

Planning Commission Members

District 1: Jason Cavalier
District 2: Yokima Cureton
District 3: Lynette Hinson
District 4: Judianna Tinklenberg
District 5: Shelly Richards, Chair
District 6: Sheila Hinson
District 7: Frances Liu



County Attorney
Ginny L. Merck-Dupont

Secretary to Planning Commission
Mara Mata

Planning Director
April Williams

**February 17, 2026
6:00 PM**

**PLANNING COMMISSION
County Council Chambers, County Administration
Building, 101 North Main Street, Lancaster, SC 29720**

AGENDA

1. Call to Order Regular Meeting

2. Approval of the Agenda

3. Approval of Minutes

- a. January 20, 2026 Regular Minutes
- b. February 5, 2026 Workshop Minutes

4. Citizens Comments

[Lancaster County welcomes comments and input from citizens. However, because items before the Planning Commission may not move forward to the County Council, citizens are best served speaking during the Public Hearing for each individual item. Please sign up for comments under the Public Hearing Item about which you wish to speak. If you are here to speak on more than one item, please sign up under each item you wish to discuss. The Chair will call your name to speak during the Public Hearing portion of discussion of that item as listed on the agenda.]

5. Public Hearing Items for Recommendations to Council

- a. **CU-2025-2644: Nechyporuk/Fort Mill Hwy**
Application by Volodymyr Nechyporuk and Thomas Frizzi for a Conditional Use Permit for Unit B at 1081 Fort Mill Hwy (p/o TM # 0006-00-068.01) for a proposed Minor Maintenance & Repair (Auto).

6. Non-Hearing Items

- a. **NRN-2026-0011: New Road Names- February Group**
February Group Submittal, new road names from E911 Addressing via Preliminary Plats and Civil Plans, pursuant to Sec. 6.4.11 of the Unified Development Ordinance.

7. Status of Items Tabled, Recommended, Deferred, or Held

a. SD-2023-0867 Catawba Ridge (Edgewater)

Application by ESP Associates and Catawba Ridge Holdings LLC for a preliminary plat for 840 acres north of Great Falls Highway (TMs 0128-00-012.00 & 0126-00-048.00), for a residential community of 1,438 lots. Applicant has requested indefinite hold while revisions and Traffic Impact Analysis are completed. -

b. SD-2023-1869: Barberville Commercial

Application by Moody Group/Jan Ringeling on behalf of Barberville Developers LLC and Martin Senior and Associates LLC for a Preliminary Plat for six parcels totaling 10.92 acres located at the northwest corner of Barberville Road and Fort Mill Highway (TM #s 0006-00-057.00, 0006-00-058.00, 0006-00-058.01, 0006-00-058.02, 0006-00-058.03), in order to create a multi-parcel commercial development with central shared access.

8. Other

- a. Discussion of Planning Commission's CIP Projects

9. Adjournment

Recommendations made at this meeting are tentatively scheduled for consideration by County Council in the following month. County Council agendas are posted online at <https://lancastercsc.portal.civicclerk.com/>.

Anyone requiring special services to attend this meeting should contact 285-1565 at least 24 hours in advance of this meeting. Lancaster County Council agendas are posted at the Lancaster County Administration Building and are available on the Website: <https://www.lancastercountysc.gov/>

Meetings are livestreamed and can be found by using the following link:
<https://www.youtube.com/@LancasterCoSCGov/streams>

Agenda Item Summary

Ordinance # / Resolution # : N/A

Contact Person / Sponsor:

Department:

Date Requested to Be on Agenda: 2/17/2026

Information to Show on Agenda Below Title:

Proposal:

Property Details:

Property Location:

Current Zoning District:

Proposed Zoning District:

Applicant:

Council District:

Statutory Notices:

Proposed Action Advances the Following Comprehensive Plan Guiding Principles:

Points to Consider:

Recommendation:

Attachments:

1. 1-20-2026 Draft Regular Minutes and Attachments



JASON CAVALIER, DISTRICT 1
T. YOKIMA CURETON, DISTRICT 2
LYNETTE HINSON, DISTRICT 3
JUDIANNA TINKLENBERG, DISTRICT 4
CHAIR: MICHELLE RICHARDS, DISTRICT 5
SHEILA HINSON, DISTRICT 6
FRANCES LIU, DISTRICT 7
SECRETARY: MARA MATA

MINUTES
Lancaster County Planning Commission
January 20, 2026, 6:00 p.m.

Chairman Richards called the meeting to order at 6:04 p.m.

1. Roll Call: Quorum is present (6 Commissioners)

Commissioners Present:

Jason Cavalier, Dist. 1
T. Yokima Cureton, District 2
Lynette Hinson, District 3

Judianna Tinklenberg, Dist. 4
Michelle Richards, Dist. 5
Sheila Hinson, Dist. 6
Frances Liu, Dist. 7

Absent: Shelia Hinson

Staff Present:

April Williams, Planning Director
Matthew Blaszyk, Planner
Jennifer Bryan, Planning Technician
Ginny Merck-Dupont, County Attorney

Corey Barnes, Planner
Kirsten Willis, Planner
Mara Mata, Administrative Assistant
Josiah Parke, Budget Analyst

The following press were notified of the meeting by email in accordance with the Freedom of Information Act: The Lancaster News, Kershaw News Era, The Rock Hill Herald, The Fort Mill Times, Cable News 2, Channel 9, and the local Government Channel. The agenda was also posted in the lobby of the County Administration Building for the required length of time and was published on the County website.

Prayer and Pledge of Allegiance.....Yokima Cureton

THE FOLLOWING IS A SUMMARY OF PROCEEDINGS. IT IS NOT A VERBATIM TRANSCRIPT.

2. Election of Officers for 2026

Chair yields to Planning Director April Williams to moderate the election of Chair and Vice Chair.

- a. Moderator calls for nominations for the office of Chair:

Yokima Cureton nominates Michelle Richards; Second by Judianna Tinklenberg.

Moderator asks nominees if they are willing to serve if elected.

Michelle Richards is willing.

Commissioners chose to elect by a **show of hands**.

Vote: 5:1 in favor. Jason Cavalier Opposed.

Michelle Richards is elected as Chair by a simple majority.

b. Moderator calls for nominations for the office of Vice-Chair:

Michelle Richards nominates Judianna Tinklenberg; Second by Lynette Hinson.

Moderator asks nominees if they are willing to serve if elected.

Judianna Tinklenbrg is willing.

Commissioners chose to elect by a **show of hands**.

Vote: 5:1 in favor. Jason Cavalier Opposed.

Judianna Tinklenberg is elected as Vice-Chair by a simple majority.

Moderator yields to the new Chair.

3. APPROVE AGENDA

Chairman Richards called for a motion to approve the Agenda.

Motion to Approve by Y. Cureton; 2nd by J. Tinklenberg.

Vote: 6:0 in favor. Motion approved unanimously.

4. APPROVE MINUTES

a. November 18, 2025 Regular Minutes (Amended)

Chairman Richards called for a motion to approve November 18, 2025 Regular Minutes as written. Motion to Approve by Y. Cureton; 2nd by J. Tinklenberg.

Vote: 5:1 in favor. **Motion approved. Jason Cavalier opposed.**

b. December 16, 2025 Regular Minutes

Chairman Richards called for a motion to approve November 18, 2025 Regular Minutes as written. Motion to Approve by J. Cavalier; 2nd by J. Tinklenberg.

April Williams clarified that the December 16th, 2025 minutes were amended with email notice to the Commissioners.

Vote: 6:0 in favor. **Motion approved unanimously.**

c. January 08, 2026 Workshop Meeting Minutes

Chairman Richards called for a motion to approve January 08, 2026 Workshop Meeting Minutes as written. Motion to Approve by L. Hinson; 2nd by J. Cavalier.

Vote: 6:0 in favor. **Motion approved unanimously.**

Chairman Richards summarized the two Citizen's Comments submitted by email.

5. CITIZEN'S COMMENTS [see Sign-In sheet attached]

1. Jeannine Clifton (Indian Land) shared her concerns regarding the Barberville subdivision plans and advertisements.
2. Alan Sparr (Indian Land) shared his concerns on the C.F. Smith project and the lack of supporting infrastructure.
3. Libby Sweat-Lambert (Van Wyck & Lancaster) shared her concerns on the moratorium restricted area and the lack of supporting infrastructure.
4. Barbara Scannell (Indian Land) urged for the UDO to include a master transportation plan and storm water plan.

6. PUBLIC HEARING ITEMS FOR RECOMMENDATION TO COUNCIL

a. RZ-2025-2810 EMS Facility

Application by Greg Bass on behalf of Lancaster County for a rezoning of 1.745 acres located at 9070 Van Wyck Rd (TM 0022-00-007.02) from Medium Density Residential (MDR) to Institutional (INS) District, to construct a new EMS Station.

Staff Presentation: Kirsten Willis presented the application consistent with the staff report.

Staff Recommendations: Approval.

Questions To staff:

Commissioner Cureton and Kirsten Willis discussed whether the town of Van Wyck provided feedback for this EMS Facility.

Comment from applicant(s):

The applicant did not have any comment or concerns to share.

Questions from Commissioners:

The Commission had no comments or concerns to share.

Public Hearing: (See attachments: Sign-in Sheets)

1. Barbara Scannell (Indian Land) shared a statement regarding her support for this project.

Applicant Rebuttal:

The applicant did not have any comment or concerns to share.

Chairman Richards closed Public hearing and called for a motion on item **RZ-2025-2810 EMS Facility.**

Motion to approve by J. Cavalier; 2nd by Y. Cureton.

Discussion:

The Commission had no comments or concerns to share.

Called vote: 6:0 in favor. **Motion is approved unanimously.**

The item will be referred to County Council for final decision, and the applicant will be informed of time and date.

7. PUBLIC HEARING ITEMS FOR PLANNING COMMISSION DECISION

a. SD-2024-1350 Riverside Single Family aka Riverside Manor

Application by Coulston Development on behalf of owners B & C Land Farming LLC for a Preliminary Plat for 251.42 acres at and surrounding 4602 Riverside Road (TM 0028-00-038.00) for a single-family residential development of 133 lots (a/k/a Riverside Single-Family)

County Attorney Ginny Merck-Dupont reminded the Commission and Public that this item on the Agenda was brought back by court order.

Staff Presentation: Matthew Blaszyk presented the application consistent with the staff report.

Staff Recommendations: Approval.

Questions To Staff:

Commissioner Cureton and Staff discussed the previous denial by the Commission. She shared SC Code A&N 6-20-1130 and stated that the Commission has a statutory duty to deny applications that do not comply with adopted standards. April Williams clarified that at this stage, the project does comply with UDO requirements. Later stages will require different standards.

Commissioner Tinklenberg and April Williams discussed the court order. Commissioner Tinklenberg stated that she agreed with the Commission's previous decision.

Commissioner Liu and County Attorney Ginny Merck-Dupont discussed the consequences of not abiding by the court order. Commissioner Liu reiterated to the Public that the Planning Commission has been court ordered to approve this project as it meets all requirements for the UDO.

Commissioner Cavalier and Matthew Blaszyck confirm that this project meets UDO standards.

Commissioner Tinklenberg states, for the record, "I would like the record to please indicate our concerns for safety. I would also like for the record to indicate the need to update our UDO to include a street buffer yard and the definition of through lots."

Chairman Richards reminds the Commission that this is not the final design, SCDOT will complete another review in later stage.

[The following conversation was requested to be on record by Commissioner Liu]

Commissioner Liu directed a question towards Staff: "And I-may I make one more-well I think I know the answer to this, but I would like clarification for myself and all the residents of the county. If all the requirements of the UDO are met and the schools that would be affected by this neighborhood are overcrowded and absolutely to capacity, we cannot consider that. Is that correct?"

Matthew Blaszyck: "Since the county currently does not have concurrency standards in the UDO, that is correct."

Commissioner Liu: "So, for everyone who asks why we approve things when the schools are bursting at the seams, under South Carolina law, we cannot consider that as a factor in turning a neighborhood down. Is that correct?"

Matthew Blaszyck agreed.

[End of verbatim conversation]

Commissioner Cureton stated, for the record, “I would love to have concurrency consideration on the records for a UDO update.” April Williams replied that due to current legislation, she should advocate for concurrency to her council members.

Comment from applicant(s):

Earl Coulston (Indian Land) explained that at the previous hearing for Riverside, the Commission had asked for two turning lanes. He agreed to add one and was denied. He reiterated that this project meets all UDO requirements, and after meeting with DOT, they agreed that turning lanes were not required at this time.

Questions from Commissioners:

Commissioner Liu asked the applicant if he understood the Commission’s concerns. Earl Coulston replied that he appreciates the Commission concerns.

Commissioner Cavalier and Earl Coulston discussed the possibility of adding one turn lane. Earl Coulston stated he would consider it, he also stated the buffer for these homes will be around 100 feet from the road.

Commissioner Cureton and Earl Coulston discussed his children and where they live.

Public Hearing: (See attachments: Sign-in Sheets)

1. Barbara Scannell (Indian Land) shared her concerns over dangerous traffic near Sun City and urges the inclusion of plans for operational impacts in the UDO.

Applicant Rebuttal:

The applicant did not have any comment or concerns to share.

Chairman Richards closed Public hearing and called for a motion on item **SD-2024-1350 Riverside Single Family aka Riverside Manor.**

Motion to approve by J. Cavalier; 2nd by Y. Cureton.

Discussion:

The Commission had no comments or concerns to share.

Roll called vote: 4:2 in favor. **Motion is approved.**

Jason Cavalier	For
Yokima Cureton	Against
Lynette Hinson	For
Judianna Tinklenberg	Against
Michelle Richards	For
Francis Liu	For

The Planning Commission has final approval of Sub-Divisions.

8. CAPITAL IMPROVEMENT PLAN Presentation

- a. Information pertaining to the Capital Improvement Plan ("CIP") process, as well as instructions on suggesting new capital projects for consideration by County Council for inclusion in the ten-year Capital Improvement Plan.

Staff Presentation: Josiah Parke presented the CIP via PowerPoint and reviewed the submittal form with the Commission.

Questions To Staff:

Josiah Parke explained that the CI Projects is used to create a thriving community, build and maintain that infrastructure to deliver public services.

Commissioner Cureton and April Williams discussed the process of proposing and vetting projects from the Commission.

The Commission and Staff discussed the possibility of changing the process and deadline. The projects will now be proposed by the Commission before February 5th to allow for discussion at the February workshop and voted on in the regular February meeting. The full list of the County's proposed projects will be presented to the Commission on April 21st, 2026. Staff will send out a list of last year's projects for the Commissioner's to compare with their proposals, along with information of projects that had another source of funding.

9. Status of Items Tabled, Recommitted, Deferred or Held

- a. SD-2023-0867 Catawba Ridge (Edgewater) Application by ESP Associates and Catawba Ridge Holdings LLC for a preliminary plat for 840 acres north of Great Falls Highway (TMs 0128-00-012.00 & 0126-00-048.00), for a residential community of 1,438 lots. The applicant has requested indefinite hold while revisions and Traffic Impact Analysis are completed.

10. Other

- a. Commissioner Liu stated to the Public that all Public Comments are given to the Commission.
- b. Commissioner Cureton stated that cooperation from other entities is needed to make better decisions for the County. Chairman Richards replied that will need time and it is a process.

9. ADJOURN

Motion to adjourn by Y. Cureton; 2nd by L. Hinson.

Motion approved by unanimous consent. Meeting adjourned at 7:28 p.m.

ATTACHMENT:

Sign-In Sheets

SIGN IN ONLY IF YOU WISH TO SPEAK



MB2
1/20/26

**PLANNING COMMISSION
Public Hearing Sign In Sheet**

Item 3: CITIZEN'S COMMENTS

General Comments or comments on matters not on tonight's agenda.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, January 20, 2026

Citizens are allowed 3 minutes per person to speak. Everyone speaking before Council will be required to do so in a civil manner. Council will not tolerate personal attacks on individual Council Members, County Staff or any person or group. Racial slurs will not be permitted. Council's number one priority is to conduct business for the citizens of this county.

