

REZONING APPLICATION OVERVIEW FOR CASE 16-17

<p align="center">APPLICANT: Ronald W. Edwards 379 Forest Way Drive Fort Mill, SC 29715</p>	<p align="center">PROPERTY OWNER(S):</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">Richard K. Edwards, Sr. 251 Gold Hill Road Fort Mill, SC 29715</td> <td style="width: 50%;">Raymond C. Hall 291 Gold Hill Road Fort Mill, SC 29715</td> </tr> <tr> <td>Richard J. Edwards 373 Forest Way Drive Fort Mill, SC 29715</td> <td>Richard K. Edwards, Jr. 359 Forest Way Drive Fort Mill, SC 29715</td> </tr> <tr> <td>Ronald W. Edwards 379 Forest Way Drive Fort Mill, SC 29715</td> <td>Robert E. Edwards 1557 Woodcroft Drive Fort Mill, SC 29715</td> </tr> </table>	Richard K. Edwards, Sr. 251 Gold Hill Road Fort Mill, SC 29715	Raymond C. Hall 291 Gold Hill Road Fort Mill, SC 29715	Richard J. Edwards 373 Forest Way Drive Fort Mill, SC 29715	Richard K. Edwards, Jr. 359 Forest Way Drive Fort Mill, SC 29715	Ronald W. Edwards 379 Forest Way Drive Fort Mill, SC 29715	Robert E. Edwards 1557 Woodcroft Drive Fort Mill, SC 29715
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REQUESTED ACTION	To rezone approximately +/- 24.5 acres from BD-II & RC-I to BD-I
TAX MAP NUMBER	719-00-00-101; 719-00-00-102; 719-00-00-103; 719-00-00-139; 719-00-00-184; 719-00-00-185; 719-00-00-186
LOT SIZE	+/- 24.5 acres
LOCATION	251 & 291 Gold Hill Road and 327, 331, 359, 373, & 379 Forest Way Drive in the Fort Mill community
EXISTING SITE CONDITIONS AND LAND USE	Residential Homes; Planned Development & Rural Residential
COUNCIL DISTRICT	One (1) Michael Johnson

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.

Business Development District II Office & Institutional (BD-II)

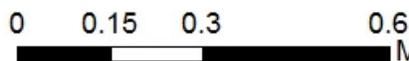
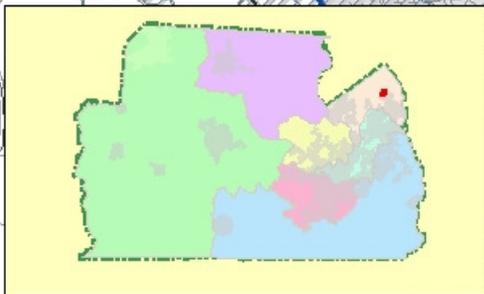
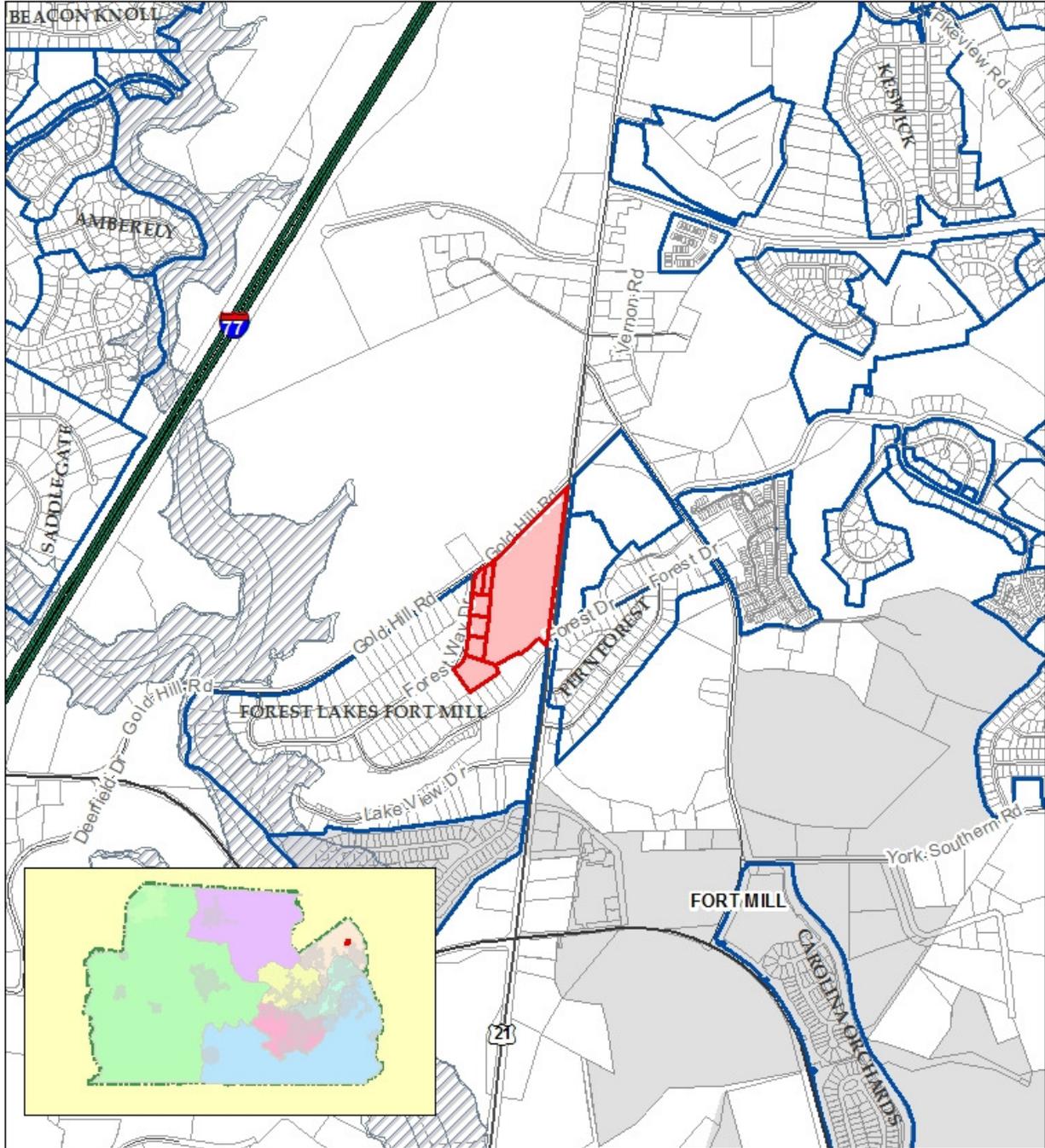
This district is designed to encourage the development of office and institutional parks in areas relatively free of general commercial activity. This district is considered compatible with multifamily and condominium housing, which is also permitted herein. ***Permitted uses (some of which may require site plan approval) within the BD-II zoning district include: churches; commercial parking lots; lodges and civic clubs; museums, art galleries, and libraries; professional uses; and multi-family dwellings to include townhouses, apartment buildings, and condominiums.*** (For more detailed information, please refer to York County Zoning Code §155.135 & §155.136.)

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.)

Vicinity Map

Ronald W. Edwards/Hall, et al
Tax Maps: 719-00-00-101, 102, 103, 139, 184, 185, 186
Case: 16-17 Acres: 24.5



Miles **York County**
south carolina

