

REZONING APPLICATION OVERVIEW FOR CASE 17-31

<p align="center">APPLICANT: Eco-Site LLC by Pennington Law Firm, LLC 1501 Main Street, Suite 700 Columbia, SC 29201</p>		<p align="center">PROPERTY OWNER(S): Roger Dale & Teresita Baldwin 2844 Harlindale Drive Rock Hill, SC 29732</p>	
REQUESTED ACTION	To rezone approximately +/- 1 acre from RD-II to RUD		
TAX MAP NUMBER	595-00-00-055		
LOT SIZE	+/- 1 acre		
LOCATION	Heckle Boulevard in the Rock Hill community		
EXISTING SITE CONDITIONS AND LAND USE	Vacant; Municipal Infill		
COUNCIL DISTRICT	Four (4) William "Bump" Roddey		

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.

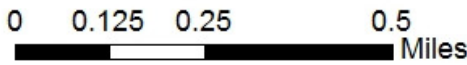
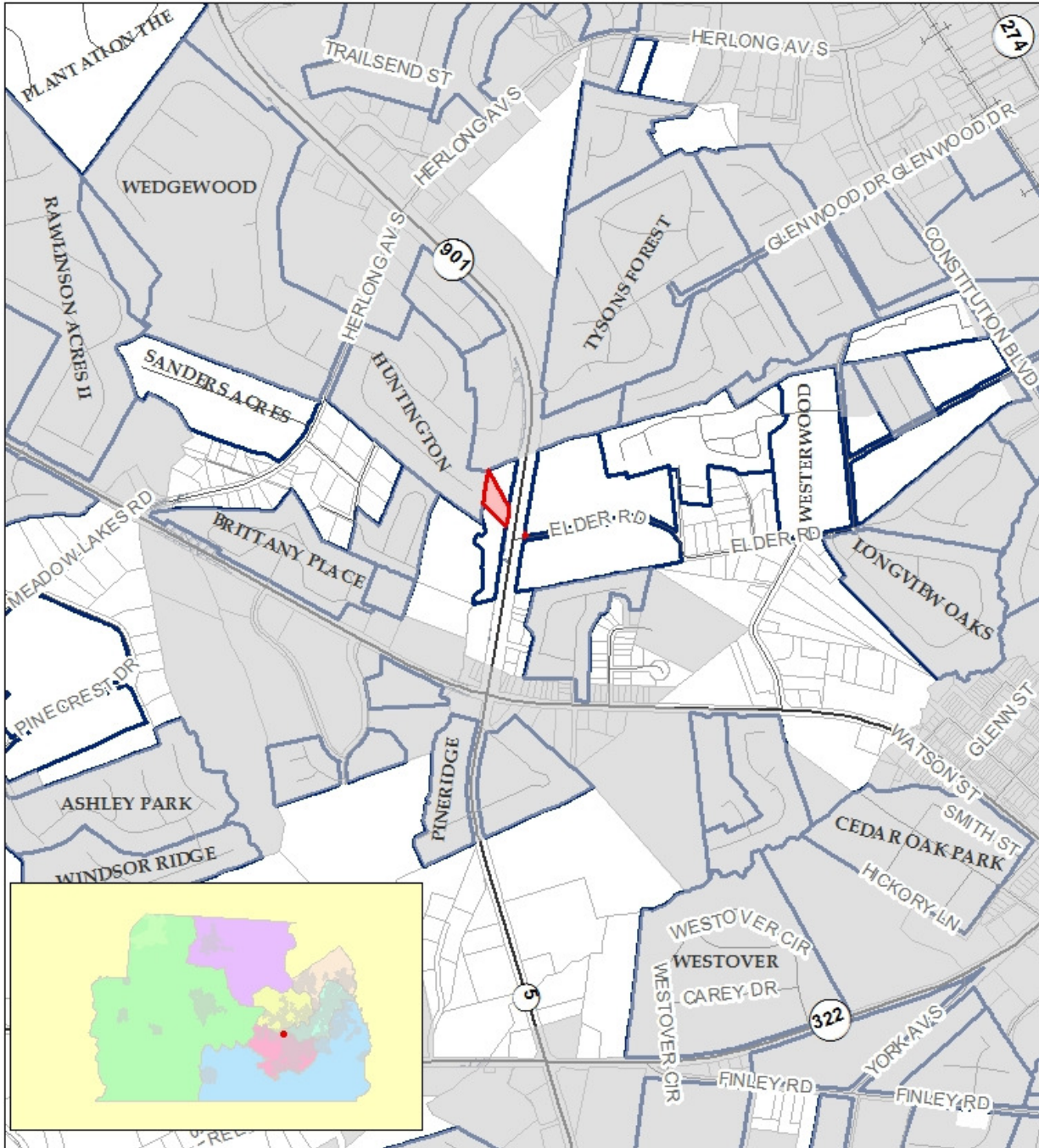
Residential Development District I & Residential Development District II (RD-I & RD-II)

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.)



Vicinity Map



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