

REZONING APPLICATION OVERVIEW FOR CASE 10-04

APPLICANT: Two Branches of Constitution, LLC 249 Blue Heron Drive Rock Hill, SC 29732		PROPERTY OWNER(S): Two Branches of Constitution, LLC 249 Blue Heron Drive Rock Hill, SC 29732	
REQUESTED ACTION	To rezone approximately 30.8 +/- acres from PD to BD-III		
TAX MAP NUMBER	5430000054P (16.23 acres from 22.23 acre parcel); 5430000061		
LOT SIZE	+/- 30.8 acres		
LOCATION	5105 Old York Road in the Rock Hill Community		
EXISTING SITE CONDITIONS AND LAND USE	Vacant-Abandoned Buildings/Medium-High Density Residential		
COUNCIL DISTRICT	Six (6) Houston "Buddy" Motz		

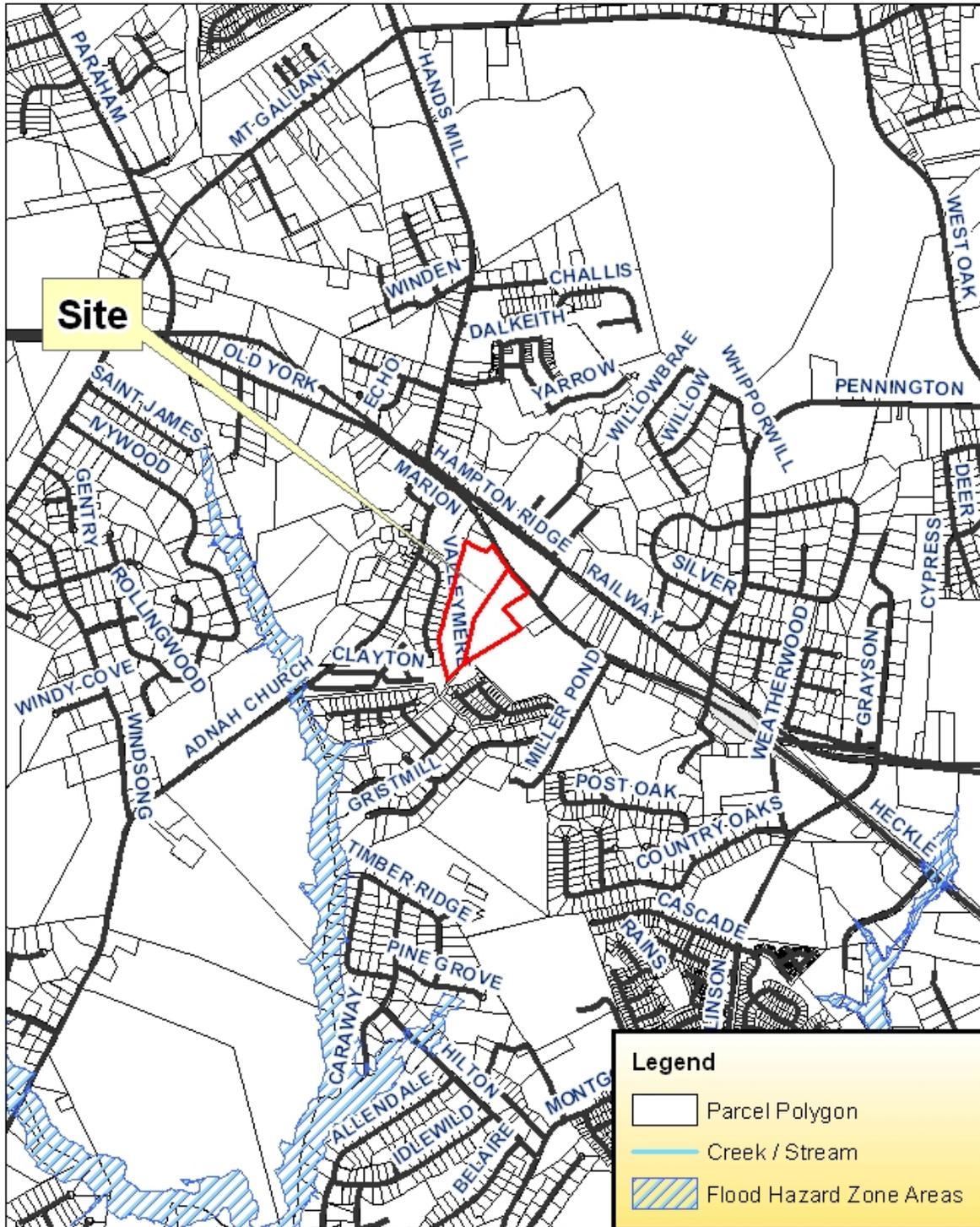
Business Development District III General (BD-III)

This district is intended to provide for areas within the county where "large scale" commercial and business development may occur. This district is designed to support county-wide or regional shopping centers, and business complexes of greater magnitude than permitted by the BD-I and BD-II Districts. This district is designed to accommodate a wide range of business and commercial uses, generally clustered for "cumulative attraction" and optimum accessibility. ***Permitted uses (some of which may require site plan approval) within the BD-III zoning district include:*** *automobile and boat service repair; broadcasting stations; car washes and detail shops; churches; commercial recreation establishments; commercial parking lots; general business services; lodges and civic clubs; marinas; mini-warehouses; motels and hotels; museums, art galleries, and libraries; personal service establishments; professional uses; recreational vehicle parks; convenience, primary, and secondary retail establishments; transportation service and facilities; and multi-family dwellings to include townhouses, apartment buildings, and condominiums.* (For more detailed information, please refer to York County Zoning Code §155.161 & §155.162.)

Vicinity Map

Tax Map #'s: 543-00-00-054; 543-00-00-061

Impact Community Church/Two Branches of Constitution, LLC



York County Planning & Development

