

**REZONING APPLICATION OVERVIEW FOR CASE 12-25**

<b>APPLICANT:</b> YPMC LLC (Glen Nedza) 500 East Rope Mill Road Canton, GA 30115	<b>PROPERTY OWNER(S):</b> YPMC LLC (Glen Nedza) 500 East Rope Mill Road Canton, GA 30115
<b>REQUESTED ACTION</b>	An amendment to 2.5 acres of a Planned Development
<b>TAX MAP NUMBER</b>	716-00-00-074P
<b>LOT SIZE</b>	+/- 2.5 acres from a 4.93 acre tract
<b>LOCATION</b>	Deerfield Drive & Gold Hill Commons in the Fort Mill community
<b>EXISTING SITE CONDITIONS AND LAND USE</b>	Vacant/Planned Development
<b>COUNCIL DISTRICT</b>	One (1) David Bowman/Michael Johnson

**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 request is to amend a 2.5 acre tract of the Planned Development from Office Flex to LI-Flex, in order to allow a light manufacturing and distributing company to use the side and rear of the building for outside storage of building products. A planted buffer will be required to block visibility from the road.

# Vicinity Map

Tax Map#s: 7160000074P  
YPMC LLC (Glen Nedza)

