



ANDERSON COUNTY
SOUTH CAROLINA

COMMUNITY SURVEY RESULTS

October 7, 2025

SURVEY OVERVIEW

- Date Opened: 8/7/25
- Date Closed: 10/6/2025
- 670 Responses
- Advertised via social media, public meetings, and events.



WE WANT
TO HEAR
FROM
YOU!

Anderson County is growing! A new comprehensive plan is being created and your input is needed to understand priorities for land use, community services, infrastructure, recreation, natural resources, and economic development.



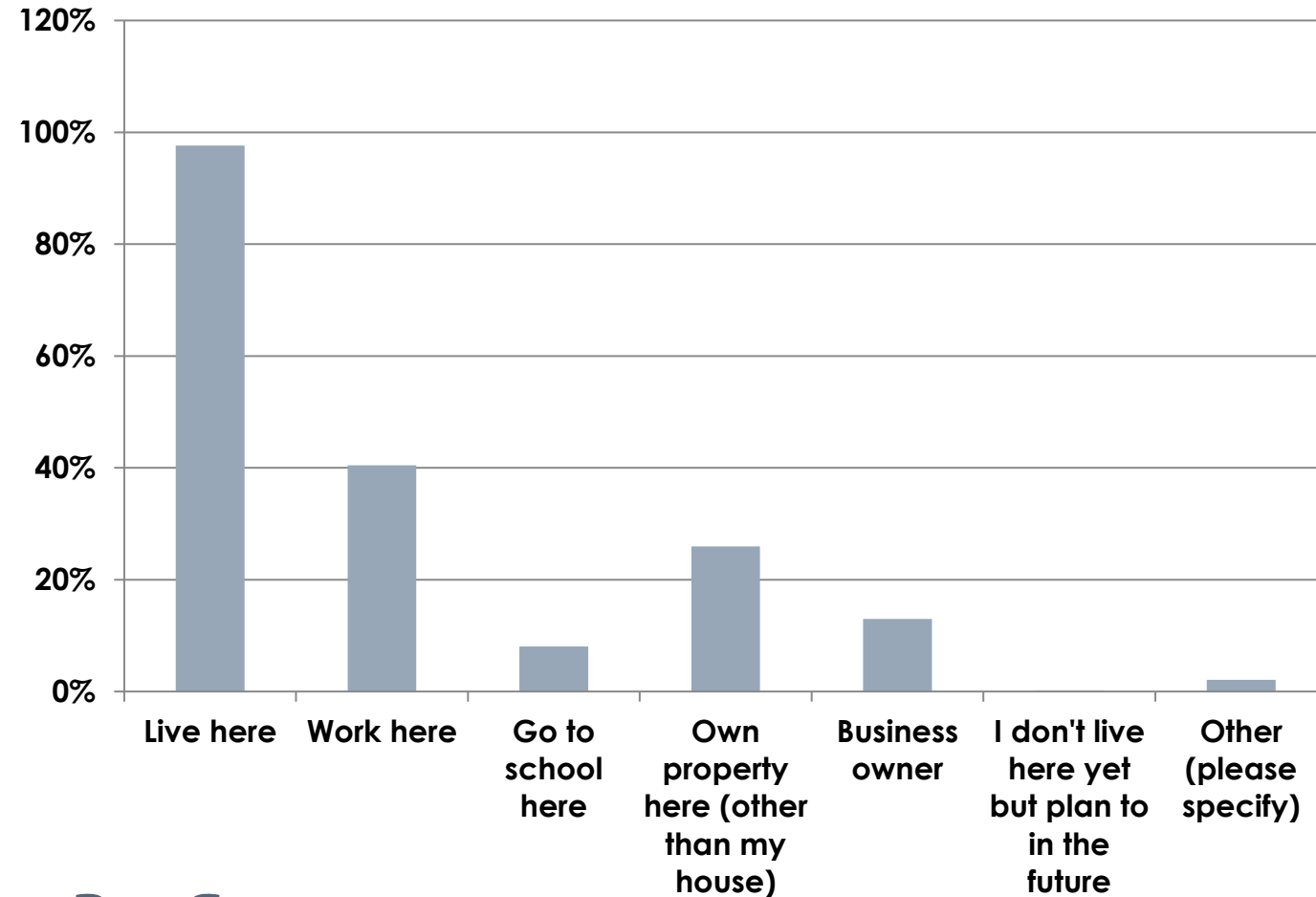
PLEASE SCAN
HERE



Q1: How do you relate to Anderson County?

| Answer Choices | Responses | |
|---|-----------|-----|
| Live here | 97.61% | 654 |
| Work here | 40.45% | 271 |
| Go to school here | 8.06% | 54 |
| Own property here (other than my house) | 25.97% | 174 |
| Business owner | 12.99% | 87 |
| I don't live here yet but plan to in the future | 0.15% | 1 |
| Other (please specify) | 2.09% | 14 |

Most survey respondents live and/or work in Anderson County.



