| | | |
|---|---|---|
| **STATE OF SOUTH CAROLINA** | ) | |
| | ) | **ORDINANCE NO. 2016-1389** |
| **COUNTY OF LANCASTER** | ) | **(PDD-18)** |

**AN ORDINANCE**

**TO AMEND A PORTION OF THE SUN CITY CAROLINA LAKES PLANNED DEVELOPMENT DISTRICT, PDD-18, AS DETAILED IN BOTH ORDINANCE NO. 631 AND SUBSEQUENT RELATED ORDINANCES.**

**WHEREAS,** on August 2, 2004, Lancaster County Council did pass Ordinance No. 631 and therein approve a Planned Development District, PDD-18; and

**WHEREAS,** contained within Section 2 of the Sun City Carolina Lakes Planned Development District, PDD-18, the following language, in part, appears, **"...A minimum of 400 townhouses for sale and 200 condominiums for sale shall be located throughout the community..."**.; and

**WHEREAS,** Ordinance No. 631 was amended on December 6, 2004 through the passage of Ordinance No. 644 and again amended on January 9, 2006 through the passage of Ordinance No. 691, each of the two amended ordinances referencing the earlier noted Planned Development District, PDD-18 and the language relating to the **minimum** number of townhouses and condominiums that would be built and offered for sale throughout the community; and

**WHEREAS,** as the Sun City Carolina Lakes development nears its buildout and completion, in fact there are in place and sold 275 townhouses, not 400, and 78 condominiums, not 200, as originally contemplated both in the original and all subsequent ordinances relating to the PDD-18; and

**WHEREAS,** Council deems it appropriate to amend the Carolina Lakes Planned Development District so as to reflect Council's approval, retroactively, for authorization for the developer's construction of less than the minimum number of townhouses and condominiums as noted previously in Ordinance No. 631, Ordinance, No. 644 and Ordinance No. 691.

**NOW, THEREFORE,** by the power and authority granted to the Lancaster County Council by the Constitution of the State of South Carolina and the powers granted to the County by the General Assembly of the State, and with the knowledge and consent of the developer, Pulte Home Corporation, it is ordained and enacted that Ordinance Numbers 631, 644 and 691 are all amended in a limited fashion so as to reflect a deletion in the PDD-18 language set forth herein and to substitute therefore the following:

> **A maximum of 400 townhouses for sale and 200 condominiums for sale shall be located throughout the community.**

**AND IT IS SO ORDAINED**

Dated this ____ day of _____, 2016.

LANCASTER COUNTY, SOUTH CAROLINA

_____
Bob Bundy, Chair, County Council

_____
Steve Harper, Secretary, County Council

ATTEST:

_____
Debbie C. Hardin, Clerk to Council

| | | |
|---|---|---|
| 1st reading: | January 11, 2016 | By Title Only – Passed 7-0 |
| 2nd reading: | January 25, 2016 | Tentative |
| 3rd reading: | February 22, 2016 | Tentative |