

Planning Commission Members

District 1: Vacant
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

Interim Planning Director
Shannon Catoe

**April 21, 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. March 17th, 2026 Planning Commission Meeting Minutes and Attachments
- b. April 2nd, 2026 Planning Commission Workshop Meeting Minutes and Attachments

- 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. Special Presentation: Capital Improvement Plan Project Ranking**

- 6. Public Hearing Items for Recommendations to Council**

- 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.
- b. **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.

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.

d. 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.

7. Non-Hearing Items

a. CAPITAL IMPROVEMENT PLAN:

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

b. 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.

c. 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.

8. Other

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: 4/21/2026

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. March 17th, 2026 Planning Commission Meeting Minutes and Attachments

- VACANT, 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
March 17, 2026, 6:00 p.m.

Chairman Richards called the meeting to order at 6:00 p.m.

1. Roll Call: Quorum is present (4 Commissioners)

Commissioners Present:

Lynette Hinson, District 3	Judianna Tinklenberg, Dist. 4
Michelle Richards, Dist. 5	Frances Liu, Dist. 7

Absent: Yokima Cureton; Sheila Hinson

Staff Present:

April Williams, Planning Director	Corey Barnes, Planner
Matthew Blaszyk, Planner	Kirsten Willis, Planner
Jennifer Bryan, Planning Technician	Mara Mata, Administrative Assistant
Ginny Merck-Dupont, County Attorney	Tracy Rabon, Procurement Manager
Steve Willis, Interim County Administrator	

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.....Michelle Richards

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

2. APPROVE AGENDA

Chairman Richards called for a motion to approve the Agenda.

Motion to Approve by J. Tinklenberg; 2nd by F. Liu.

Called Vote: 4:0. Motion approved unanimously.

3. APPROVE MINUTES

a. February 17th, 2026 Regular Minutes

Chairman Richards called for a motion to approve February 17th, 2026 Regular Minutes as written. Motion to Approve by L. Hinson; 2nd by J. Tinklenberg.

Called Vote: 4:0. Motion approved unanimously.

b. March 5th, 2026 Workshop Meeting Minutes

Chairman Richards called for a motion to approve March 5th, 2026 Workshop Meeting Minutes as written.

Motion to Approve by L. Hinson; 2nd by F. Liu.

Motion to Amend by J. Tinklenberg to remove a discussion point regarding the proximity of Commissioner Tinklenberg's residence to Project Magic; 2nd by L. Hinson.

Commissioner Liu asked staff to clarify a verbatim quote in the minutes.

Motion to approve amended minutes by J. Tinklenberg; 2nd by F. Liu.

Called Vote: 4:0. Motion approved unanimously.

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

No citizens signed up to speak.

5. Executive Session

a. Receipt of legal advice subject to the attorney-client privilege regarding contractual matters related to the Impact Fee Study.

Chairman Richards called for a motion to go into Executive Session for receipt of legal advice subject to the attorney-client privilege regarding contractual matters related to the Impact Fee Study and invited Steve Willis, County Administrator, and Tracy Rabon, Procurement Manager, into the session.

F. Liu motions to begin Executive Session; 2nd by J. Tinklenberg.

Called Vote: 4:0 Motion approved unanimously.

At approximately 6:12 p.m., Planning Commission went into Executive Session.

F. Liu motions to end Executive Session; 2nd by J. Tinklenberg.

Called Vote: 4:0 Motion approved unanimously.

At approximately 6:39 p.m., Planning Commission came out of Executive Session.

County Attorney Ginny L. Merck-Dupont stated, for the record, “The Planning Commission met in Executive Session in regards to one item, the receipt of legal advice subject to the attorney client privilege regarding contractual matters related to an impact fee study. No motions were made. No votes were taken.”

6. PUBLIC HEARING ITEMS FOR RECOMMENDATION TO COUNCIL

a. RZ-2025-2735 Roberts

Application by Charles Roberts to rezone approximately 1.5 acres at 1553 Pageland Highway (TM 0068L-0D-004.00) from General Business (GB) to Low Density Residential (LDR) District, to resolve non-conforming residential Use.

Staff Presentation: Jennifer Bryan presented the application consistent with the staff report.

Staff Recommendations: Approval.

Questions To staff:

The Commission had no questions or concerns to share.

Comment from applicant(s):

The applicant had no questions or concerns to share.

Questions from Commissioners:

The Commission had no questions or concerns to share.

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

No citizens signed up to speak.

Applicant Rebuttal:

The applicant had no questions or concerns to share.

Chairman Richards closed Public hearing and called for a motion on item **RZ-2025-2735 Roberts**.

Motion to approve by F. Liu; 2nd by L. Hinson.

Discussion:

The Commission had no questions or concerns to share.

Called Vote: 4:0. **Motion is approved unanimously.**

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

b. RZ-2026-0152: Project Magic

Application by DPR Design and JPR Investments LLC for a rezoning for 43.61 acres at 9257 Charlotte Hwy (TM 0008-00-069.00), from Low Density Residential (LDR) to Regional Business (RB) district, to allow development as commercial and office space.

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

Staff Recommendations: Approval

Questions To staff:

The Commission and Kirsten Willis discussed the Future Land Use map for this area.

Commissioner Tinklenberg and Kirsten Willis discussed whether the use had been disclosed. Kirsten Willis shared that rezonings focus on land use and due to the nature of Economic Development, additional details not asked for in rezonings may be asked to the Economic Development Director or the applicant, who are both present.

Comment from applicant(s):

Jerry Gronske (Fort Mill) represents the potential occupant, Unique USA Inc., also known as Rugs.com. This project will include a distribution and fulfillment center and medical offices for the hospital. Rugs.com currently has three warehouses and they are looking to consolidate those buildings to this proposed center.

The Commission and Jerry Gronske discussed the possible traffic and business hours.

The Commission inquired as to whether Rugs.com could find a different location.

Questions from Commissioners:

Commissioner Liu and Kirsten Willis discussed if the proposed zoning is the only district that would allow the applicants proposed use.

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

Chairman Richards summarized the two email comments.

1. Chad Boyles (Indian Land) is there on behalf of himself and his neighbors on Lodge Road. He asked for assurances that this proposed development will not negatively impact this privately maintained dirt road.
2. Becky Drodz (Indian Land) shared that the single-family homes on Dogwood Acres Road will be facing this proposed development. She is concerned that this project will make the residents feel they are in a business park.

Chairman Richards closed Public hearing and called for a motion on item **RZ-2026-0152: Project Magic.**

Motion to approve by F. Liu; 2nd by L. Hinson.

Discussion:

Commissioner Liu asked how many homes there are on Dogwood Acres Road, a citizen from the audience replied that there are seven homes.

The Commission and County Attorney Ginny Merck-Dupont discussed re-opening the Public Hearing for a citizen that was unable to sign up.

Commissioner Liu motions to re-open Public Hearing for **RZ-2026-0152 Project Magic**; 2nd by J. Tinklenberg.

Called Vote: 4:0. Motion to re-open Public Hearing for **RZ-2026-0152 Project Magic** approved unanimously.

Public Hearing:

3. Jeannie Seanor (Indian Land) shared her concerns on the loss of residential area, increased traffic, and the negative impact on her farm animals.

Chairman Richards closed Public hearing and re-opened Discussion on item **RZ-2026-0152: Project Magic**.

Discussion:

Commissioner Liu shared her concerns over the surrounding uses and what criteria the Commission can consider when voting.

Commissioner Tinklenberg reminded the Commission that this is not a preliminary plat approval and rezonings are permanent. She finds the uses for this proposed rezoning concerning and does not agree that it matches the 2040 Comprehensive Plan.

Chairman Richards shared her concerns over traffic impeding entry to the hospital that is being built across from this proposed rezoning.

Commissioner Liu clarified a statement from the Economic Development correspondence with Staff that was originally included as an attachment to this Agenda and is now also attached to the March 17th minutes; please see attachments.

Chairman Richards closed Public hearing on item **RZ-2026-0152: Project Magic**.

Roll Called Vote: 0:4. **Motion is denied unanimously.**

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

Roll Call:

Judianna Tinklenberg **Against**
Michelle Richards **Against**

Lynette Hinson **Against**
Frances Liu **Against**

7. PUBLIC HEARING ITEMS FOR PLANNING COMMISSION DECISION

a. SD-2024-1114 The Pointe

Application by Point SC LLC and Raghunadha Kotha for a Commercial Preliminary Plat for 44.25 acres comprising multiple parcels at Charlotte Highway near the intersection of Dogwood Acres Rd (TM 0008-00-071.01, 0008-00-071.10, 0008-00-072.00, 0008-00-072.01, 0008-00-074.00, 0008-00-074.01, 0008-00-074.02 and 0008-00-077.00) in order to create a 12-parcel commercial subdivision.

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

Staff Recommendations: Approval.

Questions To staff:

Chairman Richards and Matthew Blaszyck discuss the proposed entrances and stop light.

Comment from applicant(s):

Brian Rollar (Charlotte) clarifies that the project is not a rezoning. He shares that this project was diligently reviewed and planned for over 2 years when the land was purchased. He empathizes with the surrounding homeowners and shares that only certain portions of the parcel will be developed, leaving wide buffers and the streams. They have taken storm water drainage into consideration and will be implementing off-site traffic and infrastructure improvements. He introduced Clair Folk, Civil Engineering Project Manager, and Patrick Monroe, Traffic Engineer.

Chairman Richards and Brian Rollar discussed the possibility of implementing road improvements on Dogwood Acres to deter heavy public use.

The Commission, Staff, and the applicants discussed Dogwood Acres Road maintenance.

Commissioner Tinklenberg and Clair Folk (Charlotte) discussed the pedestrian area requirement in the Highway Corridor Overlay District for buildings over 40,000 sq feet. Commissioner Tinklenberg suggested the applicant add a notation on the plans to include language regarding the Unified Development Ordinance (UDO) requirements for that overlay district and states they may find language in 4.3.2 Sidewalks and Pedestrian Amenities in the UDO. Brian Rollar discussed the current proposed open space.

Commissioner Liu shared her concerns over the proposed pedestrian amenities regarding emergency vehicles for the approved Hospital across from this project.

Commissioner Tinklenberg shared that this preliminary plat does not comply with the UDO requirement for pedestrian areas. Clair Folk inquired if that requirement applied to this project, Matthew Blaszyck confirmed it did not apply as that requirement only applies to plats with buildings over 40,000 sq ft. Commissioner Tinklenberg requests the applicant add a note that any building over 40,000 square feet will comply with the additional Highway Corridor Requirements outlined in the UDO.

Questions from Commissioners:

The Commission had no questions or concerns to share.

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

No citizens signed up to speak.

Chairman Richards closed Public hearing and called for a motion on item **RZ-2026-0152: Project Magic.**

Motion to approve by L. Hinson; 2nd by F. Liu.

Discussion:

The Commission and County Attorney Ginny Merck-Dupont discussed motioning for potential approval with a condition or making an amendment.

Commissioner L. Hinson and Commissioner Liu withdrew their initial motion.

Commissioner L. Hinson motioned to approve item RZ-2026-0152: Project Magic with the condition that the applicants include the improvements of the Highway Corridor Overlay District in its capacity; 2nd by F. Liu

Commissioner Tinklenberg explains to the public that the Commission's decisions are based on UDO requirements.

Commissioner Liu explains that this is a by-right development and the prior rezoning was not, these projects are in two different development stages.

Roll Called Vote: 4:0. **Motion is approved unanimously.**

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

Roll Call:

Judianna Tinklenberg **For**

Lynette Hinson **For**

Michelle Richards **For**

Frances Liu **For**

County Attorney Ginny Merck-Dupont leaves at 7:43 p.m.

8. 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.

9. Other

- a. Commissioner F. Liu requests that Planning Commission members reach out to confirm if they will not attend and suggests Staff confirm attendance.

10. ADJOURN

Motion to adjourn by J. Tinklenberg; 2nd by F. Liu.

Called Vote: 4:0. **Motion approved by unanimous consent.**

Meeting adjourned at 7:45 p.m.

ATTACHMENT:

3-5-2026 Planning Commission Workshop Proposed
Amended Minutes with statement regarding
amendment by Judianna Tinklenberg

March 16, 2026

Dear Staff,

For the sake of accuracy and consistency, I would like the Planning Commission Workshop minutes from March 5, 2026, to reflect formal ethics disclosures and official procedural actions rather than informal descriptive commentary regarding a commissioner's residential proximity to a project, unless that same standard is being applied consistently and uniformly across all matters and all commissioners whenever such circumstances arise during meetings.

As we have not previously captured another commissioner's address or residential proximity in this manner, I respectfully request that I receive the same treatment and that the line stating that the project is located "behind my house" be removed. As a potential solution to any recent staff concerns regarding location references, I would be open to adding each commissioner's respective district to agenda items in workshop summaries if that is helpful for record-keeping purposes, provided this practice is applied routinely and uniformly to all items and all commissioners for consistency.

Furthermore, if a recusal is based on the South Carolina Ethics Act, I would prefer the minutes track the formal disclosure process and cite the applicable legal basis. For clarity of the public record, recusals should reflect the statutory disclosure, the stated basis for the recusal, and the procedural action taken by the Commission. I take seriously the responsibility to uphold truth, transparency, and ethical governance in my service on the Planning Commission. As many of you know, I have often raised concerns or asked questions when I believed additional clarity or accountability was necessary, because my goal is always what is best for the residents of Lancaster County.

My intent in raising these matters is to support transparency, accountability, and accurate public records for the benefit of the Commission and the public we serve. Please know that I will continue to ask questions, even when those questions may be difficult for staff or require additional clarification. The Planning Commission cannot make informed decisions on agenda items if necessary information is incomplete or missing. Questions raised during workshop meetings should not be interpreted as an inability to evaluate matters fairly or objectively.

Staff supports the Planning Commission so commissioners can make informed decisions, and commissioners should be able to carry out their duties without needing to defend their character for fulfilling their responsibilities.

For clarity moving forward, recusals under South Carolina law are based on S.C. Code § 8-13-700, which applies when there is a potential conflict of interest involving an economic interest. There is no economic interest for me in these projects. Living in a district where an agenda item takes place is not grounds for recusal. Living in our respective districts and bringing the needs of those communities to the attention of the full Planning Commission is part of the Commission's structure and purpose, as the Commission is composed of one representative from each of the seven districts throughout the County.

I respectfully request that my understanding of these requirements and my commitment to ethical compliance not be questioned. Thank you for addressing this matter promptly and for revising the minutes prior to our meeting tomorrow evening. Please let me know when the revision has been completed. Finally, for the sake of transparency and documentation, I request that this letter be included in its entirety in the official recorded minutes supporting the amendment.

Judianna Tinklenberg, Planning Commissioner, District 4



MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION

- VACANT, 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

AMENDED MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION WORKSHOP MEETING

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

Chairman Richards called the meeting to order at 5:03 p.m.

1. Roll Call:

Commissioner’s Present:

- | | |
|-------------------------------|----------------------------|
| 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 |

T. Yokima Cureton was present via phone call.

Staff Present:

- | | |
|-------------------------------------|----------------------------|
| April Williams, Planning Director | Corey Barnes, Planner |
| Matthew Blaszyk, Planner | Kirsten Willis, Planner |
| Jennifer Bryan, Planning Technician | Mara Mata, Admin Assistant |
| Tracy Rabon, Procurement Director | |

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. RZ-2025-2735: Roberts

Application by Charles Roberts to rezone approximately 1.5 acres at 1553 Pageland Highway (TM 0068L-0D-004.00) from General Business (GB) to Low Density Residential (LDR) District, to resolve non-conforming residential Use.

Staff Presentation: Jennifer Bryan

Discussion:

- Years of residency

b. RZ-2026-0152: Project Magic

Application by DPR Design and JPR Investments LLC for a rezoning for 43.61 acres at 9257 Charlotte Hwy (TM 0008-00-069.00), from Low Density Residential (LDR) to Regional Business (RB) district, to allow development as commercial and office space.

Staff Presentation: Dr. Kirsten Willis

Discussion:

- Purpose of rezoning
- Economic Development's role with project
- Number of businesses on property
- No site plan review has been done as it is not required in this stage
- Concerns over lack of information and the possible intentions of the developer
- Economic Development will likely announce name at 2nd reading
- Commissioners requested more information from Economic Development
- Front of site is 5-8 feet higher than road
- Uses allowed in RB
- Adjacent property zoning
- Traffic accidents within proposed area
- Proposed streetlights in TIA belonging to projects nearby
- TIA will be needed in further steps

c. SD-2024-1114: The Pointe (Commercial Preliminary Plat)

Application by Point SC LLC and Raghunadha Kotha for a Commercial Preliminary Plat for 44.25 acres comprising multiple parcels at Charlotte Highway near the intersection of Dogwood Acres Rd (TM 0008-00-071.01, 0008-00-071.10, 0008-00-072.00, 0008-00-072.01, 0008-00-074.00, 0008-00-074.01, 0008-00-074.02 and 0008-00-077.00) to create a 12-parcel commercial subdivision.

Staff Presentation: Matthew Blaszyck

Discussion:

- No current uses decided on
- This project has an infrastructure plan, conceptual landscape plan, and they are working on submitting a conceptual lighting plan

Item SD-2024-1114 tabled at 5:21 PM while preliminary site plan was printed for hand-outs, please see in attachments

Item SD-2024-1114 brought back for discussion at 5:41 PM

- Near Project Magic
- Access roads and stub-out

Discussion on item SD-2024-1114 Continued:

- Stub-out to adjacent property
- TIA
- Commissioners requested a comparison of projects nearby on one page
- Dogwood Acres
- Hotel 521

3. Other:

a. Discussion of RFP Applicants for County Impact Fee Study

- April Williams explained that the normal review process was changed to add the Commissioners in, however, Procurement was unaware and continued the process as normal, which does not allow external review. The proposals were graded internally, and she explained the two options moving forward:
 1. Allow procurement to award the RFP based on the internal review and allow the study to begin immediately
 2. Schedule and Executive Session at the March 17th Planning Commission meeting for the Commissioner's to review the RFP's and decide
- Concern over reviewing in Executive Session
- Commissioners would have had to review in Executive Session either way, due to not having access to review system
- Commissioner Liu stated, for the record, "...It sounds to me like Dennis wanted us to be included in this along the way, rather than, at the last moment, "here you go, pick one." And if that's the way it is, I-my feeling right now is, I don't want any part of it."
- April Williams replied that the Commission is being included, and the process would not have changed. This review must be done in Executive Session.
- Tracy Rabon, Procurement Director, explained that external review is against state and county code, and internal reviewers would grade proposals or continue to interviews, but a decision was made to include the Commission.
- Possibility of signing a confidentiality agreement for reviewing outside of Executive Session
- Timeframe in Executive Session
- It is conflict of interest for reviewers to grade the proposals and vote to approve the applicant
- Commission will review the grades and vote on applicants in Executive Session
- Full review process of proposal
- Timeline for RFP study is included in the proposals

4. Adjourn

Chairman Richards motioned to adjourn.

Meeting was adjourned at 6:01 PM

ATTACHMENT:
Sign-In Sheets

SIGN IN ONLY IF YOU WISH TO SPEAK



**PLANNING COMMISSION
Public Hearing Sign In Sheet**

*MR2
3/17/26*

Item 4: CITIZEN'S COMMENTS

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

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, March 17, 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.
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4.

SIGN IN ONLY IF YOU WISH TO SPEAK



**PLANNING COMMISSION
Public Hearing Sign In Sheet**

MR
3/17/26

Item 6a: RZ-2025-2735 Roberts

Application by Charles Roberts to rezone approximately 1.5 acres at 1553 Pageland Highway (TM 0068L-0D-004.00) from General Business (GB) to Low Density Residential (LDR) District, to resolve non-conforming residential Use.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, March 17, 2026

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PLEASE PRINT

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SIGN IN ONLY IF YOU WISH TO SPEAK



**PLANNING COMMISSION
Public Hearing Sign In Sheet**

*YMBR
3/17/26*

Item 6b: RZ-2026-0152 Project Magic

Application by DPR Design and JPR Investments LLC for a rezoning for 43.61 acres at 9257 Charlotte Hwy (TM 0008-00-069.00), from Low Density Residential (LDR) to Regional Business (RB) district, to allow development as commercial and office space.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, March 17, 2026

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PLEASE PRINT

1.	<i>Chad Boyles</i>	<i>Lodge Rd</i>
2.	<i>Becky Drozdz</i>	<i>Dogwood Acres</i>
3.	<i>Jeannie Searcy</i>	<i>180 Dogwood Acres</i>
4.		

SIGN IN ONLY IF YOU WISH TO SPEAK



MR
3/17/26

**PLANNING COMMISSION
Public Hearing Sign In Sheet**

Item 7a: SD-2024-1114: The Pointe

Application by Point SC LLC and Raghunadha Kotha for a Commercial Preliminary Plat for 44.25 acres comprising multiple parcels at Charlotte Highway near the intersection of Dogwood Acres Rd (TM 0008-00-071.01, 0008-00-071.10, 0008-00-072.00, 0008-00-072.01, 0008-00-074.00, 0008-00-074.01, 0008-00-074.02 and 0008-00-077.00) in order to create a 12-parcel commercial subdivision.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, March 17, 2026

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

PLEASE PRINT

1.
2.
3.

ATTACHMENT:

Email Comments Regarding
RZ-2026-0152 Project Magic



Planning - Citizen Comment

Submitted On:

Mar 16, 2026, 10:44AM EDT

Lancaster County

Case Number/Item for Discussion	RZ-2026-0152: Project Magic
Date Picker	
Full Name	First Name: Rebecca Last Name: Drozd
Phone Number	[REDACTED]
Email	[REDACTED]
Address	Address Auto Complete: [REDACTED] Dogwood Acres Rd, Fort Mill, SC, USA
Public Comment – Regarding agenda Item:	<p>The documentation for Project Magic describes the surrounding property as follows: Directly across 521 is the MUSC health development. The south border is Lodge Rd with a lodge and single-family homes. The north side of Dogwood Acres is being redeveloped into mixed use. What is missing is that there are single family homes on Dogwood Acres. While the physical one lane road of Dogwood Acres may prevent our homes from meeting the definition of adjacent to this desired development, our front yards look at this property. As noted in this documentation, the north of Dogwood Acres is proposed development The Point. If The Point and Project Magic become reality, our community on Dogwood Acres becomes a group of homes swallowed up sitting in the middle of a business park.</p> <p>I ask the members of the planning commission to sit with the maps and look at the home sites on Dogwood Acres to ensure they fully understand what is proposed with these developments. We do not want to live in a business park.</p>



Citizen Comment

Submitted On:
Mar 16, 2026, 11:28AM EDT

Lancaster County

Agenda Item for Discussion:	Project Magic
Meeting Date:	
Full Name	First Name: Sam Last Name: Beegle
Phone Number	[REDACTED]
Email	[REDACTED]
Address:	[REDACTED] Mill Race Ln Lancaster , SC 29720
Please check which meeting this comment is for:	Planning Commission Meeting
Citizen Comment - Regarding Agenda Item:	Would like to hear what the plan is to fix the traffic congestion in Indian Land. Too much growth with poor planning.

ATTACHMENT:

Economic Development Email Regarding
RZ-2026-0152 Project Magic

Please note: This email is attached to the March 17th,
2026, Agenda Documents as an attachment. It is
added here again for ease of viewing.

From: [April M. Williams](#)
To: [Amy Carnes](#); [Brian Fulk](#)
Cc: [Dr. Kirsten Willis](#); [Chanda Kirkland](#)
Subject: RE: Project Magic 521
Date: Friday, March 6, 2026 9:22:08 AM
Attachments: [image001.png](#)
[image002.png](#)
[lanccologo_db3e5d40-7215-4742-ba85-9e0e33ad59e2.png](#)

Amy,

Per the UDO Economic Development can be added as a part of the TRC at the request of the Chair. If you would like to be added to that group, please let me know. The meetings are held every Thursday at 9am. I have copied Chanda on this email as she is the one who manages the TRC.

In response to the rest of the email, I just needed to know the extent of information that we could share publicly. Staff, again, is recommending the project, but the Planning Commission wanted more information. I will have Kirsten copy and paste your information below into our slideshow presentation.

Thank you for your help.

April



April Williams, Planning Director
Planning

Lancaster County Government
P.O. Box 1809
Lancaster, SC 29720

P:(803) 285-6005
amwilliams@lancastercountysc.gov

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From: Amy Carnes <acarnes@lancastercountysc.gov>
Sent: Friday, March 6, 2026 8:55 AM
To: Brian Fulk <bfulk@lancastercountysc.gov>; April M. Williams

<amwilliams@lanastercountysc.gov>

Cc: Dr. Kirsten Willis <kwillis@lanastercountysc.gov>

Subject: RE: Project Magic 521

April.

This Project previously went before the TRC back in July 2025, using the code name **Project Magic 521**. A presentation, site plan and Phase I were submitted. Though I was not in attendance for the actual meeting, it is my understanding that any concerns were addressed and the company felt comfortable moving forward.

The company behind Project Magic 521 is an existing company in Lancaster County that has outgrown their current space and wants to consolidate all their locations into one building. If they are unable to move forward with their plans, they will look to move out of the County. They are a great corporate citizen, they pay their tax bills on time and have already tried to make their existing space work by expanding on the property, but it no longer makes sense.

Moving forward, we would like to propose that **Economic Development be included as a regular resource during your project reviews**. Our goal is to provide the "connective tissue" between confidential recruitment and public planning by:

- **Providing Economic Justification:** Offering high-level data on job creation, tax base diversification, and industry trends that justify specific zoning requests.
- **Bridging the Information Gap:** Translating the needs of a prospective employer into the planning context you require, even when specific names cannot yet be disclosed.
- **Ensuring Strategic Alignment:** Confirming that a project aligns with our long-term regional growth strategy before it reaches the voting stage.

We want to ensure you have the confidence to move forward on these projects, knowing they have been vetted for their economic viability and benefit to the community.

I look forward to working more closely with this Commission to ensure that "Project Magic 521"—and those that follow- are set up for success from the start.

Thank you.

Amy

Amy Carnes,
Business Retention and Expansion Manager
Lancaster County Department of Economic Development
1033 W. Meeting St | PO Box 1809 | Lancaster, SC 29721
P: (803) 286-3608

acarnes@lanastercountysc.gov

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From: Brian Fulk <bfulk@lanastercountysc.gov>
Sent: Friday, March 6, 2026 8:31 AM
To: Amy Carnes <acarnes@lanastercountysc.gov>
Subject: FW: Project Magic

Brian Fulk,
Director
Lancaster County Department of Economic Development
1033 W. Meeting St | PO Box 1809 | Lancaster, SC 29721
P: (803) 286-3605
bfulk@lanastercountysc.gov
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Lancaster County

South Carolina



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From: April M. Williams <amwilliams@lancastercountysc.gov>

Sent: Thursday, March 5, 2026 5:15 PM

To: Brian Fulk <bfulk@lancastercountysc.gov>

Cc: Dr. Kirsten Willis <kwillis@lancastercountysc.gov>

Subject: Project Magic

Brian,

We are sitting in our PC workshop and discussing the rezoning for Project Magic. The commissioners are hesitant to look at this favorably because they don't have a lot of information. I tried to explain the non disclosure part of economic development but they asked if I could get more information for the project.

Is there anything you can send to us??

Thanks,

April

Sent from my iPhone

April Williams, Planning Director
Planning



Lancaster County Government
P.O. Box 1809
Lancaster, SC 29720

P:(803) 285-6005
amwilliams@lancastercountysc.gov

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Agenda Item Summary

Ordinance # / Resolution # : N/A

Contact Person / Sponsor:

Department:

Date Requested to Be on Agenda: 4/21/2026

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. April 2nd, 2026 Planning Commission Workshop Meeting Minutes and Attachments



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
Michelle Richards, Dist. 5

Judianna Tinklenberg, Dist. 4
Sheila Hinson, Dist. 6

Absent: Lynette Hinson; Frances Liu

Staff Present:

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

Corey Barnes, Planner
Kirsten Willis, Planner
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.

