

**REZONING APPLICATION OVERVIEW FOR CASE 16-24**

<b>APPLICANT:</b> Joyce & Wayne Welsh 940 Bent Branch Road Gastonia, NC 28054	<b>PROPERTY OWNER(S):</b> Joyce & Wayne Welsh 940 Bent Branch Road Gastonia, NC 28054
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<b>REQUESTED ACTION</b>	To rezone approximately +/-30 acres from AGC-I to RUD-I
<b>TAX MAP NUMBER</b>	285-00-00-012; 285-00-00-121
<b>LOT SIZE</b>	+/- 30 acres
<b>LOCATION</b>	1954 & 1984 Hwy 161, Kings Mountain Township, in the York community
<b>EXISTING SITE CONDITIONS AND LAND USE</b>	Vacant; Rural Agricultural
<b>COUNCIL DISTRICT</b>	Three (3) Robert Winkler

**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.)

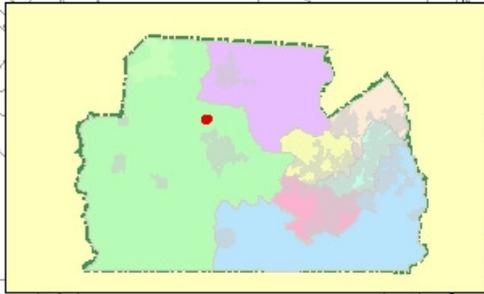
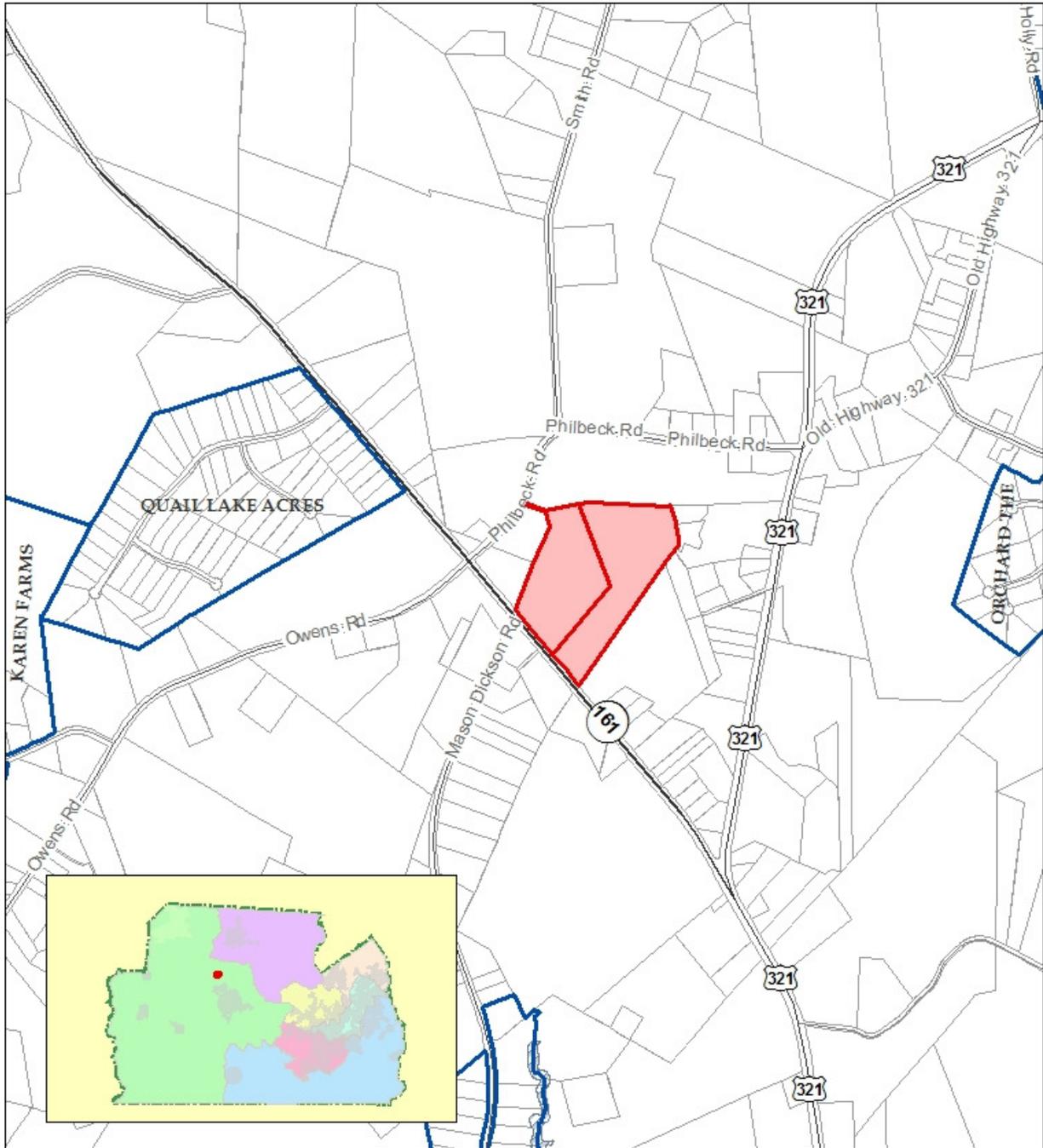
**Above is a description of the requested zoning; below is a description of the existing zoning.**

### **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.)

Joyce & Wayne Welsh  
Tax Maps: 285-00-00-012; 121  
Case: 16-24 Acres: 30

# Vicinity Map



0 0.125 0.25 0.5 Miles



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