

**REZONING APPLICATION OVERVIEW FOR CASE 15-07**

<b>APPLICANT:</b> John R. Black 100 Springlake Road York, SC 29745	<b>PROPERTY OWNER(S):</b> John R. Black 100 Springlake Road York, SC 29745
<b>REQUESTED ACTION</b>	To rezone approximately +/- 3 acres from BD-III to ID
<b>TAX MAP NUMBER</b>	252-00-00-030P
<b>LOT SIZE</b>	+/- 3 acres from a 51.7 acre parcel
<b>LOCATION</b>	100 Springlake Road in the York community
<b>EXISTING SITE CONDITIONS AND LAND USE</b>	Industrial Building/Rural Residential
<b>COUNCIL DISTRICT</b>	Three (3) Robert Winkler

**Industrial Development District (ID)**

This district is designed to recognize and protect one of the county's greatest assets - its industry. Too often, it is infringed upon and "boxed in" by incompatible development, and sites with industrial potential lie unprotected from smaller scale users. This district is designed to improve this situation by protecting certain areas with industrial potential for future industrial use and by buffering industrial uses from incompatible development. In the case of undeveloped property, the purpose of this district is not to usurp the development rights of property owners in anticipation of industrial development, but to allow the continuation of agricultural activity as an interim use, one which does not commit the land to higher intensity uses and subsequently negate the prospects of industrial development. ***Permitted uses (some of which may require site plan approval) within the ID zoning district include: animal hospitals and veterinarian clinics; keeping or raising of animals (including equestrian stables, tracks, and fields, and kennels); churches; schools; limited use commercial retail establishments; general farming; greenhouses; institutional care, emergency shelters, and halfway houses; manufacturing services and uses with limited accessory retail sales; mining; public and private outdoor recreational facilities; and warehousing, wholesale, and distribution establishments.*** (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.**

### **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.)

# Vicinity Map

Tax Map#: 252-00-00-030P

John R. Black