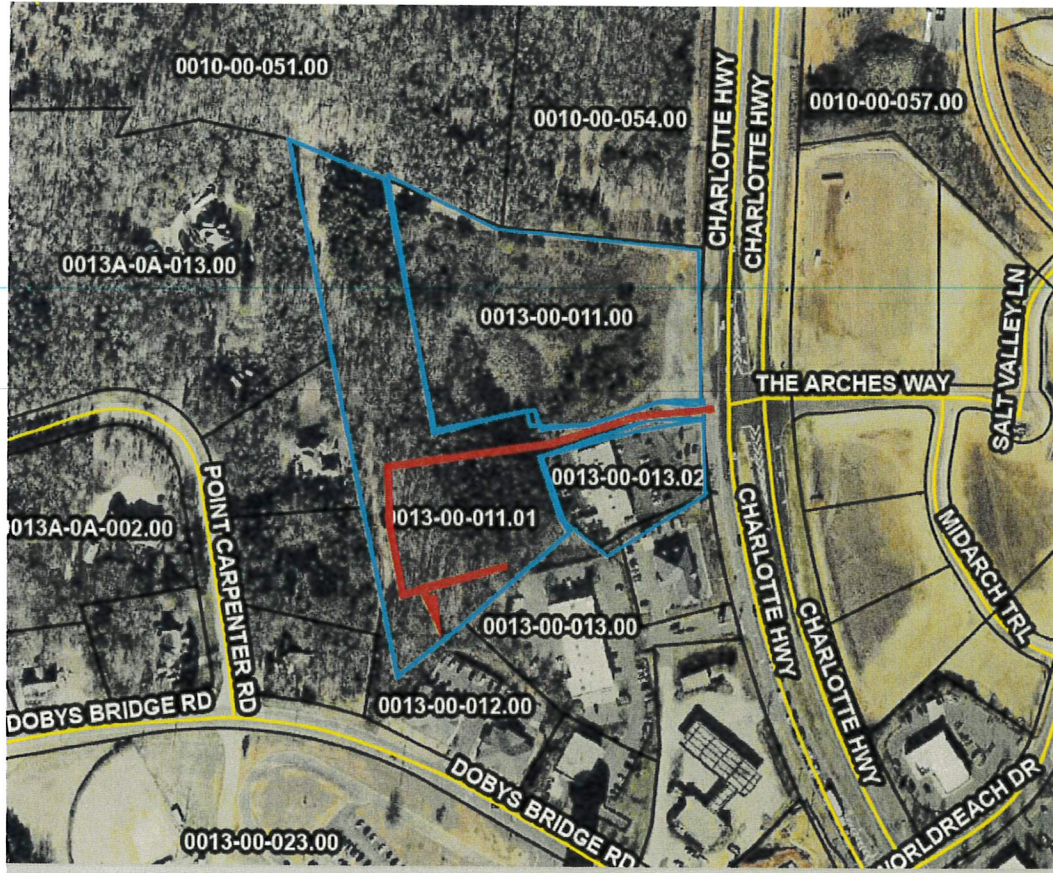
I want to thank April for her years of service to Lancaster County. I have only had the privilege of working with her for a few months and found her ability to handle and resolve complex issues was quite impressive.

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



ATTACHMENT:

Email for CIP Ranking Exercise with Attachment
Included

[Draft] Re: Planning Commission CIP Ranking Exercise

From

Draft saved Thu 4/2/2026 3:41 PM

To Jennifer Bryan <jbryan@lanastercountysc.gov>

Cc April M. Williams <amwilliams@lanastercountysc.gov>

From: Josiah Parke <jparke@lanastercountysc.gov>

Sent: Thursday, April 2, 2026 11:05 AM

To: Jennifer Bryan <jbryan@lanastercountysc.gov>

Cc: Shannon Catoe <shannoncatoe@lanastercountysc.gov>; April M. Williams <amwilliams@lanastercountysc.gov>;

Jamie Privuznak <jprivuznak@lanastercountysc.gov>; Sabrena Harris <svharris@lanastercountysc.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,



www.lanastercountysc.gov

Josiah Parke, Budget Analyst

Finance

Lancaster County Government

PO Box 1809

101 N Main St

Lancaster, SC 29720

P: (803) 416-9485 F: (866) 510-4742

jparke@lanastercountysc.gov

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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,

Fees(Stormwater, Impact, Road Improvement

CTC, other Grant, ect.)

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 text 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.
<p>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.</p> <p>Quote pending Animal Shelter Act Ln Special Projects (NEED ACCOUNT LINE)</p>

eSigned via GovOS.com
Alan Williams
Key: 51155412-9919-468f-a5ce-c53bc5557900

12-12-2025

eSigned via GovOS.com
Jamie Pruvuznak
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 Fule

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,

Fees(Stormwater, Impact, Road Improvement

CTC, other Grant, ect.)

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-2e5e74921671

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

CPST3

Capital Improvement Millage

General Fund millage

Bond or Borrowing Tool

No Funding Source Identified

Special Revenue Source (ARPA,

Fees(Stormwater, Impact, Road Improvement

CTC, other Grant, ect.)

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-2e5e74921671

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

CPST3

Capital Improvement Millage

General Fund millage

Bond or Borrowing Tool

No Funding Source Identified

Special Revenue Source (ARPA,

Fees(Stormwater, Impact, Road Improvement

CTC, other Grant, ect.)

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 text 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

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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 Development Agreement Fire Station	Is this part of a Grant? No
Strategic Alignment: <input checked="" type="checkbox"/> High Performance <input type="checkbox"/> Infrastructure <input checked="" type="checkbox"/> Public safety <input type="checkbox"/> Quality Development <input type="checkbox"/> 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.
<p>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.</p> <p>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</p>

eSigned via GovOS.com
Darren C. Player
Key: 51155412-9919-468f-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: <input checked="" type="checkbox"/> High Performance <input checked="" type="checkbox"/> Infrastructure <input checked="" type="checkbox"/> Public safety <input type="checkbox"/> Quality Development <input checked="" type="checkbox"/> 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.
<p>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.</p> <p>Spec Projects Act Ln 10-7-144-690-00 at \$26.2M Need Utilities and Maintenance Service Agreement account lines in 144 (Ask Mo)</p>

eSigned via GovOS.com
Darren C. Player
Key: 5f155412-99f9-468f-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 <input checked="" type="checkbox"/> Infrastructure <input checked="" type="checkbox"/> Public safety <input type="checkbox"/> Quality Development <input type="checkbox"/> Resource Optimization <input type="checkbox"/>	

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.
<p>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.</p> <p>Quote provided - Land Improvement - Fund 52 Special Projects - 52-7-940-690-00 JP</p>

eSigned via GovOS.com
Greg Nicholson
Key: 51155412-9919-468f-a5ce-c53bc5557900

12-11-2025

eSigned via GovOS.com
Jamie Privuznak
Key: dc215d81-458b-41cf-9a50-28698450b808

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,

Fees(Stormwater, Impact, Road Improvement

CTC, other Grant, ect.)

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,

Fees(Stormwater, Impact, Road Improvement

CTC, other Grant, ect.)

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 text 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-2e5e74921671

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: <input checked="" type="checkbox"/> High Performance <input checked="" type="checkbox"/> Infrastructure <input checked="" type="checkbox"/> Public safety <input type="checkbox"/> Quality Development <input checked="" type="checkbox"/> 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 Munnery
Key: 5f155412-99f9-468f-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 <input checked="" type="checkbox"/> 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.
<p>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.</p> <p>\$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</p>

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

12-11-2025

eSigned via GovOS.com
Jamie Pruvuznak
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: Flat Creek Improvements	Is this part of a Grant? No
Strategic Alignment: High Performance <input checked="" type="checkbox"/> 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
Key: 51155412-9919-468f-a5ce-c53bc5557900

12-12-2025

eSigned via GovOS.com
Jamie Pruvuznak
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 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 <input checked="" type="checkbox"/> 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

Key: 5f1554f2-99f9-468f-a5ce-c53bc5557900

01-23-2026

eSigned via GovOS.com

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 <input checked="" type="checkbox"/> 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	\$568,190.00

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: 51155412-9919-468f-a5ce-c53bc5557900

02-17-2026

eSigned via GovOS.com
Jamie Pruvuznak
Key: dc215d81-458b-41cf-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 21

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 <input checked="" type="checkbox"/> 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

Key: 51155412-9919-468f-a5ce-c53bc5557900

04-02-2026

eSigned via GovOS.com

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 <input checked="" type="checkbox"/> 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
Key: 51155412-9919-468f-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: Fire Dispatch CAD Integration	Is this part of a Grant? No
Strategic Alignment: <input checked="" type="checkbox"/> High Performance <input type="checkbox"/> Infrastructure <input checked="" type="checkbox"/> Public safety <input type="checkbox"/> Quality Development <input checked="" type="checkbox"/> 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

eSigned via GovOS.com

Key: 51155412-9919-468f-a5ce-c53bc5557900

04-02-2026

eSigned via GovOS.com

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: 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: <input checked="" type="checkbox"/> High Performance <input checked="" type="checkbox"/> Infrastructure <input type="checkbox"/> Public safety <input type="checkbox"/> Quality Development <input type="checkbox"/> 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.
<p>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.</p> <p>Tyler to price out floors - Tag Tyler - Special Projects Act Ln in Dept 110 (JP)</p>

eSigned via GovOS.com

Key: 51155412-9919-468f-a5ce-c53bc5557900

12-09-2025

eSigned via GovOS.com

Key: dc215d81-458b-4fcf-9a50-28698450b808

12-11-2025

Agenda Item Summary

Ordinance # / Resolution # : N/A

Contact Person / Sponsor:

Department:

Date Requested to Be on Agenda: 4/21/2026

Information to Show on Agenda Below Title:

Proposal:

Property Details:

Statutory Notices:

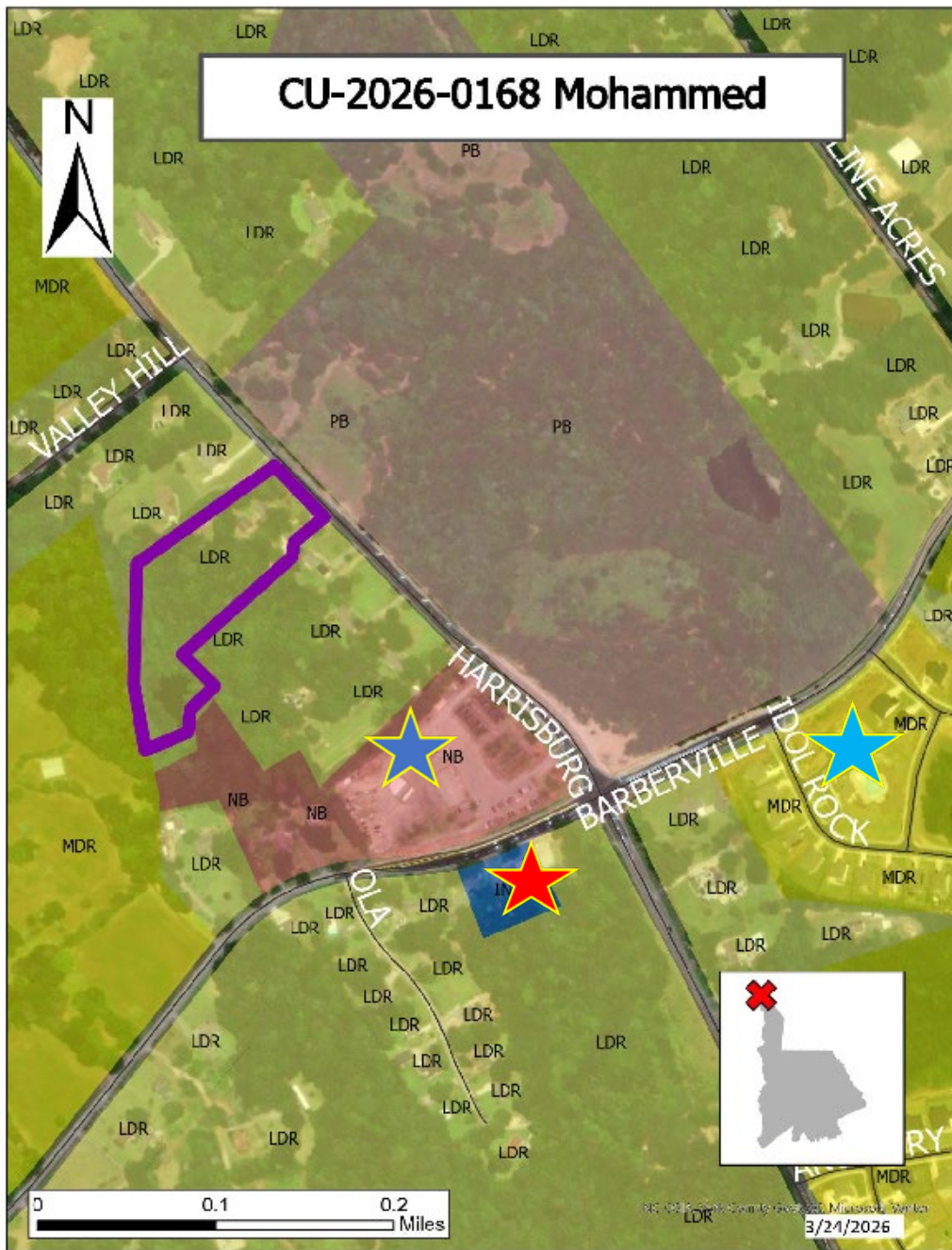
Proposed Action Advances the Following Comprehensive Plan Guiding Principles:

Points to Consider:

Recommendation:


Attachments:

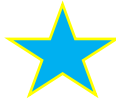


1. CU Mohammad Map Frame
2. Staff Report PC Final
3. CU Mohammed Application Redacted P
4. Conditional Use Sketch Plan
5. Not Approved Letter
6. Conditional Use Sketch Plan Revised
7. Response Letter to Not Approved Comments Redacted_P
8. Applicable UDO Provisions
9. Deed 2015_195



Proposal:
 Conditional Use:
 Place of Assembly



 Subject Property

-  Covington North Development
-  Indian Hill AME Zion Church
-  Shamrock Landscaping

Proposal: Conditional Use Application for Place of Assembly

Property Location: TM# 0003-00-048.00 / 10935 Harrisburg Rd.

Current Zoning: Low Density Residential (LDR)

Applicant: Arafath Mohammad

Council District: District 4, Jose Luis

Statutory Notes: Published Hearing Notice The Lancaster News 04/04/2026
Posted Signs 04/02/2026
Mailed Notices 03/25/2026
Agenda Published and posted in Lobby 04/14/2026

Overview & Background

Site Information

The subject property is located at **10935 Harrisburg Rd**, in the Panhandle area of District 4 and is identified as Tax Parcel ID 0003-00-048.00. The parcel contains approximately 4.7 acres and is zoned **Low Density Residential (LDR)**. The applicant is requesting approval of **Conditional Use** to allow the development/upfit of a place of assembly. The property is currently developed residentially and has an existing single-family dwelling on the site.






Findings & Analysis






Project Proposal

The applicant is seeking a conditional use permit for a “Place of Assembly” (p. 29, 2022 UDO) within the Low-Density Residential district. This application is submitted by the owner of the property via Waxlan Investment LLC.

Places of Assembly are defined as, “Structures and land designed for 50 or more people to congregate for civic, social, and religious functions. This includes, but is not limited to, worship centers, such as churches, temples, synagogues, and mosques, and civic meeting facilities, such as alumni associations, booster clubs, scouting organizations, ethnic associations, social clubs, fraternal lodge and veterans' membership organizations.” (p. 358, 2022 UDO).

Technical Review Committee (TRC)

 Approved
  Conditional
  Not Approved

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

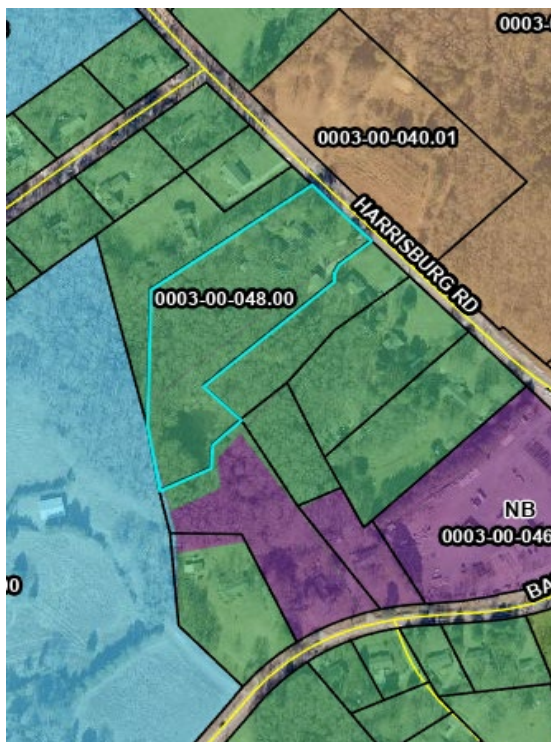
All reviewers have conditionally approved this request based on initial assessments of the site. No department noted any issues with the proposed use. All commentary relating to the initial sketch are included in the review is attached to this report via the “TRC Comment Letter.” Planning’s status is administrative procedure until after this item’s hearing with Planning Commission.

This request was routed to LCWSD for review as well. They 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 are being proposed at this time.

Summary of Surrounding Zoning & Uses

	Jurisdiction	Zoning District	Use
North	Lancaster County	LDR / PB	Undeveloped / Residential
South	Lancaster County	LDR / NB / MDR	Residential / Undeveloped / Commercial
East	Lancaster County	PB	Undeveloped
West	Lancaster County	LDR / MDR	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 conditional use request is permissible within the *Growth Area* FLU designation.

Site Pictures



Facing Property



Facing South on Harrisburg Rd.

Public Safety

Fire District: *Indian Land 2*

Fire Station Location: *9370 Possum Hollow Rd, Indian Land, SC 29707*

EMS District: *Indian Land Station 4 / 9*

EMS Station Location: *9576 Old Bailes Road, Indian Land 29715*

Lancaster County Sheriff's Office District: *District 1*

Applicable UDO Provisions:

5.1.2 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 5.6.3, Places of Assembly uses have additional applicable requirements that are specific to such use. Those requirements are detailed in Chapter 5 (p. 133-134, 2022 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 9 of the current UDO (p. 327, 2022 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.

Planning Commission Workshop 04/02/2026

Commissioners Tinklenberg & Richards requested information regarding prayer schedule and how facility will “call to prayer” regarding bells and other noises that could affect the surrounding residential community.

It was advised that these questions would be provided to the County Attorney for guidance on if they were permissible to be asked as well as be considered in the decision of the requested conditional use permit.

Planning Commission 04/21/2026

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@lancastercountysc.net
www.mylancastersc.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 10935 Harrisburg Road
City Indian Land State SC Zip 29707 Tax Parcel ID 003-00-048.00
Current Zoning Low density residential Current Use Single family residential
Total Acres 4.7 Acres Surrounding Property Description Residential
Proposed Conditional Use Mosque/church

CONTACT INFORMATION

Applicant Name Arafath Mohammad
Address 10935 Harrisburg Road
City Indian Land State SC Zip 29707 Phone [redacted]
Fax [redacted] Email [redacted]
Property Owner Name Waxlan Investment LLC, Arafath Mohammad
Address 10935 Harrisburg Road
City Indian Land State SC Zip 29707 Phone [redacted]
Fax [redacted] Email [redacted]

CONDITIONAL USE PLAN CHECKLIST

- X The size of the plan and number of copies should conform to the following: Eight copies that are 24" x 36" (full size) and Two copies that are 11" x 17" (reduced size).
- X A descriptive location of the property and vicinity map at a scale of not less than one inch equals one mile.
- X Proposed name of the development.
- X The date of the survey or plan.
- X All plans shall be embossed with the seal and signature of the engineer/surveyor responsible for the work.
- X A graphic scale and numerical scale shall be shown on the plan.
- X The North arrow shall be shown and be accurately correlated with the courses with indications as to whether it is true, magnetic or grid.
- X Total acreage and boundaries of the development shall be shown on the plan.
- X All existing and proposed uses of land throughout the tract shall be shown on the plan.

Will be shown on the construction plans Topography of the site with a contour interval of not more than 5 feet shall be shown on plan.

Dimensions and elevations will be shown on the construction plans Typical arrangement of existing and proposed buildings and structures, including dimensions, elevations, uses, and setbacks shall be shown on the plan.

- X Location of adjoining property lines and existing buildings shall be shown on the plan.
- X The names of adjacent landowners, lot and/or block numbers, highways, streets, and named waterways shall be shown.
- X All property lines shall be defined by course and horizontal distance. All property lines shall be plotted to the scale shown in the title.
- X All easements and rights-of-way of existing and proposed buildings and structures shall be shown and shall include their widths and center lines.
- X All existing street intersections shall be shown on the plan.
- X Proposed parking areas and traffic circulation shall be shown on the plan.
- X Exact ratio of impervious surfaces to lot area shall be shown.
- X At a minimum the plan shall include basic landscape information such as the location and dimension of required buffer yards.

- Please note that upon approval of a conditional use, the applicant shall subsequently submit a site plan to The Lancaster County Planning Department for review. This site plan shall conform to the site plan process as enumerated in UDO Section 9.2.9 (Site Plan Process Chart)

CHURCH / MOSQUE

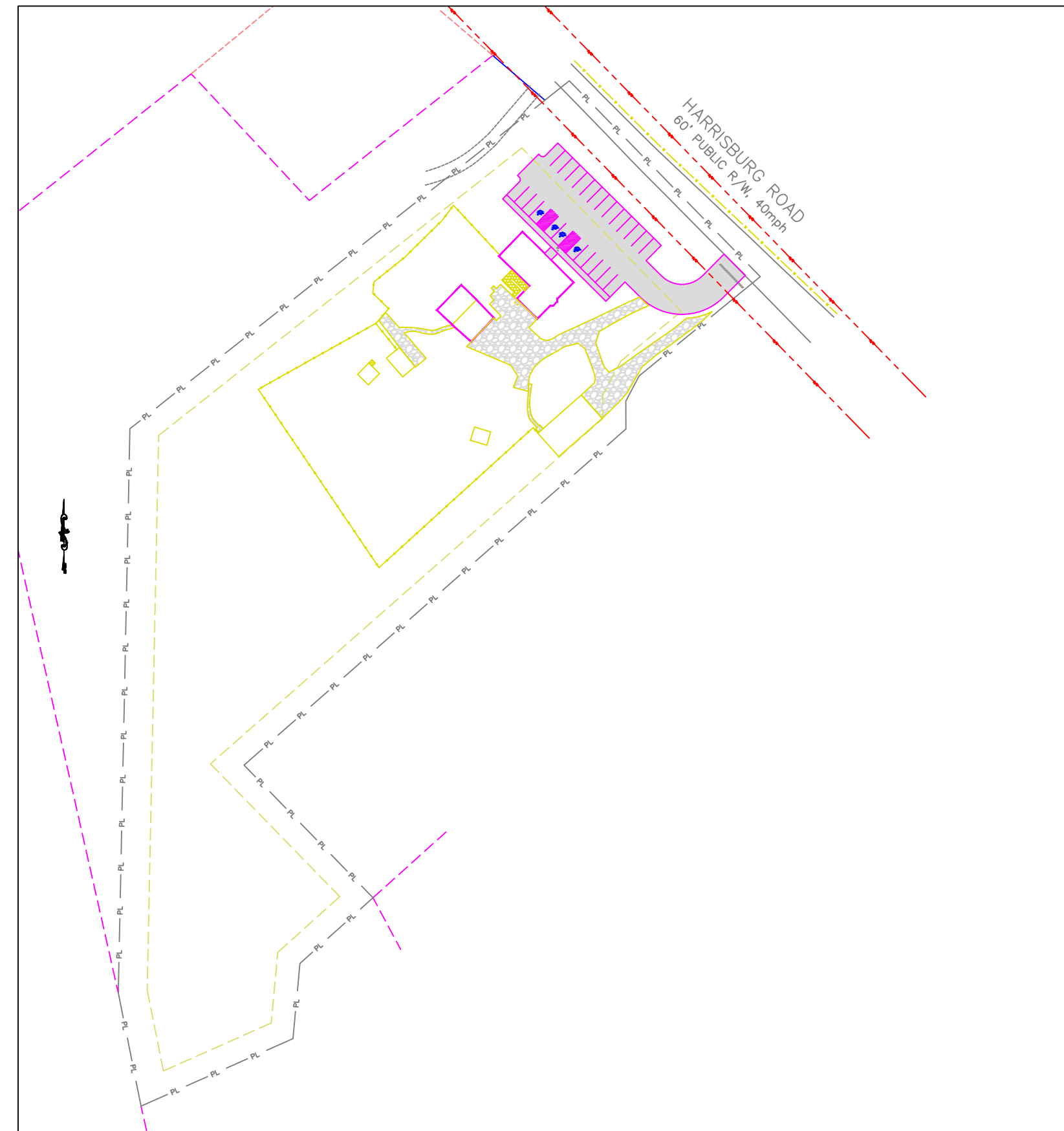
10935 Harrisburg Road
 Indian Land, SC 29707
 PID 003-00-048.00

PLAN for CONDITIONAL USE

I have placed my signature and seal on the design documents submitted signifying that I accept responsibility for the design of the system. Further, I certify to the best of my knowledge and belief that the design is consistent with the requirements of Title 48, Chapter 14 of the Code of Laws of SC, 1976 as amended, pursuant to Regulation 72-300 et seq. (if applicable), and in accordance with the terms and conditions of SCR100000

Dmitry Shklovsky, P.E.

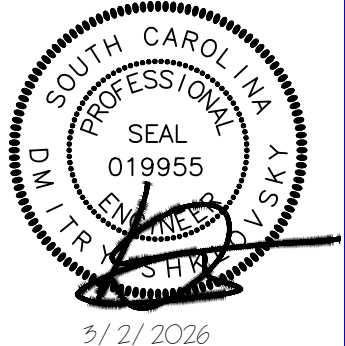
SHEET NUMBER	SHEET TITLE	REVISION DATE
1	COVER	
2	EXISTING CONDITIONS	
3	SITE PLAN	



REVISION

ALL PRO DEVELOPMENT INC
 Mr. Angelo Tillman
 4331 Rolling Acres Road,
 Charlotte, NC 28213
 Phone: (704) 805-3047
 Email: angeltillman@bellsouth.net

CHURCH / MOSQUE
 10935 Harrisburg Road
 Indian Land, SC 29707
 PID 003-00-048.00
 COVER SHEET
 DATE: March 2026
 SCALE: H: = N/A V: = N/A



Dmitry Shklovsky, PE
 4 Dartmoor Dr., Mandalapan, NJ 07726
 E-mail: davshki@gmail.com
 (m): 704/497-0081

Sheet #
 C1.0

NOTES :

1. AREA COMPUTED BY COORDINATE METHOD.
2. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS OR RIGHT-OF-WAYS.
3. SUBJECT TRACT IS NOT LOCATED IN A SPECIAL FLOOD ZONE.
4. ALL DISTANCES SHOWN ARE HORIZONTAL MEASUREMENTS.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. NO INVESTIGATIONS FOR EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS HAVE BEEN MADE THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
6. PARCEL: 0003-00-048.00, REFERENCE: DB 1533-243
7. THIS SURVEY DOES NOT CREATE A NEW LOT LINE OR PARCEL.

