

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



TEL (864) 638-4218 FAX (864) 638-4168

COMMISSION MEMBERS

Teresa Spicer, District I

Alex Vassey, District III

Gary Gaulin, Vice-Chairman, District V

Pat Williams, At-Large

David Nix, District II

Frankie Pearson, Chairman, District IV

Mike Johnson, At-Large

AGENDA

5:00 pm, Monday, October 17, 2022

Council Chambers - Oconee County 415 S Pine St, Walhalla SC 29691

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Approval of minutes from October 3, 2022
5. Public Comment for Non-Agenda Items (4 minutes per person)
6. Commission Member Comments
7. Staff Comments
8. Discussion of an ordinance amending chapter 38 of the Oconee County Code of Ordinances, in certain limited regards and particulars only, by revising the lot size and density standards applicable to the lake overlay district; and other matters related thereto.
 - a. Public Comment
 - b. Discussion/ vote/ develop report to council
9. Discussion of Planning Commission involvement in subdivision development standards
 - a. Public Comment
 - b. Discussion/ vote
10. Adjourn

If you are not able to attend in person and you have a comment, you may submit it by contacting the Planning Department at planninginfo@oconeesc.com or 864-638-4218, so that we may receive your comment and read it into the record. Meetings available on YouTube: "YourOconee"

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



TEL (864) 638-4218 FAX (864) 638-4168

Minutes

5:00 pm- Monday, October 3, 2022

Council Chambers - Oconee County Administrative Complex

Members

Gary Gaulin

Frankie Pearson

Mike Johnson

Pat Williams

Teresa Spicer

David Nix

Alex Vassey

Staff Present

James Coley, Planning Director

Elise Dunaway, Assistant to Planning & Codes

1. Call to order – Mr. Pearson called meeting to order at 5:00 PM.
2. Invocation was led by Mr. Gaulin.
3. Pledge of Allegiance was led by Ms. Spicer.
4. Approval of minutes from September 19, 2022 – Mr. Gaulin moved to approve the minutes; seconded by Mr. Nix. Approved unanimously 7/0
5. Public comment (non-agenda items): None
6. Commission member comments:
Ms. Spicer mentions a few articles from the newspaper that go along with the comprehensive plan.
Mr. Gaulin comments on the OJRSA seeking approval for an engineering contract to begin Phase II of Sewer South.
Mr. Williams mentions the lake overlay ordinance revision.
7. Staff comments:
Mr. Coley comments on the overlay change being on the agenda for the October 17 meeting.
Two new subdivisions were shown and discussed.
8. Discussion of Commercial Junkyard Standards
 - a. Public Comment: None

b. Discussion/Vote:

Ms. Spicer moves that the Planning Commission adopt the Pickens County, South Carolina ordinance as the county ordinance for Oconee County with the following additions:

1. In the definition of junk we can add water craft, marine engines and parts thereof.
 2. Require the storm water discharge permit that DHEC is requiring the NPDES permit.
 3. Require that all the junkyards shall comply with the applicable chapters at the standard fire prevention code and other pertinent requirements. Seconded by Mr. Gaulin. Motion passes 6/1
- Discussion followed.

Mr. Nix amendment to the motion – I'd like to strike the definition under Section 10-73 Commercial junk shall mean items for resale or more than 5 junk vehicles on a tract of land. Seconded by Mr. Pearson. Motion fails 2/5

Discussion followed.

Mr. Williams motion to amendment to the amendment is to change 5 cars to 10 cars. Seconded by Ms. Spicer. Motion failed 3/4.

Mr. Vassey motion to amend the amendment to change "or" to "and". Seconded by Mr. Gaulin. Motion passed 6/1.

Vote for the original amendment by Mr. Nix: Motion failed 2/5.

Mr. Johnson amendment to the motion that the definition of junkyard and junk that was created by the planning commission be replaced with Pickens County definition of junkyard and junk. Seconded by Mr. Vassey. passed 7/0.

Mr. Nix moves to remove on November 5, 1990 and leave it blank in Section 10-75 for whenever or if this regulation gets enacted and make any other editorial amendment edits necessary. Seconded by Mr. Williams. Approved 7/0.

Mr. Gaulin moved to a 5-minute break. Seconded by Mr. Vassey. Approved 7/0.

Mr. Pearson moved to reconvene. Approved 7/0.

Mr. Nix makes a motion to amend to delete Section 10-76. Seconded by Mr. Johnson. Approved 4/3.

Mr. Nix makes a motion to amend in Section 10-73 to delete the definition in Section 10-73 of junk or abandoned vehicles. Seconded by Mr. Johnson. Approved 5/2.

Moved to adopt the original motion with the changes discussed. Approve 6/1

9. Adjourn – The meeting was unanimously adjourned at 6:06pm.

**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE
ORDINANCE 2022-24**

AN ORDINANCE AMENDING CHAPTER 38 OF THE OCONEE COUNTY CODE OF ORDINANCES, IN CERTAIN LIMITED REGARDS AND PARTICULARS ONLY, BY REVISING THE LOT SIZE AND DENSITY STANDARDS APPLICABLE TO THE LAKE OVERLAY DISTRICT; AND OTHER MATTERS RELATED THERETO.

WHEREAS, consistent with the powers granted county governments by S.C. Code § 4-9-25 and S.C. Code § 4-9-30, Oconee County (“County”), a body politic and corporate and a political subdivision of the State of South Carolina, acting by and through its governing body, the Oconee County Council (“County Council”), has the authority to enact regulations, resolutions, and ordinances, not inconsistent with the Constitution and the general law of the State of South Carolina, including the exercise of such powers in relation to health and order within its boundaries and respecting any subject as appears to it necessary and proper for the security, general welfare, and convenience of the County or for preserving health, peace, order, and good government therein;

WHEREAS, the County has adopted multiple ordinances for the effective, efficient governance of the County, which, subsequent to adoption, are codified in the Oconee County Code of Ordinances (“Code of Ordinances”), as amended;

WHEREAS, the County is authorized by Chapter 29 of Title 6 of the South Carolina Code of Laws, among other sources, to impose land use restrictions and development standards in the unincorporated areas of the County;

WHEREAS, County Council recognizes that there is a need to revise the law of the County to meet the changing needs of the County and that there is a need to amend, specifically, Chapter 38 of the Code of Ordinances by revising the lot size and density standards applicable to a portion of the lake overlay district; and

WHEREAS, County Council has therefore determined to modify Chapter 38 of the Code of Ordinances by changing the minimum lot size to one-half acre and the maximum density to one dwelling unit per one-half acre for those lots created hereafter that are within two hundred (200’) feet of the full pond contour of Lake Keowee and Jocassee, and to affirm and preserve all other provisions of the Code of Ordinances not specifically, or by implication, amended hereby.

NOW, THEREFORE, it is hereby ordained by the Oconee County Council, in meeting duly assembled, that:

1. Section 38-11.1(d)(1), Subsection a.1., is revised to read as follows:

Lots that are created subsequent to the effective date of this ordinance and which exist, in whole or in part, within two hundred (200') feet of the full pond contour of Lake Keowee or Lake Jocassee shall be no less than one-half acre in size, with a maximum density of one dwelling unit per one-half acre. Lots located fully within the remaining boundaries of the lake overlay district are limited to a net density of no greater than two dwelling units per acre.

2. Prior to the third reading of this Ordinance, the Oconee County Planning Commission shall review this proposed amendment to Chapter 38 and issue a recommendation to County Council in relation hereto.

3. Should any part or provision of this Ordinance be deemed unconstitutional or unenforceable by any court of competent jurisdiction, such determination shall not affect the remainder of this Ordinance, all of which is hereby deemed separable.

4. All ordinances, orders, resolutions, and actions of County Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked, and rescinded. Nothing contained herein, however, or in the attachment hereto, shall cancel, void, or revoke, or shall be interpreted as canceling, voiding, or revoking, *ex post facto*, in any regard any prior performance standard or land use provision, or decision of the County or County Council based thereon, which was valid and legal at the time in effect and undertaken pursuant thereto, in any regard.

5. All other terms, provisions, and parts of the Code of Ordinances, and specifically, but without exception, the remainder of Chapter 38, not amended hereby, directly or by implication, shall remain in full force.