Other Responses Include:



Member of community groups for improvement & preservation of history

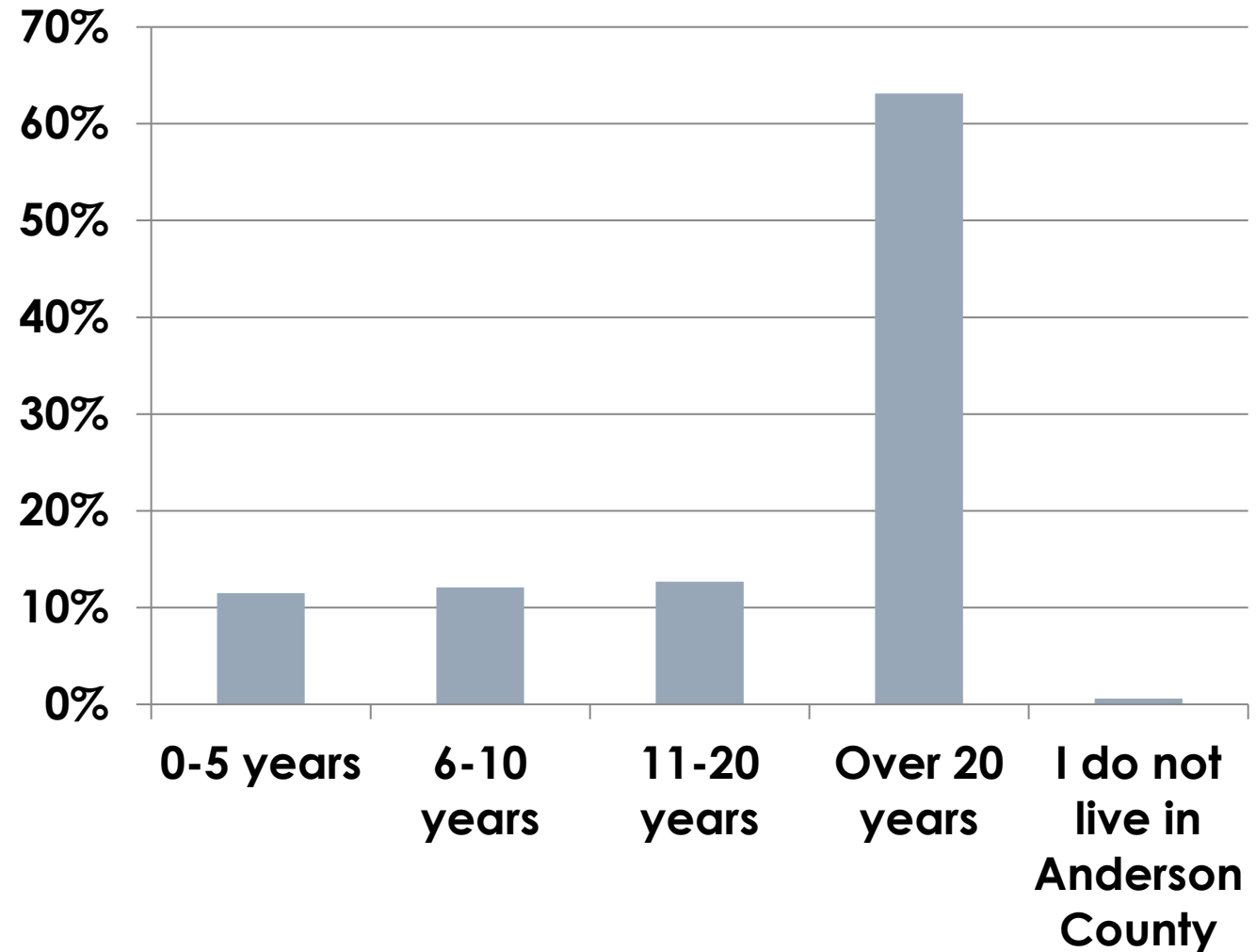


Retired Here

Q2: How long have you lived in Anderson County?