LINE TABLE		
LINE	LENGTH	BEARING
L1	26.96	N51°37'19"E
L2	30.08	S50°40'24"W
L3	105.48	S50°40'24"W
L4	24.76	S27°50'17"W
L5	24.12	S00°03'52"E
L6	65.33	S05°20'14"W

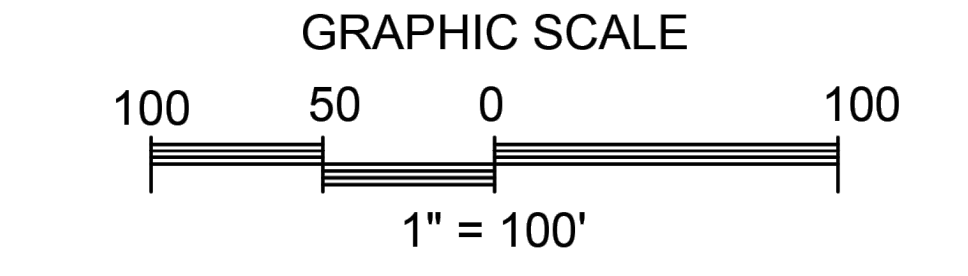
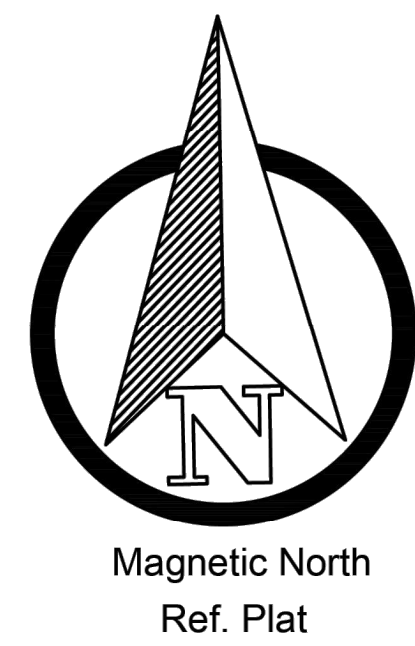
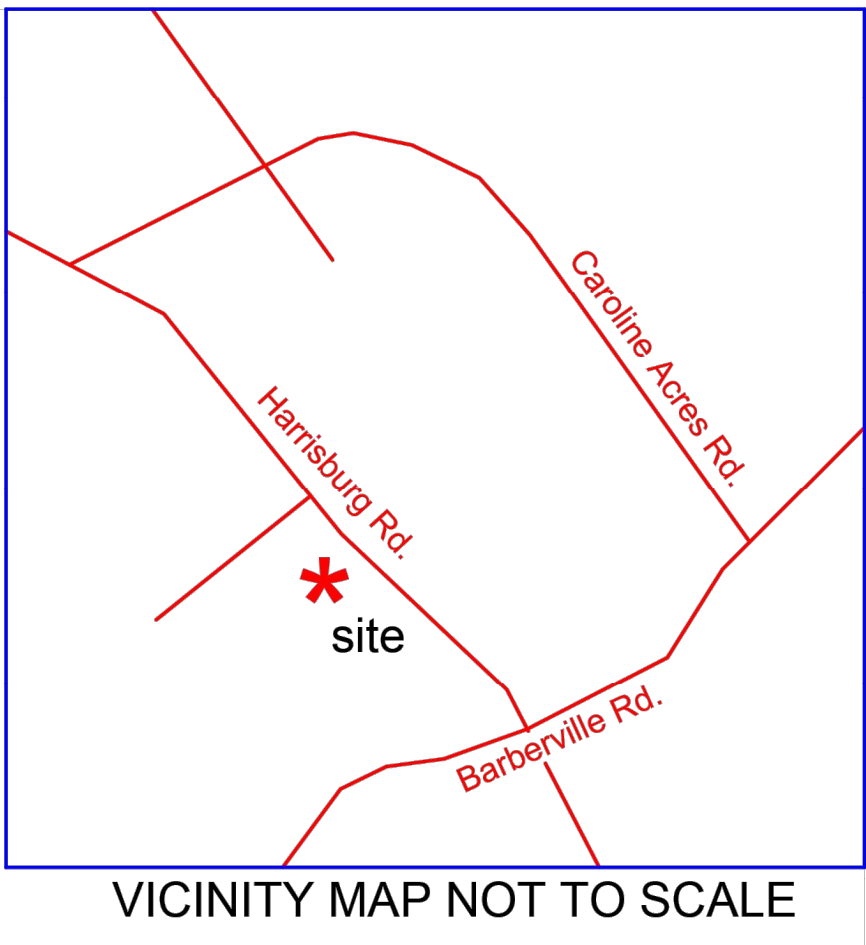
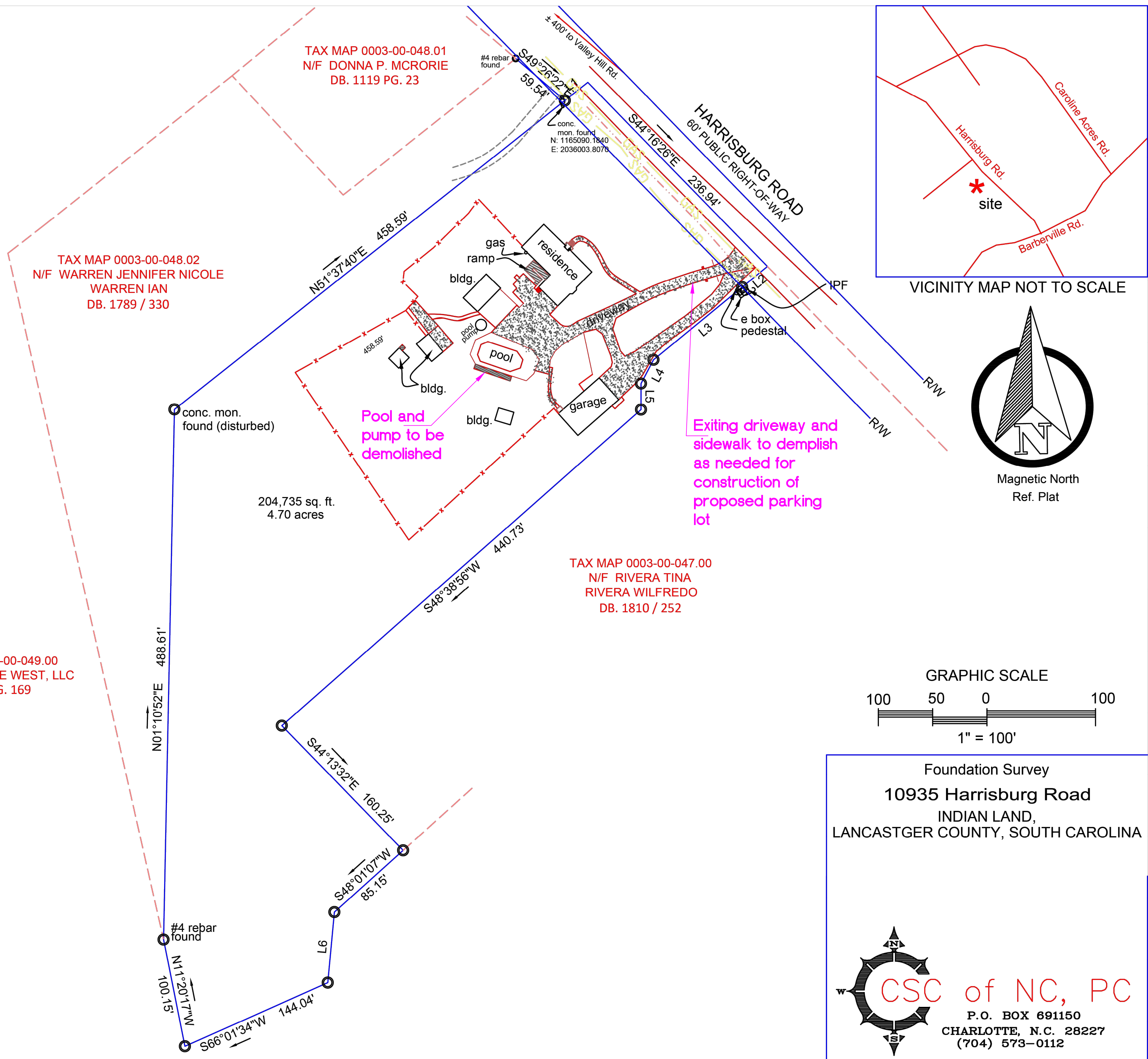
LEGEND

- IPF IRON PIN FOUND
- IPS IRON PIN SET
- ⊕ POWER POLE
- P— POWER LINE
- X— FENCE

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.



M.E. ZAMANI S.C.R.L.S. 19899



Foundation Survey
10935 Harrisburg Road
INDIAN LAND,
LANCASTER COUNTY, SOUTH CAROLINA

CSC of NC, PC
P.O. BOX 691150
CHARLOTTE, N.C. 28227
(704) 573-0112

DATE: Jan. 25, 2026	JOB No.: CH2881-01-26	DRAWN BY: MS
------------------------	--------------------------	-----------------

REVISION

ALL PRO DEVELOPMENT INC
Mr. Angelo Tillman
4331 Rolling Acres Road,
Charlotte, NC 28213
Phone: (704) 605-3047
Email: angeltillman@bellsouth.net

CHURCH / MOSQUE
10935 Harrisburg Road,
Indian Land, SC 29707
PID 003-00-048.00

EXISTING CONDITIONS

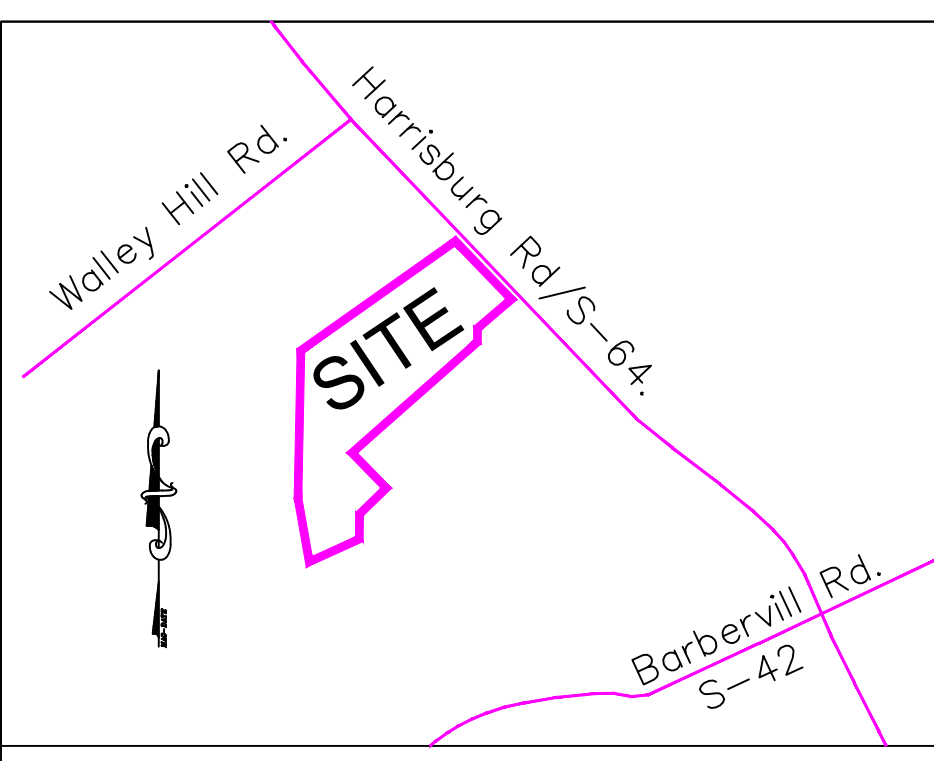
SCALE: H: N/A
V: N/A

DATE: January 2026



Dmitry Shklowsky, PE
4 Dartmoor Dr., Manalapan, NJ 07726
E-mail: davshtk@gmail.com
ph. 704/497-0081
fax 1-206/888-4992

Sheet #
C-2



VICINITY MAP NOT TO SCALE

PROJECT DESCRIPTION

1. Two existing buildings (as labeled) will be converting to church / mosque use. Size of the assembly hall will be determined later.
2. Proposed parking lot to build as shown.
3. Existing impervious area - 16,621 sqft
impervious area to be demolished - 3,808 sqft
impervious area proposed - 11,573 sqft
impervious area after construction - 24,386 sqft
4. Public sewer is not available.
5. Public water is available.
6. All Accessibility requirements must comply with 2021 IBC and 2017 ICC ANS1 117.1 Accessibility Standard.
7. Grading plan with all elevations and slopes required will be produced as part of creation of construction plans.

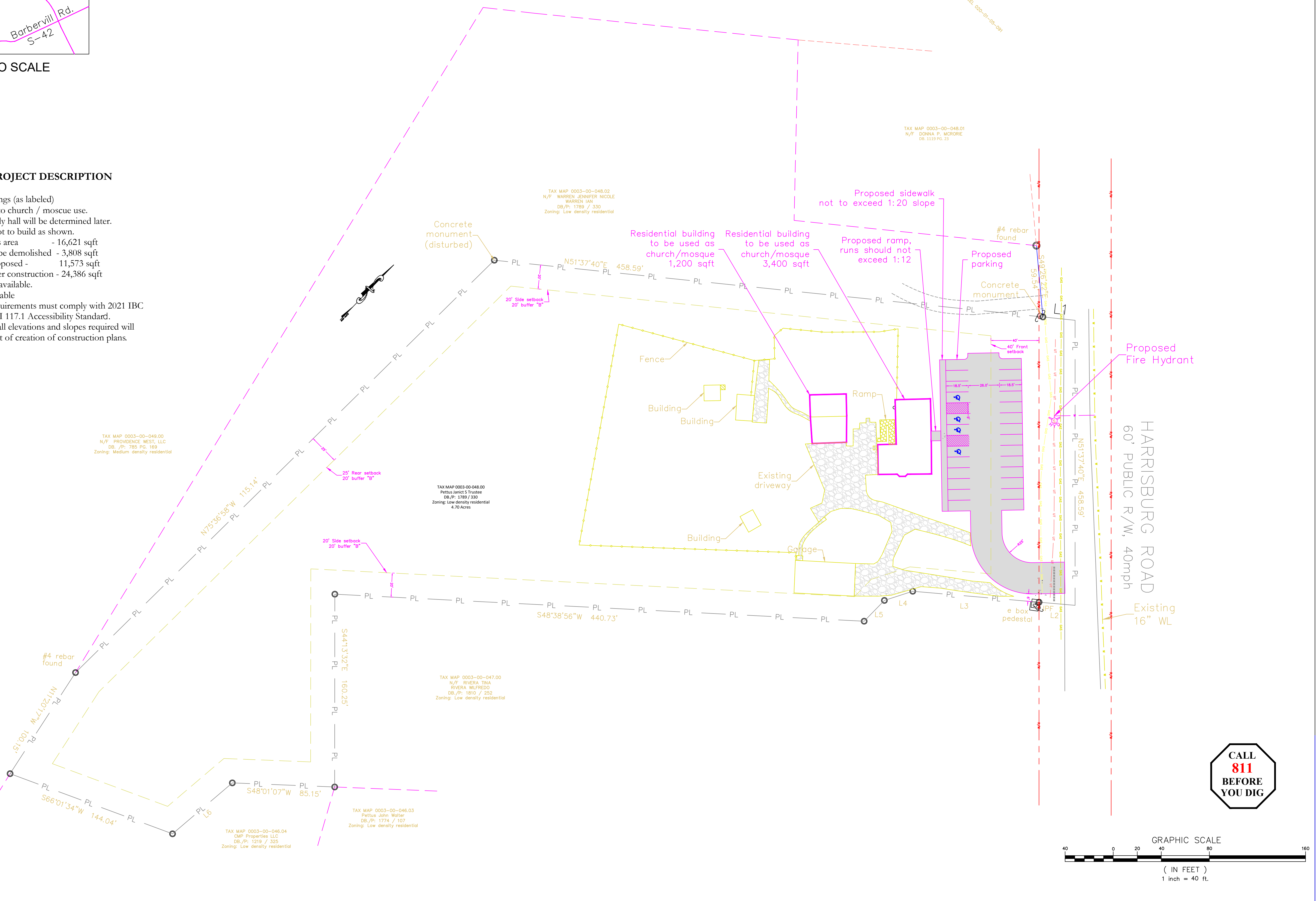
TAX MAP 0003-00-048.00
N/F PROVIDENCE WEST, LLC
DB./P: 755 PG. 169
Zoning: Medium density residential

TAX MAP 0003-00-048.00
Pettus Janice S Trustee
DB./P: 3789 / 330
Zoning: Low density residential
4.70 Acres

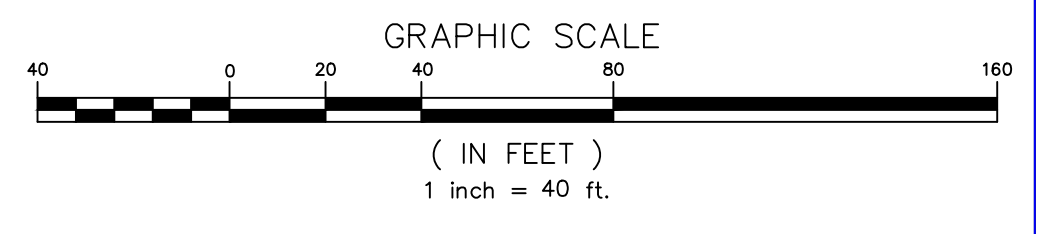
TAX MAP 0003-00-047.00
N/F RIVERA TINA
RIVERA WILFREDO
DB./P: 1810 / 252
Zoning: Low density residential

TAX MAP 0003-00-046.03
Pettus John Walter
DB./P: 1774 / 107
Zoning: Low density residential

TAX MAP 0003-00-046.04
CMP Properties LLC
DB./P: 1219 / 325
Zoning: Low density residential



**CALL
811
BEFORE
YOU DIG**



REVISION

ALL PRO DEVELOPMENT INC
Mr. Angelo Tillman
4331 Rolling Acres Road,
Charlotte, NC 28213
Phone: (704) 605-3047
Email: angeltillman@bellsouth.net

CHURCH / MOSQUE
70935 Harrisburg Road,
Indian Land, SC 29707
PID 003-00-048-00
SKETCH PLAN

DATE: March 2026

SCALE: H: 1" = 40'
V: = N/A



Dmitry Shklowsky, PE
4 Dartmoor Dr., Manalapan, NJ 07726
E-mail: davshki@gmail.com
ph. 704/497-0081
fax 1-206/888-4992

Sheet #
C-3



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

March 19, 2026

Arafath Mohammad
Waxlan Investments LLC
1030 CHERRY LAUREL DRIVE
Waxhaw, NC 28173

Project Number	20260168
Project Name	10935 Harrisburg Rd - Arafath Mohammad
Location	10935 Harrisburg Rd, Indian Lan
Stage	Conditional Use
Parcel(s)	0003.00.048.00
Status	Not Approved

Dear: Arafath Mohammad

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,

Chanda Kirkland, Development Service Coordinator
Lancaster County Government
101 N Main St
Lancaster, SC 29720
P: (803) 416-9390

Plan Review Comments

County Engineer - Stephen Blackwelder - 8035482406
sblackwelder@lanastercountysc.gov

Conditional

Review Comments:

General Comments:

1. This is located in the Lancaster County Stormwater MS4 area. We are a designated review authority for SC DHEC in the Indian Land Area. Once you have civil plan approval from all departments in Lancaster County, you will need to go through the SC DES E-permitting process to get your NOI to them. You will fill out the appropriate form based on the acreage of disturbed area. We will upload a letter of approval into Evolve that you will need during this process. SC DES will release your NDPES permit once you have fully completed their process.
2. The preliminary nature of this plan set does not provide adequate detail to formally comment, but the following are items of note from the information given. More specific comments will be provided during the civil review cycle.
3. SC DES regulations must be met. The regulations will depend on the area of land disturbance, the total amount of impervious area added, etc.
4. The southern radius of the driveway must have 5+ feet of tangent between the end of the radius and the property line.
5. SCDOT will need to approve an encroachment permit for all work done on their Right of Way and for the access point location and improvements.

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

Conditional

Review Comments:

1. Show length of fire apparatus access road. Dead end fire apparatus access roads longer than 150 feet in length must have an approved turnaround.

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

Conditional

Review Comments:

Encroachment permit will be required for revising the existing residential drive to commercial standards.

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

Conditional

Review Comments:

Additional information is required upon submission of the Civil Site Plan:

- 1) Landscape islands are mandated at a minimum of one island per 10 parking spaces.
- 2) Parking calculations must differentiate between office areas and assembly spaces. Please provide a detailed breakdown of these areas to facilitate accurate parking requirement determinations.
- 3) Specify the width of standard parking spaces and accessible (ADA-compliant) access aisles.
- 4) In areas lacking curbs, wheel stops shall be installed. Parking stall lengths must be adjusted to accommodate the installation of wheel stops.

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

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: April 21, 2026 at 6:00pm in Council Chambers.

Staff will be recommending approval.

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

No Review Needed

Review Comments:

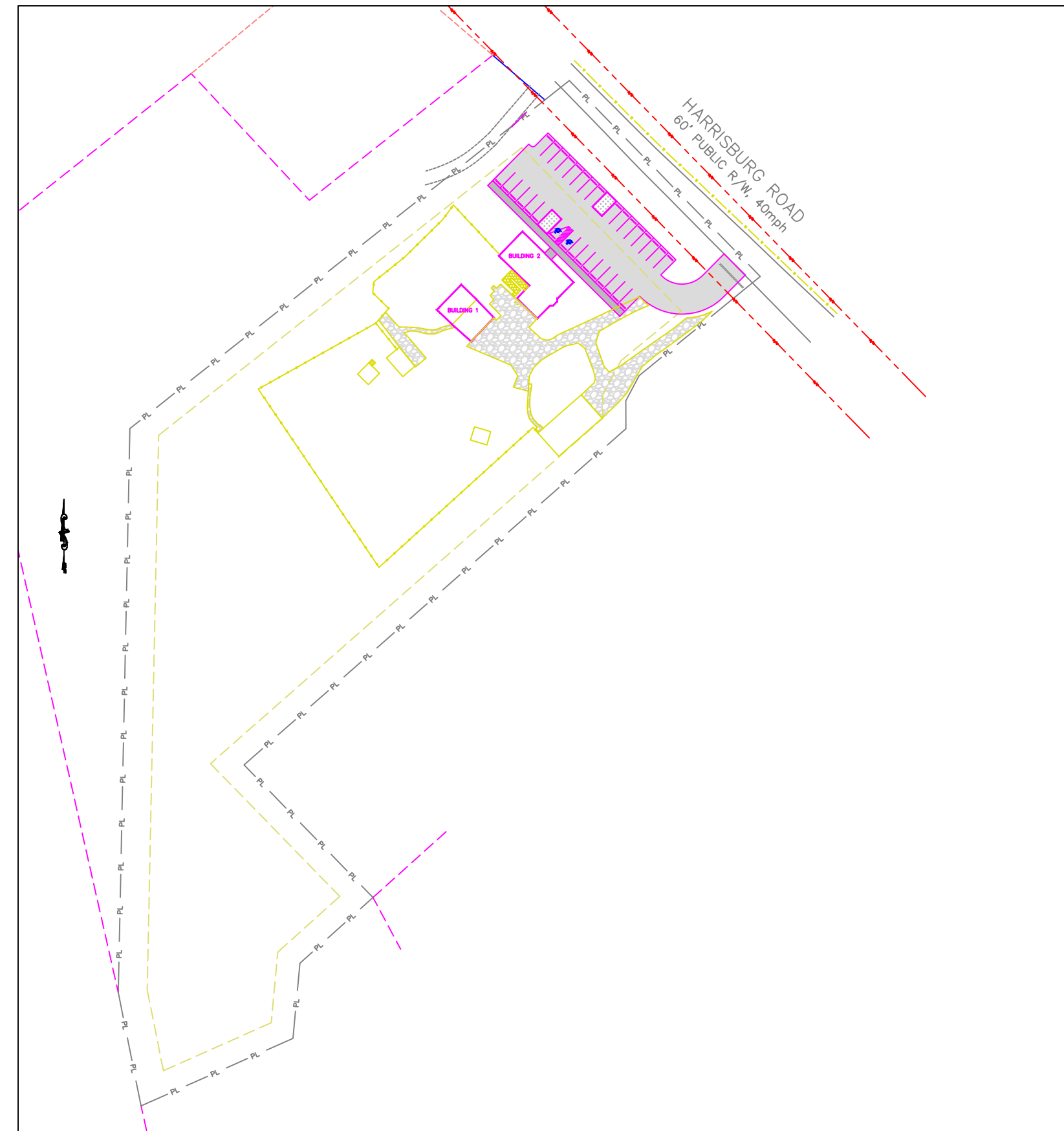
CHURCH / MOSQUE

10935 Harrisburg Road
 Indian Land, SC 29707
 PID 003-00-048.00

PLAN for CONDITIONAL USE

I have placed my signature and seal on the design documents submitted signifying that I accept responsibility for the design of the system. Further, I certify to the best of my knowledge and belief that the design is consistent with the requirements of Title 48, Chapter 14 of the Code of Laws of SC, 1976 as amended, pursuant to Regulation 72-300 et seq. (if applicable), and in accordance with the terms and conditions of SCR100000
 Dmitry Shklovsky, P.E.

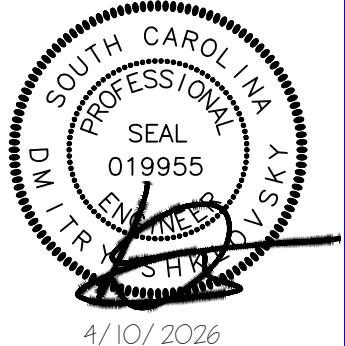
SHEET NUMBER	SHEET TITLE	REVISION DATE
1	COVER	
2	EXISTING CONDITIONS	
3	SITE PLAN	



REVISION

ALL PRO DEVELOPMENT INC
 Mr. Angelo Tillman
 4331 Rolling Acres Road,
 Charlotte, NC 28213
 Phone: (704) 605-3047
 Email: angeltillman@bellsouth.net

CHURCH / MOSQUE
 10935 Harrisburg Road
 Indian Land, SC 29707
 PID 003-00-048.00
 COVER SHEET
 DATE: April 2026
 SCALE: H: = N/A V: = N/A



Dmitry Shklovsky, PE
 4 Dartmoor Dr., Manalapan, NJ 07726
 E-mail: davshki@gmail.com
 (m): 704/497-0081

Sheet #
 C1.0

NOTES :

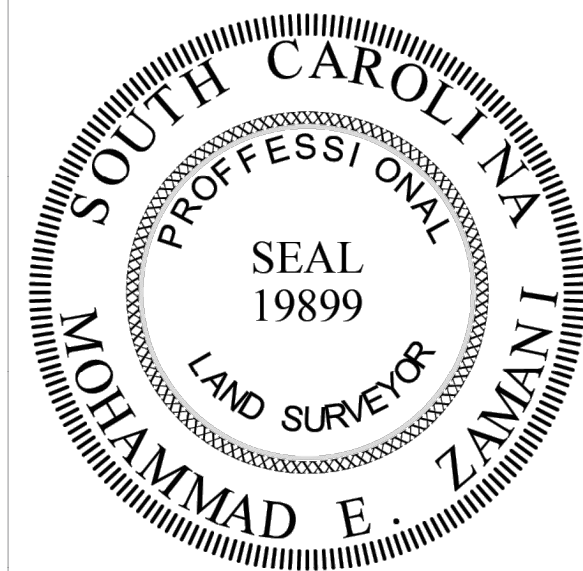
1. AREA COMPUTED BY COORDINATE METHOD.
2. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS OR RIGHT-OF-WAYS.
3. SUBJECT TRACT IS NOT LOCATED IN A SPECIAL FLOOD ZONE.
4. ALL DISTANCES SHOWN ARE HORIZONTAL MEASUREMENTS.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. NO INVESTIGATIONS FOR EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS HAVE BEEN MADE THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
6. PARCEL: 0003-00-048.00, REFERENCE: DB 1533-243
7. THIS SURVEY DOES NOT CREATE A NEW LOT LINE OR PARCEL.

LINE TABLE		
LINE	LENGTH	BEARING
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L3	105.48	S50°40'24"W
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L5	24.12	S00°03'52"E
L6	65.33	S05°20'14"W

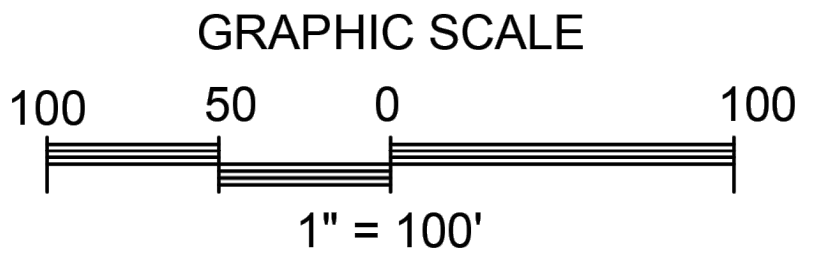
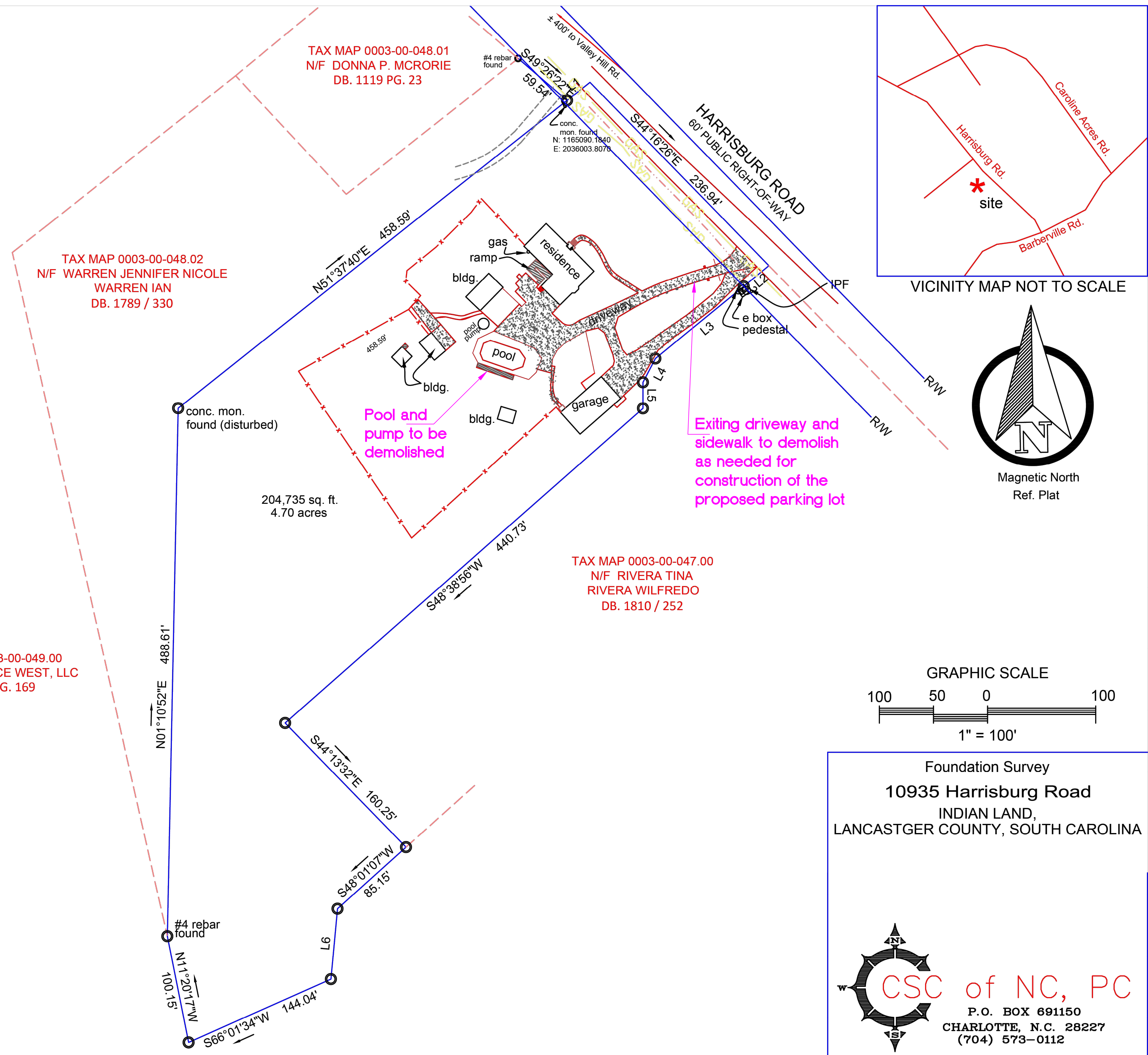
LEGEND

- IPF IRON PIN FOUND
- IPS IRON PIN SET
- ☉ POWER POLE
- P— POWER LINE
- X— FENCE

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.



