

REZONING APPLICATION OVERVIEW FOR CASE 14-01

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| <p align="center">APPLICANT: Tim Helling 4261 Walnut Ridge Road Rock Hill, SC 29732</p> | | <p align="center">PROPERTY OWNER(S): Jackie Helling 4261 Walnut Ridge Road Rock Hill, SC 29732</p> | |
| REQUESTED ACTION | To rezone approximately +/- 2.6 acres from RUD to BD-III | | |
| TAX MAP NUMBER | 448-00-00-003 | | |
| LOT SIZE | +/- 2.6 acres | | |
| LOCATION | 6695 Old York Road in the York community | | |
| EXISTING SITE CONDITIONS AND LAND USE | Vacant house/Rural Residential | | |
| COUNCIL DISTRICT | Three (3) Joe Cox | | |

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#: 4480000003
Tim Helling/Jackie Helling