6. This Ordinance shall take effect and be in full force from and after third reading, public hearing, and enactment by County Council.

ORDAINED in meeting, duly assembled, this _____ day of _____, 2022.

ATTEST:

Jennifer Adams
Clerk to Oconee County Council

John Elliott
Chair, Oconee County Council

First Reading: _____
Second Reading: _____
Third Reading: _____
Public Hearing: _____

Lake Overlay Lot Size

Proposal – Add the following wording to Section 38-11.1(d)(1)(a)1.: “Any lot, any portion of which lies within 200 feet of the full pond contour, shall have a minimum size of ½ acre.” The purpose of this change is to maintain the appearance of the lake for all to enjoy – residents and visitors alike.

The issue of lot size is confusing to many. The Lake Overlay (Chap. 38.11) specifies the following within 750’ of the full pond contour: Density of 2/acre, height 65’ max., 25’ lake buffer. Because the specified density is 2/acre, it would seem that the minimum lot size would be ½ acre. Indeed, this has been the expectation of most people as the intent of the density specification. In fact, because no minimum is specified for the overlay, minimum lot size is determined by the underlying zoning (Chap 38.10):

- Control Free None
- Lake Residential ¼ acre
- Residential ¼ acre
- Ag. Residential ½ acre
- Traditional Rural ½ acre
- Agricultural 1 acre
- Rural Residential 5 acres

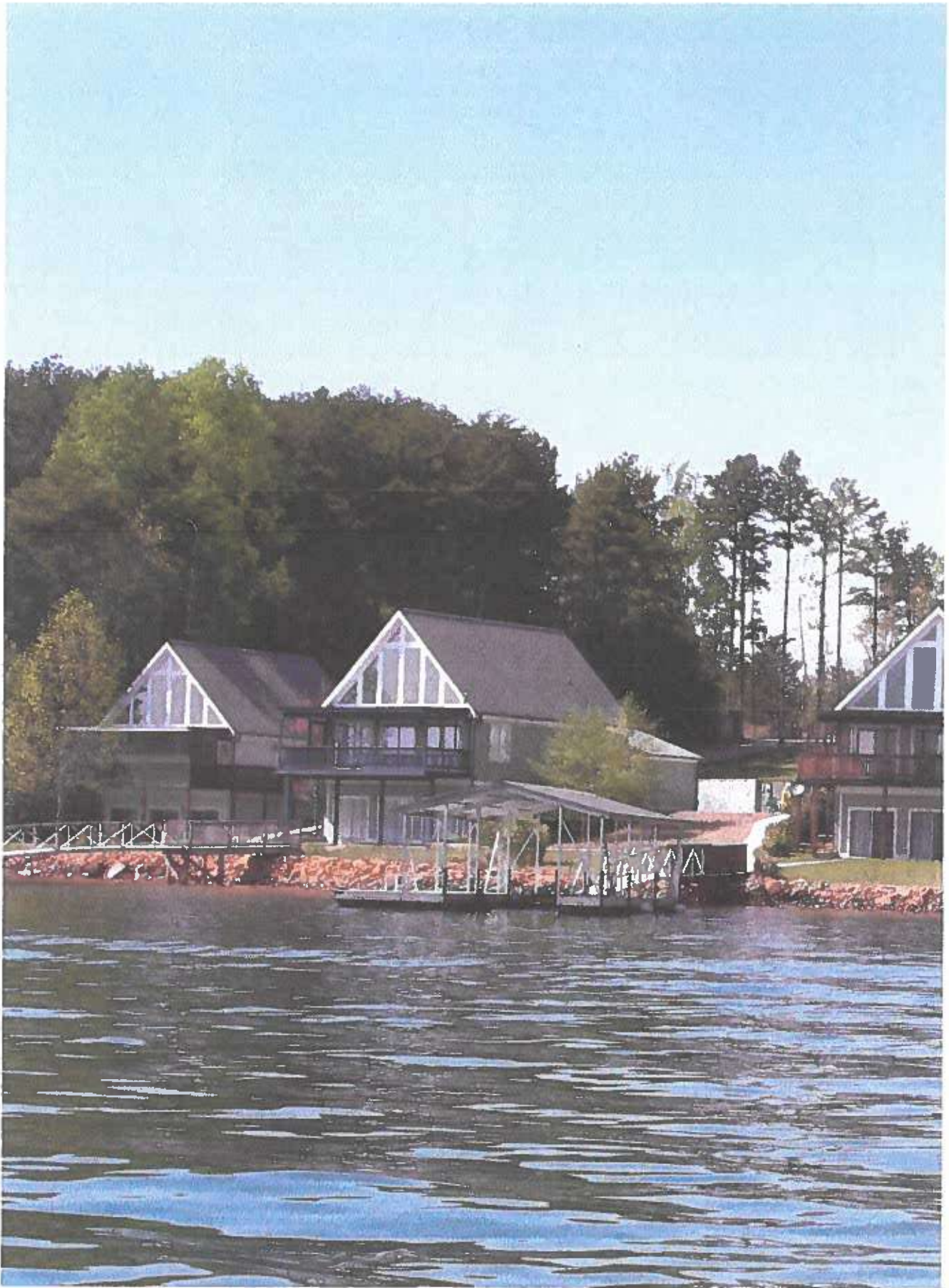
As can be seen above, larger minimum lots sizes are commonly specified in many zoning classifications, recognizing that smaller lots are not representative or desirable in those residential settings. Unfortunately, the underlying zoning for much of the Lake Overlay is either Lake Residential or Residential, leading to a minimum lot size of ¼ acre. Properties that have not been rezoned are Control Free and have no minimum lot size.

For the vast majority of developments on Lake Keowee this has not been an issue. Any land that has passed through Crescent Resources has covenants requiring a minimum lot size of 20,000 sq. ft. (just under ½ acre.) In addition, in order to install an individual septic system a lot needs about ½ acre. Thus, virtually all houses on Keowee are on lots of ½ acre or larger.

The problem comes in when central septic or city sewer is available and the property did not pass through Crescent. As an example, The Battery development has central septic with 16 homes crowded onto 4.6 acres of shoreline. A proposed development called The Retreat at South Cove had access to sewer. It would have had 54 lots on 34 acres averaging 0.4 acres/lot with 14 water front lots averaging 0.29 acres in size.

Developers may choose to reserve a strip of land on the waterfront as common open space available for all residents to use. To recognize this and accommodate the desire to restrict “waterfront lots” to ½ acre, those within 200 feet of the full pond contour are included in the requirement.

Small houses crammed onto small waterfront lots are not compatible with the overall character of Lake Keowee. This amendment is a reasonable change consistent with the lot size restrictions in many zoning classifications across the county.



Potentially Affected Parcels

#	TMS_NUMBER	SUBDIVISION	ASSR_ACRES	GIS_ACRES
1	181-00-01-001		769.910	787.217
2	098-00-03-001		655.840	663.702
3	077-00-01-001	CLIFFS COMMUNITIES	514.650	535.221
4	098-00-03-030		358.260	357.378
5	099-00-02-002	CLIFFS COMMUNITIES	335.290	253.136
6	136-00-03-028	HIGH FALLS PARK	301.020	262.495
7	165-00-01-001A		262.660	270.411
8	039-00-01-014	CLIFFS COMMUNITIES	231.830	235.262
9	177-00-02-019	BACKWATER LANDING	226.280	225.632
10	109-00-03-038		188.130	184.996
11	099-00-01-038		146.380	146.752
12	056-00-03-022	CLIFFS COMMUNITIES	138.470	139.043
13	099-00-01-034		122.250	131.183
14	162-00-01-003		111.740	111.654
15	099-00-01-039		101.550	100.640
16	193-00-02-009		93.980	88.607
17	136-00-03-015	HIGH FALLS PARK	71.260	72.025
18	149-00-02-016		70.780	71.309
19	177-00-02-180		69.500	66.825
20	099-00-02-014	CLIFFS COMMUNITIES	68.160	67.243
21	109-00-03-048		62.850	62.616
22	151-00-01-002		57.160	57.458
23	520-80-01-001		55.010	55.578
24	162-00-01-002		53.610	52.243
25	099-00-02-015	CLIFFS COMMUNITIES	50.000	49.777
26	178-00-01-072		50.000	50.009
27	149-00-02-018		48.770	48.238
28	178-00-01-191		47.730	48.162
29	193-00-04-002		46.230	53.416
30	177-00-02-010		45.050	41.401
31	208-00-01-002		40.220	42.658
32	208-00-01-081		38.950	41.901
33	178-00-01-188		37.690	37.255
34	047-00-01-096	CLIFFS COMMUNITIES	36.360	36.982
35	136-00-03-006		36.190	39.535
36	109-00-03-034		35.390	35.366
37	109-00-03-049		33.800	33.285
38	192-00-04-026		32.870	32.565
39	162-00-03-060		32.830	35.778
40	149-00-02-079		31.100	31.488
41	109-00-03-018		23.720	23.802
42	047-00-01-073	CLIFFS COMMUNITIES	23.520	23.191
43	178-00-01-001		22.320	8.122
44	099-00-02-013	CLIFFS COMMUNITIES	22.200	22.011
45	150-00-01-410		21.710	27.142

