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	Judianna Tinklenberg, Dist. 4
T. Yokima Cureton, District 2	Michelle Richards, Dist. 5
Lynette Hinson, District 3	Sheila Hinson, Dist. 6
	Frances Liu, Dist. 7

Absent: Sheila Hinson, Lynette Hinson

Staff Present:

April Williams, Planning Director	Corey Barnes, Planner
Matthew Blaszyk, Planner	Kirsten Willis, Planner
Jennifer Bryan, Planning Technician	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. <u>SD-2023-1869 Barberville Commercial</u>
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.

<u>Staff Presentation:</u> April Williams

<u>Discussion:</u>

- 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. <u>NRN-2026-0011 New Road names – February Group</u>
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.

<u>Staff Presentation:</u> Jennifer Bryan

<u>Discussion:</u>
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 (peermits, 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

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

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

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- Crew rest and supply staging
- Modular construction allowing future vertical or lateral expansion
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Expected Community Benefit

Immediate Benefits

- Reduced EMS response times in the County's fastest-growing area
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Operational Benefits

- Reduced staff fatigue, overtime, and burnout
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Community Confidence

- Highly visible commitment to public safety
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ROI & Fiscal Value

Operational ROI

- Avoids escalating overtime and attrition costs
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Capital ROI

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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

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- 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
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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.