

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

<b>APPLICANT:</b> John C. Shiflet, Jr. PO Box 1324 York, SC 29745	<b>PROPERTY OWNER(S):</b> John Mark & Maxi Shiflet 585 S Paraham Road York, SC 29745
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<b>REQUESTED ACTION</b>	To rezone approximately +/- 1.6 acres from AGC to RUD
<b>TAX MAP NUMBER</b>	494-00-00-108P
<b>LOT SIZE</b>	+/- 1.6 acres from a 20 acre parcel
<b>LOCATION</b>	585 S Paraham Road in the York community
<b>EXISTING SITE CONDITIONS AND LAND USE</b>	Vacant; Single Family Residential
<b>COUNCIL DISTRICT</b>	Six (6) Britt Blackwell

**Rural Development District (RUD)**

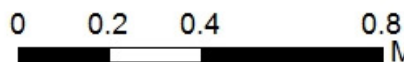
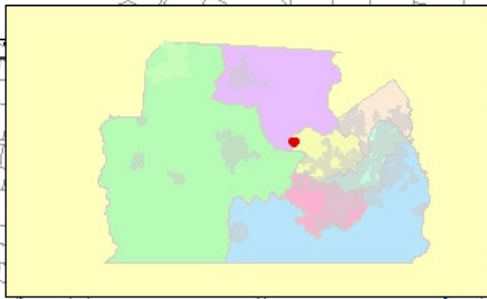
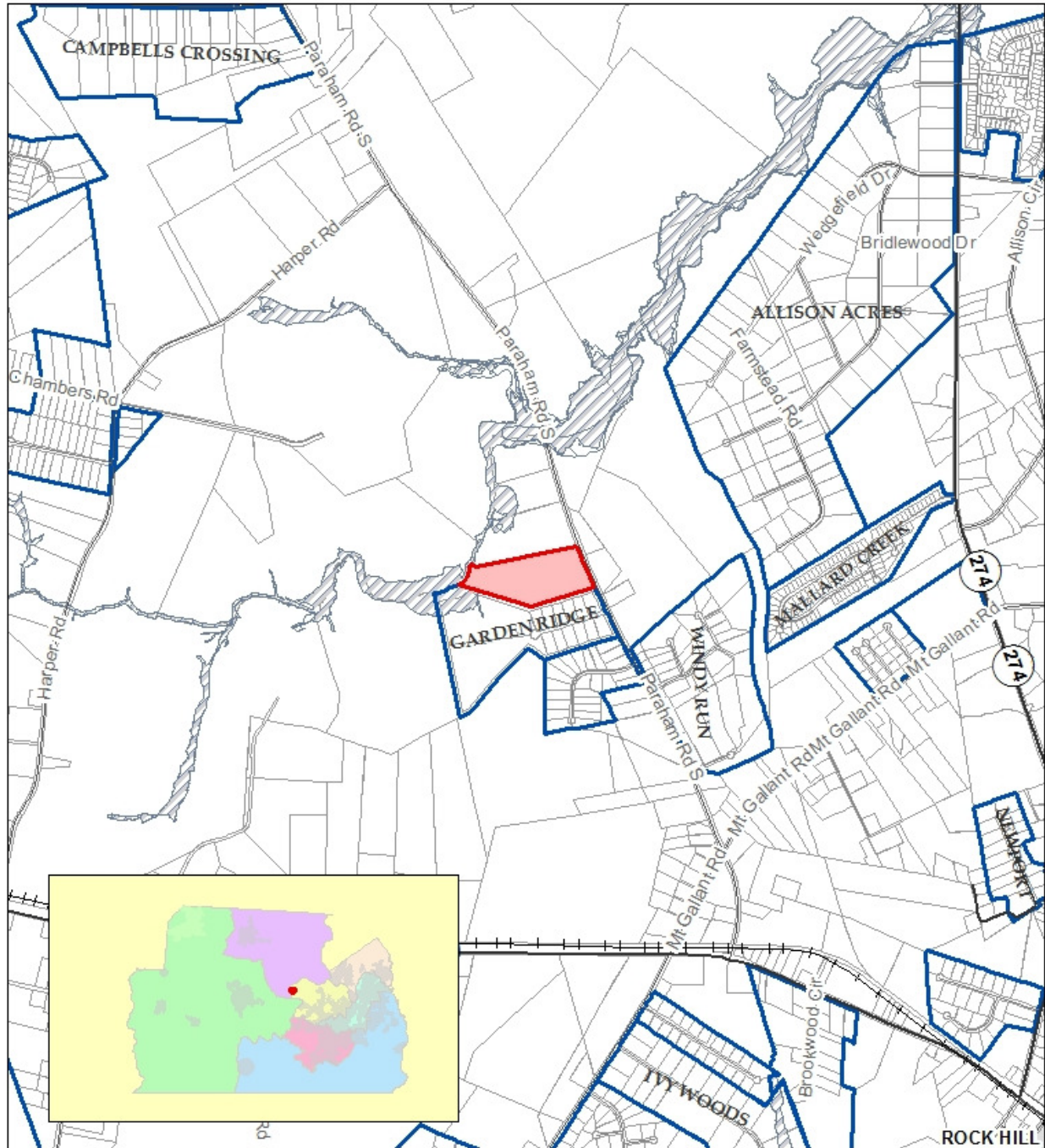
This district is intended to protect and preserve areas of the county which are presently rural in character and use. This district is to serve to discourage rapid growth while allowing growth through orderly use and timely transition of rural areas. ***Permitted uses (some of which may require site 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.)

**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.)

# Vicinity Map



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