

REZONING APPLICATION OVERVIEW FOR CASE 17-06

<p align="center">APPLICANT: Carlos Sanchez 3175 Chester Hwy York, SC 29745</p>		<p align="center">PROPERTY OWNER(S): Carlos Sanchez 3175 Chester Hwy York, SC 29745</p>	
REQUESTED ACTION	To rezone approximately +/- 6.58 acres from AGC to ID		
TAX MAP NUMBER	334-00-00-049		
LOT SIZE	+/- 6.58 acres		
LOCATION	Chester Hwy in the McConnells community		
EXISTING SITE CONDITIONS AND LAND USE	Vacant; Agriculture		
COUNCIL DISTRICT	Five (5) Christi Cox		

Industrial Development District (ID)

This district is designed to recognize and protect one of the county's greatest assets - its industry. Too often, it is infringed upon and "boxed in" by incompatible development, and sites with industrial potential lie unprotected from smaller scale users. This district is designed to improve this situation by protecting certain areas with industrial potential for future industrial use and by buffering industrial uses from incompatible development. In the case of undeveloped property, the purpose of this district is not to usurp the development rights of property owners in anticipation of industrial development, but to allow the continuation of agricultural activity as an interim use, one which does not commit the land to higher intensity uses and subsequently negate the prospects of industrial development. ***Permitted uses (some of which may require site plan approval) within the ID zoning district include:*** animal hospitals and veterinarian clinics; keeping or raising of animals (including equestrian stables, tracks, and fields, and kennels); churches; schools; limited use commercial retail establishments; general farming; greenhouses; institutional care, emergency shelters, and halfway houses; manufacturing services and uses with limited accessory retail sales; mining; public and private outdoor recreational facilities; and warehousing, wholesale, and distribution establishments. (For more detailed information, please refer to York County Zoning Code §155.161 & §155.162.)

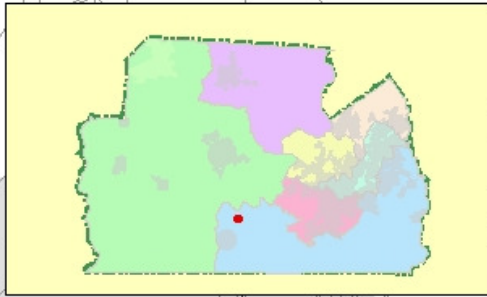
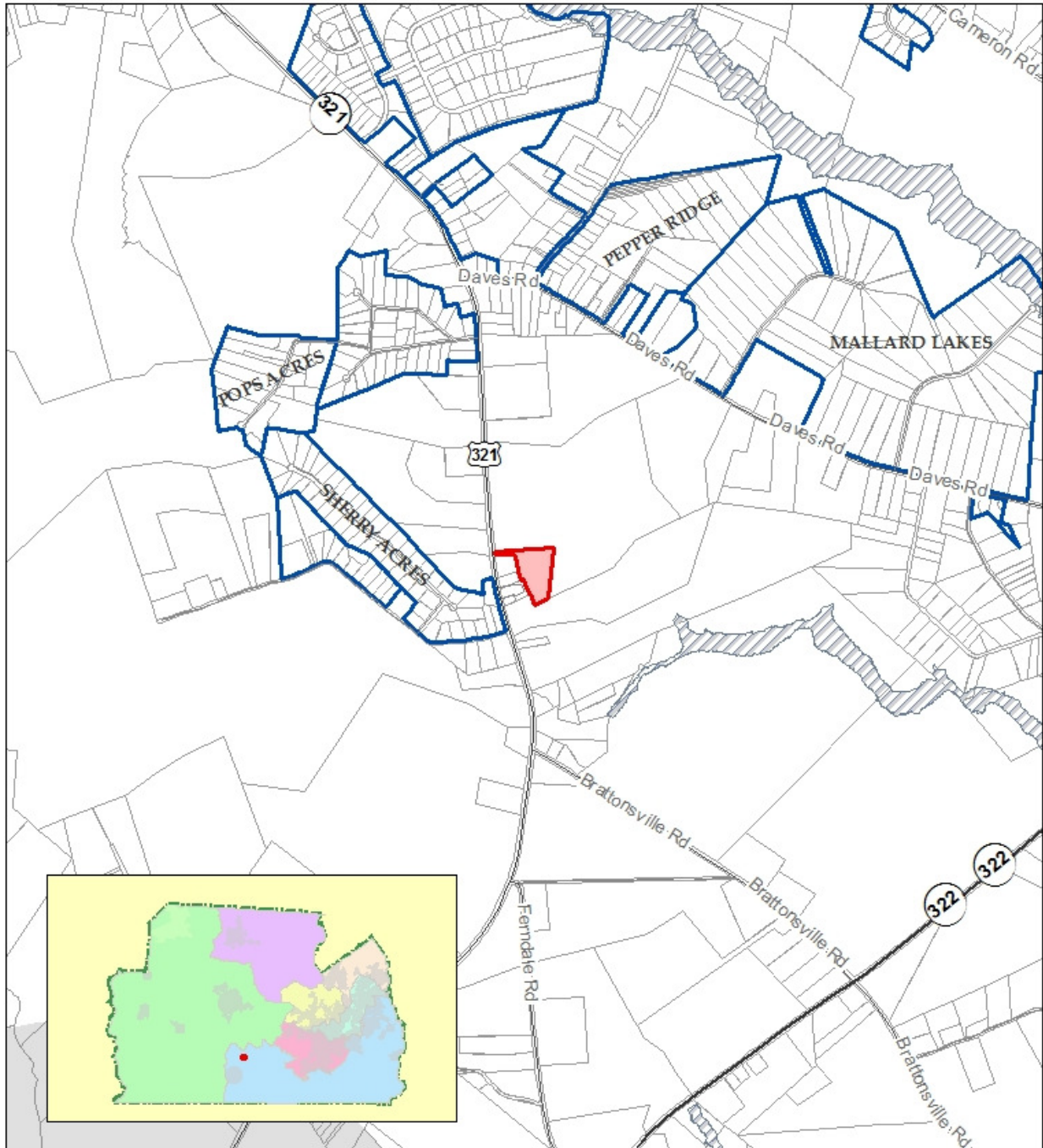
Above is a description of the requested zoning; below is a description of the existing zoning.

Agricultural Conservation District (AGC)

This district is intended to protect and preserve areas under cultivation and prime agricultural soils for continued agricultural and agriculturally oriented uses and to protect the business of agriculture. These areas generally consist of the most agriculturally productive soils and their loss cannot be readily compensated. Where transition is inevitable however, certain special uses may be considered as appropriate "trade-offs" under the review and approval mechanism set forth under the Special Exception Chapter. (For more detailed information, please refer to York County Zoning Code §155.021 & §155.022.)

Carlos Sanchez
Tax Map: 334-00-00-049
Case: 17-06 Acres: 6.58

Vicinity Map



0 0.2 0.4 0.8
Miles



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