46	150-00-01-473		20.900	22.211
47	208-00-01-003		19.570	19.829
48	162-00-01-031	WOODLAND HILLS	19.510	18.776
49	109-00-03-042		18.020	18.023
50	164-00-01-001		17.390	18.221
51	164-00-01-060		17.390	17.486
52	151-02-01-030	MOUNTAIN VIEW POINTE	17.030	16.679
53	039-00-01-158	CLIFFS COMMUNITIES	16.580	17.294
54	209-00-02-092		15.440	14.773
55	150-00-01-459		15.370	19.173
56	149-00-03-144	SERENITY BAY	14.820	14.510
57	178-00-01-197		13.690	14.194
58	150-00-01-424		13.150	13.574
59	164-00-01-013		12.620	12.964
60	109-00-03-013		11.760	12.064
61	109-00-03-040		11.210	11.290
62	178-00-01-008		10.960	11.428
63	178-00-02-104	WELLINGTON ESTATES	10.070	9.982
64	209-00-02-091	MOUNTAIN VIEW BAY	10.070	7.794
65	178-00-01-111		10.020	10.069
66	178-00-01-205		10.010	11.116
67	149-00-03-141		9.980	10.395
68	179-03-01-001	CRESTVIEW	9.940	10.487
69	056-04-01-051	LIFFS COMMUNITIES AZALEA RIDG	9.870	9.927
70	149-00-02-007		9.730	9.530
71	047-00-01-090	CLIFFS COMMUNITIES	9.440	9.426
72	520-09-01-002		9.440	9.653
73	179-05-01-001	THE OAKS AT LAKE KEOWEE	8.990	9.016
74	179-00-03-090		8.970	8.780
75	039-00-01-159	CLIFFS COMMUNITIES	8.560	8.264
76	162-00-01-008		7.450	7.569
77	047-00-01-066	CLIFFS COMMUNITIES	7.400	7.567
78	177-02-01-001	SAFETY HARBOR	7.280	6.946
79	047-00-01-089	CLIFFS COMMUNITIES	7.240	7.322
80	179-05-01-023	THE OAKS AT LAKE KEOWEE	7.220	7.779
81	193-00-03-025	J H WELLS ESTATE	7.030	5.964
82	208-06-01-002	AMALFI COAST	7.000	7.623
83	178-00-02-012		6.560	7.045
84	056-00-02-012	CLIFFS COMMUNITIES	6.540	6.367
85	109-01-01-147	HARBOR POINT	6.410	5.452
86	209-00-01-027		6.300	6.160
87	109-00-03-033		6.260	6.175
88	149-00-02-147		6.160	5.997
89	109-01-01-148	HARBOR POINT	6.060	5.415
90	165-07-01-011	WATERFORD RIDGE	6.030	5.491
91	136-00-03-016		5.940	5.828
92	039-00-01-146	CLIFFS AT KEOWEE FALLS EAST	5.880	5.800

93	047-00-01-091	CLIFFS COMMUNITIES	5.870	5.998
94	192-00-04-030		5.800	5.763
95	124-00-01-019	CRAGGMORE POINTE	5.760	5.576
96	179-00-03-092		5.410	4.913
97	164-00-01-005		5.390	6.556
98	111-23-01-004	EOWEE HARBOURS SHADOW WAL	5.280	5.320
99	056-05-01-009	LIFFS COMMUNITIES AZALEA RIDG	5.200	5.484
100	150-00-01-098		5.200	0.937
101	149-00-02-097		5.120	5.289
102	210-00-01-076		5.060	5.650
103	066-03-01-039	CLIFFS COMMUNITIES HIGH RIDGE	4.820	4.901
104	047-00-01-043	CLIFFS COMMUNITIES SOUTH	4.720	4.078
105	165-00-01-005	DYAR ESTATE	4.600	4.097
106	039-01-02-010	CLIFFS AT KEOWEE FALLS	4.590	3.956
107	520-58-01-125		4.500	4.588
108	077-01-01-028	LIFFS COMMUNITIES LAUREL POIN	4.430	4.024
109	150-01-01-018	LAKE SHORE	4.410	4.228
110	192-00-04-028		4.350	4.974
111	149-00-02-034		4.140	4.896
112	149-00-03-082		4.100	4.365
113	110-01-01-112	ESTATES AT RIVERSTONE	4.080	2.596
114	177-00-02-055		4.060	4.579
115	178-00-01-060		4.010	4.293
116	179-00-03-173		3.810	3.639
117	047-03-01-007	NORTH POINT AT THE CLIFFS	3.750	3.721
118	124-00-01-022	CRAGGMORE POINTE	3.740	3.669
119	165-07-01-010	WATERFORD RIDGE	3.690	3.464
120	178-04-01-001	WELLINGTON POINTE	3.590	3.816
121	162-06-01-066	PENINSULA POINTE NORTH	3.570	3.558
122	124-00-01-014	CRAGGMORE POINTE	3.510	3.597
123	520-16-03-002	BRADBURY PLACE	3.460	2.588
124	109-01-01-014	HARBOR POINT	3.430	3.485
125	149-00-02-144		3.350	3.783
126	178-00-02-052	VENTURE BAY	3.330	4.345
127	077-03-01-023	LIFFS COMMUNITIES LAUREL POIN	3.300	3.535
128	099-06-01-023	LIFFS COMMUNITIES TOWNE LANDI	3.300	3.334
129	179-00-03-015		3.250	3.136
130	077-00-03-001	RIVER BIRCH	3.190	3.250
131	193-00-04-003		3.160	3.296
132	150-10-01-002	THE COTTAGES AT RIVERBIRCH	3.120	3.144
133	056-04-01-012	LIFFS COMMUNITIES AZALEA RIDG	3.090	3.335
134	039-00-01-151	CLIFFS AT KEOWEE FALLS EAST	3.080	3.151
135	109-01-01-109	HARBOR POINT	3.060	3.066
136	164-05-01-032	CLEARWATER	3.060	3.005
137	150-00-01-501	<Null>	3.050	3.064
138	178-08-01-015	SUNSET COVE	3.000	2.988
139	110-01-01-096	ESTATES AT RIVERSTONE	2.990	2.932

