STATE OF SOUTH CAROLINA   )
COUNTY OF MCCORMICK    )
ORDINANCE 19-06

AN ORDINANCE AMENDING THE MCCORMICK COUNTY ZONING ORDINANCE TO APPROVE CONDOMINIUMS AS A PERMITTED USE IN THE SAVANNAH LAKES VILLAGE PLANNED DEVELOPMENT DISTRICT.

WHEREAS, Savannah Lakes Village (SLV) was formed in 1988 and developed in accordance with the Master Land Use Plan prepared by Cooper Communities, Inc.; and

WHEREAS, in accordance with the Master Land Use Plan and agreements, a lodge, restaurant and conference center were constructed on the “peninsula property” (McCormick County Tax Map #078-00-01-001); and

WHEREAS, at the time of the initial development of SLV and the construction of the lodge, restaurant and conference center on the “peninsula property”, McCormick County did not have zoning.; and

WHEREAS, the McCormick County Zoning Ordinance and Zoning Map were adopted in 2009 and most of SLV (including the “peninsula property”) was zoned Planned Development District (PDD); and

WHEREAS, the SLV Windfall Group, LLC, which now owns the “peninsula property” desires to tear down the lodge, restaurant and conference center and build condominiums on the property; which constitutes a change in the use of this property from a lodge, conference center and restaurant to a condominium complex; and

WHEREAS, the McCormick County Zoning Ordinance states that any proposed changes in PDD is treated as an amendment to the Zoning Chapter and must be considered accordingly; and

WHEREAS, the SLV Windfall Group, LLC filed a request to have the McCormick County Zoning Ordinance amended to allow condominiums as a permitted use in the SLV PDD; and

WHEREAS, on July 18, 2019 the McCormick County Planning Commission held a public hearing regarding the request to allow condominiums as a permitted use in the SLV PPD; and

WHEREAS, at its meeting on August 1, 2019, the Planning Commission approved a motion and adopted a Resolution recommending to McCormick County Council that condominiums be added to the SLV-PDD permitted uses; and

WHEREAS, McCormick County finds that condominiums are compatible with other nearby uses within and beyond the SLV-PDD and adopts this Ordinance 19-06 to amend the McCormick County Zoning Ordinance to allow condominiums on the peninsula property (McCormick County Tax Map #078-00-01-001) as a permitted use in the SLV-PDD.

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NOW, THEREFORE, BE IT ORDAINED by the County Council of McCormick County, South Carolina, as follows:

1. The McCormick County Zoning Ordinance is hereby amended to add and allow condominiums as a permitted use on the peninsula property (McCormick County Tax Map #078-00-01-001) in the SLV-PDD.

2. This Ordinance shall become effective upon adoption after three (3) readings and any required public hearing.

APPROVED AND ADOPTED this 15th day of October 2019.

MCCORMICK COUNTY COUNCIL

By: [Signature]
Charles Jennings, Chairman

ATTEST:
[Signature]
Crystal B. Barnes, Clerk to Council

1st Reading: August 20, 2019
2nd Reading: August 28, 2019
3rd Reading: October 15, 2019
Public Hearing: October 15, 2019