**THIS SIGN IN IS ONLY FOR MATTERS NOT ON
TONIGHT'S AGENDA.**

PLEASE PRINT

✓ 1.	Jeannine Clifton
✓ 2.	Alan Sparr
✓ 3.	Libby Sweatt-Lambert
✓ 4.	Barbara Scannery

SIGN IN ONLY IF YOU WISH TO SPEAK



MB2
1/20/26

**PLANNING COMMISSION
Public Hearing Sign In Sheet**

6A

Item 6b: RZ-2025-2810 EMS Facility

Application by Greg Bass on behalf of Lancaster County for a rezoning of 1.745 acres located at 9070 Van Wyck Rd (TM 0022-00-007.02) from Medium Density Residential (MDR) to Institutional (INS) District, in order to construct a new EMS Station.

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PLEASE PRINT

1.	Barbara Scannel
2.	
3.	
4.	

SIGN IN ONLY IF YOU WISH TO SPEAK



YMBL
1/20/26

**PLANNING COMMISSION
Public Hearing Sign In Sheet**

**7A
Item ~~6A~~: SD-2024-1350: Riverside Single Family aka Riverside Manor**

Application by Coulston Development on behalf of owners B & C Land Farming LLC for a Preliminary Plat for 251.42 acres at and surrounding 4602 Riverside Road (TM 0028-00-038.00) for a single-family residential development of 133 lots (a/k/a Riverside Single-Family)

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PLEASE PRINT

1.	Barbara Scannell
2.	
3.	

ATTACHMENT:

Email Public Comments

Agenda Item for Discussion:	More Proposed residential sub-divisions in Indian Land down to Lancaster
Meeting Date:	
Full Name	First Name: Ed Last Name: Cousineau
Phone Number	2676643341
Email	ejcousin@gmail.com
Address:	2835 Mandarin St
Please check which meeting this comment is for:	Planning Commission Meeting
Citizen Comment - Regarding Agenda Item:	Like thousands of residents of Indian Land, we understand there is a residential land moratorium, please continue to honor and stop the HIGH density housing in the upper part of the county. This use to be a wonderful place to raise a family or retire, but the explosion of high density housing is destroying our quality of life and it seems like the county commissions are turning a deaf ear because Route 521 is now a parking lot and more and more developments are being developed. Adding a third lane on 521 some day will not help one bit if we still have 25 traffic lights between Indian Land and Ballantyne. People are frustrated the county is not listening to our concerns. Please STOP the high density projects.

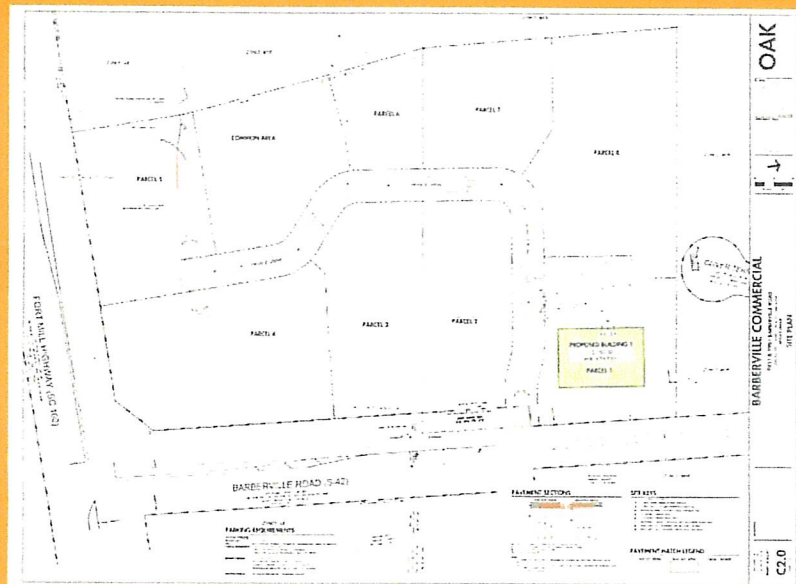
Agenda Item for Discussion:	continuing the discussion on commercial and residential development
Meeting Date:	
Full Name	First Name: Susan Last Name: Thomas
Phone Number	843-227-2908
Email	scthomas6@comporium.net
Address:	3135 Oliver Stanley Trail, Lancaster
Please check which meeting this comment is for:	Planning Commission Meeting
Citizen Comment - Regarding Agenda Item:	As a recent (5 years) resident of Lancaster County, I enjoy the many advantages the County offers. I am however, very concerned about its future. While approval of any one residential or commercial project appears to be thoroughly considered, I don't believe that the greater impact on the County as a whole is often part of the planned development. Age restricted builds do not lessen the impact on roads, services, etc. Lancaster Schools are behind in services and growth planning. The roads (we all complain about 521) are not meeting the needs of the residents now and are getting worse. A 20 year plan, with public input, would be welcome at this time. Please involve citizens in the planning

ATTACHMENT:

**Document Provided by Jeannine Clifton
For General Comments**



Featured Developments



9901 & 9831 Barberville Road

This is an 8-parcel subdivision at a signalized intersection of HWY 160 and Barberville Road in Fort Mill, SC. First planned groundbreaking will include a Montessorri School with retail/office availability and an outdoor play area.

AA

 moodyhd.com

ATTACHMENT:

Document Provided by Barbara Scannell

For Item 6a

19,897 EMS Service Calls Run Last Year

Data Obtained From a FOIA Request and Staff Presentations
at County Council 2026 Budget Meetings

EMS Service Calls Assigned to EMS Stations 1, 2 and 3 regularly run calls not only in County Council Districts 2 and 5, but also in Districts 1, 4 and 7

EMS Station	Station Name	Station Address	# of EMS Units	# of Calls
1	Pageland	2006 Pageland Hwy	3	3,205
1	Headquarters Supervisor	2006 Pageland Hwy	1	776
1	South End Supervisor	2006 Pageland Hwy	1	6
2	Bypass	1101 Crestfield Dr	1	3,180
3	McIllwain	1305 McIllwain Rd	2	2,487
			8	9,654
4 and 9	Indian Land	9576 Old Bailes Rd	2	2,045
4	North End Supervisor	9576 Old Bailes Rd	1	111
8	Walnut Creek	10209 Walnut Creek Pkwy	2	2,441
			5	4,597
5	Buford	365 Rocky River Rd	2	1,862
6	Kershaw	3855 Fork Hill Rd	2	1,566
7	Heath Springs	309 Hart St	2	486
			6	3,914

The number of calls responded to by EMS Station and Ambulance units on this chart does not reflect all EMS service calls, just those assigned to a specific ambulance. There are also stand by requests for sports and other community events, joint station responses to multiple trauma incidents, special response teams for natural and manmade disasters, and EMS mutual aid in other counties and states.

ATTACHMENT:

Capital Improvement Plan PPT

2022-2031 Capital Improvement Plan (CIP)

FY27 Budget Cycle

January 20, 2026



AGENDA

- Recap: 2022-2031 CIP and Timeline
- Review the Planning Commission's role in the CIP amendment process
- Provide instructions for submitting new CIP projects to the Planning Department for consideration by Council

Capital Planning

WHY

Create a thriving community

Build and maintain infrastructure to deliver public services

WHO

Residents
Council
County Staff

WHAT

10-year plan:
Revised annually

No monetary commitment

Budget
Implications

HOW

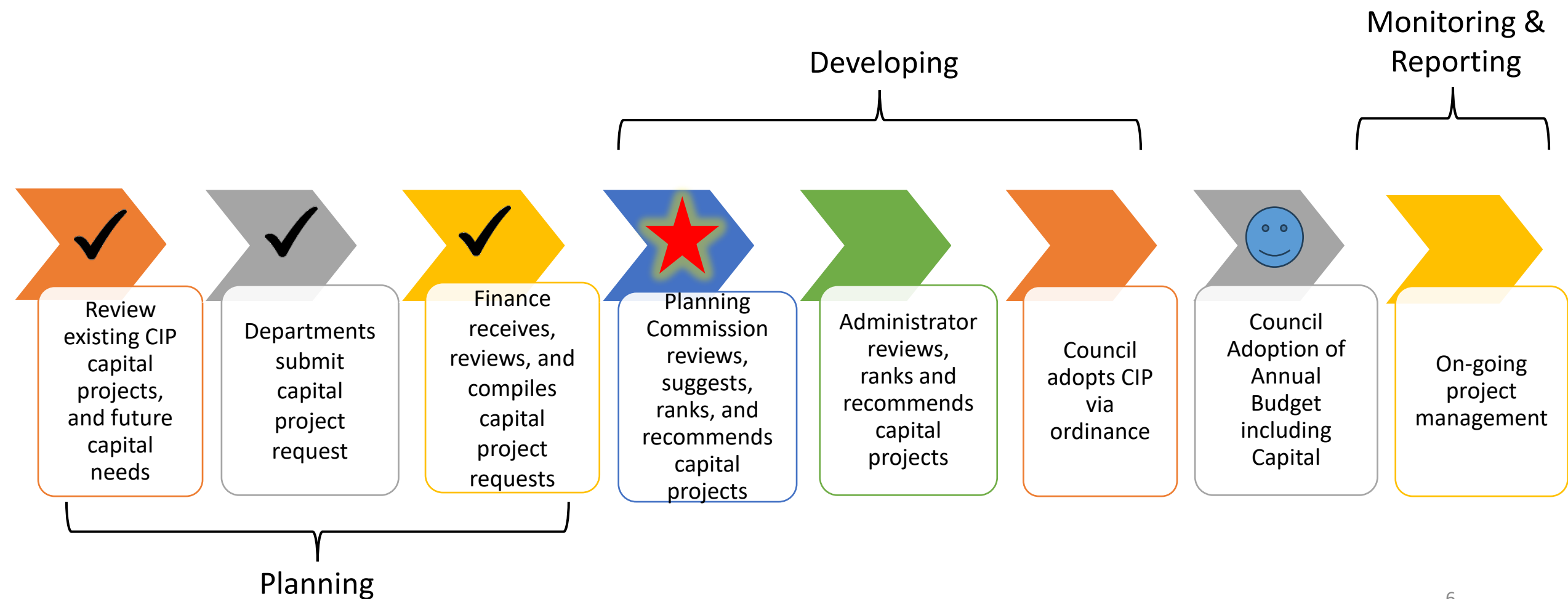
Borrow
(G.O. Bond)
Tax and Fees
(Millage Rate and Impact Fee)

Cash
(Savings)

- A financial planning tool only
 - Assets or projects of \$100K or more
- Various Funding Sources:
 - Capital Project Sales Tax – Special Revenue Tax
 - General Fund Millage
 - Impact Fees
 - Fund Balance
 - Borrow (Ex: General Obligation Bond)

- **January - New this year**, the Planning Commission submits projects for consideration by Council for the CIP
- **February - March** – Planning staff review the Planning Commission's CIP projects, and Finance presents a list of capital projects to the Planning Commission
- **March - April** - Planning Commission ranks, votes on, and recommends a prioritized list of capital projects for Council consideration
- **April - Early May** - County Administrator reviews and recommends a prioritized list of capital projects to Council for consideration
- **June** - Council adopts a revision to the current CIP as part of the budget process for the new fiscal year

CIP Process Steps



CIP Project Recommendations

- Planning Commission members will submit suggested capital project additions to the County's Capital Improvement Plan for Council consideration
- These additions must be submitted to Planning staff for development using the Capital Project Google Request Form by **Thursday, February 5**
- Planning Commissioners will research, price, and submit formalized projects for the ranking exercise in March along with other new or unfunded projects provided by County staff

Staff asks you to do the following:

- Formulate and submit new CIP project requests to the Planning Director for the Capital Improvement Plan, using the Google Form, by close of business on **February 5th**

Recap - Calendar Dates

- January 20 Meeting - Receive information on project submittal process
- **February 5** - Submit new CIP projects to the Planning Director via Google form
- February 20th Meeting - Discuss and narrow project submittals to at most **five** project requests with Planning Staff
- March 17 - Prioritize and rank PC capital project requests
- April 21 - Vote and recommend to Council a prioritized list of all unfunded capital projects for revision to the currently adopted CIP



Agenda Item Summary

Ordinance # / Resolution # : N/A

Contact Person / Sponsor:

Department:

Date Requested to Be on Agenda: 2/17/2026

Information to Show on Agenda Below Title:

Proposal:

Property Details:

Property Location:

Current Zoning District:

Proposed Zoning District:

Applicant:

Council District:

Statutory Notices:

Proposed Action Advances the Following Comprehensive Plan Guiding Principles:

Points to Consider:

Recommendation:

Attachments:

1. 2-5-2026 Draft Workshop Minutes and Attachments



MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION

JASON CAVALIER, DISTRICT 1
T. YOKIMA CURETON, DISTRICT 2
LYNETTE HINSON, DISTRICT 3
JUDIANNA TINKLENBERG, DISTRICT 4
CHAIR: MICHELLE RICHARDS, DISTRICT 5
SHEILA HINSON, DISTRICT 6
FRANCES LIU, DISTRICT 7
SECRETARY: MARA MATA

**MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION
WORKSHOP MEETING**

**February 5, 2026 5:00 P.M.
MINUTES**

Chairman Richards called the meeting to order at 5:06 p.m.

1. Roll Call:

Commissioners Present:

Jason Cavalier, Dist. 1
T. Yokima Cureton, District 2
Lynette Hinson, District 3

Judianna Tinklenberg, Dist. 4
Michelle Richards, Dist. 5
Sheila Hinson, Dist. 6
Frances Liu, Dist. 7

Absent: Sheila Hinson, Lynette Hinson

Staff Present:

April Williams, Planning Director
Matthew Blaszyk, Planner
Jennifer Bryan, Planning Technician

Corey Barnes, Planner
Kirsten Willis, Planner
Mara Mata; Admin Asst

The following press were notified of the meeting by email in accordance with the Freedom of Information Act: The Lancaster News, Kershaw News Era, The Rock Hill Herald, The Fort Mill Times, Cable News 2, Channel 9, and the local Government Channel.

2. New Business

a. CU-2025-2644: Nechyporuk/Fort Mill Hwy

Application by Volodymyr Nechyporuk and Thomas Frizzi for a Conditional Use Permit for Unit B at 1081 Fort Mill Hwy (p/o TM # 0006-00-068.01) for a proposed Minor Maintenance & Repair (Auto).

Staff Presentation: Kirsten Willis

Discussion:

- Building was already outfitted for use, but Conditional Use permits are for the person, not the building, and he is a new tenant
- No Public Comments submitted regarding permit

b. SD-2023-1869 Barberville Commercial

Application by Moody Group/Jan Ringeling on behalf of Barberville Developers LLC and Martin Senior and Associates LLC for a Preliminary Plat for six parcels totaling 10.92 acres located at the northwest corner of Barberville Road and Fort Mill Highway (TM #s 0006-00-057.00, 0006-00-058.00, 0006-00-058.01, 0006-00-058.02, 0006-00-058.03), in order to create a multi-parcel commercial development with central shared access.

Staff Presentation: April Williams

Discussion:

- Possible deferral
- Prior General Comments at PC meetings regarding this item
- County met with Public to hear concerns
- By-Right Development
- Mixed-Use vs. Mix of Uses
- Why item is back on Agenda
- Previous application included 1 minor and 1 major subdivision
- Site plan remains the same
- UDO Requirements
- Role of Planning Department
- 6-29-1150 State Code requires all submitted applications to be reviewed
- Procedural explanation of Planning Commission's recommendations
- Minor subdivisions are reviewed internally
- Why the original minor subdivision plan was allowed to move forward
- BMPs location and maintenance
- Violations
- Buffers on Highway
- Community feedback
- Why minor is allowed to be combined into Major
- UDO wording regarding Minor sub-divisions
- Explanation of Plat map

c. NRN-2026-0011 New Road names – February Group

February Group Submittal, new road names from E911 Addressing via Preliminary Plats and Civil Plans, pursuant to Sec. 6.4.11 of the Unified Development Ordinance.

