

REZONING APPLICATION OVERVIEW FOR CASES 12-05 – 12-18

<p>APPLICANT:</p> <p>Please refer to attached information table for detailed list of applicants.</p>	<p>PROPERTY OWNER(S):</p> <p>Please refer to attached information table for detailed list of property owners.</p>
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REQUESTED ACTION	To rezone approximately +/- 89 acres from RC-I & RC-II to AGC, RUD, & RUD-I
TAX MAP NUMBER	Please refer to attached information table for complete list of 18 tax map numbers involved.
LOT SIZE	+/- 89 acres in 18 parcels
LOCATION	Beamguard Road in the Clover community
EXISTING SITE CONDITIONS AND LAND USE	Residential Subdivision/Agricultural-Rural Residential
COUNCIL DISTRICT	Three (3) Eric Winstead

Agricultural Conservation District (AGC)

This district is intended to protect and preserve areas under cultivation and prime agricultural soils for continued agricultural and agriculturally oriented uses and to protect the business of agriculture. These areas generally consist of the most agriculturally productive soils and their loss cannot be readily compensated. Where transition is inevitable however, certain special uses may be considered as appropriate "trade-offs" under the review and approval mechanism set forth under the Special Exception Chapter. (For more detailed information, please refer to York County Zoning Code §155.021 & §155.022.)

Rural Development District (RUD)

This district is intended to protect and preserve areas of the county which are presently rural in character and use. This district is to serve to discourage rapid growth while allowing growth through orderly use and timely transition of rural areas. ***Permitted uses (some of which may require site plan approval) within the RUD zoning district include: animal hospitals and veterinarian clinics; keeping or raising of animals (including equestrian stables, tracks, and fields, and kennels); campgrounds; churches; schools; community centers; family day care and nursing homes; general farming facilities; greenhouses; outdoor recreation facilities; and dwellings of no more than one per approved platted lot to include manufactured homes, modular homes, and single family detached homes.*** (For more detailed information, please refer to York County Zoning Code §155.046 & §155.047.)

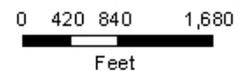
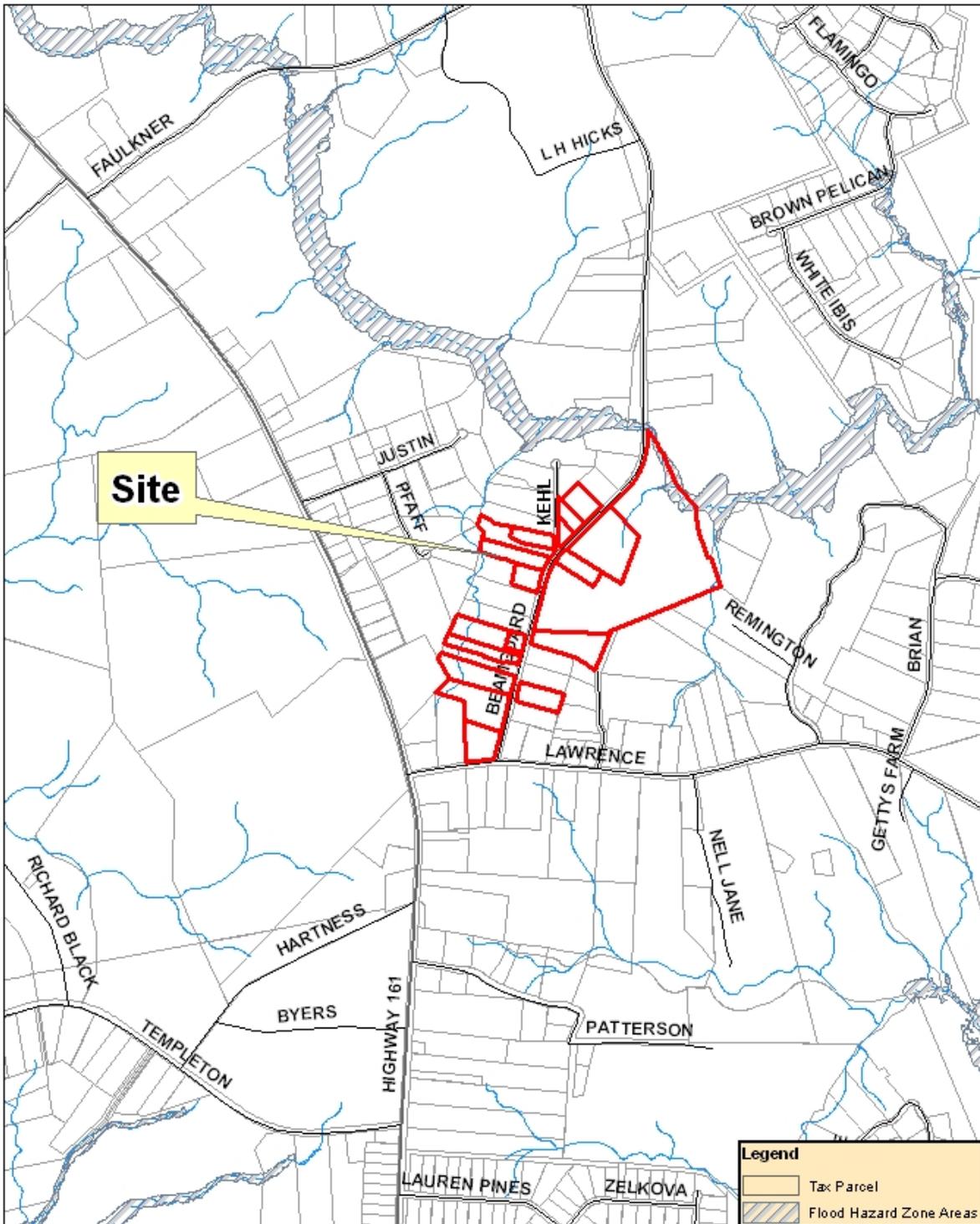
Rural Development District (RUD-I)