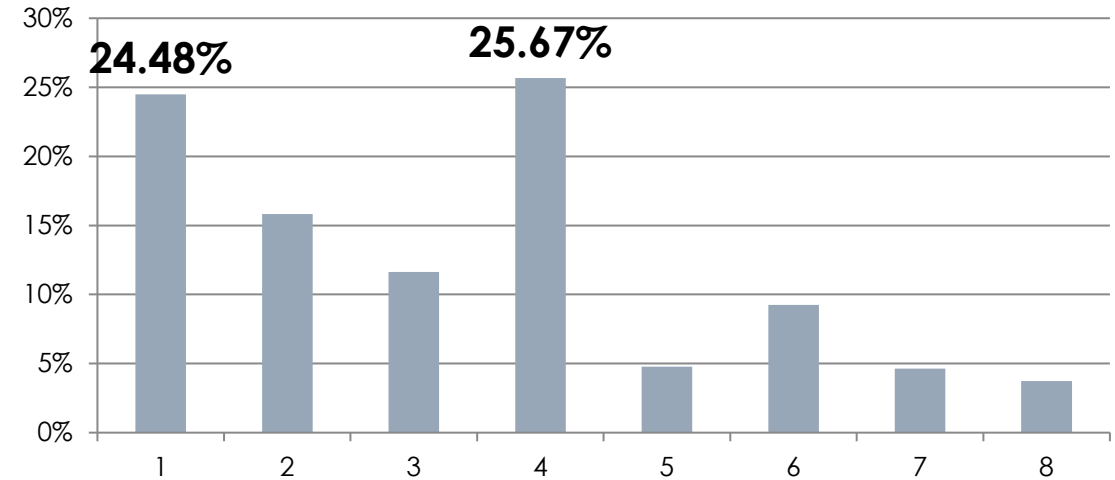
| Answer Choices | Responses | |
|----------------------------------|-----------|-----|
| 0-5 years | 11.49% | 77 |
| 6-10 years | 12.09% | 81 |
| 11-20 years | 12.69% | 85 |
| Over 20 years | 63.13% | 423 |
| I do not live in Anderson County | 0.60% | 4 |

Most survey respondents have lived in Anderson County for over 20 years.



Q3: What part of Anderson County do you spend the most time?

| Answer Choices | | Responses | |
|----------------|---|-----------|-----|
| 1 | Within the municipalities of Anderson, Belton, Pelzer, West Pelzer or Pendleton | 24.48% | 164 |
| 2 | Western Anderson County (West of the City of Anderson, Townville, near Lake Hartwell) | 15.82% | 106 |
| 3 | Northwestern Anderson County (I-85 corridor west of Highway 81, near Pendleton) | 11.64% | 78 |
| 4 | Northeastern Anderson County (Powdersville, Piedmont, I-85 corridor north of US 29, US 29 corridor north of Anderson) | 25.67% | 172 |
| 5 | Eastern Anderson County (US 76 corridor, near Belton or Honea Path) | 4.78% | 32 |
| 6 | Central Anderson County (outside of the City of Anderson) | 9.25% | 62 |
| 7 | Southern Anderson County (US 29 corridor south of Anderson, Craytonville, Saylors Crossroads, near Starr, Iva) | 4.63% | 31 |
| 8 | Other (please specify) | 3.73% | 25 |



Respondents spend most of their time in the County's municipalities and in the northeastern area near Powdersville and Piedmont.

