

REZONING APPLICATION OVERVIEW FOR CASE 17-15

APPLICANT: MT Land, LLC 141 Providence Road Charlotte, NC 28207	PROPERTY OWNER(S): Marsh Realty Company 2448 Park Road Charlotte, NC 28203
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REQUESTED ACTION	To rezone approximately +/- 178.8 acres from RUD to RC-I
TAX MAP NUMBER	564-00-00-003
LOT SIZE	+/- 178.8 acres
LOCATION	457 Hwy 274 in the Clover community
EXISTING SITE CONDITIONS AND LAND USE	Vacant; Neighborhood Residential
COUNCIL DISTRICT	Two (2) Allison Love

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

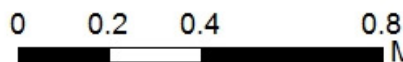
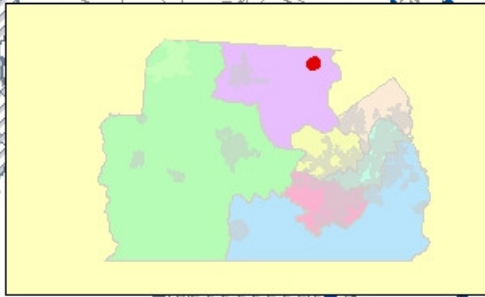
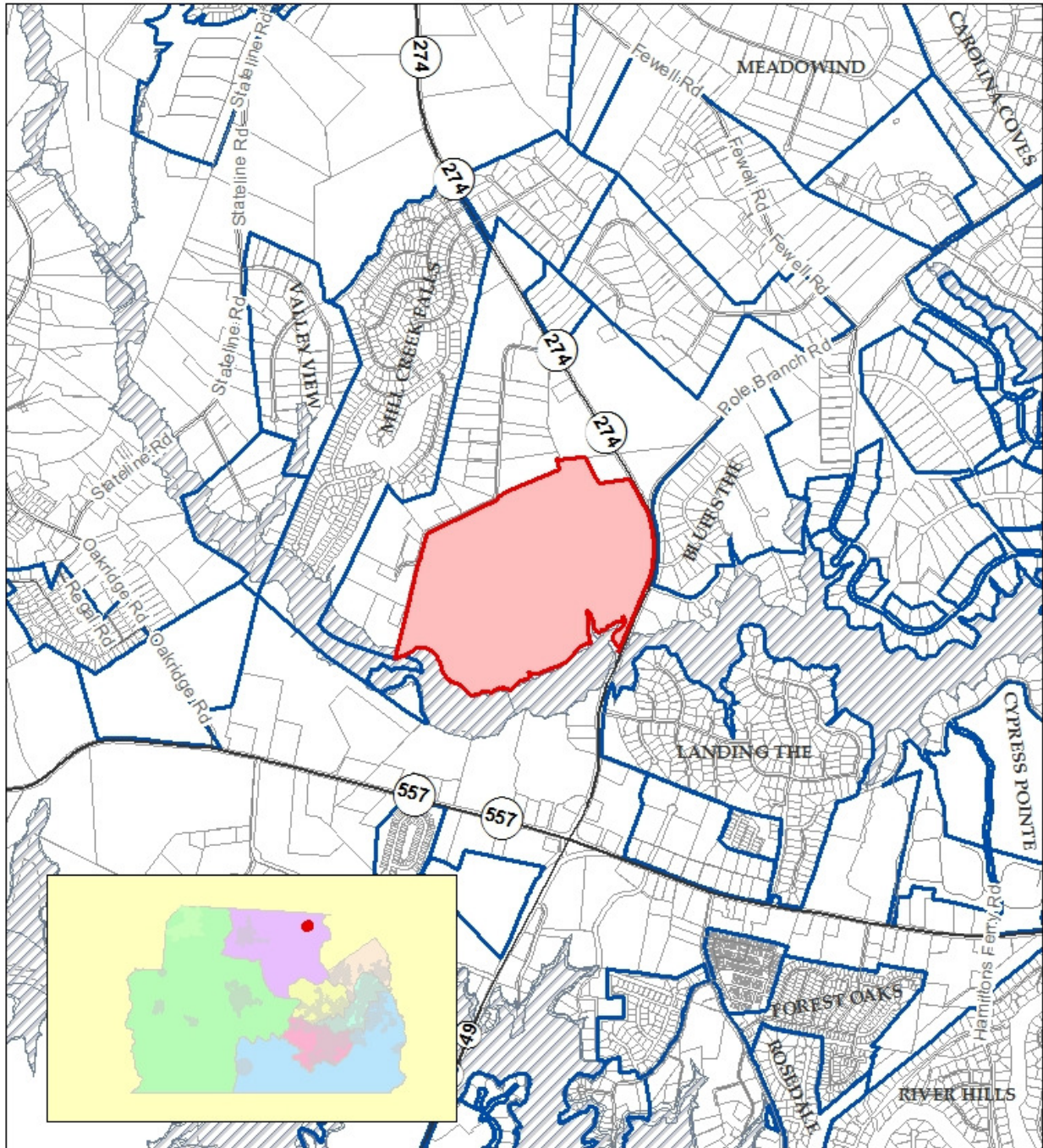
These districts are designed to preserve and protect the character of existing neighborhoods and subdivisions, and to prohibit any use which would compromise or alter existing conditions and uses. Also, these districts are intended to encourage residential in-filling and expansion of existing neighborhoods 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.)

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



Miles  York County
south carolina

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