

REZONING APPLICATION OVERVIEW FOR CASE 17-19

APPLICANT: Clayton Homes 1044 N Anderson Road Rock Hill, SC 29730	PROPERTY OWNER(S): Melinda J. Patterson 1844 Gingercake Circle Rock Hill, SC 29732
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REQUESTED ACTION	To rezone approximately +/- 2.379 acres from RC-I to RC-II
TAX MAP NUMBER	456-00-00-108
LOT SIZE	+/- 2.379 acres
LOCATION	1606 Tidewood Lane in the York community
EXISTING SITE CONDITIONS AND LAND USE	Vacant; Rural 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-II 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 manufactured homes, modular homes, and single family detached homes.*** (For more detailed information regarding the RC-II classification, please refer to York County Zoning Code §155.091 & §155.092.)

Above is a description of the requested zoning; below is a description of the existing zoning.

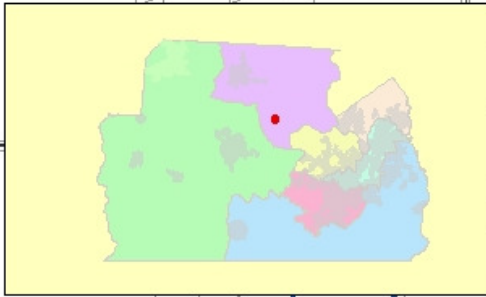
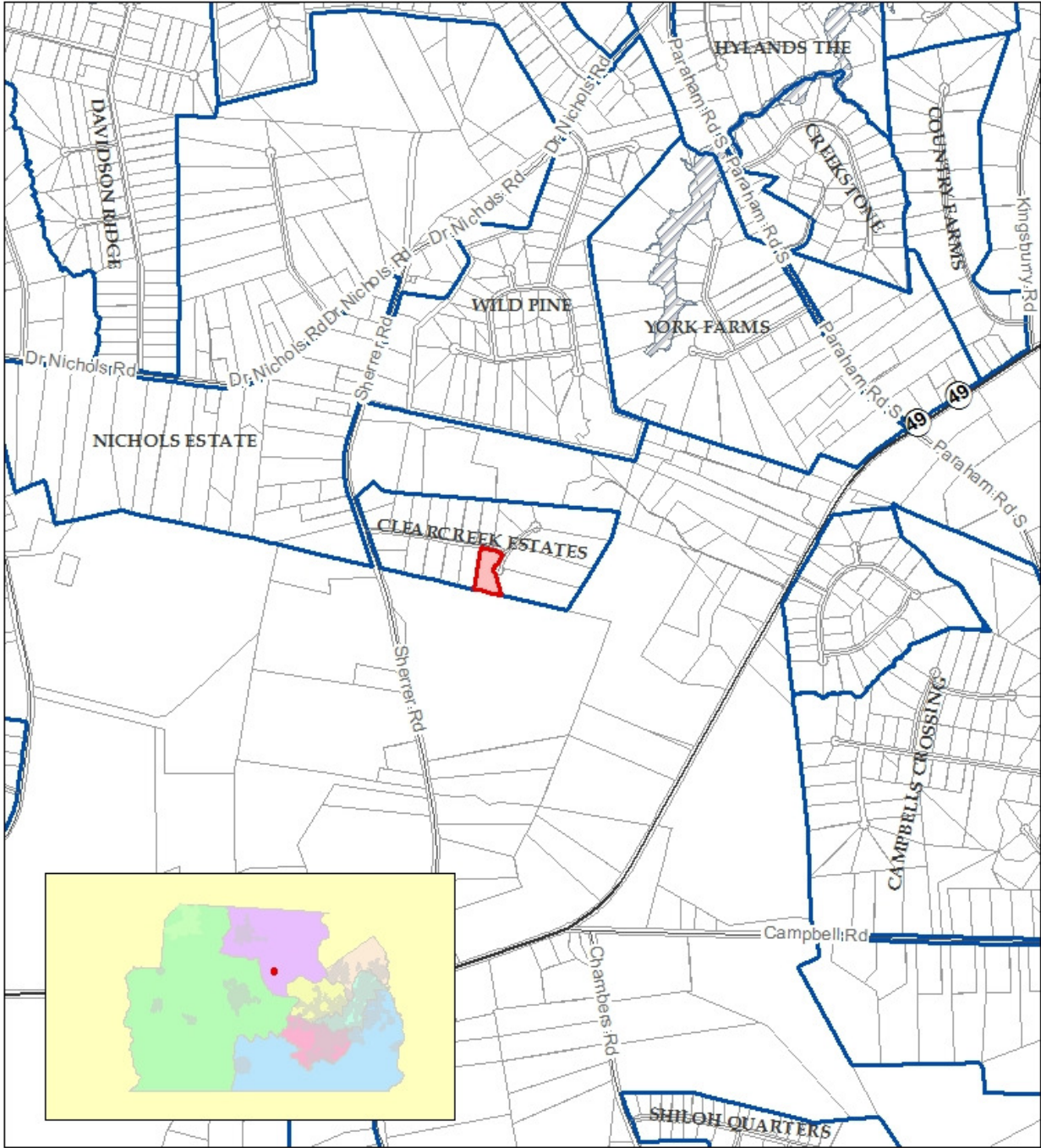
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Permitted uses (some of which may require site plan approval) within the RC-I zoning district include: churches; schools; cultivation of field crops, orchards and groves; non-commercial equestrian uses; family day care homes; outdoor recreational facilities 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.)

Clayton Homes/Melinda J. Patterson
Tax Map: 456-00-00-108
Case: 17-19 Acres: 2.379

Vicinity Map



0 0.15 0.3 0.6 Miles 

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