completion
BLACK RIVER ROAD	2017

15. Will any project improvements be dedicated to the City of Georgetown? ☒ Yes ☐ No

If yes, list improvements:

Proposed water line

16. Public Facilities Impacts from the development:

Generally, the hospital has been at this location for over 60 years and the infrastructure and public facilities have been serving the site during that time.

17. Give a detailed description of storm water management for the proposed project.

The proposed development will be served by an underground stormwater system that will be installed based on requirements of the City of Georgetown.

Attach Ten (10) copies 11" x 17" of the following required information with completed application:

- a) Proposed narrative.
- b) Location map showing proposed development in context of surrounding area.
- c) Site plan illustrating the proposed location of existing structures, proposed structures, renovations, and/or additions.
- d) Maps showing flood areas (if applicable).
- e) Maps showing critical lines (if applicable).
- f) Plan illustrating proposed land use of each lot or tract within the development.
- g) Plan illustrating the circulation patterns of vehicles, pedestrians, or other traffic.
- h) Plan illustrating proposed community facilities and proposed useable open space.
- i) Plan illustrating the location and specifications of existing and proposed utilities.
- j) Plan illustrating location and specifications of existing and proposed drainage.
- k) Elevations of proposed new structures, renovations, and/or color samples for all commercial, industrial, and mixed use planned development.
- l) Elevations of proposed structures in comparison with the surrounding structures on all commercial, industrial, and mixed use planned development.
- m) Landscape plans with specifications (types, sizes, etc.) of the proposed development.
- n) Topological survey which illustrates existing elevations, the location of existing trees with a minimum caliber of eight inches (8"), and other significant natural features.
- o) Statistical data necessary to evaluate the total development including by not limited to the following:
 - Amount of land proposed to be used for public or semipublic uses such as religious institutions, educational facilities, etc.;
 - Amount of land proposed to be set aside for recreational use;
 - Amount of land in the floodplain and/or unusable land within the project boundary;
 - Traffic study. The scope of which shall consider the current traffic conditions, the traffic generated by the proposed PD 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 Manual;
 - Average daily traffic counts (ADT) for proposed streets within the development (to determine street classification requirements);
 - Proposed number of parking spaces for cars and recreational vehicles and the number of parking spaces per unit;
 - Proposed Density: (only land which can be developed can be used to calculate the units per acre. Wetlands and water bodies shall not be included in calculating density. All density shall be rights of way, dedicated easements, wetlands, and ponds);
 - The name, professional title, and address of the planner, urban designer, architect, or engineer who prepared the proposed plan development;
 - Total area of impervious surfaces within the proposed Planned Development.

PLANNED DEVELOPMENT NARRATIVE

GEORGETOWN HOSPITAL SYSTEM

GEORGETOWN MEMORIAL HOSPITAL
GEORGETOWN MAIN CAMPUS – PLANNED DEVELOPMENT DISTRICT

July 30, 2014
November 17, 2014
Revised January 8, 2015
Revised February 20, 2015

PREPARED FOR

GEORGETOWN HOSPITAL SYSTEM
POST OFFICE BOX 1718
GEORGETOWN, SC 29442
(843) 527-7101

PREPARED BY

ENGINEERING & TECHNICAL SERVICES, INC.
POST OFFICE BOX 2040
PAWLEYS ISLAND, SC 29585
(843) 237-3002

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5.0	PARKING STANDARDS
6.0	MAINTENANCE RESPONSIBILITIES
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8.0	OPEN SPACE/BUFFERS
9.0	IMPACT TO PUBLIC FACILITIES
10.0	STORMWATER MANAGEMENT
11.0	LANDSCAPE STANDARDS
12.0	ARCHITECTURE
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B	Master Sign Plan

PLANNED DEVELOPMENT NARRATIVE
GEORGETOWN HOSPITAL SYSTEM
GEORGETOWN MEMORIAL HOSPITAL
MAIN CAMPUS PLANNED DEVELOPMENT DISTRICT

1.0 GENERAL

The purpose of the proposed Planned Development is to create a medical complex to provide medical care to the public. The Planned Development will occupy approximately 21.25 acres located on the east side of Black River Road between Wigfall Street and Landgrave Street. This is the site of the existing Georgetown Memorial Hospital Main Campus Complex. The PD would contain multiple buildings which would include a hospital, medical office buildings and accessory use buildings. The PD would provide parking and driveways based on parking standards contained herein.

The existing zoning of the subject tract is MR and Residential 1.

The proposed PD will offer the benefit of close access to medical care for the surrounding community.

The proposed planned development is being prepared by the following:

Architect:

Curtis Group Architects. Ltd.
 11270 Ocean Highway, Suite B
 Pawleys Island, SC 29585
 Tom Curtis, AIA
 Mark Roman, AIA

Engineer

Engineering and Technical Services, Inc.
 POBox 2040
 Pawleys Island, SC 29585
 Thomas P. Bevins. PE

The proposed primary uses under the PD would be as listed below.

