

COMPREHENSIVE PLAN UPDATE



ANDERSON COUNTY
SOUTH CAROLINA

**PLANNING
COMMISSION**
OCTOBER 27, 2025



Land Use Element



Community
Facilities Element



AGENDA

- 1 INTRODUCTION**
- 2 EXISTING CONDITIONS OVERVIEW**
- 3 PUBLIC INPUT: WHAT WE HEARD**
- 4 DRAFT GOALS**
- 5 DRAFT FUTURE LAND USE MAP**
- 6 NEXT STEPS**



2. Project Team:

A Comprehensive Plan is..

Long-range

- Makes forecasts based on past trends and data
- 10–20-year time frame

Guidance

- Land uses, intensity, design
- Staff, programs and infrastructure investment

Collaborative

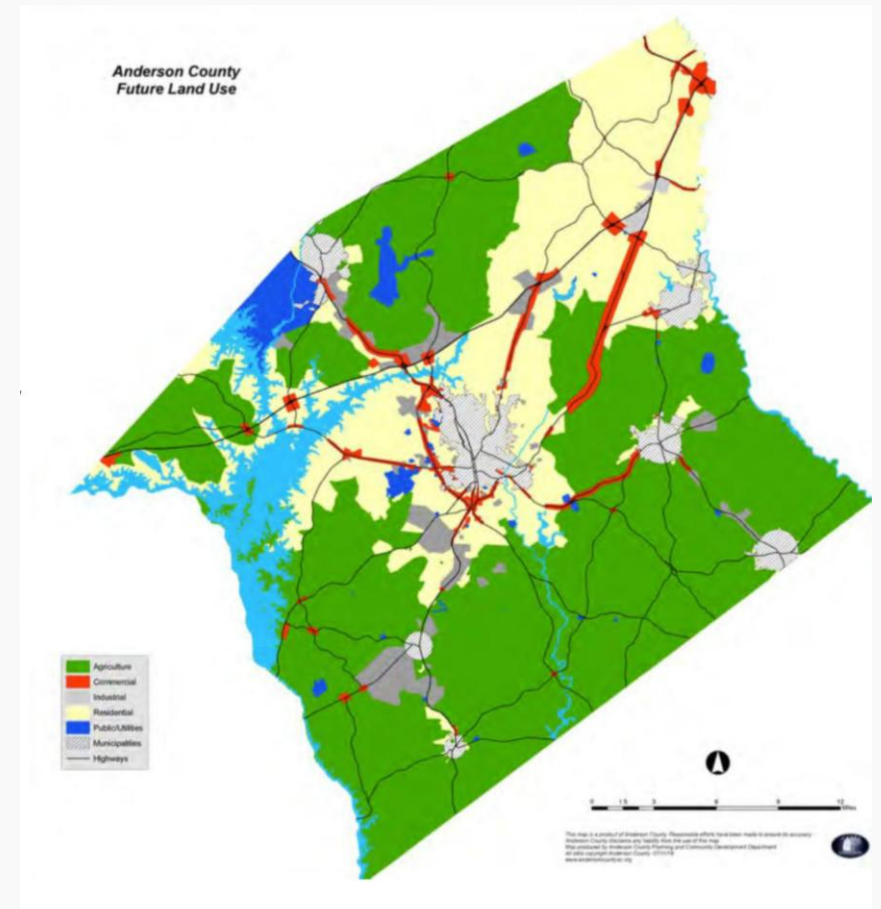
- Documents a community conversation

Policy, not Regulatory

- Lays the groundwork for current and future regulations

Comprehensive Plan

- **Last adopted in 2016**
- **SC State Law** requires updates every 10 years
- **Land Use Element** looks at existing conditions, trends and guides growth and development (residential, commercial, industrial and agricultural areas)



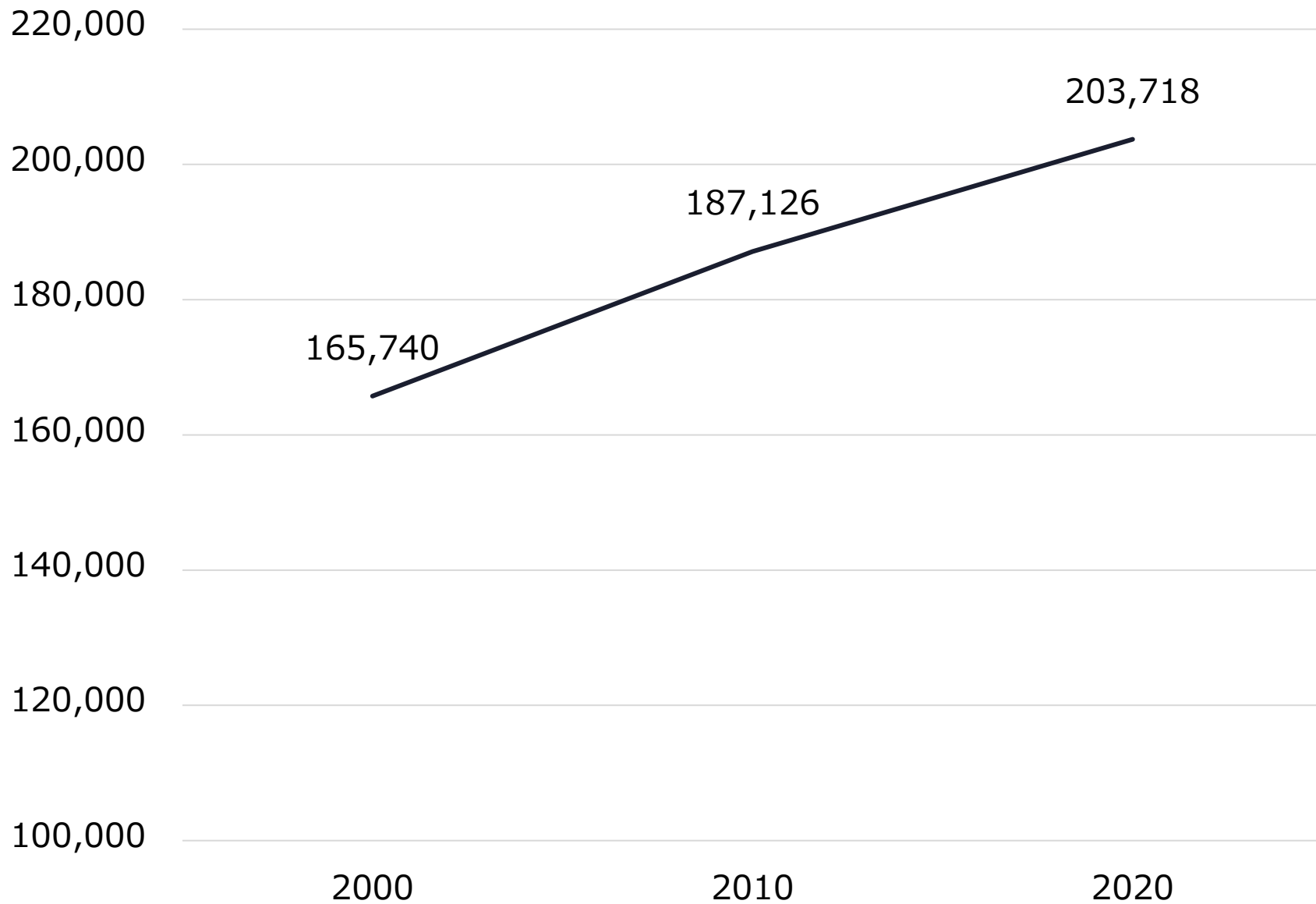
EXISTING CONDITIONS- OVERVIEW



Land Use Element



Community
Facilities Element



Source: U.S. Decennial Census, 2000, 2010, 2020

Population

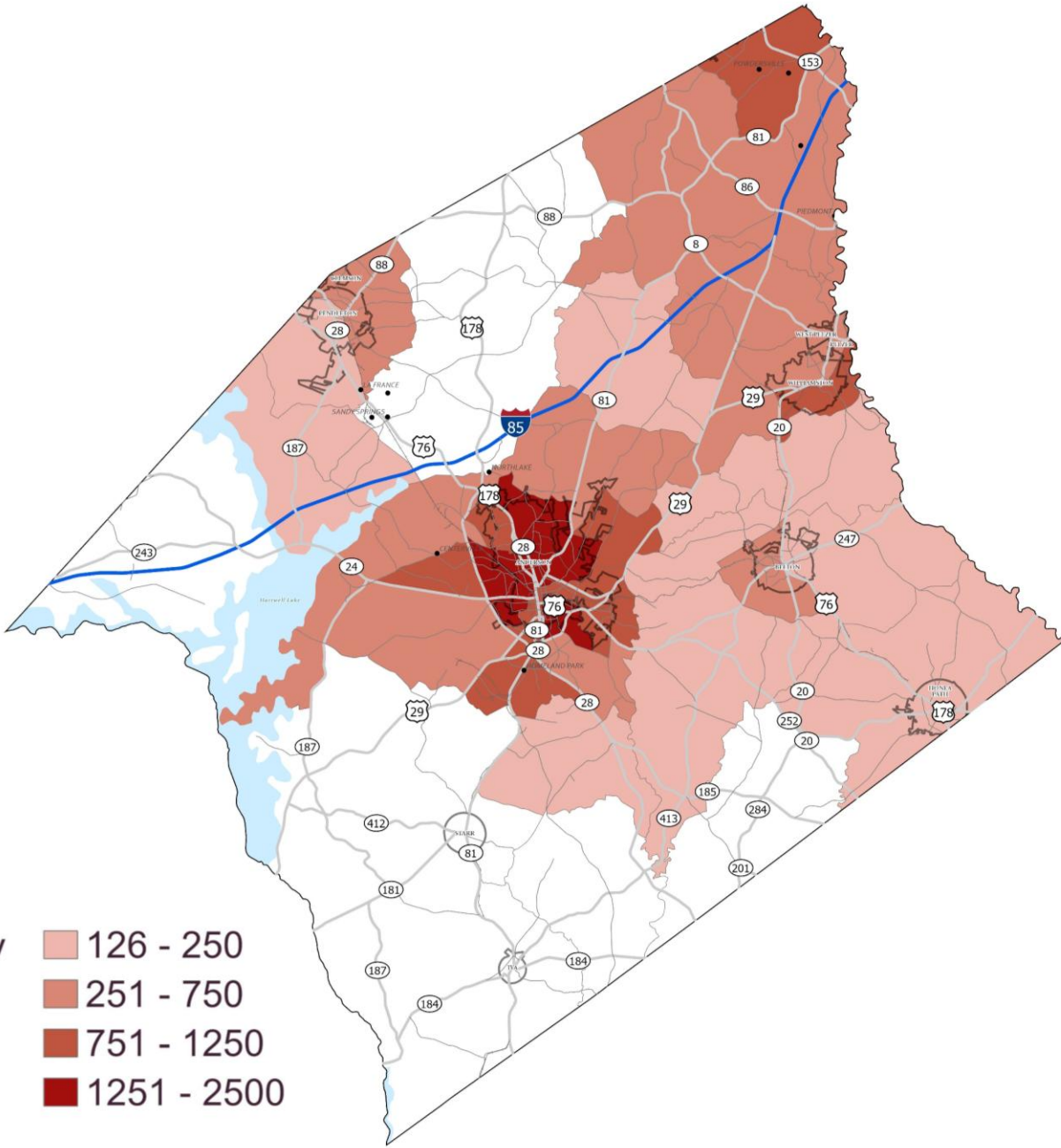
Since 2000, Anderson County's population increased by 37,978 (22.9%).