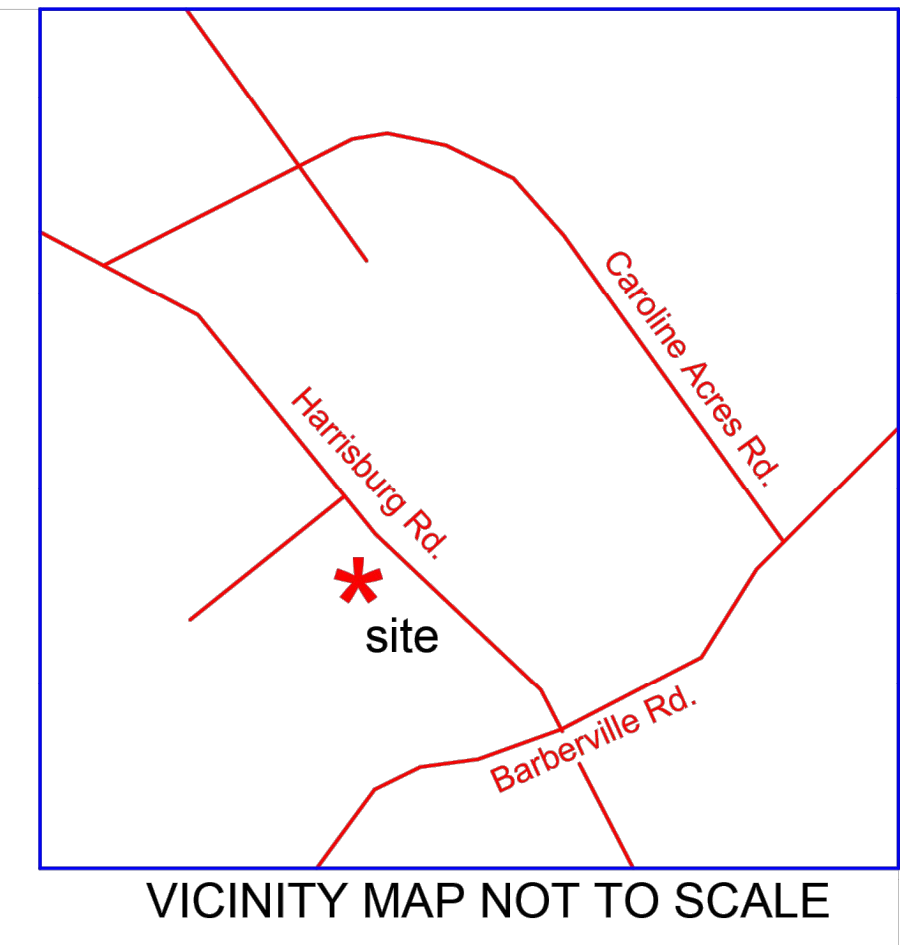
M.E. ZAMANI S.C.R.L.S. 19899



Foundation Survey
10935 Harrisburg Road
 INDIAN LAND,
 LANCASTER COUNTY, SOUTH CAROLINA

CSC of NC, PC
 P.O. BOX 691150
 CHARLOTTE, N.C. 28227
 (704) 573-0112

DATE: Jan. 25, 2026	JOB No.: CH2881-01-26	DRAWN BY: MS
------------------------	--------------------------	-----------------



REVISION

ALL PRO DEVELOPMENT INC
 Mr. Angelo Tillman
 4331 Rolling Acres Road,
 Charlotte, NC 28213
 Phone: (704) 605-3047
 Email: angeltillman@bellsouth.net

CHURCH / MOSQUE
 70935 Harrisburg Road,
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 PID 003-00-048.00

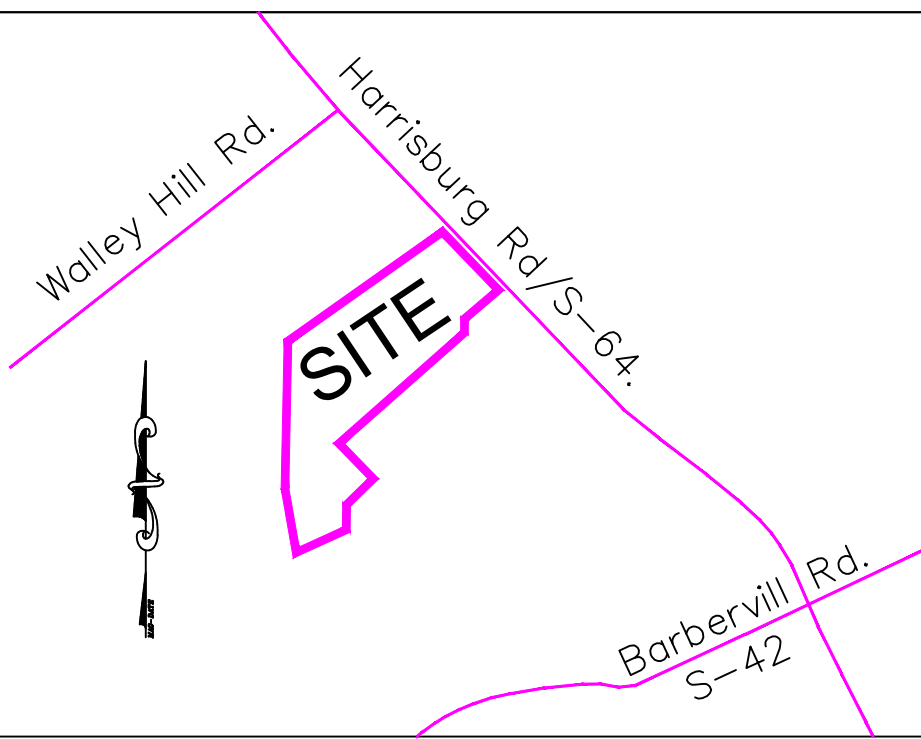
EXISTING CONDITIONS

SCALE: H: N/A
 V: N/A

DATE: April 2026



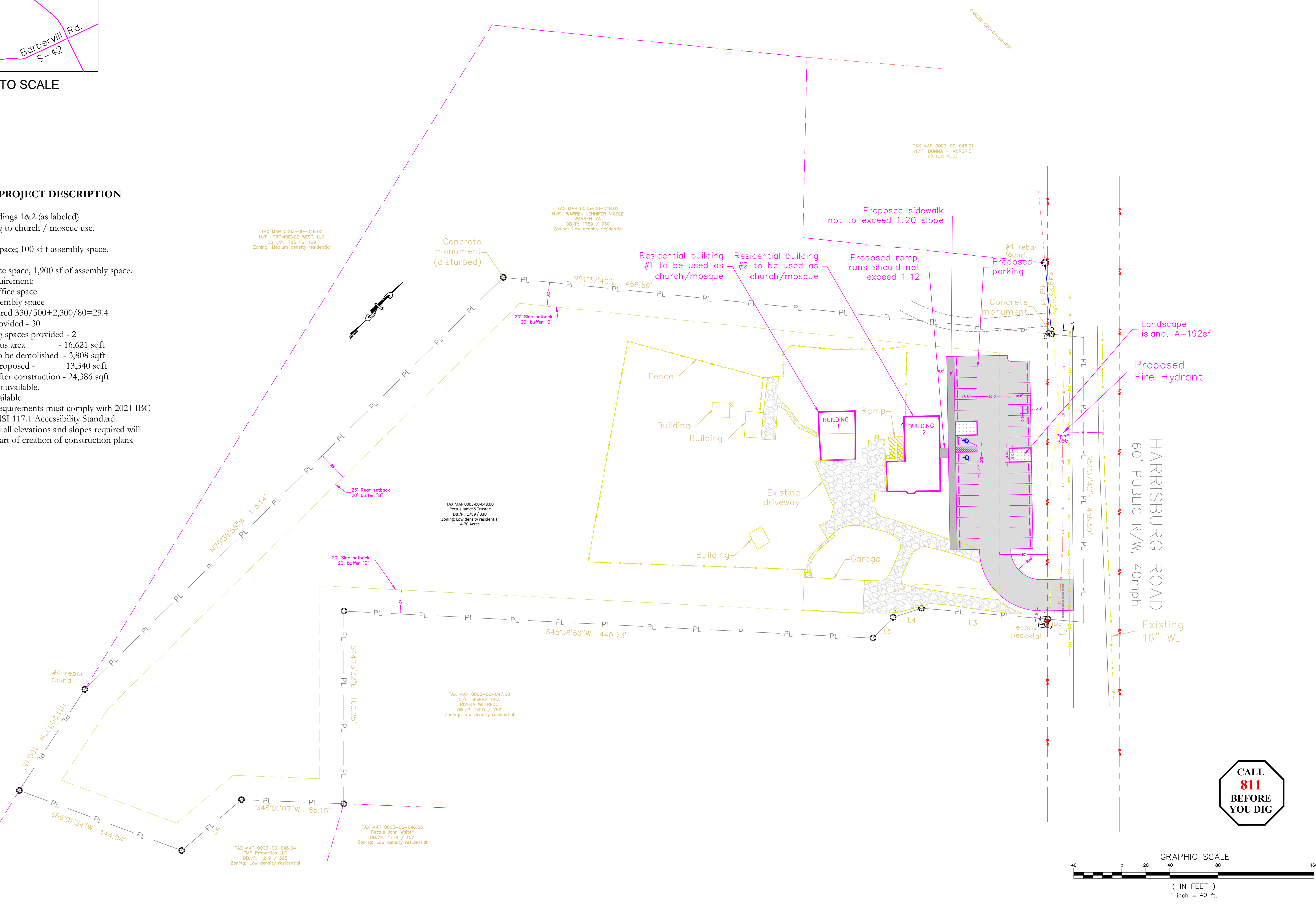
Dmitry Shklowsky, PE
 4 Dartmoor Dr., Manalapan, NJ 07726
 E-mail: davshtk@gmail.com
 ph. 704/497-0081
 fax 1-206/888-4992



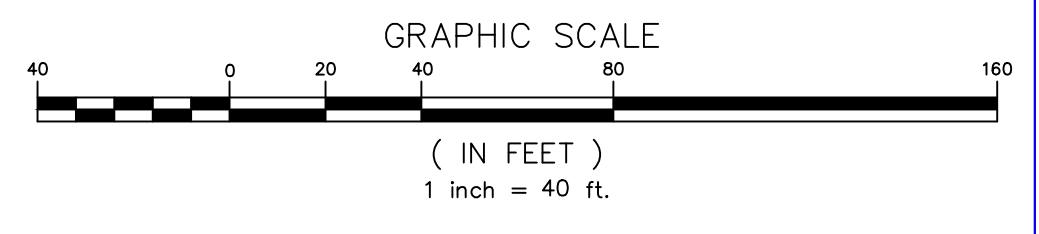
VICINITY MAP NOT TO SCALE

PROJECT DESCRIPTION

- Two existing buildings 1&2 (as labeled) will be converting to church / mosque use.
Bldg. 1 no office space; 100 sf f assembly space.
Bldg. 2 230 sf office space, 1,900 sf of assembly space.
- Parking space requirement:
1 per 500 sf for office space
1 per 80 sf for assembly space
Total spaces required $330/500 + 2,300/80 = 29.4$
Parking spaces provided - 30
Accessible parking spaces provided - 2
Existing impervious area - 16,621 sqft
impervious area to be demolished - 3,808 sqft
impervious area proposed - 13,340 sqft
impervious area after construction - 24,386 sqft
- Public sewer is not available.
- Public water is available
- All Accessibility requirements must comply with 2021 IBC and 2017 ICC ANSI 117.1 Accessibility Standard.
- Grading plan with all elevations and slopes required will be produced as part of creation of construction plans.



CALL 811 BEFORE YOU DIG



REVISION

ALL PRO DEVELOPMENT INC
Mr. Angelo Tillman
4331 Rolling Acres Road,
Charlotte, NC 28213
Phone: (704) 605-3047
Email: angeltillman@bellsouth.net

CHURCH / MOSQUE
70935 Harrisburg Road,
Indian Land, SC 29707
PID 003-00-048-00

SKETCH PLAN

DATE: April 2026
SCALE: H:1"=40'
V: = N/A



Dmitry Shklowsky, PE
4 Dartmoor Dr., Manalapan, NJ 07726
E-mail: davshtk@gmail.com
ph. 704/497-0081
fax 1-206/888-4992

Sheet #
C-3

Response letter

Date: April 10th, 2026

To: Lancaster County, Planning Department P.O. Box 1809, 101 N. Main Street,
Lancaster, SC 29721;

Phone: 803.285.6005, planning@lancastercountysc.net

Following revisions were done on the plan **Mosque in Indian Land 4-10-26**

1. The Southern radius of the driveway has 6' of tangent between the end of the radius and the property line.
2. Fire Hydrant is proposed in front of the property, so the access road for Fire apparatus will not be required.
3. Landscape islands are shown.
4. Parking calculations are provided.
5. Width of parking spaces and accessible access are provided.
6. Wheel stops are show, parking stall length is adequate.

Other comments are conditional and will be addressed in the constructional drawings.

Thank you,

Dmitry Shklovsky, PE

4 Dartmoor Drive

Manalapan, NJ 07726

(m) [REDACTED]

Email: [REDACTED]

Dmitry Shklovsky

5.6.3 PLACES OF ASSEMBLY [AR, RR, RN, RUB, MH, LDR, MDR, PB, NB, GB, RB, INS, LI, HDR, MX, IMX]

A. In the MX and IMX Districts *Not applicable – parcel is not zoned MX/IMX*

1. Prohibited Except as an Accessory Use: Places of Assembly are prohibited from operating in a commercial or mixed-use building type except as an accessory use (less than 50 percent of the total first floor area) to an otherwise permitted use. All such operations shall be to the rear of the structure away from the public frontage or in upper stories. The use of upper stories is not limited.

2. Operating Hours: Commercial uses related to Places of Assembly (e.g., bookstores) must be open for business during typical business hours (from 8 AM to 5 PM on regular nonholiday weekdays) in order to be considered as a primary use.

B. In all Districts: Places of Assembly shall be buffered from adjoining residential uses with a Type B buffer in accordance with Section 7.1.5. (Ord. No. 2018-1520, 7.16.18) *Applicant is aware of requirement and has notated such requirement on the sketch plan that will go through the review process before plan approval is provided.*

THIS CONVEYANCE IS MADE SUBJECT TO easements and restrictions of record and otherwise affecting the property.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said **Grantee**, their heirs and assigns, forever, in fee simple, together with every contingent remainder and right of reversion.

AND Grantors do hereby bind themselves and their heirs and assigns, to warrant and forever defend all and singular the said premises unto the said **Grantee**, their heirs and assigns, forever, in fee simple, together with every contingent remainder and right of reversion against the Grantors' heirs and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

IN WITNESS WHEREOF our Hands and Seals this 20 day of January 2026.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Magnum Reynolds
1st Witness

Janice S. Pettus
Janice S. Pettus, Trustee

[Signature]
2nd Witness/Notary

North
STATE OF ~~SOUTH~~ CAROLINA)
COUNTY OF Mecklenburg)

ACKNOWLEDGMENT

THE foregoing instrument was acknowledged before me by Janice S. Pettus, Trustee of the Sweetgum Escape Trust dated September 30, 2020 on this 20 day of January, 2026.

[Signature] (SIGNATURE AND SEAL)
Notary Public for North Carolina
My commission expires: 5-21-2028



Exhibit "A"

BEING ALL OF TRACT 1 CONTAINING 4.687 ACRES AS SHOWN IN PLAT
BOOK 2021, PAGE 217 OF THE LANCASTER COUNTY, SOUTH
CAROLINA REGISTRY.

DERIVATION: THIS BEING THE SAME PROPERTY CONVEYED TO
GRANTOR DATED, MARCH 25, 2022 AND RECORDED ON MARCH 28,
2022 IN BOOK 1533 AT PAGE 243 IN THE OFFICE OF THE CLERK OF
COURT FOR LANCASTER COUNTY, SOUTH CAROLINA.

Exhibit "B"

Memorandum of Trust

Grantor: Janice S. Pettus, Trustee of the Sweetgum Escape Trust dated September 30, 2020

Name of Trust: Janice S. Pettus, Trustee of the Sweetgum Escape Trust dated September 30, 2020

Date of Trust: September 30, 2020

Current Trustees(s): Janice S. Pettus

Address of Trust: 10935 Harrisburg Road, Fort mill, SC 29707

The undersigned trustee(s) does hereby confirm the existence of the within described Trust and certify the following:

1. The undersigned is/are all of the currently serving trustee(s).
2. The Trust is in full force and effect and has not been revoked, terminated or otherwise amended in any manner which would cause the representations in this Certification of Trust to be incorrect.
3. The above designated trustee(s) is/are fully empowered to act for said Trust and is/are properly exercising the trustee's authority under this Trust. No other trustee or other individual or entity is required to execute any document for the Trust.
4. The signature(s) of the above designated trustees are required for any action taken on behalf of the Trust.
5. To the undersigned's knowledge, there are no claims, challenges of any kind, or cause of action alleged, which contest or question the validity of the Trust or the trustee's authority to act for the Trust.
6. The trustees are authorized by the Trust Agreement to buy, sell, encumber, mortgage, pledge and otherwise deal with interests in real property.

IN WITNESS THEREOF: the undersigned, being all of the trustees, do hereby execute this Memorandum of Trust this 20 day of January, ~~2025~~ 2026 2021

Witnesses:

Megyn Reynolds
[Signature]

Trustee(s):

Janice S. Pettus, Trustee
Janice S. Pettus, Trustee

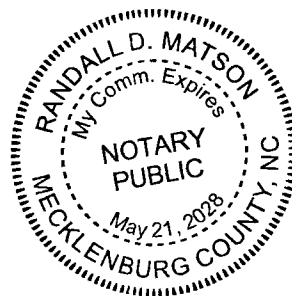
STATE OF NORTH CAROLINA)
COUNTY OF MECKLENBURG)

ACKNOWLEDGMENT

I, Randall D. Matson, do hereby certify that, **Janice S. Pettus, Trustee** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the day of January 20th, ~~2025~~ 2026 2021

[Signature] (SEAL)
Notary Public for North Carolina
My Commission Expires: 5-21-2028



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 was transferred by JANICE S PETTUS, TRUSTEE OF THE SWEETGUM ESCAPE TRUST
to WAXLAN INVESTMENTS LLC on January 20, 2026

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 distribution to a trust beneficiary.
- (C) exempt from the deed recording fee because (See Information section of affidavit): _____ (Explanation required)
(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 \$747,500.00
- (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. 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: \$747,500.00
- (B) Place the amount listed in item 5 above here: \$0.00
(If no amount is listed, place zero here.)
- (C) Subtract Line 6(b) from Line 6(a) and place the result here: \$747,500.00

7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is:
\$2,765.75

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

9. I understand that a person required to furnish this affidavit who wilfully 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.

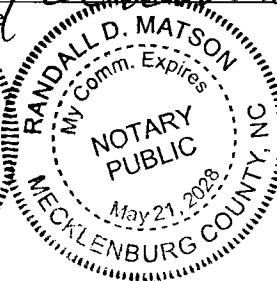
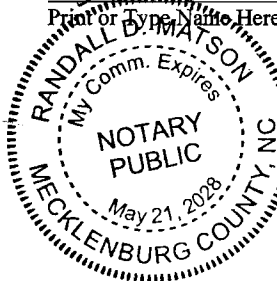
Responsible Person Connected with the Transaction

Jonathan L. Chavert
Prior or Type Name Here

Sworn this 20 day of January, 2026

[Signature]
Notary Public for North Carolina

My Commission Expires: 05/21, 2028



Agenda Item Summary

Ordinance # / Resolution # : N/A

Contact Person / Sponsor:

Department:

Date Requested to Be on Agenda: 4/21/2026

Information to Show on Agenda Below Title:

Proposal:

Property Details:

Statutory Notices:

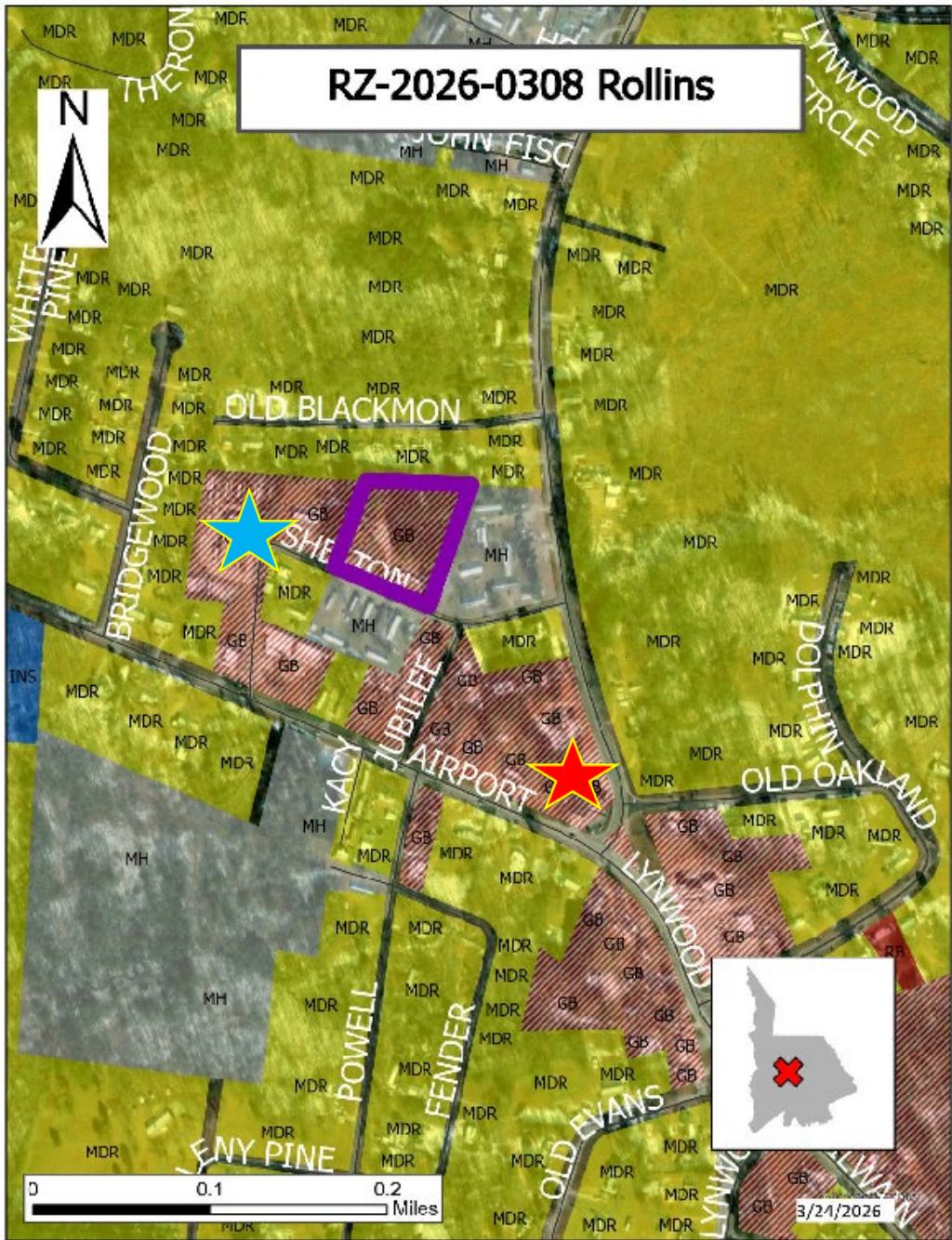
Proposed Action Advances the Following Comprehensive Plan Guiding Principles:

Points to Consider:

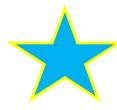
Recommendation:

Attachments:

1. RZ Rollins map frame
2. Staff Report PC Final
3. Rollins RZ Application Redacted P
4. Rollins Deed DB 248 p 48
5. Rollins Plat 16721 (1996)
6. Use Chart



Proposal:
Rezoning GB to PB



Lancaster Tours/Clemmer's
Garage



Y&J Express Gas Station



Subject Property

Proposal:	Request to rezone one parcel totaling approximately 2.14 acres. The purpose of this request is to correct non-conformity issues and allow proper maintenance and repair of existing structures.
Property Location:	Shelton St. (TM# 0087J-0A-012.00)
Current Zoning District:	General Business (GB)
Proposed Zoning District:	Professional Business (PB)
Applicants:	Nick Rollins on behalf of McTann LLC & Cauthen & Patterson LLC
Council District:	District 2, Charlene McGriff
Statutory Notices:	Published Hearing Notice in The Lancaster News 04/04/2026 Posted Signs 04/03/2026 Mailed Notices 03/24/2026 Agenda published and posted in lobby 04/14/2026

Overview

The applicant is requesting the rezoning of one parcel totaling 2.14 acres from **General Business (GB)** to **Professional Business (PB)**. The purpose of this rezoning is to allow proper maintenance and current use of existing structures. The transitional General Business district exclusively allows halfway homes and residential care facilities larger than 6 residents for residential uses. The transitional district of Professional Business allows diverse residential uses including duplexes and triplexes which are currently in use on this parcel.

Site Information

The subject property is located on Shelton Street. Two triplexes and one duplex are currently occupied and being utilized as rental properties. Adjacent areas include mostly single-family residential or mobile home parks with two parcels being used for a machine/parts shop and “mill services”.



Analysis & Findings

The figure to the right shows the surrounding zoning districts from the subject parcels. Manufactured Housing (MH) is the only rural district in the area. Transitional districts include Medium Density Residential (MDR), and General Business (GB). Except for a few parcels, the majority of this area is residentially used, which suggests the existing zoning pattern may not fully reflect the current residential development pattern and presents an opportunity for corrective zoning. Proper maintenance and retention are the reasoning for this rezoning because the structures are unable to be replaced or repaired over 60% of their value due to nonconforming use in an improper zoning district.



	Jurisdiction	Zoning District	Use
North	Lancaster County	MDR	Residential
South	Lancaster County	MH / MDR / GB	Residential / Commercial
East	Lancaster County	MH / MDR	Residential
West	Lancaster County	GB / MDR	Residential / Commercial

The chart below shows the surrounding zoning districts and uses which align with the area.

Spot Zoning Consideration

South Carolina courts have defined spot zoning as the singling out of a small parcel for a zoning classification that is totally inconsistent with surrounding uses and primarily benefits the property owner to the detriment of neighboring properties. In *Knowles v. City of Aiken* and *Talbot v. Myrtle Beach*, the South Carolina Supreme Court noted that rezoning actions are not considered illegal spot zoning when they are consistent with the comprehensive plan and promote the general welfare rather than providing only a private benefit. Similarly, in *Historic Charleston Foundation v. City of Charleston* (2012), the Court upheld a rezoning that brought a property into greater alignment with surrounding development patterns. In this case, the requested rezoning from **General Business (GB)** to **Professional Business (PB)** aligns the zoning designation with the existing residential character of the area and with the “Neighborhood” FLU designation of the 2040 Comprehensive Plan. The request also represents a reduction in potential intensity from the current GB district and supports compatibility with surrounding uses. For these reasons, the proposed rezoning is consistent with established planning principles and does not meet the criteria for spot zoning under South Carolina case law.

The cases mentioned are attached at the end of this report for reference.

Pictures of Subject Parcel



Facing Property



Facing East on Shelton St.

Alignment with Comprehensive Plan

The subject parcel lies in the “**Neighborhood**” Future Land Use Designation in the 2040 Comprehensive Plan. This designation is “applied to both existing and in-progress residential development. In rural areas, this category is only applied to major subdivisions. Neighborhoods are not likely to change in the future, and the intent of this category is to preserve the character, and direct incompatible uses away from formal residential neighborhoods. (p. 34, 2040 Comprehensive Plan).” The request does not increase residential density or introduce new land uses that would alter the established character of the area. In contrast to the existing General Business (**GB**) zoning, the Professional Business (**PB**) district provides a lower-intensity zoning classification that is more compatible with the surrounding residential uses and accommodates the subject parcel’s current use. The request supports the Comprehensive Plan’s intent to preserve neighborhood character and avoid the introduction of incompatible uses.



This request is consistent with the Future Land Use Designation of the 2040 Comprehensive Plan. County Objective LC 1.2 encourages zoning map amendments that align adopted zoning classifications with the Comprehensive Plan. The proposed rezoning advances that objective by bringing the zoning classification into closer alignment with the Future Land Use designation.

LC 1.2						
Use the Future Land Use Map to identify areas of the County that are not zoned in a manner that is consistent with the County's vision for growth and development and initiate zoning map amendments to better align the Zoning Map with the Future Land Use Map.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

Planning Commission Meeting 04/21/2026

Additional UDO Provisions / Application Requirements

Chapter 9.2.15 (p. 326, 2022 UDO) details application procedures that are required to request a Zoning Map Amendment. Those are attached to this report for review and to confirm all pre-application and pre-hearing requirements have been met.

Staff Recommendation

Staff recommends *approval* of this rezoning request.