140	077-00-04-001	EMERALD BAY	2.960	2.728
141	123-03-01-009	WATERSIDE CROSSING	2.960	2.956
142	150-00-01-243	DOGWOOD COVE	2.960	3.000
143	178-00-01-054		2.960	2.873
144	162-06-01-004	PENINSULA POINTE NORTH	2.910	2.918
145	178-00-02-132		2.880	2.893
146	177-00-02-197		2.810	2.009
147	088-01-01-027	LIFFS COMMUNITIES EMERALD BA	2.790	2.407
148	099-05-01-001	FFS COMMUNITIES TOWNE LANDI	2.780	2.783
149	111-00-02-011	CRAGGMORE ESTATES	2.780	3.013
150	520-16-01-001	SKELTON	2.740	3.595
151	149-04-01-084	TIMBER BAY	2.720	2.714
152	136-00-03-104	LOW COUNTRY COVE	2.710	3.133
153	099-07-01-006	HIGHLAND SHORES AT KEOWEE	2.700	2.724
154	150-08-01-034	POINTE HARBOR	2.700	2.741
155	109-01-01-110	HARBOR POINT	2.690	2.877
156	209-00-02-155		2.680	2.736
157	520-07-04-002		2.670	2.618
158	136-01-01-026	PINERIDGE POINTE	2.650	2.686
159	109-01-01-089	HARBOR POINT	2.630	2.666
160	520-10-03-017		2.630	1.926
161	099-05-01-031	FFS COMMUNITIES TOWNE LANDI	2.600	2.594
162	099-07-01-005	HIGHLAND SHORES AT KEOWEE	2.590	2.619
163	136-00-03-100	LOW COUNTRY COVE	2.570	2.448
164	177-00-01-044	WATERS EDGE	2.540	2.644
165	223-00-02-014	KEOWEE PLANTATION	2.540	3.212
166	039-01-02-040	CLIFFS AT KEOWEE FALLS	2.530	2.145
167	088-03-01-001	LIFFS COMMUNITIES EMERALD BA	2.530	2.350
168	056-00-03-023		2.520	3.767
169	209-00-02-003		2.500	2.406
170	520-11-01-012		2.500	2.554
171	223-00-02-019	KEOWEE PLANTATION	2.480	2.587
172	056-04-01-043	LIFFS COMMUNITIES AZALEA RIDG	2.460	2.564
173	088-02-01-027	LIFFS COMMUNITIES EMERALD BA	2.450	2.277
174	109-01-01-062	HARBOR POINT	2.450	2.432
175	150-07-01-023	POINTE HARBOR	2.450	2.505
176	164-00-04-036		2.450	2.453
177	047-03-01-028	NORTH POINT AT THE CLIFFS	2.420	1.207
178	208-00-01-095		2.420	2.419
179	066-03-01-036	CLIFFS COMMUNITIES HIGH RIDGE	2.400	2.409
180	099-07-01-024	HIGHLAND SHORES AT KEOWEE	2.370	2.373
181	088-02-01-012	LIFFS COMMUNITIES EMERALD BA	2.360	2.039
182	209-00-02-114	FOX RUN	2.350	1.909
183	056-04-01-040	LIFFS COMMUNITIES AZALEA RIDG	2.340	2.408
184	177-01-04-011	CAIN CREEK COVE	2.340	2.181
185	123-05-02-005	WATERSIDE CROSSING	2.290	3.158
186	047-03-01-027	NORTH POINT AT THE CLIFFS	2.280	1.129

187	179-04-01-011	HIDDEN HARBOR	2.280	2.404
188	099-06-01-006	FFS COMMUNITIES TOWNE LANDI	2.260	2.368
189	066-03-01-037	CLIFFS COMMUNITIES HIGH RIDGE	2.240	2.262
190	109-01-01-083	HARBOR POINT	2.240	2.311
191	149-01-01-001	HICKORY COVE	2.230	1.817
192	123-05-02-004	WATERSIDE CROSSING	2.220	2.982
193	209-00-01-043		2.220	2.231
194	164-06-01-005	WESTWOOD BAY	2.210	2.308
195	520-80-01-009	KEOWEE PLANTATION	2.200	3.261
196	099-05-01-030	FFS COMMUNITIES TOWNE LANDI	2.190	2.253
197	109-00-03-045		2.190	2.268
198	210-06-01-001	KEOWEE	2.170	1.671
199	179-00-03-094		2.150	2.032
200	110-01-01-053	RIVERSTONE	2.130	2.315
201	209-00-01-034		2.130	2.131
202	099-05-01-037	FFS COMMUNITIES TOWNE LANDI	2.110	2.148
203	178-00-01-053		2.100	2.149
204	178-08-01-020	SUNSET COVE	2.090	2.069
205	123-03-01-001	WATERSIDE CROSSING	2.080	2.169
206	164-06-01-030	WESTWOOD BAY	2.070	2.099
207	162-06-01-061	PENINSULA POINTE NORTH	2.060	2.029
208	209-00-01-045		2.060	2.082
209	149-00-03-154		2.050	2.100
210	109-01-01-016	HARBOR POINT	2.040	2.066
211	179-03-01-021	CRESTVIEW	2.030	2.053
212	047-03-01-013	NORTH POINT AT THE CLIFFS	2.020	0.999
213	077-03-01-019	LIFFS COMMUNITIES LAUREL POIN	2.020	1.961
214	039-01-01-003	CLIFFS AT KEOWEE FALLS	2.010	1.926
215	077-00-04-008	CLIFFS COMMUNITIES	1.990	4.455
216	099-00-01-036		1.990	1.536
217	520-07-04-004		1.990	1.942
218	088-01-01-041	LIFFS COMMUNITIES EMERALD BA	1.980	2.265
219	123-07-01-009	WATERSIDE CROSSING	1.980	2.930
220	150-10-01-007	THE COTTAGES AT RIVERBIRCH	1.980	1.981
221	066-03-01-043	CLIFFS COMMUNITIES HIGH RIDGE	1.970	2.004
222	109-01-01-074	HARBOR POINT	1.970	1.949
223	066-03-01-042	CLIFFS COMMUNITIES HIGH RIDGE	1.960	1.975
224	099-07-01-004	HIGHLAND SHORES AT KEOWEE	1.950	1.948
225	111-23-01-003	KEOWEE HARBOURS SHADOW WAL	1.950	1.960
226	099-07-01-003	HIGHLAND SHORES AT KEOWEE	1.940	1.961
227	099-07-01-023	HIGHLAND SHORES AT KEOWEE	1.940	1.963
228	193-08-01-005	SHELTER COVE	1.930	1.889
229	047-00-01-094	CLIFFS COMMUNITIES	1.920	2.138
230	099-04-01-004	FFS COMMUNITIES TOWNE LANDI	1.920	1.925
231	179-00-03-100		1.910	1.983
232	039-00-01-073	JOCASSEE POINTE	1.900	2.094
233	077-03-01-021	LIFFS COMMUNITIES LAUREL POIN	1.900	1.831

234	149-04-01-014	TIMBER BAY	1.900	1.893
235	109-01-01-093	HARBOR POINT	1.890	1.895
236	123-05-02-019	WATERSIDE CROSSING	1.890	2.028
237	164-05-01-033	CLEARWATER	1.890	2.005
238	077-03-01-012	LIFFS COMMUNITIES LAUREL POINT	1.880	1.947
239	088-01-01-015	LIFFS COMMUNITIES EMERALD BAY	1.870	1.581
240	088-02-01-007	LIFFS COMMUNITIES EMERALD BAY	1.860	1.771
241	123-10-01-005	WATERSIDE CROSSING	1.860	1.849
242	088-01-01-029	LIFFS COMMUNITIES EMERALD BAY	1.850	1.524
243	099-06-01-011	LIFFS COMMUNITIES TOWNE LANDINGS	1.850	1.853
244	047-03-01-029	NORTH POINT AT THE CLIFFS	1.840	0.936
245	164-06-01-020	WESTWOOD BAY	1.840	2.048
246	123-02-01-025	WATERSIDE CROSSING	1.830	2.032
247	047-03-01-012	NORTH POINT AT THE CLIFFS	1.820	1.815
248	099-04-01-003	LIFFS COMMUNITIES TOWNE LANDINGS	1.820	2.000
249	056-04-01-047	LIFFS COMMUNITIES AZALEA RIDGE	1.810	1.822
250	099-00-02-010	CLIFFS COMMUNITIES	1.810	2.106
251	099-07-01-007	HIGHLAND SHORES AT KEOWEE	1.810	1.817
252	162-05-01-062	PENINSULA POINTE	1.810	2.187
253	177-06-01-030	LITTLE KEOWEE BAY KEY	1.810	1.786
254	088-05-01-013	LIFFS COMMUNITIES JASMINE COVE	1.800	1.694
255	123-07-01-004	WATERSIDE CROSSING	1.800	2.017
256	099-06-01-024	LIFFS COMMUNITIES TOWNE LANDINGS	1.790	1.781
257	123-03-01-010	WATERSIDE CROSSING	1.790	1.515
258	109-01-01-077	HARBOR POINT	1.780	1.668
259	056-04-01-029	LIFFS COMMUNITIES AZALEA RIDGE	1.770	2.044
260	077-04-01-026	CLIFFS COMMUNITIES	1.770	1.848
261	039-00-01-147	CLIFFS AT KEOWEE FALLS EAST	1.730	2.179
262	066-01-01-002	CANTRELL POINT	1.730	1.795
263	098-01-01-007	FOUR POINTES NORTH	1.730	1.731
264	088-06-01-023	LIFFS COMMUNITIES JASMINE COVE	1.720	1.543
265	162-06-01-044	PENINSULA POINTE NORTH	1.720	1.714
266	077-00-03-004	RIVER BIRCH	1.710	1.660
267	099-07-01-036	HIGHLAND SHORES AT KEOWEE	1.710	1.830
268	123-04-01-042	WATERSIDE CROSSING	1.710	1.940
269	150-08-01-001	POINTE HARBOR	1.710	1.748
270	165-02-01-026	WATERFORD POINTE	1.710	1.722
271	066-03-01-015	CLIFFS COMMUNITIES HIGH RIDGE	1.700	1.726
272	088-05-01-007	LIFFS COMMUNITIES JASMINE COVE	1.700	1.706
273	150-10-01-008	THE COTTAGES AT RIVERBIRCH	1.700	1.706
274	179-00-03-087		1.700	1.450
275	209-09-01-002	THE SUMMIT	1.690	1.688
276	088-06-01-017	LIFFS COMMUNITIES JASMINE COVE	1.680	1.574
277	088-06-01-024	LIFFS COMMUNITIES JASMINE COVE	1.680	1.506
278	162-05-01-072	PENINSULA POINTE	1.680	1.886
279	056-04-01-046	LIFFS COMMUNITIES AZALEA RIDGE	1.670	1.677
280	164-00-02-004	ELROD SOUND	1.660	1.552

