

**REZONING APPLICATION OVERVIEW FOR CASE 18-05**

<b>APPLICANT:</b> Dr. Stephanie Lee, DVM 228 Gringley Hill Rd. Fort Mill, SC 29708		<b>PROPERTY OWNER(S):</b> Bryant Cutter 123 Brevard Court Charlotte, NC 28202	
<b>REQUESTED ACTION</b>	To rezone approximately +/- 1.5 acres from UD to BD-III		
<b>TAX MAP NUMBER</b>	721-00-00-062		
<b>LOT SIZE</b>	+/- 1.5 acres		
<b>LOCATION</b>	3463 Highway 21 in the Fort Mill Community		
<b>EXISTING SITE CONDITIONS AND LAND USE</b>	Commercial building used for multiple tenants		
<b>COUNCIL DISTRICT</b>	One (1) Michael Johnson		

**Business Development District III General (BD-III)**

This district is intended to provide for areas within the county where "large scale" commercial and business development may occur. This district is designed to support county-wide or regional shopping centers, and business complexes of greater magnitude than permitted by the BD-I and BD-II Districts. This district is designed to accommodate a wide range of business and commercial uses, generally clustered for "cumulative attraction" and optimum accessibility. ***Permitted uses (some of which may require site plan approval) within the BD-III zoning district include:*** automobile and boat service repair; broadcasting stations; car washes and detail shops; churches; commercial recreation establishments; commercial parking lots; general business services; lodges and civic clubs; marinas; mini-warehouses; motels and hotels; museums, art galleries, and libraries; personal service establishments; professional uses; recreational vehicle parks; convenience, primary, and secondary retail establishments; transportation service and facilities; and multi-family dwellings to include townhouses, apartment buildings, and condominiums. (For more detailed information, please refer to York County Zoning Code §155.146 & §155.147.)

***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:*** *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.* (For more detailed information, please refer to York County Zoning Code §155.191 & §155.192.)

Lee/Cutter  
Tax ID# 7210000062  
Case: 18-05 Acres: +/- 1.5

# VICINITY MAP

