

**REZONING APPLICATION OVERVIEW FOR CASE 10-11**

<p align="center"><b>APPLICANT:</b> Rion M. Rutledge 1108 Hummingbird Lane Rock Hill, SC 29732</p>		<p align="center"><b>PROPERTY OWNER(S):</b> James C. Matthews 944 Magnolia Drive Rock Hill, SC 29730</p>	
<b>REQUESTED ACTION</b>	To rezone approximately 10 +/- acres from RUD to LI		
<b>TAX MAP NUMBER</b>	605-00-00-024		
<b>LOT SIZE</b>	+/- 10 acres		
<b>LOCATION</b>	724 Gerald Nichols Road in the Rock Hill Community		
<b>EXISTING SITE CONDITIONS AND LAND USE</b>	Office-Truck Storage/Single Family Residential		
<b>COUNCIL DISTRICT</b>	Five (5) Curwood Chappell		

**Light Industrial District (LI)**

This district is designed to create and protect industrial areas for light manufacturing and the distribution of products at wholesale. The standards established for this district are designed to promote sound and permanent light industrial development and also to protect nearby residential areas from undesirable aspects of heavy manufacturing. Whenever possible, this district should be separate from residential districts by natural or structural boundaries such as drainage channels, sharp breaks in topography, strips of vegetation, traffic arteries, and similar features. ***Permitted uses (some of which may require site plan approval) within the LI zoning district include: animal hospitals and veterinarian clinics; keeping or raising of animals (including equestrian stables, tracks, and fields, and kennels); churches; schools; automobile and boat service repair; broadcasting stations; car washes and detail shops; limited commercial recreation establishments; general farming; greenhouses and nurseries; light industrial uses; manufacturing facilities; mining; public or private outdoor recreation facilities; professional uses; limited retail sales; transportation services and facilities; warehousing, wholesale, and distribution establishments.*** (For more detailed information, please refer to York County Zoning Code §155.176 & §155.177.)

# Vicinity Map

Tax Map #: 605-00-00-024  
Rutledge/Matthews

