

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

**APPLICANT/PROPERTY OWNER(S):**

Tom Cat Too, LLC  
 PO Box 7517  
 Columbia, SC 29202

Cat Real Estate Holdings, LLC  
 PO Box 7517  
 Columbia, SC 29202

Blackwell Family Properties, LLC  
 2178 Sandlapper Drive  
 York, SC 29745

Lazy Hawk Property Owners Association  
 PO Box 7517  
 Columbia, SC 29202

<b>REQUESTED ACTION</b>	A major amendment to a 179.12 acre Planned Development
<b>TAX MAP NUMBER</b>	617-00-00-001; 617-00-00-026; 617-00-00-077; 617-00-00-084; 617-00-00-085
<b>LOT SIZE</b>	+/- 179.12 acres
<b>LOCATION</b>	Lazy Hawk Road in the Rock Hill community
<b>EXISTING SITE CONDITIONS AND LAND USE</b>	Commercial Building; Light Industrial
<b>COUNCIL DISTRICT</b>	Five (5) Christi Cox

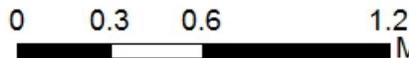
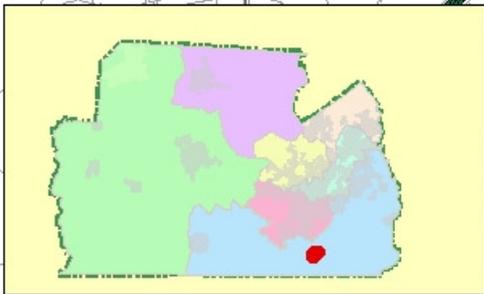
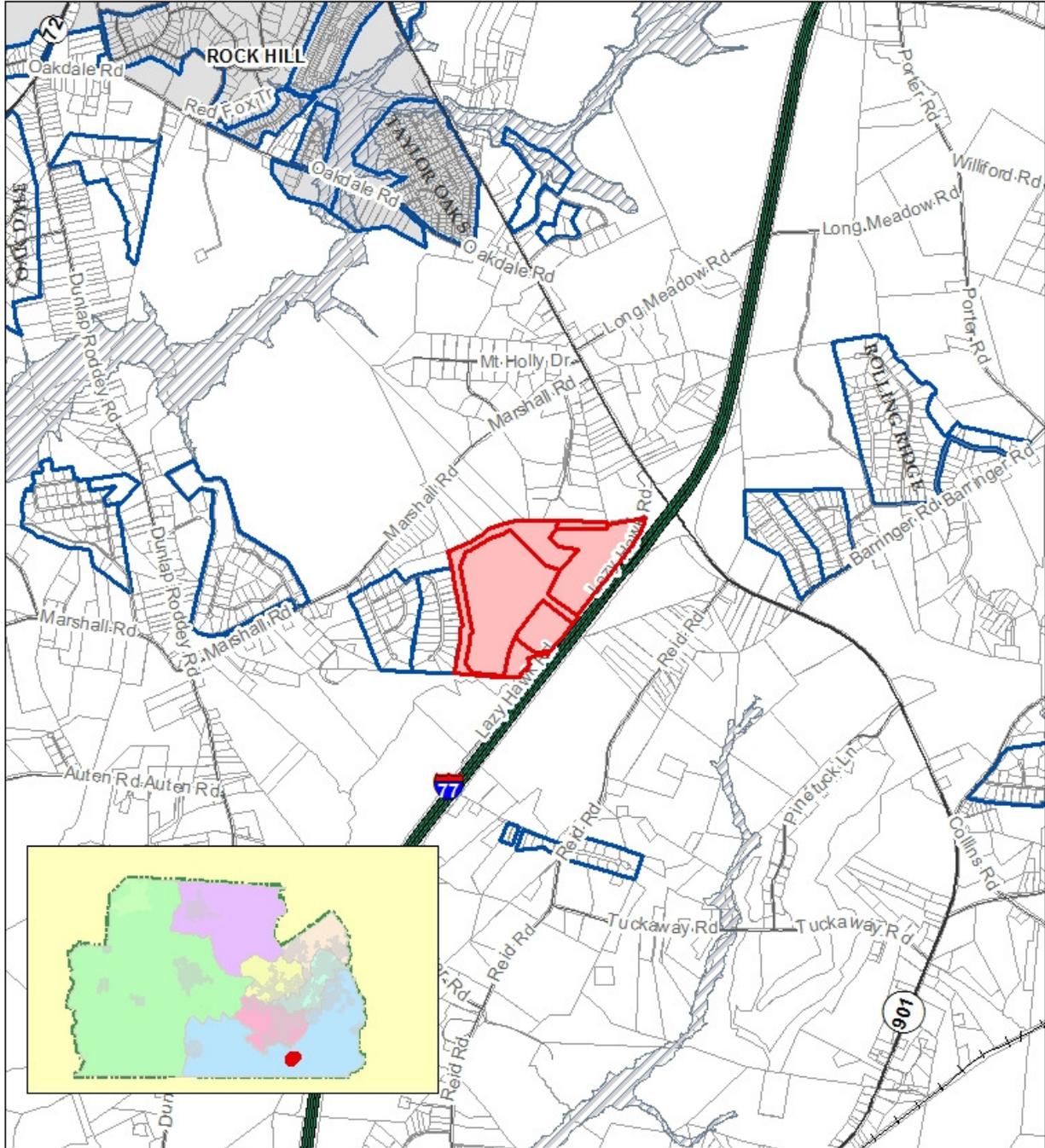
**Planned Development District (PD)**

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.)

The applicant is seeking to: 1) improve site marketability to industry based on recommendations of Duke Energy's Site Readiness Program; 2) Remove ambiguous dock orientation note; 3) Remove tree harvesting note so buffers/open space is not thinned.

Tom Cat Too, LLC/Cat Real Estate Holdings, LLC  
Blackwell Family Properties, LLC/ Lazy Hawk POA  
Tax Map: 617000001, 26, 77, 84, & 85  
Case: 16-16 Acres: 179.12

# Vicinity Map



Miles  York County  
south carolina

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