Staff Presentation: Jennifer Bryan

Discussion:

The Commission had no questions or concerns to share.

3. Other:

- a. Proposals for CIP Projects
 - Submission Process
 - Discussion on two proposed projects
 - Review Process for CIP Submission in April 2026
- b. Code Enforcement

4. Adjourn

Meeting was adjourned at **6:08 PM**.

**FY2027 PC Capital Request
(Planning Staff Form)**
Lancaster County

Submitted On:
Jan 29, 2026, 01:44PM EST

Email yokima.cureton@yahoo.com

Full Name of Person Submitting Form
First Name: Yokima
Last Name: Cureton

FY 2026 CAPITAL IMPROVEMENT FUND SUBMISSION

Lancaster County, South Carolina

Prepared by Yokima Cureton, Commissioner

PROJECT 1

Panhandle EMS Micro-Hub + Strategic Land Acquisition

Priority: MUST HAVE

Initial Capital Investment (2026): \$1.0–\$1.2 million

Capital Asset Type: Land + Building / Building Improvements

Useful Life: 40+ years (expandable)

Project Description & Need Fulfilled

Lancaster County's Panhandle area has experienced sustained residential growth that has outpaced the geographic distribution of emergency medical services. This imbalance is exacerbated by increasing congestion along Highway 521, which is not scheduled for widening for approximately a decade.

This project proposes a modular EMS micro-hub, intentionally designed as a deployment asset, not a traditional full-scale station. The initial build includes:

- 2–3 ambulance bays
- Crew rest and supply staging
- Modular construction allowing future vertical or lateral expansion
- Strategic land acquisition sized to support long-term growth

This approach directly addresses service proximity, which is the core operational challenge — not simply staffing or equipment.

Expected Community Benefit

Immediate Benefits

- Reduced EMS response times in the County's fastest-growing area
- Improved patient outcomes and survivability
- Increased reliability of emergency services despite congestion

Operational Benefits

- Reduced staff fatigue, overtime, and burnout
- Improved deployment efficiency without requiring new road capacity
- Strengthened resilience of public safety operations

Community Confidence

- Highly visible commitment to public safety
- Reinforces trust during a period of rapid growth

ROI & Fiscal Value

Operational ROI

- Avoids escalating overtime and attrition costs
- Improves workforce retention in a high-stress service area

- Defers the need for a larger, more expensive station until demand truly requires it

Capital ROI

- Long-lived, adaptable asset with expansion optionality
- Land acquisition locks in future value and avoids cost escalation
- Modular construction reduces upfront capital risk

Strategic ROI

- Buys time while transportation infrastructure lags behind growth
- Preserves County flexibility in future capital decisions

Risk of Inaction

- Continued degradation of EMS response times as congestion worsens
- Increased exposure to life-safety risk and reputational harm
- Higher future capital costs due to land price escalation
- Increased staff burnout and turnover

Inaction converts a manageable investment into an emergency response — at significantly higher cost.

Comprehensive Plan Alignment

This project advances:

- Community Facilities Element (emergency medical services and public safety)
- Priority Investment Element, by directing limited funds to the highest-risk growth area
- Resiliency Element, by strengthening emergency response under congestion and growth pressure

PROJECT 1: Panhandle EMS Micro-Hub + Strategic Land Acquisition

Capital Asset Categories (Applicable)

Land

- Acquisition of strategically located parcel(s)
- Future-proofed site sizing for expansion

Building or Construction

- Modular EMS facility
- Ambulance bays, crew rest, supply staging
- Designed for long-term useful life and expansion

Equipment

- EMS-related operational equipment (as part of deployment readiness)
- Technology and systems required for EMS operations

Professional Services

- Site selection and due diligence
- Design and engineering (modular layout, expansion planning)

Furniture, Fixtures & Equipment (FF&E)

- Crew furnishings
- Storage systems
- Interior operational fixtures

Other (as applicable)

- Permitting
- Utility connections
- Site preparation and minor relocations

Strategic Alignment Categories (Applicable)

Public Safety (Primary)

- Directly improves EMS response times and service reliability

Infrastructure

- Avoids future crisis-driven housing interventions
- Preserves policy flexibility

Risk of Inaction

- Permanent loss of land opportunity
- Workforce displacement and longer commutes
- Increased congestion and EMS response challenges
- Higher long-term public costs with fewer available tools

Inaction guarantees higher cost with diminished leverage.

Comprehensive Plan Alignment

This project directly supports:

- Housing Element (workforce and affordable housing strategies)
- Economic Development Element (labor force stability)
- Priority Investment Element, by proactively addressing future infrastructure and service demand

10-YEAR PRIORITY INVESTMENT SCHEDULE (2026–2035)

Year EMS Micro-Hub Housing Land Fund Strategic Outcome

2026	Land acquisition + modular hub	Establish fund + initial parcels	Immediate life-safety improvement + land control
2027	Operational optimization	Hold land, issue RFP framework	Service stabilization + leverage prep
2028	Facility expansion (if needed)	Developer selection	Growth accommodated without crisis
2029	Capacity refinement	Vertical housing development	Workforce stabilization
2030	Ongoing operations	Project delivery	Reduced congestion & EMS pressure
2031–2035	Expand or replicate model	Reinvest proceeds / additional sites	Scalable, fiscally discipline

Capital Asset Categories (Applicable)

☒ Land (Primary)

- Acquisition of 2–3 strategically located parcels
- Long-term public land control

Professional Services

- Site evaluation and due diligence
- Legal structuring of land control agreements
- RFP development for future partnerships

Other

- Closing costs
- Title, survey, and environmental assessments

(Note: No building or FF&E in initial phase — intentionally deferred for leverage and fiscal discipline.)

Strategic Alignment Categories (Applicable)

Quality Development (Primary)

- Enables intentional, mixed-income development
- Prevents speculative, uncoordinated growth

Infrastructure

- Aligns housing location with existing services and facilities

Resource Optimization

- One-time land investment leverages multiple funding sources
- Avoids recurring subsidy costs

High Performance

- Stabilizes workforce supporting County operations and employers

☒ Strategic Alignment

- Directly supports Housing, Economic Development, and Priority Investment elements of the Comprehensive Plan

- Adds essential public safety infrastructure in a high-growth area

✓ High Performance

- Improves operational efficiency and staff deployment
- Reduces overtime and burnout

Resource Optimization

- Modular, phased investment avoids overbuilding
- Maximizes impact per capital dollar

✓ Strategic Alignment

- Directly implements Comprehensive Plan priorities
- Aligns service delivery with growth patterns

PROJECT 2

Workforce / Affordable Housing Land Control Fund

Priority: MUST HAVE

Initial Capital Investment (2026): \$750,000 – \$1.0 million

Capital Asset Type: Land

Useful Life: Indefinite (appreciating public asset)

Project Description & Need Fulfilled

Lancaster County's housing challenge is fundamentally a land control challenge. As growth accelerates, land prices escalate faster than wages, displacing essential workers and increasing commute distances, congestion, and service delivery strain.

This project establishes a County-controlled land acquisition fund to:

- Purchase 2–3 strategically located parcels near services and employment
- Prevent speculative price escalation
- Position the County as a leverage partner — not a housing developer
- Enable future workforce and affordable housing through nonprofit, LIHTC, and public-private partnerships

Expected Community Benefit

Workforce Stability

- Retains essential workers (EMS, fire, law enforcement, educators, healthcare)
- Reduces commute distances and congestion

Economic Development

- Supports employer recruitment and retention
- Stabilizes the local labor market

Community Outcomes

- Encourages mixed-income development
- Reduces long-term service and infrastructure strain

ROI & Fiscal Value

Leverage ROI

- County land contributions routinely unlock 4x–10x external capital
- One-time land investment avoids ongoing operating subsidies

Transportation & Infrastructure ROI

- Fewer vehicle miles traveled
- Reduced congestion pressure on County and state roadways
- Improved EMS routing efficiency

Long-Term Fiscal ROI

- Appreciating asset

Together, these projects:

- Protect lives
- Preserve affordability
- Reduce future capital exposure
- Align land use with service delivery
- Deliver measurable value under tight fiscal constraints

Project Type: Select the type of project being recommended. More than one category can apply.

Equipment: includes vehicles, heavy equipment, technology, etc.
 Land: includes acquisition and sitework
 Building or Construction: New facility or renovations
 Professional Services: Planning, design, etc.
 Furniture, Fixtures, and Equipment (FF&E)
 Other: Any other type not listed (permits, utility, relocations, etc.)

Strategic Alignment

High Performance
 Infrastructure
 Public Safety
 Quality Development
 Resource Optimization

1. DESCRIPTION OF ONE-TIME EXPENSE

PROJECT 2: Workforce / Affordable Housing Land Control Fund

1. ESTIMATED COST FOR ONE-TIME EXPENSE DESCRIBED ABOVE (\$)

1200000

2. DESCRIPTION OF ONE-TIME EXPENSE

Land Acquisition • Purchase of strategically located parcel sized for current EMS micro-hub and future expansion • Includes purchase price, closing co

2. ESTIMATED COST FOR ONE-TIME EXPENSE DESCRIBED ABOVE (\$)

1000000

3. DESCRIPTION OF ONE-TIME EXPENSE

Land Acquisition • Purchase of 2–3 strategically located parcels near services and employment centers • Parcels intended for future workforce/affordab

3. ESTIMATED COST FOR ONE-TIME EXPENSE DESCRIBED ABOVE (\$)

TOTAL PROJECT COSTS (ONE-TIME) 2200000

1. DESCRIPTION OF RECURRING EXPENSE

Personnel (Incremental or Reallocated) • EMS staffing adjustments may include redeployment of existing crews rather than net-new positions • Any incre

1. ESTIMATED COST FOR RECURRING EXPENSE DESCRIBED ABOVE (\$)

90

2. DESCRIPTION OF RECURRING EXPENSE

Recurring Expense Categories & Estimated Annual Costs Key distinction: Land acquisition is capital-intensive but low-cost to hold. Property Holding Co

2. ESTIMATED COST FOR RECURRING EXPENSE DESCRIBED

30

ABOVE (\$)

**TOTAL PROJECT COSTS
(RECURRING)**

120

FY 2026 CAPITAL IMPROVEMENT FUND SUBMISSION

Lancaster County, South Carolina

Prepared by Yokima Cureton, Commissioner

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- **Resiliency Element**, by strengthening emergency response under congestion and growth pressure

PROJECT 1: Panhandle EMS Micro-Hub + Strategic Land Acquisition

Capital Asset Categories (Applicable)

✓ Land

- Acquisition of strategically located parcel(s)
- Future-proofed site sizing for expansion

✓ Building or Construction

- Modular EMS facility
- Ambulance bays, crew rest, supply staging
- Designed for long-term useful life and expansion

✓ Equipment

- EMS-related operational equipment (as part of deployment readiness)
- Technology and systems required for EMS operations

✓ Professional Services

- Site selection and due diligence
- Design and engineering (modular layout, expansion planning)

✓ Furniture, Fixtures & Equipment (FF&E)

- Crew furnishings
- Storage systems
- Interior operational fixtures

✓ Other (*as applicable*)

- Permitting
- Utility connections
- Site preparation and minor relocations

Strategic Alignment Categories (Applicable)

✓ Public Safety (*Primary*)

- Directly improves EMS response times and service reliability

✓ Infrastructure

- Adds essential public safety infrastructure in a high-growth area

✓ High Performance

- Improves operational efficiency and staff deployment
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✓ Resource Optimization

- Modular, phased investment avoids overbuilding
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Expected Community Benefit

Workforce Stability

- Retains essential workers (EMS, fire, law enforcement, educators, healthcare)
- Reduces commute distances and congestion

Economic Development

- Supports employer recruitment and retention
- Stabilizes the local labor market

Community Outcomes

- Encourages mixed-income development
- Reduces long-term service and infrastructure strain

ROI & Fiscal Value

Leverage ROI

- County land contributions routinely unlock **4x–10x** external capital
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Long-Term Fiscal ROI

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- Preserves policy flexibility

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This project directly supports:

- **Housing Element** (workforce and affordable housing strategies)
- **Economic Development Element** (labor force stability)
- **Priority Investment Element**, by proactively addressing future infrastructure and service demand

10-YEAR PRIORITY INVESTMENT SCHEDULE (2026–2035)

Year	EMS Micro-Hub	Housing Land Fund	Strategic Outcome
2026	Land acquisition + modular hub	Establish fund + initial parcels	Immediate life-safety improvement + land control
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Year	EMS Micro-Hub	Housing Land Fund	Strategic Outcome
2030	Ongoing operations	Project delivery	Reduced congestion & EMS pressure
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Capital Asset Categories (Applicable)

✓ Land (Primary)

- Acquisition of 2–3 strategically located parcels
- Long-term public land control

✓ Professional Services

- Site evaluation and due diligence
- Legal structuring of land control agreements
- RFP development for future partnerships

✓ Other

- Closing costs
- Title, survey, and environmental assessments

(Note: No building or FF&E in initial phase — intentionally deferred for leverage and fiscal discipline.)

Strategic Alignment Categories (Applicable)

✓ Quality Development (Primary)

- Enables intentional, mixed-income development
- Prevents speculative, uncoordinated growth

✓ Infrastructure

- Aligns housing location with existing services and facilities

✓ Resource Optimization

- One-time land investment leverages multiple funding sources
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✓ High Performance

- Stabilizes workforce supporting County operations and employers

 Strategic Alignment

- Directly supports Housing, Economic Development, and Priority Investment elements of the Comprehensive Plan

Together, these projects:

- Protect lives
- Preserve affordability
- Reduce future capital exposure
- Align land use with service delivery
- Deliver measurable value under tight fiscal constraints

ONE-TIME EXPENSES

(Capital Improvement Fund – FY 2026)

PROJECT 1: Panhandle EMS Micro-Hub + Strategic Land Acquisition

One-Time Expense Descriptions & Estimated Costs

Land Acquisition

- Purchase of strategically located parcel sized for current EMS micro-hub and future expansion
- Includes purchase price, closing costs, title, survey
Estimated Cost: \$400,000 – \$600,000

Site Preparation & Land Improvements

- Clearing, grading, drainage, access drives
- Utility extensions (water, sewer/septic, electric, communications)
Estimated Cost: \$150,000 – \$200,000

Modular Facility Construction

- Modular EMS structure (2–3 ambulance bays)
- Crew rest and supply staging areas
- Foundation, installation, and basic exterior improvements
Estimated Cost: \$300,000 – \$350,000

Professional Services

- Site evaluation and due diligence
- Architectural/engineering design (modular layout and expansion planning)
- Construction administration
Estimated Cost: \$75,000 – \$100,000

Furniture, Fixtures & Equipment (FF&E)

- Crew furnishings (bunks, seating, storage)
- Interior fixtures and operational equipment
Estimated Cost: \$40,000 – \$60,000

Permitting & Regulatory Costs

- Building permits, inspections, impact or connection fees (as applicable)
Estimated Cost: \$15,000 – \$25,000

Estimated Total One-Time Cost (Project 1):

\$1.0 – \$1.2 million

(All costs are one-time capital expenditures; ongoing staffing and operating costs are excluded.)

PROJECT 2: Workforce / Affordable Housing Land Control Fund

One-Time Expense Descriptions & Estimated Costs

Land Acquisition

- Purchase of 2–3 strategically located parcels near services and employment centers
- Parcels intended for future workforce/affordable housing partnerships
Estimated Cost: \$650,000 – \$900,000

Due Diligence & Site Evaluation

- Environmental assessments (Phase I, as needed)
- Surveys, appraisals, feasibility analysis
Estimated Cost: \$50,000 – \$75,000

Professional Services

- Legal services to establish land control mechanisms
- Development of RFP framework and partnership agreements
Estimated Cost: \$30,000 – \$50,000

Closing & Transaction Costs

- Title insurance, recording fees, legal filings
Estimated Cost: \$20,000 – \$30,000

Estimated Total One-Time Cost (Project 2):

\$750,000 – \$1.0 million

(This fund intentionally excludes vertical construction costs; those are expected to be financed through future external partnerships.)

