

**REZONING APPLICATION OVERVIEW FOR CASE 18-02**

<b>APPLICANT:</b> Bert Evans II and Teresa Evans 7160 Marlin St. Gastonia, NC 28056		<b>PROPERTY OWNER(S):</b> Jo Ann Postell 2963 Rufus Ratchford Rd. Gastonia, NC 28056	
<b>REQUESTED ACTION</b>	To rezone approximately +/- 6.92 acres from RC-I to RUD-I		
<b>TAX MAP NUMBER</b>	566-00-00-078		
<b>LOT SIZE</b>	+/- 6.92 acres		
<b>LOCATION</b>	4839 Willow Pond Rd. in the Clover Community		
<b>EXISTING SITE CONDITIONS AND LAND USE</b>	2 barns used for horsekeeping		
<b>COUNCIL DISTRICT</b>	Two (2) Allison Love		

**Rural Development District (RUD-I)**

This district is intended to protect and preserve the rural character of an area by allowing growth which is not as rapid yet requiring larger lots (1 acre) thus maintaining a rural character within developed areas. This district should be utilized wherever development pressure is increasing, but public water and sewer are not readily available. ***Permitted uses (some of which may require site plan approval) within the RUD-I 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 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, please refer to York County Zoning Code §155.061 & §155.062.)

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

## **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.)

Evans  
Tax ID# 5660000078  
Case: 18-02 Acres: +/- 6.92

# VICINITY MAP