- 165,740 in 2000
- 203,718 in 2020
- Projected: 259,000 by 2042



Population Density

- Most dense population in unincorporated Anderson County (1,251-2,500 people per square mile)
 - Northeast edge of county (outside of Greenville)



Subdivision Design and Housing Options



Large Lot Residential



Conservation Design



Medium Density



Apartments



Townhomes

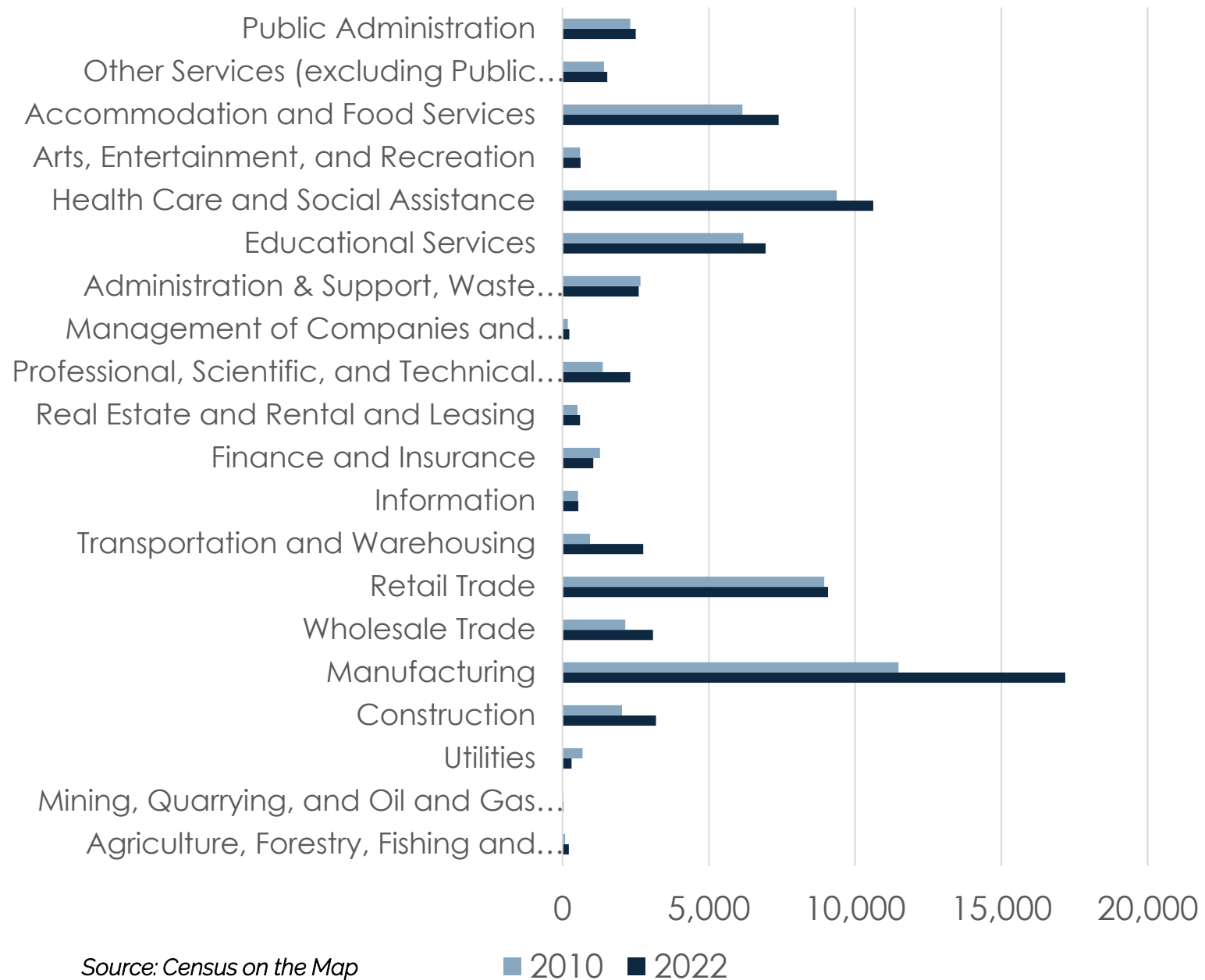


Pocket Neighborhood

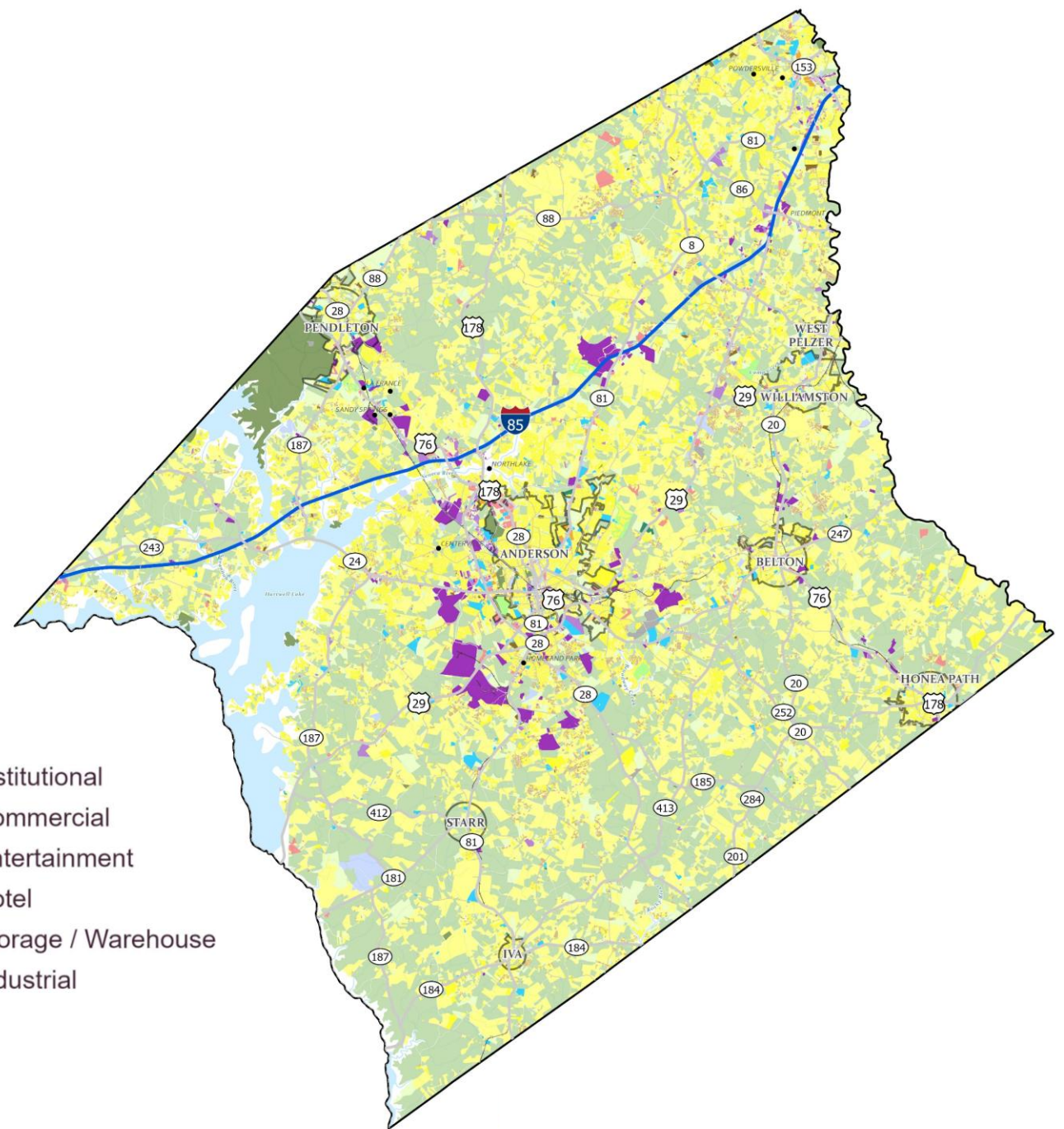
Jobs

- Growing industries:
 - *Manufacturing*
 - *Transportation and Warehousing*
 - *Construction*

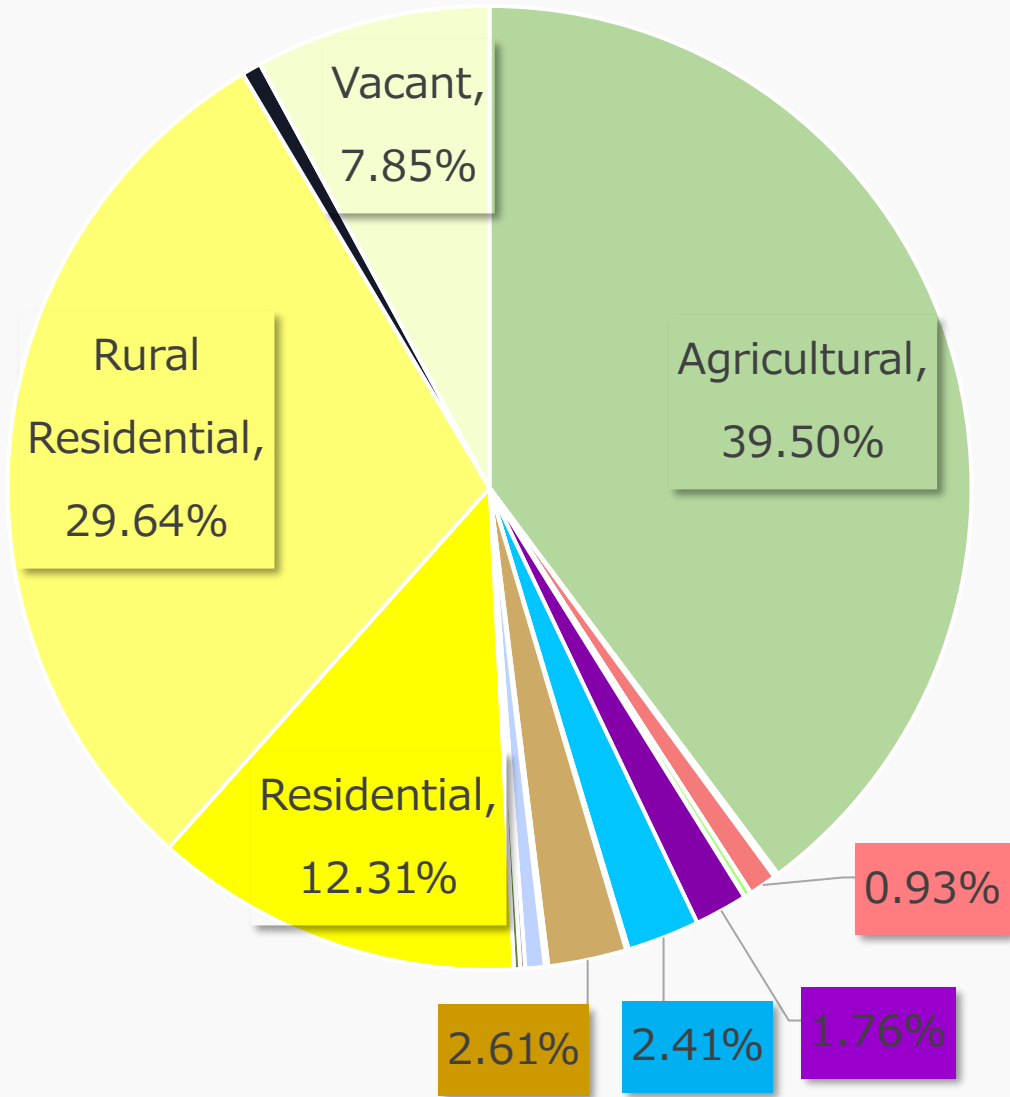
Employment by Industry



Existing Land Use



Existing Land Use (% Acres)



