

REZONING APPLICATION OVERVIEW FOR CASE 12-04

<p>APPLICANT: Piedmont Properties of the Carolinas Inc. Contact: Scott Hensley 115 E Park Avenue, Suite B Charlotte, NC 28203</p>	<p>PROPERTY OWNER(S): Dougmar Farms, LLC c/o Rob Hord, RED Partners/Brokerage 711 Central Avenue Charlotte, NC 28201</p>
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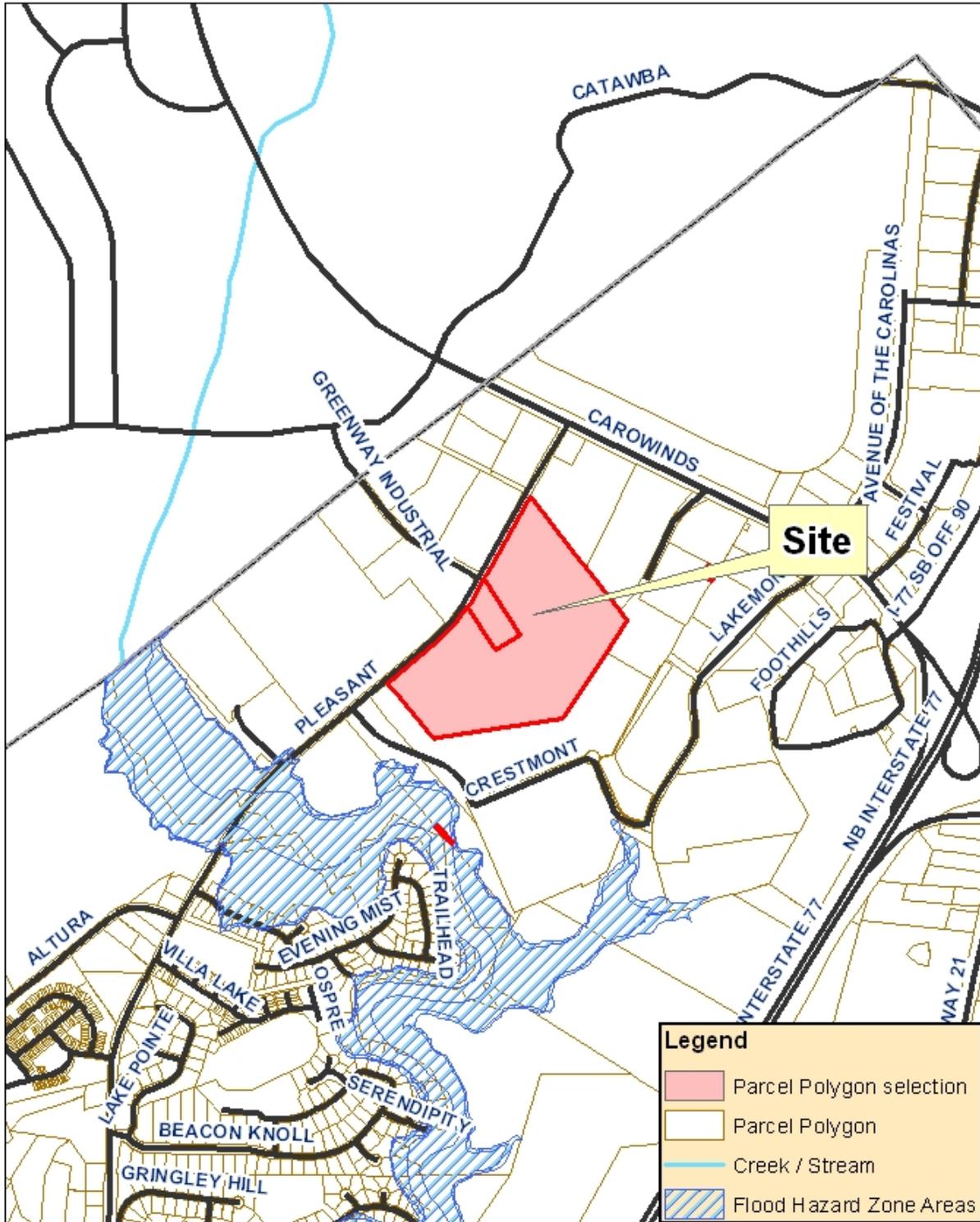
REQUESTED ACTION	To rezone approximately +/- 53.9 acres from AGC to LI
TAX MAP NUMBER	722-00-00-001; 722-00-00-018
LOT SIZE	+/- 53.9 acres
LOCATION	4192 and 4210 Pleasant Road in the Fort Mill community
EXISTING SITE CONDITIONS AND LAND USE	Farm-Agricultural Building/Light Industrial Development
COUNCIL DISTRICT	One (1) David Bowman

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#s: 722000001 & 722000018
Piedmont Properties/Dougmar Farms



York County Planning & Development

