

REZONING APPLICATION OVERVIEW FOR CASE 14-06

<p align="center">APPLICANT: Crescent Communities, LLC James F. Martin 11104 Limehurst Place Charlotte, NC 28278</p>		<p align="center">PROPERTY OWNER(S): Crescent Communities, LLC James F. Martin 11104 Limehurst Place Charlotte, NC 28278</p>	
REQUESTED ACTION	To rezone approximately +/- 396.25 acres from PD to RD-I		
TAX MAP NUMBER	559-00-00-021		
LOT SIZE	+/- 396.25 acres		
LOCATION	260 Bethel School Road in the Clover community		
EXISTING SITE CONDITIONS AND LAND USE	Vacant/Single Family Residential		
COUNCIL DISTRICT	Two (2) Bruce Henderson		

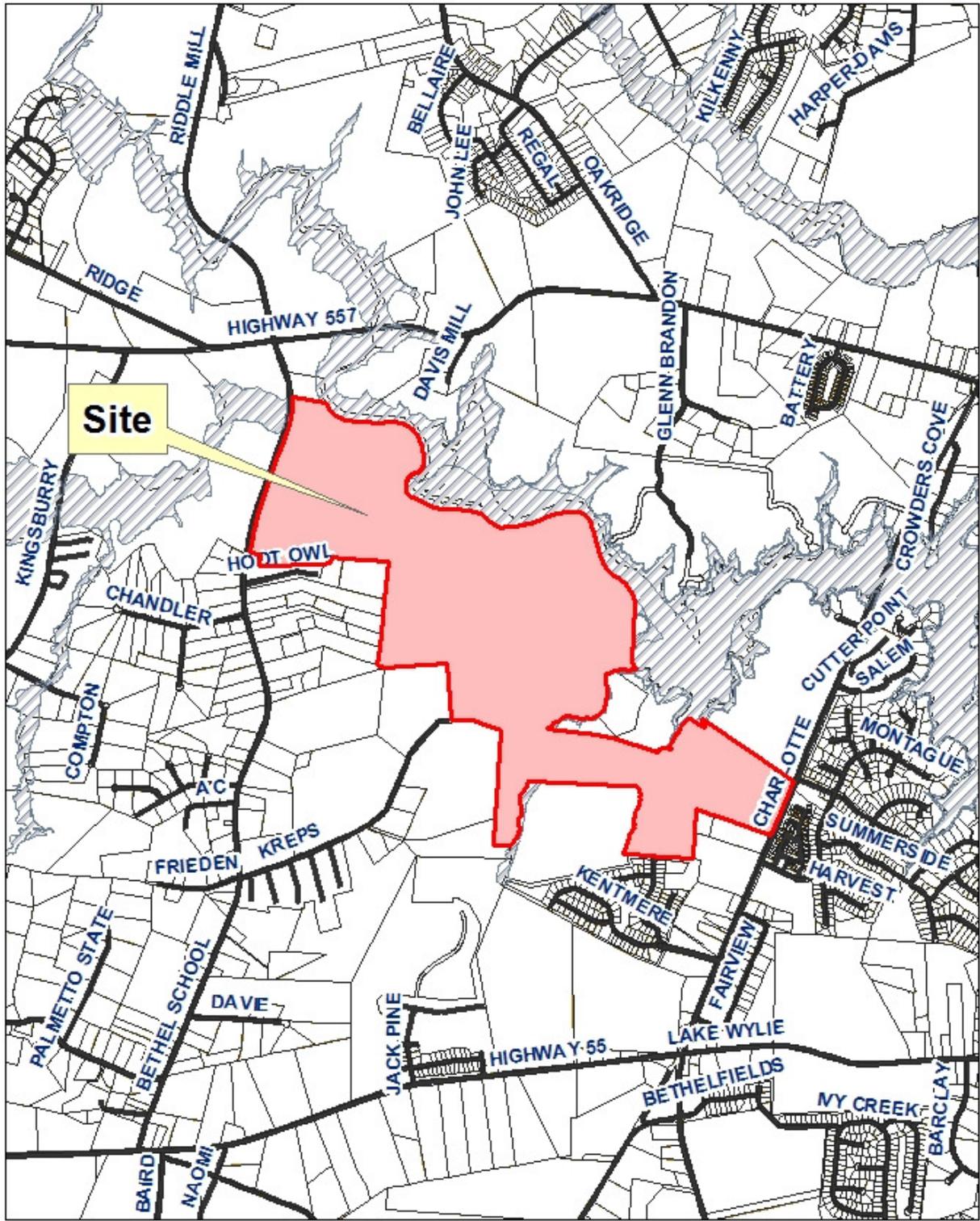
Residential Development District I & Residential Development District II (RD-I & RD-II)

These districts are designed to permit a variety of residential uses and variable densities, based on the characteristics of the uses. Areas so designated are deemed suited to and with market potential for the uses. This designation is applied principally to undeveloped areas where unit and density flexibility will not adversely impact existing residential subdivisions, and where the housing market can be sufficiently broad and flexible to meet the various demands for housing. ***Permitted uses (some of which may require site plan approval) within the RD-I zoning district include:*** child and adult day care centers and family day care and nursing homes; churches; schools; non-commercial equestrian uses; cultivation of field crops, orchards and groves; outdoor recreational facilities within an approved residential development; multi-family dwellings to include apartments and condominiums; and dwellings of no more than one per approved platted lot to include modular homes, single-family detached homes, duplexes, and townhouses. (For more detailed information regarding the RD-I classification, please refer to York County Zoning Code §155.101 & §155.102.)

Vicinity Map

Tax Map#: 5590000021

Crescent Communities, LLC - James F. Martin



York County Planning & Development