- Agricultural
- Attached Residential
- Camp
- Cemetery
- Commercial
- Entertainment
- Golf Course
- Hotel
- Industrial
- Institutional
- Multi-family
- Mobile Home
- Mobile Home Park
- Office
- Parking
- Park / Open Space
- Residential
- Rural Residential
- Storage
- Vacant

- Agricultural and vacant land: 47.35%
- Residential and Rural Residential: 44.86%
- Commercial makes up 1%
- Industrial 2%

Challenges

- Growth pressure
- Development quality
- Infrastructure and services
- Concern over environmental impacts (stormwater, sedimentation, mass grading, loss of forests and farms)
- Antiquated regulatory framework



Community Facilities Element

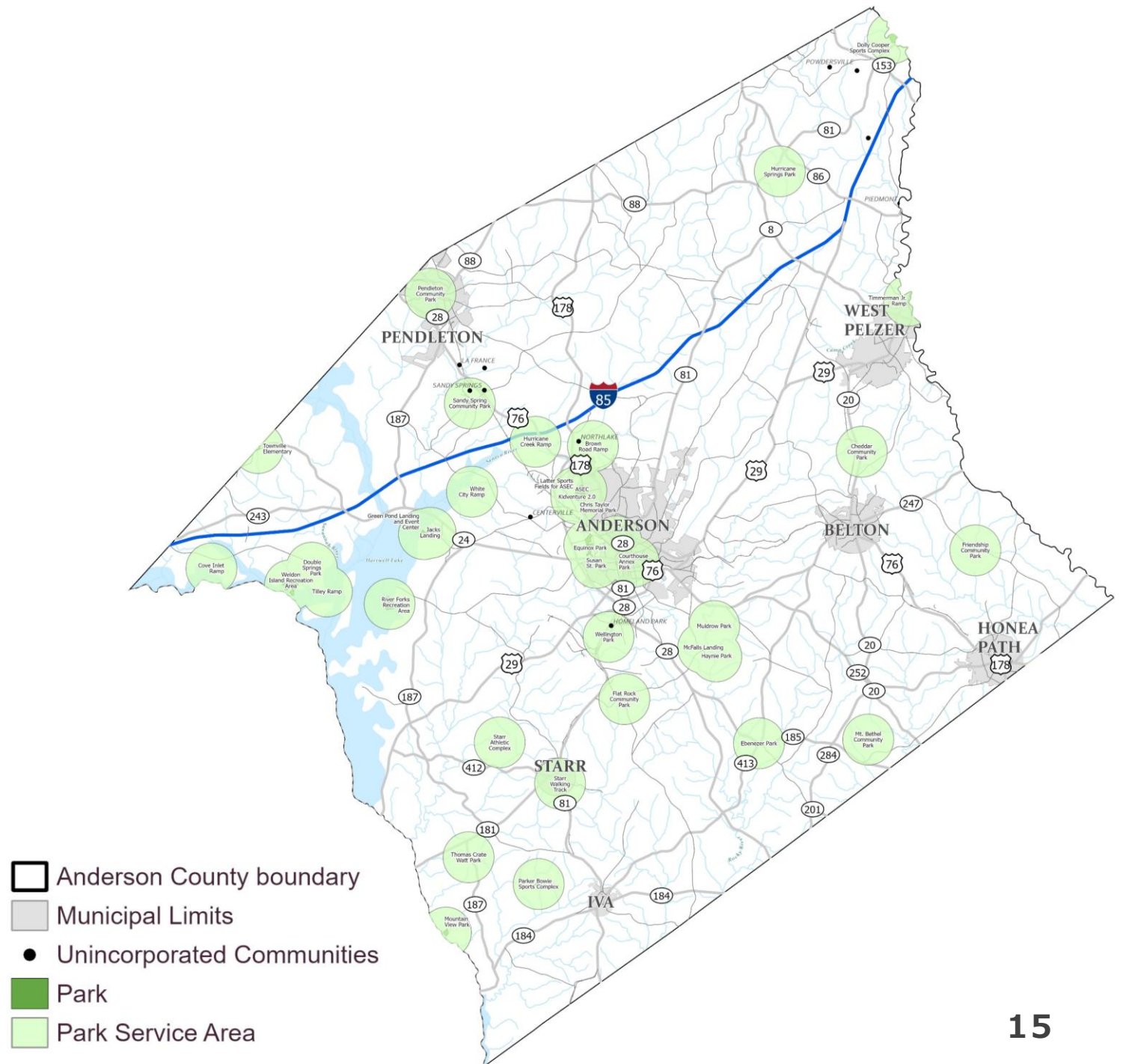
- Captures existing conditions and establishes goals for County facilities and personnel, including
 - *Parks & Recreation*
 - *Public Safety*
 - *Utilities*
 - *Solid Waste*
 - *Airport*
 - *Roads & Bridges*
 - *Administration, Facilities, Fleet Services*



Friendship Fire Dept, 4125 Shady Grove Road

Parks and Recreation Facilities

- 37 Parks and Recreational Facilities
- 1 State Park
- 2 Wildlife Management Areas



PUBLIC INPUT



Land Use Element



Community
Facilities Element

Outreach and Input

Stakeholder Meetings

- July - August

Public Meetings

- Aug 13 Long Branch Baptist
- Sept 3 – Tri-County Tech
- Sept 4 – Mount Airy Baptist



Outreach and Input

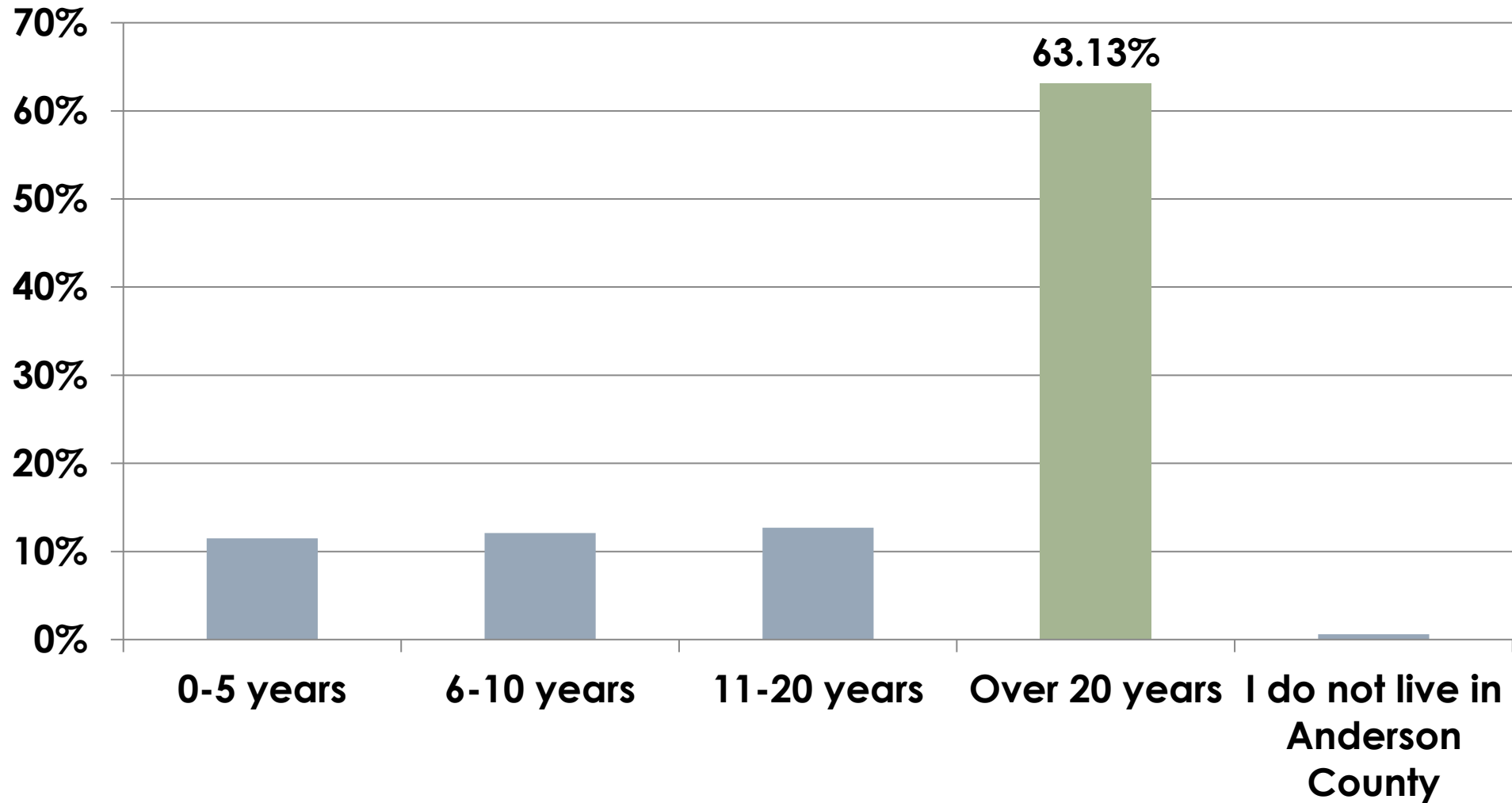
Community Survey

- August 7 – October 6, 2025
- 674 Responses
- Advertised via social media, public meetings, and events.





