

**REZONING APPLICATION OVERVIEW FOR CASE 14-22**

<p align="center"><b>APPLICANT:</b>                  Tim Helline                  4261 Walnut Ridge Road                  Rock Hill, SC 29732</p>		<p align="center"><b>PROPERTY OWNER(S):</b>                  Henry Thomas                  3019 McLaughlin Lane                  Charlotte, NC 28269</p>	
<b>REQUESTED ACTION</b>	To rezone approximately +/- 2 acres from AGC to BD-III		
<b>TAX MAP NUMBER</b>	190-00-00-011P		
<b>LOT SIZE</b>	+/- 2 acres from a 40 acre tract		
<b>LOCATION</b>	Black Hwy & North Beersheba Road in the York/Clover communities		
<b>EXISTING SITE CONDITIONS AND LAND USE</b>	Vacant/Rural Agricultural		
<b>COUNCIL DISTRICT</b>	Three (3) Robert Winkler		

**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.)

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

**Agricultural Conservation District (AGC)**

This district is intended to protect and preserve areas under cultivation and prime agricultural soils for continued agricultural and agriculturally oriented uses and to protect the business of agriculture. These areas generally consist of the most agriculturally productive soils and their loss cannot be readily compensated. Where transition is inevitable however, certain special uses may be considered as appropriate "trade-offs" under the review and approval mechanism set forth under the Special Exception Chapter. (For more detailed information, please refer to York County Zoning Code §155.021 & §155.022.)

# Vicinity Map

Tax Map#: 190-00-00-011P  
Helline/Thomas

