

**REZONING APPLICATION OVERVIEW FOR CASE 15-30**

<p align="center"><b>APPLICANT:</b> Amanda T. Hardin 1544 Carlisle White Road Chester, SC 29706</p>		<p align="center"><b>PROPERTY OWNER(S):</b> Amanda T. Hardin 1544 Carlisle White Road Chester, SC 29706</p>	
<b>REQUESTED ACTION</b>	To rezone approximately +/- 2.8 acres from ID to RUD		
<b>TAX MAP NUMBER</b>	605-00-00-021		
<b>LOT SIZE</b>	+/- 2.8 acres		
<b>LOCATION</b>	2961 Saluda Road in the Rock Hill community		
<b>EXISTING SITE CONDITIONS AND LAND USE</b>	Warehouse-Storage-Mobile Home/Parking/Single Family Residential		
<b>COUNCIL DISTRICT</b>	Five (5) Christi Cox		

**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 detached homes. (For more detailed information, please refer to York County Zoning Code §155.046 & §155.047.)

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

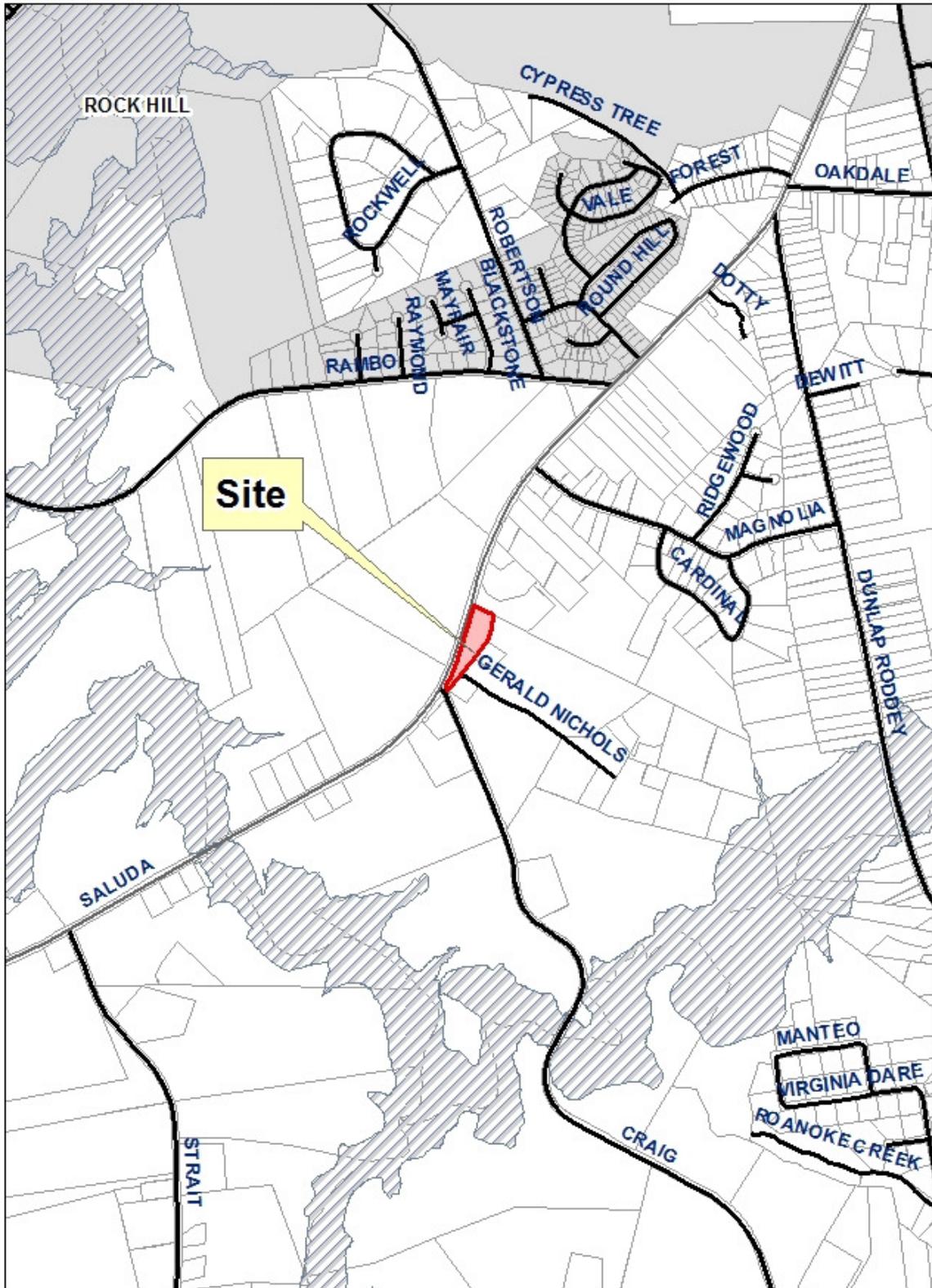
### **Industrial Development District (ID)**

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#: 605-00-00-021

Amanda T. Hardin



York County Planning & Development

