

**SPECIAL MEETING/WORKSHOP OF CITY COUNCIL
JANUARY 24, 2019 – 4:00 PM
MUNICIPAL COURTROOM
GEORGETOWN, SOUTH CAROLINA**



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

- 1. CALL TO ORDER**
- 2. ANNOUNCEMENT CONCERNING ELECTRONIC DEVICES**
- 3. HARBORWALK HOSPITALITY ORDINANCE**
- 4. MASTER PLAN DISTRICT TEXT AMENDMENT**
 - A. Review and discuss the proposed Master Planned District to be added to Article VII of the Zoning Ordinance of the City of Georgetown.**

Attachments:

1	ARTICLE III DEFINITIONS	(PDF)
2	ARTICLE VI ESTABLISHMENT OF DISTRICTS master	(PDF)
3	ARTICLE VII USE DISTRICTS master planned	(PDF)
- 5. ELECTRIC DEPARTMENT PRESENTATION ON FRONT STREET DESIGN**
- 6. EXECUTIVE SESSION**
 - A. Motion to adjourn Special Meeting/Workshop and enter Executive Session pursuant to Section 30-4-70(a)(1) to discuss an employment matter in the Administration Department and Section 30-4-70 (a)(2) to discuss negotiations incident to proposed contractual arrangement.**
 - B. MOTION TO AJOURN EXECUTIVE SESSION AND RECONVENE SPECIAL MEETING/WORKSHOP**
 - C. NO FORMAL ACTION WAS TAKEN IN EXECUTIVE SESSION.**
 - D. COUNCIL MAY TAKE ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION**
- 7. ADJOURNMENT**
 - 1. MOTION TO ADJOURN SPECIAL MEETING/WORKSHOP.**



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

INFORMATION ITEM

DOC ID: 2694

Council Meeting Date: 24 January 2019
Department: Housing and Community Development
Issue Under Consideration: Review and discuss the proposed Master Planned District to be added to Article VII of the Zoning Ordinance of the City of Georgetown.

- This is a newly proposed Master Planned District to be added to the Zoning Ordinance under Article VII.
- It will help in the development of smaller tracts of land (2-9.9 acres) within the city limits.
- Planned Developments (PUD) must be a minimum of 10 acres of contiguous land.
- This proposed district could help with the new hotel on Front Street and other smaller tracts within the city.
- We calculate only 36 vacant lots in the city that are at least three acres in size.

344 Noxious Matter: Any material (in gaseous, liquid, solid, particulate or any other form) which is capable of causing injury to living organisms, chemical reactions or detrimental effects on the social, economic, or psychological well-being of individuals.

345 Nursing Home: One licensed by the State of South Carolina.

346 Offices, Government: Facilities used primarily for administrative functions associated with governance at the municipal, county, state, or federal level.

347 One-hundred-year Floodplain: An area along or adjacent to a stream or body of water, except tidal waters, that is capable of storing or conveying floodwaters during a 100-year frequency storm event.

348 Parking Space: An off-street space available for parking one motor vehicle and having an area of not less than nine feet by eighteen feet exclusive of passageways and driveways giving access thereto, and having direct access to a street or alley.

349 Planned Development: A planned residential, commercial, or industrial development professionally designed as a unit and reviewed by the City of Georgetown Planning Commission and approved by City Council.

349.1 Master Planned District: A planned residential, commercial, or industrial development professionally designed as a unit and reviewed by the City of Georgetown Planning Commission and approved by City Council. The Master Planned District is established for the purpose of encouraging innovative land planning and site design concepts that support the socio-economic vitality of the city.

350 Planning Commission: The City of Georgetown Planning and Zoning Commission.

351 Plat: A map, plan, or layout indicating the location and boundaries of individual properties.

352 Property, Private: Any parcel that is not owned by a governmental entity but rather is owned by any individual(s), firm or corporation, whether in whole or in part, profit or nonprofit.

353 Protective Barricade: A physical structure not less than four feet in height, limiting access to protected trees. A suitable protective barrier shall be composed of wood or other durable material which insures protection to trees during development.

354 Recycling Material Recovering Facility: Any facility or operation used primarily for the processing of recyclables such as glass, paper, plastic, oils, metals, etc. collected by any governmental entity or private concern.

355 Restaurant: A commercial enterprise whose primary function is the preparation and serving of foods. Outdoor cafes and delicatessens shall be considered as restaurants. This definition shall not include establishments operated as "drive-in" restaurants.

