

LANCASTER COUNTY BOARD OF ZONING APPEALS  
APPLICATION FORM #1

GENERAL INFORMATION

Date Filed: 10/10/16 Application No: BZA-016-015

This form must be completed on a hearing on *appeal from action* of the Zoning Official, application for a *variance*, or application for a *special exception*. Entries must be printed or typed. If the application is on behalf of the property owner(s), all owners must sign. If the applicant is not an owner, the owner(s) must sign the Designation of Agent.

THE APPLICANT HEREBY APPEALS (Indicate one):

( ) From action of Zoning Officials as stated on Form 2

For a variance as stated on Form 3

( ) For a special exception as stated on Form 4

Applicant(s) Print:

Name: Catawba Regional COG Address: P.O. Box 450  
Attn: Cole McKinney Rock Hill, SC 29730

Telephone: 803-327-9041 Work: 803-327-9041

Interest: Grant Administration Owner(s): \_\_\_\_\_

Other: SEE ATTACHED

Owner(s) if other than applicant: ACAM INVESTMENTS, LLC

Address: 9101 Valley Brook Ct.  
Marvin, NC 28173 Telephone: 704-516-0700

Work: 704-516-0700 Other Information: contact: Rich Russell

PROPERTY INFORMATION

Property address: Starnes St

Lot Area/Acres: 2.3 Ac Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Tax Map #: ~~27811-PC-011~~ Plat Book: 2 Page: 164

Lot Size or Dimension: 2.3 Ac Zoning Classification: R15D

Use of Surrounding Properties: R15D

**Designation Agent (complete only if owner is not applicant)**

I (we) hereby appoint the person(s) named as applicant(s) as my (our) agent to represent me (us) in this application.

Date: 10/10/16

[Signature], Member Manager  
ACAA Investments LLC

Owner(s) Signature(s)

I (we) the undersigned hereby state and understand that while this application will be carefully reviewed and considered, all burden of proof rests within the applicant subject to application request. All incorrect or falsified information or documentation will cause application to be null and void.

I (we) certify that the information in this application and all other forms are true to content.

Date: 10/10/16 Applicant Signature(s) [Signature]

LANCASTER COUNTY BOARD OF ZONING APPEALS  
VARIANCE APPLICATION FORM

Date Filed: 10/10/16 Application No. BZA-016-015

1. Applicant(s) hereby appeals to the Lancaster County Board of Zoning Appeals for a variance from the strict application to the property described in the General Information (Form #1) of the following provisions of the Lancaster County Unified Development Ordinance: \_\_\_\_\_ so that a zoning permit may be issued or permission granted to allow the use of the property described as follows:

SEE ATTACHED

for which a permit or permission has been denied by the zoning official on the grounds that the proposal would not comply with the specific requirements of the cited section(s) of the Lancaster County Unified Development Ordinance.

- (2) The application of the ordinance will result in unnecessary hardship and the standards for a variance as set by South Carolina Law and the Lancaster County Unified Development Ordinance are met by the following facts:

a) There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows: The number of existing structures inhibits the ability to demolish them under the NIP program. SEE ATTACHED

b) These conditions do not generally apply to other property in the vicinity as shown by: Other properties within the neighborhood acquired through NIP are one structure per lot.

c) Because of these conditions, the application of the Lancaster County Unified Development Ordinance to the particular piece of property would prohibit or unreasonably restrict the utilization of the property as follows: \_\_\_\_\_

SEE ATTACHED

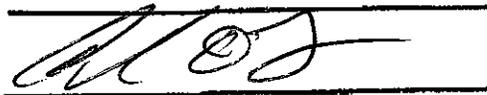
d) The granting of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be compromised by the granting of the variance for the following reasons: \_\_\_\_\_

The demolition of the Stines St. properties  
via NIP will improve the value of surrounding  
properties.

The following documents are hereby submitted in support of this application: \_\_\_\_\_

SEE BELOW\*

Date: 10/10/16



Applicant signature(s)

### \* Attachments

- Memo from CRCOG
- Letter from Steve Willis
- Memo re: fee waiver
- Map of Brooklyn NIP houses
- Address Map - 911
- Photos from Lancaster County Zoning



## MEMORANDUM

To: Lancaster County Board of Zoning Appeals  
From: Cole McKinney, Catawba Regional Council of Governments  
Date: October 10, 2016  
Subject: Starnes Street Property

### **Inclusion of Starnes Street Property within the Neighborhood Initiative Program (NIP)**

The Catawba Regional Council of Governments (CRCOG), in cooperation with our non-profit partner, the Catawba Regional Development Corporation (CRDC), received \$5.6 million from the South Carolina Housing Corporation, an agency of the State of South Carolina, for the express purpose of acquiring and demolishing blighted and derelict properties within the Catawba Region.

Under the program, the Catawba Regional Development Corporation may acquire properties that are deemed "blighted" by the respective jurisdictions, demolish the structures, abate any environmental issues present, and grade/seed the property in an effort to make it conducive to future development. An additional requirement is that the CRDC must hold the property for a period of three years and may not do anything with the property during this hold period unless its use is deemed for the "greater public good." We are currently working on the acquisition and demolition of 55 other blighted properties throughout Lancaster County.

The Starnes Street property with a tax map number of 0081H-OC-011.00 is approximately 2.3 acres and has eight abandoned blighted dwelling units located on it. Each of these units is believed to contain asbestos and will require mitigation to that effect. Additionally, the property has a long history of criminal activity that has taken place upon it and has subsequently become a key focus for demolition and cleanup by Lancaster County.

A fiscal constraint of the NIP program is that you may not exceed actual costs of \$35,000 per property to include acquisition, environmental abatement, cleanup, and associated legal / management fees, liens, etc. – the allocated funding is per parcel, not per structure. Due to the anticipated acquisition, demolition and abatement costs associated with each of the eight structures, it is necessary to divide the parcel, temporarily, so that each of the structures resides on an individual parcel that may then respectively be submitted individually for inclusion in the NIP program.

We fully realize that the proposed parcels are unorthodox in nature and do not meet requirements set by Lancaster County. The proposed subdivision is strictly a means to an end for gaining grant funds for demolition and cleanup of this property. Following the required three year hold period, the Catawba Regional Development Corp. will convey the property to Lancaster County and, per the attached letter from Steve Willis, County Administrator, the county will pursue recombining the improved lots back into the original single lot bounds.

*Serving Chester, Lancaster, Union, & York Counties*