281	208-00-01-026	CLIFFWICK	1.660	2.111
282	149-01-03-012	HICKORY COVE	1.650	1.973
283	150-03-01-015	MOORINGS	1.650	1.674
284	178-08-01-019	SUNSET COVE	1.650	1.669
285	151-02-01-001	MOUNTAIN VIEW POINTE	1.640	1.851
286	164-06-01-017	WESTWOOD BAY	1.640	1.660
287	077-03-01-022	CLIFFS COMMUNITIES LAUREL POINTE	1.630	1.734
288	149-04-01-017	TIMBER BAY	1.630	1.631
289	088-06-01-008	CLIFFS COMMUNITIES JASMINE COVE	1.620	1.546
290	123-02-01-065	WATERSIDE CROSSING	1.620	1.644
291	178-00-02-019		1.620	1.565
292	209-00-01-042		1.620	1.565
293	056-02-02-013	BAY RIDGE	1.610	1.660
294	109-01-01-113	HARBOR POINT	1.610	1.672
295	110-01-01-002	RIVERSTONE	1.610	1.721
296	178-08-01-021	SUNSET COVE	1.610	1.615
297	520-12-01-001	KEOWEE INLET	1.610	1.945
298	098-01-01-028	FOUR POINTES NORTH	1.600	1.598
299	177-05-01-020	HIDDEN FALLS OF KEOWEE	1.600	1.935
300	209-00-02-005		1.600	1.670
301	150-08-01-002	POINTE HARBOR	1.590	1.530
302	150-08-01-020	POINTE HARBOR	1.590	1.625
303	162-01-01-020	CRYSTAL FALLS	1.590	1.570
304	162-06-01-057	PENINSULA POINTE NORTH	1.590	1.570
305	039-01-02-028	CLIFFS AT KEOWEE FALLS	1.580	1.578
306	056-02-02-005	BAY RIDGE	1.580	1.579
307	077-03-01-015	CLIFFS COMMUNITIES LAUREL POINTE	1.570	1.469
308	088-06-01-016	CLIFFS COMMUNITIES JASMINE COVE	1.570	1.444
309	109-01-01-101	HARBOR POINT	1.570	1.577
310	165-05-01-229	WATERFORD POINTE	1.570	1.491
311	165-07-01-008	WATERFORD RIDGE	1.570	1.539
312	150-00-01-362	CAPTAINS COVE	1.560	1.516
313	193-00-01-005	J H WELLS ESTATE	1.560	0.830
314	077-02-01-018	CLIFFS COMMUNITIES LAUREL POINTE	1.550	1.335
315	109-01-01-100	HARBOR POINT	1.550	1.590
316	110-01-01-085	RIVERSTONE	1.550	1.587
317	165-07-01-015	WATERFORD RIDGE	1.550	1.458
318	177-00-02-153	WATERS EDGE	1.550	1.602
319	109-01-01-021	HARBOR POINT	1.540	1.583
320	177-05-01-013	HIDDEN FALLS OF KEOWEE	1.530	1.576
321	066-03-01-029	CLIFFS COMMUNITIES HIGH RIDGE	1.520	1.630
322	109-01-01-114	HARBOR POINT	1.520	1.613
323	110-01-01-099	ESTATES AT RIVERSTONE	1.520	1.502
324	179-00-02-022	HAMPTON SHORES	1.520	1.453
325	208-00-01-114		1.520	1.786
326	209-00-02-160		1.520	1.618
327	066-03-01-028	CLIFFS COMMUNITIES HIGH RIDGE	1.510	1.589

328	077-03-01-004	LIFFS COMMUNITIES LAUREL POIN	1.510	1.460
329	099-07-01-016	HIGHLAND SHORES AT KEOWEE	1.510	1.526
330	123-05-02-020	WATERSIDE CROSSING	1.510	1.519
331	193-00-02-010		1.510	1.538
332	208-00-03-067	PORT SANTORINI	1.510	1.428
333	123-02-01-030	WATERSIDE CROSSING	1.500	1.507
334	177-00-02-049		1.500	1.607
335	110-01-01-049	RIVERSTONE	1.490	1.541
336	178-07-01-023	WILDWOOD	1.490	1.470
337	039-00-01-153	CLIFFS AT KEOWEE FALLS EAST	1.480	1.333
338	039-01-02-033	CLIFFS AT KEOWEE FALLS	1.480	1.039
339	039-01-02-038	CLIFFS AT KEOWEE FALLS	1.480	1.403
340	110-01-01-043	RIVERSTONE	1.480	1.606
341	109-01-01-141	HARBOR POINT	1.460	1.455
342	136-00-03-101	LOW COUNTRY COVE	1.460	1.506
343	149-04-01-097	TIMBER BAY	1.460	1.424
344	193-10-01-012	SOUTHWIND BAY	1.460	1.513
345	210-06-01-152	KEOWEE	1.460	1.485
346	109-01-01-084	HARBOR POINT	1.450	1.406
347	149-04-01-083	TIMBER BAY	1.440	1.446
348	179-00-03-012	CLOVIS POINT	1.440	1.323
349	179-00-03-095		1.440	1.379
350	039-01-01-014	CLIFFS AT KEOWEE FALLS	1.430	1.202
351	047-03-01-015	NORTH POINT AT THE CLIFFS	1.430	1.403
352	109-00-03-029		1.430	1.396
353	162-01-01-022	CRYSTAL FALLS	1.430	1.477
354	099-07-01-018	HIGHLAND SHORES AT KEOWEE	1.420	1.418
355	178-00-02-072	VENTURE BAY	1.420	1.526
356	056-04-01-039	LIFFS COMMUNITIES AZALEA RIDG	1.410	1.491
357	077-01-01-010	LIFFS COMMUNITIES LAUREL POIN	1.410	1.352
358	109-01-01-057	HARBOR POINT	1.410	1.398
359	123-10-01-006	WATERSIDE CROSSING	1.410	1.469
360	193-08-01-006	SHELTER COVE	1.390	1.393
361	099-04-01-018	LIFFS COMMUNITIES TOWNE LANDI	1.380	1.416
362	149-04-01-004	TIMBER BAY	1.380	1.383
363	179-00-02-026	HAMPTON SHORES	1.380	1.368
364	099-07-01-001	HIGHLAND SHORES AT KEOWEE	1.370	1.368
365	136-02-01-001	THE PENINSULA	1.370	1.371
366	149-04-01-013	TIMBER BAY	1.370	1.365
367	150-00-01-262	CAPTAINS COVE	1.370	1.413
368	150-12-01-011	JANDA HILL ON LAKE KEOWEE	1.370	1.353
369	177-06-01-028	LITTLE KEOWEE BAY KEY	1.370	1.353
370	136-00-03-049	HIGH FALLS PARK	1.360	1.884
371	165-06-01-013	WATERFORD POINTE	1.360	1.404
372	109-01-01-032	HARBOR POINT	1.350	1.396
373	136-02-01-002	THE PENINSULA	1.350	1.350
374	162-06-01-042	PENINSULA POINTE NORTH	1.350	1.341