356 Right-of-way: Access over or across property for a specific purpose or purposes.

ARTICLE VI: ESTABLISHMENT OF DISTRICTS AND RULES FOR THE INTERPRETATION OF DISTRICT BOUNDARIES

600 Establishment of Districts

For the purpose of this Ordinance, the City of Georgetown, as specified on the Official Zoning Map for the City of Georgetown, is hereby divided into the following Zoning Districts:

Residential--R1 District (Low Density Residential)
 Residential--R2 District (Medium Density Residential)
 Residential--R3 District (Medium to High Density Residential)
 Residential--R4 District (High Density Residential)
 Residential--R5 District (High Density Residential)
 Residential--MR District (Medical Residential)
 Historical--HB District (Historic Buildings)
 Commercial--IC District (Intermediate Commercial)
 Commercial--CC District (Core Commercial)
 Commercial--WC District (Waterfront Commercial)
 Commercial--GC District (General Commercial)
 Commercial--NC District (Neighborhood Commercial)
 Industrial--LI District (Limited Industrial)
 Industrial--HI District (Heavy Industrial)
 Conservation--CP District (Conservation Preservation)
 PD District (Planned Development)
 MP District (Master Planned) (amended 4-18-19)
 PS District (Public Service) (amended 11-15-07)

601 District Boundaries

The boundaries of the above zoning districts are hereby established as shown on the Official Zoning Map of the City of Georgetown which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of this Ordinance.

601.1 The Official Zoning Map shall be identified by the signature of the Mayor attested by the City Clerk, and bearing the Seal of the City under the words: "Official Zoning Map; City of Georgetown, South Carolina," together with the date of the adoption of this Ordinance.

601.2 If, in accordance with the provisions of the Ordinance and Section 6-29-760 of the South Carolina Code of Laws, of 1976, as amended, changes are made in district boundaries or other matter portrayed on the Official Zoning Map, such changes shall be entered on the Official Zoning Map promptly after the amendment has been approved by the City Council. No amendment to this Ordinance which involves matters portrayed on the Official Zoning Map shall become effective until after such change has been made on said map.

601.3 No changes of any nature shall be made on the Official Zoning Map or matter shown thereon except in conformity with the procedures set forth in this Ordinance. Any unauthorized change of whatever kind by any person or persons shall be considered a violation of this Ordinance and punishable as provided by law.

PD plan and narrative are approved by City Council; all requirements and conditions have been satisfied, and a final plat for any portion of the property contained within the area encompassed by the final PD plan is recorded in the Georgetown County Courthouse.

703 Master Planned District *(amended 4-18-19)*

703.1 Master Planned (MP) districts are established for the purpose of encouraging innovative land planning and site design concepts that support a high quality of life, and that achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals as follows:

- a. Reducing or diminishing the uniform design that results from the strict application of zoning and development standards that are designed primarily for individual lots.
- b. Allowing greater freedom in selecting the means to provide access, open space, and design amenities.
- c. Allowing greater freedom in providing a well-integrated mix of residential and non-residential land uses throughout the development and on individual lots, including a mix of housing types, lot sizes, and densities. Mixed uses are strongly encouraged.
- d. Providing of an efficient use of land resulting in smaller networks of utilities and streets, and thereby lowering development and housing costs.
- e. Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and uses.
- f. In specific instances, encouraging quality design and environmentally sensitive development by allowing increases in residential density or non-residential square footage when such increases can be justified by superior design or the provision of additional amenities, such as public open space.

703.2 Master Planned District Types

703.201 Master Planned Residential (MP-R): The intent of the MP-R district is to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space. Limited commercial uses will be allowed in the MP-R district to serve the needs of the residents in the development, unless it can be demonstrated that commercial/retail targeted towards the larger community is justified.

703.202 Master Planned Commercial (MP-C): The intent of the MP-C district is to provide mixed-use retail and office development, with limited moderate and higher-density residential uses integrated into the development above street levels and as separate stand-alone uses.

703.203 Master Planned Business/Industrial Park (MP-BIP): The intent of the MP-BIP district is to encourage the development of a mix of employment and residential uses (office, research, light industrial, limited commercial, and high-density residential) on appropriate corridors within the city in a planned and aesthetically pleasing way. This is done by allowing design flexibility as well as a mix of uses that are reviewed as a plan for development.

703.3 Principles of Master Plans

703.301 Foundation for Standards: The City of Georgetown Zoning Ordinance serves as the foundation of regulations applying to the project. Unless the Master Plan Exhibits or “Terms and Conditions” document specifically call out deviation from Zoning Ordinance standards, the current Zoning Ordinance’s standards at time of creation of the Master Plan apply.

Environmental regulations such as wetland buffers and open space should only be modified when the specific intent of those regulations within the Zoning Ordinance is met. Other types of

regulations, such as but not limited to land-use buffers, parking standards, and architectural standards, may be modified based on the unique design of the project, provided that the general intent of the regulations within the Zoning Ordinance is met.

703.302 Status of Exhibits: The Master Plan and other attached exhibits are specifically designed to reflect the overall design intent, as well as the required elements and commitments defined for the project. No inadvertent detail or graphic not clearly specified on the exhibits is intended to contradict the specific requirements of the Zoning Ordinance. The Master Plan and other attached exhibits are intended to be conceptual in nature, with civil and construction drawings submitted and reviewed according to the process set forth in the Land Development Regulations and/or Zoning Ordinance for individual buildings and other project components as the overall plan is developed.

