

**REZONING APPLICATION OVERVIEW FOR CASE 14-18**

<p align="center"><b>APPLICANT:</b> Ann Broach 3449 Harmony Road Catawba, SC 29704</p>		<p align="center"><b>PROPERTY OWNER(S):</b> Ann Broach 3449 Harmony Road Catawba, SC 29704</p>	
<b>REQUESTED ACTION</b>	To rezone approximately +/- 4 acres from ID to RUD-I		
<b>TAX MAP NUMBER</b>	686-00-00-018		
<b>LOT SIZE</b>	+/- 4 acres		
<b>LOCATION</b>	3449 Harmony Road in the Catawba community		
<b>EXISTING SITE CONDITIONS AND LAND USE</b>	House/Rural Residential		
<b>COUNCIL DISTRICT</b>	Five (5) Curwood Chappell		

**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.**

### **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.)

# Vicinity Map

Tax Map#: 686-00-00-018

Ann Broach

