

**REZONING APPLICATION OVERVIEW FOR CASE 16-08**

<p align="center"><b>APPLICANT:</b> James Traynor Clear Springs-Baxter, LLC 951 Market Street Fort Mill, SC 29708</p>		<p align="center"><b>PROPERTY OWNER(S):</b> Clear Springs-Baxter, LLC 951 Market Street Fort Mill, SC 29708</p>	
<b>REQUESTED ACTION</b>	To rezone approximately +/- 1.82 acres from PD to BD-III		
<b>TAX MAP NUMBER</b>	652-00-00-011		
<b>LOT SIZE</b>	+/- 1.82 acres		
<b>LOCATION</b>	2075 Hwy 160 W in the Fort Mill community		
<b>EXISTING SITE CONDITIONS AND LAND USE</b>	Vacant; Single Family Residential/Mixed Use		
<b>COUNCIL DISTRICT</b>	One (1) Michael Johnson		

**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.)

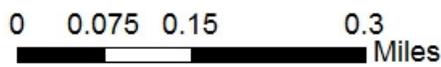
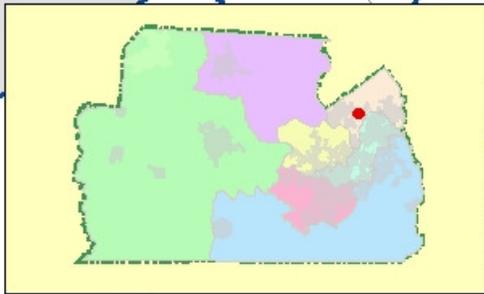
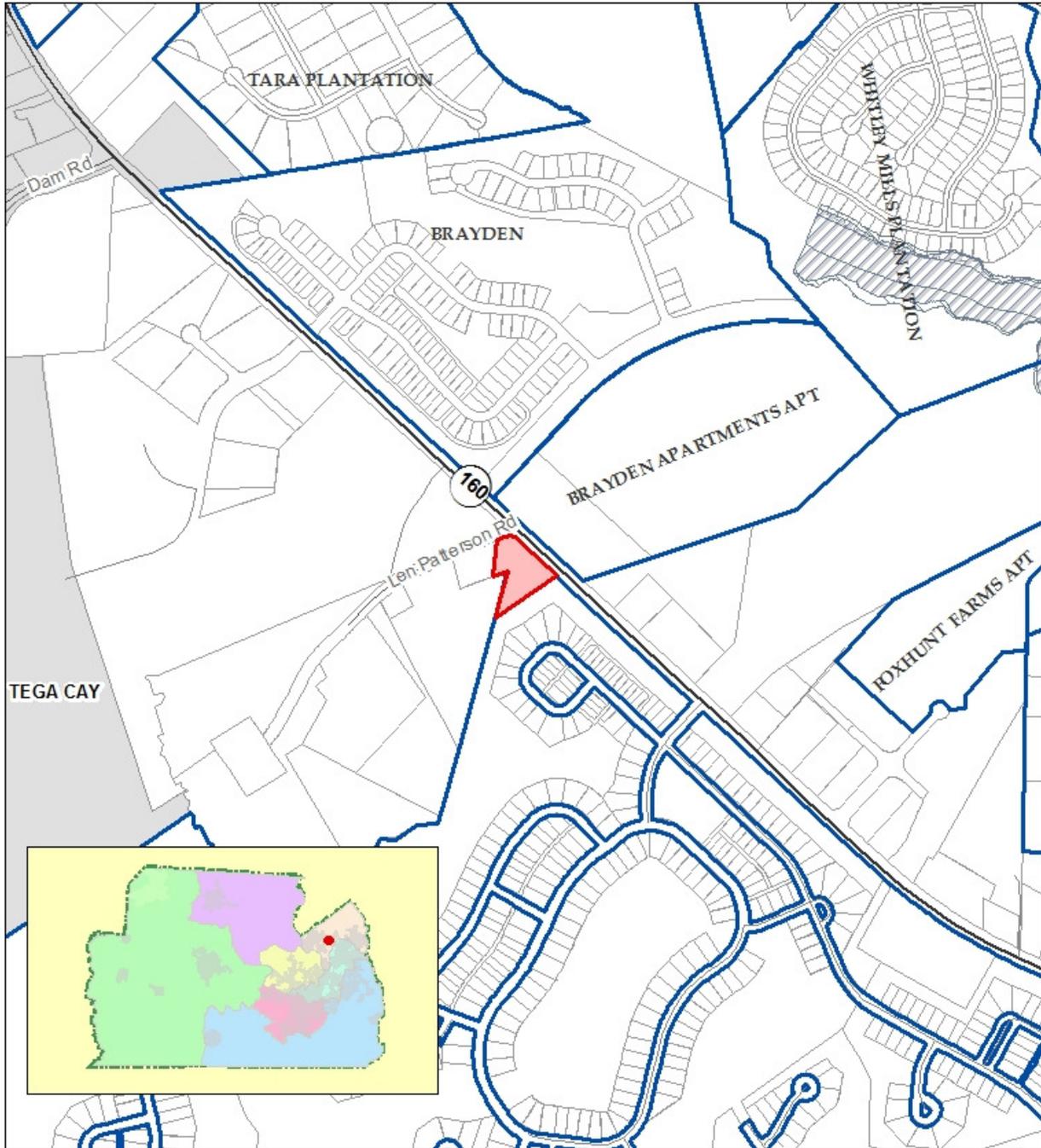
**Above is a description of the requested zoning; below is a description of the existing zoning.**

**Planned Development District (PD)**

This district is to encourage flexibility in the development of land in order to promote its most appropriate use; to improve the design, character and quality of new development; to facilitate the provision of streets and utilities; and to preserve the natural and scenic features of open areas. This district is intended for uses in the undeveloped areas designated on the officially adopted land use and development plan map for commercial mixed uses, and in other undeveloped areas of the county undergoing development pressure, where "planned development" is a superior response to less coordinate single-lot development as permitted elsewhere by the Zoning Ordinance. (For more detailed information, please refer to York County Zoning Code §155.206-215.)

James Traynor, Clear Springs-Baxter, LLC  
Tax Map: 652-00-00-011  
Case: 16-08 Acres: 1.82

# Vicinity Map



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