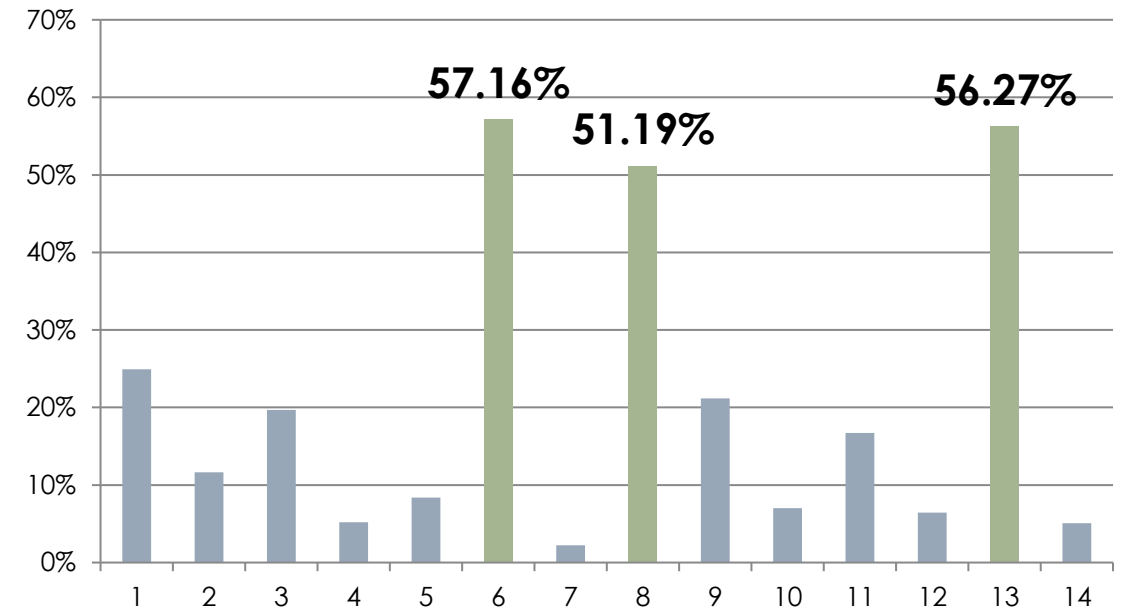
How long have you lived in Anderson County?





What are the top three challenges facing Anderson County moving forward?

Answer Choices		Responses
1	Cost of living / keeping taxes low	24.93%
2	Housing availability or affordability	11.64%
3	Loss of history, culture, and/or community character	19.70%
4	Recruitment of new employers and businesses	5.22%
5	More retail and restaurant options	8.36%
6	Managing residential growth and development	57.16%
7	Commercial site and building design	2.24%
8	Loss of farmland and rural character	51.19%
9	Impacts to natural resources including forest cover and/or water quality	21.19%
10	Improving access to parks and recreation opportunities	7.01%
11	Quality of schools and education (K-12) and/or avoiding overcrowding	16.72%
12	Quality of public services (e.g. fire, sheriff, utilities)	6.42%
13	Traffic and congestion, road conditions, or infrastructure capacity	56.27%
14	Other (please specify)	5.07%

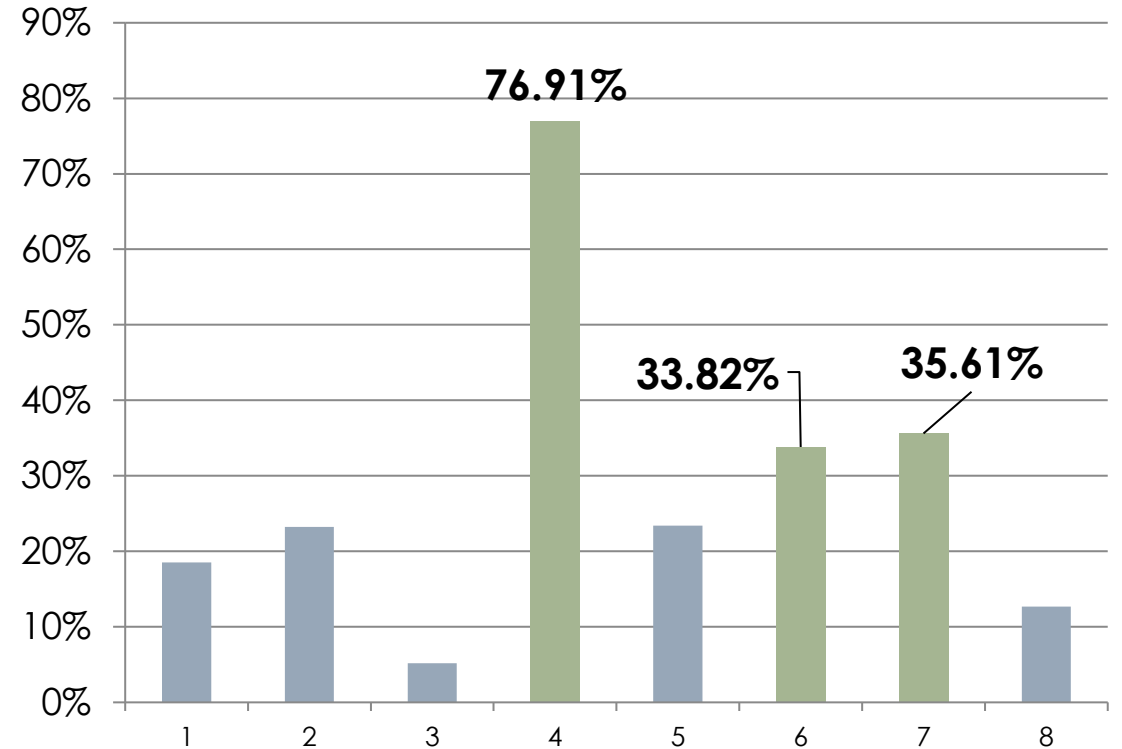


- ## Top Survey Responses
1. Management of residential growth
 2. Traffic/infrastructure
 3. Loss of farmland/rural character



What should be the top priority for economic development in Anderson County?

Answer Choices		Responses
1	Recruitment of new businesses and jobs	18.54%
2	Better paying jobs	23.25%
3	Increased tax base	5.20%
4	Investing in infrastructure (i.e. roadway capacity, utilities, etc.)	76.91%
5	Vibrant cities and downtowns	23.41%
6	Education and training to prepare young people for careers	33.82%
7	More amenities to make Anderson County an attractive place to live (recreation, culture, entertainment, etc.)	35.61%
8	Other (please specify)	12.68%

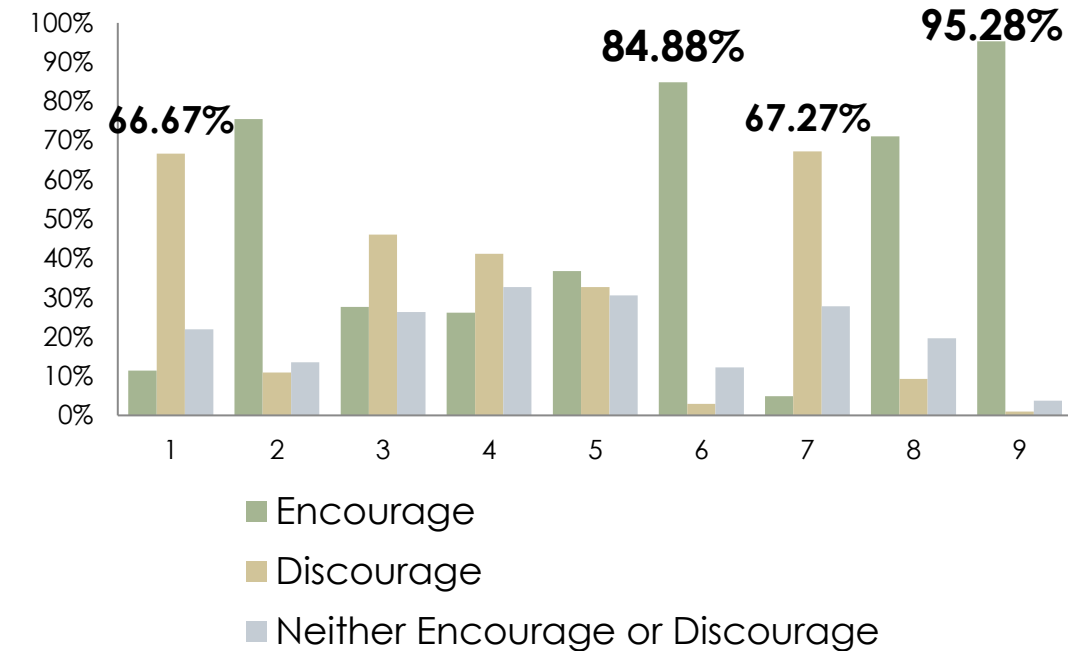


According to responses, the top economic development priority is road and utility improvements.



Should Anderson County encourage or discourage the following land uses in unincorporated areas?

Answer Choices		Encourage	Discourage	Neither
1	Residential subdivisions	11.44%	66.67%	21.90%
2	Small-scale retail shops, restaurants, or businesses	75.49%	10.95%	13.56%
3	Large-scale retail	27.61%	46.08%	26.31%
4	Offices / business parks	26.14%	41.18%	32.68%
5	Industrial / manufacturing or distribution	36.76%	32.68%	30.56%
6	Agriculture and forestry activities	84.88%	2.93%	12.20%
7	Mining or resource extraction	4.91%	67.27%	27.82%
8	Recreation and tourism uses	71.08%	9.31%	19.61%
9	Reuse and redevelopment of existing buildings/sites	95.28%	0.98%	3.74%

