

**REZONING APPLICATION OVERVIEW FOR CASE 17-05**

<b>APPLICANT:</b> Chet Miller 2056 Balmoral Drive Rock Hill, SC 29732	<b>PROPERTY OWNER(S):</b> Michael & Debra Wilson 1123 James Harvey Road York, SC 29745
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<b>REQUESTED ACTION</b>	To rezone approximately +/- 20 acres from RUD to LI
<b>TAX MAP NUMBER</b>	288-00-00-026P
<b>LOT SIZE</b>	+/- 20 acres from a 31 acre parcel
<b>LOCATION</b>	James Harvey Road in the York community
<b>EXISTING SITE CONDITIONS AND LAND USE</b>	Vacant; Employment Center
<b>COUNCIL DISTRICT</b>	Three (3) Robert Winkler

**Light Industrial District (LI)**

This district is designed to create and protect industrial areas for light manufacturing and the distribution of products at wholesale. The standards established for this district are designed to promote sound and permanent light industrial development and also to protect nearby residential areas from undesirable aspects of heavy manufacturing. Whenever possible, this district should be separate from residential districts by natural or structural boundaries such as drainage channels, sharp breaks in topography, strips of vegetation, traffic arteries, and similar features. ***Permitted uses (some of which may require site plan approval) within the LI zoning district include: animal hospitals and veterinarian clinics; keeping or raising of animals (including equestrian stables, tracks, and fields, and kennels); churches; schools; automobile and boat service repair; broadcasting stations; car washes and detail shops; limited commercial recreation establishments; general farming; greenhouses and nurseries; light industrial uses; manufacturing facilities; mining; public or private outdoor recreation facilities; professional uses; limited retail sales; transportation services and facilities; warehousing, wholesale, and distribution establishments.*** (For more detailed information, please refer to York County Zoning Code §155.176 & §155.177.)

**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.)



# Vicinity Map

