

**REZONING APPLICATION OVERVIEW FOR CASE 18-06**

<p><b>APPLICANT:</b>                  Furman Merritt                  1600 Merritt Rd.                  Fort Mill, SC 29715</p>	<p><b>PROPERTY OWNER(S):</b>                  Furman Merritt                  1600 Merritt Rd.                  Fort Mill, SC 29715</p> <p>James M. Smith                  1586 Merritt Road                  Fort Mill, SC 29715</p>
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<b>REQUESTED ACTION</b>	To rezone approximately +/- 39.9 acres from ID to RD-II
<b>TAX MAP NUMBER</b>	734-00-00-002; 734-00-00-008; 734-00-00-013
<b>LOT SIZE</b>	+/- 2.0 acres; 2.8 acres, 35.1 acres
<b>LOCATION</b>	1558, 1586, and 1600 Merritt Rd.
<b>EXISTING SITE CONDITIONS AND LAND USE</b>	Two Residential lots and one industrial use (towing and trucking with impoundment lot)
<b>COUNCIL DISTRICT</b>	One (1) Michael Johnson

**Residential Development District II (RD-II)**

This district 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-II zoning district 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; 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 regarding the RD-II classification, please refer to York County Zoning Code §155.111 & §155.112.)

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

### **Industrial Development District (ID)**

This district is designed to recognize and protect one of the county's greatest assets - its industry. Too often, it is infringed upon and "boxed in" by incompatible development, and sites with industrial potential lie unprotected from smaller scale users. This district is designed to improve this situation by protecting certain areas with industrial potential for future industrial use and by buffering industrial uses from incompatible development. In the case of undeveloped property, the purpose of this district is not to usurp the development rights of property owners in anticipation of industrial development, but to allow the continuation of agricultural activity as an interim use, one which does not commit the land to higher intensity uses and subsequently negate the prospects of industrial development. ***Permitted uses (some of which may require site plan approval) within the ID zoning district include: animal hospitals and veterinarian clinics; keeping or raising of animals (including equestrian stables, tracks, and fields, and kennels); churches; schools; limited use commercial retail establishments; general farming; greenhouses; institutional care, emergency shelters, and halfway houses; manufacturing services and uses with limited accessory retail sales; mining; public and private outdoor recreational facilities; and warehousing, wholesale, and distribution establishments.*** (For more detailed information, please refer to York County Zoning Code §155.161 & §155.162.)

Merritt  
Tax ID# 734000002/008/013  
Case: 18-06 Acres: +/- 39.9

# VICINITY MAP

