MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION WORKSHOP MEETING

April 2, 2026 5:00 P.M.
MINUTES

Chairman Richards called the meeting to order at 5:02 p.m.

1. **Roll Call**:

Commissioners Present:

T. Yokima Cureton, District 2
Judianna Tinklenberg, Dist. 4
Michelle Richards, Dist. 5
Sheila Hinson, Dist. 6

Absent: Lynette Hinson; Frances Liu

Staff Present:

April Williams, Planning Director
Corey Barnes, Planner
Matthew Blaszyk, Planner
Kirsten Willis, Planner
Jennifer Bryan, Planning Technician
Admin. Assistant: Mara Mata

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-2026-0168: Mohammad**

Application by Arafath Mohammad and Waxlan Investment LLC for a Conditional Use permit for parcel of 4.7 acres at 10935 Harrisburg Road (TM 0003-00-048.00) to allow the property to be used as a Place of Assembly.

Staff Presentation: Kirsten Willis

Discussion:

- Religion associated with place of assembly
- Possible impact of Mosque services affecting the neighborhood and current population
- Surrounding use is residential
- Existing mosque nearby
- Possible traffic
- Building occupancy maximum

CU-2026-0168: Mohammad Continued:

- Plans for existing structures on property
- Aspects of religious gatherings such as frequency of meeting and use of bells
- Questions regarding discussion at scheduled PC meeting on 4/21
- Proposed use is not residential

b. RZ-2026-0409: Freeman

Application by Russell Freeman and Paws In the Panhandle Inc to rezone 0.61 acre portion of TM 0049-00-037.00 from Low Density Residential (LDR) to Medium Density Residential (MDR), in order to allow the acreage to be conjoined to his existing adjacent lot (TM 0049K-0A-050.00) at 4059 Flint Drive.
Staff Presentation: Jennifer Bryan

Discussion:

- Land locked portion
- Letter provided that there will be access to land locked portion

c. RZ-2026-0322: Lopez/Steele St

Application by Jose Lopez to rezone a parcel of 0.335 acres located at 1824 Steele Street (TM 0086C-0N-003.01) from Manufactured Home (MH) to Professional Business (PB), in order to allow renovation and use of existing non-conforming multi-family units.

Staff Presentation: Kirsten Willis

Discussion:

- Why the applicant has requested PB
- Existing use not in zoning compliance vs spot zoning

d. RZ-2026-0308: Rollins

Application by Nicholas Rollins, McTann LLC and Cauthen & Patterson LLC to rezone a parcel of 2.14 acres at Shelton Street near the intersection of Jubilee Ln (TM 0087J-0A-012.00) from General Business (GB) to Professional Business (PB), in order to remedy the non-conforming use of existing multi-family units.

Staff Presentation: Kirsten Willis

Discussion:

- The Commission had no questions or concerns to share.

e. **NRN-2026-0402: Hillview Acres Drive**

Application by Lisa Giovaniello for Hillview Acres LLC to name a private drive at and adjacent to new parcels platted off Ander Vincent Road at TM 0020-00-020.01. The driveway is located approximately 0.22 miles south of the intersection with Outlaw Ave. Application pursuant to Sec. 6.11.4.G of the Unified Development Ordinance. The name of the private drive is Hillview Acres Drive.

Staff Presentation: Jennifer Bryan

Discussion:

- Number of homes that can access private drive

f. **NRN-2026-0417: Legacy Pointe Place**

Application by Legacy Pointe Indian Land, LLC and E911 Addressing via Preliminary Plats or Civil Plans to name a private road, pursuant to Sec.6.4.11 of the Unified Development Ordinance. The proposed road name is Legacy Pointe Place

Staff Presentation: Jennifer Bryan

Discussion:

- The Commission had no questions or concerns to share.

3. **Other**:

a. **The Commission asked for clarification on when Agenda is posted**

- FOIA requires 24 hours
- Information cannot be distrusted prior to being published

b. **CAPITAL IMPROVEMENT PLAN:**

Discussion of FY2021-2031 Capital Improvement Plan and associated funding requests for FY2027, in alignment with the provisions of the Comprehensive Plan.

Staff Presentation: April Williams

Discussion:

- Funded project sources
- Difference between a Grant writer and Grant administrator

4. **Adjourn**

Chairman Richards motioned to adjourn.

Meeting was adjourned at **5:34 PM**

ATTACHMENT:

Memo from Steve Willis

MEMORANDUM

TO: County Council
Department Heads
Lancaster County Planning Commission

FROM: Steve Willis, Interim County Administrator SW

TODAY'S DATE: March 27, 2026

DUE DATE: N/A

SUBJECT: **Interim Director of Planning**

April Williams, our Planning Director, has announced her acceptance of the position of Assistant City Administrator for the City of Landrum. Her last day in the office will be in the first week of April.

I want to thank April for her years of service to Lancaster County. I have only had the privilege of working with her for a few months and found her ability to handle and resolve complex issues was quite impressive.

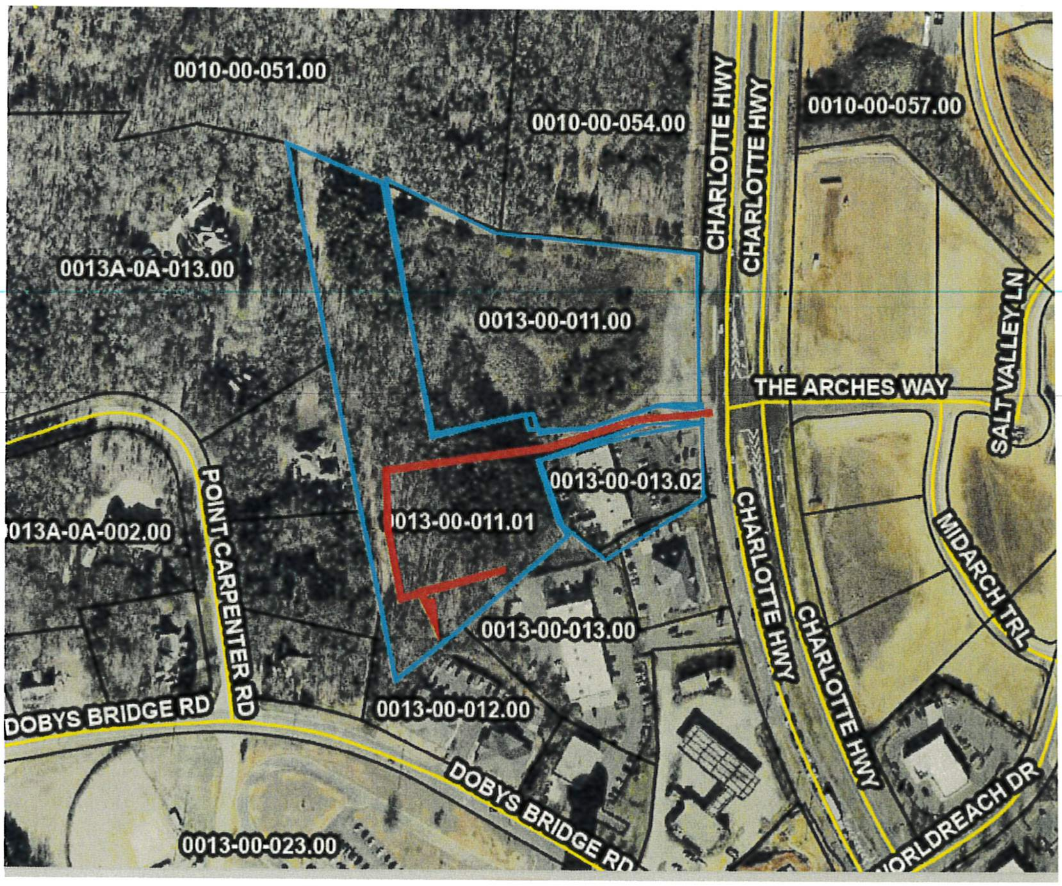
As I am the Interim Administrator and the next County Administrator will be making a permanent appointment, I am naming Zoning Director Shannon Catoe as Interim Planning Director. Once a permanent appointment is made, she will be returning to her duties as Zoning Director, a title she will retain while serving in this capacity.