Permitted Uses

- a. General and specialized doctor's offices and clinics such as dentists, chiropractors, optometrists, podiatrists; except drug and alcohol treatment centers.
- b. Blood banks and donor centers.
- c. Dialysis centers.
- d. Emergency medical centers, free standing.
- e. Hospitals, except psychiatric.
- f. Medical and dental labs.
- g. Nursing and personal care facilities (such as nursing homes and continuing care facilities).
- h. Outpatient surgery centers.
- i. Plasmapheresis centers.
- j. Endoscopy/Gastroenterology Centers.
- k. Home health Care Centers.
- l. Pharmacies.
- m. Accessory uses that are subordinate to any permitted use above and on-site signage.
- n. Residential

Accessory Uses

- a. Imaging Centers. Facilities performing the following: X-ray, cat scan, MRI or ultra-sound services.
- b. Education Centers. Facilities with classroom space for the purpose of training personnel in conjunction with any of the primary permitted uses.
- c. Physical Plant. Separated buildings containing boilers, air conditioning units, cooling towers or other similar mechanical equipment designed to support and maintain another building containing one of the primary permitted uses.
- d. Plant Services and Bio-mechanical Engineering Offices. Separate buildings containing maintenance offices, maintenances shops, employee locker rooms, etc for the purpose of maintaining and supporting another building containing one of the primary permitted uses. This would include repair and maintenance of hospital or medical equipment.
- e. Computer Data Center. Facilities containing computer servers and computer network equipment necessary to operate integrated hospital and

medical service systems and to store and access electronic medical records.

- f. Warehouse Buildings. Buildings providing storage of medical records, medical supplies and medical equipment (hospital beds, furniture, medical treatment equipment, medical diagnostic equipment, etc.).
- g. Institutional Laundry Facility. Specialized Laundry facilities designed to clean soiled articles specifically for any of the primary permitted uses.
- h. Well house structures.
- i. Infectious Waste Storage Buildings. Freestanding structures to hold infectious medical materials awaiting pick-up and removal from site.
- j. Medical Gas Storage Facilities. Freestanding structures to house medical gas tanks used in healthcare. Tanks may be portable or permanently mounted. Tanks may be connected to the healthcare facility by a pipeline. Facility may be open or under roof and may include a security fence.

2.0 **SITE DESCRIPTION**

The site contains approximately 21.25 acres and generally slopes to the east toward the Black River with elevations ranging from 8 to 18 ft elevation (MSL).

A wetland certification has been issued by the US Army Corps of Engineers. The wetlands are depicted on the Master Site Plan drawing.

3.0 **DEVELOPMENT STANDARDS**

Building setbacks within the PD will be as follows:

Setbacks: Front = 50' (Along Black River Road)
 Front = 20' (Other Side Streets)
 Side = 20'
 Rear = 20'

Minimum Building Separation = 20 Ft.

Maximum Building Height

 Hospital Building = 70 Ft.

 Hospital Accessory Buildings = 70 Ft.

 Medical Office Buildings = 70 Ft.

 Non-Occupied Structures = 75 Ft.

Minimum Lot Width = 60 Ft.

4.0 **DENSITY AND AREA**

The proposed density of the PD would be as follows:

Hospital (Existing)	= 113,604	SF Gross Floor Area
Hospital (Prop)	= 6,990	SF Gross Floor Area
Hospital (Future)	= 44,766	SF Gross Floor Area
Medical Office Bldg 1 (Ex. Urology)	= 2,197	SF Gross Floor Area
Medical Office Bldg 2 (Future)	= 20,613	SF Gross Floor Area
Data Center	= 5,538	SF Gross Floor Area
Physical Plant	= 4,210	SF Gross Floor Area
Maintenance Building	= 1,824	SF Gross Floor Area
	=====	
Subtotal	= 197,742	SF
Residential	= 2,054	SF Gross Floor Area
	=====	
Total	= 201,796	SF
	= 4.59	AC

The total area of the PD is 21.25 acres.

ACREAGE TABULATION

<u>Use</u>	<u>Area (Ac)</u>	<u>% Of Site</u>
Buildings-Medical	4.59	21.57
Buildings-Residential	0.05	0.22
Driveways/Parking	10.74	50.51
Ponds	0.43	2.05
Walks	1.01	4.75
Open/Landscape	3.67	17.28
Wetland	<u>0.77</u>	<u>3.62</u>
Total	21.25	100.0

5.0 **PARKING STANDARDS**

A. Parking requirements shall be as follows:

Table 5.1
GEORGETOWN MEMORIAL HOSPITAL
GEORGETOWN MAIN CAMPUS – PLANNED DEVELOPMENT DISTRICT
Parking Requirements

<u>Use</u>	<u>Parking Spaces Required</u>
General and Specialized doctor's offices and clinics	1 SP PER 250 SF
Blood Banks and donor centers	1 SP PER 300 SF
Dialysis centers	1 SP PER 400 SF
Emergency medical centers, free standing	1 SP PER 250 SF
Acute Care Hospitals, except psychiatric	2.5 SP PER Patient Bed
Medical and dental labs (free standing)	1 SP PER 400 SF
Nursing and personal care facilities	1 SP/6 Beds + 1 SP/Employee L.S. + 1 SP/Staff Doctor
Outpatient Surgery Centers	1 SP PER 400 SF + 1 SP/employee L.S.
Plasmapheresis	1 SP PER 400 SF
General Support Building	3 SP PER 1000 SF
Endoscopy/Gastroenterology Centers	1 SP PER 250 SF
Home Health Care Centers	1 SP PER 300 SF
Pharmacies	1 SP PER 300 SF
Imaging Centers	1 SP PER 400 SF
Education Centers	3 SP PER 1000 SF
Physical Plant	1 SP PER Employee L.S.
Plant Services and Bio-mechanical Engineering Offices	1 SP PER Employee L.S.
Computer Data Centers	1 SP PER Employee L.S.
Warehouse Buildings	1 SP PER 4000 SF
Institutional Laundry Facility	1 SP PER 1000 SF
Well House Structures	0
Infectious Waste Storage Buildings	0

LS = Largest Shift

B. Parking space dimensional requirements shall be as follows:

Table 5.2
Standard Parking Dimensions

<u>Description</u>	Dimensions	
	Width (Ft)	Length (Ft)
Standard Space	9	19
Compact Space	7	15
Parallel Space	8	23
Compact Parallel Space	7	19
Handicapped	8' with 5' Aisle	19
Van Accessible Handicapped	8' with 8' Aisle	19

Notes: Compact spaces shall make up no more than 10% of the total spaces.
Handicapped spaces shall be provided as required by Federal Regulations.

