

UD REZONING PROJECT OVERVIEW: CASE 19-09	
APPLICANT:	York County Council
REQUESTED ACTION	To rezone from UD to RUD to allow continued residential use of the property.
PROPERTY DESCRIPTION	There are 41 parcels located in the Catawba area. See rezoning property list on next page for details.
EXISTING SITE CONDITIONS	Single-family residential and vacant land
FUTURE LAND USE	Rural Residential
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. 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. (For more detailed information, please refer to York County Zoning Code §155.191 & §155.192)

Proposed Zoning District: Rural Development District (RUD)

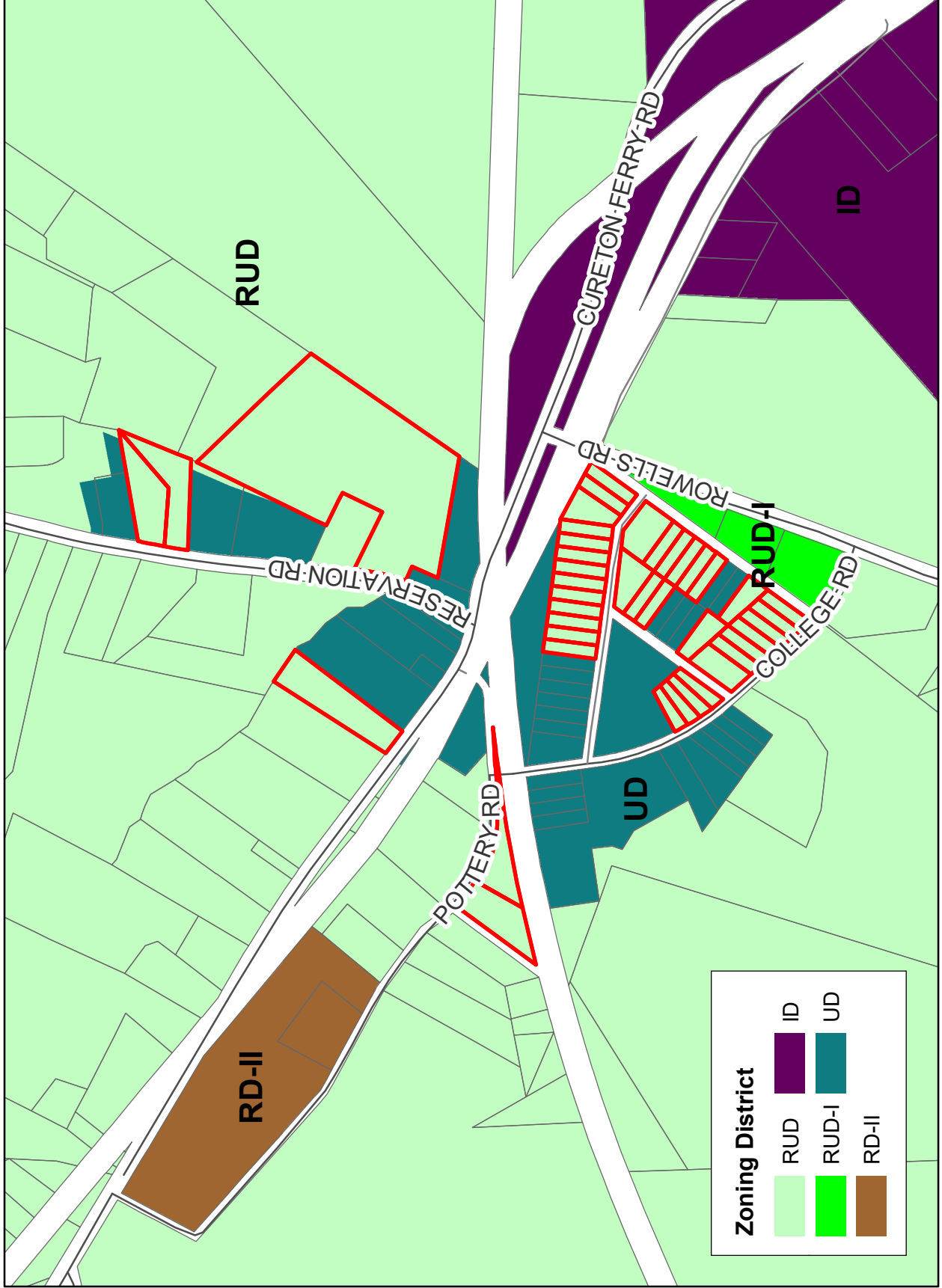
This district is intended to protect and preserve areas of the county that are presently rural in character and use. This district is to serve to discourage rapid growth while allowing growth through orderly use and timely transition of rural areas. (For more detailed information, please refer to York County Zoning Code §155.046 & §155.047)