Please join me in thanking April for her service and thanking Shannon for being willing to serve in this interim capacity. Also, before you ask, I was going to teach April what every successful Administrator/ Assistant Administrator needs to know but she could already count to four!

SW

ATTACHMENT:

Legacy Pointe GIS Map Location



0010-00-051.00
0010-00-054.00
0010-00-057.00
CHARLOTTE HWY
CHARLOTTE HWY
0013A-0A-013.00
0013-00-011.00
SALT VALLEY LN
THE ARCHES WAY
0013-00-013.02
0013-00-011.01
0013A-0A-002.00
POINT CARPENTER RD
CHARLOTTE HWY
CHARLOTTE HWY
MIDARCH TRL
0013-00-013.00
DOBYS BRIDGE RD
0013-00-012.00
DOBYS BRIDGE RD
0013-00-023.00
WORLDREACH DR

ATTACHMENT:

Email for CIP Ranking Exercise with Attachment Included

Outlook

[Draft] Re: Planning Commission CIP Ranking Exercise

From
Draft saved Thu 4/2/2026 3:41 PM
To Jennifer Bryan <jbryan@lancastercountysc.gov>
Cc April M. Williams <amwilliams@lancastercountysc.gov>

From: Josiah Parke <jparke@lancastercountysc.gov>
Sent: Thursday, April 2, 2026 11:05 AM
To: Jennifer Bryan <jbryan@lancastercountysc.gov>
Cc: Shannon Catoe <shannoncatoe@lancastercountysc.gov>; April M. Williams <amwilliams@lancastercountysc.gov>; Jamie Privuznak <jprivuznak@lancastercountysc.gov>; Sabrena Harris <svharris@lancastercountysc.gov>
Subject: Planning Commission CIP Ranking Exercise

Good Morning,

Please see the attached file for the Planning Commission's ranking exercise;

1. Ranking sheet with project lists and cost estimates and proposed funding sources.
    1. Four of these projects are approved but unfunded and have no current cost estimate.

2. Project pages with descriptions
    1. If a project page does not have a cost estimate listed, it was submitted before receiving a final quote, refer to the ranking sheet for the most up-to-date cost estimate.

Thanks and Kind Regards,

Josiah Parke, *Budget Analyst*
Finance

Lancaster County Government
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101 N Main St
Lancaster, SC 29720

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Capital Project Summary Sheet and Planning Commission Ranking

Project Rank	Project Owner	Project Name	CIP Bucket	Project Amount	Funding Source
	Airport	12K Stainless Steel Tanks	Approved Projects, Scheduled for FY27 Start	1,000,000	No funding source identified
	Animal Shelter	Add-on Space for Animal Control Officers	New Capital Project Request	120,000	No funding source identified
	Development Services	Building/Office Space	Approved Projects, Scheduled for FY27 Start	4,000,000	No funding source identified
	Economic Development*	Spec Building (Health Springs Lot Improvement)	Approved Projects, Scheduled for FY27 Start	2,000,000	1x Fund Balance Appropriation
	Emergency Medical Services**	EMS Station 3 (City of Lancaster)	Approved CIP Project, unfunded	1,800,000	No funding source identified
	Emergency Medical Services**	EMS Station 6 (Town of Kershaw)	Approved CIP Project, unfunded	1,800,000	No funding source identified
	Emergency Medical Services**	EMS Combination Station	Approved CIP Project, unfunded	4,000,000	No funding source identified
	Fire Rescue	Riverchase Development Agreement Fire Station	New Capital Project Request	6,228,000	No funding source identified
	Fire Rescue	Fire Service County Training Center	New Capital Project Request	26,228,000	No funding source identified
	Indian Land Consolidated Fire Service District	Concrete - Fire Station 1	New Capital Project Request	320,000	No funding source identified
	Indian Land Consolidated Fire Service District	Station 3 Construction	Approved CIP Project, unfunded	10,725,000	No funding source identified
	Indian Land Consolidated Fire Service District	Station 3 Engine	Approved CIP Project, unfunded	1,300,000	No funding source identified
	Information Technology*	Public Safety Dispatch and Records Management	New Capital Project Request	8,003,933	No funding source identified
	Parks & Recreation	Walnut Creek Soccer Fields	Approved Projects, Scheduled for FY27 Start	2,108,739	CPST3 and General Fund Millage
	Parks & Recreation	Flat Creek Improvements (Playground and Walking Track)	New Capital Project Request	600,000	No funding source identified
	Parks & Recreation	13 Passenger Bus (x4)	New Capital Project Request	513,960	No funding source identified
	Parks & Recreation	45 Passenger Bus (x3)	New Capital Project Request	587,940	No funding source identified
	Planning Commission	EMS Microhub	New Capital Project Request	1,200,000	No funding source identified
	Planning Commission	Workforce/Affordable Housing Land Control Fund	New Capital Project Request	1,000,000	No funding source identified
	Public Safety Communications	Generator Replacement	New Capital Project Request	300,000	No funding source identified
	Public Safety Communications	Radio Console Replacement (x12)	New Capital Project Request	1,900,000	No funding source identified
	Public Safety Communications	Fire Dispatch CAD Integration	New Capital Project Request	750,000	No funding source identified
	Road Maintenance	Caterpillar 930 Wheel Loader (1)	New Capital Project Request	294,701	No funding source identified
	Sheriff*	Parking Lot Repair and modification (SHF Main)	New Capital Project Request	451,220	No funding source identified
	TOTAL			**77,231,493**	

*Quote for project was submitted after the request form submittal date.

**Amount requested is original project estimate. This amount will increase if approved for Funding in FY27.

FY27 CIP Update

This form is for updating EXISTING and Council approved projects which are listed in the ten-year Capital Improvement Plan (CIP). The CIP can be reviewed on the Capital Improvement Plan page on the Finance page of the County website.

Submit form by close of business Friday, December 12.
Use one form per project.

Department Name: Lancaster County Airport

Estimated Cost (Life of the project): $1,000,000.00

Department Number: 215

Project Name: 12K Stainless Steel Tanks

Project Status

	Completed	Completion Date:	
	In Progress	Percent Completed:	
●	Not Started	Reason Not Started:	Waiting on completion of Hangar project

Funding Source (s)

General Fund – Unassigned Fund Balance	CPST3
Capital Improvement Millage	General Fund millage
Bond or Borrowing Tool	No Funding Source Identified
Special Revenue Source (ARPA, CTC, other Grant, ect.)	Fees(Stormwater, Impact, Road Improvement Fire District, etc.

Brief Project Description

This project comprises the installation of two twelve-thousand gallon steel tanks for aviation fuel. These tanks will be installed after the completion of the Hangar project.