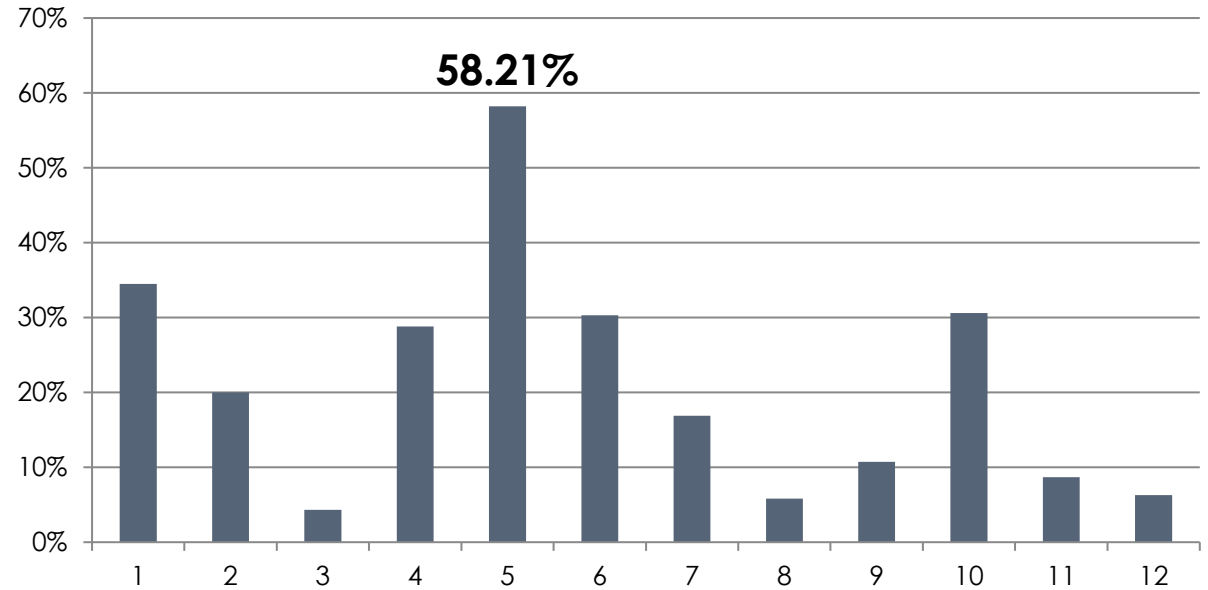
Other Responses Include:

- Neals Creek
- Centerville/Wildhog area
- Fair Play
- Ebenezer Crossroads area



Q4: What do you value most about Anderson County?

| Answer Choices | | Responses | |
|----------------|--|-----------|-----|
| 1 | Cost of living | 34.48% | 231 |
| 2 | Low taxes | 20.00% | 134 |
| 3 | Employment opportunities | 4.33% | 29 |
| 4 | Schools/education (K-12) | 28.81% | 193 |
| 5 | Farmland/rural character | 58.21% | 390 |
| 6 | Ease of getting around/accessibility | 30.30% | 203 |
| 7 | Access to parks and recreation opportunities | 16.87% | 113 |
| 8 | Housing options or affordability | 5.82% | 39 |
| 9 | Attractive cities and towns | 10.75% | 72 |
| 10 | Sense of safety | 30.60% | 205 |
| 11 | Healthcare access | 8.66% | 58 |
| 12 | Other (please specify) | 6.27% | 42 |



Well over half of the respondents put a high value on Anderson County's traditionally agrarian culture.

Other
Responses
Include:



