

REZONING APPLICATION OVERVIEW FOR CASE 15-01

<p align="center">APPLICANT: Brico, LLC Dick Bridges, Manager 1600 Porter Road Rock Hill, SC 29730</p>	<p align="center">PROPERTY OWNER(S): Raccoon Run, LLC Ray Conrad, Manager 4525 Percival Road Rock Hill, SC 29730</p>
<p align="center">REQUESTED ACTION</p>	To rezone approximately +/- 5 acres from PD to AGC-I
<p align="center">TAX MAP NUMBER</p>	430-00-00-002P
<p align="center">LOT SIZE</p>	+/- 5 acres from a 100.5 acre tract
<p align="center">LOCATION</p>	5061 Williamson Road in the Rock Hill community
<p align="center">EXISTING SITE CONDITIONS AND LAND USE</p>	Commercial Building/Rural Agricultural
<p align="center">COUNCIL DISTRICT</p>	Five (5) Christi Cox

Agricultural Conservation District I (AGC-I)

This district is intended to protect and preserve the agricultural character of an area by allowing growth with larger lots (5 acres) thus maintaining an agrarian character. This district should be utilized where transition is inevitable, but public water and sewer are not readily available. ***Permitted uses (some of which may require site plan approval) within the AGC-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 homes; general farming facilities; greenhouses; outdoor recreational facilities; and dwellings of no more than two 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 §155.036 & §155.037.)

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

Planned Development District (PD)

This district is to encourage flexibility in the development of land in order to promote its most appropriate use; to improve the design, character and quality of new development; to facilitate the provision of streets and utilities; and to preserve the natural and scenic features of open areas. This district is intended for uses in the undeveloped areas designated on the officially adopted land use and development plan map for commercial mixed uses, and in other undeveloped areas of the county undergoing development pressure, where "planned development" is a superior response to less coordinate single-lot development as permitted elsewhere by the Zoning Ordinance. (For more detailed information, please refer to York County Zoning Code §155.206-215.)

Vicinity Map

Tax Map#: 430-00-00-002P
Brico, LLC/Raccoon Run, LLC

