

REZONING APPLICATION OVERVIEW FOR CASE 16-09

<p align="center">APPLICANT: Dehler Hart Springland, Inc. 951 Market Street, Suite 204 Fort Mill, SC 29708</p>		<p align="center">PROPERTY OWNER(S): Springland, Inc. 951 Market Street, Suite 204 Fort Mill, SC 29708</p>	
REQUESTED ACTION	To rezone approximately +/- 40 acres from RUD to BD-III		
TAX MAP NUMBER	652-00-00-007P		
LOT SIZE	+/- 40 acres from a 53 acre tract		
LOCATION	Intersection of Hwy 160 & Dave Gibson Road in the Fort Mill community		
EXISTING SITE CONDITIONS AND LAND USE	Vacant; Single Family 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 §155.146 & §155.147.)

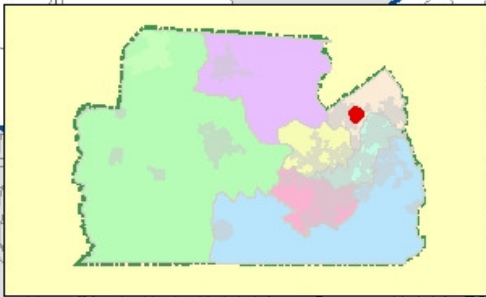
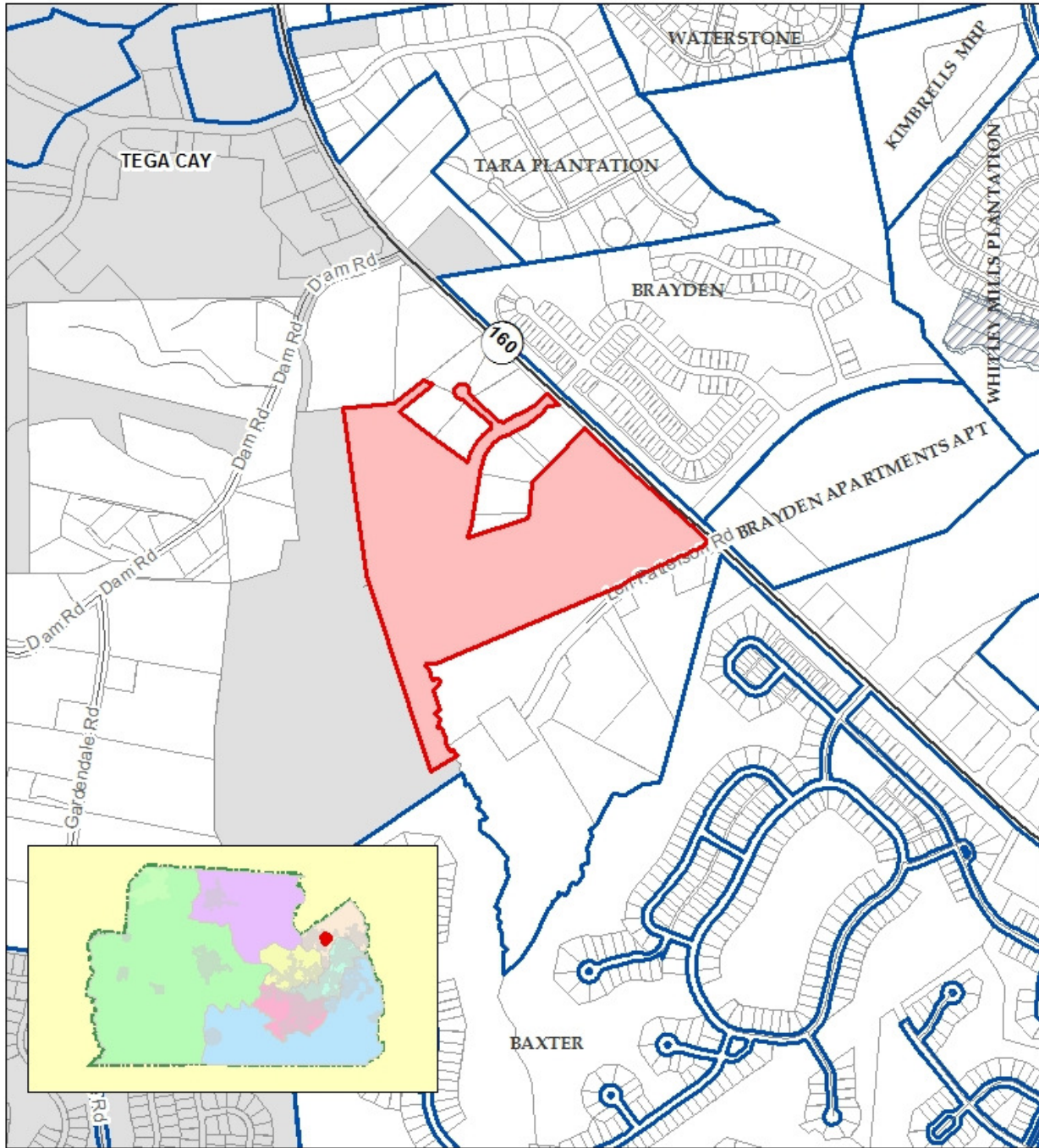
Above is a description of the requested zoning; below is a description of the existing zoning.

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.)

Dehler Hart, Springland, Inc.
Tax Map: 652-00-00-007P
Case: 16-09 Acres: 40





Vicinity Map



0 0.1 0.2 0.4



Miles  York County
south carolina

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