If applicable, upload any support documentation such as pictures of the project in progress, new and/or revised quotes, concept drawings,etc. If your department has a project scheduled to begin in FY27, please note in the Project Description test box and explain if the project is or is not ready to begin. If not ready to begin, note the year you wish the project to be pushed out to within the ten-year Capital Improvement Plan remaining period, which is FY2028 to FY2031 and explain why.

eSigned via GovOS.com
Mark Gonzales
Key: 2e6f386e-d410-447c-b656-dde2f3872dcb

12-11-2025

Inter-Departmental Request FY27: Capital Asset

This form is for requesting NEW capital assets that are greater than or equal to $100,000 in value as part of the ten-year Capital Improvement Plan.

Submit via Seamless software application by Friday, December 12.
Use one form per request.

Department Name:	Animal Shelter	Is this item mandated?	Non-Mandated
Department Number:	318		
Item:	Add on space for Animal Control Officers	Is this part of a Grant?	No
Strategic Alignment:	High Performance, Infrastructure, Public safety, Quality Development, Resource Optimization		

One-Time Costs (This could be more than one category depending on request)	AMOUNT
Equipment-includes vehicles, heavy equipment, technology, etc.	
Land-includes acquisition and sitework	
Building or Construction-includes costs to build or renovate a structure	$100,000.00
Professional Services (Planning, design, etc)	
Furniture, Fixtures, or Equipment	
Other- any other capital or project category that is not listed (permits, utility relocations, etc.)	
Contingency at 20% of the total one time cost	$20,000.00
SUBTOTAL	$120,000.00

Recurring Costs: Any operating costs that may be incurred long-term as a result of project completion (i.e., maintenance, utility increases, equipment replacement, additional personnel, etc.).

DESCRIPTION OF ITEMS	AMOUNT
Utilities	
Vehicle Maintenance	
Gasoline	
Equipment Replacement	
Maintenance Service Agreements (warranties, annual maintenance on equipment, etc.)	
SUBTOTAL	$0.00
Total Project/Capital Cost	$120,000.00

Project Description
Please include scope and timeframe estimate.

We have run out of space here at the Animal Shelter. We need office space for the Animal Control officers. It would work out well if we had enough space to have for the reclaims as well to insure all ordinances is up to date upon reclaiming animals.

Quote pending
Animal Shelter Act Ln Special Projects (NEED ACCOUNT LINE)

eSigned via GovOS.com
Alan Williams
Key: 5f1554f2-99f9-468f-a5ce-c53bc5557900

12-12-2025

eSigned via GovOS.com
Jamie Privuznak
Key: dc215d81-458b-4fcf-9a50-28698450b808

12-12-2025

As of December 2025, no project update for the Development Services Building was submitted

FY27 CIP Update

This form is for updating EXISTING and Council approved projects which are listed in the ten-year Capital Improvement Plan (CIP). The CIP can be reviewed on the Capital Improvement Plan page on the Finance page of the County website.

Submit form by close of business Friday, December 12.
Use one form per project.

Department Name: Economic Development

Estimated Cost (Life of the project): $0.00

Department Number: 007

Project Name: Heath Springs Lot Improvement

Project Status

	Completed	Completion Date:	December 31, 2027
●	In Progress	Percent Completed:	5% (Due Diligence
	Not Started	Reason Not Started:	

Funding Source (s)

✔	General Fund – Unassigned Fund Balance	CPST3
	Capital Improvement Millage	General Fund millage
	Bond or Borrowing Tool	No Funding Source Identified
✔	Special Revenue Source (ARPA, CTC, other Grant, ect.)	Fees(Stormwater, Impact, Road Improvement Fire District, etc.

Brief Project Description

This Project should bring another employer into the County offering good and higher-paying jobs, as well as to add a new revenue source for the County. The Economic Development Advisory Board supported the selection of Heath Springs Business Park as the next area to improve. With only one company now in the Heath Springs Business Park, and with a significant need in that area for another employers (ADM closed down in nearby Kershaw), this was the logical development choice. The project will focus on clearing brush and scrub trees and grading the Lot identified next to the Soccer Field (with appropriate buffers). We will also install an appropriate ingress and culvert. Mead & Hunt has completed much due diligence work so far, 50% of which (around $50K) is to be funded by the SCDOC. Other funds include $165K from Comporium. We would like to start site work as soon as possible, targeting July given funding needs.

We will continue to seek external grants to support this project and possibly reduce the County's portion.

If applicable, upload any support documentation such as pictures of the project in progress, new and/or revised quotes, concept drawings,etc.
If your department has a project scheduled to begin in FY27, please note in the Project Description test box and explain if the project is or is not ready to begin. If not ready to begin, note the year you wish the project to be pushed out to within the ten-year Capital Improvement Plan remaining period, which is FY2028 to FY2031 and explain why.

eSigned via GovOS.com
Brian James Fulk
Key: 2e6f386e-d410-447c-b656-dde2f3872dcb

03-27-2026

FY27 CIP Update

This form is for updating EXISTING and Council approved projects which are listed in the ten-year Capital Improvement Plan (CIP). The CIP can be reviewed on the Capital Improvement Plan page on the Finance page of the County website.

Submit form by close of business Friday, December 12.
Use one form per project.

Department Name: EMS	Estimated Cost (Life of the project):$1,800,000.00
Department Number: 153	Project Name: EMS Station 3

Project Status

	Completed	Completion Date:	June 30, 2027
	In Progress	Percent Completed:	
●	Not Started	Reason Not Started:	No funding approved

Funding Source (s)

	General Fund – Unassigned Fund Balance	CPST3
	Capital Improvement Millage	General Fund millage
✔	Bond or Borrowing Tool	No Funding Source Identified
	Special Revenue Source (ARPA, CTC, other Grant, ect.)	Fees(Stormwater, Impact, Road Improvement Fire District, etc.

Brief Project Description

Replacement for station which needs to be relocated to better serve the population it currently serves. No funding has been approved, and no property has been identified. Budget will need to be adjusted up to cover increases in cost since quotes were provided.

If applicable, upload any support documentation such as pictures of the project in progress, new and/or revised quotes, concept drawings,etc. If your department has a project scheduled to begin in FY27, please note in the Project Description test box and explain if the project is or is not ready to begin. If not ready to begin, note the year you wish the project to be pushed out to within the ten-year Capital Improvement Plan remaining period, which is FY2028 to FY2031 and explain why.

eSigned via GovOS.com
Clayton L Catoe
Key: 2e6f386e-d410-447c-b656-dde2f3872dcb

11-22-2025

eSigned via GovOS.com
Jamie Privuznak
Key: d528734d-329a-46b7-bcbb-2e5e7492f671

12-05-2025

FY27 CIP Update

This form is for updating EXISTING and Council approved projects which are listed in the ten-year Capital Improvement Plan (CIP).
The CIP can be reviewed on the Capital Improvement Plan page on the Finance page of the County website.

Submit form by close of business Friday, December 12.
Use one form per project.

Department Name: EMS	Estimated Cost (Life of the project): $1,800,000.00
Department Number: 153	Project Name: EMS Station 6

Project Status

Completed	Completion Date:	June 30, 2027
In Progress	Percent Completed:	
● Not Started	Reason Not Started:	No funding approved.

Funding Source (s)

- General Fund – Unassigned Fund Balance
- Capital Improvement Millage
- ✔ Bond or Borrowing Tool
- Special Revenue Source (ARPA, CTC, other Grant, ect.)
- CPST3
- General Fund millage
- No Funding Source Identified
- Fees(Stormwater, Impact, Road Improvement Fire District, etc.

Brief Project Description

Replacement for station which needs to be relocated to better serve the population it currently serves. No funding has been approved, and no property has been identified. Budget will need to be adjusted up to cover increases in cost since quotes were provided.