This district is intended to protect and preserve the rural character of an area by allowing growth which is not as rapid yet requiring larger lots (1 acre) thus maintaining a rural character within developed areas. This district should be utilized wherever development pressure is increasing, but public water and sewer are not readily available. ***Permitted uses (some of which may require site plan approval) within the RUD-I zoning district include:*** animal hospitals and veterinarian clinics; keeping or raising of animals (including equestrian stables, tracks, and fields, and kennels); campgrounds; churches; schools; community centers; family day care and nursing homes; general farming facilities; greenhouses; 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, please refer to York County Zoning Code §155.061 & §155.062.

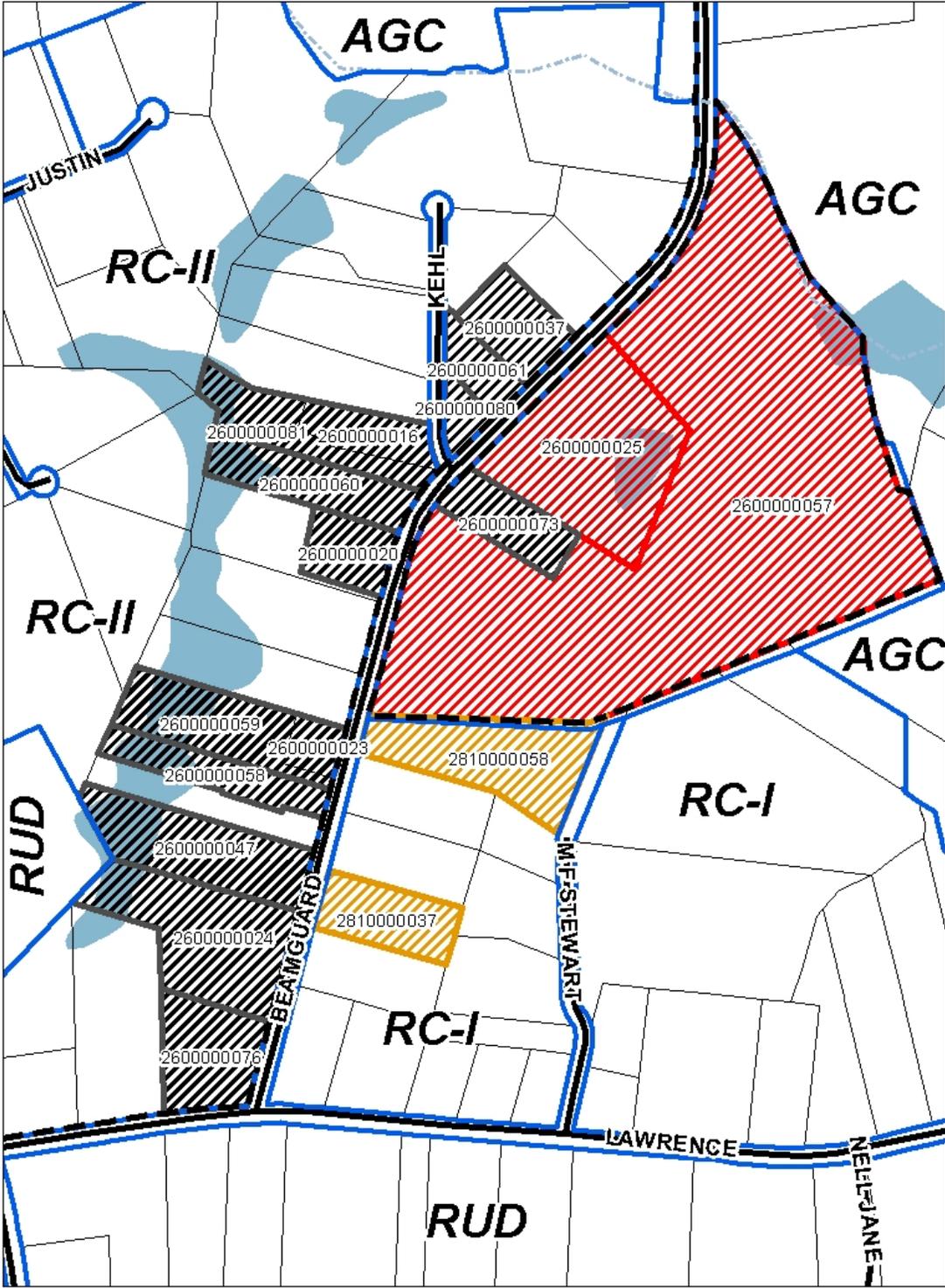
Vicinity Map



Beamguard Road Rezonings



BEAMGUARD ROAD REZONINGS



Beamguard Road Rezoning Requests

<ul style="list-style-type: none"> Requested RC-II to AGC Requested RC-II to RUD Requesting RC-I to RUD-I 	<ul style="list-style-type: none"> Peachtree Plantation Subdivision Existing Zoning Boundaries Property Boundaries 	<ul style="list-style-type: none"> Roadways Waterbodies Streams
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Beamguard Road Rezoning Information Table

