

REZONING APPLICATION OVERVIEW FOR CASE 17-18

<p>APPLICANT: James Russell Clinton 114 Reservation Road Catawba, SC 29704</p>	<p>PROPERTY OWNER(S): James Russell Clinton 114 Reservation Road Catawba, SC 29704</p>
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REQUESTED ACTION	To rezone approximately +/- 1 acre from UD to RUD
TAX MAP NUMBER	757-00-00-004
LOT SIZE	+/- 1 acre
LOCATION	114 Reservation Road in the Catawba community
EXISTING SITE CONDITIONS AND LAND USE	House; Rural Residential
COUNCIL DISTRICT	Five (5) Christi Cox

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.

Urban Development District (UD)

This district is designed to permit in certain areas of the county maximum use flexibility in response to existing conditions and characteristics existing at the adoption of zoning. It also recognizes areas existing prior to zoning which have been impacted by a variety of incompatible users. Market and use flexibility mandates a need to protect existing development from the adversities of "mixed use". The objective of this district is to maximize land use flexibility and minimize land use conflicts in the process. All applicants proposing to rezone property to the UD classification will, instead be required to request a PD for the appropriate zoning class for the particular proposed use. The ability to request the rezoning of property to UD is only permitted when the request is an extension of an existing UD District. ***Permitted uses (some of which may require site plan approval) within the UD 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; family day care homes; general farming; general business services; greenhouses and nurseries; home occupations; lodges and civic clubs; manufacturing services and uses; marinas; mini-warehouses; mining; hotels and motels; museums, art galleries, and libraries; personal service establishments; professional uses; public or private recreation establishments; recreational vehicle parks; convenience, primary, and secondary retail establishments; transportation services and facilities; warehousing, wholesale, and distribution establishments; multi-family dwellings to include apartment buildings and condominiums; expansion of existing manufactured home parks; and dwellings of no more than one per approved platted lot to include modular homes, single-family detached homes, duplexes, and townhouses. (For more detailed information, please refer to York County Zoning Code §155.191 & §155.192.)

James Russell Clinton
Tax Map: 757-00-00-004
Case: 17-18 Acres: 1

Vicinity Map

