

REZONING APPLICATION OVERVIEW FOR CASE 16-13

<p>APPLICANT: York County Council PO Box 66 York, SC 29745</p>	<p>PROPERTY OWNER(S): Matthew E. & Laura V. Goins 2885 Reservation Road Rock Hill, SC 29730</p>
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REQUESTED ACTION	To rezone approximately +/- 5.51 acres from BD-I to RC-I
TAX MAP NUMBER	749-00-00-002
LOT SIZE	+/- 5.51 acres
LOCATION	2192 Hope Drive in the Rock Hill community
EXISTING SITE CONDITIONS AND LAND USE	Vacant house; Single-Family Residential
COUNCIL DISTRICT	Five (5) Christi Cox

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

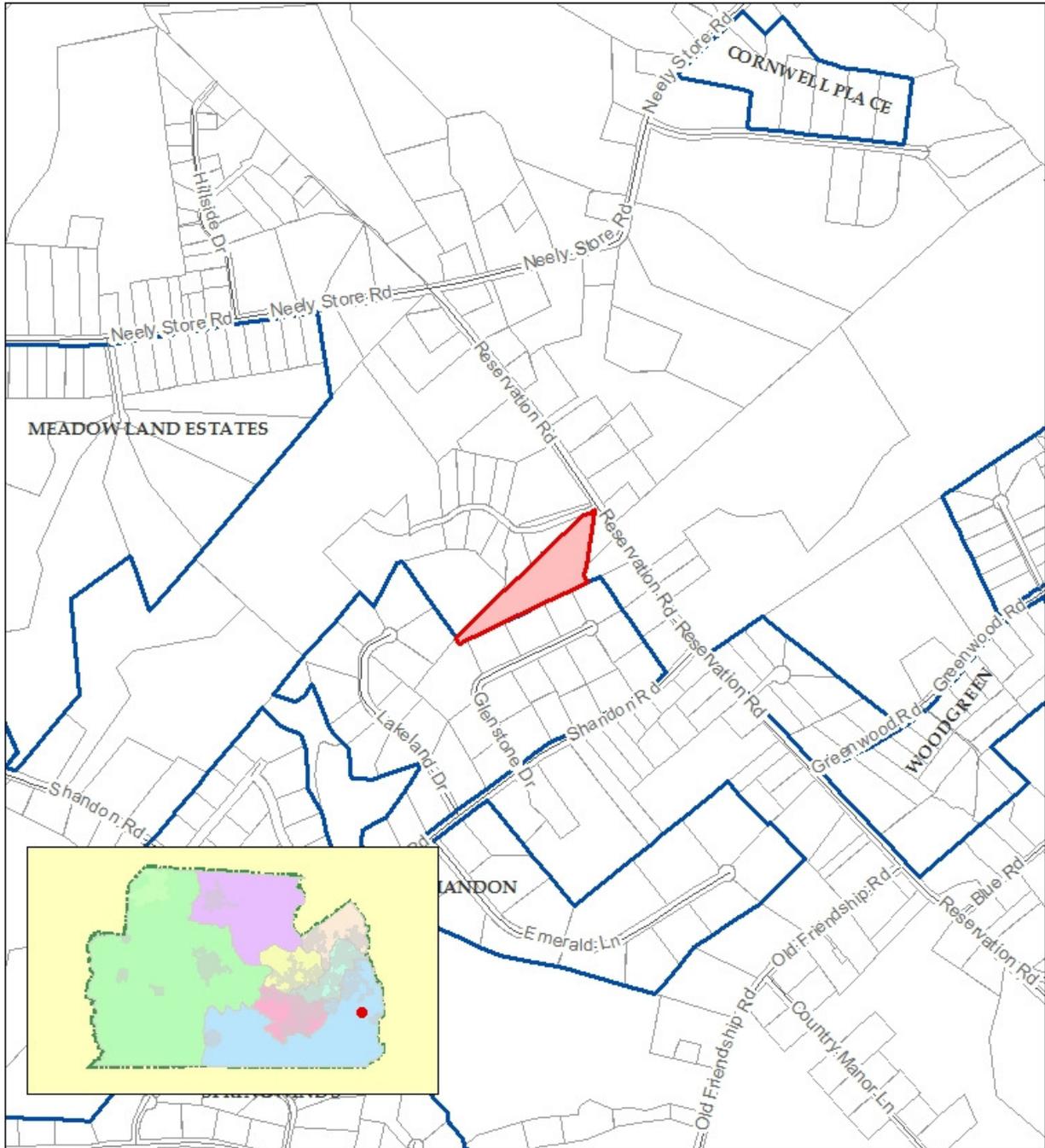
These districts are designed to preserve and protect the character of existing neighborhoods and subdivisions, and to prohibit any use which would compromise or alter existing conditions and uses. Also, these districts are intended to encourage residential in-filling and expansion of existing neighborhoods 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.

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.)

Vicinity Map



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