

REZONING APPLICATION OVERVIEW FOR CASE 16-01

<p align="center">APPLICANT: Dream Builders 249 Blue Heron Drive Rock Hill, SC 29732</p>		<p align="center">PROPERTY OWNER(S): John H. & Janice B. Rhyne Martin L. & Eva R. Jenkins 380 Brookton Drive 1802 Warrington Place Clemmons, NC 27012 Rock Hill, SC 29732</p>	
REQUESTED ACTION	To rezone approximately +/- 24.67 acres from UD to RD-II with conditions for single family lots only		
TAX MAP NUMBER	543-00-00-032; 543-00-00-236		
LOT SIZE	+/- 24.67 acres		
LOCATION	320 Glyndora Drive & Hampton Ridge Road in the Rock Hill community		
EXISTING SITE CONDITIONS AND LAND USE	Residence; Commercial & Single-Family Residential		
COUNCIL DISTRICT	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.

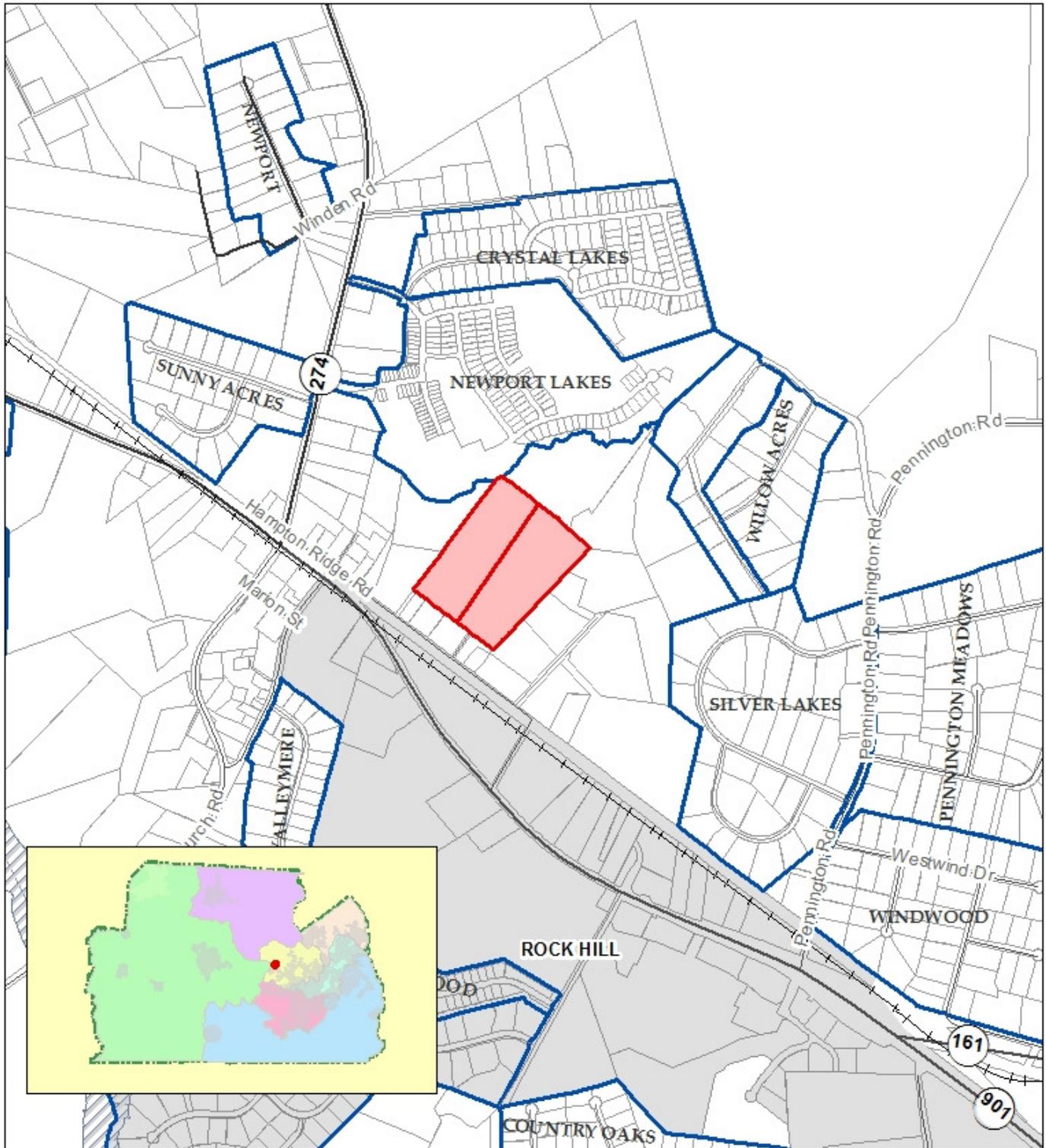
Urban Development District (UD)

This district is designed to permit in certain areas of the county maximum use flexibility in response to existing conditions and characteristics existing at the adoption of zoning. It also recognizes areas existing prior to zoning which have been impacted by a variety of incompatible users. Market and use flexibility mandates a need to protect existing development from the adversities of "mixed use". The objective of this district is to maximize land use flexibility and minimize land use conflicts in the process. All applicants proposing to rezone property to the UD classification will, instead be required to request a PD for the appropriate zoning class for the particular proposed use. The ability to request the rezoning of property to UD is only permitted when the request is an extension of an existing UD District. ***Permitted uses (some of which may require site plan approval) within the UD 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; family day care homes; general farming; general business services; greenhouses and nurseries; home occupations; lodges and civic clubs; manufacturing services and uses; marinas; mini-warehouses; mining; hotels and motels; museums, art galleries, and libraries; personal service establishments; professional uses; public or private recreation establishments; recreational vehicle parks; convenience, primary, and secondary retail establishments; transportation services and facilities; warehousing, wholesale, and distribution establishments; multi-family dwellings to include apartment buildings and condominiums; expansion of existing manufactured home parks; 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, please refer to York County Zoning Code §155.191 & §155.192.)

Dream Builders/Rhyne & Jenkins
Tax Maps: 543-00-00-032; 543-00-00-236
Case: 16-01 Acres: 24.67



Vicinity Map



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