If applicable, upload any support documentation such as pictures of the project in progress, new and/or revised quotes, concept drawings,etc. If your department has a project scheduled to begin in FY27, please note in the Project Description test box and explain if the project is or is not ready to begin. If not ready to begin, note the year you wish the project to be pushed out to within the ten-year Capital Improvement Plan remaining period, which is FY2028 to FY2031 and explain why.

eSigned via GovOS.com
Clayton L Catoe
Key: 2e6f386e-d410-447c-b656-dde2f3872dcb

11-22-2025

eSigned via GovOS.com
Jamie Privuznak
Key: d528734d-329a-46b7-bcbb-2e5e7492f671

12-05-2025

FY27 CIP Update

This form is for updating EXISTING and Council approved projects which are listed in the ten-year Capital Improvement Plan (CIP). The CIP can be reviewed on the Capital Improvement Plan page on the Finance page of the County website.

Submit form by close of business Friday, December 12.
Use one form per project.

Department Name: EMS

Estimated Cost (Life of the project): $4,000,000.00

Department Number: 153

Project Name: EMS Combo Station

Project Status

Completed	Completion Date:	June 30, 2026
In Progress	Percent Completed:	
● Not Started	Reason Not Started:	No funding approved

Funding Source (s)

- General Fund – Unassigned Fund Balance
- Capital Improvement Millage
- ✔ Bond or Borrowing Tool
- Special Revenue Source (ARPA, CTC, other Grant, ect.)
- CPST3
- General Fund millage
- No Funding Source Identified
- Fees(Stormwater, Impact, Road Improvement Fire District, etc.

Brief Project Description

Combination station for EMS in the city which would allow for the closure of the current EMS 1 and EMS 2 stations. This would free up land and provide some possible revenue with the selling of EMS 2. However, no land has been identified, and no funding source has been approved. This concept was planning to get ahead of the many housing developments coming in and around the city of Lancaster and to move staff out of a station built in the early 1900's. The idea was also floated by me for a true emergency response station and include a fire station to provide for the future of needed full time fire response. The funding will need to be increased based on current cost trends and the possible size of the station.

If applicable, upload any support documentation such as pictures of the project in progress, new and/or revised quotes, concept drawings,etc. If your department has a project scheduled to begin in FY27, please note in the Project Description test box and explain if the project is or is not ready to begin. If not ready to begin, note the year you wish the project to be pushed out to within the ten-year Capital Improvement Plan remaining period, which is FY2028 to FY2031 and explain why.

eSigned via GovOS.com
Clayton L Catoe
Key: 2e6f386e-d410-447c-b656-dde2f3872dcb

11-22-2025

eSigned via GovOS.com
Jamie Privuznak
Key: d528734d-329a-46b7-bcbb-2e5e7492f671

12-05-2025

Inter-Departmental Request FY27: Capital Asset

This form is for requesting NEW capital assets that are greater than or equal to $100,000 in value as part of the ten-year Capital Improvement Plan.

Submit via Seamless software application by Friday, December 12.
Use one form per request.

Department Name: Fire Rescue	Is this item mandated? Mandated
Department Number: 144	
Item: Riverchase Developement Agreement Fire Station	Is this part of a Grant? No

Strategic Alignment: ✔ High Performance Infrastructure ✔ Public safety Quality Development Resource Optimization

One-Time Costs (This could be more than one category depending on request)	AMOUNT
Equipment-includes vehicles, heavy equipment, technology, etc.	
Land-includes acquisition and sitework	
Building or Construction-includes costs to build or renovate a structure	$5,000,000.00
Professional Services (Planning, design, etc)	
Furniture, Fixtures, or Equipment	$200,000.00
Other- any other capital or project category that is not listed (permits, utility relocations, etc.)	
Contingency at 20% of the total one time cost	$1,000,000.00
SUBTOTAL	$6,200,000.00

Recurring Costs: Any operating costs that may be incurred long-term as a result of project completion (i.e., maintenance, utility increases, equipment replacement, additional personnel, etc.).

DESCRIPTION OF ITEMS	AMOUNT
Utilities	$18,000.00
Vehicle Maintenance	
Gasoline	
Equipment Replacement	
Maintenance Service Agreements (warranties, annual maintenance on equipment, etc.)	$10,000.00
SUBTOTAL	$28,000.00
Total Project/Capital Cost	$6,228,000.00

Project Description

Please include scope and timeframe estimate.

The development agreement Riverchase Developers signed with the county has included within its requirements the developers keep in escrow a certain amount per lot as it is built/CO'd until a certain number of building permits is reached. Once the county accepts those funds at the completion of the Developer's side of the agreement, a timeline may start requiring completion of a fire station on land also provided by the developers. The escrowed funds will not be sufficient to build a necessary fire station. Further cost study needs to be done to ascertain more accurate costs estimates and needs for a station to be staffed and/or occupied.

Need account lines for Utilities General ($18K) and Maintenance Service Agreements in 144 ($10K) (Ask Mo)
Special Projects Act Ln # 10-7-144-690-00 at $6,200,000
Development Agreement on file with Finance and Building - FS on page 8

eSigned via GovOS.com
Darren C. Player
Key: 5f1554f2-99f9-468f-a5ce-c53bc5557900

12-12-2025

eSigned via GovOS.com
Jamie Privuznak
Key: dc215d81-458b-4fcf-9a50-28698450b808

12-18-2025

Inter-Departmental Request FY27: Capital Asset

This form is for requesting NEW capital assets that are greater than or equal to $100,000 in value as part of the ten-year Capital Improvement Plan.

Submit via Seamless software application by Friday, December 12.
Use one form per request.

Department Name: Fire Rescue	Is this item mandated? Non-Mandated
Department Number: 144	
Item: Fire Service County Training Center	Is this part of a Grant? No

Strategic Alignment: ✔ High Performance Infrastructure ✔ Public safety Quality Development ✔ Resource Optimization

One-Time Costs (This could be more than one category depending on request)	AMOUNT
Equipment-includes vehicles, heavy equipment, technology, etc.	$5,000,000.00
Land-includes acquisition and sitework	$1,000,000.00
Building or Construction-includes costs to build or renovate a structure	$15,000,000.00
Professional Services (Planning, design, etc)	$1,500,000.00
Furniture, Fixtures, or Equipment	$500,000.00
Other- any other capital or project category that is not listed (permits, utility relocations, etc.)	$200,000.00
Contingency at 20% of the total one time cost	$3,000,000.00
SUBTOTAL	$26,200,000.00

Recurring Costs: Any operating costs that may be incurred long-term as a result of project completion (i.e., maintenance, utility increases, equipment replacement, additional personnel, etc.).

DESCRIPTION OF ITEMS	AMOUNT
Utilities	$18,000.00
Vehicle Maintenance	
Gasoline	
Equipment Replacement	
Maintenance Service Agreements (warranties, annual maintenance on equipment, etc.)	$10,000.00
SUBTOTAL	$28,000.00
Total Project/Capital Cost	$26,228,000.00

Project Description

Please include scope and timeframe estimate.

The construction of a Live Fire Training facility will assist in training of volunteers and career personnel by having such a facility in close proximity to the training. This will alleviate the current requirement of traveling to Columbia to the SC Fire Academy . The model priced is from Fire Facilities Inc. This facility would be constructed on land already owned by Lancaster County in the general area of the existing Sheriff's Office. This facility is configured in such a way to be amenable to Law Enforcement tactical training as well. The presence of a fire training facility burn building in county also allows Insurance Service Organization (ISO) points credit this county cannot currently accrue.

