

**REZONING APPLICATION OVERVIEW FOR CASE 15-06**

<b>APPLICANT:</b> Tim Helline 1830 Hands Mill Hwy Rock Hill, SC 29732		<b>PROPERTY OWNER(S):</b> Sandra Safford/Paul Safford 12525 Misty Water Drive Herndon, VA 20170	
<b>REQUESTED ACTION</b>	To rezone approximately +/- 32.4 acres from RC-II to AGC		
<b>TAX MAP NUMBER</b>	414-00-00-003		
<b>LOT SIZE</b>	+/- 32.4 acres		
<b>LOCATION</b>	Intersection of Mobley Store & Burkin Roads in the McConnells community		
<b>EXISTING SITE CONDITIONS AND LAND USE</b>	Agricultural/Rural Residential		
<b>COUNCIL DISTRICT</b>	Three (3) Robert Winkler		

**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.)

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

**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-II 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 manufactured homes, modular homes, and single family detached homes. (For more detailed information regarding the RC-II classification, please refer to York County Zoning Code §155.091 & §155.092.)

# Vicinity Map

Tax Map#: 414-00-00-003

Helline/Safford

