

REZONING APPLICATION OVERVIEW FOR CASE 17-02

APPLICANT: Jason Prescott 936 Market Street, Suite 201 Fort Mill, SC 29708	PROPERTY OWNER(S): Barbara Wallace Newton 1870 Coltharp Road Fort Mill, SC 29715
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REQUESTED ACTION	To rezone approximately +/- 1.13 acres from RD-II to BD-III
TAX MAP NUMBER	655-00-00-409
LOT SIZE	+/- 1.13 acres
LOCATION	1870 Coltharp Road in the Fort Mill community
EXISTING SITE CONDITIONS AND LAND USE	Vacant; I-77 Corridor Employment
COUNCIL DISTRICT	Seven (7) Chad Williams

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.)

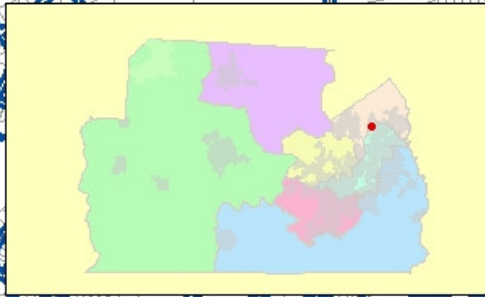
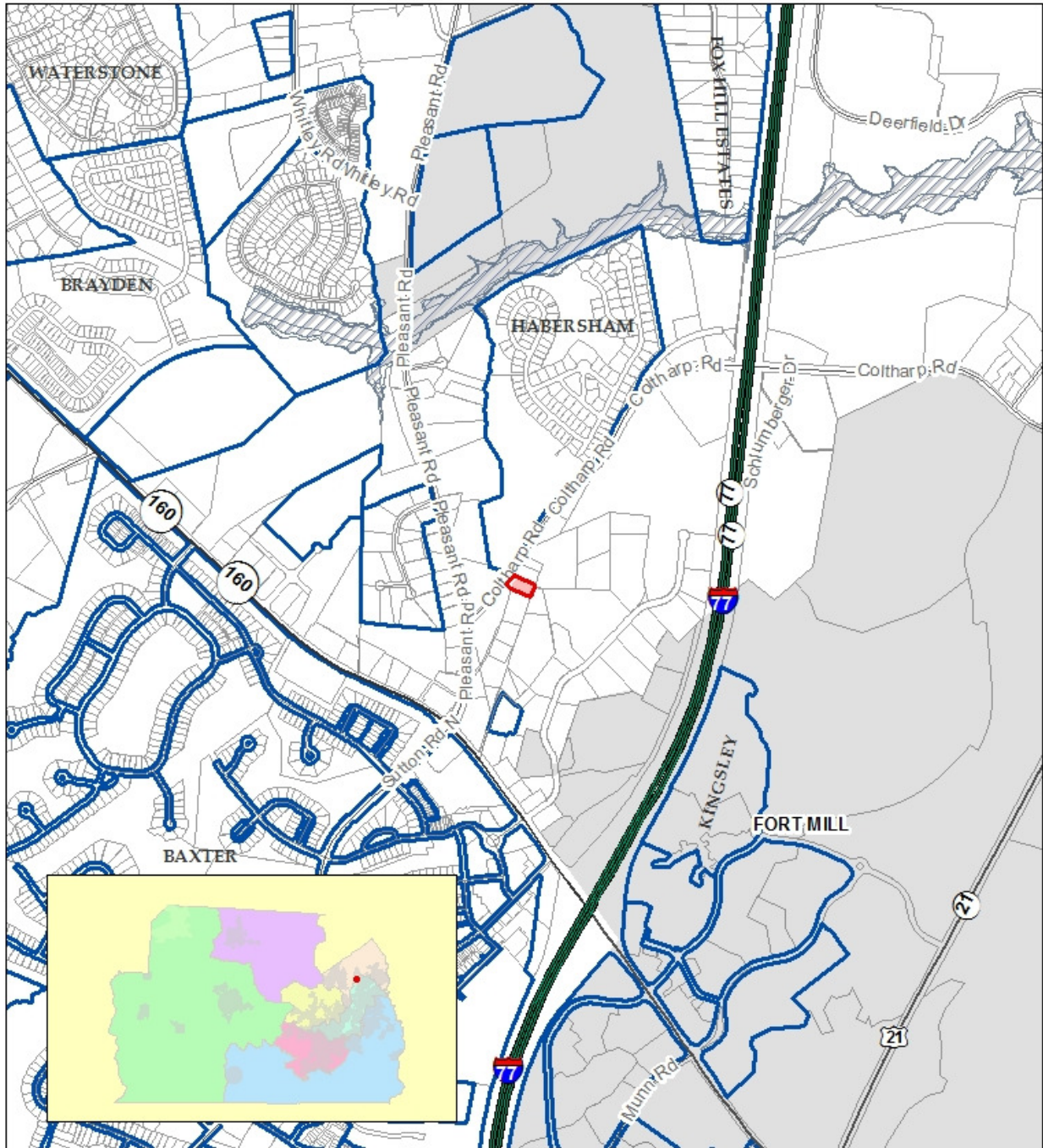
Above is a description of the requested zoning; below is a description of the existing zoning.

Residential Development District I & Residential Development District II (RD-I & RD-II)

These districts are designed to permit a variety of residential uses and variable densities, based on the characteristics of the uses. Areas so designated are deemed suited to and with market potential for the uses. This designation is applied principally to undeveloped areas where unit and density flexibility will not adversely impact existing residential subdivisions, and where the housing market can be sufficiently broad and flexible to meet the various demands for housing.

Permitted uses (some of which may require site plan approval) within the RD-II zoning district include: *child and adult day care centers and family day care and nursing homes; churches; schools; non-commercial equestrian uses; cultivation of field crops, orchards, and groves; outdoor recreational facilities within an approved residential development; multi-family dwellings to include apartments and condominiums; expansion of existing manufactured homes parks; and dwellings of no more than one per approved platted lot to include manufactured homes, modular homes, single-family detached homes, duplexes, and townhouses.* (For more detailed information regarding the RD-II classification, please refer to York County Zoning Code §155.111 & §155.112.)

Vicinity Map



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