Spec Projects Act Ln 10-7-144-690-00 at $26.2M
Need Utilities and Maintenance Service Agreement account lines in 144 (Ask Mo)

eSigned via GovOS.com
Darren C. Player
Key: 5f1554f2-99f9-468f-a5ce-c53bc5557900

12-12-2025

eSigned via GovOS.com
Jamie Privuznak
Key: dc215d81-458b-4fcf-9a50-28698450b808

12-18-2025

Inter-Departmental Request FY27: Capital Asset

This form is for requesting NEW capital assets that are greater than or equal to $100,000 in value as part of the ten-year Capital Improvement Plan.

Submit via Seamless software application by Friday, December 12.
Use one form per request.

Department Name: Indian Land Fire District	Is this item mandated? Non-Mandated
Department Number: 940	
Item: Concrete for station 1	Is this part of a Grant? No
Strategic Alignment: High Performance ✔ Infrastructure ✔ Public safety Quality Development Resource Optimization	

One-Time Costs (This could be more than one category depending on request)	AMOUNT
Equipment-includes vehicles, heavy equipment, technology, etc.	
Land-includes acquisition and sitework	$320,000.00
Building or Construction-includes costs to build or renovate a structure	
Professional Services (Planning, design, etc)	
Furniture, Fixtures, or Equipment	
Other- any other capital or project category that is not listed (permits, utility relocations, etc.)	
Contingency at 20% of the total one time cost	$0.00
SUBTOTAL	$320,000.00

Recurring Costs: Any operating costs that may be incurred long-term as a result of project completion (i.e., maintenance, utility increases, equipment replacement, additional personnel, etc.).

DESCRIPTION OF ITEMS	AMOUNT
Utilities	
Vehicle Maintenance	
Gasoline	
Equipment Replacement	
Maintenance Service Agreements (warranties, annual maintenance on equipment, etc.)	
SUBTOTAL	$0.00
Total Project/Capital Cost	$320,000.00

Project Description

Please include scope and timeframe estimate.

The existing lightweight asphalt surfaces are not designed to withstand the substantial weight and repeated movement of fire apparatus. Over time, this has led to premature cracking, sinking, and structural deterioration, which increases maintenance costs and poses safety concerns for apparatus operations. Replacing all lightweight asphalt with reinforced concrete will provide a durable, long-term solution capable of supporting heavy emergency vehicles, reducing future repair needs, and ensuring safe, reliable access for crews and equipment. This investment protects district assets, improves operational efficiency, and supports the long-term functionality of the station.

Quote provided - Land Improvement - Fund 52 Special Projects - 52-7-940-690-00 JP

eSigned via GovOS.com
Greg Nicholson
Key: 5f1554f2-99f9-468f-a5ce-c53bc5557900

12-11-2025

eSigned via GovOS.com
Jamie Privuznak
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12-17-2025

FY27 CIP Update

This form is for updating EXISTING and Council approved projects which are listed in the ten-year Capital Improvement Plan (CIP). The CIP can be reviewed on the Capital Improvement Plan page on the Finance page of the County website.

Submit form by close of business Friday, December 12.
Use one form per project.

Department Name: Indian Land Fire District — Estimated Cost (Life of the project): $10,725,000.00

Department Number: 940 — Project Name: Fire Station 3

Project Status

	Completed	Completion Date:	
	In Progress	Percent Completed:	
●	Not Started	Reason Not Started:	Not Funded

Funding Source (s)

	General Fund – Unassigned Fund Balance		CPST3
	Capital Improvement Millage		General Fund millage
	Bond or Borrowing Tool	✔	No Funding Source Identified
	Special Revenue Source (ARPA, CTC, other Grant, ect.)		Fees(Stormwater, Impact, Road Improvement Fire District, etc.

Brief Project Description

The northern part of the district has experienced significant growth in population, development, and call volume, creating an urgent need for a new fire station to maintain effective emergency coverage. As residential and commercial expansion continues, current response times in the area are increasingly challenged due to the distance from existing stations and the rising demand for fire, EMS, and all-hazard services. A new station in this area will strategically improve response times, enhance firefighter safety, and ensure that critical life-saving resources are positioned closer to the residents and businesses they serve. Establishing this station will also strengthen district-wide coverage, reduce strain on existing units, and support future community growth. This project has been on the Capital Improvement Plan for several years, and construction costs continue to rise, making timely approval and funding even more critical. The planned station is approximately 15,000 square feet and will be capable of housing two companies, staffed with a total of eight firefighters per day. Investing in this northern station is essential to maintaining reliable, timely, and high-quality emergency services for the district now and into the future.

If applicable, upload any support documentation such as pictures of the project in progress, new and/or revised quotes, concept drawings,etc. If your department has a project scheduled to begin in FY27, please note in the Project Description test box and explain if the project is or is not ready to begin. If not ready to begin, note the year you wish the project to be pushed out to within the ten-year Capital Improvement Plan remaining period, which is FY2028 to FY2031 and explain why.

eSigned via GovOS.com
Greg Nicholson
Key: 2e6f386e-d410-447c-b656-dde2f3872dcb

12-11-2025

eSigned via GovOS.com
Jamie Privuznak
Key: d528734d-329a-46b7-bcbb-2e5e7492f671

12-22-2025

FY27 CIP Update

This form is for updating EXISTING and Council approved projects which are listed in the ten-year Capital Improvement Plan (CIP). The CIP can be reviewed on the Capital Improvement Plan page on the Finance page of the County website.

Submit form by close of business Friday, December 12.
Use one form per project.

Department Name: Indian Land Fire District
Estimated Cost (Life of the project): $1,300,000.00

Department Number: 940
Project Name: Fire Engine 3

Project Status

	Completed	Completion Date:	
	In Progress	Percent Completed:	
●	Not Started	Reason Not Started:	Not funded

Funding Source (s)

	General Fund – Unassigned Fund Balance		CPST3
	Capital Improvement Millage		General Fund millage
	Bond or Borrowing Tool	✔	No Funding Source Identified
	Special Revenue Source (ARPA, CTC, other Grant, ect.)		Fees(Stormwater, Impact, Road Improvement Fire District, etc.

Brief Project Description

We are requesting an engine company for the proposed Station 3 located in the north end area. With construction of this engine is projected to take approximately 46–48 months, securing approval and funding for this engine company now is essential to ensure the station becomes fully operational shortly after completion. An engine company is the core response unit needed to provide fire suppression, medical first response, and all-hazard emergency services to this rapidly growing part of the district. Early authorization allows time for hiring, training, equipment procurement, and operational planning, preventing service gaps and ensuring that the community receives immediate and reliable protection the moment the new station opens. This proactive approach supports improved response times, enhanced coverage, and greater overall safety for residents in the expanding north

If applicable, upload any support documentation such as pictures of the project in progress, new and/or revised quotes, concept drawings,etc. If your department has a project scheduled to begin in FY27, please note in the Project Description test box and explain if the project is or is not ready to begin. If not ready to begin, note the year you wish the project to be pushed out to within the ten-year Capital Improvement Plan remaining period, which is FY2028 to FY2031 and explain why.

eSigned via GovOS.com
Greg Nicholson
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12-11-2025

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Jamie Priruznak
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12-22-2025

Inter-Departmental Request FY27: Capital Asset

This form is for requesting NEW capital assets that are greater than or equal to $100,000 in value as part of the ten-year Capital Improvement Plan.

Submit via Seamless software application by Friday, December 12.
Use one form per request.

