

REZONING APPLICATION OVERVIEW FOR CASE 11-05

<p>APPLICANT: Supermetal Holdings USA Inc c/o M. Kevin Garrison, Esq. Robinson, McFadden & Moore, P.C. PO Box 944 Columbia, SC 29202</p>	<p>PROPERTY OWNER(S): Roy H. Boyd, Jr., John Lyle Boyd Jennifer B. Costner 774 Neelys Creek Road Rock Hill, SC 29730</p>
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REQUESTED ACTION	To rezone approximately 9 +/- acres from RUD to ID
TAX MAP NUMBER	6810000003P
LOT SIZE	+/- 9 acres from 181 acre tract
LOCATION	Hall Spencer Road in the Rock Hill community
EXISTING SITE CONDITIONS AND LAND USE	Vacant/Rural Residential
COUNCIL DISTRICT	Five (5) Curwood Chappell

Industrial Development District (ID)

This district is designed to recognize and protect one of the county's greatest assets - its industry. Too often, it is infringed upon and "boxed in" by incompatible development, and sites with industrial potential lie unprotected from smaller scale users. This district is designed to improve this situation by protecting certain areas with industrial potential for future industrial use and by buffering industrial uses from incompatible development. In the case of undeveloped property, the purpose of this district is not to usurp the development rights of property owners in anticipation of industrial development, but to allow the continuation of agricultural activity as an interim use, one which does not commit the land to higher intensity uses and subsequently negate the prospects of industrial development. ***Permitted uses (some of which may require site plan approval) within the ID zoning district include: animal hospitals and veterinarian clinics; keeping or raising of animals (including equestrian stables, tracks, and fields, and kennels); churches; schools; limited use commercial retail establishments; general farming; greenhouses; institutional care, emergency shelters, and halfway houses; manufacturing services and uses with limited accessory retail sales; mining; public and private outdoor recreational facilities; and warehousing, wholesale, and distribution establishments.*** (For more detailed information, please refer to York County Zoning Code §155.161 & §155.162.)

Vicinity Map

Tax Map #: 681-00-00-003P
Supermetal/Boyd & Costner