Important Clarifying Note

All listed expenses are **one-time capital costs** associated with asset acquisition and initial project delivery. No recurring operating or personnel costs are included in these estimates.

Agenda Item Summary

Ordinance # / Resolution # :

Contact Person / Sponsor:

Department:

Date Requested to Be on Agenda: 2/17/2026

Council Action Requested:

Refer to Council for one hearing

Strategic Plan Focus Alignment:

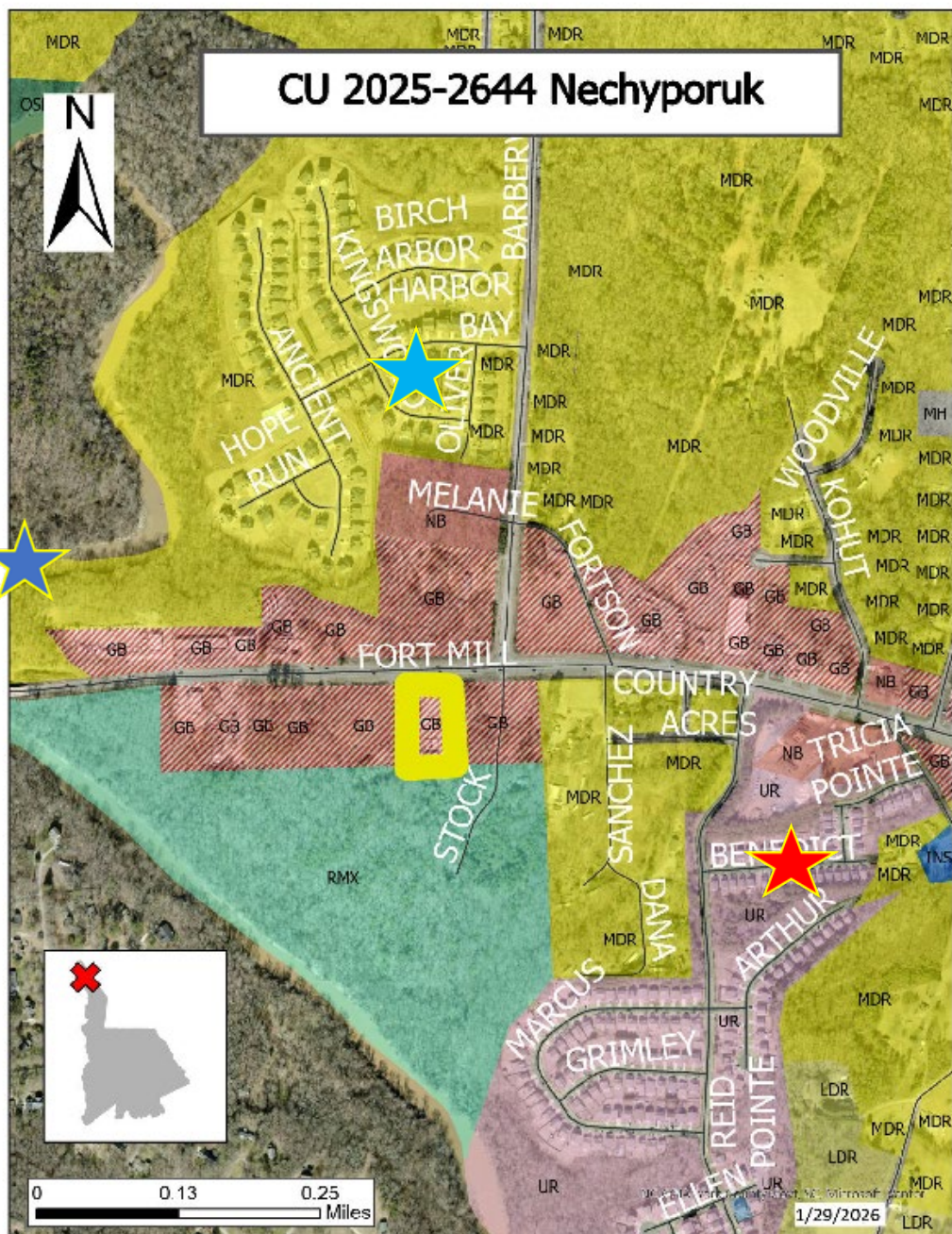
Points to Consider:

Funding and Liability Factors:

Recommendation:

Attachments:

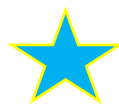
1. CU Nechyporuk Map Frame
2. CU Staff Report Final
3. CU Application
4. ConditionalUsePlan_639045883789854059
5. ConditionalUsePlanpage3_639045883789854059
6. NotApprovedLetter_TRC Review
7. CU Procedure Reqts
8. App UDO Provisions
9. Deed 1824_336
10. Use Chart p. 29



Proposal:
Conditional Use:
Minor Maintenance/Repair (Auto)



 Subject Property



Overlook at Barber Rock



Reid Pointe Development



Catawba River

Proposal: Conditional Use Application for Automotive Minor Service Shop

Property Location: TM# 0006-00-068.01 on Fort Mill Highway (Hwy. 160)

Current Zoning: General Business (GB)

Applicant: Volodymyr Nechyporuk

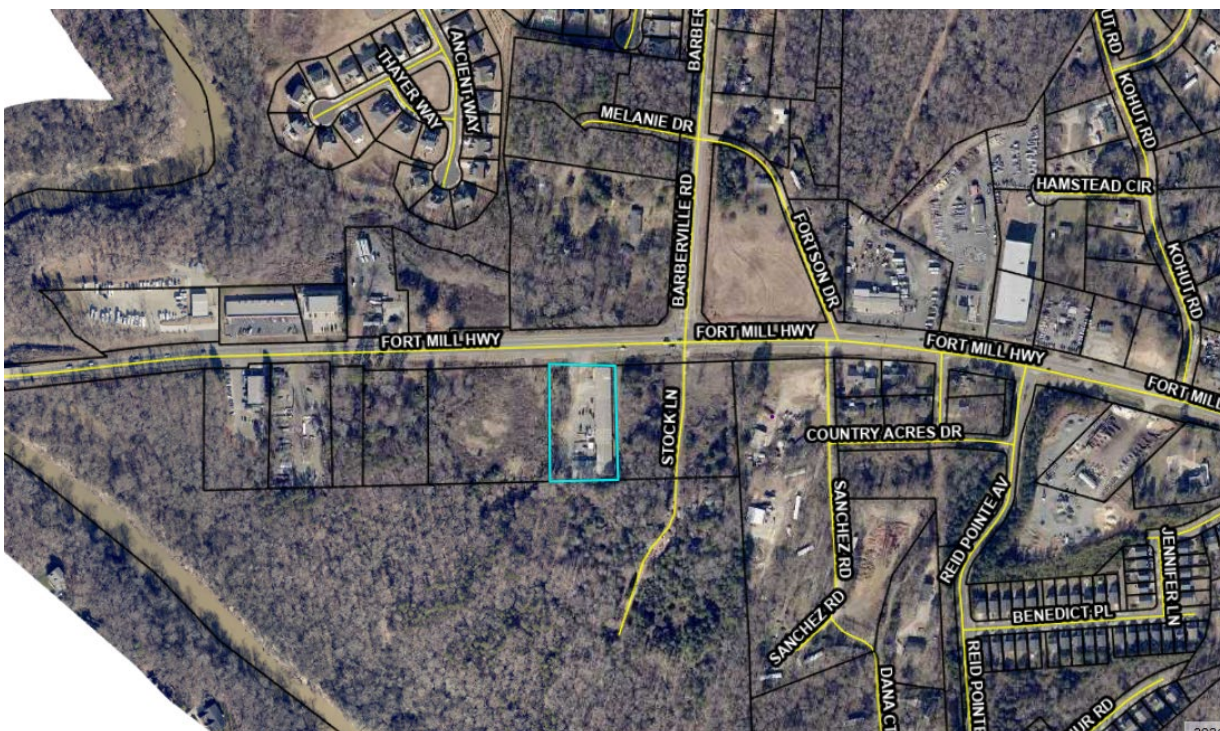
Council District: District 4, Jose Luis

Statutory Notes: Published Hearing Notice The Lancaster News 01/31/26
Posted Signs 01/29/26
Mailed Notices 01/30/26
Agenda Published and posted in Lobby 02/10/26

Overview & Background

Site Information

The subject property is located at 1081 Fort Mill Highway, Unit B, in the Panhandle area of District 4 and is identified as Tax Parcel ID 0006-00-068.01. The parcel contains approximately 2.1 acres and is zoned General Business (GB). The applicant is requesting approval of Conditional Use to allow minor auto repair services on the site. The property is currently developed for this use, as identified in the application, and features prefabricated garage bays for automotive work



Findings & Analysis

Project.Proposal

The applicant is seeking a conditional use permit for a “Minor Maintenance/Repair” (p. 29, 2022 UDO) vehicle services shop. This application is submitted by a prospective tenant of a pre-existing, multi-tenant structure that was built to accommodate service type business via garage bay setup.

Vehicle Services – Minor are defined as, “facilities for the fueling, cleaning, and servicing of automobiles, recreational vehicles, and other personal vehicles, as primary use. Examples include: gas stations, car washes, car stereo and alarm installers, detailing services, muffler and radiator shops, battery sales and installation, and quick-lube service” (p. 361, 2022 UDO).

Technical.Review.Committee.(TRC)

 Approved
  Conditional
  Not Approved

DEPARTMENT (REVIEWER)	CONDITIONAL USE
County Engineer	
Fire Marshal	
Planning	
Zoning	

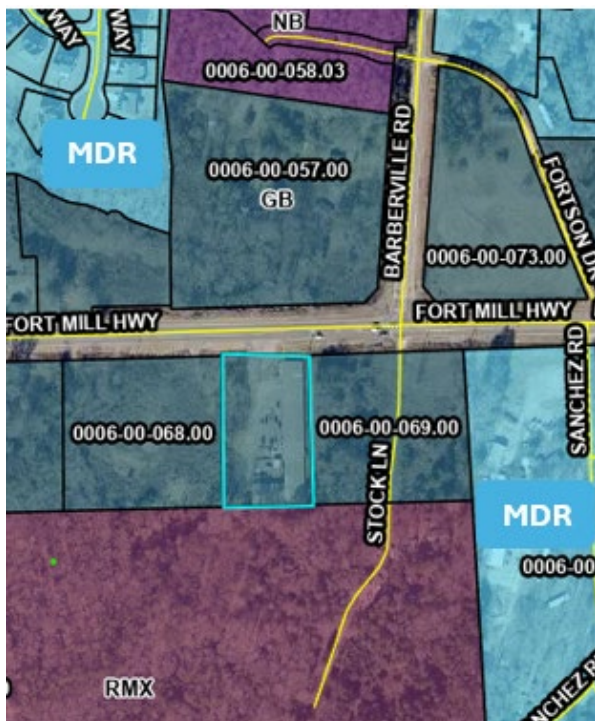
All reviewers have approved the request. The Zoning Department issued a conditional approval, which does not require an additional review, but notes that while no issues were found with the proposed use, an upfit permit will be required for the installation of the lift. All other commentary included in the review is attached to this report via the “TRC Comment Letter.”

This request was routed to LCWSD and SCDOT for review as well. Both agencies responded with “No Review Needed,” noting that the structure is pre-existing and that the request pertains solely to a review of the proposed use. No physical modifications affecting utilities or access are being proposed.

Summary of Surrounding Zoning™ Uses

	Jurisdiction	Zoning District	Use
North	Lancaster County	GB / NB / MDR	Undeveloped / Residential
South	Lancaster County	MX	Undeveloped
East	Lancaster County	GB / MDR	Undeveloped / Non-Conforming Residential
West	Lancaster County	GB	Undeveloped

The chart above provides the abbreviated districts, and surrounding uses. The aerial zoning map provided below illustrates the surrounding zoning districts.



Comprehensive Plan

The subject parcel lies in the "Growth Area" Future Land Use designation of the 2040 Comprehensive Plan. This designation is, "intended to designate areas where growth should occur based on the availability of supportive infrastructure and land. These areas are intended to support suburban scale residential development along with supportive commercial development at major crossroads and along arterial streets and thoroughfares. Supportive infrastructure required to provide development includes adequate roadways, water and sewer availability, school capacity, emergency services, and similar services" (p.34, 2040 Comp. Plan).

The proposed use aligns with this FLU designation, as well as the General Business zoning.

Site.Pictures



..Entrance.to.Facility.from.Hwy.726



Front.Façade.of.Facility.from.Hwy.726

Public Safety

Fire District: Indian.Land?FDID.86876

Fire Station Location: 741Six.Mile.Creek.Road.Lancaster?SC.86886

EMS District: EMS.Station.0.-5

EMS Station Location: 6132Old.Bailes.Road?Indian.Land.86871

Lancaster County Sheriff's Office District: District.7

Applicable UDO Provisions:

17;8.CONDITIONAL.USE.(CU)

A. Conditional Uses are uses which are generally compatible with other land uses permitted in a zoning district but which, because of their unique characteristics or potential impacts on the surrounding neighborhood and/or the County as a whole, require individual consideration in their location, design, configuration, and/or operation at the particular location proposed.

B. All Conditional Uses shall at a minimum meet the standards for the zoning district in which they are located and the specific standards set forth in this article for that use.

C. Individual consideration of the use may also call for the imposition of individualized conditions in order to ensure that the use is appropriate at a particular location and to ensure protection of the public health, safety, and welfare.

D. Approval procedures for Conditional Use permits are found in Chapter 9 Administration.

Per.Chapter.142.Minor.Vehicle.Service.uses.have.additional.applicable.requirements.that.are.
specific.to.such.use.Those.requirements.are.detailed.in.Chapter.1(p.79479528688.UDO).and.
report.is.attached.to.confirm.code.requirements.have.been.met;(Applicable.UDO.Provisions)

Additional UDO Provisions:

Conditional.Use.Application.Procedures.are.detailed.in.Chapter.5of.the.current.UDO.(p.98328688.
UDO).and.report.is.attached.to.confirm.procedural.requirements.have.been.met;(Conditional.Use.
Procedure.Requirements);

Staff Recommendation

Staff recommend approval of this conditional use application.

Attachments:

1. Location/Zoning Map
2. Conditional Use Application
3. TRC Comment Letter
4. Conditional Use Procedure Requirements
5. Applicable UDO Provisions
6. 2022 UDO Use Type Chart (p. 29)

Staff Contact:

Kirsten Willis, Planner

kwillis@lancastercountysc.gov

803-285-6005



Planning Department
P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lanastercountysc.gov
www.mylanasteresc.org

CONDITIONAL USE APPLICATION

SUBMITTAL REQUIREMENTS

- Completed Application
- Signatures of Applicant and Property Owner
- All items noted on the Conditional Use Plan Checklist
- Fees associated with review

GENERAL INFORMATION

Property Address 1081 Fort Mill Highway Unit B
City Fort Mill State SC Zip 29707 Tax Parcel ID 000600068.01
Current Zoning Generals/business Current Use office / warehouse
Total Acres 2.1 Surrounding Property Description Wooded area

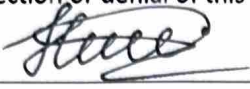
Proposed Conditional Use auto repair services

CONTACT INFORMATION

Applicant Name Volodymyr Nechyporuk
Address 11711 Hawick Valley Ln
City Charlotte State NC Zip 28277 Phone 704-654-0735
Email willtanllc@gmail.com
Property Owner Name Thomas Frizzi Address 10835 Clark st
City Davidson State NC Zip 28036 Phone 980-721-1839
Email toptf21@gmail.com

APPLICATION CERTIFICATIONS

I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable County ordinances and state laws related to the use and development of the land. I further certify that I am the property owner, or his/her authorized agent, or the subject property. I understand that falsifying any information herein may result in rejection or denial of this request.