The people



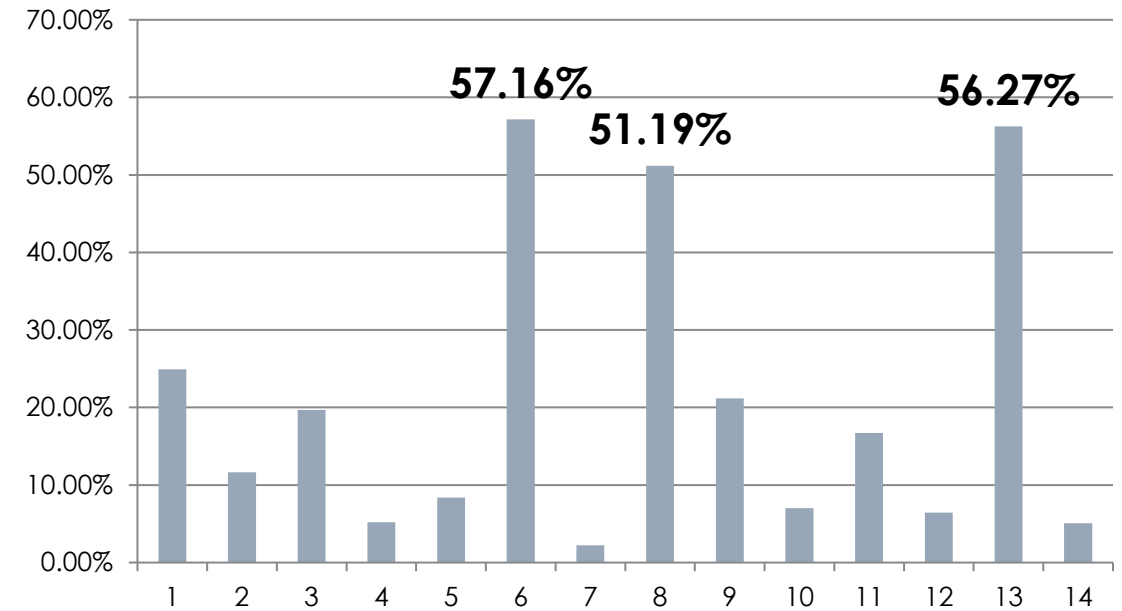
The Lake



Proximity to Clemson University

Q5: What are the top three challenges facing Anderson County moving forward?

| Answer Choices | | Responses | |
|----------------|--|---------------|------------|
| 1 | Cost of living / keeping taxes low | 24.93% | 167 |
| 2 | Housing availability or affordability | 11.64% | 78 |
| 3 | Loss of history, culture, and/or community character | 19.70% | 132 |
| 4 | Recruitment of new employers and businesses | 5.22% | 35 |
| 5 | More retail and restaurant options | 8.36% | 56 |
| 6 | Managing residential growth and development | 57.16% | 383 |
| 7 | Commercial site and building design | 2.24% | 15 |
| 8 | Loss of farmland and rural character | 51.19% | 343 |
| 9 | Impacts to natural resources including forest cover and/or water quality | 21.19% | 142 |
| 10 | Improving access to parks and recreation opportunities | 7.01% | 47 |
| 11 | Quality of schools and education (K-12) and/or avoiding overcrowding | 16.72% | 112 |
| 12 | Quality of public services (e.g. fire, sheriff, utilities) | 6.42% | 43 |
| 13 | Traffic and congestion, road conditions, or infrastructure capacity | 56.27% | 377 |
| 14 | Other (please specify) | 5.07% | 34 |



Management of residential growth, loss of farmland/rural character, and traffic/infrastructure are the top three challenges facing the County.

Other Responses Include:

- Too much uncontrolled growth
- Overwhelming amount of trash and litter around County

Q6: What is your biggest priority for the future of Anderson County?

| Top Responses, Ranked | |
|--------------------------------|-----|
| Road/Traffic Updates | 131 |
| Smart Growth | 119 |
| Decrease in Residential Sprawl | 49 |
| Taxes/Tax Distribution | 25 |

This open-ended question allowed respondents to discuss their biggest priorities for Anderson County to accomplish in the coming years. Key priorities include enhanced growth management and maintenance of existing road and traffic infrastructure

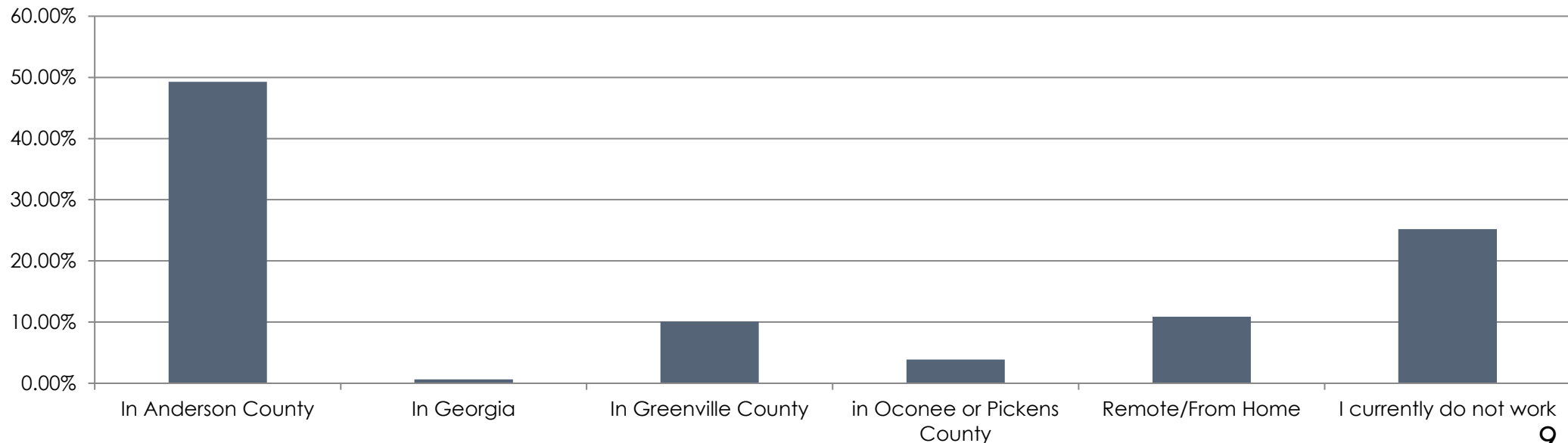
COMMON THEMES:

