

**REZONING APPLICATION OVERVIEW FOR CASE 17-37**

<p align="center"><b>APPLICANT:</b> S. Michael Hawkensen 180 Embassy Dr. Apt. 102 Fort Mill, SC 29715</p>		<p align="center"><b>PROPERTY OWNER(S):</b> S. Michael Hawkensen 180 Embassy Dr. Apt. 102 Fort Mill, SC 29715</p>	
<b>REQUESTED ACTION</b>	To rezone approximately +/- 1.6 acres from UD to RD-I		
<b>TAX MAP NUMBER</b>	726-00-00-066		
<b>LOT SIZE</b>	+/- 1.6 acres		
<b>LOCATION</b>	332 Mark Trail Lane in the Fort Mill community		
<b>EXISTING SITE CONDITIONS AND LAND USE</b>	Vacant		
<b>COUNCIL DISTRICT</b>	One (1) Michael Johnson		

**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-I and RD-II zoning districts 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-I and RD-II classifications, please refer to York County Zoning Code §155.111 & §155.112.)

