

REZONING APPLICATION OVERVIEW FOR CASE 12-22

APPLICANT:		PROPERTY OWNER(S):	
The Tuttle Company, Inc./W. Bryan Tuttle 3014 Southcross Boulevard, Suite B Rock Hill, SC 29730		John B. Reeves, Jr. 1682 Huntmoor Drive Rock Hill, SC 29732	Jarvan L. Piper, Sr. 2210 Decker Blvd. Columbia, SC 29206
REQUESTED ACTION	To rezone approximately +/- .944 acres from BD-I to BD-III		
TAX MAP NUMBER	634-11-03-002; 634-11-03-006; 634-11-03-001		
LOT SIZE	+/- .944 acres		
LOCATION	2034 & 2026 Celanese Road in the Rock Hill community		
EXISTING SITE CONDITIONS AND LAND USE	Vacant Commercial/Mixed Use Commercial		
COUNCIL DISTRICT	Six (6) Britt Blackwell		

Business Development District III General (BD-III)

This district is intended to provide for areas within the county where "large scale" commercial and business development may occur. This district is designed to support county-wide or regional shopping centers, and business complexes of greater magnitude than permitted by the BD-I and BD-II Districts. This district is designed to accommodate a wide range of business and commercial uses, generally clustered for "cumulative attraction" and optimum accessibility. ***Permitted uses (some of which may require site plan approval) within the BD-III zoning district include:*** *automobile and boat service repair; broadcasting stations; car washes and detail shops; churches; commercial recreation establishments; commercial parking lots; general business services; lodges and civic clubs; marinas; mini-warehouses; motels and hotels; museums, art galleries, and libraries; personal service establishments; professional uses; recreational vehicle parks; convenience, primary, and secondary retail establishments; transportation service and facilities; and multi-family dwellings to include townhouses, apartment buildings, and condominiums.* (For more detailed information, please refer to York County Zoning Code §155.161 & §155.162.)

Vicinity Map

Tax Map#s: 6341103001, 6341103002, 6341103006
Tuttle Company/Reeves & Piper

