

GEORGETOWN COUNTY RECREATION NEEDS ANALYSIS

FEBRUARY 18, 2008

GEORGETOWN COUNTY,
SOUTH CAROLINA



GENESIS
CONSULTING GROUP



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Georgetown County Recreation Master Plan

Planning Process

- ☀ October 1st – Kick-off Meeting with the Ad Hoc Group**
- ☀ November 12th – Ad Hoc Group Review of Visions II Priorities**
- ☀ December 10th – Ad Hoc Group Review of Revised Visions II and Staff Input to Relative Priority Projects**
- ☀ January 4th – Confirmation of Relative Priority Projects by the Ad Hoc Group**
- ☀ January 15th – Briefing of County Council Members**
- ☀ January 18th – Review Acreage Requirements with Ad Hoc Group and Set Four Regional Community Meetings for Public Comment and Input**



Components of Financing a Capital Improvements Plan for Recreation

- **Regular property tax revenues**
- **General Obligation Bonds**
- **Impact Fees**
- **Service/User Fees**
- **Special Source Revenue Bonds**
- **Grants**



Georgetown County Master Recreation Plan

Revised Preliminary Recommendations

POPULATION PROJECTIONS

By County Census Divisions & Recreation Regions

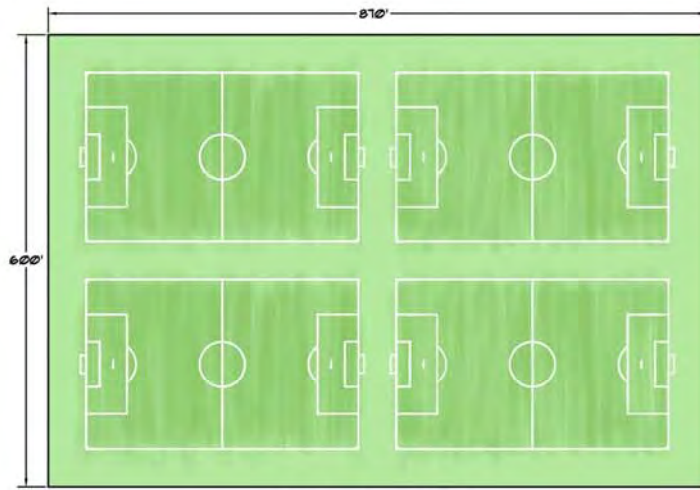
County Census Divisions	1970	2000	2030	Percent Growth 1970-2000	Percent Growth 2000-2030	Absolute Change 1970-2000	Absolute Change 2000-2030
Andrews Region	9,151	11,847	17,397	29.46%	46.85%	2,696	5,339
Chopee/Northwest Region	5,558	7,193	10,560	29.42%	46.81%	1,635	3,259
Georgetown Region	15,638	20,111	29,409	28.60%	46.23%	4,473	8,696
Waccamaw Neck Region	3,153	16,646	36,054	427.94%	116.59%	13,493	17,825
Georgetown County Total	33,500	55,797	93,420	66.56%	67.43%	22,297	29,986