Department Name:	Information Technology	Is this item mandated?	Non-Mandated
Department Number:	026		
Item:	Public Safety Dispatch and Records Management	Is this part of a Grant?	No

Strategic Alignment: ✔ High Performance ✔ Infrastructure ✔ Public safety Quality Development ✔ Resource Optimization

One-Time Costs (This could be more than one category depending on request)	AMOUNT
Equipment-includes vehicles, heavy equipment, technology, etc.	$0.00
Land-includes acquisition and sitework	$0.00
Building or Construction-includes costs to build or renovate a structure	$0.00
Professional Services (Planning, design, etc)	$0.00
Furniture, Fixtures, or Equipment	$0.00
Other- any other capital or project category that is not listed (permits, utility relocations, etc.)	$0.00
Contingency at 20% of the total one time cost	$0.00
SUBTOTAL	$0.00

Recurring Costs: Any operating costs that may be incurred long-term as a result of project completion (i.e., maintenance, utility increases, equipment replacement, additional personnel, etc.).

DESCRIPTION OF ITEMS	AMOUNT
Utilities	$0.00
Vehicle Maintenance	$0.00
Gasoline	$0.00
Equipment Replacement	$0.00
Maintenance Service Agreements (warranties, annual maintenance on equipment, etc.)	$0.00
SUBTOTAL	$0.00
Total Project/Capital Cost	$0.00

Project Description
Please include scope and timeframe estimate.

Replaces the County's existing on-premise public safety dispatch, records, and jail management systems with a secure, cloud-based, fully integrated platform for 911 call handling, emergency dispatch, records and case management, jail operations, reporting, and long-term data access. This replacement modernizes critical public safety infrastructure, improves reliability and data security, reduces downtime, and shifts ongoing maintenance, upgrades, and infrastructure management away from local IT resources.

Tag Tim and Quote Pending
Where in the budget? IT? SHF? Public Communications? (AL # XXXXX)

eSigned via GovOS.com
Tim Nunnery
Key: 5f1554f2-99f9-468f-a5ce-c53bc5557900

12-12-2025

eSigned via GovOS.com
Jamie Privuznak
Key: dc215d81-458b-4fcf-9a50-28698450b808

12-12-2025

Inter-Departmental Request FY27: Capital Asset

This form is for requesting NEW capital assets that are greater than or equal to $100,000 in value as part of the ten-year Capital Improvement Plan.

Submit via Seamless software application by Friday, December 12.
Use one form per request.

Department Name: Parks & Recreation	Is this item mandated? Non-Mandated
Department Number: 801	
Item: Turfing Walnut Creek soccer fields	Is this part of a Grant? No
Strategic Alignment: High Performance ✔ Infrastructure Public safety Quality Development Resource Optimization	

One-Time Costs (This could be more than one category depending on request)	AMOUNT
Equipment-includes vehicles, heavy equipment, technology, etc.	
Land-includes acquisition and sitework	
Building or Construction-includes costs to build or renovate a structure	$1,757,282.00
Professional Services (Planning, design, etc)	
Furniture, Fixtures, or Equipment	
Other- any other capital or project category that is not listed (permits, utility relocations, etc.)	
Contingency at 20% of the total one time cost	$351,456.40
SUBTOTAL	$2,108,738.40

Recurring Costs: Any operating costs that may be incurred long-term as a result of project completion (i.e., maintenance, utility increases, equipment replacement, additional personnel, etc.).

DESCRIPTION OF ITEMS	AMOUNT
Utilities	
Vehicle Maintenance	
Gasoline	
Equipment Replacement	
Maintenance Service Agreements (warranties, annual maintenance on equipment, etc.)	
SUBTOTAL	$0.00
Total Project/Capital Cost	$2,108,738.40

Project Description

Please include scope and timeframe estimate.

Replacing the grass soccer fields at Walnut Creek with artificial turf. This will give us more flexibility for our programs, avoid the complicated process of trying to rest the fields and give the neighborhood a place to use throughout the year without worrying about impacts of wear and tear. This is for the one large field and two smaller ones adjacent to it.

$1M in CPST3 dollars for Project; Act Ln # (NEED AN ACCOUNT LN CREATED)
CPST3 Ord No. 2020-1673
Diff is unfunded request in General Fund and Special Projects act line (10-7-801-690-00) at $1,108,739 - JP

eSigned via GovOS.com
Christopher Clouden
Key: 5f1554f2-99f9-468f-a5ce-c53bc5557900

12-11-2025

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Jamie Privuznak
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12-12-2025

Inter-Departmental Request FY27: Capital Asset

This form is for requesting NEW capital assets that are greater than or equal to $100,000 in value as part of the ten-year Capital Improvement Plan.

Submit via Seamless software application by Friday, December 12.
Use one form per request.

Department Name: Parks & Recreation	Is this item mandated? Non-Mandated
Department Number: 801	
Item: Flat Creek Improvements	Is this part of a Grant? No
Strategic Alignment: High Performance ✔ Infrastructure Public safety Quality Development Resource Optimization	

One-Time Costs (This could be more than one category depending on request)	AMOUNT
Equipment-includes vehicles, heavy equipment, technology, etc.	
Land-includes acquisition and sitework	
Building or Construction-includes costs to build or renovate a structure	$500,000.00
Professional Services (Planning, design, etc)	
Furniture, Fixtures, or Equipment	
Other- any other capital or project category that is not listed (permits, utility relocations, etc.)	
Contingency at 20% of the total one time cost	$100,000.00
SUBTOTAL	$600,000.00

Recurring Costs: Any operating costs that may be incurred long-term as a result of project completion (i.e., maintenance, utility increases, equipment replacement, additional personnel, etc.).

DESCRIPTION OF ITEMS	AMOUNT
Utilities	
Vehicle Maintenance	
Gasoline	
Equipment Replacement	
Maintenance Service Agreements (warranties, annual maintenance on equipment, etc.)	
SUBTOTAL	$0.00
Total Project/Capital Cost	$600,000.00

Project Description

Please include scope and timeframe estimate.

We would like to renovate the walking track and renovate the playground to offer a better experience for the community.

TurfField quote at $185K is on file w/ Budget - Cannot upload
PRK Special Projects Act Ln 10-7-801-690-00 JP

eSigned via GovOS.com
Christopher Clouden
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12-12-2025

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Jamie Privuznak
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12-12-2025

Inter-Departmental Request FY27: Capital Asset

This form is for requesting NEW capital assets that are greater than or equal to $100,000 in value as part of the ten-year Capital Improvement Plan.

Submit via Seamless software application by Friday, December 12.
Use one form per request.

Department Name: Parks and Recreation	Is this item mandated? Non-Mandated
Department Number: 801	
Item: Mini Buses (x4)	Is this part of a Grant? No

Strategic Alignment: High Performance ✔ Infrastructure Public safety Quality Development Resource Optimization

One-Time Costs (This could be more than one category depending on request)	AMOUNT
Equipment-includes vehicles, heavy equipment, technology, etc.	$498,000.00
Land-includes acquisition and sitework	
Building or Construction-includes costs to build or renovate a structure	
Professional Services (Planning, design, etc)	
Furniture, Fixtures, or Equipment	$960.00
Other- any other capital or project category that is not listed (permits, utility relocations, etc.)	
Contingency at 20% of the total one time cost	$0.00
SUBTOTAL	$498,960.00

Recurring Costs: Any operating costs that may be incurred long-term as a result of project completion (i.e., maintenance, utility increases, equipment replacement, additional personnel, etc.).