6.0 MAINTENANCE RESPONSIBILITIES

All parking areas, driveways, stormwater areas, open space, privacy fences, signage, site lighting, landscaping and buildings shall be privately owned and maintained by Georgetown Hospital System.

7.0 INGRESS/EGRESS/ACCESS

Ingress/Egress to the site will be as follows:

Three (3) access driveways on Black River Road

One new access driveway at Wigfall Street and Huger Drive.

Multiple parking lot driveway connections along Huger Drive.

The proposed new driveway connections on Black River Road, Wigfall Street and Huger Drive will be constructed to SC DOT standards.

Internal driveways will be typically 24 feet in width. All driveways and parking areas will be private.

Walks shall be provided to connect building entrances to adjacent parking. Walks shall be in accordance with ADA standards.

8.0 OPEN SPACE/BUFFERS

Passive Open Space	=	3.67	Acres
Proposed Lake Area Open Space	=	<u>0.43</u>	Acres
Proposed to be provided	=	4.11	Acres
 Total Tract Area	 =	 21.25	 Acres

All open space will be passive and will be owned and maintained by the Georgetown Hospital System.

BUFFERS

For the improvement of visual character, an exterior landscaped buffer will be provided along the exterior of the PD. The buffer will have a width of 25 ft.

The following areas will be exempted from having the exterior buffer requirement:

- a. Areas containing existing or proposed ingress and egress driveways for the site.
- b. Areas containing existing building structures or existing parking.
- c. Areas adjacent to abandoned ricefields and wetlands.
- d. In areas adjacent to the existing cemetery, the buffer may be provided by screening. The screening may be accomplished by use of a fence or masonry wall. When using a fence, the fence will be combined with landscaping which will cover a minimum of 50% of the fence area. When screening with a fence or masonry wall, the buffer width may be adjusted to a minimum of 5 feet.

The designated buffer areas will remain natural except for stormwater drainage features, signage, landscaping, access driveways, walks and pervious parking.

9.0 IMPACT TO PUBLIC FACILITIES

As a part of a planned expansion to the existing main hospital building, the existing Memorial Lane will be closed and the abandoned R/W will become a part of the hospital campus. The Memorial Lane intersection at Black River Road will be removed and replaced by a new driveway connection along Black River Road.

The existing Georgetown Memorial Hospital is currently served by water, sewer, electric, natural gas, telephone and cable television utilities. The providers are as follows:

Domestic Water	City of Georgetown
Sanitary Sewer	City of Georgetown
Electric	City of Georgetown
Natural Gas	SCE&G
Telephone	Horry Telephone Cooperative
Internet and Data	Horry Telephone Cooperative
Internet and Data	Time Warner Cable
Cable Television	Time Warner Cable

Georgetown Memorial Hospital has been in this location for 60 years and has had multiple expansions. The City of Georgetown has operated and maintained water, sewer and electric utilities and provided these services to the hospital during that time.

All proposed on-site sewer utilities are planned to be privately constructed and maintained.

A proposed water distribution system upgrade is proposed for construction and dedication to the City of Georgetown.

10.0 STORMWATER MANAGEMENT

The proposed development will be served by an underground stormwater collection system which will be installed based on the requirements of the City of Georgetown and SC DHEC.

The proposed stormwater facilities will be owned and maintained by the Georgetown Hospital System.

11.0 LANDSCAPING

Significant and/or landmark trees that are identified outside the location of structures and the buffer acres that can be saved will be protected in accordance with City of Georgetown Tree Protection Ordinance.

Landscaping will be provided for the developed area, significant sides of structures, parking areas, and islands to enhance the aesthetics of the natural vegetation and architecture and provide a protective physical and psychological barrier between pedestrians and vehicular traffic.

The proposed landscaping will feature plants and trees native to the South Carolina low country. Quantities, locations, species, spacing, caliber, and height will be in accordance with City of Georgetown requirements.

All landscaping will be installed according to planting procedures per the City of Georgetown requirements. A certified arborist will approve and administer program.

An automated irrigation system will installed to provide full coverage irrigation to the newly install landscaping. The water source for the system will be provided by a deep well and surface water ponds.

12.0 ARCHITECTURE

Design Goals

The primary design goals are to create a diverse and integrated medical campus which serves as a strong community destination offering state-of-the-art medical and rehabilitative services, medical office and supporting services.

As with other successful campus developments, it is imperative that we establish a strong sense of place that serves the needs of the greater community and becomes a destination for those seeking quality health services.

Environmental sensitivity

It is our responsibility to respect and protect the natural environment to the extent possible. Coexistence between the built environment and the natural environment means minimizing negative impacts on established natural systems.

Pedestrian Friendly

Buildings and vehicular areas must be designed with the consideration of pedestrian circulation.

Site furnishings should include benches, trash containers, bollards (when necessary), bike racks, appropriate lighting, and street tree plantings to promote a walk-able campus environment.

Intent of Architectural Guidelines

The Architectural Guidelines are intended to outline the basic design guidelines of the Master Plan and promote the consistency of building architecture throughout the campus. The principal intent of these design guidelines is to facilitate the implementation of development in the manner consistent with the overall campus vision. It establishes the basic framework by regulating building types, colors and materials, signage, parking locations, key architectural features to be incorporated, and other elements necessary for the successful implementation of the Master Plan.

