

**REZONING APPLICATION OVERVIEW FOR CASE 17-38**

<b>APPLICANT:</b> Art Howard PO Box 396 Terrell, NC 28682		<b>PROPERTY OWNER(S):</b> Crescent Communities, LLC 227 West Trade Street Charlotte, NC 28202	
<b>REQUESTED ACTION</b>	To rezone approximately +/- 1.14 acres from UD to RC-I		
<b>TAX MAP NUMBER</b>	576-00-00-211		
<b>LOT SIZE</b>	+/- 1.14 acres		
<b>LOCATION</b>	Southeast corner of Brookview Dr. and Blucher Circle in the Lake Wylie community		
<b>EXISTING SITE CONDITIONS AND LAND USE</b>	Vacant		
<b>COUNCIL DISTRICT</b>	Two (2) Allison Love		

**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-I 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 modular homes and single family detached homes. (For more detailed information regarding the RC-I classification, please refer to York County Zoning Code §155.076 & §155.077.)

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

### **Urban Development District (UD)**

This district is designed to permit in certain areas of the county maximum use flexibility in response to existing conditions and characteristics existing at the adoption of zoning. It also recognizes areas existing prior to zoning which have been impacted by a variety of incompatible users. Market and use flexibility mandates a need to protect existing development from the adversities of "mixed use". The objective of this district is to maximize land use flexibility and minimize land use conflicts in the process. All applicants proposing to rezone property to the UD classification will, instead be required to request a PD for the appropriate zoning class for the particular proposed use. The ability to request the rezoning of property to UD is only permitted when the request is an extension of an existing UD District. ***Permitted uses (some of which may require site plan approval) within the UD zoning district include:*** animal hospitals and veterinarian clinics; keeping or raising of animals (including equestrian stables, tracks, and fields, and kennels); churches; schools; automobile and boat service repair; broadcasting stations; car washes and detail shops; family day care homes; general farming; general business services; greenhouses and nurseries; home occupations; lodges and civic clubs; manufacturing services and uses; marinas; mini-warehouses; mining; hotels and motels; museums, art galleries, and libraries; personal service establishments; professional uses; public or private recreation establishments; recreational vehicle parks; convenience, primary, and secondary retail establishments; transportation services and facilities; warehousing, wholesale, and distribution establishments; multi-family dwellings to include apartment buildings and condominiums; expansion of existing manufactured home parks; and dwellings of no more than one per approved platted lot to include modular homes, single-family detached homes, duplexes, and townhouses. (For more detailed information, please refer to York County Zoning Code §155.191 & §155.192.)

Howard/Crescent Communities LLC  
Tax ID# 5760000211  
Case: 17-38 Acres: +/- 1.14

# VICINITY MAP