DESCRIPTION OF ITEMS	AMOUNT
Utilities	
Vehicle Maintenance	$10,000.00
Gasoline	$5,000.00
Equipment Replacement	
Maintenance Service Agreements (warranties, annual maintenance on equipment, etc.)	
SUBTOTAL	$15,000.00
Total Project/Capital Cost	$513,960.00

Project Description
Please include scope and timeframe estimate.

This is to purchase 4 new 13 passenger buses
Approx. $124,500*4 for bus unit - and Act Ln 10-7-801-560-00
Vehicle Mtn at $10K and Act Ln 10-7-801-590-00 for 4 bus units
Gas @ $5K and Act Ln 10-7-801-590-05 for 4 bus units
Geo Tabs @ $960 Act Ln 10-7-026-605-88

Quote provided.

eSigned via GovOS.com
Josiah Parke
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01-23-2026

eSigned via GovOS.com
Jamie Privuznak
Key: dc215d81-458b-4fcf-9a50-28698450b808

02-16-2026

Inter-Departmental Request FY27: Capital Asset

This form is for requesting NEW capital assets that are greater than or equal to $100,000 in value as part of the ten-year Capital Improvement Plan.

Submit via Seamless software application by Friday, December 12.
Use one form per request.

Department Name:	Parks and Recreation	Is this item mandated?	Non-Mandated
Department Number:	801		
Item:	45 Passenger Bus	Is this part of a Grant?	No
Strategic Alignment:	High Performance ✔ Infrastructure Public safety Quality Development Resource Optimization		

One-Time Costs (This could be more than one category depending on request)	AMOUNT
Equipment-includes vehicles, heavy equipment, technology, etc.	$568,950.00
Land-includes acquisition and sitework	
Building or Construction-includes costs to build or renovate a structure	
Professional Services (Planning, design, etc)	
Furniture, Fixtures, or Equipment	$240.00
Other- any other capital or project category that is not listed (permits, utility relocations, etc.)	
Contingency at 20% of the total one time cost	$0.00
SUBTOTAL	$569,190.00

Recurring Costs: Any operating costs that may be incurred long-term as a result of project completion (i.e., maintenance, utility increases, equipment replacement, additional personnel, etc.).

DESCRIPTION OF ITEMS	AMOUNT
Utilities	
Vehicle Maintenance	$15,000.00
Gasoline	$3,750.00
Equipment Replacement	
Maintenance Service Agreements (warranties, annual maintenance on equipment, etc.)	
SUBTOTAL	$18,750.00
Total Project/Capital Cost	$587,940.00

Project Description

Please include scope and timeframe estimate.

Equipment Capitalized 10-7-801-560-00 $568,950
Maintenance 10-7-801-590-00 $15,000
Gasoline 10-7-801-590-05 $3,750
Geo Tab 10-7-026-605-88 $240

Resubmitted to correct geotab $ amount

eSigned via GovOS.com
Josiah Parke
Key: 5f1554f2-99f9-468f-a5ce-c53bc5557900

02-17-2026

eSigned via GovOS.com
Jamie Privuznak
Key: dc215d81-458b-4fcf-9a50-28698450b808

02-17-2026

FY2027 Capital Project Request Form (Planning Commission to Planning Staff)

Lancaster County

Submitted On:
Feb 27, 2026, 01:32PM EST

Full Name of Person Submitting Form	**First Name:** Jennifer **Last Name:** Bryan

REVISION: FY2027 Planning Commission Capital Improvement Plan Request: Project A – EMS Microhub
Original submitted 1/29/2026
Original Submitter: Yokima Cureton
Revision Discussion: Planning Commission

Original Submission Location: Panhandle
Revision: In light of current development of Van Wyck EMS location, alternative locations are suggested. Due to rapid growth in Panhandle and Greater Lancaster additional hubs will be needed. Consideration should be given to expansion of existing facilities such as Hwy 521 Training Center, or upfit of existing buildings.
• Second Panhandle Location
• Hwy 521 Near Roselyn

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
• Alternative: upfit or expansion of existing facilities/properties

√ 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

10-YEAR PRIORITY INVESTMENT SCHEDULE
(2026–2035) Year EMS Micro-Hub Strategic Outcome

2026 Land acquisition + modular hub Immediate life-safety improvement

2027 Operational optimization Service stabilization
2028 Facility expansion (if needed) Growth accommodated without crisis
2029 Capacity refinement Long-term life-safety improvement

Project Type: Select the type of project being recommended. More than one category can apply.	Land: includes acquisition and sitework Building or Construction: New facility or renovations

FY2027 Capital Project Request Form (Planning Commission to Planning Staff)

Lancaster County

Submitted On:
Feb 27, 2026, 01:34PM EST

Full Name of Person Submitting Form	**First Name:** Jennifer **Last Name:** Bryan

REVISION: FY2027 Planning Commission Capital Improvement Plan Request: Project B – Workforce/Affordable Housing Land Control Fund
Original submitted 1/29/2026

Original Submitter: Yokima Cureton
Revision Discussion: Planning Commission

Revision: In light of current development of Housing Committee per recommendation of the Comprehensive Plan, this proposal should be linked to the new Committee. Consideration should be given to what role the Committee will play in the administration and disposition of this 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

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

10-YEAR PRIORITY INVESTMENT SCHEDULE
(2026–2035) Year Housing Land Fund Strategic Outcome
2026 Establish fund + initial parcels Land control
2027 Hold land, issue RFP framework Leverage prep
2028 Developer selection Growth accommodated without crisis
2029 Vertical housing development Workforce stabilization

Project Type: Select the type of project being recommended. More than one category can apply.	Land: includes acquisition and sitework

Inter-Departmental Request FY27: Capital Asset

This form is for requesting NEW capital assets that are greater than or equal to $100,000 in value as part of the ten-year Capital Improvement Plan.

Submit via Seamless software application by Friday, December 12.
Use one form per request.

Department Name:	Public Safety Communications	Is this item mandated?	Non-Mandated
Department Number:	130		
Item:	Generator Replacement	Is this part of a Grant?	No

Strategic Alignment: High Performance · Infrastructure · ✔ Public safety · Quality Development · Resource Optimization

One-Time Costs (This could be more than one category depending on request)	AMOUNT
Equipment-includes vehicles, heavy equipment, technology, etc.	$300,000.00
Land-includes acquisition and sitework	
Building or Construction-includes costs to build or renovate a structure	
Professional Services (Planning, design, etc)	
Furniture, Fixtures, or Equipment	
Other- any other capital or project category that is not listed (permits, utility relocations, etc.)	
Contingency at 20% of the total one time cost	$0.00
SUBTOTAL	$300,000.00

Recurring Costs: Any operating costs that may be incurred long-term as a result of project completion (i.e., maintenance, utility increases, equipment replacement, additional personnel, etc.).

DESCRIPTION OF ITEMS	AMOUNT
Utilities	
Vehicle Maintenance	
Gasoline	
Equipment Replacement	
Maintenance Service Agreements (warranties, annual maintenance on equipment, etc.)	
SUBTOTAL	$0.00
Total Project/Capital Cost	$300,000.00

Project Description

Please include scope and timeframe estimate.

Replacing two Generators at LCPSC 911. Replacement cost is $150,000 per. Total cost will be $300.000.00 Recurring costs are the same as the generators we already have.

10-7-130-560-00

eSigned via GovOS.com
Robert Purser
Key: 5f1554f2-99f9-468f-a5ce-c53bc5557900

04-02-2026

eSigned via GovOS.com
Josiah Parke
Key: dc215d81-458b-4fcf-9a50-28698450b808

04-02-2026

Inter-Departmental Request FY27: Capital Asset

This form is for requesting NEW capital assets that are greater than or equal to $100,000 in value as part of the ten-year Capital Improvement Plan.

