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**Lancaster County Economic Development Policies & Procedures  
for Lancaster County Council Ordinance #1072  
“An Ordinance to Suspend the Acceptance and Consideration of  
Applications to Rezone Property in the Panhandle Area of Lancaster County”**

The Lancaster County Council voted in January 2011 to impose a moratorium on rezoning requests in the Northern Lancaster County area north of SC Highway 75. In taking this action, the County Council provided for an exception to the moratorium which provided for rezoning requests only for major economic development projects as approved and recommended by the Lancaster County Economic Development Corporation Board of Directors.

The LCEDC Board of Directors directed the LCEDC staff to provide the following policies and procedures for rezoning requests until which time the moratorium has been lifted.

The LCEDC staff has determined that the following guidelines should apply for all projects requesting rezoning:

**Manufacturing, Industrial, or Distribution Projects**

1. All manufacturing, industrial, or distribution projects must locate in an I-1, I-2 or proper B-1, B-2 or B-3 zoning classification or in an area that has been identified as potential industrial/manufacturing/distribution development area in the U.S 521/SC 9 Corridor Study or in the LCEDC Economic Development Strategic Plan.
2. The entity requesting rezoning must meet the requirements to do business as a manufacturing, industrial, or distribution center per South Carolina Department of Revenue guidelines.
3. All rezoning requests must meet the following job and investment requirements in order to be recognized as a “major economic development project”:
  - a. Creation of at least \$2.5 million in new investment in land, building, furniture, fixtures, machinery and equipment investment, and;
  - b. Creation of at least 10 jobs which meet or exceed the Lancaster County average manufacturing wage rate of \$11.55 per hour that must also include at least 50% of health benefits paid for each employee on behalf of the company.

## **Headquarters, Back Office, Call Center, or Service Center Office Projects**

1. All headquarters, back office, call center, or service center projects requesting a change in property zoning classification must locate in the proper I-1, I-2, or B-1, B-2, or B-3 zoning classification or in an area that has been identified as potential headquarters, back office, call center, or service center as in the U.S 521/SC 9 Corridor Study or in the LCEDC Economic Development Strategic Plan.
2. The entity requesting rezoning must meet the requirements to do business as a headquarters, back office, call center, or service center operation per South Carolina Department of Revenue guidelines.
3. All rezoning requests must meet the following job and investment requirements in order to be recognized as a “major economic development project”:
  - a. Creation of at least \$2.5 million in new investment in land, building, furniture, fixtures, machinery and equipment investment, and;
  - b. Creation of at least 10 jobs which meet or exceed the Lancaster County average manufacturing wage rate of \$11.55 per hour that must also include at least 50% of health benefits paid for each employee on behalf of the company.

## **Retail, Commercial, or Service Business Projects**

1. The Lancaster County Economic Development Corporation, as part of its overall mission, does not become involved in retail, commercial, or service business development unless the development is a mixed use Planned Development District (PDD) that includes as a component of the overall development an office and/or manufacturing area as part of the overall PDD plan. Therefore, under our current operational guidelines, any project not in a PDD would not be considered a “major economic development project”.
  - a. The Retail, Commercial, or Service Business must meet all PDD standards as set forth by Lancaster County.

## **Residential Projects**

1. The Lancaster County Economic Development Corporation, as part of its overall mission, does not become involved in residential development unless the development is a mixed use Planned Development District (PDD) that includes as a component of the overall development an office and/or manufacturing area as part of the overall PDD plan. Therefore, under our current operational guidelines, any project not in a PDD would not be considered a “major economic development project”.
  - a. The Residential development must meet all PDD standards as set forth by Lancaster County.

## **Procedures**

All applicants must provide the following documents in order to seek a recommendation on a rezoning in the moratorium area from the Lancaster County Economic Development Corporation:

1. The applicant must apply through the Lancaster County Planning Office for the rezoning. The Lancaster County Planning Office will provide the application information to the Lancaster County Economic Development Corporation.
2. A cover letter describing the project that must include the location, property owner's contact information and a summary of the project and clearly stated reasons for requesting rezoning of the property in question. The letter should also state if the property is to be developed by the owner making the request or will be developed by another entity, and if so, the name, contact information, and a letter submitted by that developer/owner as to the intended use of the property if approved for rezoning.
3. A site plan for the development.

All applicants must submit the request in writing through the Lancaster County Planning Office. The Lancaster County Economic Development Corporation will place the request on the agenda at its next scheduled meeting for action by the Board once the information is provided to the LCEDC by the Lancaster County Planning Office. The applicant has the right to appear before the LCEDC Board and make a presentation of no more than 30 minutes in length. The LCEDC Board of Directors meet the second Monday of each Month. All requests must be made at least seven (7) days in advance of the next LCEDC Board Meeting. Once action is taken the LCEDC will provide a recommendation in writing to the Lancaster County Council within five (5) business days. Appeals may be made through the appropriate legal entities.

*The guidelines and specifications contained in this document were created by the LCEDC staff at the direction of the LCEDC Board of Directors. Guidelines and specifications may be changed by the LCEDC Board of Directors and/or Lancaster County Council without prior notice. Please consult with the LCEDC staff or Lancaster County Planning Staff prior to requesting any rezoning of property during the moratorium period to ensure you are notified of any changes to this policy.*

If additional information is required, please contact the Lancaster County Planning Office or the Lancaster County Economic Development Corporation.

**Lancaster County Economic Development Corporation**

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