

REZONING APPLICATION OVERVIEW FOR CASE 15-22

APPLICANT: CBW Charlotte, LLC (James Daniel) 4900 Chastain Avenue Charlotte, NC 28217		PROPERTY OWNER(S): Miller Realty Ventures, LLC (Tom Miller) 122 Cherokee Road Charlotte, NC 28207	
REQUESTED ACTION	To rezone approximately +/- 1.12 acres from UD to LI		
TAX MAP NUMBER	725-00-00-035		
LOT SIZE	+/- 1.12 acres		
LOCATION	3536 Centre Circle Drive in the Fort Mill community		
EXISTING SITE CONDITIONS AND LAND USE	Industrial Building/Light Industrial Development		
COUNCIL DISTRICT	One (1) Michael Johnson		

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.)

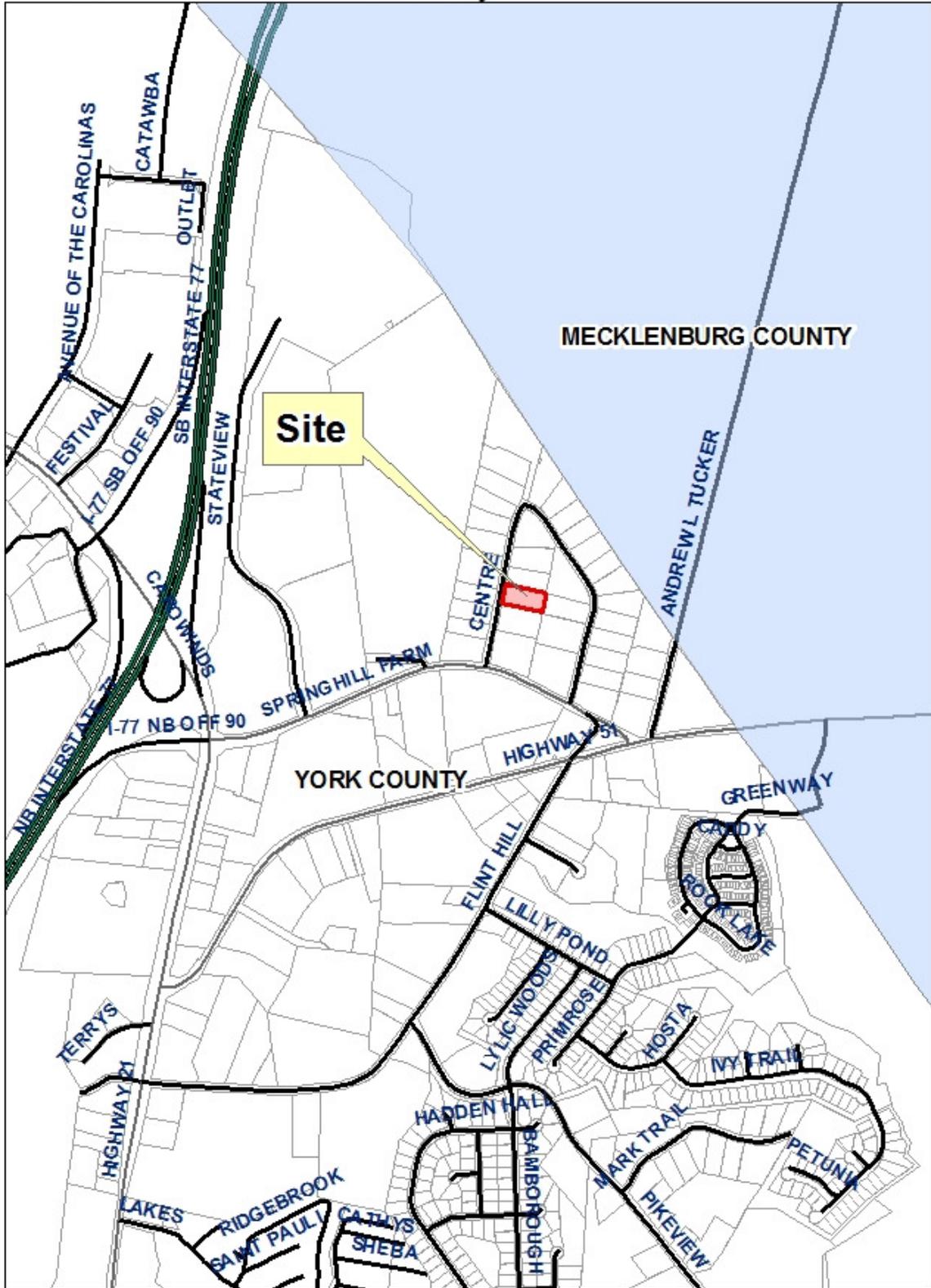
Above is a description of the requested zoning; below is a description of the existing zoning.

Urban Development District (UD)

This district is designed to permit in certain areas of the county maximum use flexibility in response to existing conditions and characteristics existing at the adoption of zoning. It also recognizes areas existing prior to zoning which have been impacted by a variety of incompatible users. Market and use flexibility mandates a need to protect existing development from the adversities of "mixed use". The objective of this district is to maximize land use flexibility and minimize land use conflicts in the process. All applicants proposing to rezone property to the UD classification will, instead be required to request a PD for the appropriate zoning class for the particular proposed use. The ability to request the rezoning of property to UD is only permitted when the request is an extension of an existing UD District. ***Permitted uses (some of which may require site plan approval) within the UD 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; family day care homes; general farming; general business services; greenhouses and nurseries; home occupations; lodges and civic clubs; manufacturing services and uses; marinas; mini-warehouses; mining; hotels and motels; museums, art galleries, and libraries; personal service establishments; professional uses; public or private recreation establishments; recreational vehicle parks; convenience, primary, and secondary retail establishments; transportation services and facilities; warehousing, wholesale, and distribution establishments; multi-family dwellings to include apartment buildings and condominiums; expansion of existing manufactured home parks; and dwellings of no more than one per approved platted lot to include modular homes, single-family detached homes, duplexes, and townhouses. (For more detailed information, please refer to York County Zoning Code §155.191 & §155.192.)

Vicinity Map

Tax Map#: 725-00-00-035
CBW Charlotte/Miller Realty



York County Planning & Development

