

REZONING APPLICATION OVERVIEW FOR CASE 16-20

<p>APPLICANT: Francie Kammeraad/Anthony Fox Parker Poe Adams & Bernstein 401 S Tryon Street, Suite 3000 Charlotte, NC 28202</p>	<p>PROPERTY OWNER(S): SRE South Carolina – 4, LLC c/o Sonic Automotive, Inc. 4401 Colwick Road Charlotte, NC 28211</p>
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REQUESTED ACTION	To rezone approximately +/- 9.459 acres from LI to BD-III
TAX MAP NUMBER	716-00-00-062
LOT SIZE	+/- 9.459 acres
LOCATION	801 Gold Hill Road in the Fort Mill community
EXISTING SITE CONDITIONS AND LAND USE	Commercial-Automotive; Light Industrial
COUNCIL DISTRICT	One (1) Michael Johnson

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.

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.)

Vicinity Map