Attachments:

1. Rezoning Application
2. Location Map / Zoning Map
3. Deeds
4. Plat of Record
5. UDO Application Provisions/Procedures
6. Use Chart
7. Knowles vs. City of Aiken Court Case
8. Talbot vs. City of Myrtle Beach
9. Historic Charleston Foundation vs. City of Charleston Case

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@lancastercountysc.net
www.mylancastersc.org

ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

- Completed Application
Signatures of Applicant and Property Owner
Deed and survey plat or boundary survey
Fees associated with review
Applicants may create an account to submit projects online at:
https://evolvepublic.infovisionsoftware.com/lancaster/

GENERAL INFORMATION

Property Address Shelton St
City LANCASTER State SC Zip 29720 Tax Parcel ID 00875-0A-012-00
Current Zoning GB General Business Current Use RENTAL PROPERTY
Proposed Zoning PB Professional Bus. Total Acres 2.14
Project Description (1) Triplex 2268 sq ft
(1) Triplex 2268 sq ft
(1) Duplex 1498 sq ft
Surrounding Property Description single family homes
mobile home park

CONTACT INFORMATION

Applicant Name Nicholas Rollins (Metan LLC)
Address 768 Belfast Ct
City Rock Hill State SC Zip 29730 Phone [redacted]
Email: [redacted]
Owner Name: Metan LLC & Cauthier & Patterson LLC
Address: 394 LANCASTER BYPASS EAST
City: LANCASTER State: SC Zip: 29720 Phone: [redacted]
Email: [redacted]

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 understand that falsifying any information herein may result in rejection or denial of this request.

<p><u>Nichols & Wells</u> Applicant</p>	<p><u>2-6-26</u> Date</p>
<p><i>Metan LLC</i> <u>Nichols & Wells</u> Property Owner(s)</p>	<p><i>Cauthen + Patterson LLC</i> <u>Randy Cauthen</u> Date</p>

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.
- After preliminary review, staff will determine when the case can be scheduled for a hearing with Planning Commission.
- An application withdrawal should be made in writing and received prior to public notice in order to receive a refund. Public notice is published a minimum of 15 days prior to the public hearing.
- Rezoning Application Fees -- single parcel up to one acre: \$250.00
- -- single parcel, one acre to ten (10) acres: \$435.00
- -- multiple parcels up to 10 acres: \$610.00
- -- single or multiple, every acre over 10 acres add \$50.00

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 three readings for approval.
- Subsequent to final County Council action on rezoning, notice of action will be provided to the applicant, owner, and adjacent property owners.
- If applicant would like to request a special presentation, please notify the County Clerk @ (803) 416-9307 before 5:00pm on the first Monday of the month to make arrangements.

FILED, RECORDED, INDEXED
08/13/2004 09:10AM
Rec Fee: 10.00 St Fees: 0.00
Co Fee: 0.00 Pages: 3
Register of Deeds
LANCASTER COUNTY, SC

State of South Carolina
County of Lancaster



TITLE TO REAL ESTATE

Know All Men by These Presents, That

Larry W. Cauthen and Richard L. Patterson

hereinafter referred to as grantor for and in consideration of the sum of Five and no/100ths (\$5.00) Dollars-----

to grantor paid by Cauthen & Patterson, LLC
394 Lancaster By-Pass East
Lancaster, SC 29720

hereinafter referred to as grantee, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said grantee and grantee's heirs, successors and assigns, the following described property, to wit:

ASSESSOR'S OFFICE
Received 8-16-04
Tax Map Code 133-41; 101B-A-4; 81P-EZ
Or Portion Of 86A-B-1; 87J-A-12

(SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION)

RECORDED THIS 13th DAY
OF August, 2004
IN BOOK 0 PAGE C-01
Cheryl H Morgan
Auditor, Lancaster County, S. C

The within described property is conveyed subject to existing easements and rights of way, whether of record or not, and to restrictions, if any, appearing in the chain of title which said restrictions, if any, are not intended to be reimposed hereby.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

EXHIBIT 'A'

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Lancaster, on the North side of Shelton St., containing one and sixty-six hundredths (1.66) acres more or less, fronting south on Shelton St. being designated as Tract C on plat of Survey made by Jack Smith, RLS, dated January 16, 1966, entitled "Plat of Property of Larry W. Cauthen and Richard L. Patterson" and recorded in the Office of the Clerk of Court for Lancaster County, South Carolina as Plat Number 16721.

Being a portion of the identical property conveyed to Larry W. Cauthen and Richard L. Patterson by Deed of Michael Robert Viglione recorded in Deed Book K-9 Page 35.

Tax Map 87J-A-12

ALSO: All that piece, parcel or lot of land with improvements thereon, consisting of a five room house, in Cane Creek Township, Lancaster County, fronting 120 feet on the southerly line of West Thomson Avenue, at its junction with North Patton Street, in Erwin Farm Subdivision being further described as Lot 27 in Block "W", as more clearly appears from a map of said Erwin Farms Subdivision, prepared January, 1952, and recorded in the Office of the Clerk of Court for Lancaster County in Plat Book 6 at page 87.

Being a portion of the property conveyed to Larry W. Cauthen and Richard L. Patterson by Deed of Robert L. Summers recorded May 30, 2002 in Deed Book 158 Page 293.

Tax Map 86A-B-001

ALSO: All that piece, parcel or lot of land with improvements thereon, consisting of a five room house, fronting 194.4 feet on the easterly line of Park Drive, southwest of its junction with Oakland Avenue, in Poovey Farm South, Lancaster County, South Carolina containing .70 acres more or less; being designated as lot number 2 in Block "A" on map of said area, prepared November 1954 and recorded in the Office of the Clerk of Court for Lancaster County, South Carolina in Plat Book 7 page 152.

Being the identical property conveyed to Larry W. Cauthen and Richard L. Patterson by Deed of Jackie Crenshaw, et al. recorded July 13, 1999 in Deed Book 51 Page 324.

Tax Map 81P-E-002

ALSO: All that certain piece, parcel or lot of land, together with the improvements thereon, lying, being and situate in Pleasant Hill Township, Lancaster County South Carolina, located approximately five (5) miles South of Lancaster about 1/2 mile east of Jones Cross-Roads, fronting on the west side of Woodland Way being designated as Lot No. 36 and the northern half of Lot 35 on plat of Woodland Hills, more particularly described on plat of survey entitled 'Plat Showing Property of Patton Wl Johnson and Sherry A. Johnson' dated February 8, 1993 made by Jack Smith, RLS, recorded as Plat No. 13274 in the Office of the Clerk of Court for Lancaster County, South Carolina, which plat is by reference made a part hereof.

Being the identical property conveyed to Larry W. Cauthen and Richard L. Patterson by Deed of Patton Williard Johnson and Sherry A. Johnson recorded in Deed Book D-12 Page 66.

Tax Map 109B-A-004

ALSO: All that certain piece, parcel or tract of land, lying, being and situate in Pleasant Hill Township, Lancaster County, South Carolina, about one (1) mile Northeast of the Town of Heath Springs, containing 4.6 acres, more or less, with improvements thereon, and being bounded and described as follows: on the Northwest by Highway #71; on the East and South by property of John H. and Joy D. Williams; less and except however that certain 1.39 acres more or less conveyed to Charles W. Arant by deed recorded in Deed Book K-9 at page 217.

Being the identical property conveyed to Larry W. Cauthen and Richard L. Patterson by Deed of Barry K. Sims, et al. recorded May 16, 1996 in Deed Book Y-13 Page 302.

Tax Map 133-00-041

R.W. Blackmon

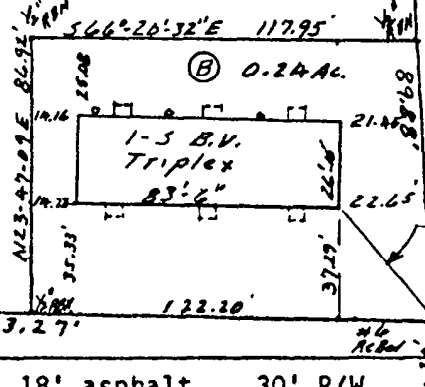
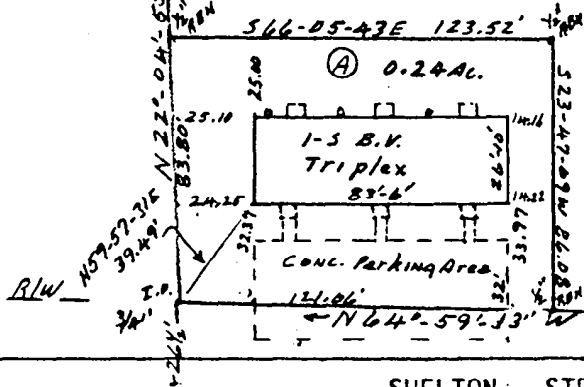
111P
#6 Record
587-04-29E
10.36'

586-26-44E → 301.97'

(C)
1.66 AC.

Fred Lowery

ANNIE BYRD
#16721
JUL 2 10 23 AM '96
OFFICE OF RECORDS
FILED
CLERK OF COUNTY, S.C.
R.W. Blackmon



SHELTON STREET 18' asphalt 30' R/W

STATE OF SOUTH CAROLINA
COUNTY OF LANCASTER
PLAT SHOWING PROPERTY OF

LARRY W. CAUTHEN and RICHARD L. PATTERSON

Located about 3 miles south of Lancaster, 417' west of Lynwood Drive, on north side of Shelton Street. Being the lands shown on Plat # 9235.

I certify there are no visible encroachments or projections other than shown, and this lot does not lie within a Flood Hazard Area.

Scale: 1" = 60'

16 January 1996

To the best of my knowledge, the survey shown hereon was made in accordance with the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets the requirements for a Class A survey as specified herein.

Jack Smith, RLS 3782
100 Forest Drive
Lancaster, S.C.

APPROVED FOR RECORDING
Bradley 7-2-96
Planning Official Date

Section 2.5.3 Use Table (For detailed Use Definitions see Chapter 10.)

USE TYPES	RURAL					TRANSITIONAL						SPECIAL					NEIGHBORHOOD					REF
	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	
A. RESIDENTIAL																						
Dwelling - Single Family	P	P	P	-	P	P	P	P	-	-	-	-	-	-	-	-	P	-	P	P	-	
Dwelling - Two Family	-	-	-	-	-	-	PR	PR	-	-	-	-	-	-	-	-	-	PR	-	-	-	5.2.1
Dwelling - Three Family, Four Family	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	5.2.3
Dwelling - Townhome	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	P	P	P	P	P	
Dwelling - Multifamily	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	PR	PR	PR	-	5.2.2
Dwelling - Accessory	PR	PR	PR	-	-	PR	PR	PR	-	-	-	-	-	-	-	-	PR	PR	-	-	-	5.2.3
Halfway Homes	-	-	-	-	-	-	-	-	-	SE	-	SE	-	-	-	-	-	-	-	-	-	5.2.4
Live-Work Units	-	-	-	PR	-	-	-	PR	PR	-	-	-	-	-	-	-	-	-	PR	PR	PR	5.2.5
Manufactured Housing	PR	PR	-	-	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.2.6
Manufactured Home Park	SE	-	-	-	SE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.2.6
Residential/Family Care Home (5 or fewer residents)	P	P	P	-	P	P	P	-	-	-	-	-	-	-	-	-	-	P	P	P	P	
Residential Care Facilities (6 or more residents)	-	-	-	PR	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.2.8
B. LODGING																						
Bed and Breakfast Homes (up to 8 rooms)	PR	PR	PR	PR	-	PR	-	PR	PR	-	-	PR	-	-	-	-	PR	PR	-	PR	PR	5.3.1
Bed and Breakfast Inn (up to 12 rooms)	-	-	-	-	-	-	-	-	PR	-	-	PR	-	-	-	-	-	-	-	PR	PR	5.3.1
Boarding or Rooming House	-	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-	-	-	5.3.2
Campground	SE	SE	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	-	-	5.3.3
Dormitory	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	
Fraternity/Sorority House	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	
Hotel/Motel	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	P	P	
C. OFFICE/SERVICE																						
ATM	-	-	-	P	-	-	-	-	P	P	P	P	-	P	-	-	-	-	-	P	P	
Banks, Credit Unions, Financial Services	-	-	-	P	-	-	-	-	P	P	P	P	-	P	-	-	-	-	-	P	P	
Business Support Services	-	-	-	-	-	-	-	-	P	P	P	P	-	P	-	-	-	-	-	P	P	
Crematoria	-	-	-	-	-	-	-	-	-	-	CU	-	-	CU	-	-	-	-	-	-	-	5.4.1
Dry Cleaning and Laundry Services	-	-	-	-	-	-	-	-	P	P	P	-	-	P	-	-	-	-	-	P	P	
Funeral Homes	-	-	-	P	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	P	P	
Home Occupation	PR	PR	PR	-	PR	PR	PR	-	-	-	-	-	-	-	-	-	PR	PR	PR	PR	PR	5.4.2
Kennels, Indoor	PR	PR	PR	PR	-	-	-	-	PR	PR	PR	PR	-	PR	-	-	-	-	-	PR	PR	5.4.3
Kennels, Outdoor	PR	PR	CU	PR	-	-	-	-	-	-	CU	CU	-	CU	-	-	-	-	-	-	-	5.4.4
Medical Clinic	-	-	-	PR	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.4.5

P – Permitted by Right

PR – Permitted with Review

CU – Conditional Use Required

SE – Special Exception Required

Lancaster County Unified Development Ordinance – Use Table

USE TYPES	RURAL					TRANSITIONAL						SPECIAL					NEIGHBORHOOD					REF
C. OFFICE/SERVICES (CONTINUED)	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Personal Services	-	-	-	P	-	-	-	-	P	P	P	P	-	P	-	-	-	-	-	P	P	
Personal Services, Restricted	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-	-	-	-	5.4.6
Post Office	-	-	-	P	-	-	-	P	P	P	P	P	-	-	-	-	-	-	-	P	P	
Professional Services	-	-	-	P	-	-	-	P	P	P	P	P	-	P	-	-	-	-	-	P	P	
Small Equipment Repair/Rental	-	-	-	P	-	-	-	-	-	P	P	-	-	P	-	-	-	-	-	P	P	
Veterinary Clinic	-	-	-	P	-	-	-	-	P	P	P	-	-	P	-	-	-	-	-	P	P	-
D. COMMERCIAL/ENTERTAINMENT	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Alcoholic Beverage Sales Store	-	-	-	P	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	P	-	
Amusements, Indoor	-	-	-	P	-	-	-	-	-	P	P	-	-	P	-	-	-	-	-	P	P	
Amusements, Outdoor	-	-	-	PR	-	-	-	-	-	-	CU	-	-	CU	-	-	-	-	-	-	-	5.5.1
Bar/Tavern/Brew Pub	-	-	-	CU	-	-	-	-	-	CU	PR	-	-	-	-	-	-	-	-	PR	-	5.5.2
Billiard/Pool Hall	-	-	-	CU	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	
Brewery	-	-	-	P	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	P	
Distillery	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	-	-	-	
Food Truck	-	-	-	-	-	-	-	-	-	PR	PR	PR	-	PR	PR	-	-	-	-	PR	PR	5.5.3
General Commercial	-	-	-	PR	-	-	-	-	PR	PR	PR	-	-	-	-	-	-	-	-	PR	PR	5.5.4
Night Club	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-	-	-	-	
Outside Sales	-	-	-	PR	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.5.5
Outside Sales, Sidewalk Sales	-	-	-	PR	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.5.6
Pawnshops	-	-	-	PR	-	-	-	-	-	PR	PR	-	-	-	-	-	-	-	-	-	-	5.5.7
Racetrack	-	-	-	-	-	-	-	-	-	-	-	-	-	-	CU	-	-	-	-	-	-	5.5.8
Restaurant	-	-	-	PR	-	-	-	-	CU	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.5.9
Riding Stables	P	P	P	P	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	
Sexually Oriented Business/Adult Entertainment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	5.5.10
Shooting Range, Indoor	-	-	-	PR	-	-	-	-	-	PR	PR	-	-	PR	PR	-	-	-	-	-	-	5.5.11
Shooting Range, Outdoor	SE	-	-	-	-	-	-	-	-	-	-	-	-	SE	SE	-	-	-	-	-	-	5.5.12
Theater, Indoor Movie or Live Performance	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	P	P	
Theater, Outdoor (Amphitheater)	PR	-	-	PR	-	-	-	-	-	-	PR	PR	PR	-	-	-	-	-	-	PR	PR	5.5.13

P – Permitted by Right

PR – Permitted with Review

CU – Conditional Use Required

SE – Special Exception Required

Lancaster County Unified Development Ordinance – Use Table

USE TYPES	RURAL					TRANSITIONAL						SPECIAL					NEIGHBORHOOD					REF
	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	
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

Lancaster County Unified Development Ordinance – Use Table

USE TYPES	RURAL					TRANSITIONAL						SPECIAL					NEIGHBORHOOD					REF	
H. INDUSTRY/WHOLESALE/STORAGE	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF	
Artist Studio/Light Manufacturing Workshops	-	-	-	P	-	-	-	-	-	P	P	-	-	P	P	-	-	-	-	-	P	P	
Industry, Light	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	
Industry, Heavy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	
Industry, Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-	5.9.1
Junkyard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	-	5.9.2
Landfill – Class One	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	-	5.9.16
Landfill – Class Two	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	SE	-	-	-	-	-	-	-	5.9.3
Landfill – Class Three	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	-	5.9.4
Mining - Major In-Depth Resource Extraction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	P	-	-	-	-	-	-	5.9.5/6
Mining - Minor Surface Resource Extraction	PR	PR	PR	PR	-	-	-	-	-	PR	PR	PR	-	PR	PR	P	-	-	PR	PR	PR		5.9.6/7
Private Recycling Collection Stations	-	-	-	-	-	-	-	-	-	-	-	PR	-	PR	PR	-	-	-	-	-	-	-	5.9.8
Public Recycling and Waste Collection Facilities	-	-	-	PR	-	-	-	-	-	-	-	PR	-	PR	PR	-	-	-	-	-	-	-	5.9.9
Research and Development Facilities	-	-	-	-	-	-	-	-	-	P	P	-	-	P	P	-	-	-	-	-	-	P	
Storage – Outdoor Storage Yard	-	-	-	-	-	-	-	-	-	PR	PR	-	-	PR	PR	-	-	-	-	-	-	-	5.9.10
Storage – Self Service (Mini)	-	-	-	-	-	-	-	-	-	PR	PR	-	-	PR	PR	-	-	-	-	-	-	-	5.9.11
Storage – Warehouse Indoor	-	-	-	-	-	-	-	-	-	CU	PR	-	-	PR	PR	-	-	-	-	-	-	PR	5.9.12
Storage – Warehouse Indoor, Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	PR	PR	-	-	-	-	-	-	-	5.9.13
Wholesaling and Distribution	-	-	-	-	-	-	-	-	-	-	PR	-	-	P	P	-	-	-	-	-	-	P	5.9.14
Wholesaling and Distribution, Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	PR	PR	-	-	-	-	-	-	-	5.9.15
I. AGRICULTURE	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF	
Agriculture and Crop Production/Harvesting	P	P	P	P	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	
Agricultural Support Services/Nurseries	P	P	P	P	-	-	-	-	P	P	P	-	-	P	P	-	-	-	-	-	-	P	
Agritourism	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Animal Production/General Farms	PR	PR	PR	PR	-	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.10.1
Animal Production Facilities, Non-Swine	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.10.2
Animal Production Facilities, Swine	SE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.10.3
Apiculture (Bee Keeping)	P	P	P	P	-	P	-	-	P	-	-	P	P	-	-	-	-	-	-	-	-	P	
Backyard Pens/Coops	P	P	P	P	-	P	PR	PR	-	-	-	PR	-	-	-	-	-	-	-	-	-	PR	5.10.4

P – Permitted by Right

PR – Permitted with Review

CU – Conditional Use Required

SE – Special Exception Required

Lancaster County Unified Development Ordinance – Use Table

USE TYPES	RURAL					TRANSITIONAL						SPECIAL					NEIGHBORHOOD					REF
I. AGRICULTURE (CONTINUED)	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	
Commercial Stables	P	P	P	P	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	-	
Ecotourism	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Farmer's Markets and Roadside Stands	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	
Forestry	P	P	P	P	-	P	-	-	-	P	P	P	P	P	P	P	-	-	-	-	-	
Gardens (Community and Private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	P	P	
Wineries	PR	PR	PR	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

J. INFRASTRUCTURE	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Airstrip/Airport	-	-	-	-	-	-	-	-	-	-	-	PR	-	-	PR	-	-	-	-	-	-	5.11.1
Geothermal Energy Systems	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	5.11.2
Solar Energy Systems	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	5.11.3
Solar Farms	CU	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.11.4
Utilities – Class 1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Utilities – Class 2	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Utilities – Class 3	P	P	-	-	-	-	-	-	-	-	-	PR	-	P	P	-	-	-	-	-	-	5.11.6
Wireless Communication Facility (Concealed)	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	-	PR	PR	PR	PR	PR	PR	PR	PR	5.11.5
Wireless Communication Facility (Up to 60.00')	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	-	PR	PR	PR	PR	PR	PR	PR	PR	5.11.5
Wireless Communication Facility (60.01' to 199.99')	SE	SE	SE	SE	SE	SE	SE	SE	PR	PR	PR	PR	-	PR	PR	PR	SE	SE	SE	SE	SE	5.11.5
Wireless Communication Facility (200' and Over)	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	SE	SE	-	-	-	-	-	5.11.5

K. OTHER	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Temporary Uses	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	5.12

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PR – Permitted with Review

CU – Conditional Use Required

SE – Special Exception Required

(Ord. No. 2017-1468, 9.25.17; Ord. No. 2018-1492, 2.12.18; Ord. No. 2018-1494, 3.12.18; Ord. No. 2018-1519, 7.16.18; Ord. No. 2019-1607, 10.14.19; Ord. No. 2019-1620, 12.9.19; Ord. No. 2019-1634, 1.27.20; Ord. No. 2020-1645, 2.24.20; Ord. No. 2020-1698, 12.14.20; Ord. No. 2021-1708, 04.12.21)

Agenda Item Summary

Ordinance # / Resolution # : N/A

Contact Person / Sponsor:

Department:

Date Requested to Be on Agenda: 4/21/2026

Information to Show on Agenda Below Title:

Proposal:

Property Details:

Statutory Notices:

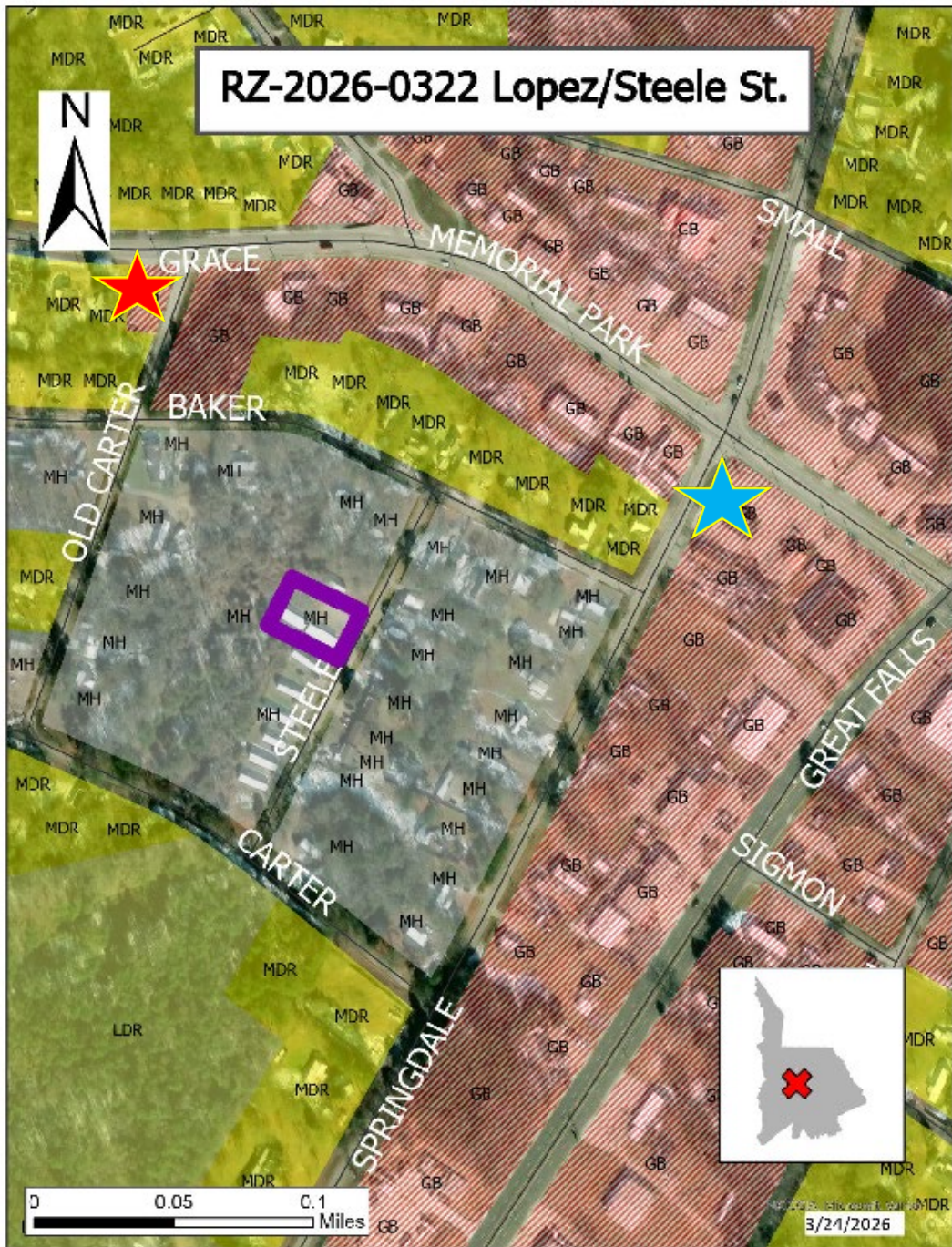
Proposed Action Advances the Following Comprehensive Plan Guiding Principles:

Points to Consider:

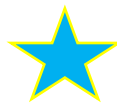
Recommendation:

Attachments:

1. RZ Lopez- Steele St map frame
2. Staff Report PC Final
3. RZ Steele St-Lopez Redacted P
4. Deed 1688_42
5. Plat from Db Z-5 p 331
6. Use Chart



Proposal:
Rezoning MH to PB



Shrimp Boat Restaurant



The Wing Spot Restaurant



Subject Property

Proposal:	Request to rezone one parcel totaling approximately 0.335 acres. The purpose of this request is to correct non-conformity issues and allow proper maintenance and repair of existing structures.
Property Location:	1824 Steele St. (TM# 0086C-0N-003.01)
Current Zoning District:	Manufactured Home (MH)
Proposed Zoning District:	Professional Business (PB)
Applicants:	Jose Lopez
Council District:	District 5, Steve Harper
Statutory Notices:	Hearing notice published in The Lancaster News 04/04/2026 Signs posted 04/03/2026 Mailed notices 03/24/2026 Posted agenda in lobby 04/14/2026

Overview

The applicant is requesting the rezoning of one parcel totaling 0.335 acre from **Manufactured Home (MH)** to **Professional Business (PB)**. The purpose of this rezoning is to allow proper maintenance and current use of existing structures. The rural Manufactured Home district exclusively allows single family homes, manufactured homes and home parks, and residential care facilities for 6 residents or less for residential uses. The transitional district of Professional Business allows diverse residential uses including triplexes which are the current use of this parcel.

Site Information

The subject property is located on Steele Street. Two existing triplexes are currently uninhabited due to non-conforming use and are unable to be brought into current code due to this issue. Adjacent areas include mostly single-family residential, mobile homes and a mobile home park.



Analysis & Findings

The figure to the right shows the surrounding zoning districts from the subject parcels. Manufactured Housing (MH) is the only rural district in the area. Transitional districts include Medium Density Residential (MDR), Low Density Residential (LDR) and General Business (GB). The majority of this block is residentially used, which could present an opportunity for the county to initiate some corrective zoning action. To the North and East of this block lies mostly general business, and to the West and South is mostly Low Density Residential and Medium Density Residential. Proper restoration and retention are the reasoning for this rezoning because the structures are unable to be restored and repaired to current code due to nonconforming use in an improper zoning district.



The chart below shows the surrounding zoning districts and uses which align with the area.

	Jurisdiction	Zoning District	Use
North	Lancaster County	MH / MDR / GB	Residential / Commercial
South	Lancaster County	MH / MDR / LDR	Residential / Undeveloped
East	Lancaster County	MH / GB	Residential / Commercial
West	Lancaster County	MH / MDR / LDR	Residential / Undeveloped

Clarification of Zoning Placement

South Carolina courts have defined spot zoning as the singling out of a small parcel for a zoning classification that is totally inconsistent with surrounding uses and primarily benefits the property owner to the detriment of neighboring properties. In *Knowles v. City of Aiken* and *Talbot v. Myrtle Beach*, the South Carolina Supreme Court noted that rezoning actions are not considered illegal spot zoning when they are consistent with the comprehensive plan and promote the general welfare rather than providing only a private benefit. Similarly to this proposed zoning amendment, in *Historic Charleston Foundation v. City of Charleston* (2012), the Court upheld a rezoning that brought a property into greater alignment with surrounding development patterns. In this case, the requested rezoning from **Manufactured Home (MH)** to **Professional Business (PB)** aligns the zoning designation with the existing use and with the “Neighborhood” FLU designation of the 2040 Comprehensive Plan. The request also allows the re-development of this parcel to meet current building code and alleviating all zoning code violations that are unable to be rectified due to improper zoning. For these reasons, the proposed rezoning is consistent with established planning principles and does not meet the criteria for spot zoning under South Carolina case law.

The cases mentioned are attached at the end of this report for reference.

Pictures of Subject Parcel



Facing North on Steele St.