- Increased road quality and traffic management.
- Ensuring residential growth is harmonious with infrastructure upgrades
- Increased greenway and trail connections
- Focus on conservation efforts and minimizing environmental impacts
- Increased public safety efforts to address increasing crime.
- More effective use of tax dollars towards new projects/current uptick in taxes

Q7: Where do you work?

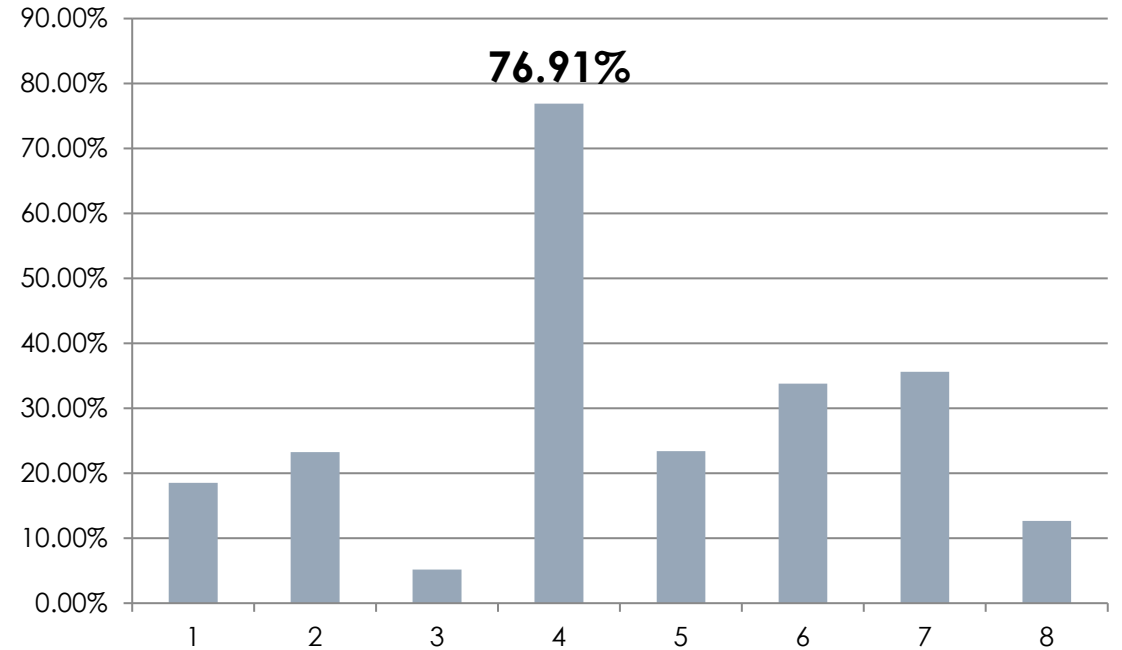
| Answer Choices | Responses | |
|-----------------------------|-----------|-----|
| In Anderson County | 49.27% | 303 |
| In Georgia | 0.65% | 4 |
| In Greenville County | 10.08% | 62 |
| In Oconee or Pickens County | 3.90% | 24 |
| Remote/From Home | 10.89% | 67 |
| I currently do not work | 25.20% | 155 |

The top two responses from respondents are that they either work within Anderson County or that they currently do not work at all.



