

REZONING APPLICATION OVERVIEW FOR CASE 15-04

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| APPLICANT: Steven & Keri Sibley 4009 Stanbury Drive Matthews, NC 28104 | | PROPERTY OWNER(S): Steven & Keri Sibley 4009 Stanbury Drive Matthews, NC 28104 | |
| REQUESTED ACTION | To rezone approximately +/- 5.5 acres from PD to RC-I | | |
| TAX MAP NUMBER | 778-01-01-074 | | |
| LOT SIZE | +/- 5.5 acres | | |
| LOCATION | 4030 Country Overlook Drive in the Fort Mill community | | |
| EXISTING SITE CONDITIONS AND LAND USE | Vacant/Rural Agricultural | | |
| COUNCIL DISTRICT | Five (5) Christi Cox | | |

Residential Conservation District I & Residential Conservation District II (RC-I & RC-II)

These districts are designed to preserve and protect the character of existing neighborhoods and subdivisions, and to prohibit any use which would compromise or alter existing conditions and uses. Also, these districts are intended to encourage residential in-filling and expansion of existing neighborhoods and subdivisions. Development standards and densities regulating development of the districts, and permitting land uses are designed to reflect existing conditions and enhance the prospects of "like development". ***Permitted uses (some of which may require site plan approval) within the RC-I zoning district include:*** churches; schools; cultivation of field crops, orchards and groves; non-commercial equestrian uses; family day care homes; outdoor recreational facilities within an approved residential development; and dwellings of no more than one per approved platted lot to include modular homes and single family detached homes. (For more detailed information regarding the RC-I classification, please refer to York County Zoning Code §155.076 & §155.077.)

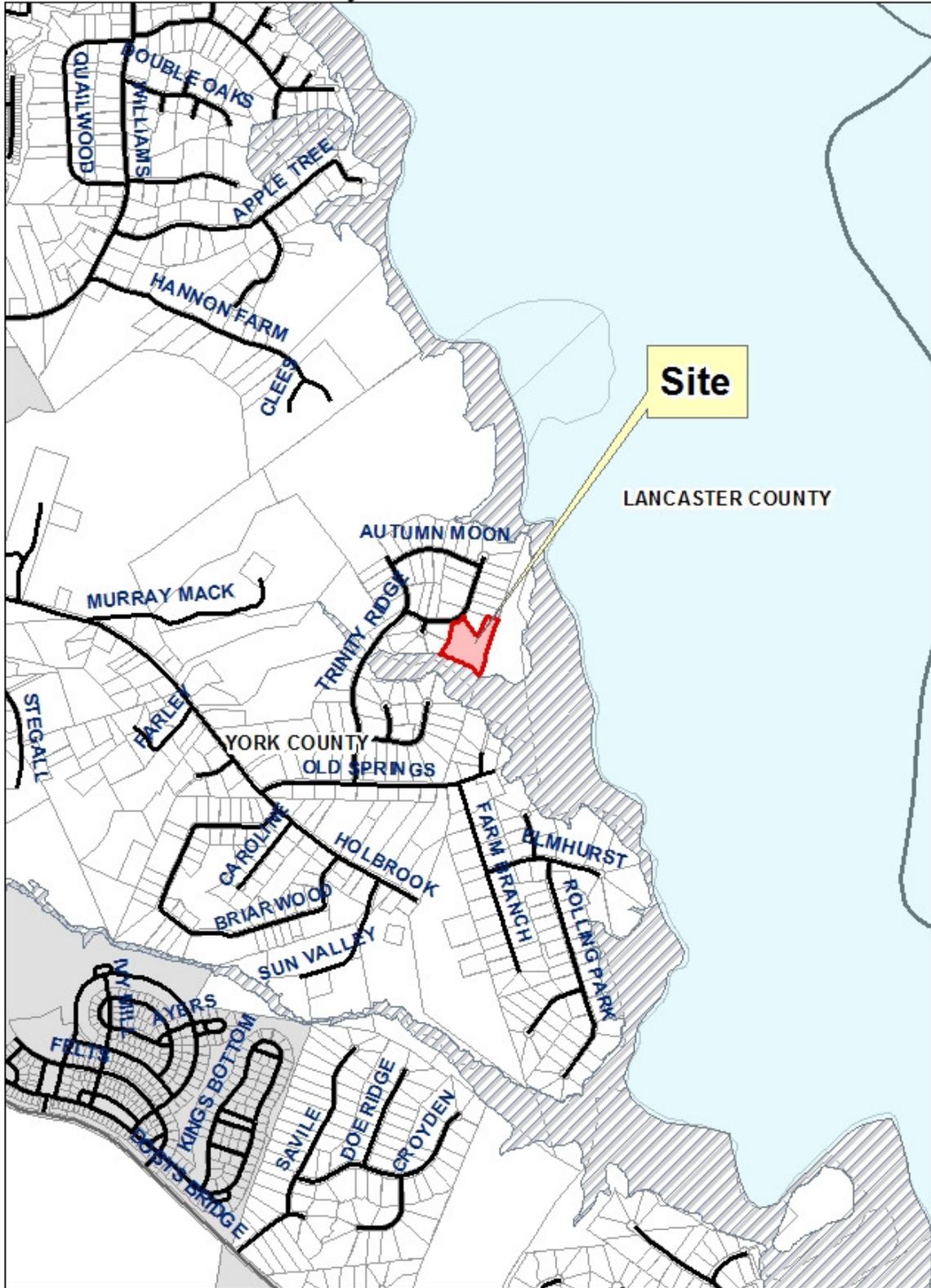
Above is a description of the requested zoning; below is a description of the existing zoning.

Planned Development District (PD)

This district is to encourage flexibility in the development of land in order to promote its most appropriate use; to improve the design, character and quality of new development; to facilitate the provision of streets and utilities; and to preserve the natural and scenic features of open areas. This district is intended for uses in the undeveloped areas designated on the officially adopted land use and development plan map for commercial mixed uses, and in other undeveloped areas of the county undergoing development pressure, where "planned development" is a superior response to less coordinate single-lot development as permitted elsewhere by the Zoning Ordinance. (For more detailed information, please refer to York County Zoning Code §155.206-215.)

Vicinity Map

Tax Map#: 778-01-01-074
Steven & Keri Sibley



York County Planning & Development