Applicant	Case Number	Mailing Address	Physical Address	TM#	Acreages	Current Zoning	Proposed Zoning
Kathy Hughes	12-05	2005 Beamguard Rd.	2005 Beamguard Rd.	260-016; 81	4	RC-II	RUD
Richard Woodburn	12-06	2021 Beamguard Rd.	2021 Beamguard Rd.	260-060	2.75	RC-II	RUD
Ila Faye Robinson	12-15	P.O. Box 942, Clover, SC 29710	2033 Beamguard Rd.	260-020	1.78	RC-II	RUD
Ryan & Chelsea Taylor*	12-11	2142 Beamguard Rd.	2142 Beamguard Rd.	281-037	2.5	RC-I	RUD-I
William C. Fiddler	12-08	2149 Beamguard Rd.	2149 Beamguard Rd.	260-024	5.42	RC-II	RUD
Shawn E. Judd	12-09	2129 Beamguard Rd.	2129 Beamguard Rd.	260-047	4.16	RC-II	RUD
Ed Deal	12-14	P.O. Box 153, Bowling Green, SC 29703	1958, [&1959, 1969, 1971] Beamguard Rd.	260-025; 037; 061; 080	12.3	RC-II	(25) AGC; (37; 61; 80) RUD
Donald K. & Kelly L. Moore*	12-10	2080 Beamguard Rd.	2080 Beamguard Rd.	281-058	4.5	RC-I	RUD-I
Frank Jones	12-13	2028 Beamguard Rd.	2028 Beamguard Rd.	260-057	41.9	RC-II	AGC
Allen B. Dixon & Natalie F. Lawing	12-07	2193 Beamguard Rd.	2193 Beamguard Rd.	260-076	2.8	RC-II	RUD
Michael R. Adams	12-12	805B North Main Street, Clover, SC 29710	2111 Beamguard Rd; 805B North Main Street, Clover, SC 29710	260-058	2.1	RC-II	RUD
Peggy E. & Marty W. Lowery	12-17	2010 Beamguard Rd.	2010 Beamguard Rd.	260-073	2	RC-II	RUD
Bobby E. Phillips, Jr.	12-18	2095 Beamguard Rd.	2095 Beamguard Rd.	260-023; 059	4	RC-II	RUD

*Parcels are not located within Peachtree Plantation Subdivision