375	178-00-02-100	WELLINGTON ESTATES	1.350	1.516
376	209-00-01-058		1.350	1.350
377	088-05-01-012	LIFFS COMMUNITIES JASMINE COV	1.340	1.228
378	098-01-01-027	FOUR POINTES NORTH	1.340	1.335
379	124-07-01-052	WYNWARD POINTE	1.340	1.517
380	150-00-01-428	WALKER POINTE	1.340	1.124
381	177-06-01-010	LITTLE KEOWEE BAY KEY	1.340	0.799
382	077-00-04-005	CLIFFS COMMUNITIES	1.330	1.311
383	088-01-01-035	LIFFS COMMUNITIES EMERALD BA	1.330	1.211
384	110-01-01-064	RIVERSTONE	1.330	1.351
385	110-01-01-066	RIVERSTONE	1.330	1.383
386	149-04-01-008	TIMBER BAY	1.330	1.336
387	077-01-01-011	LIFFS COMMUNITIES LAUREL POIN	1.320	1.245
388	088-02-01-009	LIFFS COMMUNITIES EMERALD BA	1.320	1.325
389	088-06-01-007	LIFFS COMMUNITIES JASMINE COV	1.320	1.125
390	149-04-01-009	TIMBER BAY	1.320	1.351
391	039-00-01-150	CLIFFS AT KEOWEE FALLS EAST	1.310	1.075
392	039-01-02-020	CLIFFS AT KEOWEE FALLS	1.310	1.109
393	110-01-01-023	RIVERSTONE	1.310	1.301
394	162-06-01-055	PENINSULA POINTE NORTH	1.310	1.303
395	209-09-01-007	THE SUMMIT	1.310	1.454
396	056-04-01-037	LIFFS COMMUNITIES AZALEA RIDG	1.300	1.405
397	066-03-01-032	CLIFFS COMMUNITIES HIGH RIDGE	1.300	1.323
398	123-02-01-081	WATERSIDE CROSSING	1.300	1.334
399	124-08-01-012	WYNWARD POINTE	1.300	1.414
400	165-02-01-058	WATERFORD POINTE	1.300	1.306
401	178-07-01-016	WILDWOOD	1.290	1.166
402	110-01-01-065	RIVERSTONE	1.280	1.308
403	111-23-01-002	KEOWEE HARBOURS SHADOW WAL	1.280	1.305
404	165-02-01-036	WATERFORD POINTE	1.280	1.248
405	039-00-01-137	CLIFFS AT KEOWEE FALLS EAST	1.270	1.209
406	077-01-01-023	LIFFS COMMUNITIES LAUREL POIN	1.270	1.254
407	077-03-01-008	LIFFS COMMUNITIES LAUREL POIN	1.270	1.178
408	109-01-01-043	HARBOR POINT	1.270	1.283
409	150-03-01-009	MOORINGS	1.270	1.059
410	162-06-01-007	PENINSULA POINTE NORTH	1.270	1.384
411	193-00-03-018		1.270	0.977
412	056-03-01-006	MARINER POINTE	1.260	1.269
413	149-04-01-037	TIMBER BAY	1.260	1.260
414	162-05-01-096	PENINSULA POINTE	1.260	1.261
415	165-02-01-011	WATERFORD POINTE	1.260	1.214
416	179-04-01-009	HIDDEN HARBOR	1.260	1.362
417	088-06-01-021	LIFFS COMMUNITIES JASMINE COV	1.250	1.077
418	099-05-01-021	FFS COMMUNITIES TOWNE LANDI	1.250	1.441
419	099-05-01-032	FFS COMMUNITIES TOWNE LANDI	1.250	1.252
420	099-06-01-032	FFS COMMUNITIES TOWNE LANDI	1.250	1.273
421	110-01-01-095	ESTATES AT RIVERSTONE	1.250	1.259

422	150-00-01-515		1.250	1.240
423	177-01-01-010	SPANISH COVE	1.250	1.319
424	178-08-01-016	SUNSET COVE	1.250	1.246
425	179-03-01-027	CRESTVIEW	1.250	1.271
426	047-03-01-011	NORTH POINT AT THE CLIFFS	1.240	1.227
427	066-03-01-035	CLIFFS COMMUNITIES HIGH RIDGE	1.240	1.237
428	109-01-01-087	HARBOR POINT	1.240	1.267
429	111-17-01-006	KEOWEE HARBOURS	1.240	1.066
430	149-04-01-051	TIMBER BAY	1.240	1.227
431	077-01-01-013	CLIFFS COMMUNITIES LAUREL POINT	1.230	1.251
432	098-01-01-008	FOUR POINTES NORTH	1.230	1.233
433	149-00-03-103	HIGH HAMMOCK ESTATES	1.230	1.353
434	150-00-01-525		1.230	1.173
435	165-06-01-009	WATERFORD POINTE	1.230	1.253
436	520-08-05-005		1.230	1.254
437	088-05-01-008	CLIFFS COMMUNITIES JASMINE COVE	1.220	1.213
438	109-00-03-024		1.220	1.214
439	110-01-01-062	RIVERSTONE	1.220	1.272
440	149-00-03-102	HIGH HAMMOCK ESTATES	1.220	1.447
441	165-08-01-030	WATERFORD RIDGE	1.220	1.239
442	099-07-01-002	HIGHLAND SHORES AT KEOWEE	1.210	1.205
443	109-01-01-076	HARBOR POINT	1.210	1.199
444	110-01-01-025	RIVERSTONE	1.210	1.229
445	149-04-01-006	TIMBER BAY	1.210	1.206
446	088-06-01-015	CLIFFS COMMUNITIES JASMINE COVE	1.200	1.144
447	099-06-01-021	CLIFFS COMMUNITIES TOWNE LANDINGS	1.200	1.275
448	099-07-01-034	HIGHLAND SHORES AT KEOWEE	1.200	1.196
449	109-00-03-028		1.200	1.239
450	109-01-01-033	HARBOR POINT	1.200	1.250
451	109-01-01-045	HARBOR POINT	1.200	1.251
452	109-01-01-099	HARBOR POINT	1.200	1.222
453	136-02-01-023	THE PENINSULA	1.200	1.201
454	162-05-01-031	PENINSULA POINTE	1.200	1.236
455	099-04-01-025	CLIFFS COMMUNITIES TOWNE LANDINGS	1.190	1.190
456	099-07-01-032	HIGHLAND SHORES AT KEOWEE	1.190	1.197
457	109-01-01-056	HARBOR POINT	1.190	1.195
458	099-04-01-001	CLIFFS COMMUNITIES TOWNE LANDINGS	1.180	1.257
459	099-07-01-026	HIGHLAND SHORES AT KEOWEE	1.180	1.185
460	109-01-01-059	HARBOR POINT	1.180	1.173
461	110-01-01-093	ESTATES AT RIVERSTONE	1.180	1.177
462	162-05-01-073	PENINSULA POINTE	1.180	1.209
463	165-04-01-079	WATERFORD POINTE	1.180	1.136
464	178-08-01-017	SUNSET COVE	1.180	1.182
465	520-83-01-001	KENSINGTON ESTATES AT KEOWEE	1.180	1.167
466	039-01-01-013	CLIFFS AT KEOWEE FALLS	1.170	1.289
467	066-03-01-021	CLIFFS COMMUNITIES HIGH RIDGE	1.170	1.210
468	109-01-01-135	HARBOR POINT	1.170	1.175

