

REZONING APPLICATION OVERVIEW FOR CASE 15-24

<p>APPLICANT: SXCW Properties, LLC Attn: L. F. McDonald 7935 Council Place, Ste 200 Matthews, NC 28105</p>	<p>PROPERTY OWNER(S): Donald Reese Graham, Jr. c/o Randy Graham 1926 India Hook Road Rock Hill, SC 29732</p> <p>Joseph R. & Stacey M. Engelbrecht 2029 Country Court Rock Hill, SC 29732</p>
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REQUESTED ACTION	To rezone approximately +/- 1.83 acres from RC-I & BD-I to BD-III with conditions for limited permitted uses to include full-service, stand-alone automated carwashes; high quality convenience stores; bank branches; and fast food locations.
TAX MAP NUMBER	634-11-09-004; 634-11-09-005; 634-11-09-006; 634-11-09-007; 634-11-09-008; 634-11-09-026
LOT SIZE	+/- 1.83 acres
LOCATION	Intersection of Celanese Road & Hilltop Roads and 2029 Country Court in the Rock Hill community
EXISTING SITE CONDITIONS AND LAND USE	Vacant-Residence/Commercial & Single-Family Residential
COUNCIL DISTRICT	Six (6) Britt Blackwell

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.)

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-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.)

Business Development District I Convenience (BD-I)

This district is designed to provide certain areas within the county "small scale" commercial services and convenience uses. This district will principally serve residential subdivisions, and permit small scale professional offices as compatible supplements in these areas. ***Permitted uses (some of which may require site plan approval) within the BD-I zoning district include:*** churches; commercial recreation establishments; convenience retail establishments; personal service establishments; and professional uses. (For more detailed information, please refer to York County Zoning Code §155.125 & §155.126.)

Vicinity Map

Tax Map#s: 634-11-09-004, 005, 006, 007, 008, 026
SXCW/Graham-Engelbrecht