Applicant

12/4/25
Date


Property Owner(s)

12/4/25
Date

Additional Owner (s)

Attach owner's notarized written authorization with property information if the applicant is not the owner.

SCHEDULE/PROCESS

1. Submit Application

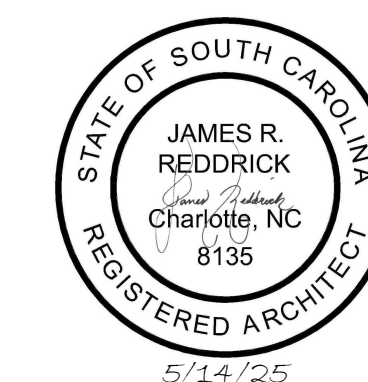
- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and received prior to public notice in order to receive a refund.
- Conditional Use Application Fee - \$500.00

2. Planning Commission

- Conducts a public hearing on the application to receive input from Lancaster County citizens, applicant, and other interested parties.
- Reviews the application to ensure it is consistent with the Lancaster County Unified Development Ordinance, Comprehensive Plan, and all adopted County plans.
- Makes a recommendation to the County Council.

3. County Council

- Approves, denies, or submits application to the Planning Commission for further study.
- Action requires a resolution for approval.
- Subsequent to County Council action, notice of action will be provided to the applicant,



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Project Name

Warehouse Repairs
2025-1081

Digital Plans

Editable electronic files are available for an additional costs. Please contact the architect for those files. Editable electronic files are available for reference only and discrepancy between sealed drawings and editable electronic files shall be reported to the owner and architect for resolution.

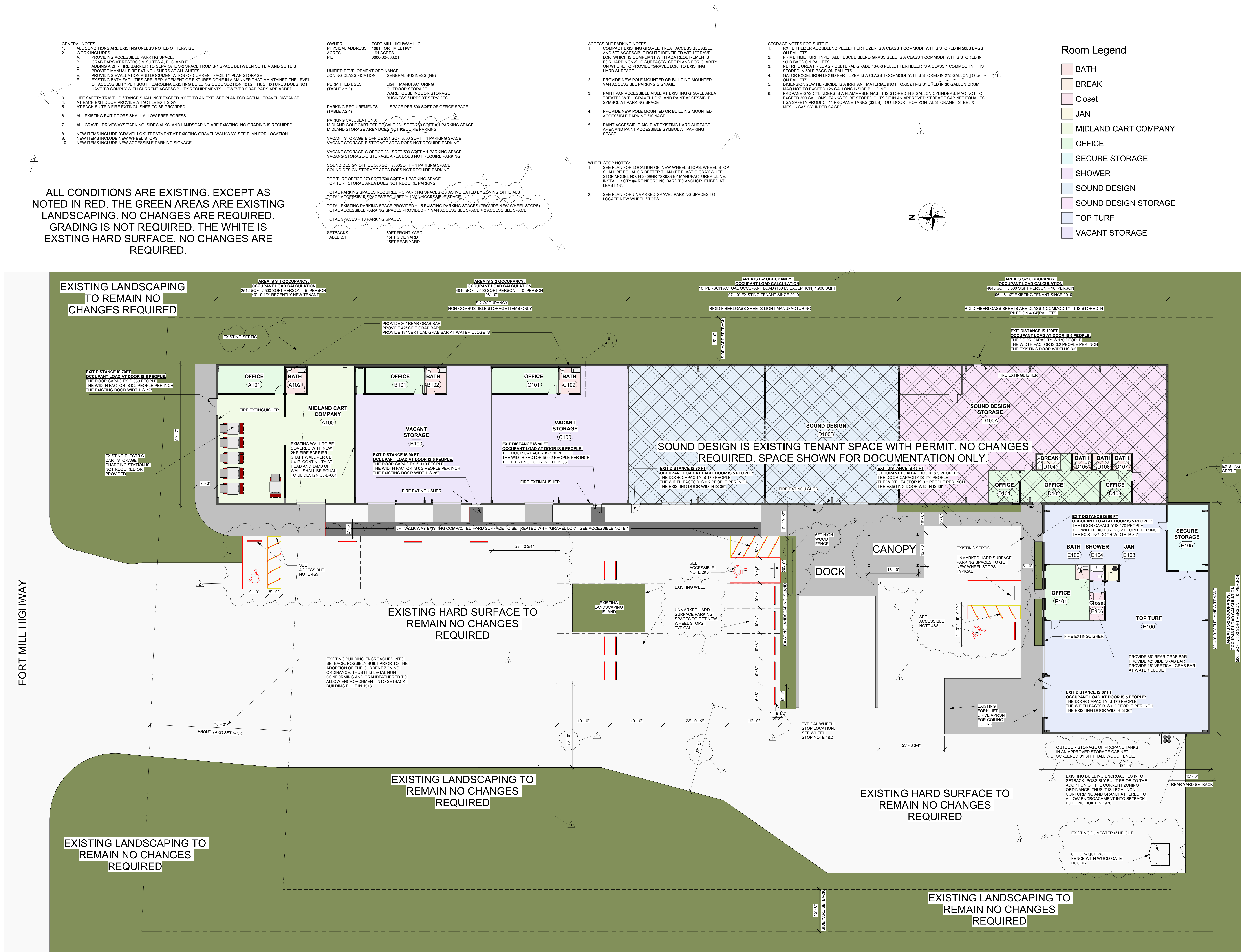
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Sheet Title
Site Plan and Life
Safety Plan

Drawing Credits

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Page 66 of 10



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Project Name

Warehouse Repairs
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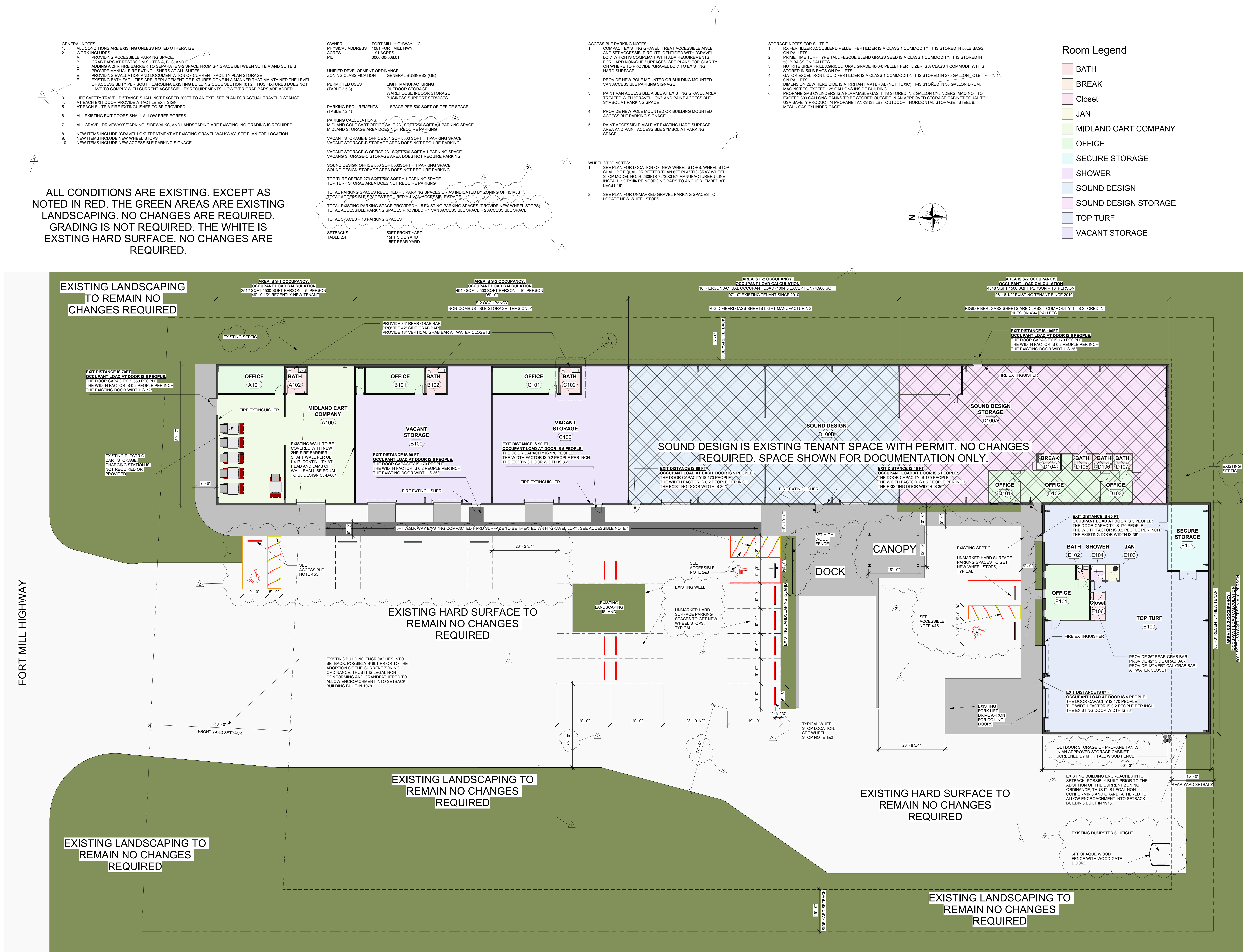
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Sheet Title
Site Plan and Life
Safety Plan

Drawing Credits

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Page 67 of 10





Lancaster County
Planning Department
P. O. Box 1809
Lancaster, SC 29721
803.285.6005
planning@lancastercountysc.net

January 16, 2026

Volodymyr Nechyporuk
Willtan LLC
1081 Fort Mill Highway - B
Fort Mill, SC 29707

Project Number	20252644
Project Name	Auto Repair 1081 B FORT MILL HWY INDIAN LAND
Location	1081 B FORT MILL HWY INDIAN
Stage	Conditional Use
Parcel(s)	0006-00-068.01
Status	Not Approved

Dear: Volodymyr Nechyporuk

We have completed our review of the plan identified above. The comments listed on the attached report must be addressed and revised plans submitted with a response letter.

If the attached comments require changes to the plans, please submit the requisite number of sets, along with a pdf of the plan set on a CD, to the Lancaster County Planning Department.

Once revised plans are received, they will be submitted to staff for review.

Please be aware that plans will not be routed for review without a response letter

Sincerely,

Plan Review Comments

County Engineer - Terrance Barr - 803-286-3607
tbarr@lanastercountysc.gov

Approved

Review Comments:

Ensure that erosion control measures are in place in accordance with South Carolina Department of Environmental Service Best Management Practices.

Fire Marshal - Mike Magette - 8032838888
jmagette@lanastercountysc.gov

Approved

Review Comments:

LC Water & Sewer District - Tim Kiser - 8032856919
tim.kiser@lcwasd.org

No Review Needed

Review Comments:

SCDOT - David Gamble - (803) 385-4280
GambleDD@scdot.org

No Review Needed

Review Comments:

Zoning - Julie Faile - 803-283-0567
jfaile@lanastercountysc.gov

Conditional

Review Comments:

Zoning finds no issue with the Proposed Conditional USE, however an Upfit permit will be required for the lift installation.

Contact Julie Faile at 803-283-0567 for any questions.

Advisory Comments:

Zoning finds no issue with the Proposed Conditional USE, however an Upfit permit will be required for the lift installation

Planning - Kirsten Willis - 803-285-6005
kwillis@lanastercountysc.gov

Not Approved

Review Comments:

Planning Commissions provides recommendation of approval or denial to County Council. All planner commentary and recommendation are strictly advisory. Status will remain "Not Approved" until case is heard by Planning Commission. Once Planning Commission provides recommendation, County Council will hear this Conditional Use application for one reading for approval or denial.

Planning Commission Hearing: February 17, 2026 at 6:00pm in Council Chambers.

Staff will be recommending approval.

9.2.16 CONDITIONAL USE

A. APPLICATION PROCEDURES

1. Process Type: Legislative.

2. Applicants: Conditional Use permits may be submitted by any of the following:

- Any owner of property within the land use jurisdiction of the County.

3. Pre-Application Procedure: Before filing a petition for a Conditional Use, an applicant shall meet with the Administrator to discuss the proposed Conditional Use request and to become more familiar with the applicable requirements and approval procedures of the County. Pre_Submittal.Meeting.held.December.7th.@.76:66am.with.Planning.Department;

4. Content of Application: A petition for a Conditional Use shall be filed on a form provided by the Administrator. Such a petition shall contain all the information required on the form and must be determined to be complete by the Administrator prior to advancing it through the review process. Application.submitted.December.7th?868th?and.is.attached;

5. Determination of Completeness: Staff shall review an application for a Conditional Use to determine if it is complete. If an application is complete, the Administrator shall schedule the matter for consideration at a meeting of the Planning Commission. The Administrator shall prepare a staff report and recommendation on the matter. Pre_submittal.was.held.on.December.7th?fee.was.paid.December.7th.and.scheduled.for.the.next.available.Planning.Commission.meeting?per.application.deadline?being.February.7th?868th.

B. REVIEW BY PLANNING COMMISSION

1. Public Notification (Prior to Planning Commission): Levels 1, 2, and 3 are required for Conditional Use applications. Statutory.notice.dates.are.listed.via.staff.report;

2. Neighborhood Meeting: Optional. No.neighborhood.meeting.was.held;

3. Consideration by Planning Commission: The Planning Commission shall conduct a public hearing and receive public input on the proposed use and shall provide a written recommendation to the County Council regarding whether to approve or deny the proposed use within 35 days of its first consideration on the matter. The recommendation shall address consistency with Chapter 5 and the surrounding neighborhood and other matters deemed appropriate by the Commission. A recommendation for denial of the petition shall not preclude consideration or approval of the proposed use by the County Council. Application.review.including.Planning.Commission's.recommendation.will.be.scheduled.for.County.Council.at.first.available.meeting?likely.March.6th?868th.

5.8.6 VEHICLE SERVICES – MINOR MAINTENANCE/REPAIR [NB, GB, RB, LI, HI, MX, IMX]

A. Outdoor Vehicle Storage: All outdoor storage of vehicles awaiting work or pick-up shall be screened by a Type C buffer in accordance with Section 7.1.5. No vehicles or awaiting work or pick-up shall be located closer than 5 feet to any adjoining property line, within a required landscape area, or in any right-of-way. No outside storage of junk vehicles or parts shall be permitted unless a permit for an outdoor storage yard is also obtained.

Confirmed with Zoning Dept; buffer requirements are met via grandfathered status; Applicant confirmed via pre-submittal meeting they will be utilizing the parking spaces provided (9) and will not exceed parking beyond those spaces; Parking space location meets property line requirements;

B. Vehicle Bays: Vehicle bays which are not set perpendicular to the street must be screened from direct view by a hedge or other landscaping. Bays facing the street must also incorporate awnings, windows, and/or other articulation/ornamentation sufficient to reduce the impact of the repair bays on the street as determined by the Technical Review Committee (TRC).

Vehicle bay is set perpendicular to the street (Fort Mill Highway);

C. Noise: No noises resulting from the occasional repair or maintenance of a motor vehicle shall be audible at or beyond the property line between 8 PM and 7 AM the following morning. Intercom/sound systems shall not be audible at or beyond the property line.

Applicant confirmed via their pre-submittal meeting their operating hours will not fall after 4pm or before 3am;

D. Repair Work: All repair work shall be conducted entirely within an enclosed structure; car wash activities may be done outside when all requirements of stormwater management are met.

Applicant will be performing work inside designated garage bay area;

E. Screening: All boundaries of a property containing such uses that directly adjoin a single-family residential district shall be buffered with a solid fence extending from the ground to a height of not less than 6 feet and a Type B buffer.

