

**REZONING APPLICATION OVERVIEW FOR CASE 15-05**

<p align="center"><b>APPLICANT:</b>                  Tim Helline                  1830 Hands Mill Hwy                  Rock Hill, SC 29732</p>		<p align="center"><b>PROPERTY OWNER(S):</b>                  Taite Properties, LLC                  1722 Mission Road                  York, SC 29745</p>	
<b>REQUESTED ACTION</b>	To rezone approximately +/- 2.73 acres from BD-II to LI		
<b>TAX MAP NUMBER</b>	486-00-00-031		
<b>LOT SIZE</b>	+/- 2.73 acres		
<b>LOCATION</b>	Intersection of Charlotte Hwy & West Liberty Hill Rd in the Clover community		
<b>EXISTING SITE CONDITIONS AND LAND USE</b>	Vacant/Rural Residential		
<b>COUNCIL DISTRICT</b>	Two (2) Bruce Henderson		

**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.**

**Business Development District II Office & Institutional (BD-II)**

This district is designed to encourage the development of office and institutional parks in areas relatively free of general commercial activity. This district is considered compatible with multifamily and condominium housing, which is also permitted herein. ***Permitted uses (some of which may require site plan approval) within the BD-II zoning district include: churches; commercial parking lots; lodges and civic clubs; museums, art galleries, and libraries; professional uses; and multi-family dwellings to include townhouses, apartment buildings, and condominiums.*** (For more detailed information, please refer to York County Zoning Code §155.135 & §155.136.)