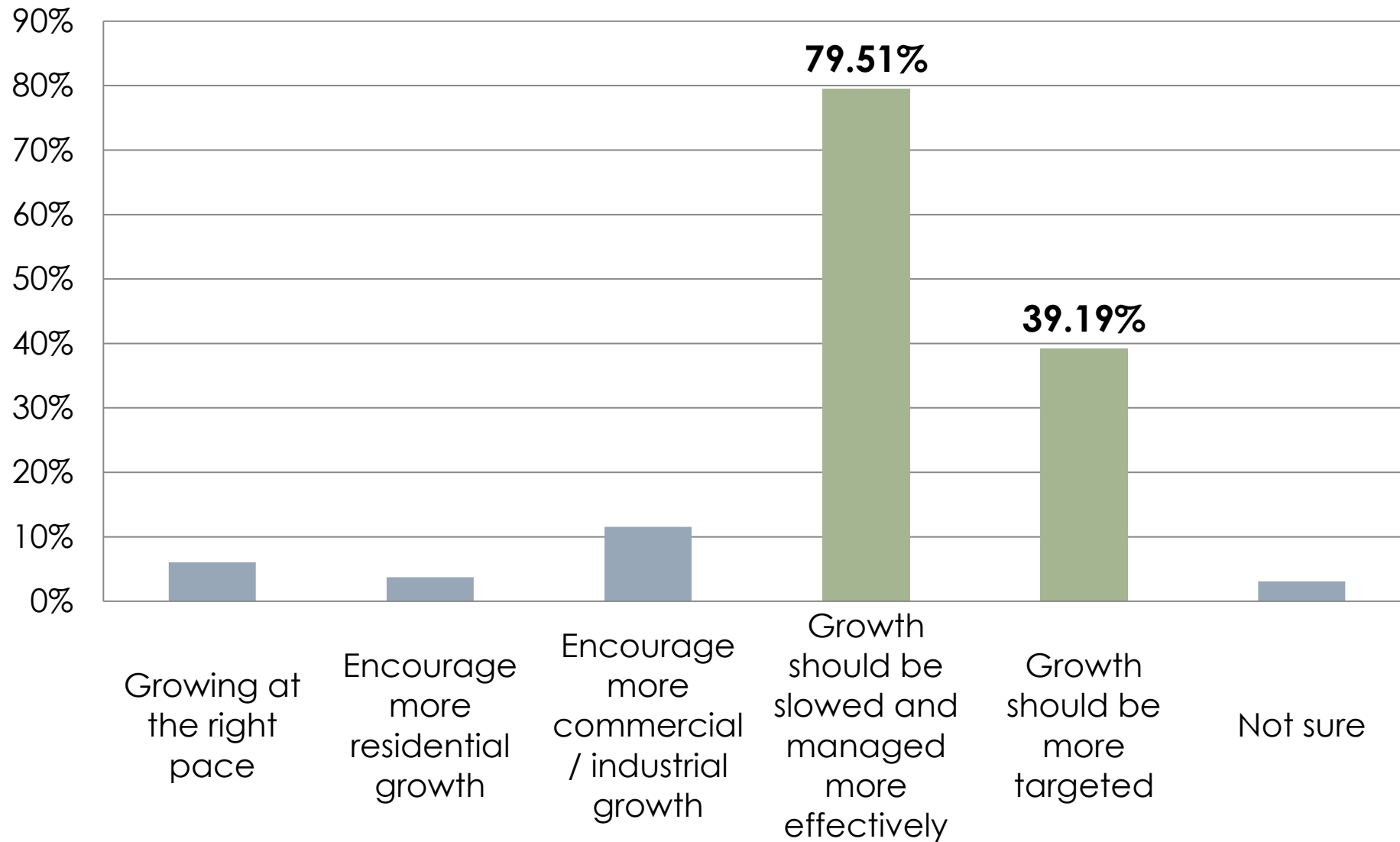


Respondents strongly prefer reuse of existing buildings/sites, agriculture/forestry, recreation, and small scale commercial.

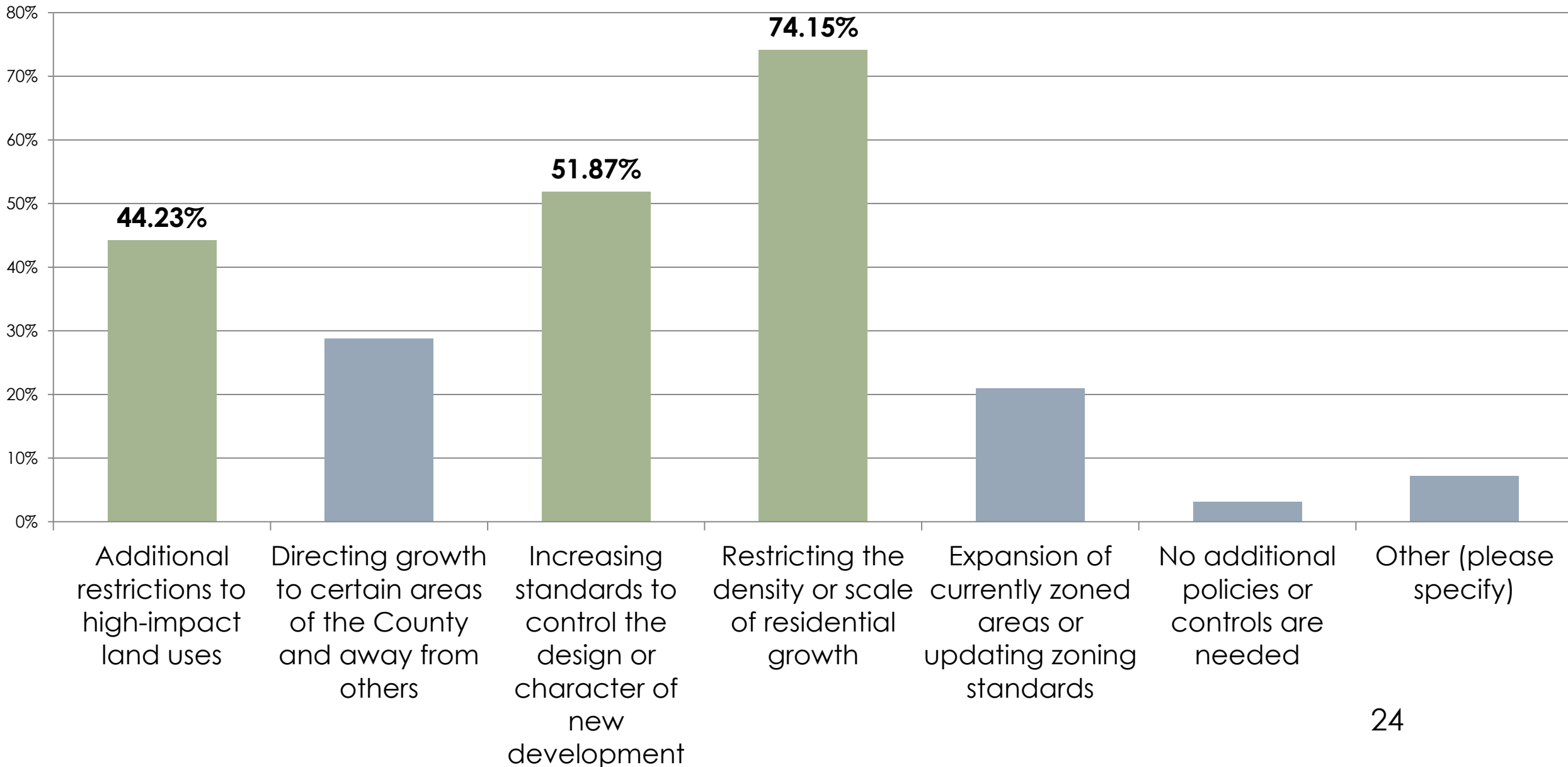
Preference towards discouraging residential subdivisions and mining activities.



How do you feel about growth and development in Anderson County?



Which growth management measures do you support?



Residential growth can take many forms. Indicate your support for the neighborhood design types below.



Conventional Subdivisions



- Typical subdivision design
- Medium sized lots ~ 1/2 acre
- Limited open space



Conservation Design



- Same number of lots as conventional subdivision but development clustered
- Smaller lots in exchange for more open space (40%+) and amenities



Large Lot Subdivisions



- Typical subdivision design
- Larger sized lots >1/2 acre
- No shared open space



Farmhouse Cluster



- Small-scale subdivision with a low overall density
- Flexibility in lot size to allow for buildings to be clustered (like farm buildings) to protect natural resources and views

Residential growth in the county can take many forms. Indicate your support for the neighborhood design types below.

	Support	Do Not Support	Neutral
Conventional subdivisions	12.99%	64.80%	22.20%
Conservation design	46.36%	33.77%	19.87%
Large lot subdivisions	58.98%	23.89%	17.13%
Farmhouse clusters	66.72%	10.33%	22.95%



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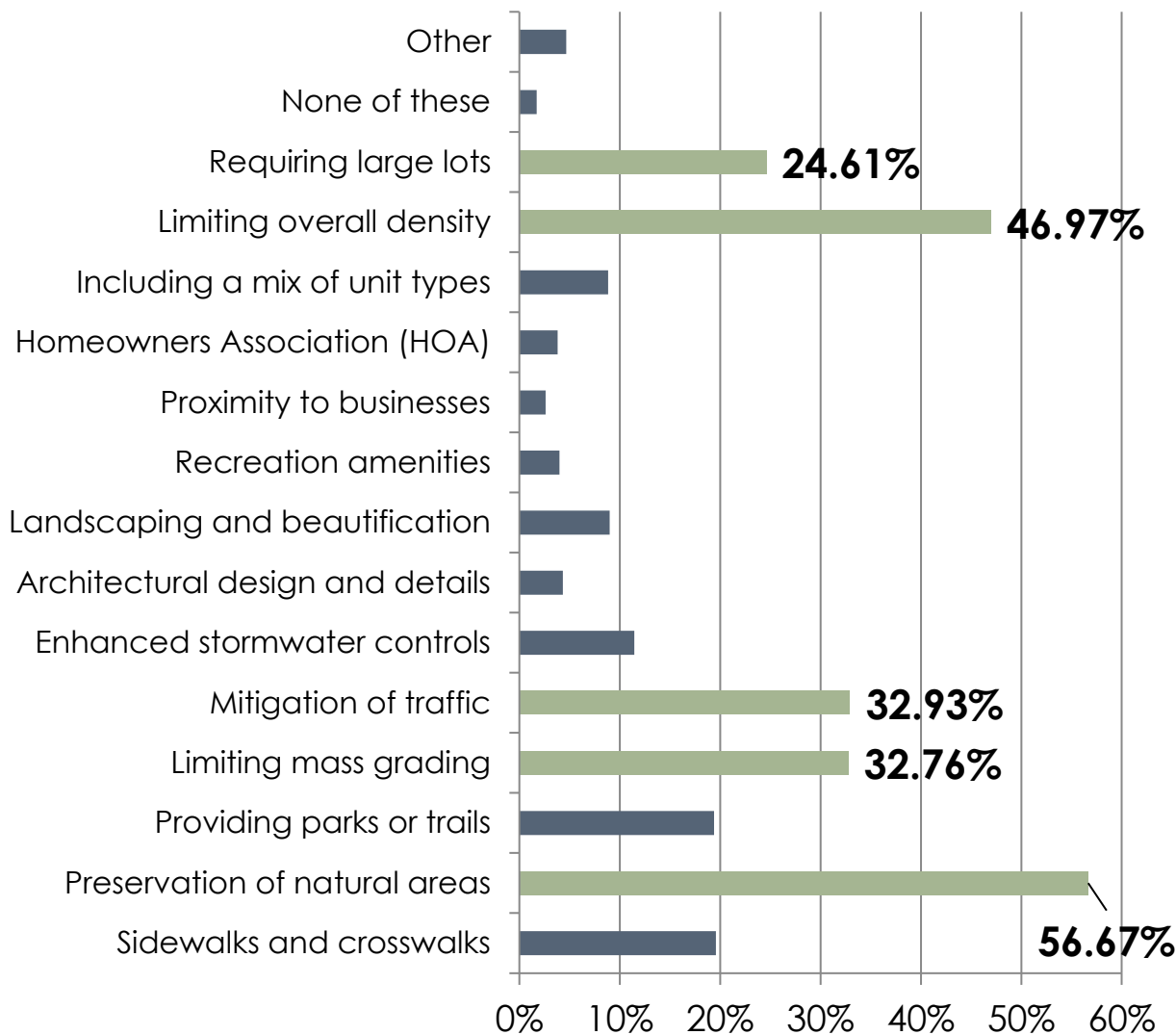


Farmhouse Cluster



- Small-scale subdivision with a low overall density
- Flexibility in lot size to allow for buildings to be clustered (like farm buildings) to protect natural resources and views

For new neighborhoods, what qualities do you think are the most important?



