

**REZONING APPLICATION OVERVIEW FOR CASE 17-21**

<b>APPLICANT:</b> Lewis R. McDaniel Jr. 1256 Barringer Road Rock Hill, SC 29730	<b>PROPERTY OWNER(S):</b> Lewis R. McDaniel, Jr. 1256 Barringer Road Rock Hill, SC 29730
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<b>REQUESTED ACTION</b>	To rezone approximately +/- 1 acre from RC-II & UD to BD-III
<b>TAX MAP NUMBER</b>	637-00-00-041; 637-00-00-042
<b>LOT SIZE</b>	+/- 1 acre
<b>LOCATION</b>	3212 Mt. Gallant & 1835 Frank Barnett Roads in the Rock Hill community
<b>EXISTING SITE CONDITIONS AND LAND USE</b>	Used Car Lot; Neighborhood Center
<b>COUNCIL DISTRICT</b>	Six (6) Britt Blackwell

**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.**

## **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".

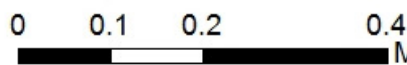
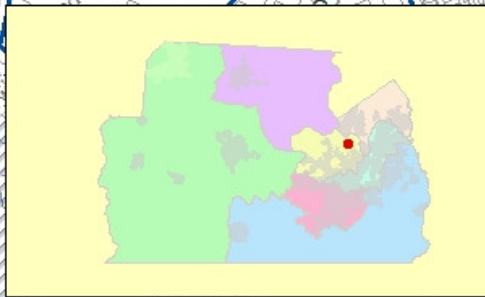
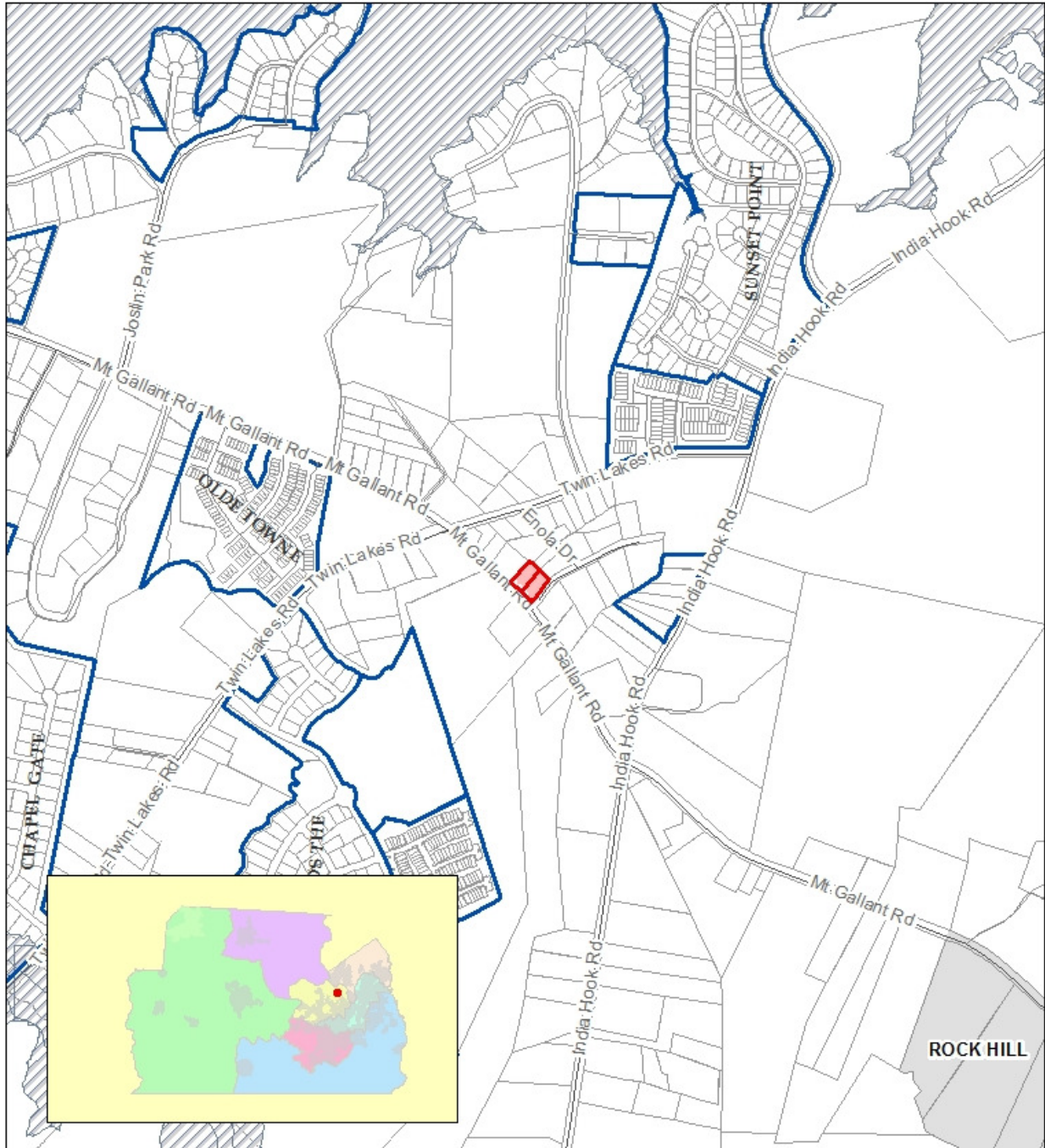
***Permitted uses (some of which may require site plan approval) within the RC-II zoning district include:*** churches; schools; cultivation of field crops, orchards and groves; non-commercial equestrian uses; family day care homes; outdoor recreational facilities within an approved residential development;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

## **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.)

# Vicinity Map

Lewis R. McDaniel Jr.  
Tax Maps: 637-00-00-041; 637-00-00-042  
Case: 17-21 Acres: 1



Miles  York County  
south carolina

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