

FILED  
GWENDOLYN D. CHILES

ORDINANCE 19-06 2019 OCT 18 PM 12:13

CLERK OF COURT  
MCCORMICK COUNTY, SC

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF MCCORMICK )

**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-PPD.


**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 15<sup>th</sup> day of October 2019.**

**MCCORMICK COUNTY COUNCIL**

By:   
Charles Jennings, Chairman

**ATTEST:**  
  
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