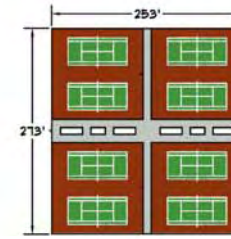


GEORGETOWN COUNTY NEEDS ANALYSIS

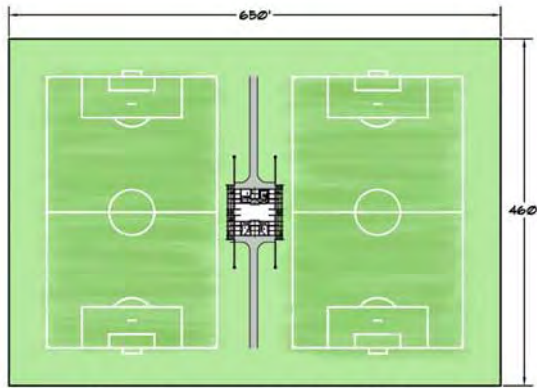
TYPICAL ACREAGES OF RECREATIONAL USES



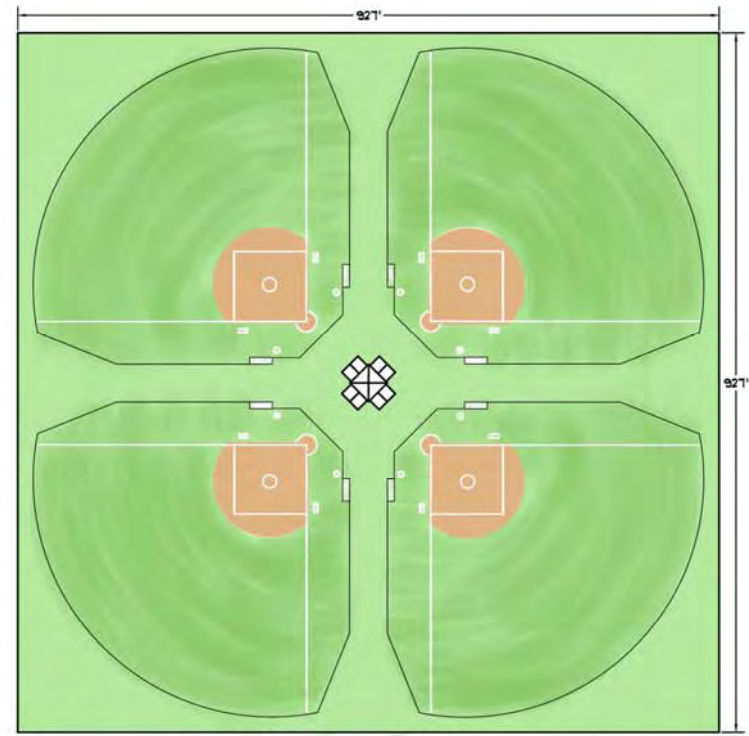
Practice Soccer Fields
12.0 Acres



Tennis Courts
1.6 Acres



Soccer Tournament Fields & Pavilion
6.9 Acres



Baseball Tournament Fields & Pavilion
19.7 Acres

**Georgetown County Master Recreation Plan
Revised Preliminary Recommendation**

Andrews Recreation Service Area

All estimates include Parking and other minor elements associated with the facility

	Need Now		Need Before 2030	
	# Facilities	Acreage	# Facilities	Acreage
<u>Recreation Center With Pool</u>				
A. Including pool, gym, fitness center, locker rooms, multi-purpose room with partitions, kitchen, meeting/classroom type space, etc. with 100 parking spaces	√	3	0	0
B. Outdoor Basketball Courts	2	1	0	0
<u>Tournament Level Baseball/Softball Fields</u>				
A. Baseball/softball in a "plex arrangement including lighting, press box, bleachers, concessions, restrooms, etc. (10 fields with 300-500 parking spaces)	5 BB/SB	40	4 BB/SB Complex	30
B. Upgrade existing fields	0	0	0	0
<u>Tennis Courts</u>	6	2	6	2
<u>Local Level Multi-Purpose Fields 220' x 360' with parking</u>	4	15	4	15
<u>Skate Park</u>	1	1	0	0
<u>Ancillary Facilities</u>				
All facilities should be designed whenever possible to incorporate playgrounds, walking/bike paths, dog parks corporate-type picnic pavilions, basketball and tennis courts, as local/regional market demand exists or evolves.	√	Acreage Figured in Above	√	Acreage Figured in Above

Undertake program development support and transportation assessments.

<u>Useable acreage required</u>	<u>62</u>		<u>47</u>
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It is recommended that all land be purchased in Phase I	<u>62</u>	plus	<u>47</u>	=	109
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****This is in addition to the existing park properties****

**Georgetown County Master Recreation Plan
Revised Preliminary Recommendation**

Choppee Recreation Service Area

All estimates include Parking and other minor elements associated with the facility