Not applicable - applicant's site does not neighbor residential districts;

F. Accessory Structure Location: Accessory structures such as self-service vacuum cleaners, air pumps, and other self-service structures must be setback 50 feet from any residential use and 25 feet from any right-of-way.

Not applicable. applicant's site does not have an accessory structure.

G. Fueling Islands: Each drive-up fueling facility permitted under this title shall have off-street driveway stacking space that shall not inhibit or impede access to or from any parking space or drive..

Not applicable. applicant does not offer fueling services.

H. Lighting

1. Canopy lighting fixtures shall be hidden inside a canopy so as not to be visible from offsite. .

Not applicable. site does not include a canopy structure.

2. Freestanding lighting fixtures shall not exceed 15 feet in height if the use adjoins an existing residential district or residential lot. All light fixtures shall be cutoff luminaries that block the light source from off-site view.

Not applicable. applicant's site does not neighbor residential districts or lots.

I. Car Wash Allowed as Accessory Use: A one-bay car wash may be allowed as an accessory use. The car wash shall meet the setbacks for the principal use and not exceed 900 square feet in area. The car wash bay shall not be oriented toward the public right-of-way. Car washes are required to have operational recycled water systems where a minimum of 50 percent of water utilized is recycled.

Not applicable. applicant does not have a car wash on site.

LANCASTER COUNTY ASSESSOR

Tax Map:

0006 00 068 01

STATE OF SOUTH CAROLINA)

)

COUNTY OF LANCASTER)

TITLE TO REAL ESTATE
GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **Patsy P. Poole**, a South Carolina resident being widowed and unmarried ("**Grantor**"), in consideration of ONE MILLION AND NO/100 DOLLARS (\$1,000,000.00), the receipt of which is hereby acknowledged, has granted, bargained, sold and released and by these presents does grant, bargain, sell and release unto **Fort Mill Highway, LLC**, a South Carolina limited liability company ("**Grantee**"), its successors and assigns all of Grantor's interest in and to the following:

RECORDED THIS 27th DAY
OF AUGUST, 2024
IN BOOK 00 PAGE 00

LEGAL DESCRIPTION ATTACHED
ON EXHIBIT "A"

August C Murphy

Auditor, Lancaster County, SC

The within conveyance is made subject to any and all rights of way, easements, covenants, conditions, restrictions, rights-of-way and zoning ordinances which may appear of record, on the recorded plat(s) or actually existing on the ground affecting said property.

ADDRESS OF GRANTEE(S): P.O. Box 481905, Charlotte, NC 28269

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining, including, but not limited to, all improvements of any nature located on the premises and all easements and rights-of-way appurtenant to the premises.

TO HAVE AND TO HOLD all and singular the premises unto Grantee, its successors and assigns forever.

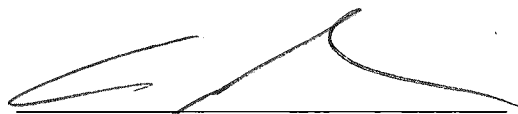
AND Grantor does hereby bind Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the said premises unto the said Grantee, its successors and assigns, against Grantor and Grantor's successor and assigns, and against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

[Signature Page Follows]

LANCASTER COUNTY, SC	
2024010195	DEED
RECORDING FEES	\$15.00
STATE TAX	\$2600.00
COUNTY TAX	\$1100.00
PRESENTED & RECORDED	
08-26-2024	12:04:56 PM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: STEPHANIE KNIGHT	
BK:DEED 1824 PG:336-340	

WITNESS the undersigned Grantor's hand and seal this 22nd day of August, 2024.

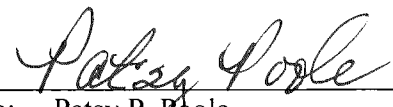
SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:



Witness #1



Witness #2

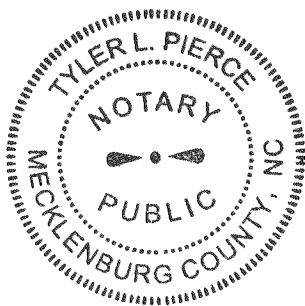
By:  (SEAL)
Name: Patsy P. Poole

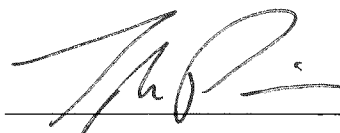
STATE OF NORTH CAROLINA)
)
COUNTY OF MECKLENBURG)

ACKNOWLEDGMENT

I, the undersigned Notary Public in and for the County and State aforesaid, certify that Patsy P. Poole, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this 22nd day of August, 2024.





(SEAL)

Name: Tyler L. Pierce

My Commission Expires: 03/01/2026

EXHIBIT A

LEGAL DESCRIPTION

All that certain piece, parcel or tract of land lying, being and situate in Indian Land Township, Lancaster County, South Carolina and located on the southern edge of SC Highway #160, and being more particularly described as follows: Commencing at an Old Iron Pin located in the Northeast corner of Tax Parcel 0006-00-068.00 belonging to SRAM 1 LLC and running thence N88°33'44"E 13.87 feet to an Iron Pin being the point of first Beginning. BEGINNING at said point of first beginning, and running thence N88°33'44"E 207.50 feet to an Iron Pin; thence S01°26'16"E 389.93 feet to an Iron Pin; thence S88°33'44"W 207.50 feet to an Old Iron Pipe; thence, N01°26'16"W 389.93 feet to an Iron Pin, the point of beginning. Containing 1.857 acres, more or less, and being more specifically shown on that certain Land Title Survey, entitled "Plat of Property of Patsy P. Poole", Job Number 22-06-10, prepared by J.C. Crumpler, P.L.S., dated June 23, 2022.

Being the same property conveyed to Patsy P. Poole by Deed of Distribution from the Estate of Emory D. Pool, Case Number 2007ES2900377 and recorded June 9, 2008 in Deed Book 468 at Page 323, in the Office of the Clerk of Court for Lancaster County, South Carolina and as shown on a Plat of Property of Hoyle H. Home, dated July 5, 1977, prepared by J.B. Fisher, R.L.S., and filed in the Office of the Clerk of Court for Lancaster County, South Carolina, as Plat No. 3062; LESS AND EXEPTING THEREFROM those portions having been conveyed to the South Carolina Department of Transportation from Patsy P. Poole by those deeds recorded in Deed Book 601 at Page 103 and Deed Book 610 at Page 1, in the Office of the Clerk of Court for Lancaster County, South Carolina. .

Tax Map: 0006-00-068.01

Property Address: 1081 Fort Mill Hwy., Indian Land, SC 29707

STATE OF SOUTH CAROLINA)
COUNTY OF LANCASTER)

AFFIDAVIT FOR TAXABLE OR
EXEMPT TRANSFERS

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit, and I understand such information.
2. The property being transferred located at *1081 Fort Mill Hwy, Indian Land, SC 29707* bearing County Tax Map Number 0006-00-068.01 was transferred by **Patsy P. Poole**, a South Carolina resident on August 23, 2024 to **Fort Mill Highway, LLC**, a South Carolina limited liability company.

3. Check one of the following: The deed is

- (a) ☒ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
- (b) ☐ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
- (c) ☐ exempt from the deed recording fee because (See Information section of affidavit):

(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty?

Check Yes ☐ or No ☐

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit.):

- (a) The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$1,000,000.00.
- (b) The fee is computed on the fair market value of the realty which is .
- (c) The fee is computed on the fair market value of the realty as established for property tax purposes which is \$.

5. Check Yes ☐ or No ☒ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the

buyer existing before the transfer.) If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____.

6. The deed recording fee is computed as follows:

- | | |
|---|----------------|
| (a) Place the amount listed in item 4 above here: | \$1,000,000.00 |
| (b) Place the amount listed in item 5 above here:
(If no amount is listed, place zero here.) | -0- |
| (c) Subtract Line 6(b) from Line 6(a) and place result here: | \$1,000,000.00 |

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$ 3,700.00

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor

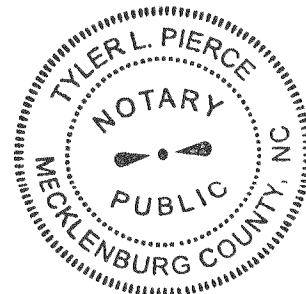
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

By: Patsy P. Pogle
Patsy P. Pogle

SWORN to and subscribed before me this
22nd day of August, 2024,

Notary Public for State of North Carolina, Mecklenburg County
My Commission Expires: 03/01/2026

Tyler Pierce
Notary Public (printed name): Tyler Pierce



Lancaster County Unified Development Ordinance – Use Table

USE TYPES	RURAL					TRANSITIONAL						SPECIAL					NEIGHBORHOOD					
E. CIVIC	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Cemetery	PR	PR	PR	PR	-	PR	PR	-	PR	PR	PR	PR	-	-	-	-	-	PR	-	-	PR	5.6.1
Conference/Convention Center	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	P	P	
Cultural or Community Facility	-	-	-	P	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	P	P	
Event Venue/Banquet Hall	P	P	PR	PR	-	PR	PR	PR	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.6.2
Places of Assembly	PR	PR	PR	PR	CU	CU	CU	PR	PR	PR	PR	PR	-	PR	-	-	-	CU	-	CU	CU	5.6.3
Private Recreation Facilities	-	-	-	PR	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.6.4
Public Recreation Facilities	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	-	-	-	PR	PR	PR	PR	PR	5.6.5
Public Safety Station	P	P	P	P	-	-	-	P	P	P	P	P	-	P	P	-	-	-	-	P	P	
Sports Arena/Stadium (4,000 or more seats)	-	-	-	-	-	-	-	-	-	-	CU	CU	-	CU	-	-	-	-	-	-	CU	5.6.6
F. EDUCATIONAL/INSTITUTIONAL	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Child/Adult Day Care Home (5 or fewer persons)	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	-	-	-	-	PR	PR	-	PR	PR	5.7.1
Child/Adult Day Care Home (6 or more persons)	-	-	-	-	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.7.2
College/University	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	P	P	
Community Support Facility	-	-	-	PR	-	-	-	-	-	PR	PR	PR	-	-	-	-	-	-	-	-	-	5.7.3
Correctional Institution	-	-	-	-	-	-	-	-	-	-	-	CU	-	SE	SE	-	-	-	-	-	-	5.7.4
Day Treatment Center	-	-	-	-	-	-	-	-	-	PR	PR	PR	-	PR	-	-	-	-	-	-	-	5.7.5
Hospital	-	-	-	-	-	-	-	-	-	-	P	P	-	P	-	-	-	-	-	-	-	
Operations, Maint., and Fleet Service Facility	-	-	-	SE	-	-	-	-	-	PR	PR	PR	-	PR	PR	-	-	-	-	-	PR	5.7.6
Schools – Elementary and Secondary	PR	PR	PR	PR	-	PR	CU	CU	CU	CU	CU	PR	-	-	-	-	CU	CU	CU	CU	CU	5.7.7
Schools – Vocational/Technical	-	-	-	P	-	-	-	-	P	P	P	P	-	P	P	-	-	-	-	P	P	
Studio – Art, dance, martial arts, music	P	-	-	P	-	-	-	P	P	P	P	P	-	P	-	-	-	-	-	P	P	
G. AUTOMOTIVE	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Drive-Thru/Drive-In Facility	-	-	-	PR	-	-	-	-	CU	PR	PR	-	-	PR	PR	-	-	-	-	PR	PR	5.8.1
Electric Vehicle Charging Stations	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	5.8.2
Heavy Equipment/Manufactured Home Rental/Sales/Repair	-	-	-	-	-	-	-	-	-	-	SE	-	-	PR	PR	-	-	-	-	-	-	5.8.3
Parking Lot/Structure – Principal Use	-	-	-	-	-	-	-	-	-	PR	PR	PR	-	PR	PR	-	-	-	-	PR	PR	5.8.4
Vehicle Rental/Leasing/Sales	-	-	-	PR	-	-	-	-	-	PR	PR	-	-	-	-	-	-	-	-	CU	CU	5.8.5
Vehicle Services – Minor Maintenance/Repair	!	!	!	P	!	!	!	!	CU	CU	PR	!	!	PR	PR	!	!	!	!	CU	CU	5.8.6
Vehicle Services – Major Repair/Body Work	-	-	-	PR	-	-	-	-	-	CU	PR	-	-	PR	PR	-	-	-	-	-	-	5.8.7

P – Permitted by Right

PR – Permitted with Review

CU – Conditional Use Required

SE – Special Exception Required

Agenda Item Summary

Ordinance # / Resolution # : N/A

Contact Person / Sponsor:

Department:

Date Requested to Be on Agenda: 2/17/2026

Information to Show on Agenda Below Title:

Proposal:

Property Details:

Statutory Notices:

Proposed Action Advances the Following Comprehensive Plan Guiding Principles:

Points to Consider:

Recommendation:

Attachments:

1. NRN-February 2026 Staff Report
2. Combined Application & List
3. 6.11.3 Road Name Standards Amended 11-2024
4. Ch 6.11.2 - 6.11.4 New Road Names regulations

PROPOSAL:	Approve road/street names in Lancaster County submitted via Civil Construction Plans and Preliminary Plats
APPLICABLE LAWS:	Chapter 6 of Lancaster County Unified Development Ordinance (UDO); SC Code of Laws 6-29-1200
APPLICANTS/DEVELOPMENTS:	Asbury Development
STATUTORY NOTICES:	Posted signs not required. Mailed notices not required. Meeting notice (not required) published 01/231/2026 in The Lancaster News Published and Posted Agenda in lobby 02/10/2026

PROJECT SUMMARY & PROPOSAL:

Proposal to approve street names in Lancaster County submitted via Civil Construction Plans and Preliminary Plats.

BACKGROUND:

The South Carolina Code of Laws, Section 6-29-1200 (A), states the following:

(A) A local planning commission created under the provisions of this chapter [the South Carolina Local Government Comprehensive Planning Enabling Act of 1994] shall, by proper certificate, approve and authorize the name of a street or road laid out within the territory over which the commission has jurisdiction. It is unlawful for a person in laying out a new street or road to name the street or road on a plat, by a marking or in a deed or instrument without first getting the approval of the planning commission.

In April 2023 Allison Hardin recommended bringing County practice into conformity with this state regulation. Staff brings new street names to the Commission for review and approval as needed for the orderly progression of workflow regarding Civil Plan and Preliminary Plat approvals, and an amendment has been drafted for inclusion in the UDO rewrite.

UDO Chapter 6 defines the bases for approval as 1) that necessary public notice has been provided, 2) that correct application process has been observed, and 3) that the proposed name is not objectionable and does not conflict with existing street names.

STAFF RECOMMENDATION:

Staff recommends **approval** of the street names listed in the attached application, having been reviewed by 911 Addressing for conformity to County standards for street names:

ASBURY DEVELOPMENT:

Redwood Dr	Twinleaf Cir
Narrowleaf Dr	Alderwood Dr
Field Daisy Ln	Blue Violet Ct
Silver Canoe Way	

ATTACHMENTS:

1. Application (Lancaster County) & List of Street/Road names submitted to 911 Addressing
2. Applicable code sections UDO Chapter 6
3. UDO Section 6.11.3 Road naming conventions

STAFF CONTACTS:

Jennifer Bryan, Planning Technician jbryan@lancastercountysc.gov (803-416-9433)
Sandra Burton, 911 Addressing sburton@lanc911.com (803-416-9325)



PLANNING DEPARTMENT
PO BOX 1809
Lancaster, SC 29721
Phone: (803) 285-6005

******NEW ROAD NAME/CHANGE APPLICATION******

Please note: A fee of \$250.00 must be submitted with this application before it will be processed. Incomplete applications will be returned. The \$250.00 fee includes the cost of one road sign. New roads requiring more than one sign will require the \$250.00 fee plus \$50.00 for each additional sign.

Please provide the following **applicant** information as completely and accurately as possible.

