

REZONING APPLICATION OVERVIEW FOR CASE 10-18

<p align="center">APPLICANT: Opus Regent Commercial, LLC 8170 Regent Pkwy Fort Mill, SC 29715</p>		<p align="center">PROPERTY OWNER(S): Opus Regent Commercial, LLC 8170 Regent Pkwy Fort Mill, SC 29715</p>	
REQUESTED ACTION	To rezone approximately 35 +/- acres from PD to Amended PD		
TAX MAP NUMBER	729-00-00-455, 729-00-00-017P		
LOT SIZE	+/- 35 acres		
LOCATION	8285 & 8332 Regent Parkway in the Fort Mill community		
EXISTING SITE CONDITIONS AND LAND USE	Vacant; Medium-High Density Residential		
COUNCIL DISTRICT	One (1) Paul Lindemann		

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.)

This amendment to the Regent Park PD will add 50' single-family residential detached lots to those parcels that are noted on the PD plan as being commercial/multi-family/townhomes.

Vicinity Map

Tax Map #'s: 729-00-00-455; 729-00-00-017P
Opus Regent Commercial, LLC

