

REZONING APPLICATION OVERVIEW FOR CASE 14-14

APPLICANT: Samuel K. & Sarah T. McCullough 2634 McHanna Point Fort Mill, SC 29708		PROPERTY OWNER(S): Samuel K. & Sarah T. McCullough 2634 McHanna Point Fort Mill, SC 29708	
REQUESTED ACTION	To rezone approximately +/- 5.5 acres from RD-I to AGC-I		
TAX MAP NUMBER	673-00-00-169		
LOT SIZE	+/- 5.5 acres		
LOCATION	460 Isom Estate Drive in the Rock Hill community		
EXISTING SITE CONDITIONS AND LAND USE	Vacant-agricultural/Rural Agricultural		
COUNCIL DISTRICT	Five (5) Curwood Chappell		

Agricultural Conservation District I (AGC-I)

This district is intended to protect and preserve the agricultural character of an area by allowing growth with larger lots (5 acres) thus maintaining an agrarian character. This district should be utilized where transition is inevitable, but public water and sewer are not readily available. ***Permitted uses (some of which may require site plan approval) within the AGC-I zoning district include: animal hospitals and veterinarian clinics; keeping or raising of animals (including equestrian stables, tracks, and fields, and kennels); campgrounds; churches; schools; community centers; family day care homes; general farming facilities; greenhouses; outdoor recreational facilities; and dwellings of no more than two per approved platted lot to include manufactured homes, modular homes, and single family detached homes.*** (For more detailed information, please refer to York County Zoning Code §155.036 & §155.037.)

Above is a description of the requested zoning; below is a description of the existing zoning.

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#: 673-00-00-169
Samuel K. & Sarah T. McCullough