Date of Application: 1/5/2026

Name: LC Planning Dept Address: 101 N. Main St

City, State, Zip Code: Lancaster SC 29720

Telephone (H): _____ Telephone (W) or (Cell): 803-285-6005

Please provide the following **new road name** information as completely and accurately as possible.

Location of new road: see attached list of road names submitted to
E911 Addressing via Preliminary Plats and Civil plans

Road name as it exists now (if applicable): N/A

Proposed new road name (1st choice): see attached list

Proposed new road name (2nd choice): _____

Will this be a private road? Yes X NO _____

If applicable, do you plan on deeding this new road to the county in the future?

Yes _____ NO _____

Please attach the following items to this application:

*A map to approximate scale depicting the location of the new road.

*A petition signed by at least 75% of the property owners with parcels having **frontage** on the affected road.

Signature of Applicant: April Williams

Digitally signed by April Williams
Date: 2026.01.05 11:44:19 -05'00'

NEW ROAD NAMES: FEBRUARY 2026 GROUP SUBMITTAL

The following road names have been submitted via Preliminary Plat and Civil Construction plans. All will be privately maintained.

<u>Road Name</u>	<u>Development</u>
Redwood Dr	Asbury
Narrowleaf Dr	Asbury
Field Daisy Ln	Asbury
Silver Canoe Way	Asbury
Twinleaf Cir	Asbury
Alderwood Dr	Asbury
Blue Violet Ct	Asbury

6.11.3 ROAD NAME STANDARDS

- A.** The following shall specify the designation of road names. The road related definitions listed below shall apply to the development of street names, house or building numbers, and other addressing purposes. (Ord. No. 2019-1601, 9.23.19)
- 1.** Any road in excess of 1,000 feet in length shall be designated as:
 - a. **Avenue (Ave):** Avenues are often broad streets or roads; usually running perpendicular to streets. They serve as connectors between neighborhoods and area centers. As such, they are used both in residential and commercial areas. Avenues may also circulate around squares or neighborhood parks.
 - b. **Boulevard (Blvd):** A broad, often landscaped, thoroughfare; usually a main artery. A median is usually in the middle. They provide multi-lane access to commercial and mixed-use developments and carry regional traffic throughout the County.
 - c. **Circle (Cir):** A curving side street; usually a small residential street whose shape is circular.
 - d. **Drive (Dr):** A long, winding road that has its route shaped by its environment, like a nearby lake or mountain.
 - e. **Highway (Hwy):** A public way; a main direct road that joins cities or towns together.
 - f. **Road (Rd):** A thoroughfare that runs in any direction.
 - g. **Street (St):** A thoroughfare, especially in a city, town, or village, which is wider than an alley or lane and usually includes sidewalks. Usually runs perpendicular to avenues.
 - h. **Landing (LNDG):** A place for unloading or taking on passengers and cargo [Added 11/12/2024 via Ordinance 2024-1935]
 - 2.** Any road less than 1,000 feet in length or any road that is cul-de-sac or any road that begins and ends on the same road shall be designated as:
 - a. **Alley (Aly):** A narrow street; a thoroughfare through the middle of a block giving access to the rear of lots or buildings which are intended to provide indirect, limited access, but not accommodate through traffic. Utilities, either above ground or underground, and services such as garages, service doors, dumpsters, etc. may be located in alleyways to provide service connections to rear elevations.
 - b. **Court (Ct):** A wide alley with only one opening onto a street; a road or street that ends in a circle or loop usually referred to as a cul-de-sac.
 - c. **Lane (Ln):** Lanes are small, traveled ways intended to provide direct access to the front of a limited number of single-family structures. Lanes are limited in the number of lots served. Generally, they are very short; often less than 400 feet. Items including, but not limited to, traffic carrying capacity, topography, and connectivity, shall be a consideration when permitting a lane in lieu of a street.

- d. Place (Pl): A small street or court; usually a small residential street or a narrow street in a commercial district.
 - e. Terrace (Ter): A type of shorter, narrower road that follows the top of a slope.
 - f. Trail (Trl): A winding thoroughfare.
 - g. Way (Wy): A small side street off of a road.
- B.** Any previously unnamed road or new road with center line offsets at intersections of less than 100 feet shall be given the same name, except in a subdivision. The roads will be allowed 2 separate road names under the discretion of the approval of the Lancaster County Addressing Coordinator. Excluding roads within an approved subdivision or PDD.
 - C.** Any continuous road shall have the same name over its entire length even though its direction may change.
 - D.** No road name hereafter established, regardless of suffixes or directionals, shall duplicate either phonetically or by spelling, another road name in the unincorporated area of Lancaster County or a neighboring county. This is to ensure emergency personnel are directed to the proper location in the correct jurisdiction.
 - E.** No road name hereafter established shall exceed 15 characters, including spaces and suffix abbreviations. If the subdivision provides their own signage, the character limit does not apply.
 - F.** No special characters, such as hyphens, apostrophes, periods, or decimals, shall be used.
 - G.** Areas of surrounding counties, which share Postal Service zip codes or multi-jurisdictional emergency services agreements with areas of Lancaster County, shall be considered when determining duplicates.
 - H.** The E-911 addressing department will not allow use of words which in its opinion are overused, either in the immediate area or county-wide, as such overuse is likely to cause confusion.
 - I.** Directional names (N, S, E, W or combination thereof) shall not be allowed.
 - J.** Proposed road names, which are intentionally misspelled, obscene, derogatory or other offensive words shall not be permitted.

6.11.2 CONDITIONS OF ACCEPTANCE

No new road shall be platted by the County until such road has been named as herein provided.

- A. A master list of the names, including suffixes of all roads and streets, within Lancaster County shall be maintained by the E-911 Coordinator and kept on file in the Planning Department.
- B. Road names on all plats must be first approved by the Planning Department/E-911 coordinator before the plat may be recorded in the Register of Deeds office.

6.11.3 ROAD NAME STANDARDS

- A. The following shall specify the designation of road names. The road related definitions listed below shall apply to the development of street names, house or building numbers, and other addressing purposes. (Ord. No. 2019-1601, 9.23.19)
 - 1. Any road in excess of 1,000 feet in length shall be designated as:
 - a. Avenue (Ave): Avenues are often broad streets or roads; usually running perpendicular to streets. They serve as connectors between neighborhoods and area centers. As such, they are used both in residential and commercial areas. Avenues may also circulate around squares or neighborhood parks.
 - b. Boulevard (Blvd): A broad, often landscaped, thoroughfare; usually a main artery. A median is usually in the middle. They provide multi-lane access to commercial and mixed-use developments and carry regional traffic throughout the County.
 - c. Circle (Cir): A curving side street; usually a small residential street whose shape is circular.
 - d. Drive (Dr): A long, winding road that has its route shaped by its environment, like a nearby lake or mountain.
 - e. Highway (Hwy): A public way; a main direct road that joins cities or towns together.
 - f. Road (Rd): A thoroughfare that runs in any direction.
 - g. Street (St): A thoroughfare, especially in a city, town, or village, which is wider than an alley or lane and usually includes sidewalks. Usually runs perpendicular to avenues.
 - 2. Any road less than 1,000 feet in length or any road that is cul-de-sac or any road that begins and ends on the same road shall be designated as:
 - a. Alley (Aly): A narrow street; a thoroughfare through the middle of a block giving access to the rear of lots or buildings which are intended to provide indirect, limited access, but not accommodate through traffic. Utilities, either above ground or underground, and services such as garages, service doors, dumpsters, etc. may be located in alleyways to provide service connections to rear elevations.
 - b. Court (Ct): A wide alley with only one opening onto a street; a road or street that ends in a circle or loop usually referred to as a cul-de-sac.
 - c. Lane (Ln): Lanes are small traveled ways intended to provide direct access to the front of a limited number of single-family structures. Lanes are limited in the number of lots served. Generally, they are very short; often less than 400 feet. Items including, but not limited to, traffic carrying

capacity, topography, and connectivity, shall be a consideration when permitting a lane in lieu of a street.

- d. Place (Pl): A small street or court; usually a small residential street or a narrow street in a commercial district.
 - e. Terrace (Ter): A type of shorter, narrower road that follows the top of a slope.
 - f. Trail (Trl): A winding thoroughfare.
 - g. Way (Wy): A small side street off of a road.
- B.** Any previously unnamed road or new road with center line offsets at intersections of less than 100 feet shall be given the same name, except in a subdivision. The roads will be allowed 2 separate road names under the discretion of the approval of the Lancaster County Addressing Coordinator. Excluding roads within an approved subdivision or PDD.
 - C.** Any continuous road shall have the same name over its entire length even though its direction may change.
 - D.** No road name hereafter established, regardless of suffixes or directionals, shall duplicate either phonetically or by spelling, another road name in the unincorporated area of Lancaster County or a neighboring county. This is to ensure emergency personnel are directed to the proper location in the correct jurisdiction.
 - E.** No road name hereafter established shall exceed 15 characters, including spaces and suffix abbreviations. If the subdivision provides their own signage, the character limit does not apply.
 - F.** No special characters, such as hyphens, apostrophes, periods, or decimals, shall be used.
 - G.** Areas of surrounding counties, which share Postal Service zip codes or multi-jurisdictional emergency services agreements with areas of Lancaster County, shall be considered when determining duplicates.
 - H.** The E-911 addressing department will not allow use of words which in its opinion are overused, either in the immediate area or county-wide, as such overuse is likely to cause confusion.
 - I.** Directional names (N, S, E, W or combination thereof) shall not be allowed.
 - J.** Proposed road names, which are intentionally misspelled, obscene, derogatory or other offensive words shall not be permitted.

6.11.4 PROCEDURE FOR NAMING A NEW ROAD

- A.** Any person, firm, corporation, developer or right-of-way owner shall submit an application obtained from the Planning Department when requesting to name a new road. Such request shall include any descriptive/locational information required by the Planning Department; designate a spokesperson by name, address, and telephone number; provide first and second road name choices; and be accompanied by a petition, signed by 75 percent of the property owners with parcels having frontage on the affected road.
- B.** If the request is consistent with standards included the section entitled "Road Name Standards," above, the Planning Department shall approve said request giving written notice of that action within 60 days of the date of such request.
- C.** If the request is denied by the Planning Department, written notice including reasons for that action shall be provided within 60 days of the date of such request.
- D.** Decisions of the Planning Department, whether affirmative or negative, shall be final subject to written appeal to Lancaster County Planning Commission filed with the clerk to the commission within 15 calendar days of the notice date of the Planning Department's decision. Such appeal shall set out the specific grounds upon which the Planning Department's decision is questioned. The fifteen-day appeal period shall commence on the date of the Planning Department's written notice of decision, which shall be sent to the person signing the affected road name request.
- E.** A person laying out a street is guilty of a misdemeanor if he shows an unapproved street name on a plat, street marker or deed. If convicted, the court decides the punishment.
- F.** Naming a previously unnamed road or driveway does not change the maintenance responsibility; if it was privately maintained prior to its naming, it will remain privately maintained.
- G.** Any road or driveway, whether publicly or privately maintained that serves as the sole access for three (3) or more permanent residential or business structures must be named. (Ord. No. 2017-1485, 1.8.18)

Agenda Item Summary

Ordinance # / Resolution # :

Contact Person / Sponsor:

Department:

Date Requested to Be on Agenda: 2/17/2026

Council Action Requested:

Strategic Plan Focus Alignment:

Points to Consider:

Funding and Liability Factors:

Recommendation:

Attachments:

None

Agenda Item Summary

Ordinance # / Resolution # : N/A

Contact Person / Sponsor:

Department:

Date Requested to Be on Agenda: 2/17/2026

Information to Show on Agenda Below Title:

Proposal:

Property Details:

Property Location:

Current Zoning District:

Proposed Zoning District:

Applicant:

Council District:

Statutory Notices:

Proposed Action Advances the Following Comprehensive Plan Guiding Principles:

Points to Consider:

Recommendation:

Attachments:

1. PC Proposals -2 (Cureton)
2. PC Proposal forms (2)

FY 2026 CAPITAL IMPROVEMENT FUND SUBMISSION

Lancaster County, South Carolina

Prepared by Yokima Cureton, Commissioner

PROJECT 1

Panhandle EMS Micro-Hub + Strategic Land Acquisition

Priority: MUST HAVE

Initial Capital Investment (2026): \$1.0–\$1.2 million

Capital Asset Type: Land + Building / Building Improvements

Useful Life: 40+ years (expandable)

Project Description & Need Fulfilled

Lancaster County's Panhandle area has experienced sustained residential growth that has **outpaced the geographic distribution of emergency medical services**. This imbalance is exacerbated by increasing congestion along Highway 521, which is not scheduled for widening for approximately a decade.

This project proposes a **modular EMS micro-hub**, intentionally designed as a **deployment asset**, not a traditional full-scale station. The initial build includes:

- 2–3 ambulance bays
- Crew rest and supply staging
- Modular construction allowing future vertical or lateral expansion
- Strategic land acquisition sized to support long-term growth

This approach directly addresses **service proximity**, which is the core operational challenge — not simply staffing or equipment.

Expected Community Benefit

Immediate Benefits

- Reduced EMS response times in the County's fastest-growing area
- Improved patient outcomes and survivability
- Increased reliability of emergency services despite congestion

Operational Benefits

- Reduced staff fatigue, overtime, and burnout
- Improved deployment efficiency without requiring new road capacity
- Strengthened resilience of public safety operations

Community Confidence

- Highly visible commitment to public safety
- Reinforces trust during a period of rapid growth

ROI & Fiscal Value

Operational ROI

- Avoids escalating overtime and attrition costs
- Improves workforce retention in a high-stress service area
- Defers the need for a larger, more expensive station until demand truly requires it

Capital ROI

- Long-lived, adaptable asset with expansion optionality
- Land acquisition locks in future value and avoids cost escalation
- Modular construction reduces upfront capital risk

Strategic ROI

- Buys time while transportation infrastructure lags behind growth
- Preserves County flexibility in future capital decisions

Risk of Inaction

- Continued degradation of EMS response times as congestion worsens
- Increased exposure to life-safety risk and reputational harm
- Higher future capital costs due to land price escalation
- Increased staff burnout and turnover

Inaction converts a manageable investment into an emergency response — at significantly higher cost.

Comprehensive Plan Alignment

This project advances:

- **Community Facilities Element** (emergency medical services and public safety)
- **Priority Investment Element**, by directing limited funds to the highest-risk growth area
- **Resiliency Element**, by strengthening emergency response under congestion and growth pressure

PROJECT 1: Panhandle EMS Micro-Hub + Strategic Land Acquisition

Capital Asset Categories (Applicable)

✓ Land

- Acquisition of strategically located parcel(s)
- Future-proofed site sizing for expansion

✓ Building or Construction

- Modular EMS facility
- Ambulance bays, crew rest, supply staging
- Designed for long-term useful life and expansion

✓ Equipment

- EMS-related operational equipment (as part of deployment readiness)
- Technology and systems required for EMS operations

✓ Professional Services

- Site selection and due diligence
- Design and engineering (modular layout, expansion planning)

✓ Furniture, Fixtures & Equipment (FF&E)

- Crew furnishings
- Storage systems
- Interior operational fixtures

✓ Other (*as applicable*)

- Permitting
- Utility connections
- Site preparation and minor relocations

Strategic Alignment Categories (Applicable)

✓ Public Safety (*Primary*)

- Directly improves EMS response times and service reliability

✓ Infrastructure

- Adds essential public safety infrastructure in a high-growth area

✓ High Performance

- Improves operational efficiency and staff deployment
- Reduces overtime and burnout

✓ Resource Optimization

- Modular, phased investment avoids overbuilding
- Maximizes impact per capital dollar

✓ Strategic Alignment

- Directly implements Comprehensive Plan priorities
- Aligns service delivery with growth patterns

PROJECT 2

Workforce / Affordable Housing Land Control Fund

Priority: MUST HAVE

Initial Capital Investment (2026): \$750,000 – \$1.0 million

Capital Asset Type: Land

Useful Life: Indefinite (appreciating public asset)

Project Description & Need Fulfilled

Lancaster County's housing challenge is fundamentally a **land control challenge**. As growth accelerates, land prices escalate faster than wages, displacing essential workers and increasing commute distances, congestion, and service delivery strain.

