

REZONING APPLICATION OVERVIEW FOR CASE 15-32

<p align="center">APPLICANT: John D. Rinehart 2075 Courtney Road York, SC 29745</p>		<p align="center">PROPERTY OWNER(S): Main 7, LLC 1339 Ebenezer Road Rock Hill, SC 29732</p>	
REQUESTED ACTION	To rezone approximately +/- .77 acres from BD-I to BD-III		
TAX MAP NUMBER	546-00-00-122		
LOT SIZE	+/- .77 acres		
LOCATION	4939 Mount Gallant Road in the Rock Hill community		
EXISTING SITE CONDITIONS AND LAND USE	Vacant Building/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.)

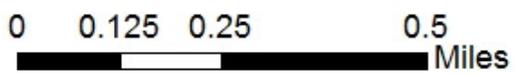
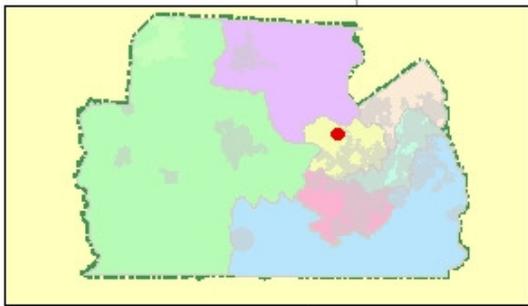
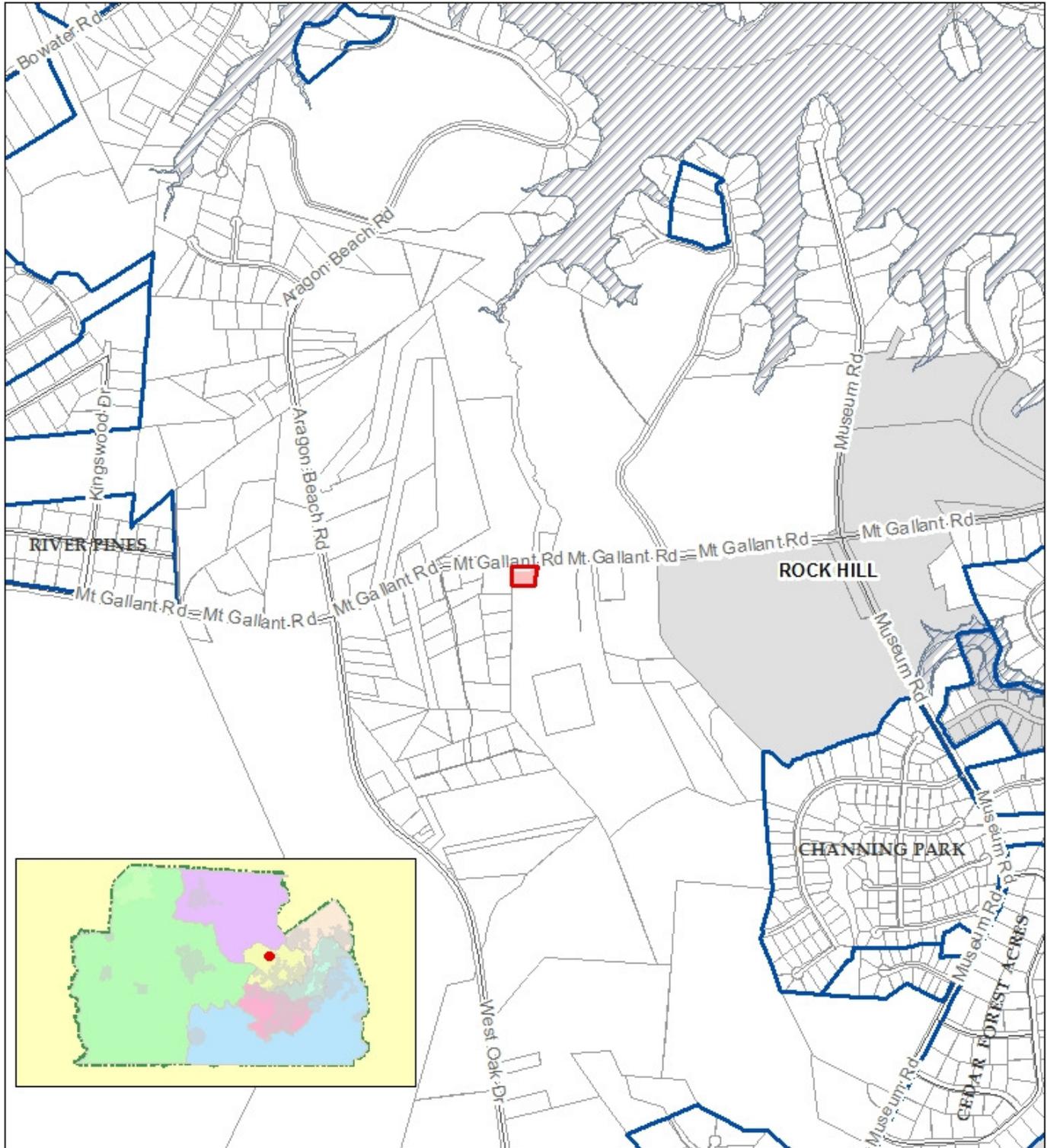
Above is a description of the requested zoning; below is a description of the existing zoning.

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.)

John D. Rinehart/Main 7, LLC
Tax Map#: 546-00-00-122
Case: 15-32 Acres: .77

Vicinity Map



 Subject Parcel	 100 Year Flood Zone
 Existing Subdivisions	 500 Year Flood Zone