

REZONING APPLICATION OVERVIEW FOR CASE 15-37

<p align="center">APPLICANT: Carolinas Land Company, LLC 610 East Morehead Street, Suite 211 Charlotte, NC 28202</p>		<p align="center">PROPERTY OWNER(S): 160 River Stop LLC c/o Colby Mosier 988 Cove Point Lane Tega Cay, SC 29708</p>	
REQUESTED ACTION	To rezone approximately +/- 1.74 acres from BD-II to BD-III		
TAX MAP NUMBER	653-00-00-013		
LOT SIZE	+/- 1.74 acres		
LOCATION	1940 Hwy 160 in the Fort Mill community		
EXISTING SITE CONDITIONS AND LAND USE	Commercial-Landscaping Supply/Medium-High Density Residential		
COUNCIL DISTRICT	One (1) Michael Johnson		

Business Development District III General (BD-III)

This district is intended to provide for areas within the county where "large scale" commercial and business development may occur. This district is designed to support county-wide or regional shopping centers, and business complexes of greater magnitude than permitted by the BD-I and BD-II Districts. This district is designed to accommodate a wide range of business and commercial uses, generally clustered for "cumulative attraction" and optimum accessibility. ***Permitted uses (some of which may require site plan approval) within the BD-III zoning district include:*** *automobile and boat service repair; broadcasting stations; car washes and detail shops; churches; commercial recreation establishments; commercial parking lots; general business services; lodges and civic clubs; marinas; mini-warehouses; motels and hotels; museums, art galleries, and libraries; personal service establishments; professional uses; recreational vehicle parks; convenience, primary, and secondary retail establishments; transportation service and facilities; and multi-family dwellings to include townhouses, apartment buildings, and condominiums.* (For more detailed information, please refer to York County Zoning Code §155.161 & §155.162.)

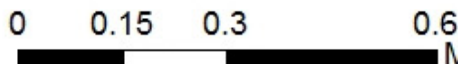
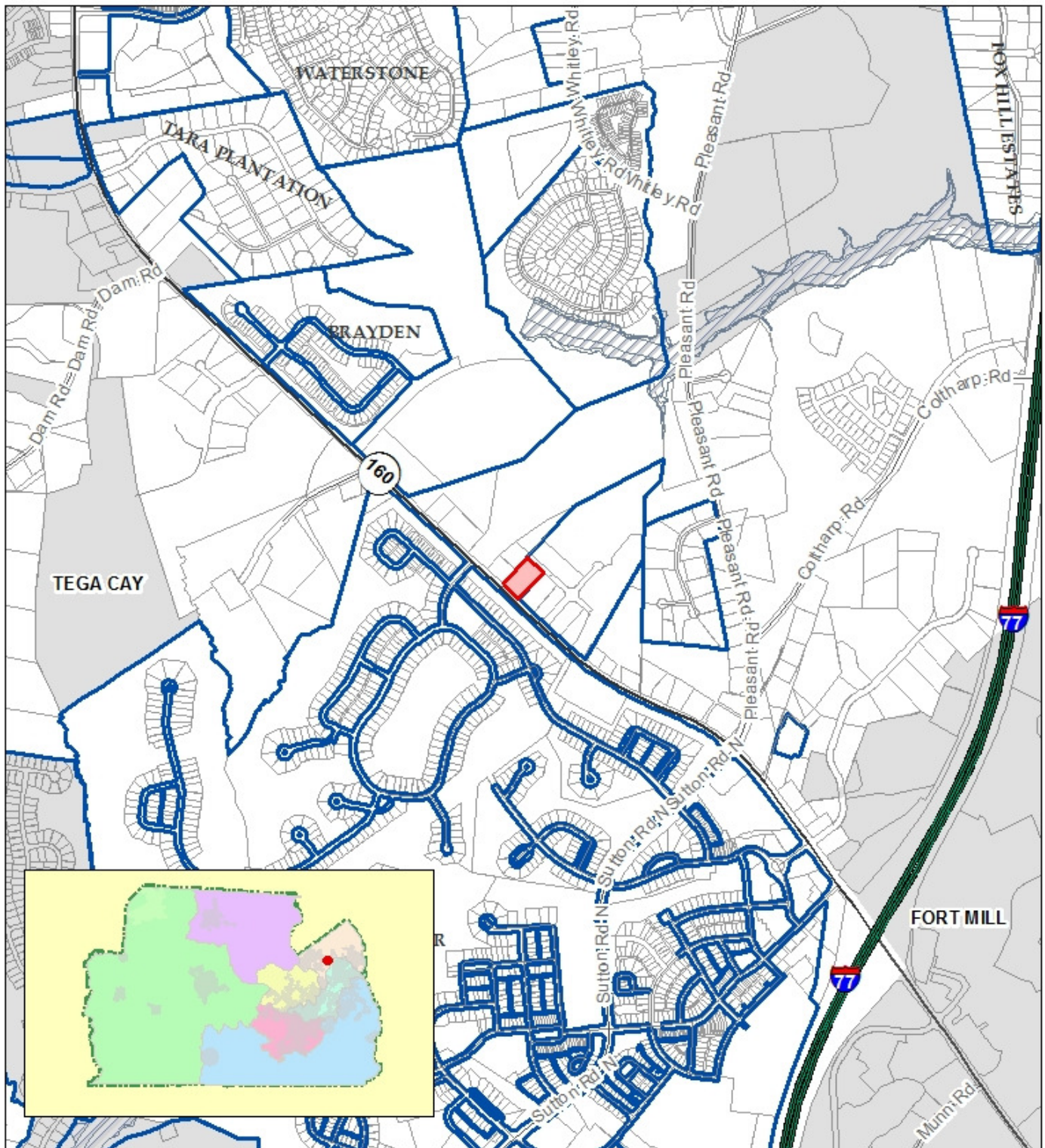
Above is a description of the requested zoning; below is a description of the existing zoning.

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.)

Carolinas Land Company, LLC/160 River Stop LLC
Tax Map: 653-00-00-013
Case: 15-37 Acres: 1.74 Acres

Vicinity Map



Miles  York County
south carolina

 Subject Parcel	 100 Year Flood Zone
 Existing Subdivisions	 500 Year Flood Zone