- Identify appropriate building types and architectural styles.
- Establish key architectural design elements that can serve to establish continuity between the various development types on the campus.
- Establish an approved materials palette for future buildings.
- Define the expectations for future campus development with regard to overall site landscaping, screening of parking and service areas, enclosing of trash collection areas, signage and lighting standards.

Building Character:

- The architectural style shall exhibit the same general style as established on the main GMH hospital building: clean, contemporary lines and massing, generally flat roofs to include design features such as glass stair towers, metal blade walls, etc.
- Longer building facades shall be broken up through the use of building offsets, varying of materials, and window patterns.
- Building entrances shall be clearly identifiable and shall be reinforced through consistent architectural elements such as feature walls or canopy elements as established on the main GMH building.

Building Materials Palette:

- Primary facades are encouraged to be a combination face brick, EIFS or stucco, and metal panels systems.
- Approved Exterior Materials Selections:
 - Brick 1 (New Accent Brick): Palmetto Brick, Commercial, 1.25 Greystone, Modular
 - Brick 2 (Red to Match Existing): Hanson Brick, Guilford Blend, 1963 Roseboro
 - Brick Mortar: Standard Grey
 - EIFS 1:
 - EIFS 2:
 - Metal Panels: Firestone Una Clad Series 1000C, Metallic Bright Silver
 - Aluminum Window Systems: Clear Anodized
 - Glazing: PPG Solar Control Low-E, 1" Insulated Bronze Tinted Solarban, ¼ Bronze Annealed, ½ LP Clr Ano, ¼ Solarban 60 Annealed (s#3)

Parking:

Shall be located to provide the most direct access to services. Planting islands should be introduced to allow for landscape and canopy tree plantings to screen parking from roadway. Also, one planting island with a canopy tree shall be introduced for each 15 parking spaces. Parking spaces shall be screened from Black River Road with low scale shrubs.

Building Height:

The maximum building height shall be 3 stories and 65' to the parapet above finish floor for main building facades. Rooftop mechanical penthouses and elevator overruns, etc may exceed this height. Main building design features (stair towers, entrance elements, etc) may extend above this height.

Mechanical Equipment Screening:

Rooftop mechanical equipment shall be screened from view either by the use of mechanical penthouses or screen walls. The materials for these walls shall be EIFS as established on the main GMH hospital building.

13. SIGNAGE

A comprehensive sign plan has been developed for the overall campus. See the Appendix.

END

APPENDIX A
LIST OF PARCELS TO BE RE-ZONED

GMH PARCELS FOR REZONING 2014

	TMS	Owner1
1	05-0014-136-00-00	GEORGETOWN MEMORIAL HOSPITAL
2	05-0014-136-01-00	GEORGETOWN MEMORIAL HOSPITAL
3	05-0014-136-02-00	GEORGETOWN MEMORIAL HOSPITAL
4	05-0014-136-03-00	GEORGETOWN MEMORIAL HOSPITAL
5	05-0014-136-04-00	GEORGETOWN COUNTY MEM HOSPITAL
6	05-0014-137-00-00	GEORGETOWN MEMORIAL HOSPITAL
7	05-0014-138-00-00	GEORGETOWN MEMORIAL HOSPITAL
8	05-0014-139-00-00	GEORGETOWN MEMORIAL HOSPITAL
9	05-0014-140-00-00	GEORGETOWN MEMORIAL HOSPITAL
10	05-0014-141-00-00	GEORGETOWN MEMORIAL HOSPITAL
11	05-0014-142-00-00	GEORGETOWN MEMORIAL HOSPITAL
12	05-0014-143-00-00	GEORGETOWN MEMORIAL HOSPITAL
13	05-0014-144-00-00	GEORGETOWN COUNTY MEM HOSPITAL
14	05-0014-145-00-00	GEORGETOWN COUNTY MEMORIAL
15	05-0014-147-00-00	GEORGETOWN MEMORIAL HOSPITAL
16	05-0014-148-00-00	GEORGETOWN MEMORIAL HOSPITAL
17	05-0014-149-00-00	GEORGETOWN MEMORIAL HOSPITAL
18	05-0014-150-00-00	GEORGETOWN MEMORIAL HOSPITAL
19	05-0014-151-00-00	GEORGETOWN MEMORIAL HOSPITAL
20	05-0014-152-00-00	GEORGETOWN MEMORIAL HOSPITAL
21	05-0014-153-00-00	GEORGETOWN MEMORIAL HOSPITAL
22	05-0014-154-00-00	GEORGETOWN MEMORIAL HOSPITAL
23	05-0014-155-00-00	GEORGETOWN MEMORIAL HOSPITAL
24	05-0014-156-00-00	GEORGETOWN MEMORIAL HOSPITAL
25	05-0014-157-01-00	GEORGETOWN MEMORIAL HOSPITAL
26	05-0014-157-02-00	GEORGETOWN COUNTY MEM HOSPITAL
27	05-0014-157-03-00	GEORGETOWN COUNTY MEM HOSPITAL
28	05-0014-157-04-02	GEORGETOWN MEMORIAL HOSPITAL
29	05-0014-158-00-00	GEORGETOWN COUNTY MEMORIAL HOS
30	05-0014-159-00-00	GEORGETOWN MEMORIAL HOSPITAL
31	05-0014-160-00-00	GEORGETOWN MEMORIAL HOSPITAL
32	05-0014-160-01-00	GEORGETOWN MEMORIAL HOSPITAL
33	05-0014-161-00-00	GEORGETOWN MEMORIAL HOSPITAL
34	05-0014-166-00-00	GEORGETOWN MEMORIAL HOSPITAL
35	05-0014-167-00-00	GEORGETOWN MEMORIAL HOSPITAL
36	05-0014-157-00-00	GEORGETOWN MEMORIAL HOSPITAL



APPENDIX B
MASTER SIGN PLAN



A Freestanding Signs

A1 Primary Monument ID Sign

- One (1) double sided, internally illuminated, monument sign, up to 10' in overall height and 120 square feet of display area.

