

REZONING APPLICATION OVERVIEW FOR CASE 15-02

APPLICANT: The Water Company, Inc. 590 South Paraham Road York, SC 29745	PROPERTY OWNER(S): The Water Company, Inc. 590 South Paraham Road York, SC 29745
REQUESTED ACTION	To rezone approximately +/- 5.44 acres from AGC to RUD
TAX MAP NUMBER	244-00-00-016
LOT SIZE	+/- 5.44 acres
LOCATION	856 Old Pinckney Road in the York community
EXISTING SITE CONDITIONS AND LAND USE	Vacant/Rural Residential
COUNCIL DISTRICT	Three (3) Robert Winkler

Rural Development District (RUD)

This district is intended to protect and preserve areas of the county which are presently rural in character and use. This district is to serve to discourage rapid growth while allowing growth through orderly use and timely transition of rural areas. ***Permitted uses (some of which may require site plan approval) within the RUD 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 and nursing homes; general farming facilities; greenhouses; outdoor recreation facilities; and dwellings of no more than one 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 §155.046 & §155.047.)

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#: 244-00-00-016
The Water Company, Inc.