Respondents favor preservation of natural areas, limiting overall density, limiting mass grading, requiring large lots, and mitigation of transportation issues.

Other Responses Include:

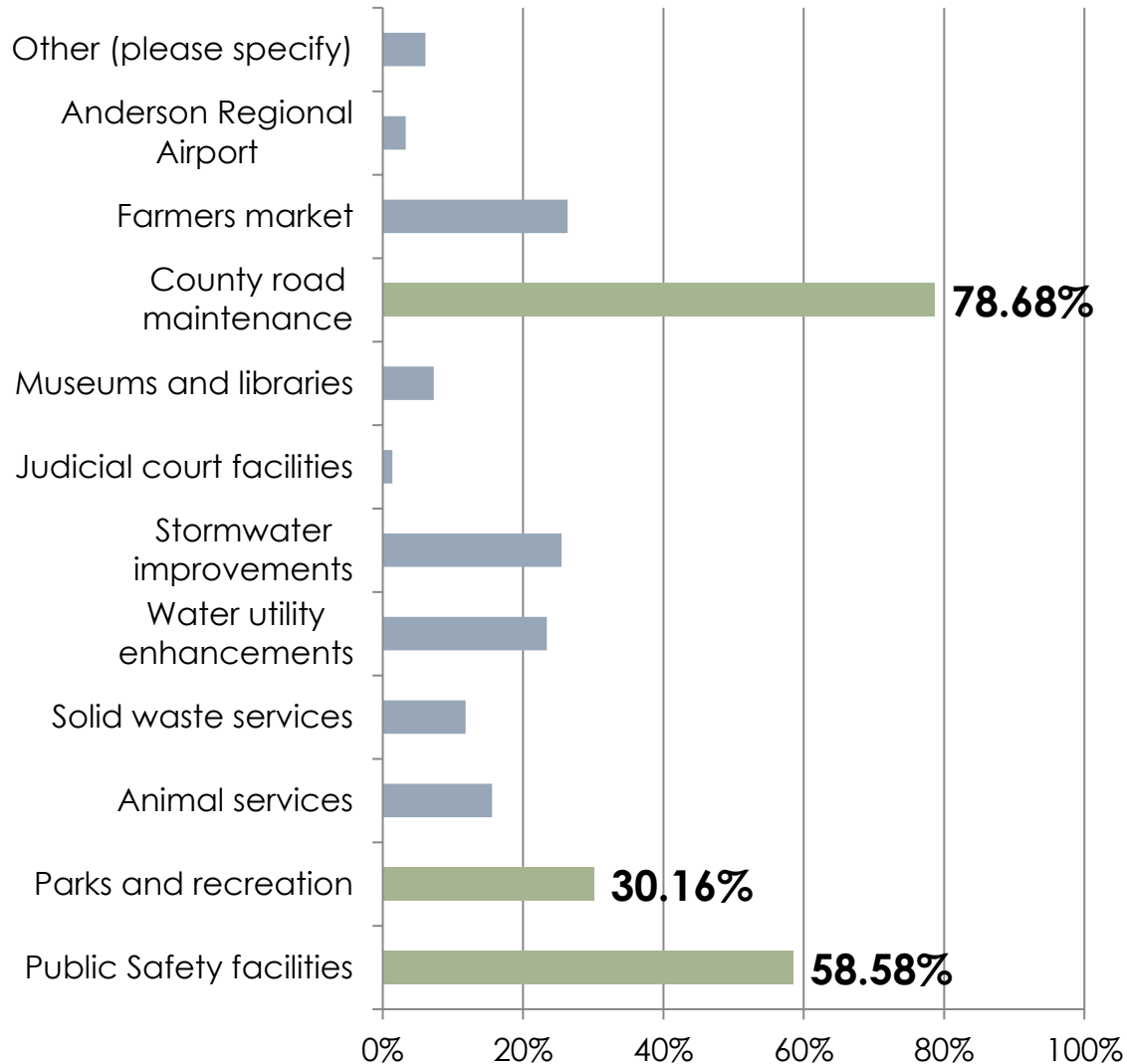


Community Connectivity & Multimodal Transportation



Natural Spaces that Encourage Outdoor Activities

As Anderson County grows, what services should the County invest in?



TOP 3

1. County Road Maintenance
2. Public Safety Facilities
3. Parks and Recreation

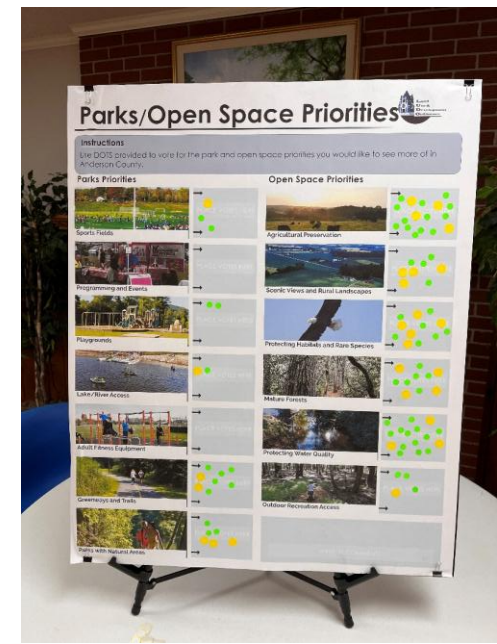
Public Meetings

August and September

- Long Branch Baptist Church
- Tri-County Tech-Pendleton
- Mt. Airy Baptist Church

What did we hear?

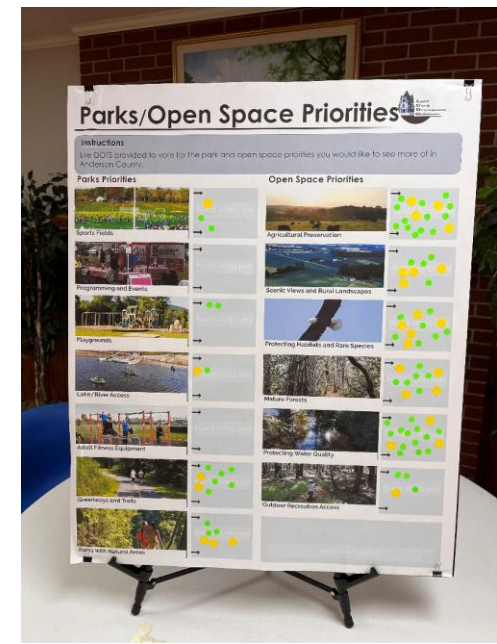
- Preference for large lot residential and conservation subdivisions in undeveloped areas
 - Quality/character of housing and limiting mass grading for large subdivisions also important
- Preserve rural character
- Protect water quality from development activities



Public Meetings

What did we hear?

- Prioritize and enhance natural areas, parks, greenways and recreational access to rivers and lakes
- Make improvements to infrastructure (roads and bridges, utilities) to keep up with growth now and in the future
- Consider impact on school capacity when approving subdivisions



DRAFT GOALS



Land Use Element



Community
Facilities Element

Draft Land Use Goals

Goal 1: Improve growth management in unincorporated Anderson County.

Goal 2: Protect natural resources, agriculture, and rural character.

Goal 3: Update standards and processes to mitigate impacts of new development.

Goal 4: Promote a balanced mix of land uses that supports a diverse tax base and quality jobs.



Draft Community Facilities Goals

Goal 1: Provide quality active and passive recreational opportunities for all ages and areas of the County.

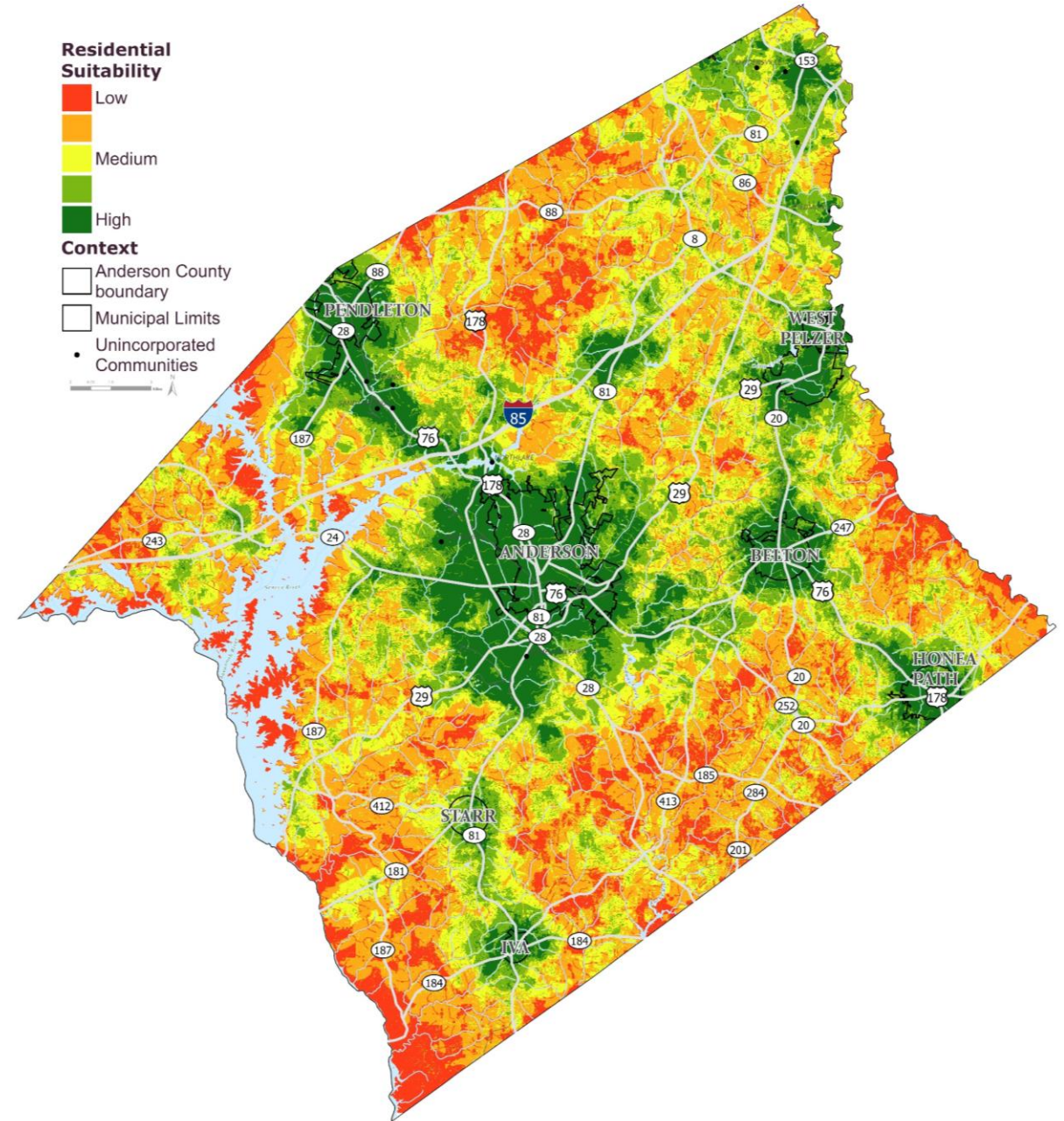
Goal 2: Prioritize water and sewer system upgrades that support economic development and land use goals.