A2 Directional ID Signs

- Twelve (12) double sided or single sided, internally illuminated, directional signs, up to 8' in overall height and 20 square feet of display area.

A3 Informational Signs

- Ten (10) double sided or single sided, non-illuminated informational signs, up to 4' in overall height and up to 8 square feet each of display area (ie: Physicians Parking, Visitor Parking)

A4 Traffic Signs

- Thirty (30) double sided or single sided, non-illuminated, post and panel style signs, up to 8' in overall height and 4 square feet of display area. (ie: Reserved Parking, Clergy Parking)

B Building Mounted Signs

B1 Primary Building ID Signs

- Three (3) sets of illuminated letters, up to 100 square feet per set, naming the facility.

B2 Logo ID Signs

- Two (2) illuminated logos, up to 64 square feet each, branding the facility.

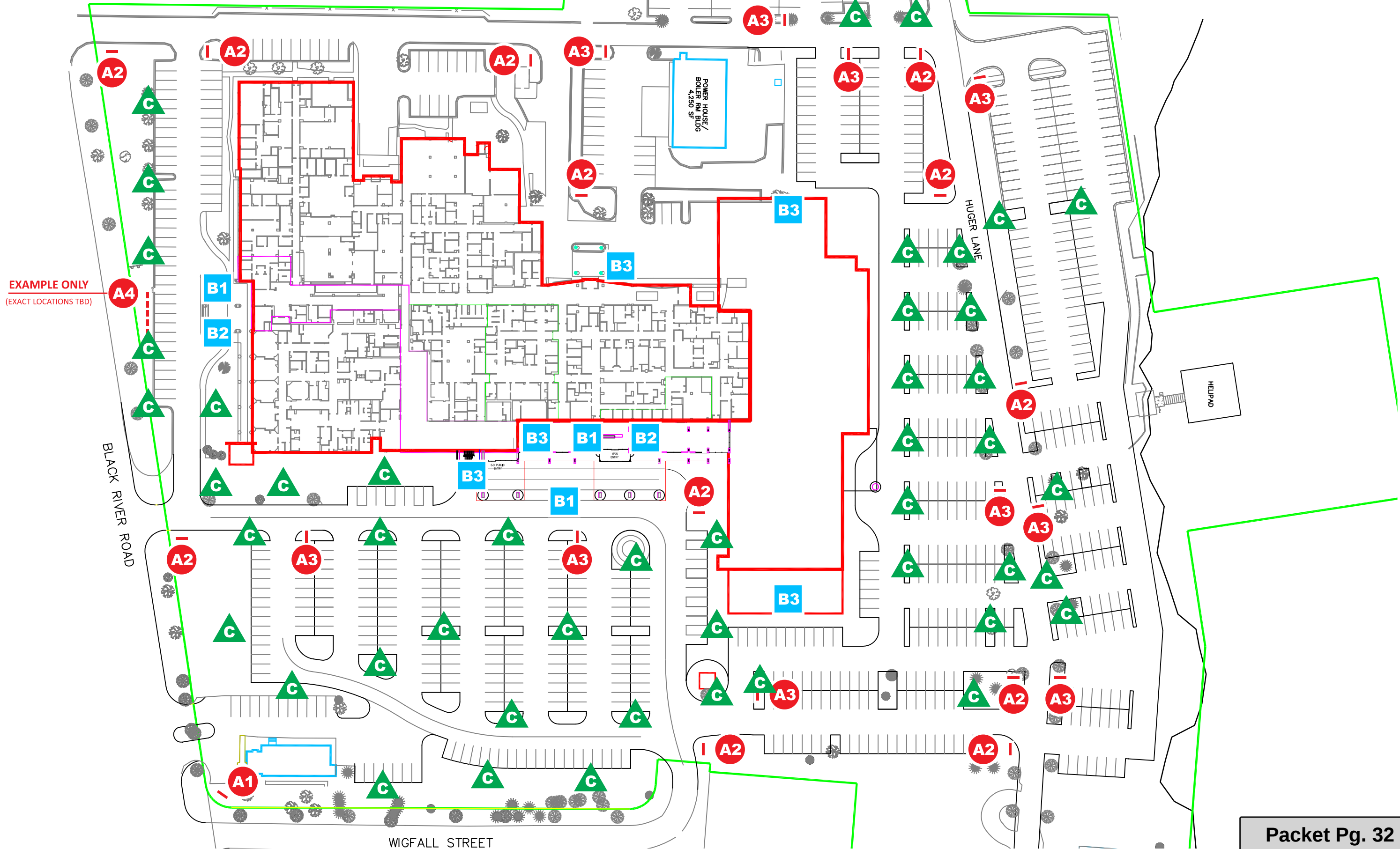
B3 Secondary Building ID Signs

- Five (5) sets of illuminated letters, up to 40 square feet per set, identifying services (ie: Emergency, Ambulance, Same Day Surgery)

C Pole Banners

- Forty Seven (47) double sided, non-illuminated 10 square foot canvas banners mounted on spring loaded brackets to light poles.

