

**REZONING APPLICATION OVERVIEW FOR CASE 11-01**

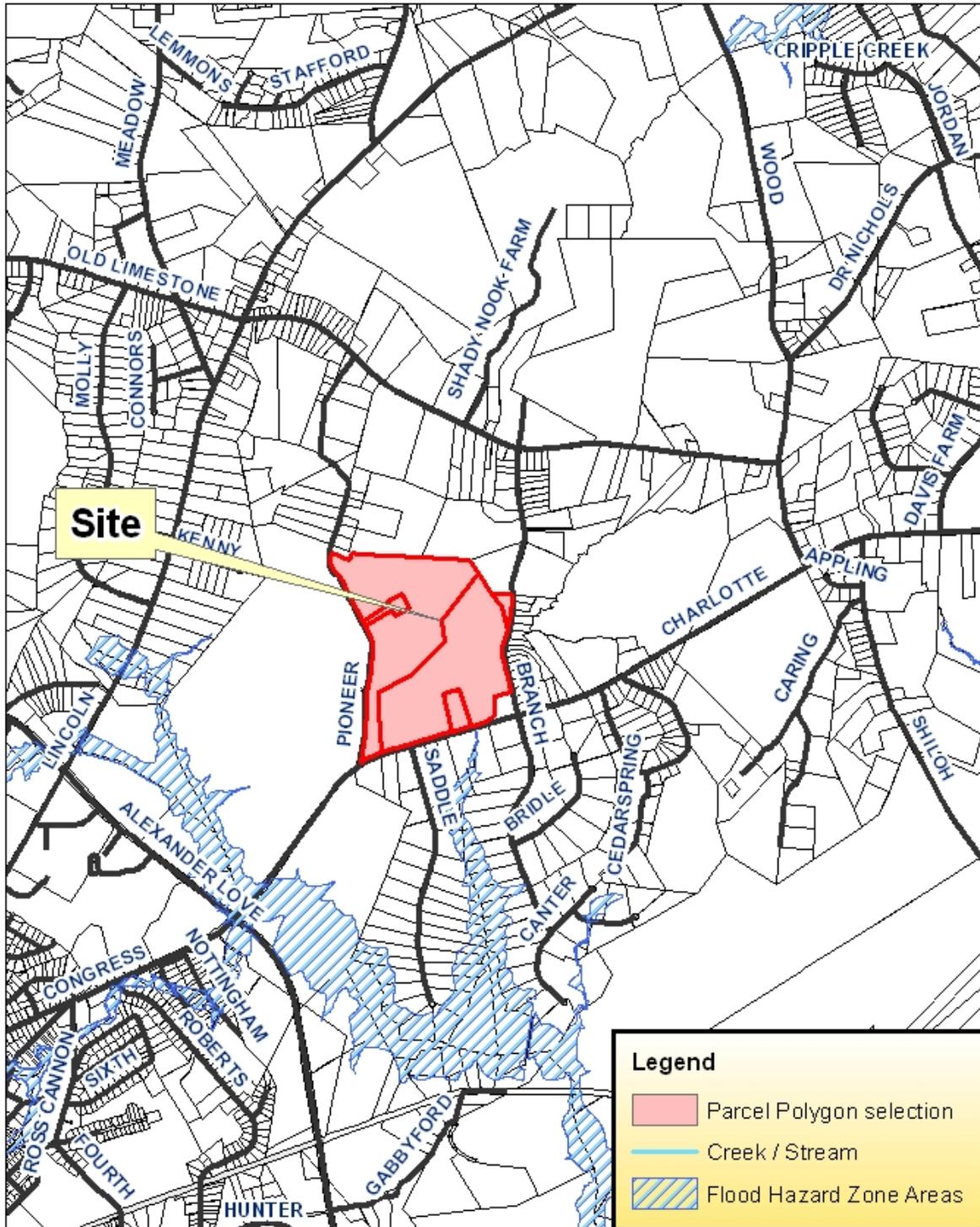
<b>APPLICANT:</b> Tim Helling 4261 Walnut Ridge Road Rock Hill, SC 29732	<b>PROPERTY OWNER(S):</b> Austin-Ruth, LLC 7 Ross Cannon Street York, SC 29745
<b>REQUESTED ACTION</b>	To rezone approximately 177.2 +/- acres from RUD to RC-I
<b>TAX MAP NUMBER</b>	352-00-00-046; 352-00-00-004; 391-00-00-008; 391-00-00-082; 389-00-00-029
<b>LOT SIZE</b>	+/- 177.2 acres
<b>LOCATION</b>	1450 Pioneer Road in the York Community
<b>EXISTING SITE CONDITIONS AND LAND USE</b>	Residential-Agricultural Structures/Single-Family Residential; Rural Residential
<b>COUNCIL DISTRICT</b>	Three (3) Eric Winstead

**Residential Conservation District I & Residential Conservation District II (RC-I & RC-II)**

These districts are designed to preserve and protect the character of existing neighborhoods and subdivisions, and to prohibit any use which would compromise or alter existing conditions and uses. Also, these districts are intended to encourage residential in-filling and expansion of existing neighborhoods and subdivisions. Development standards and densities regulating development of the districts, and permitting land uses are designed to reflect existing conditions and enhance the prospects of "like development". ***Permitted uses (some of which may require site plan approval) within the RC-I zoning district include:*** churches; schools; cultivation of field crops, orchards and groves; non-commercial equestrian uses; family day care homes; outdoor recreational facilities within an approved residential development; and dwellings of no more than one per approved platted lot to include modular homes and single family detached homes. (For more detailed information regarding the RC-I classification, please refer to York County Zoning Code §155.076 & §155.077.)

# Vicinity Map

Tax Map#s: 352-46, 352-04, 391-08, 391-82, 389-29  
Tim Helline/Austin-Ruth, LLC



York County Planning & Development

0 800 1,600 3,200  
Feet