Goal 3: Ensure adequate public safety and community services are available for all citizens.



Land Use Suitability

- Agricultural, Residential, Commercial and Industrial Suitability Analyses
- Example Inputs for Residential
 - Proximity to schools, parks, and commercial services
 - Distance from Industrial Uses
 - Access to Utilities
- Comparable analysis for ag, commercial and industrial



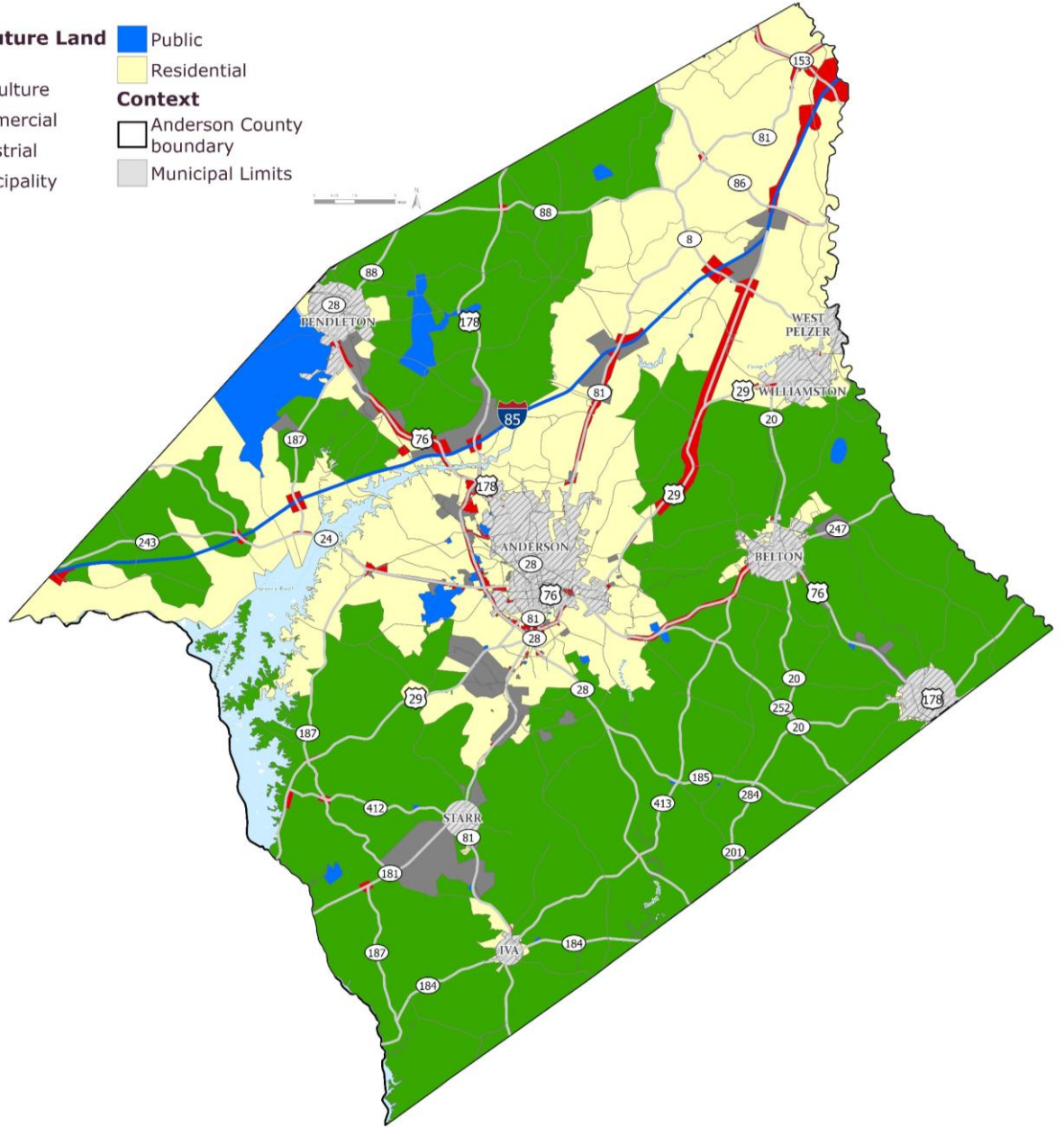
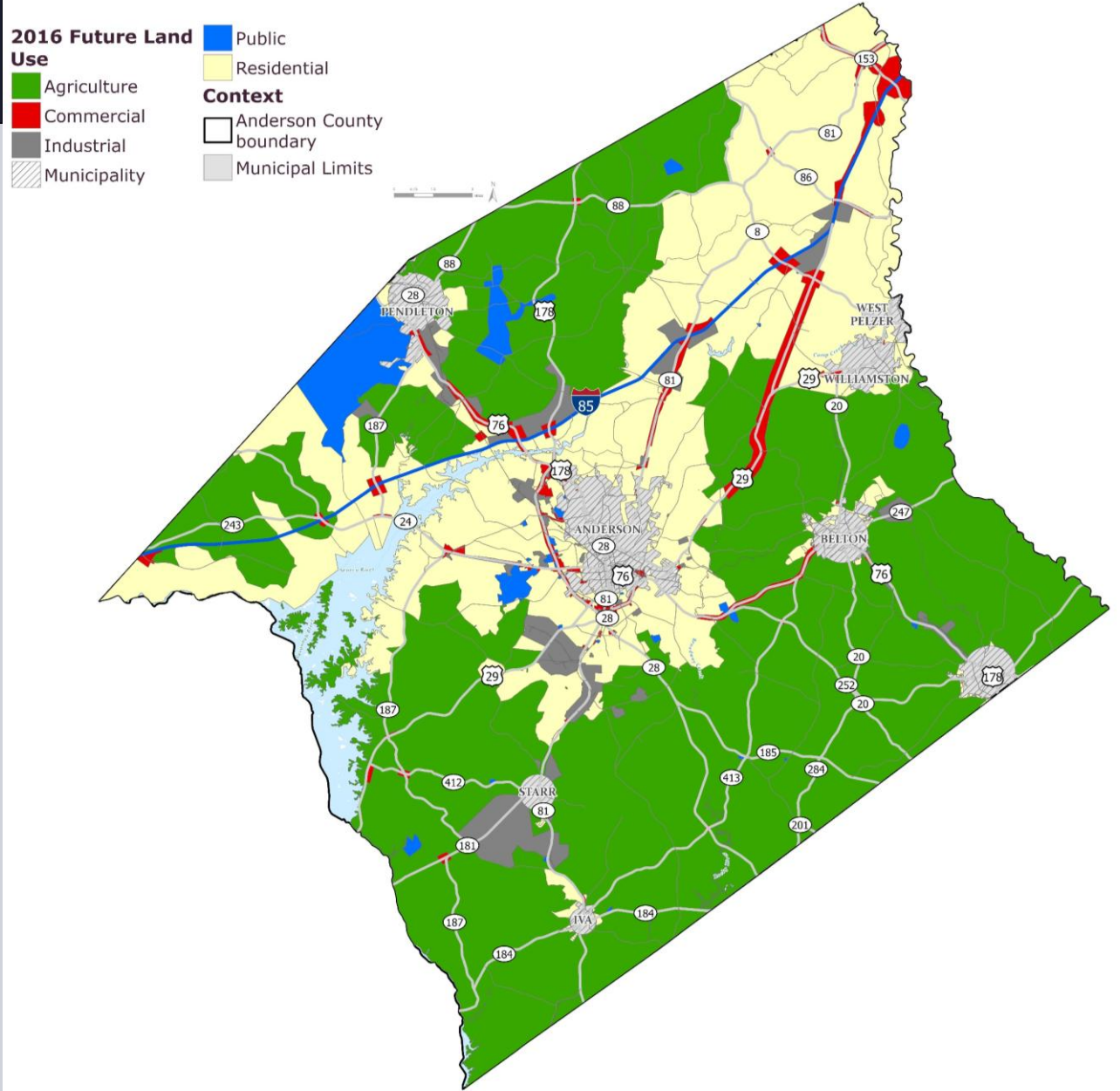
Future Land Use

Purpose of FLU Map

- Provides general land use guidance
- Identifies intended development pattern (i.e. conservation, residential, commercial, and mixed-use areas) and intended design/scale/density
- Policy: Not regulatory, but can influence regulatory changes

What is it used for?

