

REZONING APPLICATION OVERVIEW FOR CASE 17-23

<p>APPLICANT: J.C.M. Corp of York County 312 Carly Lane Rock Hill, SC 29732</p>	<p>PROPERTY OWNER(S): J.C.M. Corp of York County 312 Carly Lane Rock Hill, SC 29732</p>
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REQUESTED ACTION	To rezone approximately +/- 9 acres from AGC to RUD-I
TAX MAP NUMBER	405-00-00-008P
LOT SIZE	+/- 9 acres from a 25.74 acre parcel
LOCATION	424 Daves Road in the York community
EXISTING SITE CONDITIONS AND LAND USE	Outbuildings; Agriculture
COUNCIL DISTRICT	Five (5) Christi Cox

Rural Development District (RUD-I)

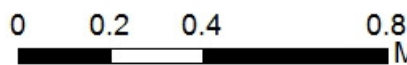
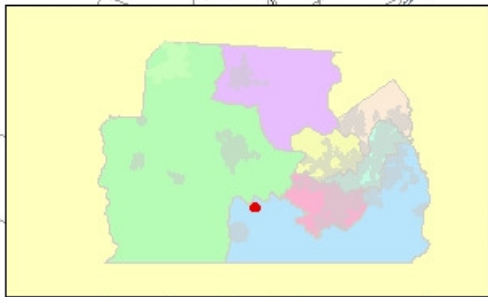
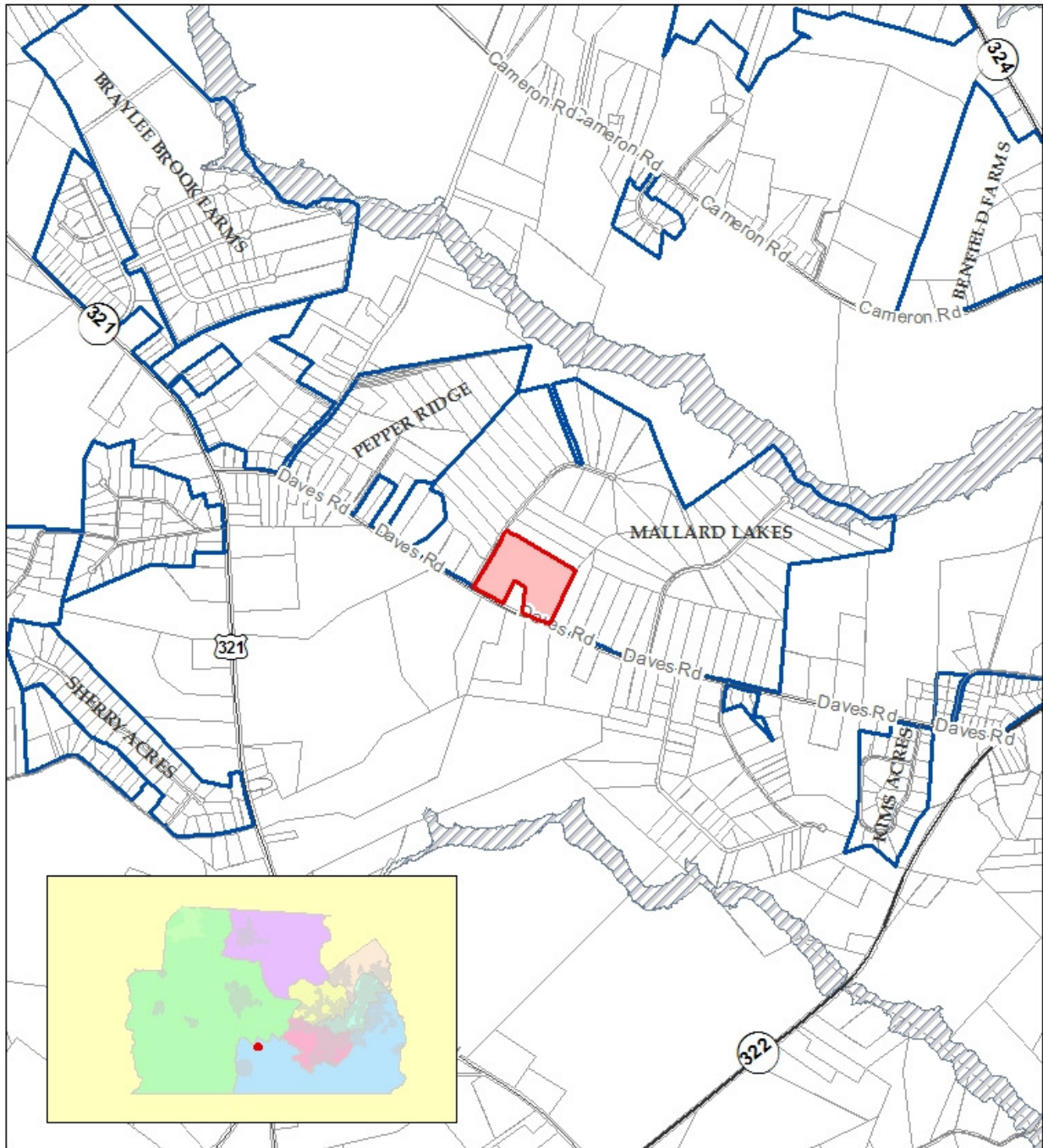
This district is intended to protect and preserve the rural character of an area by allowing growth which is not as rapid yet requiring larger lots (1 acre) thus maintaining a rural character within developed areas. This district should be utilized wherever development pressure is increasing, but public water and sewer are not readily available. ***Permitted uses (some of which may require site plan approval) within the RUD-I 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 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, please refer to York County Zoning Code §155.061 & §155.062.)




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