

REZONING APPLICATION OVERVIEW FOR CASE 15-35

<p align="center">APPLICANT: Meritage Homes Tom Kutz 11605 North Community House Road, Suite 250 Charlotte, NC 28277</p>		<p align="center">PROPERTY OWNER(S): Fresh Water Industries, Inc. Doreen Holl 5055 Regent Parkway Fort Mill, SC 29715</p>	
REQUESTED ACTION	To rezone approximately +/- 26.979 acres from BD-III & RD-I to RD-II		
TAX MAP NUMBER	726-00-00-088P		
LOT SIZE	+/- 26.979 acres from a 47.88 acre tract		
LOCATION	Regent Parkway in the Fort Mill community		
EXISTING SITE CONDITIONS AND LAND USE	Vacant/Planned Development District		
COUNCIL DISTRICT	One (1) Michael Johnson		

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-I 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; and dwellings of no more than one per approved platted lot to include modular homes, single-family detached homes, duplexes, and townhouses.*** (For more detailed information regarding the RD-I classification, please refer to York County Zoning Code §155.101 & §155.102.)

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

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.)

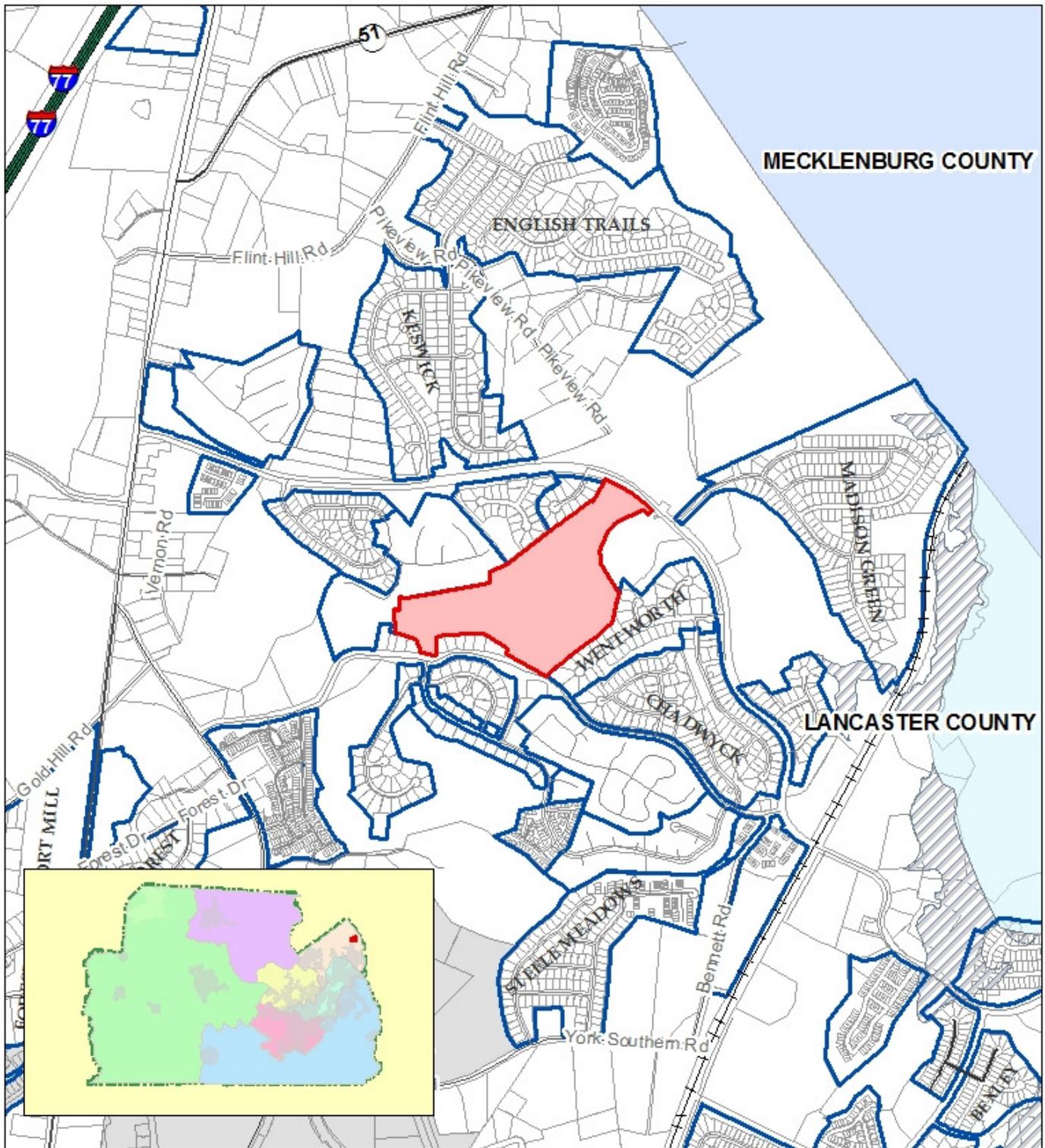
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Meritage Homes/Fresh Water Industries, Inc.
Tax Map: 726-00-00-088P
Case: 15-35 Acres: 18.6

Vicinity Map



0 0.15 0.3 0.6 Miles



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