

REZONING APPLICATION OVERVIEW FOR CASE 15-09

<p align="center">APPLICANT: Stephen R. McCrae, Jr. K & L Gates, LLP PO Box 11429 Rock Hill, SC 29731</p>	<p align="center">PROPERTY OWNER(S): Marsh Realty Co., Patrick Family, LLC, & Millco, LLC c/o MPV Properties 521 E Morehead Street, Suite 400 Charlotte, NC 28202</p>
<p align="center">REQUESTED ACTION</p>	To rezone approximately +/- 178.789 acres from RUD to RC-I with conditions of subdivision into single-family residential lots for detached homes and strict adherence to the scenic overlay requirements and development limits exceeding the minimum requirements as to Lake Wylie building setback requirements.
<p align="center">TAX MAP NUMBER</p>	564-00-00-003
<p align="center">LOT SIZE</p>	+/- 178.789 acres
<p align="center">LOCATION</p>	457 Hwy 274 in the Lake Wylie community
<p align="center">EXISTING SITE CONDITIONS AND LAND USE</p>	Vacant/Single Family Residential
<p align="center">COUNCIL DISTRICT</p>	Two (2) Bruce Henderson

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.

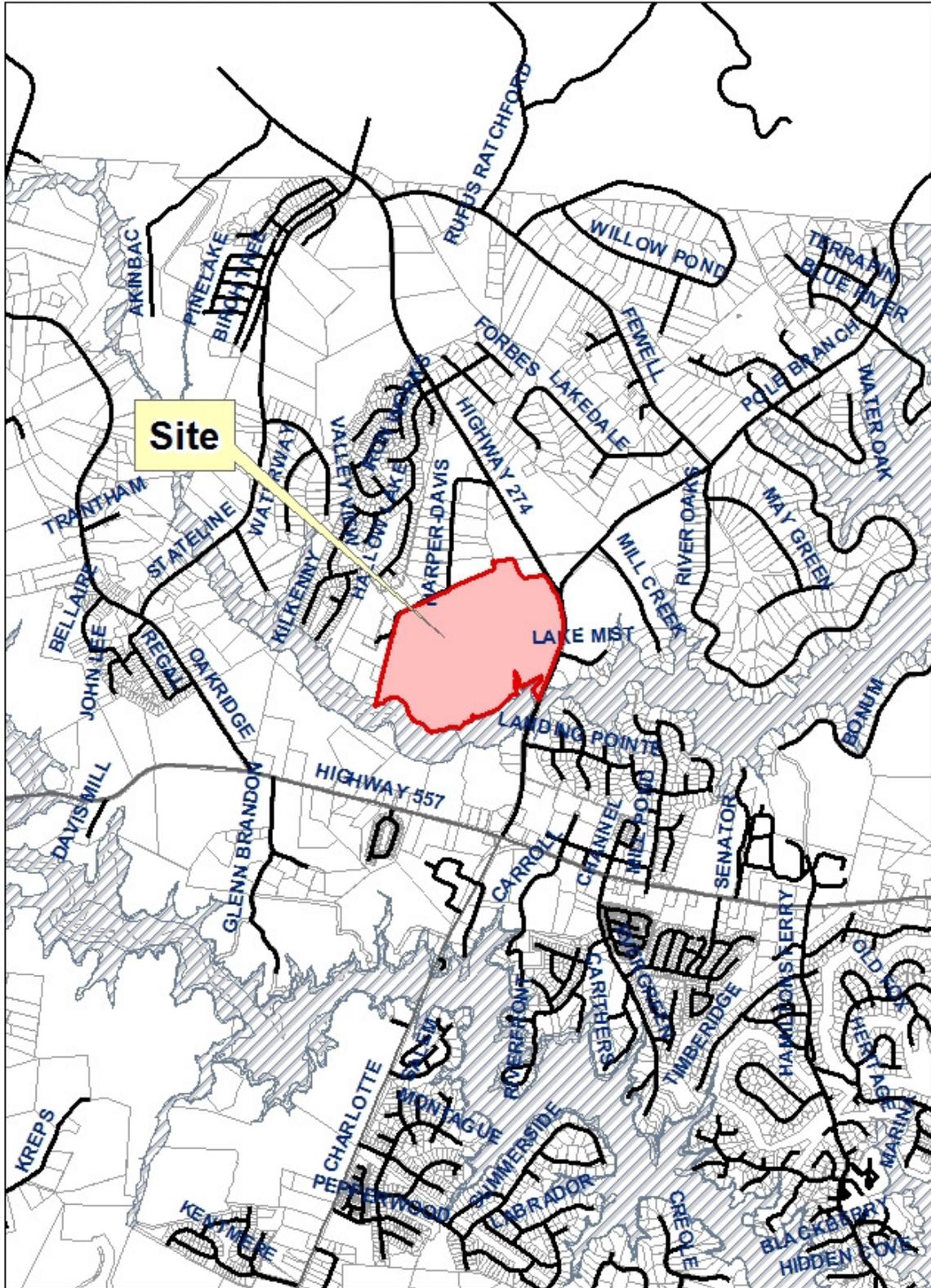
Rural Development District (RUD)

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.)

Vicinity Map



Tax Map: 564-00-00-003
McCrae/Marsh-Patrick-Milco



York County Planning & Development

