

REZONING APPLICATION OVERVIEW FOR CASE 11-17

APPLICANT: Hugh & Cathy Curtin 407 N Paraham Road Clover, SC 29710	PROPERTY OWNER(S): Hugh & Cathy Curtin 407 N Paraham Road Clover, SC 29710
REQUESTED ACTION	To rezone approximately +/- 28.46 acres from AGC to RUD-I & AGC-I
TAX MAP NUMBER	464-00-00-013
LOT SIZE	+/- 28.46 acres
LOCATION	477 N Paraham Road in the Clover community
EXISTING SITE CONDITIONS AND LAND USE	Agricultural-Residential/Agricultural Development
COUNCIL DISTRICT	Two (2) Bruce Henderson

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.)

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.)

Vicinity Map

Tax Map#: 464-00-00-013
Hugh & Cathy Curtin

