

**REZONING APPLICATION OVERVIEW FOR CASE 14-07**

<p><b>APPLICANT:</b>                  Crescent Communities, LLC                  James F. Martin                  11104 Limehurst Place                  Charlotte, NC 28278</p>	<p><b>PROPERTY OWNER(S):</b>                  New Center Development, LLC                  Edmond Ford Hall                  726 Frontier Road                  Clover, SC 29710</p>
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<b>REQUESTED ACTION</b>	To rezone approximately +/- 89.48 acres from RUD, RC-I, & BD-III to RD-I
<b>TAX MAP NUMBER</b>	48400000071 (69.48 acres); 4840000018P (20 acres from a 53 acre tract)
<b>LOT SIZE</b>	+/- 89.48 acres
<b>LOCATION</b>	5488 & 5422 Hwy 55 E in the Clover community
<b>EXISTING SITE CONDITIONS AND LAND USE</b>	Vacant/Commercial; Medium-High Density Residential; Single Family Residential
<b>COUNCIL DISTRICT</b>	Two (2) Bruce Henderson

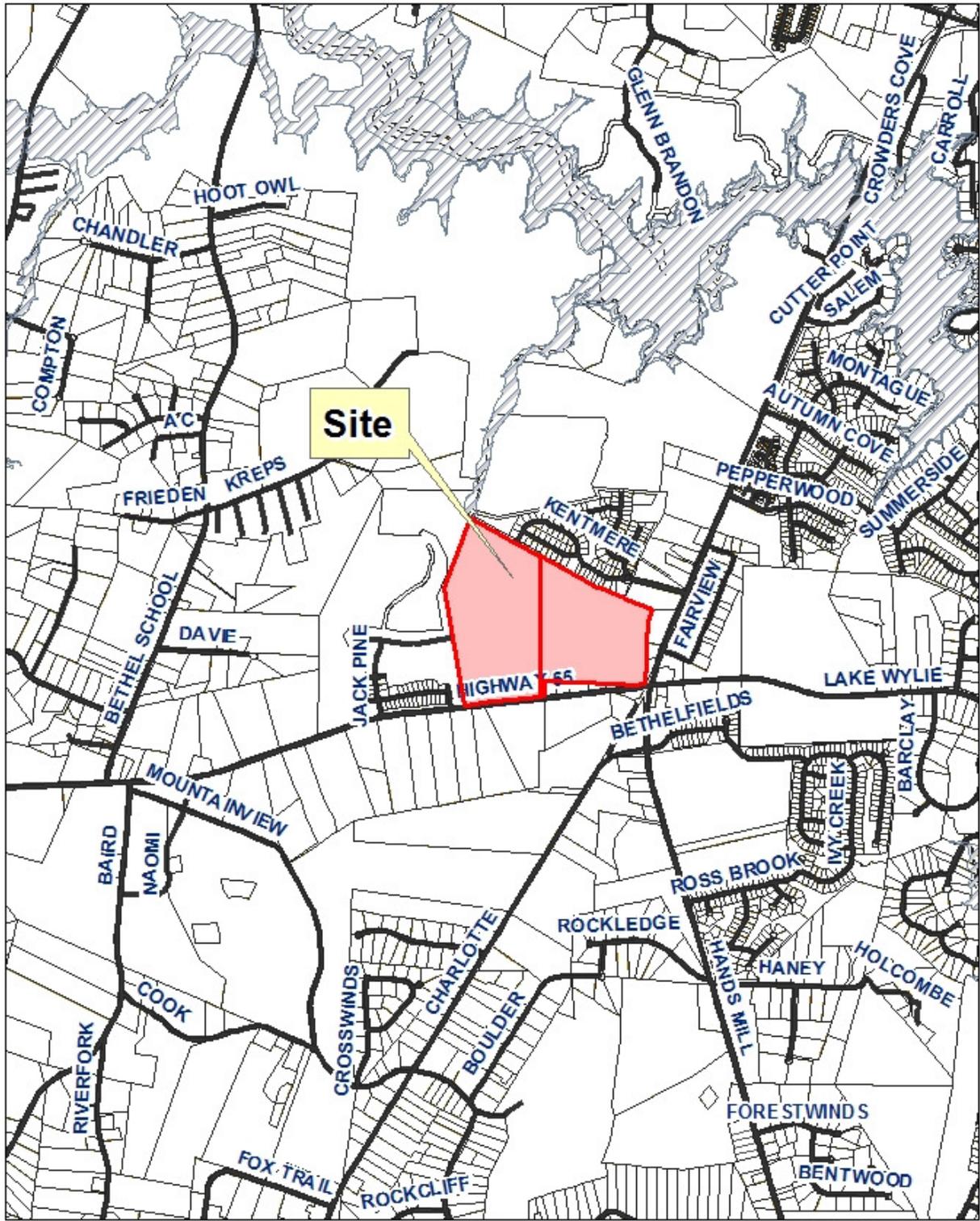
**Residential Development District I & Residential Development District II (RD-I & RD-II)**

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#s: 4840000071; 4840000018P

Crescent Communities, LLC/New Center Development, LLC



York County Planning & Development