Facing Property

Alignment with Comprehensive Plan

The subject parcel lies in the “**Growth Area**” Future Land Use Designation in 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 Comprehensive Plan).” The request does not increase residential density or introduce new land uses that would alter the established character of the area. In contrast to the existing Manufactured Home (MH) zoning, the Professional Business (PB) district provides an appropriate zoning classification that accommodates the subject parcel’s current use. The request promotes the Comprehensive Plan’s intentions for growth area while preserving neighborhood character and avoids the introduction of incompatible uses.



County Objective LC 1.2 encourages zoning map amendments that align adopted zoning classifications with the Comprehensive Plan. The proposed rezoning advances that objective by bringing the zoning classification into closer alignment with the Future Land Use designation via a rural district to a transitional district.

LC 1.2						
Use the Future Land Use Map to identify areas of the County that are not zoned in a manner that is consistent with the County’s vision for growth and development and initiate zoning map amendments to better align the Zoning Map with the Future Land Use Map.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

Planning Commission Meeting 04/21/2026

Additional UDO Provisions / Application Requirements

Chapter 9.2.15 (p. 326, 2022 UDO) details application procedures that are required to request a Zoning Map Amendment. Those are attached to this report for review and to confirm all pre-application and pre-hearing requirements have been met.

Staff Recommendation

Staff recommends *approval* of this rezoning request.

Attachments:

1. Rezoning Application
2. Location Map / Zoning Map
3. Deeds
4. Plat of Record
5. UDO Application Provisions/Procedures
6. Use Chart

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@lancastercountysc.net
www.mylancastersc.org

ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

- Completed Application
Signatures of Applicant and Property Owner
Deed and survey plat or boundary survey
Fees associated with review
Applicants may create an account to submit projects online at:
https://evolvepublic.infovisionsoftware.com/lancaster/

GENERAL INFORMATION

Property Address 1824 Steele St
City Lancaster State SC Zip 29720 Tax Parcel ID 0086C-DN-00301
Current Zoning MA Current Use Triplex
Proposed Zoning PB Total Acres N/A 0.335 ACRES
Project Description Currently 2 Structures with 3 units in each building. Would like to keep as is. Water and power is existing for this setup
Surrounding Property Description Single family homes across streets

CONTACT INFORMATION

Applicant Name Jose Lopez
Address 3226 Shelby Dr
City Monroe State NC Zip 28110 Phone [redacted]
Email: [redacted]
Owner Name: [redacted]
Address: [redacted]
City: [redacted] State: [redacted] Zip: [redacted] Phone: [redacted]
Email: [redacted]

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 understand that falsifying any information herein may result in rejection or denial of this request.

Applicant

Josh Gay IOPG

Property Owner(s)

Date

2/16/26

Date

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.
- After preliminary review, staff will determine when the case can be scheduled for a hearing with Planning Commission.
- An application withdrawal should be made in writing and received prior to public notice in order to receive a refund. Public notice is published a minimum of 15 days prior to the public hearing.
- Rezoning Application Fees -- single parcel up to one acre: \$250.00
- -- single parcel, one acre to ten (10) acres: \$435.00
- -- multiple parcels up to 10 acres: \$610.00
- -- single or multiple, every acre over 10 acres add \$50.00

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 three readings for approval.
- Subsequent to final County Council action on rezoning, notice of action will be provided to the applicant, owner, and adjacent property owners.
- If applicant would like to request a special presentation, please notify the County Clerk @ (803) 416-9307 before 5:00pm on the first Monday of the month to make arrangements.

LANCASTER COUNTY ASSESSOR
 Tax Map:
 0086C 0N 003 01
 PREPARED BY TRIMNAL & MYERS, LLC

RECORDED THIS 19th DAY
 OF JULY, 2023
 IN BOOK 00 PAGE 00

[Signature]
 Auditor, Lancaster County, SC

LANCASTER COUNTY, SC	
2023008919	DEED
RECORDING FEES	\$15.00
STATE TAX	\$234.00
COUNTY TAX	\$99.00
PRESENTED & RECORDED	
07-19-2023	10:42:10 AM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: CANDICE PHILLIPS	
BK:DEED 1688 PG:42-43	

STATE OF SOUTH CAROLINA)
)
 COUNTY OF LANCASTER)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, THAT **Rony Geovanny Roca Gamez** (hereinafter called "Grantors") in the State aforesaid, for and in consideration of the sum of NINETY THOUSAND AND 00/100 (\$90,000.00) Dollars, to him paid by **Jose Saul Lopez** (hereinafter called "Grantee/s") in the State aforesaid (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these Presents (do(es) grant, bargain, sell and release, unto the said:

Jose Saul Lopez, his/their Heirs and/or Assigns Forever:

All that piece, parcel or lot of land, lying, being and situate with any and all improvements thereon, in Cane Creek Township, Lancaster County, South Carolina, near Gooch's Crossroads fronting on Steele Street, The same being Lot Number Four (4) as shown on a Plat by R.J. Iseley, made May 13, 1968 and recorded in Plat Book Z5 Page 331. Fronting One Hundred Feet 100" feet on Steele Street and a uniform depth of One Hundred Fifty 150" feet.

Being the property conveyed to Rony Geovanny Roca Gamez by Deed recorded September 17, 2020 in Deed Book 1364 Page 216 in the Register of Deeds Office for Lancaster, SC.

TMS# 0086C-0N-003.01

Grantee's Address: 3226 Shelby Dr. Monroe NC 28110

This conveyance is made subject to all existing easements, restrictions, rights of way and/or encroachments.

TOGETHER will all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said **GRANTEE/S**, Their Heirs and/or Assigns forever.

State of South Carolina,

COUNTY OF LANCASTER



Know All Men by These Presents, That

I, Coyt Baker of Lancaster County

in the State aforesaid,

in consideration of the

sum of Five hundred & No/100 (\$500.00) Dollars

to me paid by Harold N. Shook

in the State aforesaid

have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Harold N. Shook, his heirs and assigns:

All that piece, parcel or lot of land, lying, being and situate in Cane Creek Township, Lancaster County, South Carolina, near Gooch's Cross Roads, fronting on Steele Street. The same being Lot 4 as shown on a plat by E. H. Iseley made May 13, 1968 and recorded in Deed Book 2-5 at page 331. Fronting 100 feet on Steele Street with a uniform depth of 150 feet. The same being a porision of the property deeded to the garntor by deeds from Mary Johnson McKinney recorded in the office of the Clerk of Court for Lancaster County, S. C., in Deed Book L-3 at page 429 and Deed book O-3 at page 127.

STATE OF SOUTH CAROLINA,
Lancaster COUNTY.

PERSONALLY appeared before me Herbert M. Flack
and made oath that she saw the within-named Coyt Baker
sign, seal and, as his act and deed, deliver the within-written Deed for the uses and purposes therein men-
tioned and that he, with _____ witnessed the
execution thereof.

SWORN to before me this 27th
day of may, 1968
Herbert M. Flack (L.S.)
Notary Public of S. C.

Herbert M. Flack

STATE OF SOUTH CAROLINA,
Lancaster COUNTY.

RENUNCIATION OF DOWER

I, _____ do hereby certify
unto all whom it may concern, that Mrs. Cleo H. Baker
the wife of the within-named Coyt Baker
did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely,
voluntarily and without any compulsion, dread, or fear of any person or persons whomsoever, renounce, release and for-
ever relinquish unto the within-named Harold N. Shook, his

heirs

and assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises
within mentioned and released.

Given under my Hand and Seal, this 27
day of may
Anno Domini 1968
Herbert M. Flack (L.S.)
Notary Public of S. C.

Cleo H. Baker
Cleo H. Baker

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

To HAVE AND TO HOLD all and singular the premises before mentioned unto the said Harold N. Shook, his

Heirs and Assigns forever.

And I do hereby bind myself and my Heirs, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said Harold N. Shook, his

Heirs and Assigns, against me and my Heirs and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS My Hand and Seal this 23rd day of May in the year of our Lord one thousand nine hundred and sixty-eight and in the one hundred and ninety-second year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF

Herbert M. Shook
Clarence Gray

Coyt Baker
Coyt Baker

(SEAL)

(SEAL)

COYT BAKER

N 62° 25' W - 150.0'

LOT 4

N 62° 25' W - 150.0'

LOT 3

S 62° 25' E - 150.0'

LOT 1

LOT 2

150.0'

STEELE STREET

16' EASEMENT

100.0'

100.0'

R/W BAKER ST. 150.0'

100.0'

200.0'

100.0'

N 27° 55' E - 200.0'

COYT BAKER

PLAT OF
PROPERTY OF
COYT BAKER

LOCATED
1.5 MILES. SOUTHWEST
OF

LANCASTER, S.C.

LANCASTER COUNTY

SCALE: 1" = 30' MAY 13, 1969

ENGINEER: C. H. FLETCHER

THE LOTS ARE A
SINGLE LOT AS SHOWN
ON THE ORIGINAL SURVEY
AS SHOWN ON P. 12, P. 141

LANCASTER COUNTY ASSESSOR

Tax Map:

0086C 0N 003 01

PREPARED BY TRIMNAL & MYERS, LLC

RECORDED THIS 19th DAY
OF JULY, 2023
IN BOOK 00 PAGE 00

August C. Murphy

Auditor, Lancaster County, SC

LANCASTER COUNTY, SC	
2023008919	DEED
RECORDING FEES	\$15.00
STATE TAX	\$234.00
COUNTY TAX	\$99.00
PRESENTED & RECORDED	
07-19-2023	10:42:10 AM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: CANDICE PHILLIPS	
BK:DEED 1688 PG:42-43	

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, THAT **Rony Geovanny Roca Gamez** (hereinafter called "Grantors") in the State aforesaid, for and in consideration of the sum of NINETY THOUSAND AND 00/100 (\$90,000.00) Dollars, to him paid by **Jose Saul Lopez** (hereinafter called "Grantee/s") in the State aforesaid (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these Presents (do(es) grant, bargain, sell and release, unto the said:

Jose Saul Lopez, his/their Heirs and/or Assigns Forever:

All that piece, parcel or lot of land, lying, being and situate with any and all improvements thereon, in Cane Creek Township, Lancaster County, South Carolina, near Gooch's Crossroads fronting on Steele Street, The same being Lot Number Four (4) as shown on a Plat by R.J. Iseley, made May 13, 1968 and recorded in Plat Book Z5 Page 331. Fronting One Hundred Feet 100" feet on Steele Street and a uniform depth of One Hundred Fifty 150" feet.

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TMS# 0086C-0N-003.01

Grantee's Address: 3226 Shelby Dr. Monroe NC 28110

This conveyance is made subject to all existing easements, restrictions, rights of way and/or encroachments.

TOGETHER will all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said **GRANTEE/S**, Their Heirs and/or Assigns forever.

TITLE TO REAL ESTATE Form 14
The R. L. Bryan Company, Columbia, S. C.

State of South Carolina,

COUNTY OF LANCASTER



Know All Men by These Presents, That

I, Coyt Baker of Lancaster County

in the State aforesaid,

in consideration of the

sum of Five hundred & No/100 (\$500.00) Dollars

to me paid by Harold N. Shook

in the State aforesaid

have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Harold N. Shook, his heirs and assigns:

All that piece, parcel or lot of land, lying, being and situate in Cane Creek Township, Lancaster County, South Carolina, near Gooch's Cross Roads, fronting on Steele Street. The same being Lot 4 as shown on a plat by R. H. Iseley made May 13, 1968 and recorded in Deed Book 2-5 at page 331. Fronting 100 feet on Steele Street with a uniform depth of 150 feet. The same being a portion of the property deeded to the garntor by deeds from Mary Johnson McKinney recorded in the office of the Clerk of Court for Lancaster County, S. C., in Deed Book L-3 at page 429 and Deed book O-3 at page 127.

STATE OF SOUTH CAROLINA, }
Lancaster COUNTY. }

PERSONALLY appeared before me Herbert M. Slack
and made oath that he saw the within-named Coyt Baker
sign, seal and, as his act and deed, deliver the within-written Deed for the uses and purposes therein men-
tioned and that he, with _____ witnessed the
execution thereof.

SWORN to before me this 27th
day of may, 1968
Herbert M. Slack (L. S.)
Notary Public of S. C. } Herbert M. Slack

STATE OF SOUTH CAROLINA, }
Lancaster COUNTY. }

RENUNCIATION OF DOWER

I, _____, do hereby certify
unto all whom it may concern, that Mrs. Cleo H. Baker
the wife of the within-named Coyt Baker
did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely,
voluntarily and without any compulsion, dread, or fear of any person or persons whomsoever, renounce, release and for-
ever relinquish unto the within-named Harold N. Shook, his

_____ heirs
and assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises
within mentioned and released.

Given under my Hand and Seal, this 27
day of may
Anno Domini 1968
Herbert M. Slack (L. S.)
Notary Public of S. C. } Cleo H. Baker
Cleo H. Baker

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

To HAVE AND TO HOLD all and singular the premises before mentioned unto the said Harold N. Shook, his

Heirs and Assigns forever.

And I do hereby bind myself and my Heirs, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said

Harold N. Shook, his

Heirs and Assigns, against me and my Heirs and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS My Hand and Seal this 23rd day of May

in the year of our Lord one thousand nine hundred and sixty-eight

and in the one hundred and ninety-second year of the Sovereignty

and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF

Herbert M. Shook
Clarence Gray

Coyt Baker
Coyt Baker

(SEAL)

(SEAL)

COYT BAKER

N62°25'W - 150.0'

LOT 4

N62°25'W - 150.0'

LOT 3

S62°25'E - 150.0'

LOT 1

LOT 2

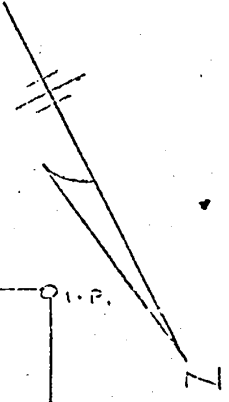
15.0' 15.0'

STEEL STREET

16' SAILWAY

S 27°55'W - 200.0'

R/W BAKER ST.



100.0'

N 27°55'E - 200.0'

100.0'

COYT BAKER

THESE LOTS ARE A
SUBDIVISION OF A 94 AC.
TRACT AS SHOWN ON PLAT
RECORDED IN 2, PG. 141

PLAT OF
PROPERTY OF
COYT BAKER
LOCATED
1.5 MILES SOUTHWEST
OF
LANCASTER, S.C.
LANCASTER COUNTY

SCALE: 1" = 30' MAY 13, 1968
SUSSEX ENGINEERING

Section 2.5.3 Use Table (For detailed Use Definitions see Chapter 10.)

USE TYPES	RURAL					TRANSITIONAL						SPECIAL					NEIGHBORHOOD					REF
	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	
A. RESIDENTIAL																						
Dwelling - Single Family	P	P	P	-	P	P	P	P	-	-	-	-	-	-	-	-	P	-	P	P	-	
Dwelling - Two Family	-	-	-	-	-	-	PR	PR	-	-	-	-	-	-	-	-	-	PR	-	-	-	5.2.1
Dwelling - Three Family, Four Family	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	5.2.3
Dwelling - Townhome	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	P	P	P	P	P	
Dwelling - Multifamily	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	PR	PR	PR	-	5.2.2
Dwelling - Accessory	PR	PR	PR	-	-	PR	PR	PR	-	-	-	-	-	-	-	-	PR	PR	-	-	-	5.2.3
Halfway Homes	-	-	-	-	-	-	-	-	-	SE	-	SE	-	-	-	-	-	-	-	-	-	5.2.4
Live-Work Units	-	-	-	PR	-	-	-	PR	PR	-	-	-	-	-	-	-	-	-	PR	PR	PR	5.2.5
Manufactured Housing	PR	PR	-	-	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.2.6
Manufactured Home Park	SE	-	-	-	SE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.2.6
Residential/Family Care Home (5 or fewer residents)	P	P	P	-	P	P	P	-	-	-	-	-	-	-	-	-	-	P	P	P	P	
Residential Care Facilities (6 or more residents)	-	-	-	PR	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.2.8
B. LODGING																						
Bed and Breakfast Homes (up to 8 rooms)	PR	PR	PR	PR	-	PR	-	PR	PR	-	-	PR	-	-	-	-	PR	PR	-	PR	PR	5.3.1
Bed and Breakfast Inn (up to 12 rooms)	-	-	-	-	-	-	-	-	PR	-	-	PR	-	-	-	-	-	-	-	PR	PR	5.3.1
Boarding or Rooming House	-	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-	-	-	5.3.2
Campground	SE	SE	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	-	-	5.3.3
Dormitory	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	
Fraternity/Sorority House	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	
Hotel/Motel	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	P	P	
C. OFFICE/SERVICE																						
ATM	-	-	-	P	-	-	-	-	P	P	P	P	-	P	-	-	-	-	-	P	P	
Banks, Credit Unions, Financial Services	-	-	-	P	-	-	-	-	P	P	P	P	-	P	-	-	-	-	-	P	P	
Business Support Services	-	-	-	-	-	-	-	-	P	P	P	P	-	P	-	-	-	-	-	P	P	
Crematoria	-	-	-	-	-	-	-	-	-	-	CU	-	-	CU	-	-	-	-	-	-	-	5.4.1
Dry Cleaning and Laundry Services	-	-	-	-	-	-	-	-	P	P	P	-	-	P	-	-	-	-	-	P	P	
Funeral Homes	-	-	-	P	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	P	P	
Home Occupation	PR	PR	PR	-	PR	PR	PR	-	-	-	-	-	-	-	-	-	PR	PR	PR	PR	PR	5.4.2
Kennels, Indoor	PR	PR	PR	PR	-	-	-	-	PR	PR	PR	PR	-	PR	-	-	-	-	-	PR	PR	5.4.3
Kennels, Outdoor	PR	PR	CU	PR	-	-	-	-	-	-	CU	CU	-	CU	-	-	-	-	-	-	-	5.4.4
Medical Clinic	-	-	-	PR	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.4.5

P – Permitted by Right

PR – Permitted with Review

CU – Conditional Use Required

SE – Special Exception Required

Lancaster County Unified Development Ordinance – Use Table

USE TYPES	RURAL					TRANSITIONAL						SPECIAL					NEIGHBORHOOD					REF	
C. OFFICE/SERVICES (CONTINUED)	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF	
Personal Services	-	-	-	P	-	-	-	-	P	P	P	P	-	P	-	-	-	-	-	-	P	P	
Personal Services, Restricted	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-	-	-	-	-	5.4.6
Post Office	-	-	-	P	-	-	-	P	P	P	P	P	-	-	-	-	-	-	-	-	P	P	
Professional Services	-	-	-	P	-	-	-	P	P	P	P	P	-	P	-	-	-	-	-	-	P	P	
Small Equipment Repair/Rental	-	-	-	P	-	-	-	-	-	P	P	-	-	P	-	-	-	-	-	-	P	P	
Veterinary Clinic	-	-	-	P	-	-	-	-	P	P	P	-	-	P	-	-	-	-	-	-	P	P	-
D. COMMERCIAL/ENTERTAINMENT	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF	
Alcoholic Beverage Sales Store	-	-	-	P	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	P	-	
Amusements, Indoor	-	-	-	P	-	-	-	-	-	P	P	-	-	P	-	-	-	-	-	-	P	P	
Amusements, Outdoor	-	-	-	PR	-	-	-	-	-	-	CU	-	-	CU	-	-	-	-	-	-	-	-	5.5.1
Bar/Tavern/Brew Pub	-	-	-	CU	-	-	-	-	-	CU	PR	-	-	-	-	-	-	-	-	-	PR	-	5.5.2
Billiard/Pool Hall	-	-	-	CU	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	
Brewery	-	-	-	P	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	P	
Distillery	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	-	-	-	-	
Food Truck	-	-	-	-	-	-	-	-	-	PR	PR	PR	-	PR	PR	-	-	-	-	-	PR	PR	5.5.3
General Commercial	-	-	-	PR	-	-	-	-	PR	PR	PR	-	-	-	-	-	-	-	-	-	PR	PR	5.5.4
Night Club	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-	-	-	-	-	
Outside Sales	-	-	-	PR	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	-	PR	PR	5.5.5
Outside Sales, Sidewalk Sales	-	-	-	PR	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	-	PR	PR	5.5.6
Pawnshops	-	-	-	PR	-	-	-	-	-	PR	PR	-	-	-	-	-	-	-	-	-	-	-	5.5.7
Racetrack	-	-	-	-	-	-	-	-	-	-	-	-	-	-	CU	-	-	-	-	-	-	-	5.5.8
Restaurant	-	-	-	PR	-	-	-	-	CU	PR	PR	PR	-	-	-	-	-	-	-	-	PR	PR	5.5.9
Riding Stables	P	P	P	P	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	
Sexually Oriented Business/Adult Entertainment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	-	5.5.10
Shooting Range, Indoor	-	-	-	PR	-	-	-	-	-	PR	PR	-	-	PR	PR	-	-	-	-	-	-	-	5.5.11
Shooting Range, Outdoor	SE	-	-	-	-	-	-	-	-	-	-	-	-	SE	SE	-	-	-	-	-	-	-	5.5.12
Theater, Indoor Movie or Live Performance	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	P	P	
Theater, Outdoor (Amphitheater)	PR	-	-	PR	-	-	-	-	-	-	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.5.13

P – Permitted by Right

PR – Permitted with Review

CU – Conditional Use Required

SE – Special Exception Required

Lancaster County Unified Development Ordinance – Use Table

USE TYPES	RURAL					TRANSITIONAL						SPECIAL					NEIGHBORHOOD					REF
	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	
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	-	-	-	-	-	-	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

Lancaster County Unified Development Ordinance – Use Table

USE TYPES	RURAL					TRANSITIONAL						SPECIAL					NEIGHBORHOOD					REF	
H. INDUSTRY/WHOLESALE/STORAGE	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF	
Artist Studio/Light Manufacturing Workshops	-	-	-	P	-	-	-	-	-	P	P	-	-	P	P	-	-	-	-	-	P	P	
Industry, Light	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	
Industry, Heavy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	
Industry, Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-	5.9.1
Junkyard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	-	5.9.2
Landfill – Class One	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	-	5.9.16
Landfill – Class Two	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	SE	-	-	-	-	-	-	-	5.9.3
Landfill – Class Three	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	-	5.9.4
Mining - Major In-Depth Resource Extraction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	P	-	-	-	-	-	-	5.9.5/6
Mining - Minor Surface Resource Extraction	PR	PR	PR	PR	-	-	-	-	-	PR	PR	PR	-	PR	PR	P	-	-	PR	PR	PR	PR	5.9.6/7
Private Recycling Collection Stations	-	-	-	-	-	-	-	-	-	-	-	PR	-	PR	PR	-	-	-	-	-	-	-	5.9.8
Public Recycling and Waste Collection Facilities	-	-	-	PR	-	-	-	-	-	-	-	PR	-	PR	PR	-	-	-	-	-	-	-	5.9.9
Research and Development Facilities	-	-	-	-	-	-	-	-	-	P	P	-	-	P	P	-	-	-	-	-	-	P	
Storage – Outdoor Storage Yard	-	-	-	-	-	-	-	-	-	PR	PR	-	-	PR	PR	-	-	-	-	-	-	-	5.9.10
Storage – Self Service (Mini)	-	-	-	-	-	-	-	-	-	PR	PR	-	-	PR	PR	-	-	-	-	-	-	-	5.9.11
Storage – Warehouse Indoor	-	-	-	-	-	-	-	-	-	CU	PR	-	-	PR	PR	-	-	-	-	-	-	PR	5.9.12
Storage – Warehouse Indoor, Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	PR	PR	-	-	-	-	-	-	-	5.9.13
Wholesaling and Distribution	-	-	-	-	-	-	-	-	-	-	PR	-	-	P	P	-	-	-	-	-	-	P	5.9.14
Wholesaling and Distribution, Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	PR	PR	-	-	-	-	-	-	-	5.9.15

I. AGRICULTURE	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF	
Agriculture and Crop Production/Harvesting	P	P	P	P	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	
Agricultural Support Services/Nurseries	P	P	P	P	-	-	-	-	P	P	P	-	-	P	P	-	-	-	-	-	-	P	
Agritourism	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Animal Production/General Farms	PR	PR	PR	PR	-	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.10.1
Animal Production Facilities, Non-Swine	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.10.2
Animal Production Facilities, Swine	SE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.10.3
Apiculture (Bee Keeping)	P	P	P	P	-	P	-	-	P	-	-	P	P	-	-	-	-	-	-	-	-	P	
Backyard Pens/Coops	P	P	P	P	-	P	PR	PR	-	-	-	PR	-	-	-	-	-	-	-	-	-	PR	5.10.4

P – Permitted by Right

PR – Permitted with Review

CU – Conditional Use Required

SE – Special Exception Required

Lancaster County Unified Development Ordinance – Use Table

USE TYPES	RURAL					TRANSITIONAL						SPECIAL					NEIGHBORHOOD					REF
I. AGRICULTURE (CONTINUED)	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	
Commercial Stables	P	P	P	P	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	-	
Ecotourism	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Farmer's Markets and Roadside Stands	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	
Forestry	P	P	P	P	-	P	-	-	-	P	P	P	P	P	P	P	-	-	-	-	-	
Gardens (Community and Private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	P	P	
Wineries	PR	PR	PR	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

J. INFRASTRUCTURE	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Airstrip/Airport	-	-	-	-	-	-	-	-	-	-	-	PR	-	-	PR	-	-	-	-	-	-	5.11.1
Geothermal Energy Systems	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	5.11.2
Solar Energy Systems	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	5.11.3
Solar Farms	CU	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.11.4
Utilities – Class 1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Utilities – Class 2	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Utilities – Class 3	P	P	-	-	-	-	-	-	-	-	-	PR	-	P	P	-	-	-	-	-	-	5.11.6
Wireless Communication Facility (Concealed)	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	-	PR	PR	PR	PR	PR	PR	PR	PR	5.11.5
Wireless Communication Facility (Up to 60.00')	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	-	PR	PR	PR	PR	PR	PR	PR	PR	5.11.5
Wireless Communication Facility (60.01' to 199.99')	SE	SE	SE	SE	SE	SE	SE	SE	PR	PR	PR	PR	-	PR	PR	PR	SE	SE	SE	SE	SE	5.11.5
Wireless Communication Facility (200' and Over)	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	SE	SE	-	-	-	-	-	5.11.5

K. OTHER	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Temporary Uses	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	5.12

P – Permitted by Right

PR – Permitted with Review

CU – Conditional Use Required

SE – Special Exception Required

(Ord. No. 2017-1468, 9.25.17; Ord. No. 2018-1492, 2.12.18; Ord. No. 2018-1494, 3.12.18; Ord. No. 2018-1519, 7.16.18; Ord. No. 2019-1607, 10.14.19; Ord. No. 2019-1620, 12.9.19; Ord. No. 2019-1634, 1.27.20; Ord. No. 2020-1645, 2.24.20; Ord. No. 2020-1698, 12.14.20; Ord. No. 2021-1708, 04.12.21)

Agenda Item Summary

Ordinance # / Resolution # : N/A

Contact Person / Sponsor:

Department:

Date Requested to Be on Agenda: 4/21/2026

Information to Show on Agenda Below Title:

Proposal:

Property Details:

Statutory Notices:

Proposed Action Advances the Following Comprehensive Plan Guiding Principles:

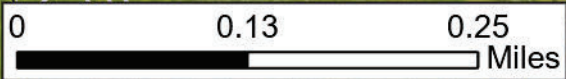
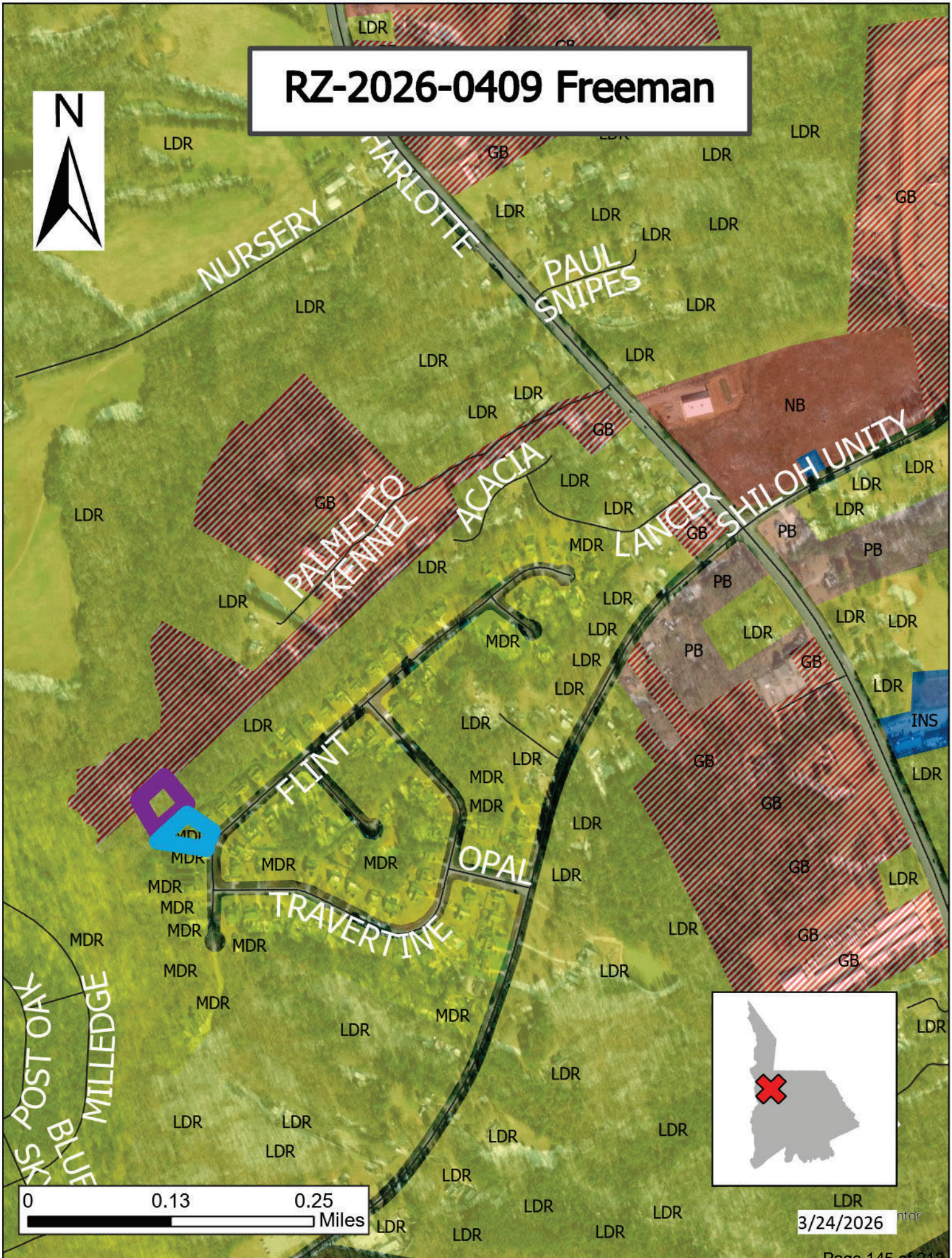
Points to Consider:

Recommendation:

Attachments:

1. Location Map
2. RZ-2026-0409 Freeman Staff Report
3. Freeman Rezoning Application_RedactedP
4. Proposed plat of acreage
5. Plat 2006 p 9 Lot 50
6. Deed 2020_212

RZ-2026-0409 Freeman



3/24/2026

PROPOSAL: Request to rezone 0.61 acres of property

PROPERTY LOCATION: Portion of parcel 0049-00-037.00

CURRENT ZONING DISTRICT: Low Density Residential (LDR)

PROPOSED ZONING DISTRICT: Medium Density Residential (MDR)

APPLICANT: **Russell Freeman and Paws in the Panhandle**

COUNCIL DISTRICT: District 1, Stuart Graham

STATUTORY NOTICES: Published hearing notice The Lancaster News 4/04/2026
Posted signs 004/03/2026
Mailed notices 03/26/2026
Agenda published and posted in Lobby 04/14/2026

OVERVIEW:

Proposal

The applicant has requested to rezone a 0.61-acre parcel from Low Density Residential (LDR) to Medium Density Residential (MDR). The intent is to conjoin to his adjacent residential lot allow room for an accessory building.

