

TIME LINE

Litchfield Country Club Golf Course & Founders Club Golf Course

1960's-1970's: Litchfield Country Club Golf Course & Hagley Estates Golf Course (predecessor of Founders Club) constructed and opened. Hagley has a deed restriction requiring use of the land as a golf course.

1980's: Before South Carolina counties were required to have a Comprehensive Land Use Plan, Georgetown County broadly zoned these two golf courses and all surrounding land as R-10 which allows 4 single family homes per acre on the golf course.

1994: South Carolina adopted the Comprehensive Planning Enabling Act requiring counties to have a Comprehensive Land Use Plan and maps in place by 1999 and zoning regulations that implement and "*must* be in accordance with the Comprehensive Plan for the jurisdiction."

1997: Georgetown County adopted its first Comprehensive Plan which committed to immediately start the process of changing zoning to conform to the Comprehensive Plan.

2007: 2007 Comprehensive Land Use Plan Update: The County created a land use designation for both golf courses called "Private Recreational," which allowed no residential development. The County failed to change the R-10 zoning to bring it into accordance with the "Private Recreational" Comprehensive Plan designation as required by state law.

March 2015: 2015 Comprehensive Land Use Plan Update: County retained the "Private Recreational" designation on both golf courses which allowed no residential development. County never changed R-10 zoning to be in compliance with Comprehensive Plan.

April 2015: Chinese Company (Founders) purchased the two golf courses along with 20 others in the Waccamaw Neck/Myrtle Beach area (including Litchfield Racquet Club). At this time, the Comprehensive Land Use Plan and Maps designated both golf courses as "Private Recreational" which allowed no residential development. Georgetown County had not updated the outdated noncompliant R-10 zoning on to be consistent with "Private Recreational."

2018: Founders sold Litchfield Racquet Club to a developer to build 105 high density condominium units. Citizens formed a grassroots group, Keep It Green, and successfully blocked this effort.

2019-2024: After Litchfield Racquet Club sale, KIG and residents repeatedly requested County to bring zoning of the two golf courses along with other noncompliant zoning in the Waccamaw Neck into compliance with Comprehensive Plan "Private Recreational" designation as required by state law. The County failed to do so.

2024: Instead, the County passed a new Comprehensive Land Use Plan that changed the "Private Recreational" designation of the two golf courses, which allowed no residential development, to "CONAG" which allows low density residential development.

2025: The County proposes changing the noncompliant R-10 zoning to a new zoning district called "Neighborhood Amenity" that would be in accordance with the new Comprehensive Plan and allow low density residential (1 home per 5 acres net, clustered on one-acre lots along with some commercial uses).