MASTER SIGN PLAN – 2015



MINUTES
Planning Commission
February 24, 2015

MEMBERS PRESENT: Bob Sizemore, Paul Smith, Winfred Pieterse, Brittany Johnson, Gerald Williams, & Chris Moore

MEMBERS ABSENT: Bernard Jones

OTHERS PRESENT: Rick Martin, Matt Millwood, & Debra Grant

- I. **Call to Order**
- II. **Minutes:** The minutes for January 27, 2015; **Mr. Chris Moore made a motion to approve the minutes as presented, seconded by Mr. Bob Sizemore, the motion carried unanimously.**
- III. **Public Input: None**
- IV. **Consideration:**

1. Thomas Bevins of ETS Engineering requests the rezoning of the Georgetown Hospital System from MR & R1 to a Planned Development (PD).

Matt Millwood/City Staff told the Board that this request is to help the development of the Georgetown Hospital Campus. Matt read into the record the Planned Development requirements from the Comp Plan; which stated that a PD must have at least 10 acres and incorporate a mixture of uses (i.e. single use PDs would be prohibited). So unless there are at least 10 acres and multiple uses on this property, it is not supposed to be rezoned to PD. And of course this development is 21.25 acres and will have many different uses. Matt also made the Board aware that if this rezoning is approved it will remove almost all Medical Residential (MR) zoning from the Official Zoning Map. So we need to look at that for the future, possible doing away with the MR zoning altogether. (Showed them maps of current zoning and proposed zoning at this time.) Matt also read into the record the uses of MR District (Medical Residential) as it stands now:

- 1. Home Occupation
- 2. Hospital
- 3. Accessory Building to Hospital
- 4. Multi-level Parking Facility
- 5. Single Family Home

If rezoning is allowed it would include up to 14 proposed uses. The hospital has received several variances and if this rezoning is not approved it would possibly have to get many more for the intended use of the campus. The hospital has purchased some of the surrounding parcels and has since combined all 34 parcels into one large parcel/campus by a surveyed plat. One of the main issues at this time would be the signage, as they are rebranding and there are many directional signs as well as all other signs that will have to be refaced to the new brand which will be Tideland's.

Mr. Thomas Bevins of ETS Engineering in Pawleys/representative addressed the Board and said that their intent is to construct the campus having several mix uses and with the current zoning regulations it would be very difficult. **Mr. Pieterse/Chairman** asked about the green space and a detention pond. Mr. Bivens said they are trying to come as close as possible to the requirements for the green space. He was considering an area to put a detention pond and will have more insight during the next phase of the project.

Mr. Dan Stacey/Representative told the Board that there are a couple of other parcels that under negotiations and if the hospital can obtain the property they would be able to either meet the requirements or come really close to it.

Public Input: None

Motion: Mr. Chris Moore made a motion to accept the application as presented, seconded by Mr. Paul Smith, the motion carried 6 to 0 by a roll call vote.

