

**REZONING APPLICATION OVERVIEW FOR CASE 16-18**

<b>APPLICANT:</b> Har-Lee, LLC 249 Blue Heron Drive Rock Hill, SC 29732	<b>PROPERTY OWNER(S):</b> Audrey H. Branch 1879 John Branch Road Rock Hill, SC 29732
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<b>REQUESTED ACTION</b>	To rezone approximately +/- 39.18 acres from PD to RUD-I
<b>TAX MAP NUMBER</b>	508-00-00-021
<b>LOT SIZE</b>	+/- 39.18 acres
<b>LOCATION</b>	Hwy 322 & Zinker Road in the Rock Hill community
<b>EXISTING SITE CONDITIONS AND LAND USE</b>	Vacant; Rural Agricultural
<b>COUNCIL DISTRICT</b>	Four (4) William "Bump" Roddey

**Rural Development District (RUD-I)**

This district is intended to protect and preserve the rural character of an area by allowing growth which is not as rapid yet requiring larger lots (1 acre) thus maintaining a rural character within developed areas. This district should be utilized wherever development pressure is increasing, but public water and sewer are not readily available. ***Permitted uses (some of which may require site plan approval) within the RUD-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 and nursing homes; general farming facilities; greenhouses; 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, please refer to York County Zoning Code §155.061 & §155.062.)

**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.)

# Vicinity Map

