

REZONING APPLICATION OVERVIEW FOR CASE 17-32

<p>APPLICANT: New Old, LLC 936 Market Street, Suite 103 Fort Mill, SC 29708</p>	<p>PROPERTY OWNER(S): James R. Griffin – Estate for Willie Mae Griffin 1875 New Gray Rock Road Fort Mill, SC 29708</p>
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REQUESTED ACTION	To rezone approximately +/- 6.4 acres from AGC to RC-II
TAX MAP NUMBER	654-00-00-041; 654-00-00-042; 654-00-00-043; 654-00-00-010
LOT SIZE	+/- 6.4 acres
LOCATION	2275 New Gray Rock Road in the Fort Mill community
EXISTING SITE CONDITIONS AND LAND USE	Vacant Mobile Home; Single Family Residential
COUNCIL DISTRICT	One (1) Michael Johnson

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.

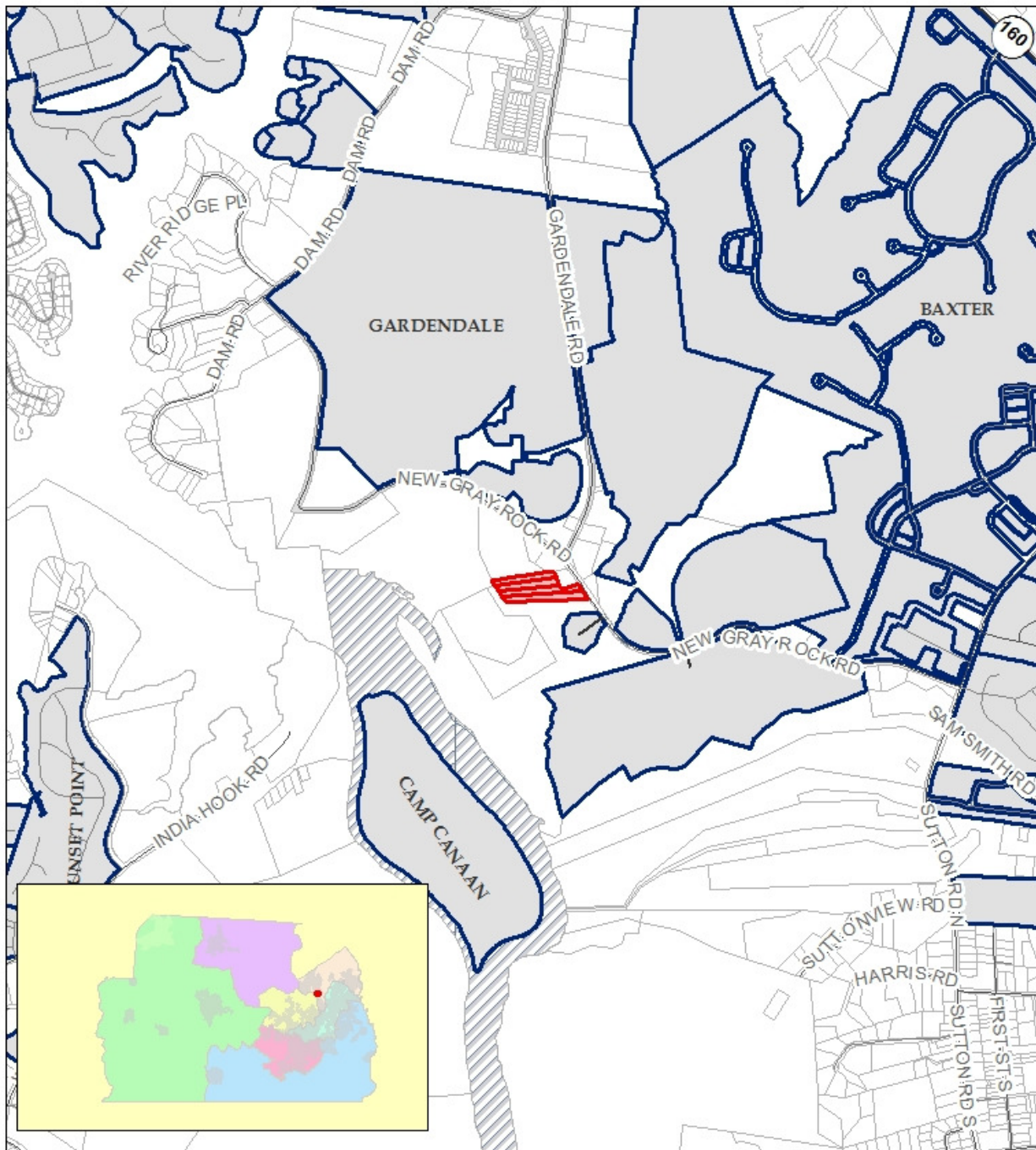
Agricultural Conservation District (AGC)

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.)

New Old, LLC/James R. Griffin - Estate for Willie Mae Griffin
Tax Map: 654-00-00-041, 42, 43, & 10
Case: 17-32 Acres: 6.4

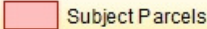
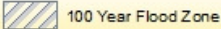
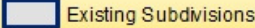
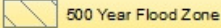


Vicinity Map



0 0.175 0.35 0.7 Miles



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