

REZONING APPLICATION OVERVIEW FOR CASE 15-11

APPLICANT: Alan B. Morrison 260 Merrimack Road Hollis, NH 03049	PROPERTY OWNER(S): River Hills Marina Club, Inc. 54 Marina Road Lake Wylie, SC 29710
REQUESTED ACTION	To rezone approximately +/- .091 acres from BD-II to RC-I
TAX MAP NUMBER	577-00-00-070P
LOT SIZE	+/- 0.091 acres from a 16 acre parcel
LOCATION	32 Quayside Court in the Lake Wylie community
EXISTING SITE CONDITIONS AND LAND USE	Pier-dock facilities/Single-Family Residential
COUNCIL DISTRICT	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.

Business Development District II Office & Institutional (BD-II)

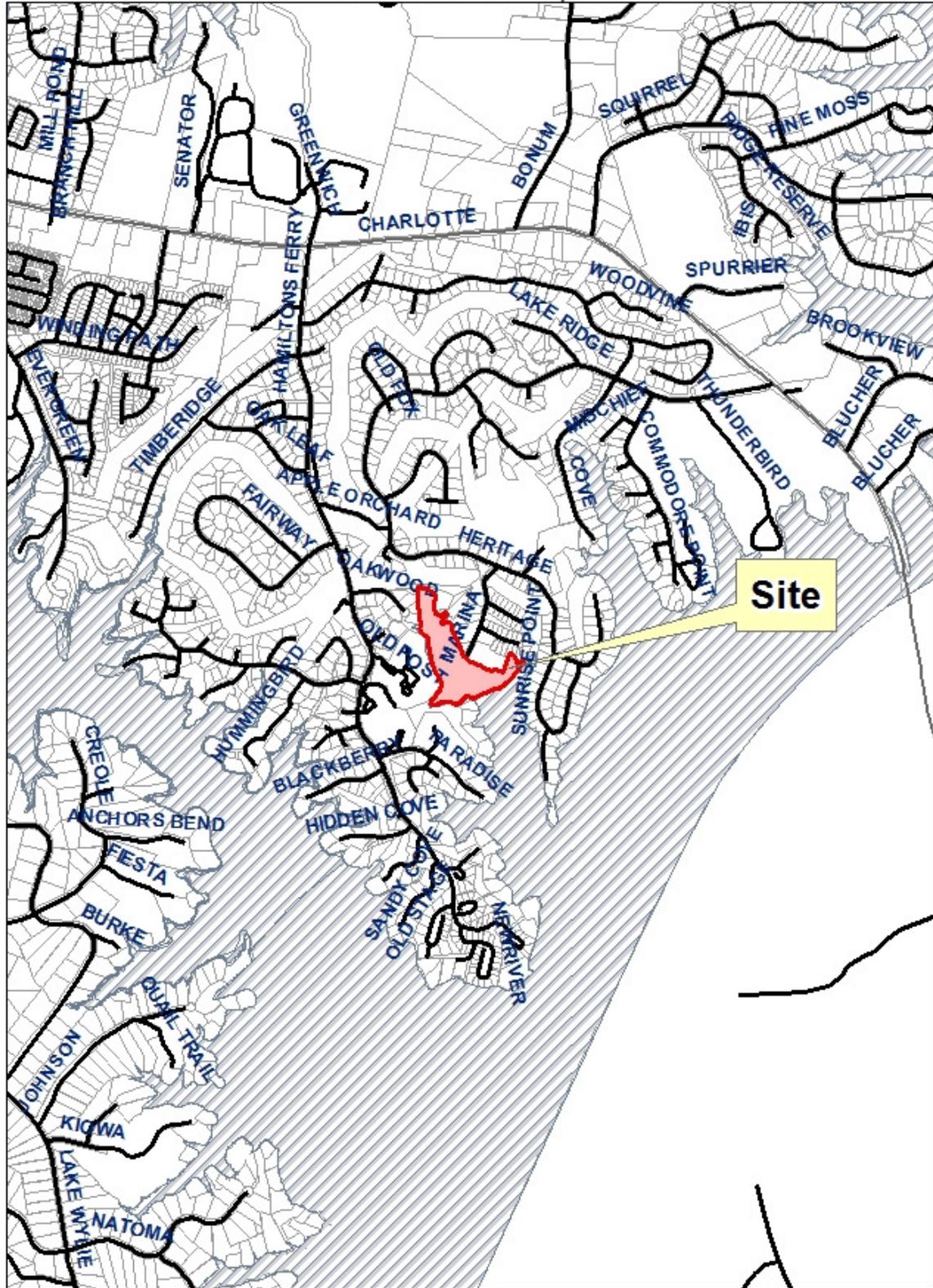
This district is designed to encourage the development of office and institutional parks in areas relatively free of general commercial activity. This district is considered compatible with multifamily and condominium housing, which is also permitted herein. ***Permitted uses (some of which may require site plan approval) within the BD-II zoning district include: churches; commercial parking lots; lodges and civic clubs; museums, art galleries, and libraries; professional uses; and multi-family dwellings to include townhouses, apartment buildings, and condominiums.*** (For more detailed information, please refer to York County Zoning Code §155.135 & §155.136.)

Vicinity Map



Tax Map#: 577-00-00-070P

Morrison/River Hills Marina Club, Inc.



York County Planning & Development