469	123-01-01-019	TALONS AT LAKE KEOWEE	1.170	1.111
470	123-02-01-026	WATERSIDE CROSSING	1.170	1.123
471	136-01-01-005	PINERIDGE POINTE	1.170	1.330
472	150-00-01-487		1.170	0.775
473	179-00-03-043		1.170	1.368
474	039-00-01-144	CLIFFS AT KEOWEE FALLS EAST	1.160	1.348
475	109-01-01-020	HARBOR POINT	1.160	1.189
476	109-01-01-046	HARBOR POINT	1.160	1.113
477	109-01-01-118	HARBOR POINT	1.160	1.617
478	110-01-01-100	ESTATES AT RIVERSTONE	1.160	1.180
479	111-17-01-042	KEOWEE HARBOURS	1.160	1.228
480	136-03-01-001	TIMBERCOVE	1.160	1.083
481	149-04-01-064	TIMBER BAY	1.160	1.189
482	162-05-01-030	PENINSULA POINTE	1.160	1.234
483	209-00-02-071		1.160	1.185
484	209-07-01-051	THE SUMMIT	1.160	1.245
485	210-06-01-113	KEOWEE	1.160	1.857
486	088-02-01-003	LIFFS COMMUNITIES EMERALD BA	1.150	1.100
487	178-08-01-011	SUNSET COVE	1.150	1.136
488	179-00-02-024	HAMPTON SHORES	1.150	1.110
489	520-03-01-013	WHITE OAK CLIFFS	1.150	1.033
490	047-01-01-069	KEOWEE BAY	1.140	1.250
491	088-01-01-007	LIFFS COMMUNITIES EMERALD BA	1.140	0.941
492	088-03-01-008	LIFFS COMMUNITIES EMERALD BA	1.140	1.187
493	099-05-01-002	FFS COMMUNITIES TOWNE LANDI	1.140	1.205
494	099-06-01-008	FFS COMMUNITIES TOWNE LANDI	1.140	1.213
495	109-01-01-120	HARBOR POINT	1.140	1.191
496	150-09-01-034	HARBOR OAKS	1.140	1.174
497	162-06-01-058	PENINSULA POINTE NORTH	1.140	1.105
498	164-00-04-016		1.140	1.065
499	165-02-01-043	WATERFORD POINTE	1.140	1.112
500	165-04-01-004	WATERFORD POINTE	1.140	1.226
501	165-04-01-035	WATERFORD POINTE	1.140	1.246
502	177-06-01-011	LITTLE KEOWEE BAY KEY	1.140	1.117
503	056-04-01-013	LIFFS COMMUNITIES AZALEA RIDG	1.130	1.189
504	088-02-01-017	LIFFS COMMUNITIES EMERALD BA	1.130	1.390
505	110-01-01-083	RIVERSTONE	1.130	1.224
506	162-05-01-099	PENINSULA POINTE	1.130	1.131
507	164-06-01-006	WESTWOOD BAY	1.130	1.216
508	520-07-04-008		1.130	1.175
509	088-06-01-013	LIFFS COMMUNITIES JASMINE COV	1.120	1.098
510	109-01-01-130	HARBOR POINT	1.120	1.153
511	123-05-02-015	WATERSIDE CROSSING	1.120	1.226
512	151-00-01-035		1.120	1.241
513	177-05-01-015	HIDDEN FALLS OF KEOWEE	1.120	1.141
514	178-02-01-036	WOODS AT LAKE KEOWEE	1.120	1.185
515	179-03-01-029	CRESTVIEW	1.120	1.155

516	150-00-01-522		1.112	1.088
517	039-01-02-008	CLIFFS AT KEOWEE FALLS	1.110	1.124
518	088-06-01-009	LIFFS COMMUNITIES JASMINE COV	1.110	1.050
519	165-04-01-053	WATERFORD POINTE	1.110	1.079
520	179-01-01-005	KEOWEE HAVEN	1.110	1.142
521	056-04-01-020	LIFFS COMMUNITIES AZALEA RIDG	1.100	1.141
522	056-04-01-021	LIFFS COMMUNITIES AZALEA RIDG	1.100	1.201
523	066-03-01-017	CLIFFS COMMUNITIES HIGH RIDGE	1.100	1.191
524	088-02-01-016	LIFFS COMMUNITIES EMERALD BA	1.100	0.987
525	162-01-01-039	CRYSTAL FALLS	1.100	1.100
526	209-09-01-001	THE SUMMIT	1.100	1.066
527	210-06-01-103	KEOWEE	1.100	1.019
528	088-01-01-024	LIFFS COMMUNITIES EMERALD BA	1.090	0.951
529	099-07-01-022	HIGHLAND SHORES AT KEOWEE	1.090	1.095
530	124-08-01-044	WYNWARD POINTE	1.090	1.072
531	162-06-01-006	PENINSULA POINTE NORTH	1.090	1.178
532	178-00-01-121		1.090	0.769
533	077-00-04-004	CLIFFS COMMUNITIES	1.080	1.118
534	098-01-01-050	FOUR POINTES NORTH	1.080	1.036
535	110-01-01-061	RIVERSTONE	1.080	1.118
536	136-04-01-012	SPRING HOLLOW	1.080	1.135
537	162-05-01-033	PENINSULA POINTE	1.080	1.134
538	177-01-01-012	SPANISH COVE	1.080	1.120
539	098-01-01-005	FOUR POINTES NORTH	1.070	1.050
540	099-06-01-019	FFS COMMUNITIES TOWNE LANDI	1.070	1.184
541	110-01-01-102	ESTATES AT RIVERSTONE	1.070	1.077
542	111-23-01-001	KEOWEE HARBOURS SHADOW WAL	1.070	1.060
543	136-03-01-003	TIMBERCOVE	1.070	1.073
544	150-08-01-033	POINTE HARBOR	1.070	1.053
545	162-05-01-095	PENINSULA POINTE	1.070	1.075
546	162-06-01-051	PENINSULA POINTE NORTH	1.070	1.057
547	164-03-02-011	BEACON SHORES	1.070	1.123
548	177-05-01-001	HIDDEN FALLS OF KEOWEE	1.070	1.329
549	196-02-01-053	EAST SHORES	1.070	1.041
550	047-00-01-037	CLIFFS COMMUNITIES SOUTH	1.060	0.993
551	162-05-01-048	PENINSULA POINTE	1.060	1.061
552	162-06-01-052	PENINSULA POINTE NORTH	1.060	1.055
553	178-00-01-203		1.060	1.020
554	179-01-01-006	KEOWEE HAVEN	1.060	1.105
555	039-00-01-176	JOCASSEE POINTE	1.050	1.050
556	039-01-02-017	CLIFFS AT KEOWEE FALLS	1.050	0.970
557	088-03-01-004	LIFFS COMMUNITIES EMERALD BA	1.050	0.881
558	099-00-01-029	THE COVE	1.050	0.928
559	099-05-01-010	FFS COMMUNITIES TOWNE LANDI	1.050	1.182
560	162-06-01-003	PENINSULA POINTE NORTH	1.050	1.059
561	178-02-01-019	WOODS AT LAKE KEOWEE	1.050	1.051
562	178-02-01-023	WOODS AT LAKE KEOWEE	1.050	1.013

