

REZONING APPLICATION OVERVIEW FOR CASE 14-13

APPLICANT: Phillip Lanier 1526 Kilburn Lane Fort Mill, SC 29715	PROPERTY OWNER(S): Phillip Lanier 1526 Kilburn Lane Fort Mill, SC 29715
REQUESTED ACTION	To rezone approximately +/- 3.303 acres from RUD to LI
TAX MAP NUMBER	693-00-00-054
LOT SIZE	+/- 3.303 acres
LOCATION	2137 Anderson Road South in the Rock Hill community
EXISTING SITE CONDITIONS AND LAND USE	Modular home and equipment storage/Rural Residential
COUNCIL DISTRICT	Five (5) Curwood Chappell

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.)

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

Rural Development District (RUD)

This district is intended to protect and preserve areas of the county which are presently rural in character and use. This district is to serve to discourage rapid growth while allowing growth through orderly use and timely transition of rural areas. ***Permitted uses (some of which may require site plan approval) within the RUD 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 recreation facilities; and dwellings of no more than one per approved platted lot to include manufactured homes, modular homes, and single family d*

Vicinity Map

Tax Map#: 693-00-00-054
Phillip Lanier