Submit via Seamless software application by Friday, December 12.
Use one form per request.

Department Name: Public Safety Communications	Is this item mandated? Non-Mandated
Department Number: 130	
Item: 12 Position Radio Console Replacement	Is this part of a Grant? No
Strategic Alignment: High Performance, Infrastructure, ✔ Public safety, Quality Development, Resource Optimization	

One-Time Costs (This could be more than one category depending on request)	AMOUNT
Equipment-includes vehicles, heavy equipment, technology, etc.	$1,900,000.00
Land-includes acquisition and sitework	
Building or Construction-includes costs to build or renovate a structure	
Professional Services (Planning, design, etc)	
Furniture, Fixtures, or Equipment	
Other- any other capital or project category that is not listed (permits, utility relocations, etc.)	
Contingency at 20% of the total one time cost	$0.00
SUBTOTAL	$1,900,000.00

Recurring Costs: Any operating costs that may be incurred long-term as a result of project completion (i.e., maintenance, utility increases, equipment replacement, additional personnel, etc.).

DESCRIPTION OF ITEMS	AMOUNT
Utilities	
Vehicle Maintenance	
Gasoline	
Equipment Replacement	
Maintenance Service Agreements (warranties, annual maintenance on equipment, etc.)	
SUBTOTAL	$0.00
Total Project/Capital Cost	$1,900,000.00

Project Description

Please include scope and timeframe estimate.

Replacing 12 position Radio Consoles at LCPSC 911. Equipment costs are $160K per position. 12 positions = $1.9M

10-7-130-560-00

eSigned via GovOS.com
Robert Purser
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04-02-2026

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04-02-2026

Inter-Departmental Request FY27: Capital Asset

This form is for requesting NEW capital assets that are greater than or equal to $100,000 in value as part of the ten-year Capital Improvement Plan.

Submit via Seamless software application by Friday, December 12.
Use one form per request.

Department Name:	Public Safety Communications	Is this item mandated?	Non-Mandated
Department Number:	130		
Item:	Fire Dispatch CAD Integration	Is this part of a Grant?	No

Strategic Alignment: ✔ High Performance Infrastructure ✔ Public safety Quality Development ✔ Resource Optimization

One-Time Costs (This could be more than one category depending on request)	AMOUNT
Equipment-includes vehicles, heavy equipment, technology, etc.	$750,000.00
Land-includes acquisition and sitework	
Building or Construction-includes costs to build or renovate a structure	
Professional Services (Planning, design, etc)	
Furniture, Fixtures, or Equipment	
Other- any other capital or project category that is not listed (permits, utility relocations, etc.)	
Contingency at 20% of the total one time cost	$0.00
SUBTOTAL	$750,000.00

Recurring Costs: Any operating costs that may be incurred long-term as a result of project completion (i.e., maintenance, utility increases, equipment replacement, additional personnel, etc.).

DESCRIPTION OF ITEMS	AMOUNT
Utilities	
Vehicle Maintenance	
Gasoline	
Equipment Replacement	
Maintenance Service Agreements (warranties, annual maintenance on equipment, etc.)	
SUBTOTAL	$0.00
Total Project/Capital Cost	$750,000.00

Project Description
Please include scope and timeframe estimate.

Upgrading to CAD Station Integration to support single unit dispatch for 24 hour stations. This is an automated dispatch solution that will dispatch fire units seamlessly when the address and call type are set.

10-7-130-560-00

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04-02-2026

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04-02-2026

Inter-Departmental Request FY27: Capital Asset

This form is for requesting NEW capital assets that are greater than or equal to $100,000 in value as part of the ten-year Capital Improvement Plan.

Submit via Seamless software application by Friday, December 12.
Use one form per request.

Department Name: Roads & Bridges	Is this item mandated? Non-Mandated
Department Number: 10-7-202	
Item: Caterpillar 930 Wheel Loader	Is this part of a Grant? No
Strategic Alignment: High Performance ✔ Infrastructure Public safety Quality Development Resource Optimization	

One-Time Costs (This could be more than one category depending on request)	AMOUNT
Equipment-includes vehicles, heavy equipment, technology, etc.	$284,700.89
Land-includes acquisition and sitework	
Building or Construction-includes costs to build or renovate a structure	
Professional Services (Planning, design, etc)	
Furniture, Fixtures, or Equipment	
Other- any other capital or project category that is not listed (permits, utility relocations, etc.)	
Contingency at 20% of the total one time cost	$0.00
SUBTOTAL	$284,700.89

Recurring Costs: Any operating costs that may be incurred long-term as a result of project completion (i.e., maintenance, utility increases, equipment replacement, additional personnel, etc.).

DESCRIPTION OF ITEMS	AMOUNT
Utilities	
Vehicle Maintenance	$10,000.00
Gasoline	
Equipment Replacement	
Maintenance Service Agreements (warranties, annual maintenance on equipment, etc.)	
SUBTOTAL	$10,000.00
Total Project/Capital Cost	$294,700.89

Project Description

Please include scope and timeframe estimate.

New rubber tire loader to replace old track loader

One time cost for unit in Fund 11 at $284,701 and Act Ln # 11-7-202-560-00 - Equipment Capitalized
Vehicle Mtn in Fund 10 in Road Mtn Budget at $10K and Act Ln # 10-7-202-590-00 - Maintenance Vehicles

eSigned via GovOS.com
Brandon Elliott
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12-10-2025

eSigned via GovOS.com
Jamie Privuznak
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12-11-2025

Inter-Departmental Request FY27: Capital Asset

This form is for requesting NEW capital assets that are greater than or equal to $100,000 in value as part of the ten-year Capital Improvement Plan.

Submit via Seamless software application by Friday, December 12.
Use one form per request.

Department Name: Sheriff's Office	Is this item mandated? Non-Mandated
Department Number: 110	
Item: Parking lot repair and modification	Is this part of a Grant? No
Strategic Alignment: ✔ High Performance ✔ Infrastructure Public safety Quality Development Resource Optimization	

One-Time Costs (This could be more than one category depending on request)	AMOUNT
Equipment-includes vehicles, heavy equipment, technology, etc.	
Land-includes acquisition and sitework	
Building or Construction-includes costs to build or renovate a structure	
Professional Services (Planning, design, etc)	
Furniture, Fixtures, or Equipment	
Other- any other capital or project category that is not listed (permits, utility relocations, etc.)	
Contingency at 20% of the total one time cost	$0.00
SUBTOTAL	$0.00

Recurring Costs: Any operating costs that may be incurred long-term as a result of project completion (i.e., maintenance, utility increases, equipment replacement, additional personnel, etc.).

DESCRIPTION OF ITEMS	AMOUNT
Utilities	
Vehicle Maintenance	
Gasoline	
Equipment Replacement	
Maintenance Service Agreements (warranties, annual maintenance on equipment, etc.)	
SUBTOTAL	$0.00
Total Project/Capital Cost	$0.00

Project Description

Please include scope and timeframe estimate.

The parking lot at the main Sheriff' s Office is in need of repair. We have numerous potholes, damaged sections, and cracking. Additionally, as the size of our agency has grown, the number of spaces available are no longer sufficient. We believe that it is possible to reconfigure several areas that will provide us with additional spaces. We have already enlisted the assistance of Public Works Director Jeff Catoe to appropriate price and spec the project.

Tyler to price out floors - Tag Tyler - Special Projects Act Ln in Dept 110 (JP)

eSigned via GovOS.com
Sheriff Faile
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12-09-2025

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12-11-2025