

REZONING APPLICATION OVERVIEW FOR CASE 15-15

APPLICANT: Jonathan L. Yates 105 Broad Street, Third Floor Charleston, SC 29401		PROPERTY OWNER(S): Randall A. Fields 5014 Windmill Lane Clover, SC 29710	
REQUESTED ACTION	To rezone approximately +/- 7.53 acres from RD-II to RUD		
TAX MAP NUMBER	571-00-00-002		
LOT SIZE	+/- 7.53 acres		
LOCATION	5018 Windmill Lane in the Clover community		
EXISTING SITE CONDITIONS AND LAND USE	Residence-Outbuildings/Single-Family Residential		
COUNCIL DISTRICT	Two (2) Bruce Henderson		

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.)

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

Residential Development District I & Residential Development District II (RD-I & RD-II)

These districts are designed to permit a variety of residential uses and variable densities, based on the characteristics of the uses. Areas so designated are deemed suited to and with market potential for the uses. This designation is applied principally to undeveloped areas where unit and density flexibility will not adversely impact existing residential subdivisions, and where the housing market can be sufficiently broad and flexible to meet the various demands for housing.

Permitted uses (some of which may require site plan approval) within the RD-II zoning district include: *child and adult day care centers and family day care and nursing homes; churches; schools; non-commercial equestrian uses; cultivation of field crops, orchards, and groves; outdoor recreational facilities within an approved residential development; multi-family dwellings to include apartments and condominiums; expansion of existing manufactured homes parks; and dwellings of no more than one per approved platted lot to include manufactured homes, modular homes, single-family detached homes, duplexes, and townhouses.* (For more detailed information regarding the RD-II classification, please refer to York County Zoning Code §155.111 & §155.112.)

Vicinity Map

Tax Map#: 571-00-00-002
Yates/Fields

