

LCEDC ECONOMIC DEVELOPMENT STRATEGIC PLAN

Chapter 2 - Strengths, Weaknesses, Opportunities & Threats

STRENGTHS

Skilled and educated workforce

Close Proximity to Charlotte economy, airport, intermodal facilities and amenities

Water and Sewer infrastructure along US Hwy. 521 (portion), SC Hwy. 160 and SC Hwy. 9

Air-Rail Park on Hwy. 9

Proximity to US Interstate 77 and Chester Mega-Park

Heath Springs Industrial Park

Lancaster County Airport

Good water and sewer capacity in most areas of the County

Lower Crime Rate

STRENGTHS

L&C Railroad Lines available to multiple sites

University of South Carolina Lancaster

York Technical College

Hospital

Lower Cost of Living

Heath Springs Industrial Park

Kershaw Industrial Park

Good Public School System

No Union Presence

INDIAN LAND WORKSHOP RESULTS

Pro-business Government

Incentives

Lower taxes compared to Charlotte

Good visitation of persons from outside the County

Still have good amount of undeveloped

STRENGTHS

acreage

Charlotte and Lancaster Co./McWhirter Airports

Affordable housing

Lower land prices

Catabwa River/Sugar Creek

Andrew Jackson State Park

Landsford Canal State Park

Geographically central location

STRENGTHS

YOUR INPUT HERE!



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STRENGTHS

YOUR INPUT HERE!

STRENGTHS

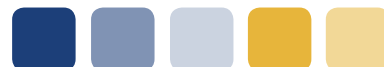
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STRENGTHS

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WEAKNESSES

Lack of water and sewer infrastructure along Hwy. 521 from SC Hwy. 75 to SC Hwy. 9 Bypass

Lack of water and sewer infrastructure along Riverside Rd.

Losing vacant land and property to Residential development

INDIAN LAND WORKSHOP RESULTS

Lack of available empty buildings

Lack of Ivy League first tier schools

Lack of participation from Lancaster residents in first tier schools elsewhere

Uncontrolled growth

Lack of cooperation between schools and the County

Lack of Industrial parks/space in existing parks

High commercial property tax

High business tax

WEAKNESSES

Not close enough to I-77

Not enough East-West corridors

Limited/lack of upscale retail

Lack of road infrastructure

Lack of road maintenance

Lack of business-class hotel

Lack of recruitment for upscale commercial (restaurants/hotels)

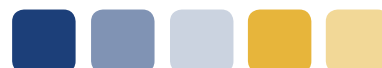
Increasing school enrollment/over-crowding

WEAKNESSES

YOUR INPUT HERE!

WEAKNESSES

YOUR INPUT HERE!



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OPPORTUNITIES

Improve Lancaster & Chester (L&C) Railroad SB line to Heavy Gauge

Involve Lancaster School District in partnering with existing industry to provide employment opportunities to high school graduates

Improve old mill site in Kershaw

Expand Heath Springs Industrial Park

Lower land prices in Southern portion of county attractive to manufacturing

INDIAN LAND AREA WORKSHOP RESULTS

Recruit business-class hotel

Dave Lyle Blvd. extension

Incentivize retail (revisit County assessment procedure/policy to require re-assessment triggered by sale)

Create more Advanced Placement (AP) courses in schools

Build more business parks - if needed

OPPORTUNITIES

Limit traffic generation by creating more job opportunities closer to home/in Lancaster Co.

Construct speculative buildings

Market existing buildings

Create training ground/program for 1st responders & police training

Prioritize areas for business/industry recruitment

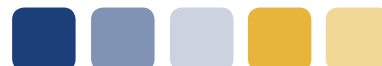
Have land use planning be more future/vision oriented, "less opportunistic"

OPPORTUNITIES

YOUR INPUT HERE!

OPPORTUNITIES

YOUR INPUT HERE!



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THREATS

Increasing land prices not affordable to manufacturing in Indian Land
 increasing development and traffic in Indian Land creating congestion

INDIAN LAND WORKSHOP RESULTS

Not enough police officers in schools
 Traffic
 Too many curb-cuts
 Need roads & infrastructure
 Need to maintain infrastructure
 Speed of growth
 Concerns on effects of industry on residents & the environment
 Tax assessment policy
 Overcrowding schools
 Less effective workforce development

THREATS

Limited water supply - Catawba & other watershed basins
 Over-allocation of water rights
 Competing agendas across county regions

THREATS

YOUR INPUT HERE!

THREATS

YOUR INPUT HERE!