This project establishes a **County-controlled land acquisition fund** to:

- Purchase 2–3 strategically located parcels near services and employment
- Prevent speculative price escalation
- Position the County as a leverage partner — not a housing developer
- Enable future workforce and affordable housing through nonprofit, LIHTC, and public-private partnerships

Expected Community Benefit

Workforce Stability

- Retains essential workers (EMS, fire, law enforcement, educators, healthcare)
- Reduces commute distances and congestion

Economic Development

- Supports employer recruitment and retention
- Stabilizes the local labor market

Community Outcomes

- Encourages mixed-income development
- Reduces long-term service and infrastructure strain

ROI & Fiscal Value

Leverage ROI

- County land contributions routinely unlock **4x–10x** external capital
- One-time land investment avoids ongoing operating subsidies

Transportation & Infrastructure ROI

- Fewer vehicle miles traveled
- Reduced congestion pressure on County and state roadways
- Improved EMS routing efficiency

Long-Term Fiscal ROI

- Appreciating asset
- Avoids future crisis-driven housing interventions
- Preserves policy flexibility

Risk of Inaction

- Permanent loss of land opportunity
- Workforce displacement and longer commutes
- Increased congestion and EMS response challenges
- Higher long-term public costs with fewer available tools

Inaction guarantees higher cost with diminished leverage.

Comprehensive Plan Alignment

This project directly supports:

- **Housing Element** (workforce and affordable housing strategies)
- **Economic Development Element** (labor force stability)
- **Priority Investment Element**, by proactively addressing future infrastructure and service demand

10-YEAR PRIORITY INVESTMENT SCHEDULE (2026–2035)

Year	EMS Micro-Hub	Housing Land Fund	Strategic Outcome
2026	Land acquisition + modular hub	Establish fund + initial parcels	Immediate life-safety improvement + land control
2027	Operational optimization	Hold land, issue RFP framework	Service stabilization + leverage prep
2028	Facility expansion (if needed)	Developer selection	Growth accommodated without crisis
2029	Capacity refinement	Vertical housing development	Workforce stabilization

Year	EMS Micro-Hub	Housing Land Fund	Strategic Outcome
2030	Ongoing operations	Project delivery	Reduced congestion & EMS pressure
2031– 2035	Expand or replicate model	Reinvest proceeds / additional sites	Scalable, fiscally discipline

Capital Asset Categories (Applicable)

✓ Land (Primary)

- Acquisition of 2–3 strategically located parcels
- Long-term public land control

✓ Professional Services

- Site evaluation and due diligence
- Legal structuring of land control agreements
- RFP development for future partnerships

✓ Other

- Closing costs
- Title, survey, and environmental assessments

(Note: No building or FF&E in initial phase — intentionally deferred for leverage and fiscal discipline.)

Strategic Alignment Categories (Applicable)

✓ Quality Development (Primary)

- Enables intentional, mixed-income development
- Prevents speculative, uncoordinated growth

✓ Infrastructure

- Aligns housing location with existing services and facilities

✓ Resource Optimization

- One-time land investment leverages multiple funding sources
- Avoids recurring subsidy costs

✓ High Performance

- Stabilizes workforce supporting County operations and employers

 Strategic Alignment

- Directly supports Housing, Economic Development, and Priority Investment elements of the Comprehensive Plan

Together, these projects:

- Protect lives
- Preserve affordability
- Reduce future capital exposure
- Align land use with service delivery
- Deliver measurable value under tight fiscal constraints

ONE-TIME EXPENSES

(Capital Improvement Fund – FY 2026)

PROJECT 1: Panhandle EMS Micro-Hub + Strategic Land Acquisition

One-Time Expense Descriptions & Estimated Costs

Land Acquisition

- Purchase of strategically located parcel sized for current EMS micro-hub and future expansion
- Includes purchase price, closing costs, title, survey
Estimated Cost: \$400,000 – \$600,000

Site Preparation & Land Improvements

- Clearing, grading, drainage, access drives
- Utility extensions (water, sewer/septic, electric, communications)
Estimated Cost: \$150,000 – \$200,000

Modular Facility Construction

- Modular EMS structure (2–3 ambulance bays)
- Crew rest and supply staging areas
- Foundation, installation, and basic exterior improvements
Estimated Cost: \$300,000 – \$350,000

Professional Services

- Site evaluation and due diligence
- Architectural/engineering design (modular layout and expansion planning)
- Construction administration
Estimated Cost: \$75,000 – \$100,000

Furniture, Fixtures & Equipment (FF&E)

- Crew furnishings (bunks, seating, storage)
- Interior fixtures and operational equipment
Estimated Cost: \$40,000 – \$60,000

Permitting & Regulatory Costs

- Building permits, inspections, impact or connection fees (as applicable)
Estimated Cost: \$15,000 – \$25,000

Estimated Total One-Time Cost (Project 1):

\$1.0 – \$1.2 million

(All costs are one-time capital expenditures; ongoing staffing and operating costs are excluded.)

PROJECT 2: Workforce / Affordable Housing Land Control Fund

One-Time Expense Descriptions & Estimated Costs

Land Acquisition

- Purchase of 2–3 strategically located parcels near services and employment centers
- Parcels intended for future workforce/affordable housing partnerships
Estimated Cost: \$650,000 – \$900,000

Due Diligence & Site Evaluation

- Environmental assessments (Phase I, as needed)
- Surveys, appraisals, feasibility analysis
Estimated Cost: \$50,000 – \$75,000

Professional Services

- Legal services to establish land control mechanisms
- Development of RFP framework and partnership agreements
Estimated Cost: \$30,000 – \$50,000

Closing & Transaction Costs

- Title insurance, recording fees, legal filings
Estimated Cost: \$20,000 – \$30,000

Estimated Total One-Time Cost (Project 2):

\$750,000 – \$1.0 million

(This fund intentionally excludes vertical construction costs; those are expected to be financed through future external partnerships.)

Important Clarifying Note

All listed expenses are **one-time capital costs** associated with asset acquisition and initial project delivery. No recurring operating or personnel costs are included in these estimates.

FY2027 PC Capital Request (Planning Staff Form)

Lancaster County

Submitted On:
Jan 29, 2026, 01:44PM EST

Email	yokima.cureton@yahoo.com
Full Name of Person Submitting Form	First Name: Yokima Last Name: Cureton

FY 2026 CAPITAL IMPROVEMENT FUND SUBMISSION

Lancaster County, South Carolina

Prepared by Yokima Cureton, Commissioner

PROJECT 1

Panhandle EMS Micro-Hub + Strategic Land Acquisition

Priority: MUST HAVE

Initial Capital Investment (2026): \$1.0–\$1.2 million

Capital Asset Type: Land + Building / Building Improvements

Useful Life: 40+ years (expandable)

Project Description & Need Fulfilled

Lancaster County's Panhandle area has experienced sustained residential growth that has outpaced the geographic distribution of emergency medical services. This imbalance is exacerbated by increasing congestion along Highway 521, which is not scheduled for widening for approximately a decade.

This project proposes a modular EMS micro-hub, intentionally designed as a deployment asset, not a traditional full-scale station. The initial build includes:

- 2–3 ambulance bays
- Crew rest and supply staging
- Modular construction allowing future vertical or lateral expansion
- Strategic land acquisition sized to support long-term growth

This approach directly addresses service proximity, which is the core operational challenge — not simply staffing or equipment.

Expected Community Benefit

Immediate Benefits

- Reduced EMS response times in the County's fastest-growing area
- Improved patient outcomes and survivability
- Increased reliability of emergency services despite congestion

Operational Benefits

- Reduced staff fatigue, overtime, and burnout
- Improved deployment efficiency without requiring new road capacity
- Strengthened resilience of public safety operations

Community Confidence

- Highly visible commitment to public safety
- Reinforces trust during a period of rapid growth

ROI & Fiscal Value

Operational ROI

- Avoids escalating overtime and attrition costs
- Improves workforce retention in a high-stress service area

- Defers the need for a larger, more expensive station until demand truly requires it

Capital ROI

- Long-lived, adaptable asset with expansion optionality
- Land acquisition locks in future value and avoids cost escalation
- Modular construction reduces upfront capital risk

Strategic ROI

- Buys time while transportation infrastructure lags behind growth
- Preserves County flexibility in future capital decisions

Risk of Inaction

- Continued degradation of EMS response times as congestion worsens
- Increased exposure to life-safety risk and reputational harm
- Higher future capital costs due to land price escalation
- Increased staff burnout and turnover

Inaction converts a manageable investment into an emergency response — at significantly higher cost.

Comprehensive Plan Alignment

This project advances:

- Community Facilities Element (emergency medical services and public safety)
- Priority Investment Element, by directing limited funds to the highest-risk growth area
- Resiliency Element, by strengthening emergency response under congestion and growth pressure

PROJECT 1: Panhandle EMS Micro-Hub + Strategic Land Acquisition

Capital Asset Categories (Applicable)

✓ Land

- Acquisition of strategically located parcel(s)
- Future-proofed site sizing for expansion

Building or Construction

- Modular EMS facility
- Ambulance bays, crew rest, supply staging
- Designed for long-term useful life and expansion

Equipment

- EMS-related operational equipment (as part of deployment readiness)
- Technology and systems required for EMS operations

Professional Services

- Site selection and due diligence
- Design and engineering (modular layout, expansion planning)

Furniture, Fixtures & Equipment (FF&E)

- Crew furnishings
- Storage systems
- Interior operational fixtures

Other (as applicable)

- Permitting
- Utility connections
- Site preparation and minor relocations

Strategic Alignment Categories (Applicable)

Public Safety (Primary)

- Directly improves EMS response times and service reliability

✓ Infrastructure

- Avoids future crisis-driven housing interventions
- Preserves policy flexibility

Risk of Inaction

- Permanent loss of land opportunity
- Workforce displacement and longer commutes
- Increased congestion and EMS response challenges
- Higher long-term public costs with fewer available tools

Inaction guarantees higher cost with diminished leverage.

Comprehensive Plan Alignment

This project directly supports:

- Housing Element (workforce and affordable housing strategies)
- Economic Development Element (labor force stability)
- Priority Investment Element, by proactively addressing future infrastructure and service demand

10-YEAR PRIORITY INVESTMENT SCHEDULE (2026–2035)

Year EMS Micro-Hub Housing Land Fund Strategic Outcome

2026 Land acquisition + modular hub Establish fund + initial parcels Immediate life-safety improvement + land control
 2027 Operational optimization Hold land, issue RFP framework Service stabilization + leverage prep
 2028 Facility expansion (if needed) Developer selection Growth accommodated without crisis
 2029 Capacity refinement Vertical housing development Workforce stabilization
 2030 Ongoing operations Project delivery Reduced congestion & EMS pressure
 2031–2035 Expand or replicate model Reinvest proceeds / additional sites Scalable, fiscally discipline

Capital Asset Categories (Applicable)

✓ Land (Primary)

- Acquisition of 2–3 strategically located parcels
- Long-term public land control
- Professional Services
- Site evaluation and due diligence
- Legal structuring of land control agreements
- RFP development for future partnerships

Other

- Closing costs
- Title, survey, and environmental assessments

(Note: No building or FF&E in initial phase — intentionally deferred for leverage and fiscal discipline.)

Strategic Alignment Categories (Applicable)

Quality Development (Primary)

- Enables intentional, mixed-income development
- Prevents speculative, uncoordinated growth

Infrastructure

- Aligns housing location with existing services and facilities

Resource Optimization

- One-time land investment leverages multiple funding sources
- Avoids recurring subsidy costs

High Performance

- Stabilizes workforce supporting County operations and employers

✓ Strategic Alignment

- Directly supports Housing, Economic Development, and Priority Investment elements of the Comprehensive Plan

- Adds essential public safety infrastructure in a high-growth area

✓ High Performance

- Improves operational efficiency and staff deployment
- Reduces overtime and burnout

Resource Optimization

- Modular, phased investment avoids overbuilding
- Maximizes impact per capital dollar

✓ Strategic Alignment

- Directly implements Comprehensive Plan priorities
- Aligns service delivery with growth patterns

PROJECT 2

Workforce / Affordable Housing Land Control Fund

Priority: MUST HAVE

Initial Capital Investment (2026): \$750,000 – \$1.0 million

Capital Asset Type: Land

Useful Life: Indefinite (appreciating public asset)

Project Description & Need Fulfilled

Lancaster County's housing challenge is fundamentally a land control challenge. As growth accelerates, land prices escalate faster than wages, displacing essential workers and increasing commute distances, congestion, and service delivery strain.

This project establishes a County-controlled land acquisition fund to:

- Purchase 2–3 strategically located parcels near services and employment
- Prevent speculative price escalation
- Position the County as a leverage partner — not a housing developer
- Enable future workforce and affordable housing through nonprofit, LIHTC, and public-private partnerships

Expected Community Benefit

Workforce Stability

- Retains essential workers (EMS, fire, law enforcement, educators, healthcare)
- Reduces commute distances and congestion

Economic Development

- Supports employer recruitment and retention
- Stabilizes the local labor market

Community Outcomes

- Encourages mixed-income development
- Reduces long-term service and infrastructure strain

ROI & Fiscal Value

Leverage ROI

- County land contributions routinely unlock 4x–10x external capital
- One-time land investment avoids ongoing operating subsidies

Transportation & Infrastructure ROI

- Fewer vehicle miles traveled
- Reduced congestion pressure on County and state roadways
- Improved EMS routing efficiency

Long-Term Fiscal ROI

- Appreciating asset

Together, these projects:

- Protect lives
- Preserve affordability
- Reduce future capital exposure
- Align land use with service delivery
- Deliver measurable value under tight fiscal constraints

Project Type: Select the type of project being recommended. More than one category can apply.

Equipment: includes vehicles, heavy equipment, technology, etc.
Land: includes acquisition and sitework
Building or Construction: New facility or renovations
Professional Services: Planning, design, etc.
Furniture, Fixtures, and Equipment (FF&E)
Other: Any other type not listed (permits, utility, relocations, etc.)

Strategic Alignment

High Performance
Infrastructure
Public Safety
Quality Development
Resource Optimization

1. DESCRIPTION OF ONE-TIME EXPENSE

PROJECT 2: Workforce / Affordable Housing Land Control Fund

1. ESTIMATED COST FOR ONE-TIME EXPENSE DESCRIBED ABOVE (\$)

1200000

2. DESCRIPTION OF ONE-TIME EXPENSE

Land Acquisition • Purchase of strategically located parcel sized for current EMS micro-hub and future expansion • Includes purchase price, closing co

2. ESTIMATED COST FOR ONE-TIME EXPENSE DESCRIBED ABOVE (\$)

1000000

3. DESCRIPTION OF ONE-TIME EXPENSE

Land Acquisition • Purchase of 2–3 strategically located parcels near services and employment centers • Parcels intended for future workforce/affordab

3. ESTIMATED COST FOR ONE-TIME EXPENSE DESCRIBED ABOVE (\$)

TOTAL PROJECT COSTS (ONE-TIME)

2200000

1. DESCRIPTION OF RECURRING EXPENSE

Personnel (Incremental or Reallocated) • EMS staffing adjustments may include redeployment of existing crews rather than net-new positions • Any incre

1. ESTIMATED COST FOR RECURRING EXPENSE DESCRIBED ABOVE (\$)

90

2. DESCRIPTION OF RECURRING EXPENSE

Recurring Expense Categories & Estimated Annual Costs Key distinction: Land acquisition is capital-intensive but low-cost to hold. Property Holding Co

2. ESTIMATED COST FOR RECURRING EXPENSE DESCRIBED

30

ABOVE (\$)	
TOTAL PROJECT COSTS (RECURRING)	120