563	179-01-01-021	KEOWEE HAVEN	1.050	1.035
564	520-83-01-013	KENSINGTON ESTATES AT KEOWEE	1.050	1.143
565	039-01-02-019	CLIFFS AT KEOWEE FALLS	1.040	0.923
566	056-04-01-006	LIFFS COMMUNITIES AZALEA RIDG	1.040	1.207
567	150-00-01-401		1.040	1.003
568	162-05-01-079	PENINSULA POINTE	1.040	2.883
569	165-05-01-226	WATERFORD POINTE	1.040	1.075
570	520-12-01-017	KEOWEE INLET	1.040	1.012
571	056-04-01-032	LIFFS COMMUNITIES AZALEA RIDG	1.030	1.033
572	056-04-01-034	LIFFS COMMUNITIES AZALEA RIDG	1.030	1.137
573	066-03-01-031	CLIFFS COMMUNITIES HIGH RIDGE	1.030	1.061
574	109-01-01-129	HARBOR POINT	1.030	1.021
575	111-15-01-078	KEOWEE KEY	1.030	0.837
576	149-04-01-056	TIMBER BAY	1.030	1.031
577	150-00-01-130	DOGWOOD HEIGHTS	1.030	1.001
578	150-00-01-144		1.030	1.012
579	165-01-01-017	WATERFORD	1.030	1.065
580	209-02-01-001	BARCROFT ACRES	1.030	1.147
581	109-01-01-018	HARBOR POINT	1.020	1.067
582	109-01-01-047	HARBOR POINT	1.020	0.976
583	109-01-01-121	HARBOR POINT	1.020	1.050
584	109-01-01-133	HARBOR POINT	1.020	1.036
585	136-02-01-025	THE PENINSULA	1.020	1.029
586	177-06-01-015	LITTLE KEOWEE BAY KEY	1.020	1.003
587	209-05-01-010	SOUTH PORT VILLAGE	1.020	1.035
588	039-01-02-004	CLIFFS AT KEOWEE FALLS	1.010	0.996
589	150-00-01-341	CAPTAINS COVE	1.010	1.209
590	162-06-01-029	PENINSULA POINTE NORTH	1.010	1.004
591	162-06-01-037	PENINSULA POINTE NORTH	1.010	0.995
592	162-06-01-038	PENINSULA POINTE NORTH	1.010	1.016
593	162-06-01-050	PENINSULA POINTE NORTH	1.010	1.004
594	164-02-03-005	PETTY COVE	1.010	0.886
595	165-01-01-100	WATERFORD	1.010	1.136
596	077-01-01-024	LIFFS COMMUNITIES LAUREL POIN	1.000	1.129
597	088-02-01-022	LIFFS COMMUNITIES EMERALD BA	1.000	0.906
598	098-01-01-009	FOUR POINTES NORTH	1.000	0.995
599	109-01-01-060	HARBOR POINT	1.000	1.049
600	109-01-01-136	HARBOR POINT	1.000	1.006
601	110-01-01-101	ESTATES AT RIVERSTONE	1.000	1.040
602	111-17-01-062	KEOWEE HARBOURS	1.000	0.914
603	124-07-01-022	WYNWARD POINTE	1.000	1.173
604	150-06-01-047	MOONLIGHT BAY ON LAKE KEOWE	1.000	1.021
605	151-00-01-011		1.000	0.843
606	162-05-01-124	PENINSULA POINTE	1.000	0.992
607	162-05-01-129	PENINSULA POINTE	1.000	0.994
608	164-00-02-031	LAKESIDE ESTATES	1.000	1.059
609	164-07-01-001	LAUREL RIDGE	1.000	1.111

610	165-01-01-029	WATERFORD	1.000	0.989
611	178-08-01-036	SUNSET COVE	1.000	0.977
612	179-02-02-003	FAIRVIEW COVE	1.000	0.791
613	520-07-04-003		1.000	0.971

Code of Laws of South Carolina 1976 Annotated

Title 6. Local Government--Provisions Applicable to Special Purpose Districts and Other Political Subdivisions (Refs & Annos)

Chapter 29. South Carolina Local Government Comprehensive Planning Enabling Act of 1994

Article 5. Local Planning -- Zoning

Code 1976 § 6-29-710

§ 6-29-710. Zoning ordinances; purposes.

Currentness

(A) Zoning ordinances must be for the general purposes of guiding development in accordance with existing and future needs and promoting the public health, safety, morals, convenience, order, appearance, prosperity, and general welfare. To these ends, zoning ordinances must be made with reasonable consideration of the following purposes, where applicable:

- (1) to provide for adequate light, air, and open space;
- (2) to prevent the overcrowding of land, to avoid undue concentration of population, and to lessen congestion in the streets;
- (3) to facilitate the creation of a convenient, attractive, and harmonious community;
- (4) to protect and preserve scenic, historic, or ecologically sensitive areas;
- (5) to regulate the density and distribution of populations and the uses of buildings, structures and land for trade, industry, residence, recreation, agriculture, forestry, conservation, airports and approaches thereto, water supply, sanitation, protection against floods, public activities, and other purposes;
- (6) to facilitate the adequate provision or availability of transportation, police and fire protection, water, sewage, schools, parks, and other recreational facilities, affordable housing, disaster evacuation, and other public services and requirements. "Other public requirements" which the local governing body intends to address by a particular ordinance or action must be specified in the preamble or some other part of the ordinance or action;
- (7) to secure safety from fire, flood, and other dangers; and
- (8) to further the public welfare in any other regard specified by a local governing body.

Credits

HISTORY: 1994 Act No. 355, § 1.

Notes of Decisions (27)

Code 1976 § 6-29-710, SC ST § 6-29-710

Current through 2022 Act No. 268, subject to final approval by the Legislative Council, technical revisions by the Code Commissioner, and publication in the Official Code of Laws.

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Title 6. Local Government--Provisions Applicable to Special Purpose Districts and Other Political Subdivisions (Refs & Annos)

Chapter 29. South Carolina Local Government Comprehensive Planning Enabling Act of 1994

Article 5. Local Planning -- Zoning

Code 1976 § 6-29-720

§ 6-29-720. Zoning districts; matters regulated; uniformity; zoning techniques.

Effective: May 23, 2007

[Currentness](#)

(A) When the local planning commission has prepared and recommended and the governing body has adopted at least the land use element of the comprehensive plan as set forth in this chapter, the governing body of a municipality or county may adopt a zoning ordinance to help implement the comprehensive plan. The zoning ordinance shall create zoning districts of such number, shape, and size as the governing authority determines to be best suited to carry out the purposes of this chapter. Within each district the governing body may regulate:

- (1) the use of buildings, structures, and land;
- (2) the size, location, height, bulk, orientation, number of stories, erection, construction, reconstruction, alteration, demolition, or removal in whole or in part of buildings and other structures, including signage;
- (3) the density of development, use, or occupancy of buildings, structures, or land;
- (4) the areas and dimensions of land, water, and air space to be occupied by buildings and structures, and the size of yards, courts, and other open spaces;
- (5) the amount of off-street parking and loading that must be provided, and restrictions or requirements related to the entry or use of motor vehicles on the land;
- (6) other aspects of the site plan including, but not limited to, tree preservation, landscaping, buffers, lighting, and curb cuts; and
- (7) other aspects of the development and use of land or structures necessary to accomplish the purposes set forth throughout this chapter.

(B) The regulations must be made in accordance with the comprehensive plan for the jurisdiction, and be made with a view to promoting the purposes set forth throughout this chapter. Except as provided in this chapter, all of these regulations must

be uniform for each class or kind of building, structure, or use throughout each district, but the regulations in one district may differ from those in other districts.

(C) The zoning ordinance may utilize the following or any other zoning and planning techniques for implementation of the goals specified above. Failure to specify a particular technique does not cause use of that technique to be viewed as beyond the power of the local government choosing to use it:

(1) “cluster development” or the grouping of residential, commercial, or industrial uses within a subdivision or development site, permitting a reduction in the otherwise applicable lot size, while preserving substantial open space on the remainder of the parcel;

(2) “floating zone” or a zone which is described in the text of a zoning ordinance but is unmapped. A property owner may petition for the zone to be applied to a particular parcel meeting the minimum zoning district area requirements of the zoning ordinance through legislative action;

(3) “performance zoning” or zoning which specifies a minimum requirement or maximum limit on the effects of a land use rather than, or in addition to, specifying the use itself, simultaneously assuring compatibility with surrounding development and increasing a developer's flexibility;

(4) “planned development district” or a development project comprised of housing of different types and densities and of compatible commercial uses, or shopping centers, office parks, and mixed-use developments. A planned development district is established by rezoning prior to development and is characterized by a unified site design for a mixed use development;

(5) “overlay zone” or a zone which imposes a set of requirements or relaxes a set of requirements imposed by the underlying zoning district when there is a special public interest in a particular geographic area that does not coincide with the underlying zone boundaries;

(6) “conditional uses” or zoning ordinance provisions that impose conditions, restrictions, or limitations on a permitted use that are in addition to the restrictions applicable to all land in the zoning district. The conditions, restrictions, or limitations must be set forth in the text of the zoning ordinance; and

(7) “priority investment zone” in which the governing authority adopts market-based incentives or relaxes or eliminates nonessential housing regulatory requirements, as these terms are defined in this chapter, to encourage private development in the priority investment zone. The governing authority also may provide that traditional neighborhood design and affordable housing, as these terms are defined in this chapter, must be permitted within the priority investment zone.

Credits

HISTORY: 1994 Act No. 355, § 1; 2007 Act No. 31, § 3, eff May 23, 2007.

[Notes of Decisions \(5\)](#)

Code 1976 § 6-29-720, SC ST § 6-29-720

Current through 2022 Act No. 268, subject to final approval by the Legislative Council, technical revisions by the Code Commissioner, and publication in the Official Code of Laws.

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