Site Information

This property is part of a vacant, wooded parcel taking access from another Paws in the Panhandle tract accessing Palmetto Kennel Lane. There is no direct road access to the parcel; location photos are of the applicant’s property on Flint Drive. Mr. Freeman intends to purchase the proposed acreage from Paws in the Panhandle and conjoin it to his residential tract at 4059 Flint Drive (TM 0049K-0A-050.00). To that end, the two owners have submitted a Minor Subdivision Application for the proposed lot line adjustment; that application is on hold pending the outcome of the rezoning decision.

The proposed acreage is currently zoned Low Density Residential; Mr. Freeman’s parcel is zoned Medium Density Residential. The zoning district must align in order for the acreage to be conjoined.

Summary of Adjacent Zoning and Uses

The subject property is surrounded by Rural Neighborhood, Institutional, and General Business zoned properties.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	GB	Commercial
South	Lancaster County	MDR	Residential
East	Lancaster County	MDR	Residential
West	Lancaster County	MDR	Residential

ANALYSIS & FINDINGS:

Zoning Districts

As previously noted, the subject property is currently in the LDR District. As described to UDO Chapter 2.3, the LDR District *“is established to maintain previously developed or approved single-family residential subdivisions and their related recreational, religious, and educational facilities at a density of 1.5 dwelling units per acre. Intended to act as a transitional zoning district between rural living and urban development, these regulations are further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district.”*

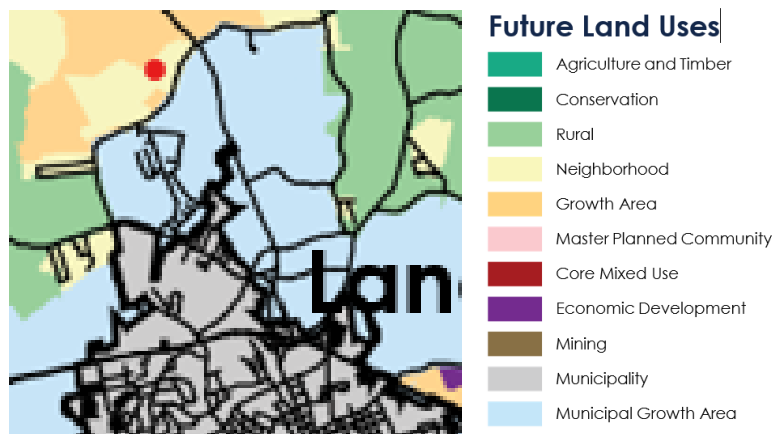
Requested MDR

UDO Chapter 2.3 says of the MDR District: *“The **Medium Density Residential District** is established to maintain previously developed or approved single-family residential subdivisions and their related recreational, religious, and educational facilities at a density of 2.5 dwelling units per acre. Intended to act as a transitional zoning district between rural and urban development, these regulations are further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district.”*

RELATIONSHIP TO PUBLIC PLANS

The Future Land Use Category of the subject property is **Growth Area**; The Future and Use category of the adjacent residential area is **Neighborhood**. The adopted Comprehensive Plan states that **Growth Areas** *“are 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.”*

The proposal to change the zoning to Medium Density Residential is compatible with the 2040 Comprehensive Plan and its future use designations, and no Comprehensive Plan Amendment is necessary.



Future Land Use Map

INFRASTRUCTURE CONSIDERATIONS

Transportation

The closest traffic count station for the subject site is approximately 0.30 miles south of the parcel, on West Shiloh Unity Road. The station has at least three years of traffic counts and the average daily trips (ADT) number information has been pulled directly from the SC DOT Traffic Data Public Mode Map. The data shows that traffic counts increased from 2022 to 2023 but then decreased from 2023 to 2024.

Station ID: 29-0339

Description: S-28 : S-56 (University Dr) TO S-46 (Unity Church Rd)

	2024	2023	2022
AADT	1,200	1,150	850
Single Unit AADT	57	55	31
Combo Unit AADT	4	4	8
Truck %	5%	5%	5%

Access

The subject property currently accesses through other property owned by Paws in the Panhandle; the proposed configuration will access from Mr. Freeman’s property on Flint Drive.

Public Utilities

Water and sewer are available on the adjoining parcel through LCWSD.

Public Schools

- **Elementary:** North Elementary
- **Middle:** AR Rucker Middle School
- **High:** Lancaster High School

Converting the subject acreage from low density to medium density residential will not negatively impact the school attendance in this area of the County, as it will not add any residential units.

Public Safety

Fire District: District 17

Fire Station Location: Shiloh Zion Station – 703 Monroe Hwy, Lancaster, SC 29720

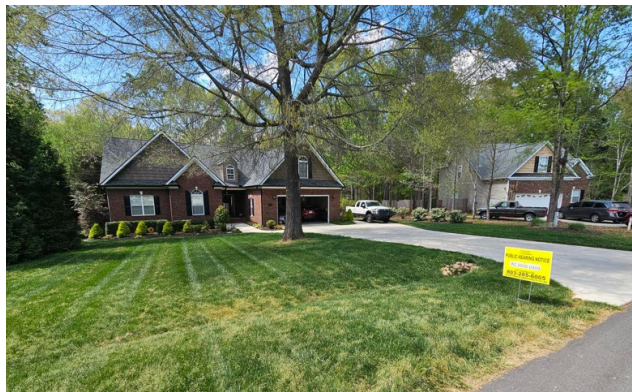
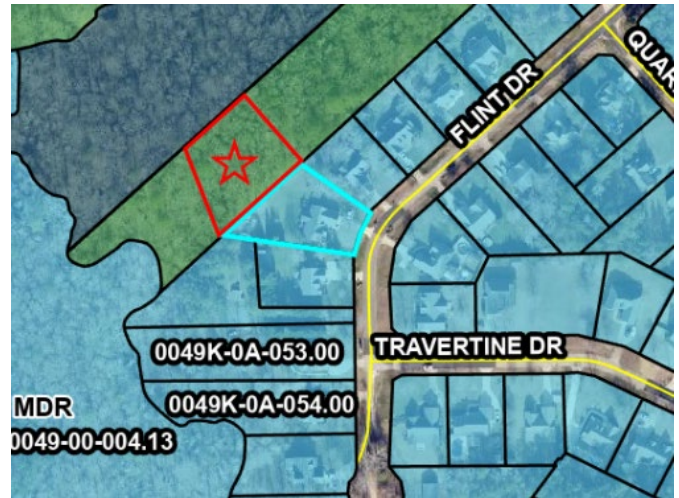
Closest EMS Station: Lancaster County EMS Station 2, 1101 Crestfield Dr, Lancaster, SC 29720

PHOTOS OF PROJECT AREA:

Location Map of the subject parcel



Zoning Map



Location at 4059 Flint Drive

ALIGNMENT WITH THE COMPREHENSIVE PLAN

- *The rezoning aligns with the surrounding properties and the goals of the 2040 Comprehensive Plan and Future Land Use.*

STAFF ANALYSIS:

Request meets UDO requirements for approval.

ATTACHMENTS:

1. Location Map/ Zoning
2. Rezoning Application
3. Permitted Uses Chart
4. Proposed Minor Subdivision Plat
5. Deed

STAFF CONTACT:

Jennifer Bryan, Planning Technician

jbryan@lancastrcountysc.gov

803-285-6005



Zoning pre-application meeting
JL Bryan 12/5/2025

Planning Department

\$250

P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lanastercountysc.net
www.mylanastercountysc.org

EVOLVE
20260409

ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

- Completed Application
- Signatures of Applicant and Property Owner
- Deed and survey plat or boundary survey
- Fees associated with review
- Applicants may create an account to submit projects online at:
<https://evolvepublic.infovisionsoftware.com/lanaster/>.

GENERAL INFORMATION

Property Address SW of HWY 28 near Palmetto Kennel Lane
 City LANCASTER State SC Zip 29720 Tax Parcel ID 0049-00-037.00 (P/O)
 Current Zoning LDR Current Use vacant
 Proposed Zoning MDR Total Acres 0.61 acres
 Project Description owner wishes to sell 0.61 acres to adjacent neighbor, to be combined with his existing lot.
 Surrounding Property Description LDR and MDR Residential with some vacant/agricultural

CONTACT INFORMATION

Applicant Name Russell Inman Russell Freeman
 Address 4059 Flint Drive
 City Lancaster State SC Zip 29720 Phone: [REDACTED]
 Email: [REDACTED]
 Owner Name: Mrs TW THE VANHANDLE Rescue & Adoption (Exec Dir)
 Address: 222 PALMETTO KENNEL LANE
 City: LANCASTER State: SC Zip: 29720 Phone: [REDACTED]
 Email: [REDACTED]

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 understand that falsifying any information herein may result in rejection or denial of this request.

x Prinell Green
Applicant

2-24-26
Date

Maria Dwyer Founder
Property Owner(s) Phos Dr The Penhandle
Rescue and Adoption

2-2-26
Date

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

SCHEDULE/PROCESS

1. Submit Application

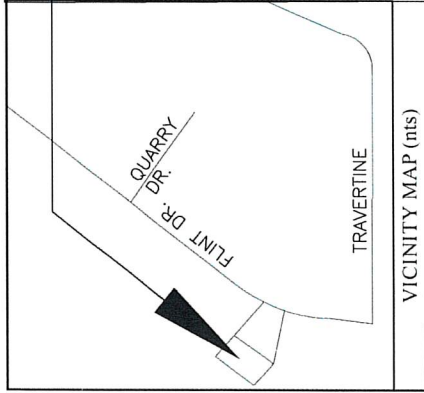
- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- After preliminary review, staff will determine when the case can be scheduled for a hearing with Planning Commission.
- An application withdrawal should be made in writing and received prior to public notice in order to receive a refund. Public notice is published a minimum of 15 days prior to the public hearing.
- Rezoning Application Fees -- single parcel up to one acre: \$250.00
- -- single parcel, one acre to ten (10) acres: \$435.00
- -- multiple parcels up to 10 acres: \$610.00
- -- single or multiple, every acre over 10 acres add \$50.00

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.

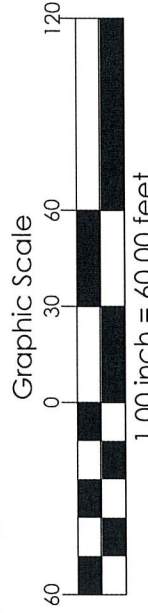
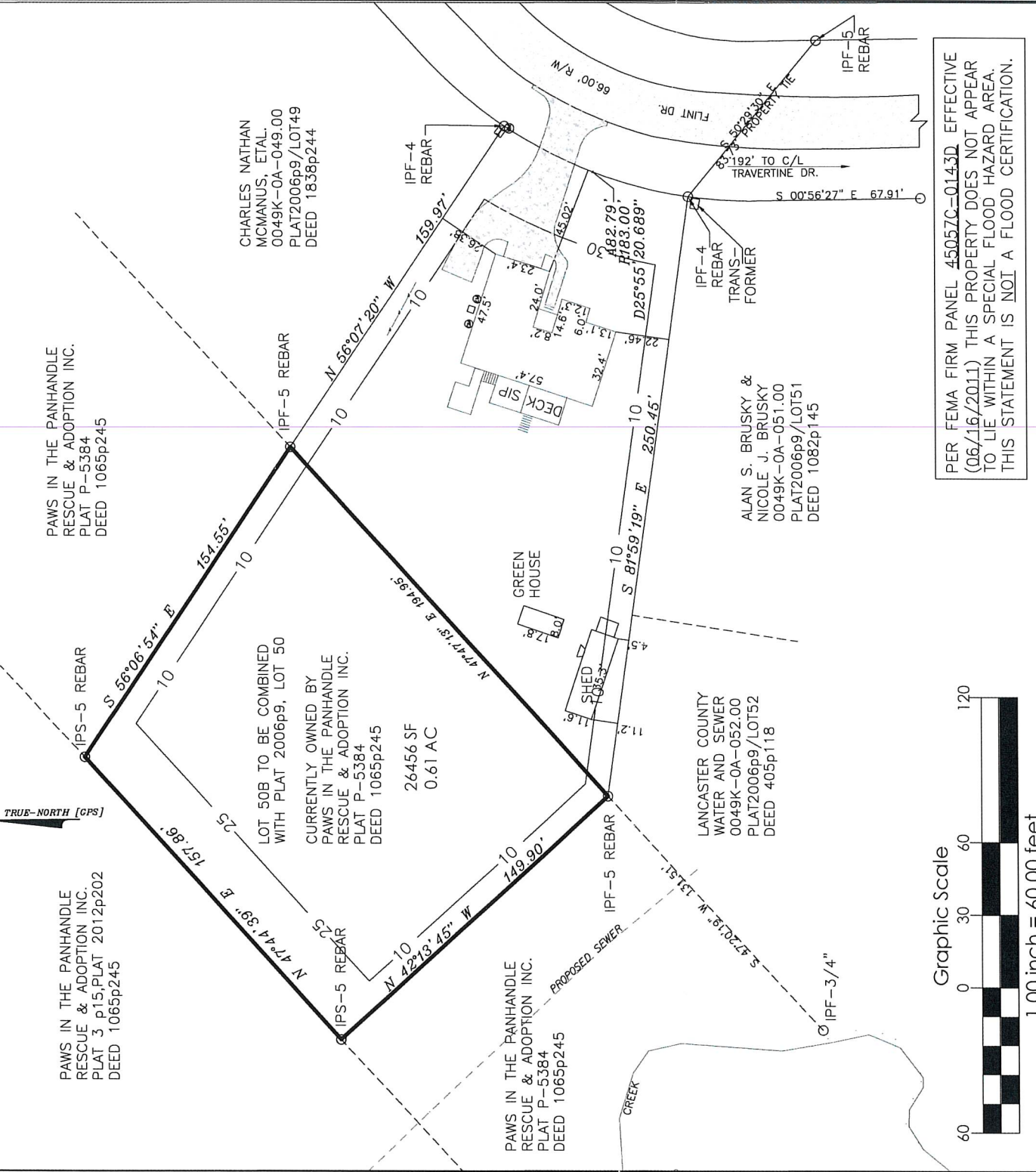
3. County Council

- Approves, denies, or submits application to the Planning Commission for further study.
- Action requires three readings for approval.
- Subsequent to final County Council action on rezoning, notice of action will be provided to the applicant, owner, and adjacent property owners.
- If applicant would like to request a special presentation, please notify the County Clerk @ (803) 416-9307 before 5:00pm on the first Monday of the month to make arrangements.



General Notes:

1. Current Owner - FREEMAN, RUSSELL & TERESA B. AND PAWS IN THE PANHANDLE RESCUE AND ADOPTION, INC.
2. All bearings are SC Grid bearings.
3. All distances are shown horizontal on the ground.
4. Areas have been determined by coordinate computation.
5. Iron pins (Rebar and Pipe) as shown found or set.
6. Zoning - MDR:(MEDIUM) & LDR:LOW DENSITY RESIDENTIAL
7. This survey was performed without benefit of a Title Commitment Report. Julian E. Saverance, PLS does not assert that all matters of record which may affect the subject property are shown hereon.
8. PLAT INTENT IS TO SUBDIVIDE PARCEL 0049-00-037.00 AS SHOWN AND COMBINE THE SUBDIVIDED PORTION WITH THE EXISTING PARCEL 0049K-0A-050.00.



BOUNDARY SURVEY

LANCASTER COUNTY STATE OF SOUTH CAROLINA

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

NEW PROPERTY LINES, EASEMENTS, OR RIGHTS OF WAY ESTABLISHED.

DATE: 01/09/2026 PROJECT NO. 26-010920261

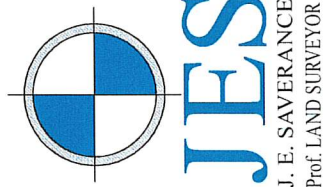
REV.NO.	REV. DATE.	DESCRIPTION
1		



Surveyed for:

RUSSELL FREEMAN & TERESA B. FREEMAN

REFERENCE: DEED: 746p16 PLAT: 2006p9 TAX PARCEL: 0007-00-023.02



JULIAN E. SAVERANCE
Professional Land Surveyor
1991 TARA TRAIL
LANCASTER, SOUTH CAROLINA 29720
Phone (803)-283-2022
MOBILE (803)-283-7129
Email: Julian@Precise1.com
Contact: Julian E. Saverance, PLS

RECORDED THIS 9th DAY
OF FEBRUARY, 2026
IN BOOK 00 PAGE 00

Stephanie C. Knight

Auditor, Lancaster County, SC

LANCASTER COUNTY ASSESSOR
Tax Map:
0049K 0A 050 00

LANCASTER COUNTY, SC	
2026001642	DEED
RECORDING FEES	\$15.00
EXEMPT	
PRESENTED & RECORDED	
02-06-2026	01:18:18 PM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: STEPHANIE KNIGHT	
BK:DEED 2020	PG:212-215

Space above this line is intended for Recording Data

Return To:
Simpson Law Firm, LLC
1188 Stonecrest Blvd., Ste. 105
Fort Mill, South Carolina 29708

DEED PREPARED ONLY: TITLE CERTIFICATION NEITHER
REQUESTED NOR COMPLETED. NO RESPONSIBILITY ASSUMED
FOR CERTIFICATION OF TITLE, CLOSING TRANSACTION,
OR WITHHOLDING TAXES ON PAYMENTS TO NON-RESIDENTS.

STATE OF SOUTH CAROLINA

COUNTY OF LANCASTER



TITLE TO REAL ESTATE
QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **Teresa B. Freeman and Russell L. Freeman** (hereinafter known as "Grantor(s)"), in consideration of *****SEE AFFIDAVIT*****, to the Grantor(s) in hand paid at and before the sealing of these presents, by **Russell Logan Freeman and Teresa B. Freeman, Trustees, or their successors in interest, of the Joint Revocable Trust of Russell Logan Freeman and Teresa B. Freeman, and any amendments or restatements thereto, u/t/d February 5, 2026**, (hereinafter called "Grantee(s)") in the State aforesaid, the receipt of which is hereby acknowledged, subject, however, to the limitations set out below, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee(s), their heirs and assigns, all of their right, title and interest the following described real property:

Property Address: 4059 Flint Drive, Lancaster, SC 29720

Grantee/Mailing Address: 4059 Flint Drive, Lancaster, SC 29720

More particularly described as follows:

See Attachment Exhibit "A".

DERIVATION: This being all or a portion of the same property conveyed to Grantor(s) herein by Deed and recorded on August 2, 2013, in Book 746, Pages 16-18 in the Office of the Register of Deeds for Lancaster County, South Carolina.

TMS/PARCEL NUMBER: 0049K-0A-050.00

THIS CONVEYANCE IS MADE SUBJECT TO ANY RESTRICTIONS, RESERVATIONS, AND AGREEMENTS, ZONING ORDINANCES OR EASEMENTS THAT MAY APPEAR OF RECORD

ON THE RECORDED PLATS OR PREMISES OR WITHIN THE CHAIN OF TITLE, AND IS MADE SUBJECT TO ALL MATTERS APPARENT UPON A REASONABLE INSPECTION OF THE PREMISES. NO NEW BOUNDARY LINES ARE CREATED BY THIS CONVEYANCE.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident appertaining;

TO HAVE AND TO HOLD all singular the premises before mentioned unto the Grantees, and the Grantees' heirs and assigns forever. And the said Grantors do hereby bind Grantors and Grantors' Successors and Assigns, to warrant and defend all and singular the said premises unto the said Grantees, as aforesaid, its successors and assigns, against Grantors and the Successors and Assigns of the Grantor lawfully claiming, but against no others.

Any reference in this instrument to the singular shall include the plural, and vice versa. Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the gender of the Grantee.

WITNESS, the Grantors, undersigned, have caused these presents to be executed by their hand and seal on, February 5, 2026.

SIGNED, SEALED AND DELIVERED in the presence of:

Teresa B. Freeman
Teresa B. Freeman

Russell L. Freeman
Russell L. Freeman

Megan S. Lai
Megan Spagnolo Lai

Ethan Simpson
Ethan Simpson

STATE OF SOUTH CAROLINA

COUNTY OF YORK

ACKNOWLEDGMENT

I, Katherine L. Arnette, a Notary Public for South Carolina, do hereby certify that the above GRANTOR(S) personally appeared before me this day and acknowledged the due execution of the foregoing document.

SWORN to before me on February 5, 2026,

Katherine L. Arnette (SEAL)
Katherine L. Arnette, Notary Public for South Carolina
My Commission Expires on October 24, 2029.

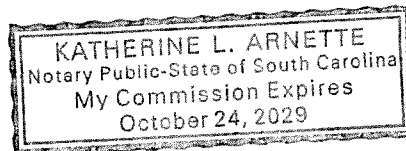


Exhibit A

All that certain piece parcel or lot of land, together with all improvements located thereon, lying, being and situate in the County of Lancaster, South Carolina approximately three (3) miles north of Lancaster and being more particularly shown described and designated as Lot 50, on Plat of Survey entitled "Shiloh Commons Subdivision Phase III Final Plat" prepared by Phillip G. Smith, Professional Land Surveyor, dated August 5, 2005 and recorded in the Office of the Register of Deeds for Lancaster County in Plat Book 2006 at Page 9; reference to said plat is craved for a more minute description.

STATE OF SOUTH CAROLINA) AFFIDAVIT OF EXEMPT TRANSFER
COUNTY OF LANCASTER)

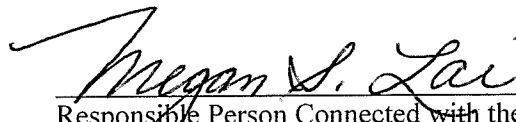
PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on the back of this Affidavit and I understand such information.
2. The property being transferred is located at **4059 Flint Drive, Lancaster, SC 29720**, bearing LANCASTER County Tax Map Number **0049K-0A-050.00**, was transferred by **Teresa B. Freeman and Russell L. Freeman** to **Russell Logan Freeman and Teresa B. Freeman, Trustees, or their successor(s) in interest of the Joint Revocable Trust of Russell Logan Freeman and Teresa B. Freeman, and any amendments or restatements thereto, dated February 5, 2026, on February 5, 2026.**

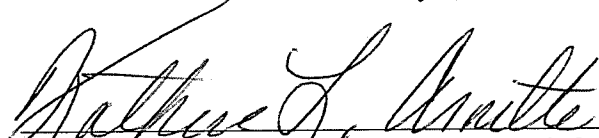
3. The deed is exempt from the deed recording fee because (See information section of Affidavit):
8

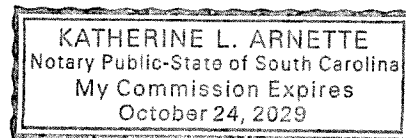
If exempt under exemption #14 described in the Information section of this affidavit, did the agent and principal relationship exist at the time of original sale and was the purpose of this relationship to purchase the realty? Check Yes ___ or No ___.

4. As required by Code Section 12-24-70, I state that I am the responsible person who was connected with the transaction as: Megan Spagnolo Lai, Attorney.
5. I understand that as 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.


Responsible Person Connected with the Transaction
Megan Spagnolo Lai

SWORN to before me on February 5, 2026


Katherine L. Arnette, Notary Public for South Carolina
My Commission Expires on October 24, 2029.



Agenda Item Summary

Ordinance # / Resolution # : N/A

Contact Person / Sponsor:

Department:

Date Requested to Be on Agenda: 4/21/2026

Information to Show on Agenda Below Title:

Proposal:

Property Details:

Statutory Notices:

Proposed Action Advances the Following Comprehensive Plan Guiding Principles:

Growth

Service

Sustainability

Prosperity

Points to Consider:

Recommendation:

Attachments:

1. Email Explaining CIP Attachment
2. Final Planning Commission April 21 Project Pages

[Draft] Re: Planning Commission CIP Ranking Exercise

From

Draft saved Thu 4/2/2026 3:41 PM

To Jennifer Bryan <jbryan@lanastercountysc.gov>

Cc April M. Williams <amwilliams@lanastercountysc.gov>

From: Josiah Parke <jparke@lanastercountysc.gov>

Sent: Thursday, April 2, 2026 11:05 AM

To: Jennifer Bryan <jbryan@lanastercountysc.gov>

Cc: Shannon Catoe <shannoncatoe@lanastercountysc.gov>; April M. Williams <amwilliams@lanastercountysc.gov>;

Jamie Privuznak <jprivuznak@lanastercountysc.gov>; Sabrena Harris <svharris@lanastercountysc.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
PO Box 1809
101 N Main St
Lancaster, SC 29720

P: (803) 416-9485 F: (866) 510-4742
jparke@lanastercountysc.gov

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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,

Fees(Stormwater, Impact, Road Improvement

CTC, other Grant, ect.)

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.
<p>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.</p> <p>Quote pending Animal Shelter Act Ln Special Projects (NEED ACCOUNT LINE)</p>

eSigned via GovOS.com
Alan Williams
Key: 51155412-9919-468f-a5ce-c53bc5557900

12-12-2025

eSigned via GovOS.com
Jamie Pruvuznak
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 Fule

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,

Fees(Stormwater, Impact, Road Improvement

CTC, other Grant, ect.)

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 text 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-2e5e74921671

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

CPST3

Capital Improvement Millage

General Fund millage

Bond or Borrowing Tool

No Funding Source Identified

Special Revenue Source (ARPA,

Fees(Stormwater, Impact, Road Improvement

CTC, other Grant, ect.)

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-2e5e74921671

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

CPST3

Capital Improvement Millage

General Fund millage

Bond or Borrowing Tool

No Funding Source Identified

Special Revenue Source (ARPA,

Fees(Stormwater, Impact, Road Improvement

CTC, other Grant, ect.)

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-2e5e74921671

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 Development Agreement Fire Station	Is this part of a Grant? No
Strategic Alignment: <input checked="" type="checkbox"/> High Performance <input type="checkbox"/> Infrastructure <input checked="" type="checkbox"/> Public safety <input type="checkbox"/> Quality Development <input type="checkbox"/> 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: 5f155412-99f9-468f-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 <input checked="" type="checkbox"/> Infrastructure <input checked="" type="checkbox"/> Public safety <input type="checkbox"/> Quality Development <input type="checkbox"/> Resource Optimization <input type="checkbox"/>	

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.
<p>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.</p> <p>Quote provided - Land Improvement - Fund 52 Special Projects - 52-7-940-690-00 JP</p>

eSigned via GovOS.com

Key: 51155412-9919-468f-a5ce-c53bc5557900

12-11-2025

eSigned via GovOS.com

Key: dc215d81-458b-41cf-9a50-28698450b808

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,

Fees(Stormwater, Impact, Road Improvement

CTC, other Grant, ect.)

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-2e5e74921671

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,

Fees(Stormwater, Impact, Road Improvement

CTC, other Grant, ect.)