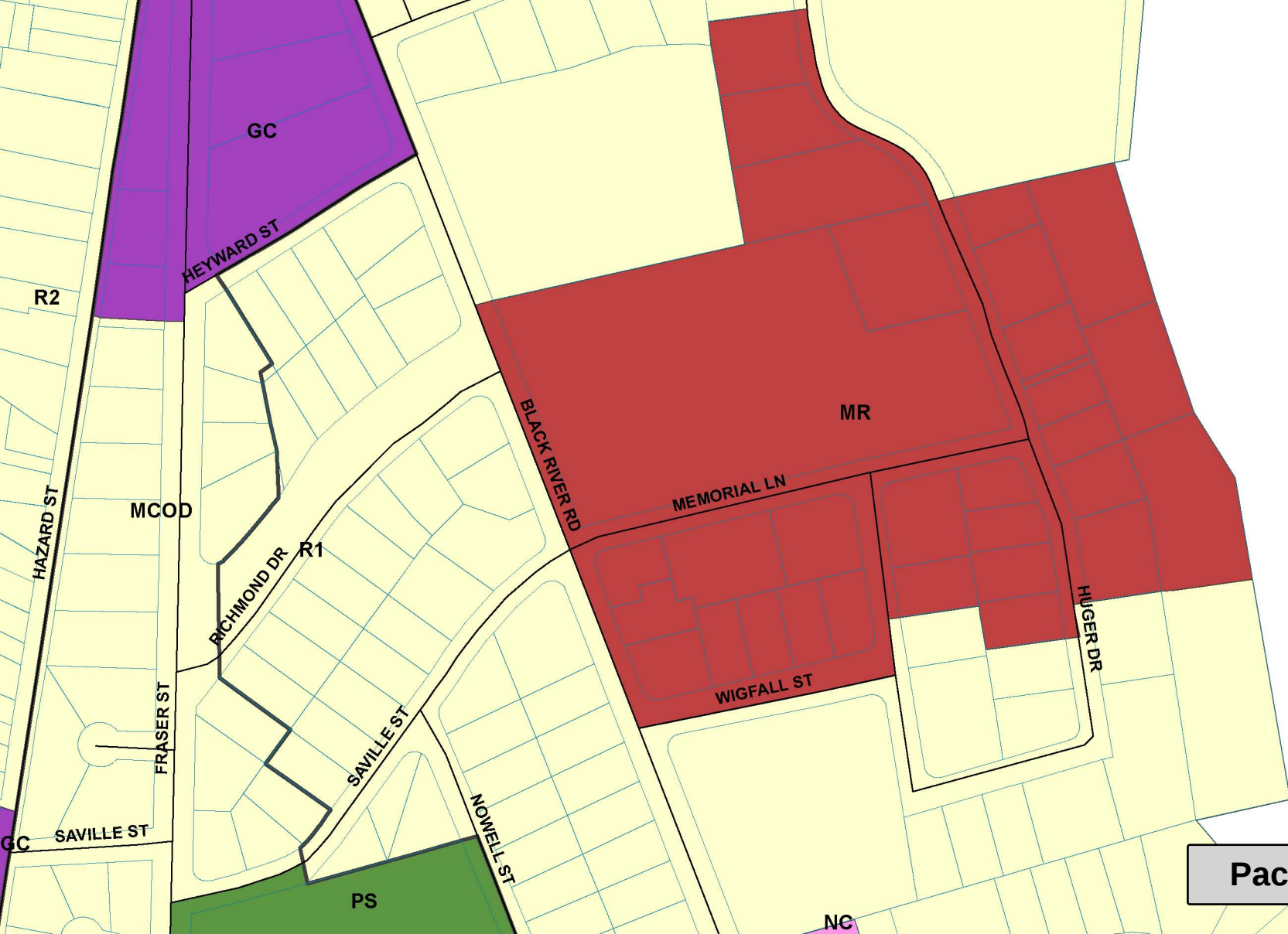
V. Board Discussion

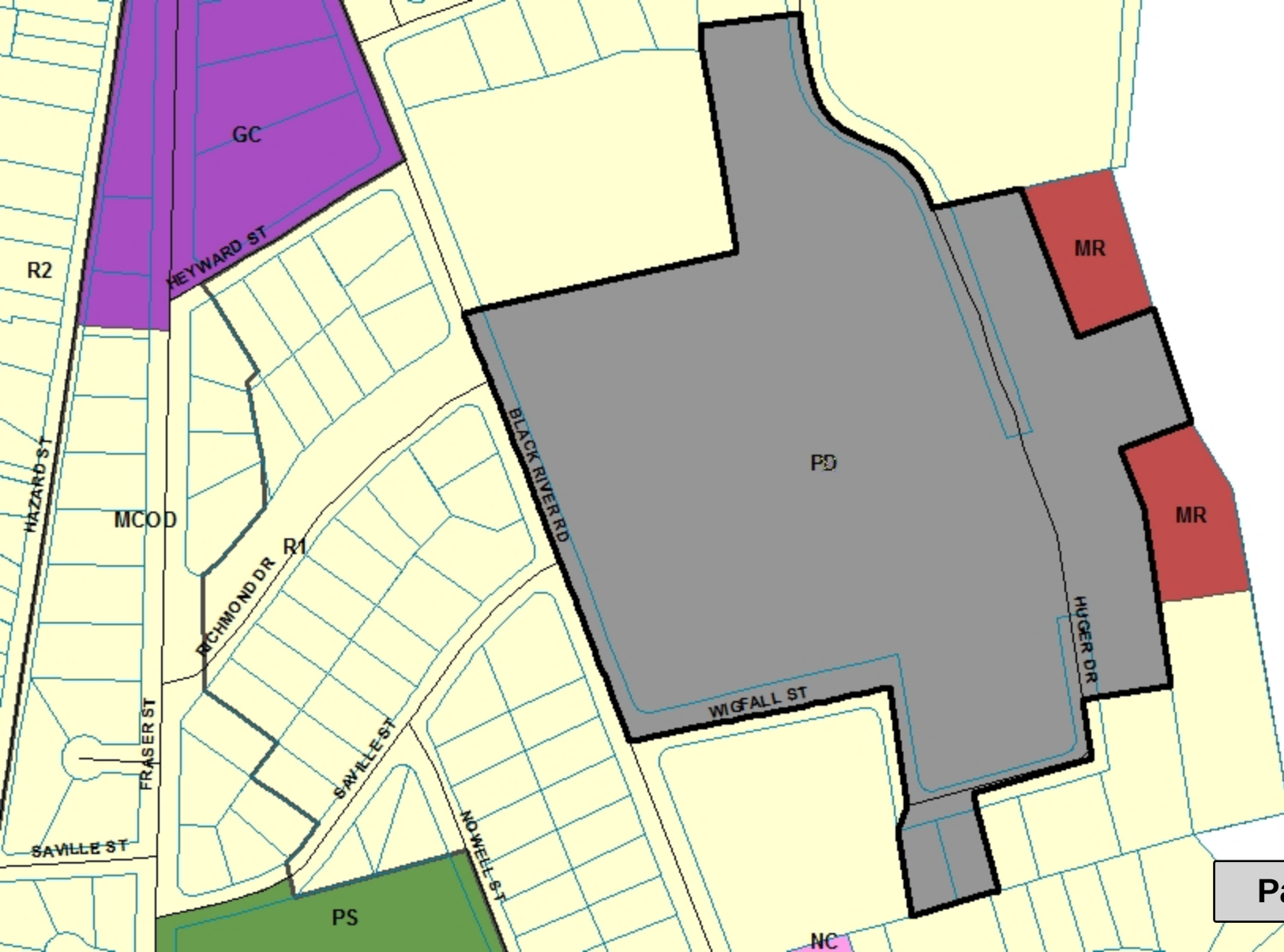
Mr. Tee Miller/City Staff handed out some information concerning the suggested Zoning Ordinance Text Amendment for the language in height requirements to allow Hotels

