

REZONING APPLICATION OVERVIEW FOR CASE 19-03

APPLICANT Tina Catoe 3879 Mockingbird Lane Rock Hill, SC 29730	PROPERTY OWNER(S): Richard Mackiewicz 3979 Mockingbird Lane Rock Hill, SC 29730
REQUESTED ACTION	To rezone from UD to RC-II
TAX MAP NUMBER	6710000051
LOT SIZE	+/- 0.492 acres
LOCATION	241 Springdale Road, in the Rock Hill Community
EXISTING SITE CONDITIONS AND LAND USE	Vacant manufactured home
COUNCIL DISTRICT	Five (5) Christi Cox

Existing Zoning District: 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.

Proposed Zoning District: Rural Development District (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. In addition, 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."