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

Key: 2e6f386e-d410-447c-b656-dde2f3872dcb

12-11-2025

eSigned via GovOS.com

Jamie Privuznak

Key: d528734d-329a-46b7-bcbb-2e5e74921671

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: <input checked="" type="checkbox"/> High Performance <input checked="" type="checkbox"/> Infrastructure <input checked="" type="checkbox"/> Public safety <input type="checkbox"/> Quality Development <input checked="" type="checkbox"/> 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 Munnery
Key: 5f155412-99f9-468f-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 <input checked="" type="checkbox"/> 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.
<p>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.</p> <p>\$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</p>

eSigned via GovOS.com

Key: 5f1554f2-99f9-468f-a5ce-c53bc5557900

12-11-2025

eSigned via GovOS.com

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: Flat Creek Improvements	Is this part of a Grant? No
Strategic Alignment: High Performance <input checked="" type="checkbox"/> 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.
<p>We would like to renovate the walking track and renovate the playground to offer a better experience for the community.</p> <p>TurfField quote at \$185K is on file w/ Budget - Cannot upload PRK Special Projects Act Ln 10-7-801-690-00 JP</p>

eSigned via GovOS.com
Christopher Clouden
Key: 51155412-9919-468f-a5ce-c53bc5557900

12-12-2025

eSigned via GovOS.com
Jamie Pruvuznak
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 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 <input checked="" type="checkbox"/> 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.
<p>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</p> <p>Quote provided.</p>

eSigned via GovOS.com

Key: 5f1554f2-99f9-468f-a5ce-c53bc5557900

01-23-2026

eSigned via GovOS.com

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 <input checked="" type="checkbox"/> 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	\$568,190.00

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: 51155412-9919-468f-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 21

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 <input checked="" type="checkbox"/> 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

Key: 51155412-9919-468f-a5ce-c53bc5557900

04-02-2026

eSigned via GovOS.com

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 <input checked="" type="checkbox"/> 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

Key: 5f1554f2-99f9-468f-a5ce-c53bc5557900

04-02-2026

eSigned via GovOS.com

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: Fire Dispatch CAD Integration	Is this part of a Grant? No
Strategic Alignment: <input checked="" type="checkbox"/> High Performance <input type="checkbox"/> Infrastructure <input checked="" type="checkbox"/> Public safety <input type="checkbox"/> Quality Development <input checked="" type="checkbox"/> 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

eSigned via GovOS.com

 Key: 51155412-9919-468f-a5ce-c53bc5557900

04-02-2026

eSigned via GovOS.com

 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: 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 <input checked="" type="checkbox"/> 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.
<p>New rubber tire loader to replace old track loader</p> <p>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</p>

eSigned via GovOS.com
Brandon Elliott
Key: 51155412-9919-468f-a5ce-c53bc5557900

12-10-2025

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

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: <input checked="" type="checkbox"/> High Performance <input checked="" type="checkbox"/> Infrastructure <input type="checkbox"/> Public safety <input type="checkbox"/> Quality Development <input type="checkbox"/> 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.
<p>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.</p> <p>Tyler to price out floors - Tag Tyler - Special Projects Act Ln in Dept 110 (JP)</p>

eSigned via GovOS.com

Key: 51155412-9919-468f-a5ce-c53bc5557900

12-09-2025

eSigned via GovOS.com

Key: dc215d81-458b-4fcf-9a50-28698450b808

12-11-2025

Agenda Item Summary

Ordinance # / Resolution # : N/A

Contact Person / Sponsor:

Department:

Date Requested to Be on Agenda: 4/21/2026

Information to Show on Agenda Below Title:

Proposal:

Property Details:

Statutory Notices:

Proposed Action Advances the Following Comprehensive Plan Guiding Principles:

Points to Consider:

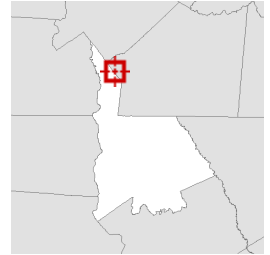
Recommendation:

Attachments:

1. GIS Location
2. NRN-2026-0402 Hillview Acres Staff Report JB
3. Lisa Giovanelli Application_Redacted
4. RecordedPlat2026p1073lots_



Overview



Legend

- Parcels
- Roads

Parcel ID	0020-00-020.01	Owner	HILLVIEW ACRES LLC	Last 2 Sales			
Class Code	Land Only		400 N BROOME STREET STE 400	Date	Price	Reason	Qual
Taxing District	County		WAXHAW, NC 28173	10/25/2024	\$655395	TRUE SALE	Q
	LANCASTER	Physical Address	RICHARDSON RD	n/a	0	n/a	n/a
Land Size	21.28	ACRES	Assessed Value				

(Note: Not to be used on legal documents)

Date created: 3/31/2026

Last Data Uploaded: 3/31/2026 6:29:42 AM

Developed by SCHNEIDER
GEOSPATIAL

PROPOSAL: Request to name private driveway **Hillview Acres Drive**

PROPERTY LOCATION: off Ander Vincent Road at TM 0020-00-020.01

APPLICANT: Lisa Giovaniello For Hillview Acres LLC

COUNCIL DISTRICT: District 7, Brian Carnes

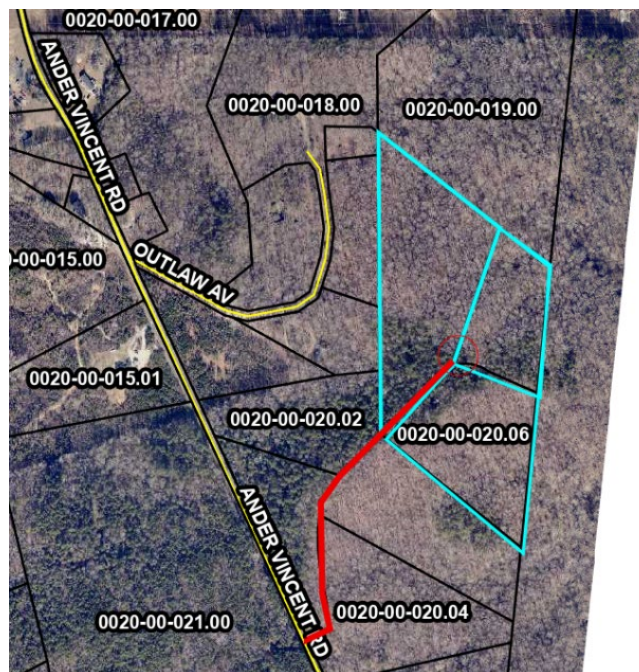
STATUTORY NOTICES: Posted sign (not required)
Notice published 4/4/2026 in The Lancaster News Meeting Notices (not required)
Published and posted agenda in lobby 4/14/2026

OVERVIEW:

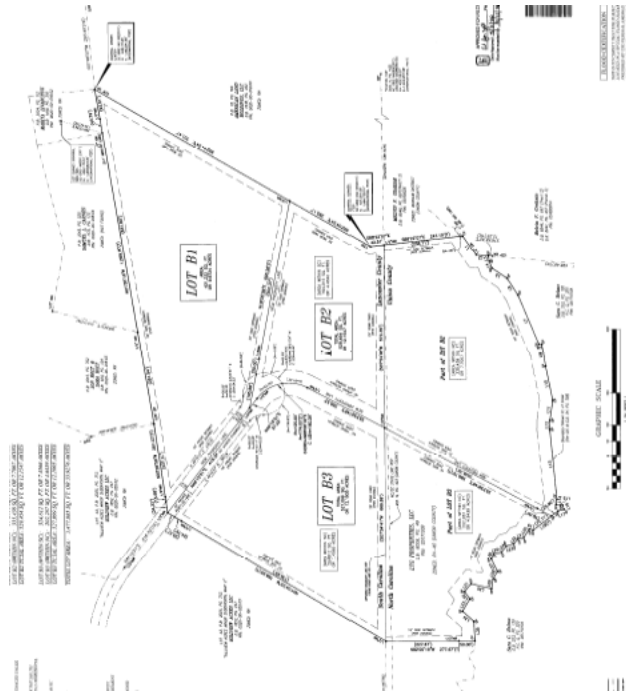
Project Summary & Proposal

Lisa Giovaniello/ Hillview Acres LLC owns several properties located off Ander Vincent Road. A Minor Subdivision Plat for three lots was recently approved. In order for these parcels to obtain building permits and addresses through E911 Addressing, the shared private drive accessing them must be named pursuant to Sec. 6.11.4.G of the Unified Development Ordinance.

Staff has reviewed the requested name against County records and has noted the first choice, **Hillview Acres Drive**, is sufficiently different from existing names to avoid confusion.



Aerial view of location



Detail of Minor Subdivision Plat Book 2026/ PG 107



Driveway location, looking southeast on Ander Vincent Road

ANALYSIS & FINDINGS:

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. **Per state code, Planning Commission must approve road names. Other than review standards, Sec. B, C, D are void.**
- 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)

STAFF ANALYSIS:

The application meets all UDO requirements for approval.

ATTACHMENTS:

1. Location Map
2. New Road Name Application
3. Deed
4. Plat 2026/107

STAFF CONTACT:

Jennifer Bryan, Planning Technician
jbryan@lancastercountysc.gov | 803-416-9433

Sandra Burton, 911 Addressing
sburton@lanc911.com | 803-416-9325



PLANNING COMMISSION
PO BOX 1809
Lancaster, SC 29721
Phone: (803) 285-6005
Fax: (803) 285-6007

****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: Feb. 17, 2026

Name: Hillview Acres, LLC Address: 400 N Broome Street, Suite 400

City, State, Zip Code: Waxhaw, NC 28173

Telephone (H): _____ Telephone (W) or (Cell): [REDACTED]

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

Location of new road: Off Ander Vincent Road,
Indian Land, SC 29707

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

Proposed new road name (1st choice): Hillview Acres Drive

Proposed new road name (2nd choice): _____

Will this be a private road? Yes 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. *Hillview Acres, LLC is 100% owner*

Signature of Applicant: *Lisa Giovannello*
Lisa Giovannello

Agenda Item Summary

Ordinance # / Resolution # : N/A

Contact Person / Sponsor:

Department:

Date Requested to Be on Agenda: 4/21/2026

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. Map Location
2. NRN-2026-417 Legacy Pointe Staff Report JB
3. Legacy Pointe New Road Name App_Redacted
4. Legacy Pointe Site Plan
5. Deed 1944_44 (2025)



PROPOSAL: Request to name commercial driveway Legacy Pointe Place

PROPERTY LOCATION: off 8400 block of Charlotte Hwy/521 (TM 0013-00-011.00)
Privately maintained

APPLICANT: Jamie Rolewicz /Legacy Pointe Indian Land LLC

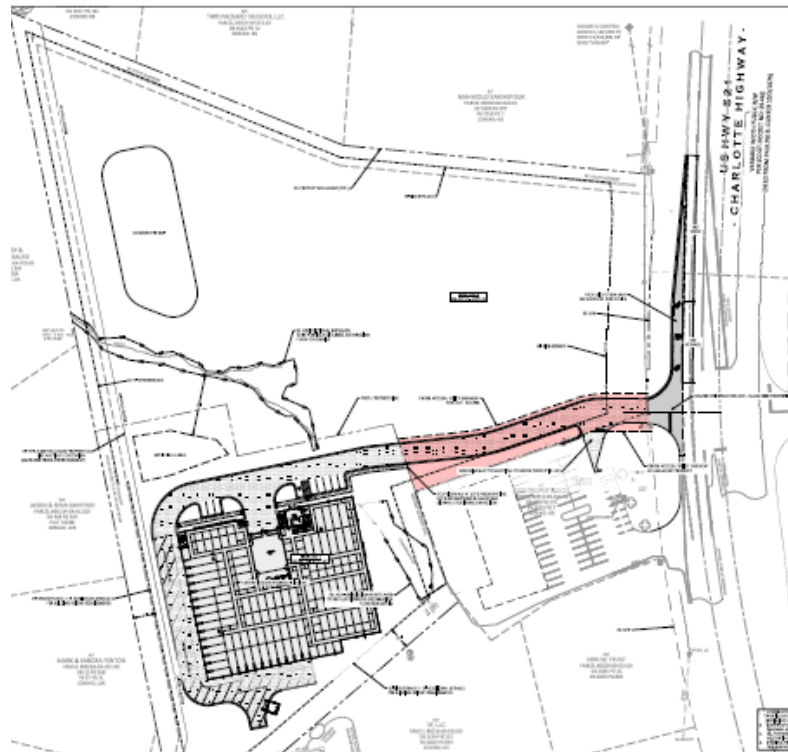
COUNCIL DISTRICT: District 1, Stuart Graham

STATUTORY NOTICES: Posted sign (not required)
Notice published 4/4/2026 in The Lancaster News
Meeting Notices (not required)
Published and posted agenda in lobby 4/14/2026

OVERVIEW:

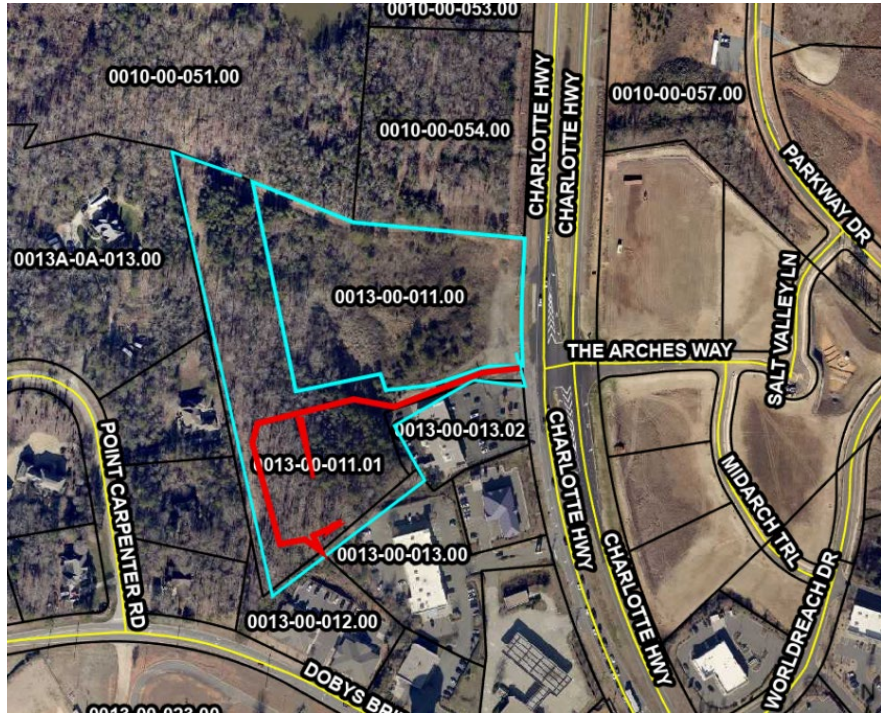
Project Summary & Proposal

Legacy Pointe Indian Land LLC owns one parcel located off Charlotte Highway/521 at TM 0013-00-011.00. A Civil Site Plan has been approved (see excerpt below); applicant has requested building permits, and naming the access driveway is a prerequisite, pursuant to Sec.6.4.11 of the Unified Development Ordinance.



Staff has reviewed the requested name against County records and has noted the first choice, **Legacy Pointe Place**, is sufficiently different from existing names to avoid confusion.

Aerial view of location



Driveway location, from The Arches Way across Highway 521

ANALYSIS & FINDINGS:

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. **Per state code, Planning Commission must approve road names. Other than review standards, Sec. B, C, D are void.**
 - 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)
-

STAFF ANALYSIS:

The application meets all UDO requirements for approval.

ATTACHMENTS:

1. Assessor's GIS location map
2. New Road Name Application
3. Deed
4. Legacy Pointe Site Plan

STAFF CONTACT:

Jennifer Bryan, Planning Technician
jbryan@lancastercountysc.gov | 803-416-9433

Sandra Burton, 911 Addressing
sburton@lanc911.com | 803-416-9325



PLANNING COMMISSION
PO BOX 1809
Lancaster, SC 29721
Phone: (803) 285-6005
Fax: (803) 285-6007

****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: 2/19/2025

Name: Legacy Pointe Indian Land, LLC Address: 19354 Watermark Dr. Suite 102

City, State, Zip Code: Cornelius, NC, 28031

Telephone (H): [REDACTED] Telephone (W) or (Cell): [REDACTED]

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

Location of new road: Located on south bound side of Charlotte Hwy directly across from The Arches Wy

Road name as it exists now (if applicable): _____

Proposed new road name (1st choice): Legacy Pointe Place

Proposed new road name (2nd choice): Legacy Pointe Lane

Will this be a private road? Yes 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: Jamie Kulewicz

RECORDED THIS 21st DAY
OF JULY, 2025
IN BOOK 00 PAGE 00

Auditor, Lancaster County, SC

Luigette C. Murphy

LANCASTER COUNTY ASSESSOR

Tax Map:

0013 00 011 00

0013 00 011 01

Prepared by and return to:
Melissa G. Cassell, Esq.
MORTON & GETTYS, LLC
Post Office Box 707
Rock Hill, South Carolina 29731

LANCASTER COUNTY, SC	
2025009410	DEED
RECORDING FEES	\$15.00
EXEMPT	
PRESENTED & RECORDED	
07-18-2025	12:39:36 PM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: CANDICE PHILLIPS	
BK:DEED 1944 PG:44-48	

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED is made as of the 18 day of July, 2025, by and between SFV INDIAN LAND, LLC, a South Carolina limited liability company, hereinafter referred to as "Grantor," and LEGACY POINTE INDIAN LAND, LLC, a South Carolina limited liability company, as party of the second part, having a principal mailing address of **19354 Watermark Drive, Suite 102 Cornelius, North Carolina 28031**, collectively, as party of the second part, hereinafter referred to as "Grantee," the words "Grantor" and "Grantee" to include the successors and assigns of each of the parties hereto.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT, FOR AND IN CONSIDERATION OF the sum of Ten Dollars (\$10.00) in hand paid and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, Grantor has and hereby does, without warranty, grant, bargain, sell and convey unto Grantee, and the heirs, legal representatives, successors and assigns of Grantee, all of Grantor's right, title, and interest in and to the real property described in Exhibit A (attached hereto and incorporated by this reference), together with any and all improvements affixed thereto and in, under, and lying in, under or thereupon, and together with any and all appurtenances thereto (with the foregoing being, collectively, the "Property").

TO HAVE AND TO HOLD the Property, together with any and all improvements, buildings, and fixtures located thereon and all rights, hereditaments, and appurtenance thereunto belonging or appertaining to Grantor, subject, however, to the above easements, restrictions, and exceptions, unto the Grantee, its successors and assigns, forever, WITHOUT WARRANTY.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR:
SFV Indian Land, LLC,
a South Carolina limited liability company

[Signature] (W-1)
[Signature] (W-2)

By: [Signature]
Kevin Bower, Authorized Signatory

STATE OF SC
COUNTY YORK

PERSONALLY APPEARED before me Kevin Bower, who, after being duly sworn, acknowledged his execution of the within Quit-Claim Deed in such capacity and for the uses and purposes mentioned therein.

SWORN to before me this 16 day
of July, 2025.

[Signature]
Notary Public for SC
My Commission Expires: 3/15/26
[SEAL HERE]

Katie Kirksey
NOTARY PUBLIC
State of South Carolina
My Commission Expires 3/15/2026

EXHIBIT "A"

Legal Description

ALL THAT CERTAIN tract or parcel of land situate in Indian Land Township, Lancaster County in the state of South Carolina. Said parcel being more particularly described as follows, as shown on plat of survey prepared by Timothy S. Guisewhite, PLS 21935, dated March 26, 2025, signed July 14, 2025 and bearing Project No. 24-032:

TRACT 1:

COMMENCING AT A SOUTH CAROLINA GEODETIC SURVEY CONTROL MONUMENT "HIGHER", HAVING THE FOLLOWING SOUTH CAROLINA STATE PLANE GRID COORDINATES: NORTHING: 1,142,096.73' EASTING: 2,042,984.66'; THENCE, S 08°16'48" E, A GRID DISTANCE OF GRID 4,787.43' TO A #5 REBAR WITH CAP SET WHERE THE SOUTHERLY LINE OF LANDS OF MAHMOUD KARIMIPOUR AS DESCRIBED IN DEED BOOK 1653 AT PAGE 237 IS INTERSECTED BY THE WESTERLY MARGIN OF US HWY 521 AND BEING THE TRUE POINT OF BEGINNING, AND FROM SAID BEGINNING POINT RUN; THENCE, ALONG SAID WESTERLY MARGIN OF US HWY 521 THE FOLLOWING FIVE COURSES AND DISTANCES: 1) S 03°55'36" E, A DISTANCE OF 47.29' TO A #5 REBAR WITH CAP SET; THENCE, 2) S 02°37'49" W, A DISTANCE OF 72.80' TO A #5 REBAR WITH CAP SET; THENCE, 3) ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1959.86', AN ARC LENGTH OF 120.27', WITH A CHORD BEARING OF S 00°52'25" W, AND A CHORD DISTANCE OF 120.25', TO A #5 REBAR WITH CAP SET; THENCE, 4) S 89°06'56" W, A DISTANCE OF 3.00' TO A #5 REBAR WITH CAP SET; THENCE, 5) WITH A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1962.86', AN ARC LENGTH OF 52.97', WITH A CHORD BEARING OF S 01°39'27" E, AND A CHORD DISTANCE OF 52.97', TO A #5 REBAR WITH CAP SET WHERE THE SAME IS INTERSECTED BY THE NORTHERLY LINE OF REED PROPERTIES LLC LANDS AS DESCRIBED IN DEED BOOK 386 AT PAGE 175; THENCE, ALONG REED PROPERTIES LLC THE FOLLOWING THREE COURSES AND DISTANCES: 1) S 71°14'56" W, A DISTANCE OF 301.71' TO A #5 REBAR WITH CAP SET; THENCE, S 18°46'55" E, A DISTANCE OF 119.24' TO A #5 REBAR WITH CAP SET; THENCE, S 35°12'27" E, A DISTANCE OF 0.57' TO A COMPUTED POINT AND BEING A COMMON CORNER WITH TRACT TWO DESCRIBED HEREIN; THENCE, ALONG TRACT 2 THE FOLLOWING THREE COURSES AND DISTANCES: 1) S 36°12'43" W, A DISTANCE OF 4.40' TO A COMPUTED POINT; THENCE, 2) S 49°22'29" W, A DISTANCE OF 90.35' TO AN EXISTING #4 REBAR; THENCE, 3) N 11°40'08" W, A DISTANCE OF 644.40' TO AN EXISTING #4 REBAR LYING IN THE SOUTHERLY LINE OF TWO PACKARD TADLOCK, LLC LANDS AS DESCRIBED IN DEED BOOK 1622 AT PAGE 72; THENCE, ALONG TWO PACKARD TADLOCK, LLC S 68°13'13" E, A DISTANCE OF 80.07' TO AN EXISTING #4 REBAR BEING THE SOUTH WEST CORNER TO THE AFORESAID MAHMOUD KARIMIPOUR; THENCE, ALONG KARIMIPOUR S 84°37'29" E, A DISTANCE OF 379.19' TO THE POINT AND PLACE OF BEGINNING.

SAID ABOVE-DESCRIBED TRACT OR PARCEL OF LAND CONTAINING WITHIN SAID BOUNDS, AN AREA OF 162,229.8 SQUARE FEET, 3.724 ACRES MORE OR LESS. BEING IDENTIFIED AS ALL OF PARCEL #0013-00-011.00 AS SHOWN ON THE TAX MAPS OF LANCASTER COUNTY, SOUTH CAROLINA.

TRACT 2:

BEGINNING AT AN EXISTING #4 REBAR LYING IN THE SOUTHERLY LINE OF TWO PACKARD TADLOCK, LLC LANDS AS DESCRIBED IN DEED BOOK 1622 AT PAGE 72 AND BEING THE TERMINUS OF THE ELEVENTH COURSE OF TRACT 1 DESCRIBED HEREIN; THENCE, WITH THE AFORESAID TRACT 1 THE FOLLOWING THREE COURSES AND DISTANCES: 1) S 11°40'08" E, A DISTANCE OF 644.40' TO AN EXISTING #4 REBAR; THENCE, 2) N 49°22'29" E, A DISTANCE OF 90.35' TO A COMPUTED POINT; THENCE, 3) N 36°12'43" E, A DISTANCE OF 4.40' TO A COMPUTED POINT IN THE WESTERLY LINE OF REED PROPERTIES LLC LANDS AS DESCRIBED IN DEED BOOK 386 AT PAGE 175; THENCE, ALONG REED PROPERTIES LLC S 35°12'27" E, A DISTANCE OF 26.14' TO AN EXISTING 1/2" IRON PIPE BEING THE NORTHERN MOST CORNER TO LANDS OF 3F, LLC AS DESCRIBED IN DEED BOOK 1539

AT PAGE 232 THENCE, ALONG 3F, LLC S 49°20'08" W, A DISTANCE OF 292.43' TO AN EXISTING 24" GUM TREE BEING THE NORTH EAST CORNER TO LANDS OF DOBYS BRIDGE OFFICE, LLC AS DESCRIBED IN DEED BOOK 1152 AT PAGE 254; THENCE, ALONG DOBYS BRIDGE OFFICE, LLC S 51°59'42" W, A DISTANCE OF 157.37' TO A NAIL AT THE BASE OF AN EXISTING BENT 1" IRON; THENCE, ALONG THE SAME N 11°27'05" W, A DISTANCE OF 134.45' TO AN EXISTING 1-1/2" IRON PIPE BEING THE EASTERN MOST CORNER TO LANDS OF TOM & JOANNA MICHALSKI AS DESCRIBED IN DEED BOOK 1934 AT PAGE 333; THENCE, ALONG MICHALSKI N 11°43'02" W, A DISTANCE OF 189.57' TO AN EXISTING #4 IRON ROD BEING THE SOUTHEAST CORNER TO LANDS OF JASON & GINA SANTORO AS DESCRIBED IN DEED BOOK 464 AT PAGE 304; THENCE, ALONG SANTORO N 11°35'06" W, A DISTANCE OF 291.55' TO AN EXISTING #4 IRON ROD BEING THE SOUTHEAST CORNER TO LANDS OF GREGORY & PATRICIA KRAUSE AS DESCRIBED IN DEED BOOK 464 AT PAGE 304; THENCE, ALONG KRAUSE N 11°34'38" W, A DISTANCE OF 417.79' TO AN EXISTING 1" REBAR ON THE BANK OF A SMALL CREEK AND LYING IN THE SOUTHERLY LINE OF TWO PACKARD TADLOCK, LLC LANDS AS DESCRIBED IN DEED BOOK 1621 AT PAGE 161; THENCE, ALONG TWO PACKARD TADLOCK, LLC S 68°13'38" E, A DISTANCE OF 167.65' TO AN EXISTING #4 REBAR BEING THE SOUTH WEST CORNER TO THE FIRST AFOREMENTIONED TWO PACKARD TADLOCK, LLC; THENCE, ALONG TWO PACKARD TADLOCK, LLC S 68°09'50" E, A DISTANCE OF 195.14' TO THE POINT AND PLACE OF BEGINNING.

SAID ABOVE-DESCRIBED TRACT OR PARCEL OF LAND CONTAINING WITHIN SAID BOUNDS, AN AREA OF 262,042.4 SQUARE FEET, 6.016 ACRES MORE OR LESS. BEING IDENTIFIED AS ALL OF PARCEL ##0013-00-011.01 AS SHOWN ON THE TAX MAPS OF LANCASTER COUNTY, SOUTH CAROLINA.

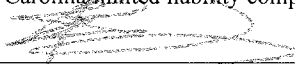
Derivation: This being the same property acquired by Grantor pursuant to Deed of South Fork Ventures, LLC, dated July 14, 2022, and recorded July 21, 2022, in Deed Book 1572, at Page 24, in the Lancaster County, South Carolina Register of Deeds.

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

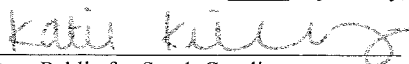
AFFIDAVIT


1. I have read the information on this affidavit, and I understand such information.
2. The property being transferred is known as Lancaster County parcel number 0013-00-011.00 and 0013-00-011.01 located along Charlotte Highway, in Indian Land, South Carolina and was transferred by SFV Indian Land, LLC to Legacy Pointe Properties, LLC.
3. The transaction was (check one):
 - (a) _____ subject to the deed recording fee as a transfer for consideration paid or to be paid in 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) The above transaction is exempt, or partially exempt, from the recording fee as set forth in S.C. Code Ann. Section 12-24-10, *et seq.* because the deed is: #12 Quitclaim Deed.
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.:
 - (a) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ _____.
 - (b) _____ The fee is computed on the fair market value of this realty which is \$ _____.
 - (c) _____ The fee is computed based 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. If "Yes" the amount of the outstanding balance of this lien or encumbrance is: \$N/A.
6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here: \$ _____
 - (b) Place the amount listed in item 5 above here: \$ _____ 0.00
 - (c) Subtract line 6(b) from line 6(a) and place result here: \$ _____
7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is: \$0.00

As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as an officer of the Transferor. I further 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.

SELLER:
SFV Indian Land LLC,
a South Carolina limited liability company
BY: 
Kevin Bower, Authorized Signatory

SWORN to before me this 16 day of July, 2025.


Notary Public for South Carolina
My commission expires: 3/15/26
[SEAL]


Katie Kirksey
NOTARY PUBLIC
State of South Carolina
My Commission Expires 3/15/2026