

**REZONING APPLICATION OVERVIEW FOR CASE 17-12**

<b>APPLICANT:</b> Willie L. Gunter, Jr. 1757 Aragon Beach Road Rock Hill, SC 29730	<b>PROPERTY OWNER(S):</b> Crescent Communities, LLC 227 W. Trade Street, Suite 1000 Charlotte, NC 28202
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<b>REQUESTED ACTION</b>	To rezone approximately +/- 3.48 acres from RC-I to BD-III
<b>TAX MAP NUMBER</b>	586-00-00-118
<b>LOT SIZE</b>	+/- 3.48 acres
<b>LOCATION</b>	3949 Bay Ridge in the Rock Hill community
<b>EXISTING SITE CONDITIONS AND LAND USE</b>	Vacant; Single Family Residential
<b>COUNCIL DISTRICT</b>	Six (6) Britt Blackwell

**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.**

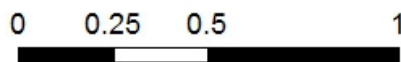
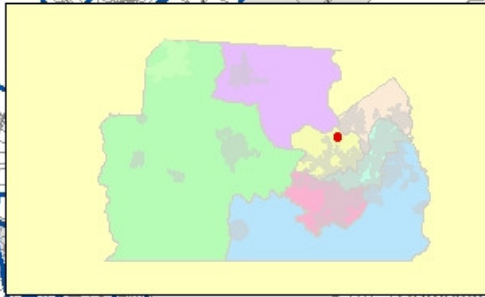
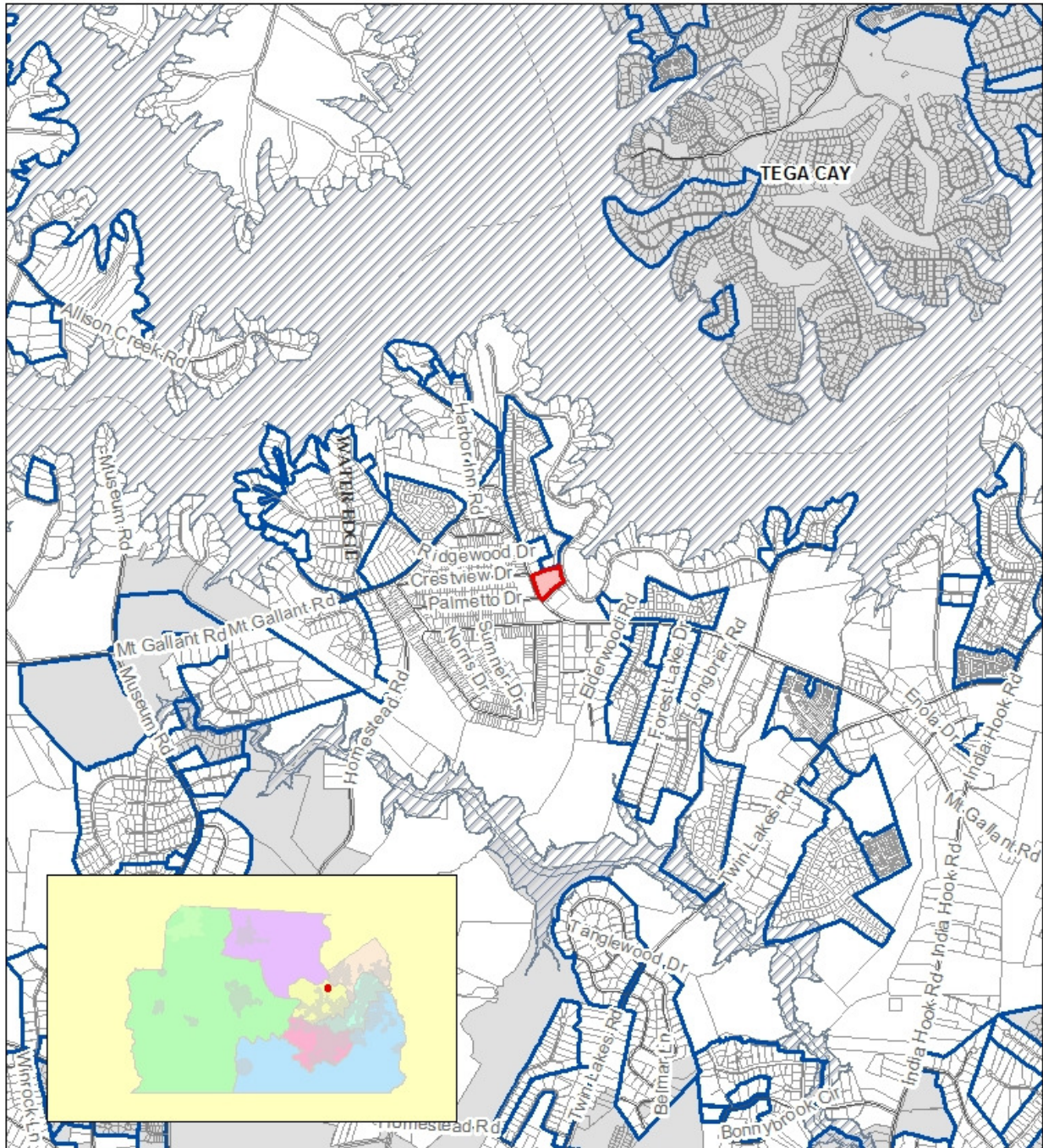
**Residential Conservation District I & Residential Conservation District II (RC-I & RC-II)**

These districts are designed to preserve and protect the character of existing neighborhoods and subdivisions, and to prohibit any use which would compromise or alter existing conditions and uses. Also, these districts are intended to encourage residential in-filling and expansion of existing neighborhoods and subdivisions. Development standards and densities regulating development of the districts, and permitting land uses are designed to reflect existing conditions and enhance the prospects of "like development".

***Permitted uses (some of which may require site plan approval) within the RC-I zoning district include:*** churches; schools; cultivation of field crops, orchards and groves; non-commercial equestrian uses; family day care homes; outdoor recreational facilities within an approved residential development; and dwellings of no more than one per approved platted lot to include modular homes and single family detached homes. (For more detailed information regarding the RC-I classification, please refer to York County Zoning Code §155.076 & §155.077.)



# Vicinity Map



Miles **York County**  
south carolina

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