

REZONING APPLICATION OVERVIEW FOR CASE 16-04

<p>APPLICANT: Will Jordan 3014 Southcross Boulevard #B Rock Hill, SC 29730</p>	<p>PROPERTY OWNER(S): Founders Federal Credit Union 737 Plantation Road Lancaster, SC 29720</p>
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REQUESTED ACTION	To rezone approximately +/- 4.4 acres from RD-I to BD-I
TAX MAP NUMBER	651-00-00-052; 651-00-00-053
LOT SIZE	+/- 4.4 acres
LOCATION	2683 & 2719 Pleasant Road in the Fort Mill community
EXISTING SITE CONDITIONS AND LAND USE	Vacant; Medium-High Density Residential
COUNCIL DISTRICT	One (1) Michael Johnson

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.)

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

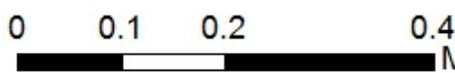
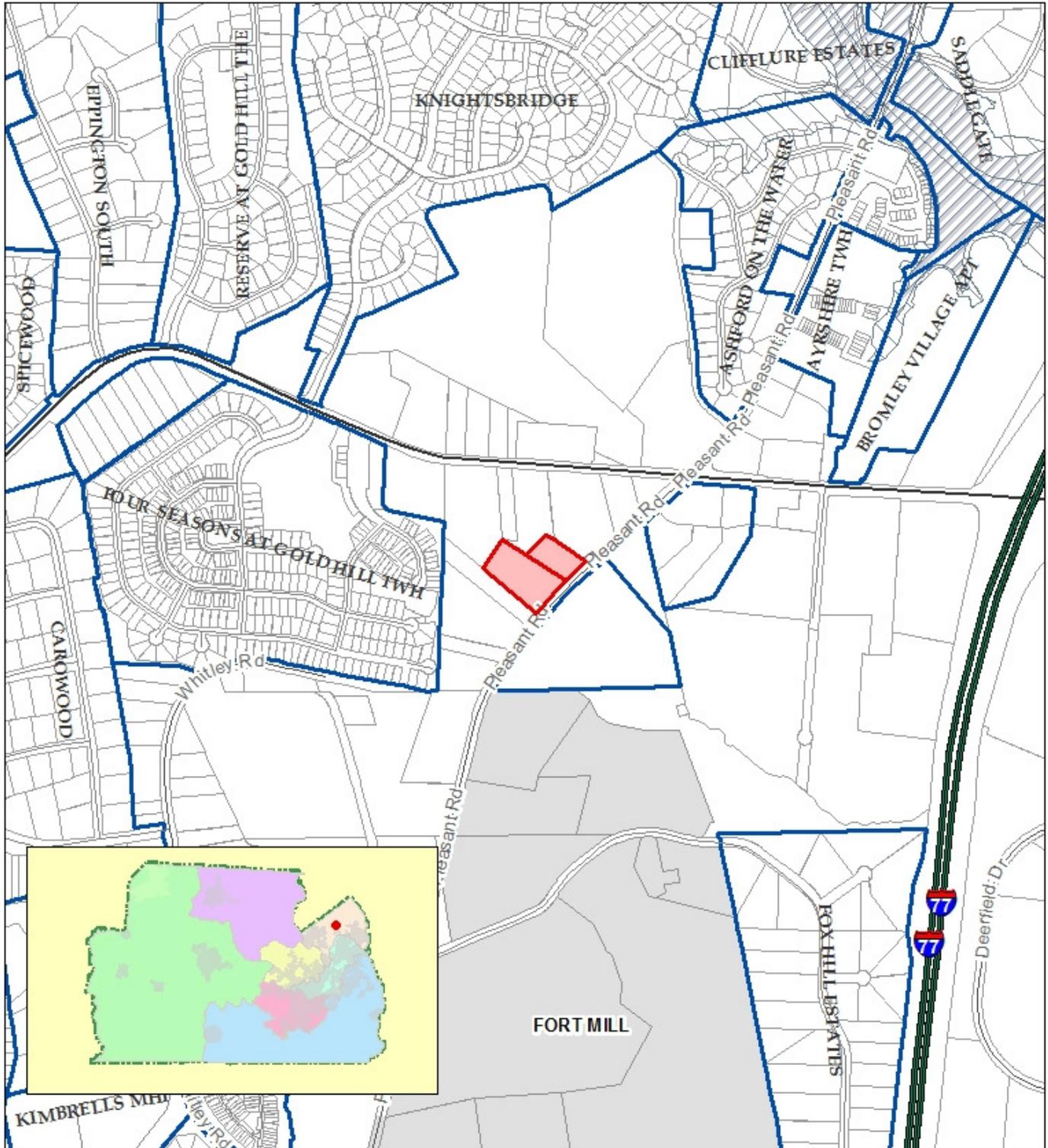
Residential Development District I & Residential Development District II (RD-I & RD-II)

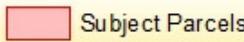
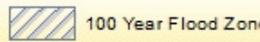
These districts are designed to permit a variety of residential uses and variable densities, based on the characteristics of the uses. Areas so designated are deemed suited to and with market potential for the uses. This designation is applied principally to undeveloped areas where unit and density flexibility 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-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.)



Vicinity Map



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