

REZONING APPLICATION OVERVIEW FOR CASE 11-15

APPLICANT: Opus Regent Commercial, LLC 8180 Regent Pkwy #101 Fort Mill, SC 29715		PROPERTY OWNER(S): Opus Regent Commercial, LLC 8180 Regent Pkwy #101 Fort Mill, SC 29715	
REQUESTED ACTION	A major amendment to a +/- 65 acre Planned Development.		
TAX MAP NUMBER	729-00-00-017		
LOT SIZE	+/- 8 acres from +/- 65 acre parcel		
LOCATION	Regent Parkway & Starlight Drive in the Fort Mill community		
EXISTING SITE CONDITIONS AND LAND USE	Vacant/Medium-High Density Residential		
COUNCIL DISTRICT	One (1) David Bowman		

Planned Development District (PD)

This district is to encourage flexibility in the development of land in order to promote its most appropriate use; to improve the design, character and quality of new development; to facilitate the provision of streets and utilities; and to preserve the natural and scenic features of open areas. This district is intended for uses in the undeveloped areas designated on the officially adopted land use and development plan map for commercial mixed uses, and in other undeveloped areas of the county undergoing development pressure, where "planned development" is a superior response to less coordinate single-lot development as permitted elsewhere by the Zoning Ordinance. (For more detailed information, please refer to York County Zoning Code §155.206-215.)

The applicant seeks to amend the PD for the ability to add 50' detached lots to the parcel area that is noted on the PD plan as being commercial/multi-family townhomes.

Vicinity Map

Tax Map#: 729-00-00-017
Opus Regent Commercial, LLC