REZONING PROPERTY LIST

TAX MAP ID	PROPERTY OWNER(S)	STREET ADDRESS	2035 LAND USE	NEW ZONING
7560000014	CROSBY NELSON EUGENE & PATSY SMITH	4862 COLLEGE ROAD	RR	RUD
7560000015	CROSBY NELSON EUGENE & PATSY SMITH	COLLEGE ROAD	RR	RUD
7560000016	CROSBY NELSON EUGENE & PATSY SMITH	COLLEGE ROAD	RR	RUD
7560000017	CROSBY NELSON EUGENE & PATSY SMITH	COLLEGE ROAD	RR	RUD
7560000018	CROSBY NELSON EUGENE & PATSY SMITH	COLLEGE ROAD	RR	RUD
7560000019	CROSBY NELSON EUGENE & PATSY SMITH	COLLEGE ROAD	RR	RUD
7560000020	CROSBY NELSON EUGENE & PATSY SMITH	COLLEGE ROAD	RR	RUD
7560000021	CROSBY NELSON EUGENE & PATSY SMITH	N/A	RR	RUD
7560000025	SMITH JAMES O & DEBORAH P	N/A	RR	RUD
7560000026	ERIEAU JEFFREY D	N/A	RR	RUD
7560000027	ERIEAU JEFFREY D	RAILROAD AVENUE	RR	RUD
7560000028	SMITH JAMES O	ROWELLS ROAD	RR	RUD
7560000031	SMITH JAMES O	ROWELLS ROAD	RR	RUD
7560000032	SMITH JAMES O & DEBORAH P	ROWELLS ROAD	RR	RUD
7560000033	SMITH JAMES O & DEBORAH P	ROWELLS ROAD	RR	RUD
7560000034	SMITH JAMES O & DEBORAH P	ROWELLS ROAD	RR	RUD
7560000035	SMITH JAMES O & DEBORAH P	ROWELLS ROAD	RR	RUD
7560000036	SMITH JAMES O & DEBORAH P	4890 RAILROAD AVENUE	RR	RUD
7560000037	ERIEAU JEFFREY D	RAILROAD AVENUE	RR	RUD
7560000038	ERIEAU JEFFREY D	RAILROAD AVENUE	RR	RUD
7560000039	ERIEAU JEFFREY D	111 ROWELLS ROAD	RR	RUD
7560000040	ERIEAU JEFFREY D	RAILROAD AVENUE	RR	RUD

TAX MAP ID	PROPERTY OWNER(S)	STREET ADDRESS	2035 LAND USE	NEW ZONING
7560000041	ERIEAU JEFFREY D	RAILROAD AVENUE	RR	RUD
7560000042	ERIEAU JEFF & SHIRLEY A	RAILROAD AVENUE	RR	RUD
7560000043	ERIEAU JEFF & SHIRLEY A	RAILROAD AVENUE	RR	RUD
7560000044	ERIEAU JEFF & SHIRLEY A	RAILROAD AVENUE	RR	RUD
7560000045	ERIEAU JEFF & SHIRLEY A	RAILROAD AVENUE	RR	RUD
7560000046	ERIEAU JEFF & SHIRLEY A	RAILROAD AVENUE	RR	RUD
7560000047	ERIEAU JEFF & SHIRLEY A	RAILROAD AVENUE	RR	RUD
7560000048	ERIEAU JEFF & SHIRLEY A	RAILROAD AVENUE	RR	RUD
7560000049	ERIEAU JEFF & SHIRLEY A	RAILROAD AVENUE	RR	RUD
7560000062	CROSBY NELSON EUGENE & PATSY SMITH	COLLEGE ROAD	RR	RUD
7560000063	CROSBY NELSON EUGENE & PATSY SMITH	COLLEGE ROAD	RR	RUD
7560000064	CROSBY NELSON EUGENE & PATSY SMITH	COLLEGE ROAD	RR	RUD
7560000065	CROSBY NELSON EUGENE & PATSY SMITH	COLLEGE ROAD	RR	RUD
7560000073	LESLIE DAVID CALVIN JR	POTTERY ROAD	RR	RUD
7560000074	LESLIE DAVID CALVIN JR	4740 POTTERY ROAD	RR	RUD
7560000139	HYATT ALMA L TRSTEE	4782 CURETON FERRY ROAD	RR	RUD
7570000007	CONFER DIANNE R	208 RESERVATION ROAD	RR	RUD
7570000020	JOHNSON TALVIN J & WANDA R	132 RESERVATION ROAD	RR	RUD
7570000036	CONFER DIANNE R % MONTGOMERY JOHN D	200 RESERVATION ROAD	RR	RUD

PROPOSED ZONING DISTRICTS



Zoning District	
	RUD
	ID
	RUD-I
	UD
	RD-II

 Subject Properties - District 5, Phase 1



2035 LAND USE PLAN

