

REZONING APPLICATION OVERVIEW FOR CASE 16-06

APPLICANT: John Reid Smith 1280 S Paraham Road York, SC 29745	PROPERTY OWNER(S): Boyd Byrum 3176 Charlotte Hwy York, SC 29745
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REQUESTED ACTION	To rezone approximately +/- .97 acres from RUD to BD-I
TAX MAP NUMBER	456-00-00-043
LOT SIZE	+/- .97 acres
LOCATION	3170 Charlotte Hwy in the York community
EXISTING SITE CONDITIONS AND LAND USE	Commercial building; Rural Residential
COUNCIL DISTRICT	Two (2) Bruce Henderson

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.)

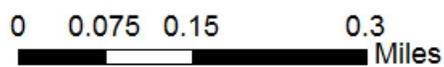
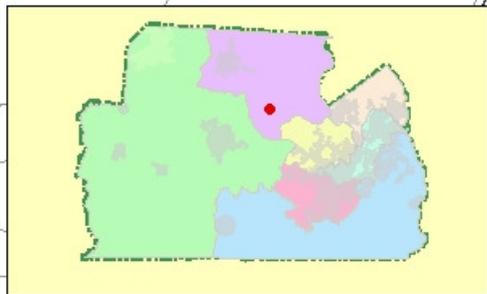
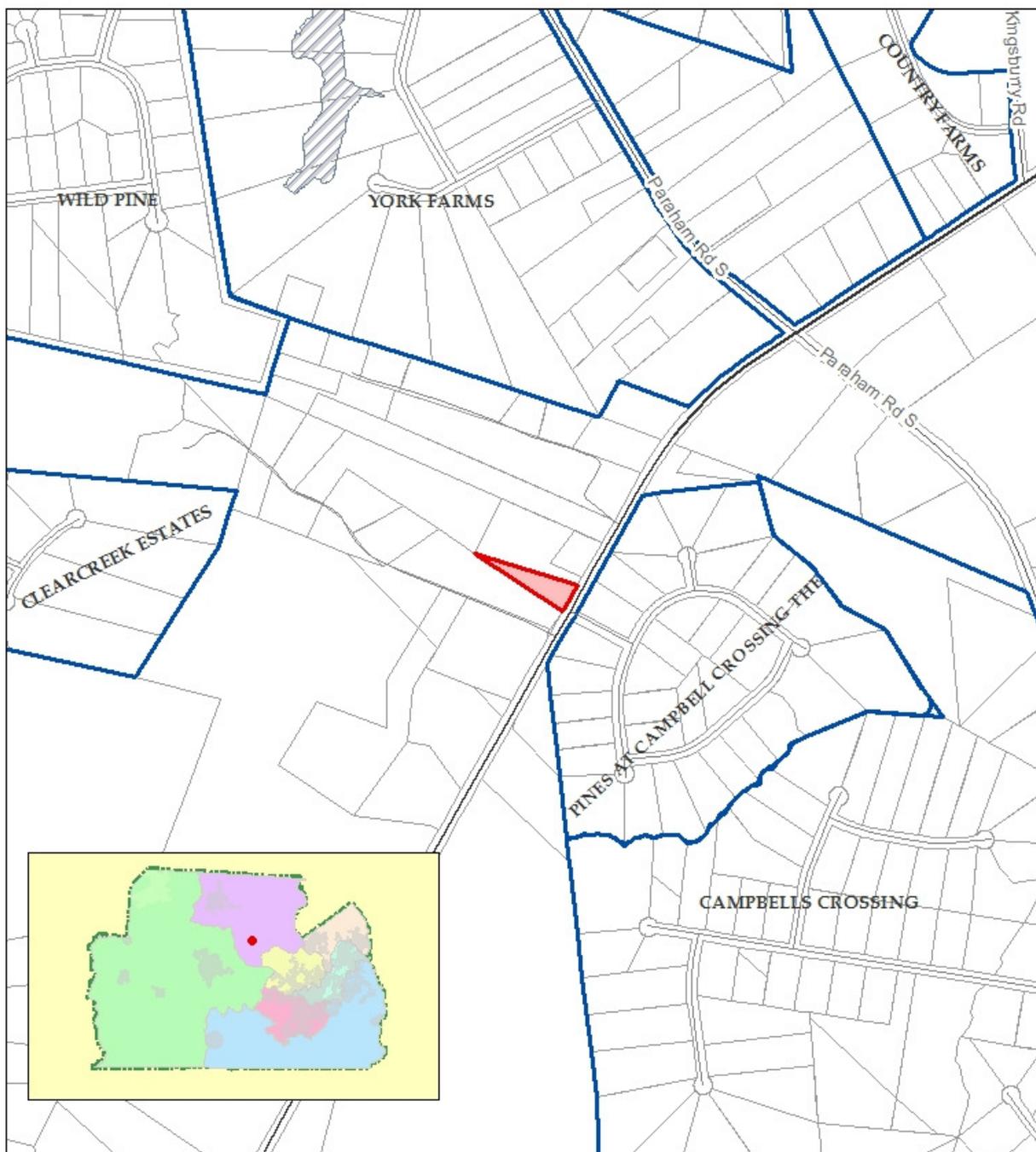
Above is a description of the requested zoning; below is a description of the existing zoning.

Rural Development District (RUD)

This district is intended to protect and preserve areas of the county which are presently rural in character and use. This district is to serve to discourage rapid growth while allowing growth through orderly use and timely transition of rural areas. ***Permitted uses (some of which may require site plan approval) within the RUD 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 recreation facilities; and dwellings of no more than one per approved platted lot to include manufactured homes, modular homes, and single family detached homes.* (For more detailed information, please refer to York County Zoning Code §155.046 & §155.047.)

John Reid Smith/Boyd Byrum
Tax Map: 456-00-00-043
Case: 16-06 Acres: .97

Vicinity Map



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