

**REZONING APPLICATION OVERVIEW FOR CASE 16-02**

<b>APPLICANT:</b> Tim Helline 1830 Hands Mill Hwy Rock Hill, SC 29732	<b>PROPERTY OWNER(S):</b> Rock Hill School District #3 660 N Anderson Road Rock Hill, SC 29730
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<b>REQUESTED ACTION</b>	To rezone approximately +/- 38 acres from AGC to RUD-I
<b>TAX MAP NUMBER</b>	508-00-00-018
<b>LOT SIZE</b>	+/- 38 acres
<b>LOCATION</b>	Hwy 322 & Herndon Farm Road in the Rock Hill community
<b>EXISTING SITE CONDITIONS AND LAND USE</b>	Agricultural Use-vacant; Rural Agricultural
<b>COUNCIL DISTRICT</b>	Four (4) William "Bump" Roddey

**Rural Development District (RUD-I)**

This district is intended to protect and preserve the rural character of an area by allowing growth which is not as rapid yet requiring larger lots (1 acre) thus maintaining a rural character within developed areas. This district should be utilized wherever development pressure is increasing, but public water and sewer are not readily available. ***Permitted uses (some of which may require site plan approval) within the RUD-I zoning district include: animal hospitals and veterinarian clinics; keeping or raising of animals (including equestrian stables, tracks, and fields, and kennels); campgrounds; churches; schools; community centers; family day care and nursing homes; general farming facilities; greenhouses; outdoor recreational facilities within an approved residential development; and dwellings of no more than one per approved platted lot to include modular homes and single family detached homes.*** (For more detailed information, please refer to York County Zoning Code §155.061 & §155.062.)

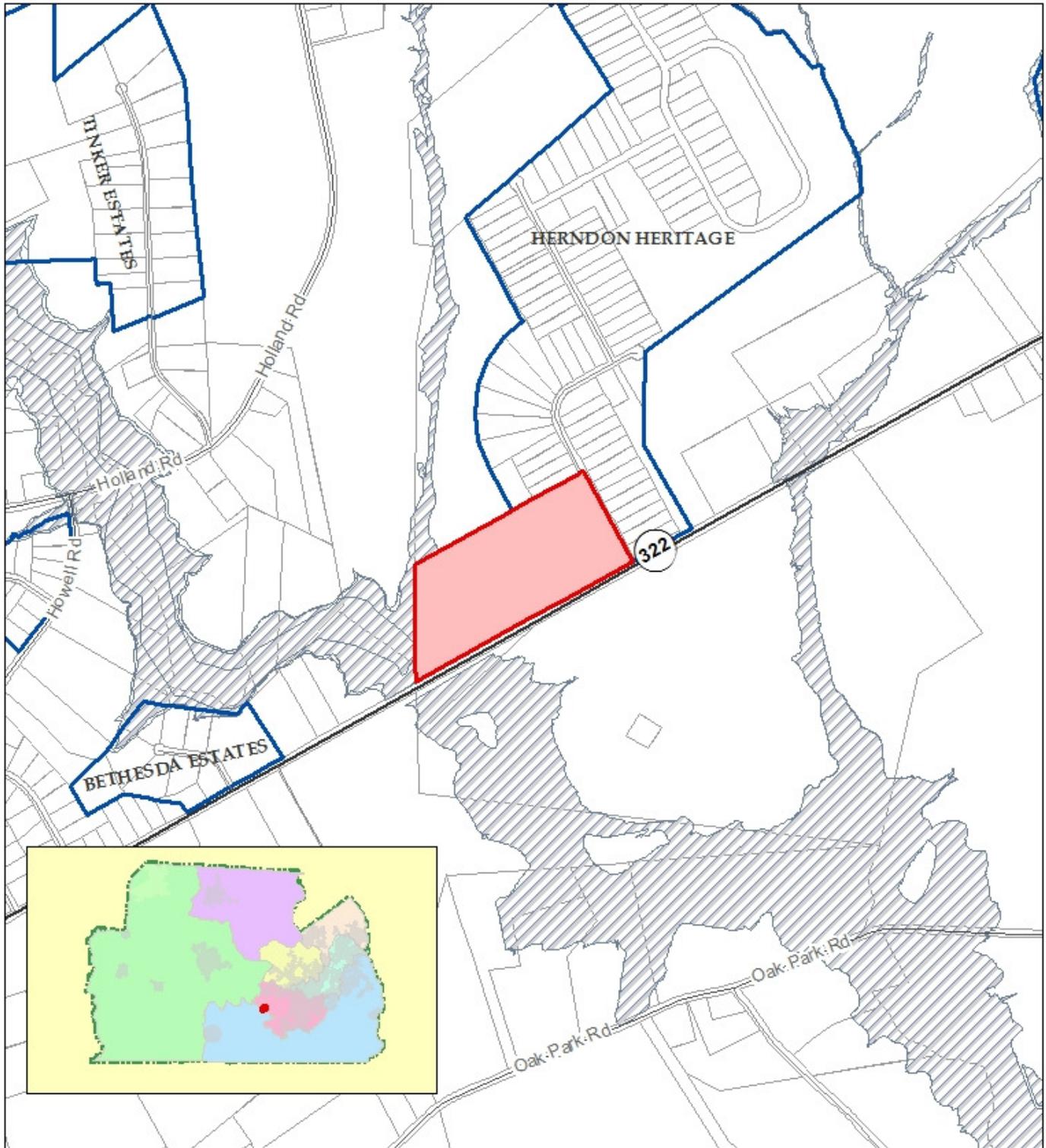
**Above is a description of the requested zoning; below is a description of the existing zoning.**

### **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



0 0.125 0.25 0.5 Miles



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