

**REZONING APPLICATION OVERVIEW FOR CASE 16-12**

<b>APPLICANT:</b> Henry Massey, Jr. 1704 Heatherhill Road Rock Hill, SC 29732	<b>PROPERTY OWNER(S):</b> Henry Massey, Jr. 1399 Falls Road Rock Hill, SC 29732
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<b>REQUESTED ACTION</b>	To rezone approximately +/- 5.59 acres from AGC-I to RC-I
<b>TAX MAP NUMBER</b>	535-00-00-226
<b>LOT SIZE</b>	+/- 5.59 acres
<b>LOCATION</b>	1399 Falls Road in the Rock Hill community
<b>EXISTING SITE CONDITIONS AND LAND USE</b>	House-Outbuildings; Single-Family Residential
<b>COUNCIL DISTRICT</b>	Four (4) William "Bump" Roddey

**Residential Conservation District I & Residential Conservation District II (RC-I & RC-II)**

These districts are designed to preserve and protect the character of existing neighborhoods and subdivisions, and to prohibit any use which would compromise or alter existing conditions and uses. Also, these districts are intended to encourage residential in-filling and expansion of existing neighborhoods and subdivisions. Development standards and densities regulating development of the districts, and permitting land uses are designed to reflect existing conditions and enhance the prospects of "like development". ***Permitted uses (some of which may require site plan approval) within the RC-I zoning district include: churches; schools; cultivation of field crops, orchards and groves; non-commercial equestrian uses; family day care homes; 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 regarding the RC-I classification, please refer to York County Zoning Code §155.076 & §155.077.)

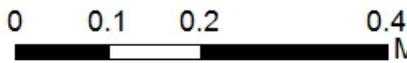
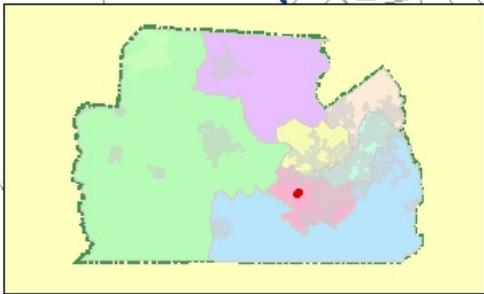
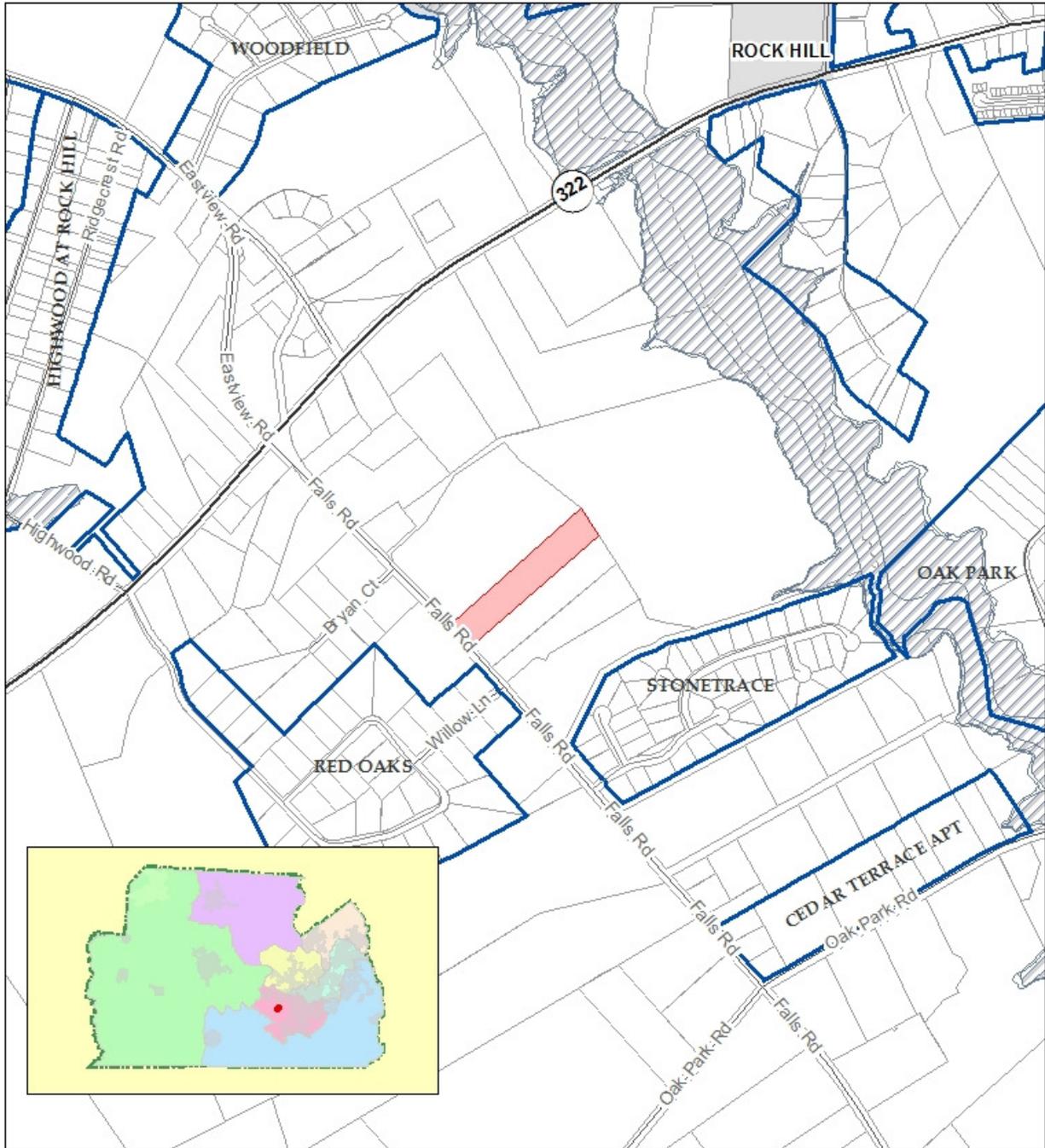
**Above is a description of the requested zoning; below is a description of the existing zoning.**

### **Agricultural Conservation District I (AGC-I)**

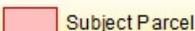
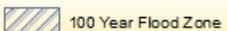
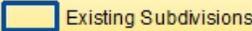
This district is intended to protect and preserve the agricultural character of an area by allowing growth with larger lots (5 acres) thus maintaining an agrarian character. This district should be utilized where transition is inevitable, but public water and sewer are not readily available. ***Permitted uses (some of which may require site plan approval) within the AGC-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 homes; general farming facilities; greenhouses; outdoor recreational facilities; and dwellings of no more than two 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 §155.036 & §155.037.)

Henry Massey, Jr.  
Tax Map: 5350000226  
Case: 16-12 Acres: 5.59

# Vicinity Map



Miles  York County  
south carolina

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