	Need Now		Need Before 2030	
	# Facilities	Acreage	# Facilities	Acreage
<u>Recreation/Social/Medical Facility</u>				
Develop the Choppee School site into a Northwest region full service, flexible recreation/social/medical facility, including a formal recreation center with pool, gym, fitness center, lock rooms, multi-purpose room w/partitions, kitchen, meeting room/classroom-type space, etc. w/ 100 parking spaces and bus parking	√	0	0	0
<u>Sports Fields</u>				
A. Outdoor Basketball Courts	2	1	4	2
B. Baseball/Softball fields	4	30	4	30
C. Multi-purpose fields	4	20	2	10
D. Tennis Courts	4	1	2	1
<u>Rocky Point</u>				
Acquire acreage between the Choppee site and Rocky Point for a trail system from the center to Rocky Point, where basic campsites, water, picnic area, playground, and small boardwalk could be constructed, per Visions II	√	2	√	50
<u>Existing Parks</u>				
Continue to refine and develop existing parks based on user demand	√	0	0	0
<u>Golf Hole and Instruction</u>				
	√	10	0	0
<u>Ancillary Facilities</u>				
All facilities should be designed whenever possible to incorporate playgrounds, walking/bike paths, dog parks corporate-type picnic pavilions, basketball and tennis courts, as local/regional market demand exists or evolves.	√	Acreage Figured in Above	√	Acreage Figured in Above
Undertake program development support and transportation assessments.				
<u>Useable acreage required</u>		<u>64</u>		<u>93</u>
It is recommended that all land be purchased in Phase I		<u>64</u>	plus	<u>93</u> = 157

****This is in addition to the existing park properties****

**Georgetown County Master Recreation Plan
Revised Preliminary Recommendation**

Georgetown Recreation Service Area

All estimates include Parking and other minor elements associated with the facility

	Need Now		Need Before 2030	
	# Facilities	Acreage	# Facilities	Acreage
<u>Tournament Level Baseball/Softball Fields</u>				
A. Replace East Bay Park fields	√	40	0	0
B. Fields for each sport in a "plex arrangement including lighting, dugouts, press box, concession stand, restrooms and parking (10 fields, 300 parking spaces)	5	40	5	40
<u>Renovations of Howard and Winyah Gymnasium for Basketball, including AC, locker rooms, etc.</u>				
	√	0	0	0
<u>Skate Park/Outdoor Basketball Courts</u>				
A facility that could serve the most heavily populated area of the county				
Skate Board	1	1	0	0
Basketball	2	1	2	1
<u>Community Level Multi-Purpose Fields (including parking)</u>				
A. As the County's population continues to grow, additional fields should be developed and carefully monitored and considered for ongoing improvements and permanent enhancements as dominant or preferred uses evolve (including parking)	0	0	6	40
B. Auditorium	1	3	0	0
<u>Renovations of existing East Bay Facilities</u>				
	0	0	existing fields	0
<u>Local Level Tennis Courts</u>				
Lighted complex, including parking	4	2	8	2
<u>Recreation Center(s)</u>				
If the County and Georgetown communities can identify substantial market sectors not being adequately served by the YMCA facility, after 3-5 years of operation, then the construction of a new center or the renovation/expansion of an existing facility, including a swimming pool may be considered.	0	0	√	3

**Georgetown County Master Recreation Plan
Revised Preliminary Recommendation**

Georgetown Recreation Service Area (Continued)

Swimming Pool

A. Stand-alone outdoor facility (Either/or but not both outdoor/indoor)	√	5	0	0
B. Stand-alone Indoor facility (Either/or but not both outdoor/indoor)	√	5	0	0

Ancillary Facilities

All facilities should be designed whenever possible to incorporate playgrounds, walking/bike paths, dog parks corporate-type picnic pavilions, basketball and tennis courts, as local/regional market demand exists or evolves.	√	Acreage Figured in Above	√	Acreage Figured in Above
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Undertake program development support and transportation assessments.

<u>Useable acreage required</u>	92	86
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It is recommended that all land be purchased in Phase I	92	plus	86	= 178
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****This is in addition to the existing park properties****

Georgetown Master Recreation Plan

Going Forward

- **Obtain Additional Public Input From These Meetings**
- **Finalize Relative Project Priorities**
- **Identify “Community Enhancement” Projects**
- **Phase/Coordinate Projects With Population Estimates to 2030**
- **Determine Extent of Impact Fee for Recreation**
- **Determine Related Operating & Maintenance Costs**
- **Review Recommended Master Plan With the Ad Hoc Group**
- **Final Plan Presentation**
- **Implementation**

