

REZONING APPLICATION OVERVIEW FOR CASE 09-02 - WITHDRAWN

<p>APPLICANT: York Electric Cooperative, Inc. PO Box 150 York, SC 29745</p>	<p>PROPERTY OWNER(S): York Electric Cooperative, Inc. PO Box 150 York, SC 29745</p>
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REQUESTED ACTION	To rezone approximately 19.71 +/- acres from RD- I to ID & LI
TAX MAP NUMBER	449-19
LOT SIZE	+/- 19.71 acres
LOCATION	Intersection of Hwy 161 and Shiloh Road within the York Community
EXISTING SITE CONDITIONS AND LAND USE	Agricultural
COUNCIL DISTRICT	Six (6) Houston "Buddy" Motz

Industrial Development District (ID)

This district is designed to recognize and protect one of the county's greatest assets - its industry. Too often, it is infringed upon and "boxed in" by incompatible development, and sites with industrial potential lie unprotected from smaller scale users. This district is designed to improve this situation by protecting certain areas with industrial potential for future industrial use and by buffering industrial uses from incompatible development. In the case of undeveloped property, the purpose of this district is not to usurp the development rights of property owners in anticipation of industrial development, but to allow the continuation of agricultural activity as an interim use, one which does not commit the land to higher intensity uses and subsequently negate the prospects of industrial development. ***Permitted uses (some of which may require site plan approval) within the ID zoning district include:*** animal hospitals and veterinarian clinics; keeping or raising of animals (including equestrian stables, tracks, and fields, and kennels); churches; schools; limited use commercial retail establishments; general farming; greenhouses; institutional care, emergency shelters, and halfway houses; manufacturing services and uses with limited accessory retail sales; mining; public and private outdoor recreational facilities; and warehousing, wholesale, and distribution establishments. (For more detailed information, please refer to York County Zoning Code §155.161 & §155.162.)

Light Industrial District (LI)

This district is designed to create and protect industrial areas for light manufacturing and the distribution of products at wholesale. The standards established for this district are designed to promote sound and permanent light industrial development and also to protect nearby residential areas from undesirable aspects of heavy manufacturing. Whenever possible, this district should be separate from residential districts by natural or structural boundaries such as drainage channels, sharp breaks in topography, strips of vegetation, traffic arteries, and similar features. ***Permitted uses (some of which may require site plan approval) within the LI zoning district include:*** animal hospitals and veterinarian clinics; keeping or raising of animals (including equestrian stables, tracks, and fields, and kennels); churches; schools; automobile and boat service repair; broadcasting stations; car washes and detail shops; limited commercial recreation establishments; general farming; greenhouses and nurseries; light industrial uses; manufacturing facilities; mining; public or private outdoor recreation facilities; professional uses; limited retail sales; transportation services and facilities; warehousing, wholesale, and distribution establishments. (For more detailed information, please refer to York County Zoning Code §155.176 & §155.177.)

Vicinity Map

Tax Map #: 449-19
York Electric Cooperative, Inc.



York County Planning & Development

