

**REZONING APPLICATION OVERVIEW FOR CASE 15-38**

<p align="center"><b>APPLICANT:</b> Lidl US, LLC 1500 Sunday Drive, Suite 101 Raleigh, NC 27607</p>	<b>PROPERTY OWNER(S):</b>	
	Forestar Real Estate Group Attn: Clara Whitman 6300 Bee Care Road, Bldg II #500 Austin, TX 78746	Ronald R. Myers Debra E. Myers 1650 US Hwy 21 N Fort Mill, SC 29715
	Sandra B. McDonald 1051 RPC Road Fort Mill, SC 29715	Barbara C. Funderburk 1060 Isom Road Fort Mill, SC 29715
	Patricia Lee Lewis, et al 121 Spratt Street Fort Mill, SC 29715	N. Kathryn Jennings David W. Jennings PO Box 1435 Fort Mill, SC 29716

<b>REQUESTED ACTION</b>	To rezone approximately +/- 7.486 acres from RD-II & LI to BD-III
<b>TAX MAP NUMBER</b>	653-00-00-015P; 655-00-00-005; 655-00-00-006; 655-00-00-010; 655-00-00-031; 655-00-00-54
<b>LOT SIZE</b>	+/- 7.486 acres
<b>LOCATION</b>	302 Hampton Trail Drive; 1060 Isom Road; 1051 RPC Road; 1740 & 1760 Pleasant Road, in the Fort Mill community
<b>EXISTING SITE CONDITIONS AND LAND USE</b>	Commercial-Residential Buildings/Single-Family Residential; Light Industrial
<b>COUNCIL DISTRICT</b>	Seven (7) Chad Williams

**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 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.

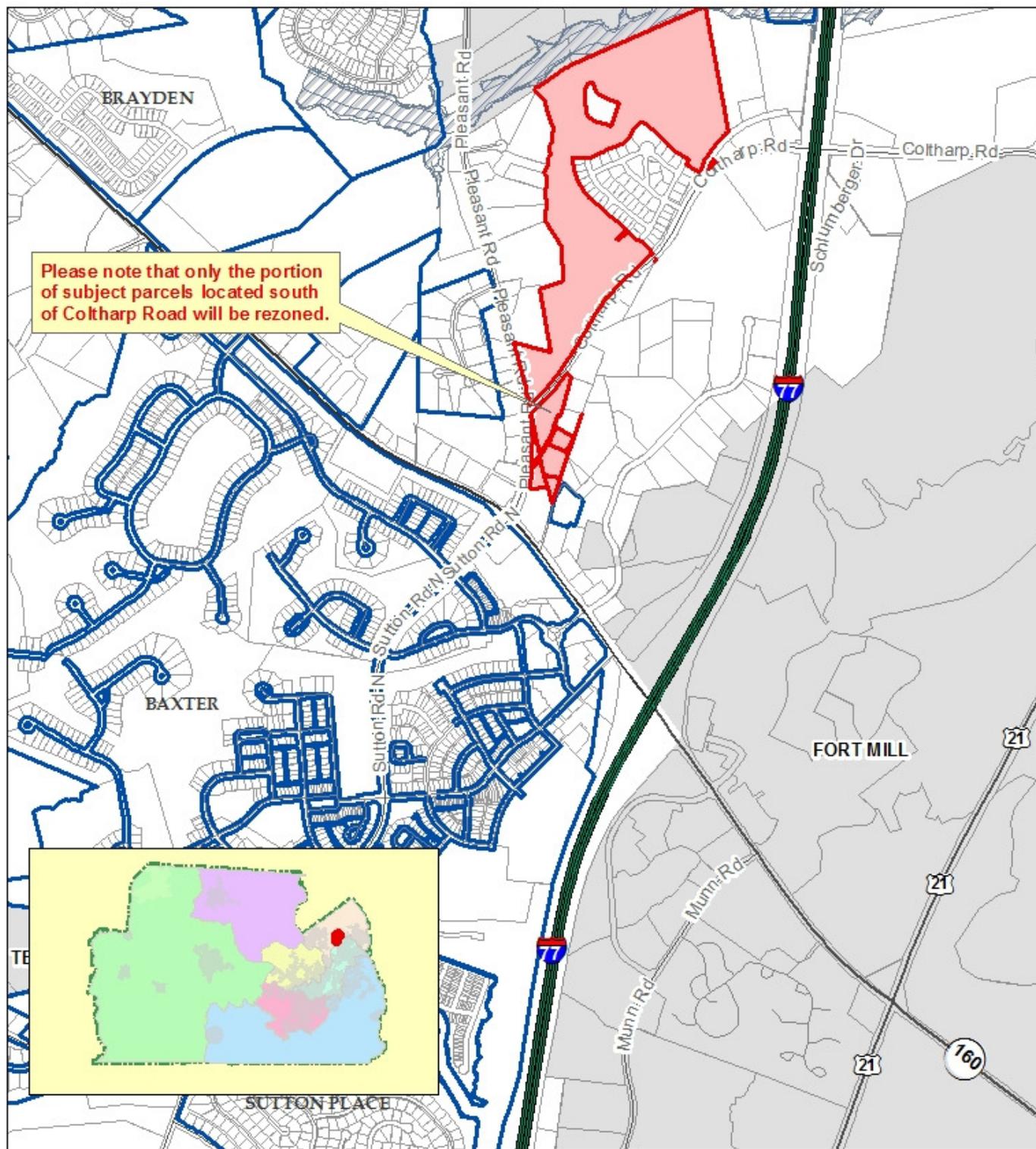
***Permitted uses (some of which may require site plan approval) within the RD-II zoning district include:*** child and adult day care centers and family day care and nursing homes; churches; schools; non-commercial equestrian uses; cultivation of field crops, orchards, and groves; outdoor recreational 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.)

**Light Industrial District (LI)**

This district is designed to create and protect industrial areas for light manufacturing and the distribution of products at wholesale. The standards established for this district are designed to promote sound and permanent light industrial development and also to protect nearby residential areas from undesirable aspects of heavy manufacturing. Whenever possible, this district should be separate from residential districts by natural or structural boundaries such as drainage channels, sharp breaks in topography, strips of vegetation, traffic arteries, and similar features. ***Permitted uses (some of which may require site plan approval) within the LI zoning district include:*** animal hospitals and veterinarian clinics; keeping or raising of animals (including equestrian stables, tracks, and fields, and kennels); churches; schools; automobile and boat service repair; broadcasting stations; car washes and detail shops; limited commercial recreation establishments; general farming; greenhouses and nurseries; light industrial uses; manufacturing facilities; mining; public or private outdoor recreation facilities; professional uses; limited retail sales; transportation services and facilities; warehousing, wholesale, and distribution establishments. (For more detailed information, please refer to York County Zoning Code §155.176 & §155.177.)



# Vicinity Map



0 0.15 0.3 0.6 Miles



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