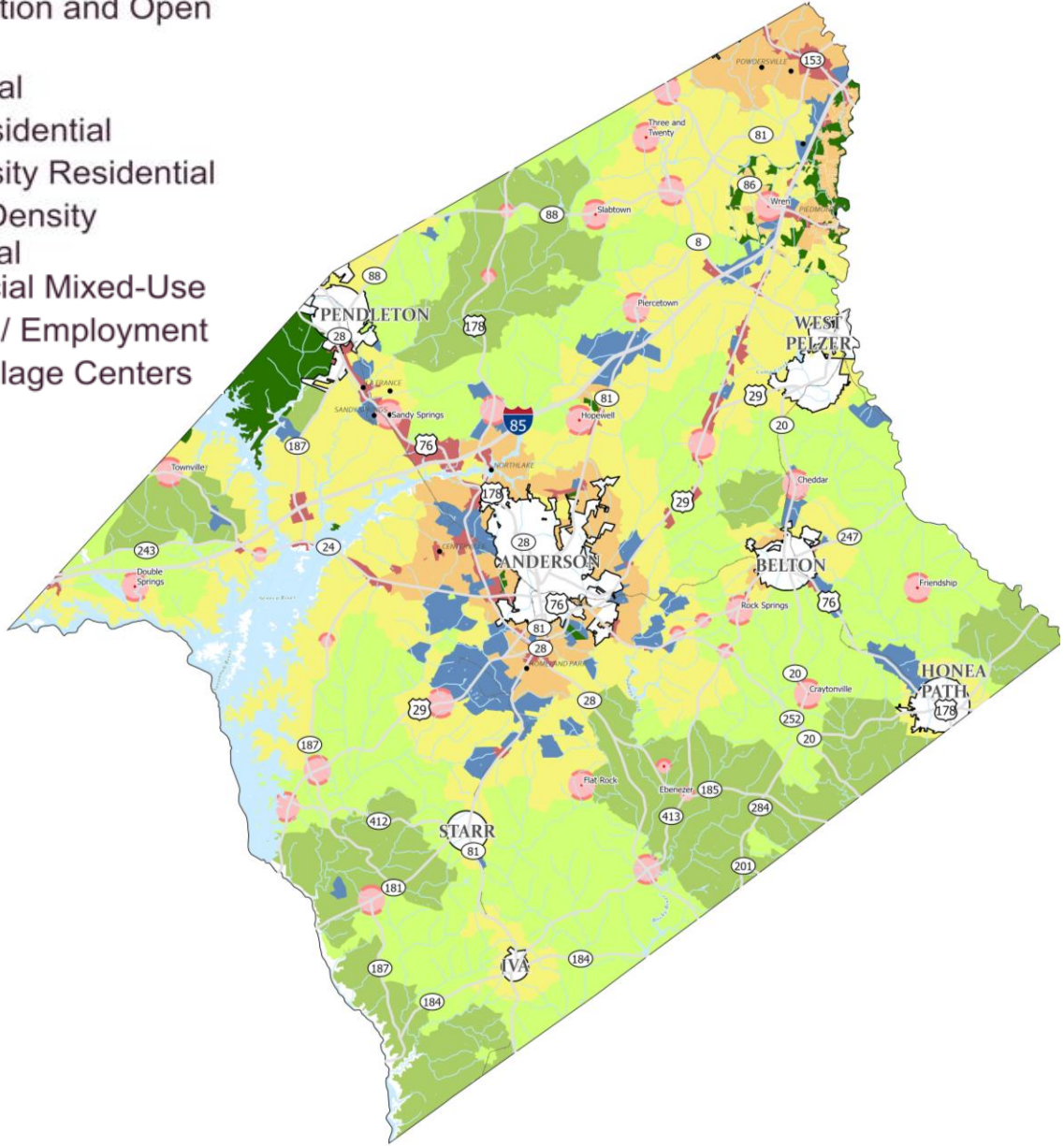
- Should influence development design
- Guides rezoning decisions
- Guides infrastructure investment decisions



Future Land Use

- **Agricultural areas** show where concentrations of intact farmland and forestry areas are located
- **New residential character areas** differentiate residential areas based on density recommendations
- **Areas where growth can be managed** and existing development is reflected
- **Rural Centers** provide opportunities for small-scale commercial and civic uses
- **Commercial Mixed-Use areas** identify key commercial corridors
- **Industrial / Employment areas** identify strategic economic development opportunities

Draft Future Land Use



Future Land Use – Draft Character Areas



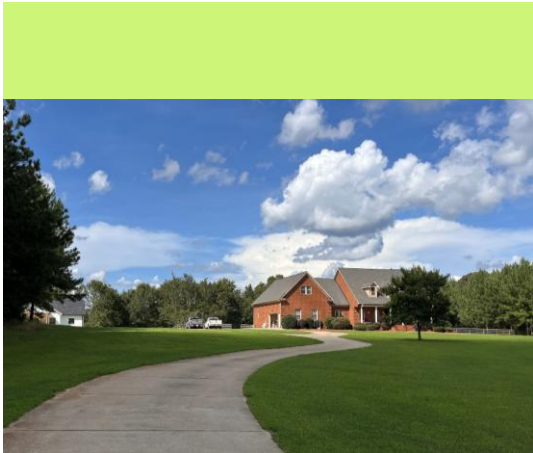
Agricultural

- Strategic agriculture and forestry areas
- Limited infrastructure
- Farms, homesteads and rural businesses
- < 1 Home per 3 Acres



Low Density Residential

- Single family detached subdivisions
- Suburban in character
- 1-2 Homes per Acre



Rural Residential

- Farms, small-scale, very-low density subdivisions, and rural businesses
- < 1 Home per Acre



Medium Density Residential

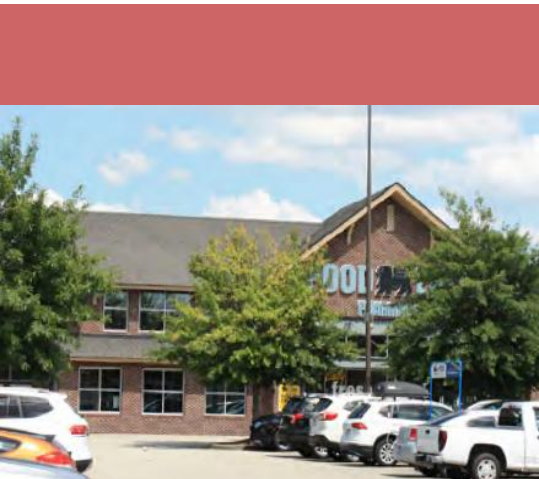
- Served by utilities
- Mix of lot sizes and housing types
- Typically 1-4 Homes per acre

Future Land Use – Draft Character Areas



Rural/Village Center

- Small-scale commercial/non-residential activity
- Small lot single family detached
- Some appropriate townhomes, duplexes



Commercial Mixed-Use

- Major transportation routes
- Medium to large scale commercial
- Residential- attached single-family and multi-family



Industrial / Employment

- Major transportation routes
- Some complementary commercial
- Manufacturing, distribution, flex space, utilities



Parks and Open Space

- Parks, conservation easements, environmentally sensitive areas
- Primary uses include recreation, forestry, and agriculture

Major Recommendations

- Consider adopting rural and low-density subdivision regulations or zoning that encourages higher density growth in more suitable areas.
- Require adequate standards and improvements concurrent with development (e.g. open space reservation and transportation improvements).
- Consider changes to review and approval processes for development and/or zoning.
- Develop a comprehensive park master plan with short- and long-term goals for capital investment and services.
- Strategically identify sewer utility service boundaries that correspond with anticipated growth areas while limiting expansion in established agricultural areas of the County.
- Address future public safety needs including equipment, building, and personnel needs in underserved areas of the County.

Timeline

- Draft Plan for Review and Comment~End of November
- Planning Commission and County Council consideration~December-January
- Focus on Land Use Development Ordinance following adoption of Land Use and Community Facilities elements
- Phase 2 of Comprehensive Plan to be completed by Fall 2026



Discussion

Your Role

- Participate in public meeting tomorrow at Anderson Civic Center
- Comment on draft goals and recommendations
- Review and consider plan~Dec/Jan



Discussion

What are your priorities for land use and community facilities goals?



ANDERSON COUNTY LAND USE AND DEVELOPMENT ORDINANCE



Anderson County Planning Commission Meeting
October 27, 2025



LUDO PROJECT OVERVIEW

This project will create a new
LAND USE AND DEVELOPMENT ORDINANCE (LUDO)
that will replace:

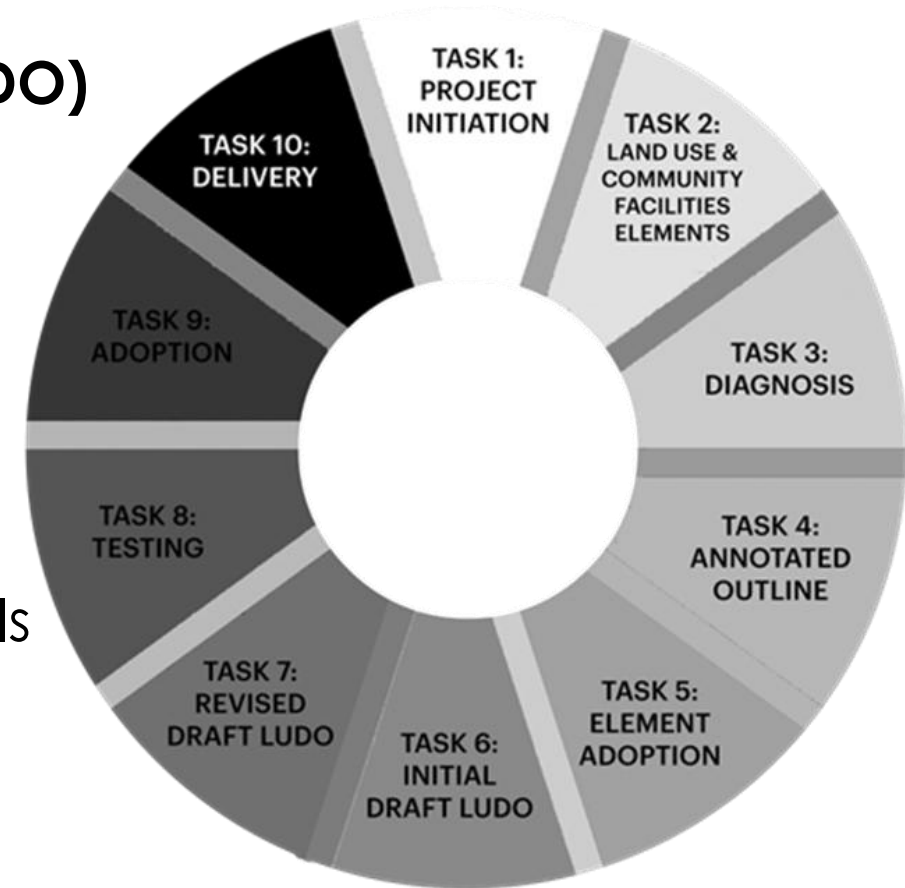
- Chapter 24 (Land Use)
 - Chapter 48 (Zoning)
- of the current County Code of Ordinances

Completed Project Initiation:

- Kick-off Meetings and County Tour
- Interviews with Stakeholders, Elected Officials
- Public Forums

Currently finalizing the Code Diagnosis:

- Review of Policy Guidance
- Analysis of Current Ordinances



The new Land Use & Development Ordinance will be adopted in 2027

PROJECT GOALS and OBJECTIVES

- To establish a more coherent strategy for managing growth pressure
- To establish more predictable development outcomes for everyone
- Protection of the County's agricultural heritage and community character
- To foster higher-quality development using standards and incentives
- To support property values
- Better tools for managing traffic and stormwater



CODE DIAGNOSIS – KEY ISSUES

1. Implementing the relevant guidance from the forthcoming 2026 comprehensive plan
2. Creating a more user-friendly code
3. Establishing greater procedural clarity and predictability
4. Protecting community character
5. Modernizing the zoning districts and uses
6. Raising the bar for development quality
7. Incorporating incentives for preferred forms of development
8. Ensuring legal sufficiency



PLANNING COMMISSION ROLE



Spread the Word:

Tell others about the Comp Plan and LUDO Update



Ask Questions:

Inquire with Staff if something needs more explanation or clarification



Review Materials

Read DRAFT Ordinances



Provide Feedback

Mark-up documents and provide staff with comments



Be a Community Cheerleader

Tell your friends, family, neighbors of the benefits of the updates

