

REZONING APPLICATION OVERVIEW FOR CASE 17-30

<p>APPLICANT: Spring Haven Development, LLC 530 Joslin Pointe Lane Rock Hill, SC 29732</p>	<p>PROPERTY OWNER(S): Spring Haven Development, LLC 1787 Hannon Farm Road Fort Mill, SC 29715</p>
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REQUESTED ACTION	To rezone approximately +/- .471 acre from RD-II to BD-I
TAX MAP NUMBER	738-00-00-044P
LOT SIZE	+/- .471 acre from a 1.141 acre parcel
LOCATION	1970 Haire Road in the Fort Mill community
EXISTING SITE CONDITIONS AND LAND USE	Vacant; Municipal Infill
COUNCIL DISTRICT	Five (5) Christi Cox

Business Development District I Convenience (BD-I)

This district is designed to provide certain areas within the county "small scale" commercial services and convenience uses. This district will principally serve residential subdivisions, and permit small scale professional offices as compatible supplements in these areas. ***Permitted uses (some of which may require site plan approval) within the BD-I zoning district include: churches; commercial recreation establishments; convenience retail establishments; personal service establishments; and professional uses.*** (For more detailed information, please refer to York County Zoning Code §155.125 & §155.126.)

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

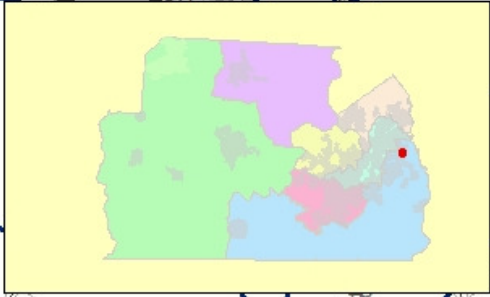
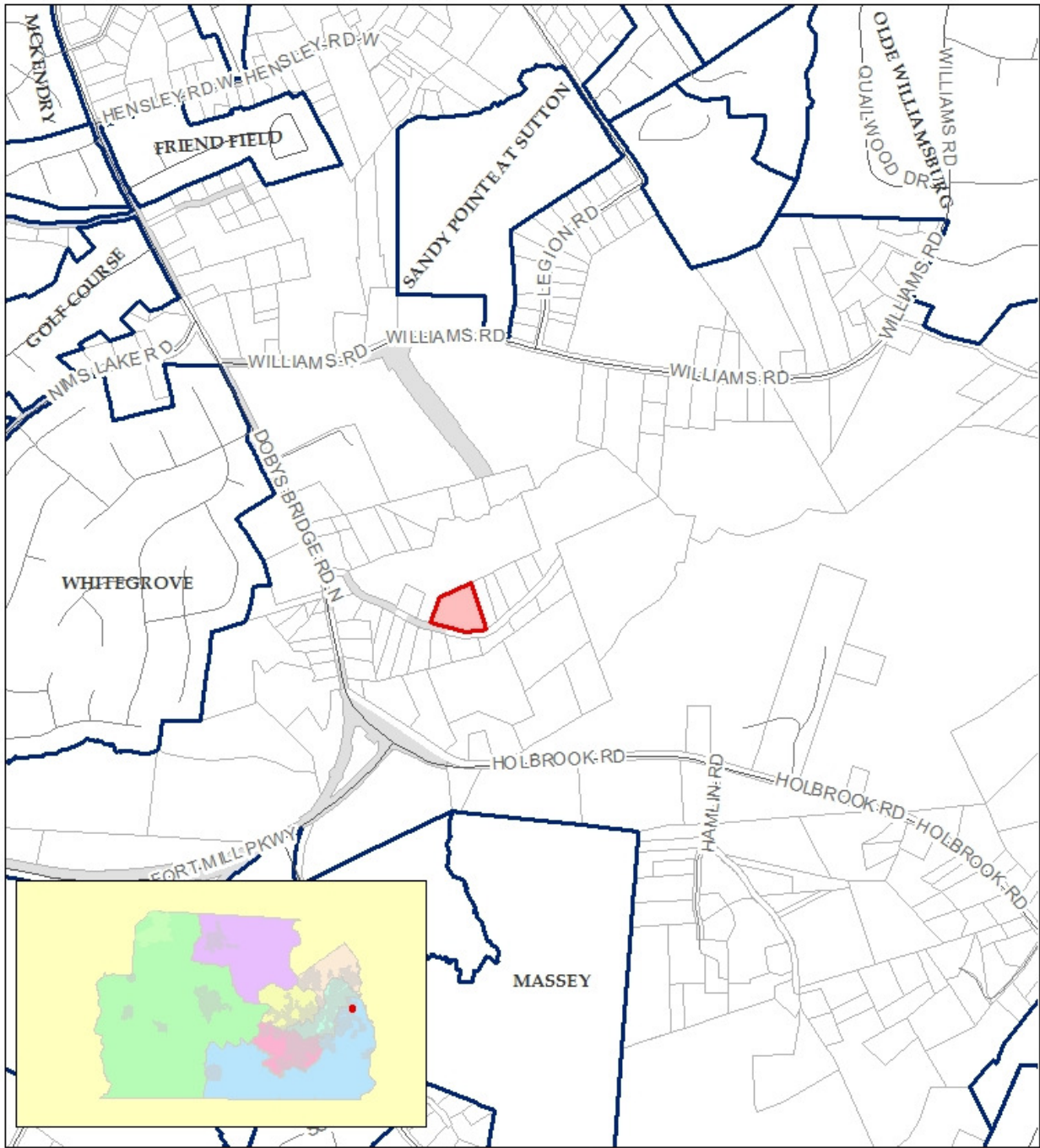
Residential Development District I & Residential Development District II (RD-I & RD-II)

These districts are designed to permit a variety of residential uses and variable densities, based on the characteristics of the uses. Areas so designated are deemed suited to and with market potential for the uses. This designation is applied principally to undeveloped areas where unit and density flexibility will not adversely impact existing residential subdivisions, and where the housing market can be sufficiently broad and flexible to meet the various demands for housing.

Permitted uses (some of which may require site plan approval) within the RD-II zoning district include: *child and adult day care centers and family day care and nursing homes; churches; schools; non-commercial equestrian uses; cultivation of field crops, orchards, and groves; outdoor recreational facilities within an approved residential development; multi-family dwellings to include apartments and condominiums; expansion of existing manufactured homes parks; and dwellings of no more than one per approved platted lot to include manufactured homes, modular homes, single-family detached homes, duplexes, and townhouses.* (For more detailed information regarding the RD-II classification, please refer to York County Zoning Code §155.111 & §155.112.)

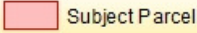
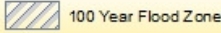
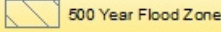
Spring Haven Development, LLC
Tax Map: 738-00-00-044P
Case: 17-30 Acres: .471

Vicinity Map



0 0.125 0.25 0.5 Miles



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