

**REZONING APPLICATION OVERVIEW FOR CASE 15-26**

<p align="center"><b>APPLICANT:</b>                  Blake Communities UP2 LLC                  PO Box 7598                  Saint Petersburg, FL 33734</p>	<p align="center"><b>PROPERTY OWNER(S):</b>                  William T. Drenna (PIR)                  For the Estate of Mr. I. B. Harper                  124 White Pine Lane                  Troutville, VA 24083</p>
<p align="center"><b>REQUESTED ACTION</b></p>	To rezone approximately +/- 100.28 acres from AGC to RD-II
<p align="center"><b>TAX MAP NUMBER</b></p>	545-00-00-003
<p align="center"><b>LOT SIZE</b></p>	+/- 100.28 acres
<p align="center"><b>LOCATION</b></p>	922 Hands Mill Hwy in the Rock Hill community
<p align="center"><b>EXISTING SITE CONDITIONS AND LAND USE</b></p>	Residence-Outbuildings-Cell Tower/Rural Agricultural
<p align="center"><b>COUNCIL DISTRICT</b></p>	Six (6) Britt Blackwell

**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.)

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

### **Agricultural Conservation District (AGC)**

This district is intended to protect and preserve areas under cultivation and prime agricultural soils for continued agricultural and agriculturally oriented uses and to protect the business of agriculture. These areas generally consist of the most agriculturally productive soils and their loss cannot be readily compensated. Where transition is inevitable however, certain special uses may be considered as appropriate "trade-offs" under the review and approval mechanism set forth under the Special Exception Chapter. (For more detailed information, please refer to York County Zoning Code §155.021 & §155.022.)

# Vicinity Map

Tax Map#: 545-00-00-003  
Blake Communities/Drenna