703.301 Order of Control: In the case of contradiction, the order of control is:

1. The Master Plan Terms and Conditions;
2. The Master Plan or other exhibits where specific details have been called out;
3. The Zoning Ordinance (if amended after the creation of this document, then the amended version of the Zoning Ordinance applies); and
4. The Master Plan or other exhibits for general items that have not been specifically called out.

703.4 Components of Master Plans

Master Planned districts are established through the creation of a Master Plan and associated Terms and Conditions.

703.401 Master Plan: A master plan shall:

- a. Be prepared by a licensed engineer, architect, landscape architect, or land planner;
- b. Identify the general location of land uses within individual development areas, and the mix of land uses;
- c. Calculate the acreage, number, type, and mix of land uses, including the total number of residential units, residential densities and non-residential intensities within each development area, and the total number, type, and mix of land uses for the entire Master Plan;
- d. Identify the general location, amount, and type (whether designated for active or passive recreation) of open space. Open space, as defined in Sec. 324 of the Zoning Ordinance, shall be incorporated into the Master Planned District. A percentage based on the total acreage shall be provided and approved by the Zoning Administrator and Planning Commission.
- e. Identify the on-site transportation circulation system, including all public and private streets, existing or projected transit corridors, pedestrian and bicycle pathways, and how such on-site improvements will connect with existing adjacent city facilities;
- f. Identify the location of environmentally-sensitive lands such a wetland buffers, wildlife habitat, open space and stream corridors;
- g. Establish the general location of on-site water and wastewater facilities, and how these would connect to the existing utility infrastructure in the area;
- h. Establish the general location and function of on-site stormwater management facilities;
- i. Identify the general location of all public facility sites serving the development, including transportation, water, wastewater, parks, emergency management services, storm water management, and schools.

703.402 Terms and Conditions document (narrative) must include the following components:

- a. A brief statement of planning objectives and intent for the project;
- b. A list of principal and accessory uses allowed, and by what mechanism (permitted by right, by conditional uses, or by special exception);

- c. Any modification being requested from use-specific standards for principle and accessory uses;
- d. Lot standards (such as but not limited to setbacks, land-use buffers, height, and size of buildings);
- e. Development and design standards on topics such as but not limited to parking, landscaping, lighting, and architectural design.

703.403 Other Exhibits: Depending on the particular project, other exhibits may be included as well. Examples include the following:

- a. Traffic Impact Analysis: In cases where a proposed Master Plan triggers the threshold requirements given in the Institute of Transportation Engineer's Trip Generation Manual, a traffic impact study shall be required (ref. Sec. 409 of the Land Development Regulations).
- b. Phasing Plan: If the Master Planned district is proposing to have multiple phases, a development phasing plan must be provided that identifies the general sequence or phases in which the land is proposed to be developed, including how residential and non-residential development will be timed, how infrastructure (public and private) and open space will be provided and timed, and how development will be coordinated with the City's capital improvements program. The phasing plan may allow modification based on future market conditions.
- c. Conversion Schedule: The Master Plan may include a conversion schedule that identifies the range of conversion that may occur between different types of residential and non-residential uses.
- d. Other Specialized Plans: Other specialized plans, such as but not limited to the following, may be included as well: a lighting plan; a signage plan; and open space plan; a landscaping plan (as pertains to Article XIII, Overlay District for Main Corridors); an amenities plan; and architectural renderings, elevations or examples.
- e. Bonds: A surety bond (performance or contract) shall be provided to guarantee the satisfactory completion of the project by the developer or contractor.

703.5 General Standards for Master Planned Districts

The following general standards shall apply for all Master Planned districts.

703.501 Consistency with the Comprehensive Plan: The Master Planned zoning district designation and the Master Plan must be consistent with the City of Georgetown Comprehensive Plan.

703.502 Compatibility with Surrounding Areas: Development along the perimeter of a Master Planned District must be compatible with adjacent existing or proposed future development. In cases where there are issues of compatibility, the Master Plan shall provide for transition areas at the edges of the Master Planned district that allow for appropriate buffering and/or ensure a complementary character of uses. Complementary character is identified based on densities/intensities, lot size and dimensions, building height, building mass and scale, hours of operation, exterior lighting, and siting of service areas.

703.503 Location: All Master Planned districts may be located anywhere within the city.

703.504 Size: Minimum size restrictions are as follows:

- a. Master Plan-Residential (MP-R) districts shall be at least two (2) acres.
- b. Master Planned Commercial (MP-C) and Master Planned Business/Industrial Park (MP-BIP) districts shall be at least three (3) acres.

**However, City Council may reduce these size requirements where appropriate based on physical development constraints, protection of environmentally-sensitive natural areas, or the promotion of a community goal when more conventional development or subdivision would be difficult or undesirable give the constraints on development.*