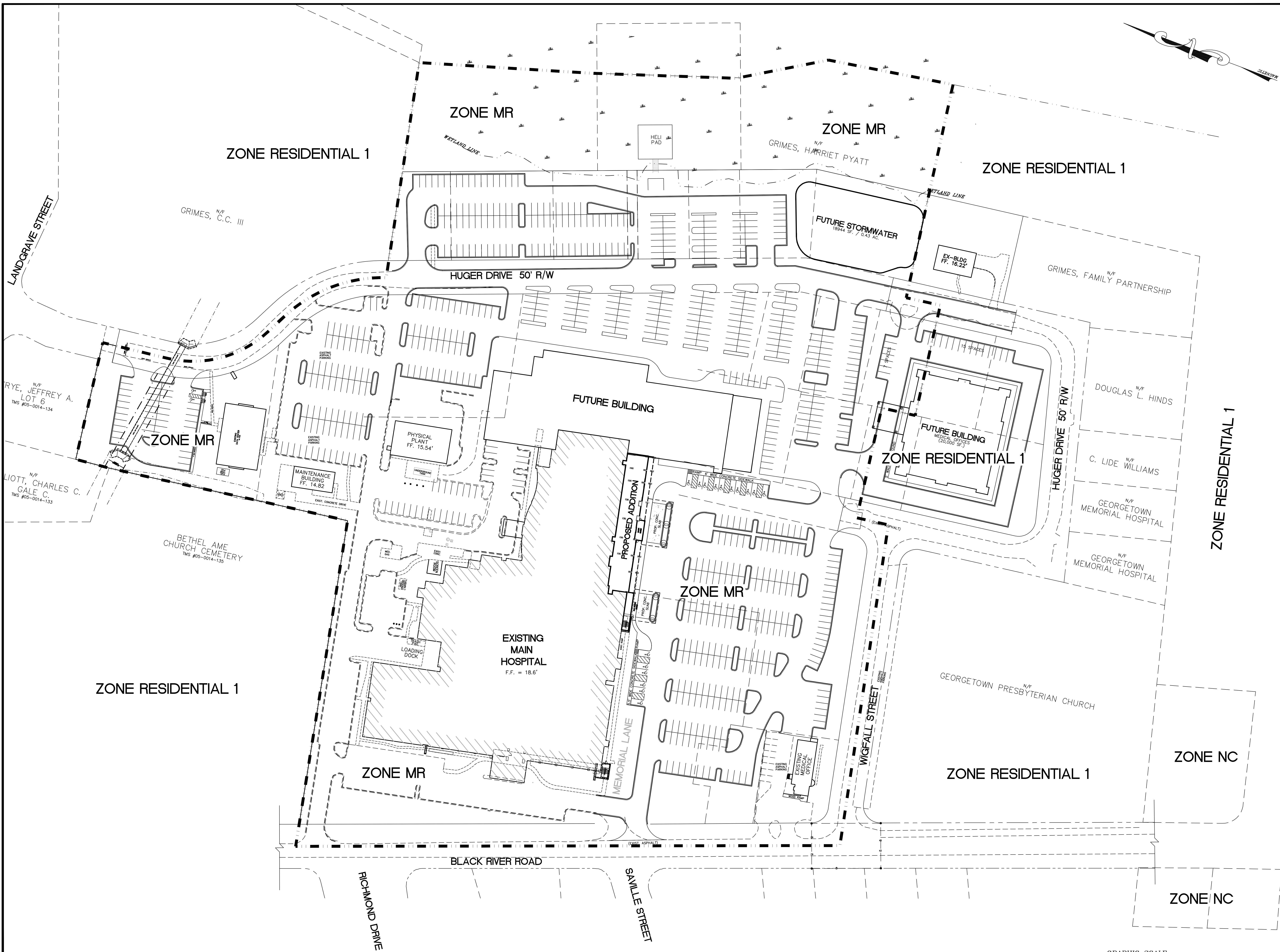
VI. Adjournment: With there being no further business the meeting was adjourned.

Submitted By,

*Debra Grant
Board Secretary*

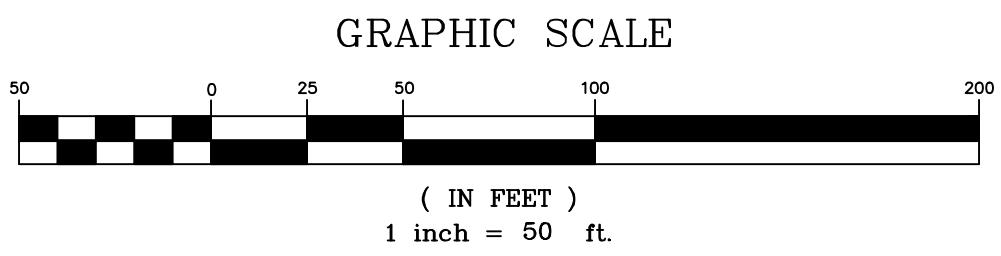






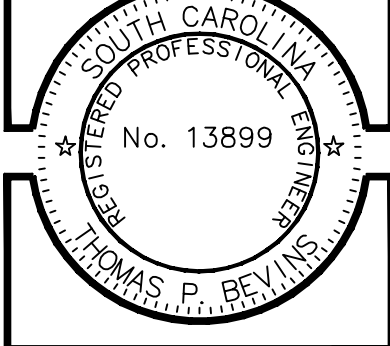
LEGEND:

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GEORGETOWN HOSPITAL SYSTEM
 GEORGETOWN MEMORIAL HOSPITAL
 MAIN CAMPUS PLANNED DEVELOPMENT DISTRICT
 GEORGETOWN, SOUTH CAROLINA

ETS
 ENGINEERING AND TECHNICAL SERVICES, INC.
 10101 Highway 101, Suite 200, Charleston, SC 29405
 P.O. Box 2040 • Pawleys Island, S.C. 29585
 Phone: (843) 237-3002 • Fax: (843) 237-2989 • http://www.ets-engineers.com



ZONING PLAN

DRAWN BY:	PSA	CHECKED BY:	TPB
JOB NO.:	2014005	SCALE:	1" = 50'
		SHEET	7
		OF	8