Q8: What should be the top priority for economic development in Anderson County?

| Answer Choices | | Responses | |
|----------------|--|---------------|------------|
| 1 | Recruitment of new businesses and jobs | 18.54% | 114 |
| 2 | Better paying jobs | 23.25% | 143 |
| 3 | Increased tax base | 5.20% | 32 |
| 4 | Investing in infrastructure (i.e. roadway capacity, utilities, etc.) | 76.91% | 473 |
| 5 | Vibrant cities and downtowns | 23.41% | 144 |
| 6 | Education and training to prepare young people for careers | 33.82% | 208 |
| 7 | More amenities to make Anderson County an attractive place to live (recreation, culture, entertainment, etc.) | 35.61% | 219 |
| 8 | Other (please specify) | 12.68% | 78 |



Other Responses Include:

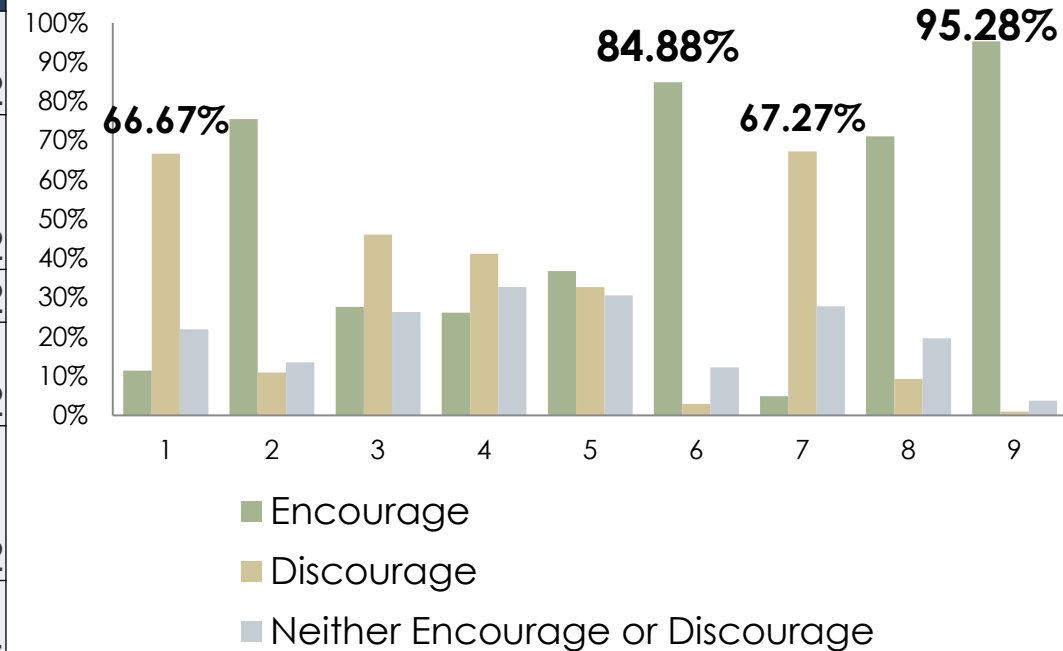
- "Stop over building!
- "Decrease traffic"
- "Providing maintained natural areas"

- "Tax breaks for business to come so properties can be built for homeowners. Build it and they will come"

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

Q9: Should Anderson County encourage or discourage the following land uses in unincorporated areas?

| Answer Choices | | Encourage | | Discourage | | Neither | | Total |
|----------------|---|---------------|------------|---------------|------------|---------|-----|-------|
| 1 | Residential subdivisions | 11.44% | 70 | 66.67% | 408 | 21.90% | 134 | 612 |
| 2 | Small-scale retail shops, restaurants, or businesses | 75.49% | 462 | 10.95% | 67 | 13.56% | 83 | 612 |
| 3 | Large-scale retail | 27.61% | 169 | 46.08% | 282 | 26.31% | 161 | 612 |
| 4 | Offices / business parks | 26.14% | 160 | 41.18% | 252 | 32.68% | 200 | 612 |
| 5 | Industrial / manufacturing or distribution | 36.76% | 225 | 32.68% | 200 | 30.56% | 187 | 612 |
| 6 | Agriculture and forestry activities | 84.88% | 522 | 2.93% | 18 | 12.20% | 75 | 615 |
| 7 | Mining or resource extraction | 4.91% | 30 | 67.27% | 411 | 27.82% | 170 | 611 |
| 8 | Recreation and tourism uses | 71.08% | 435 | 9.31% | 57 | 19.61% | 120 | 612 |
| 9 | Reuse and redevelopment of existing buildings/sites | 95.28% | 586 | 0.98% | 6 | 3.74% | 23 | 615 |

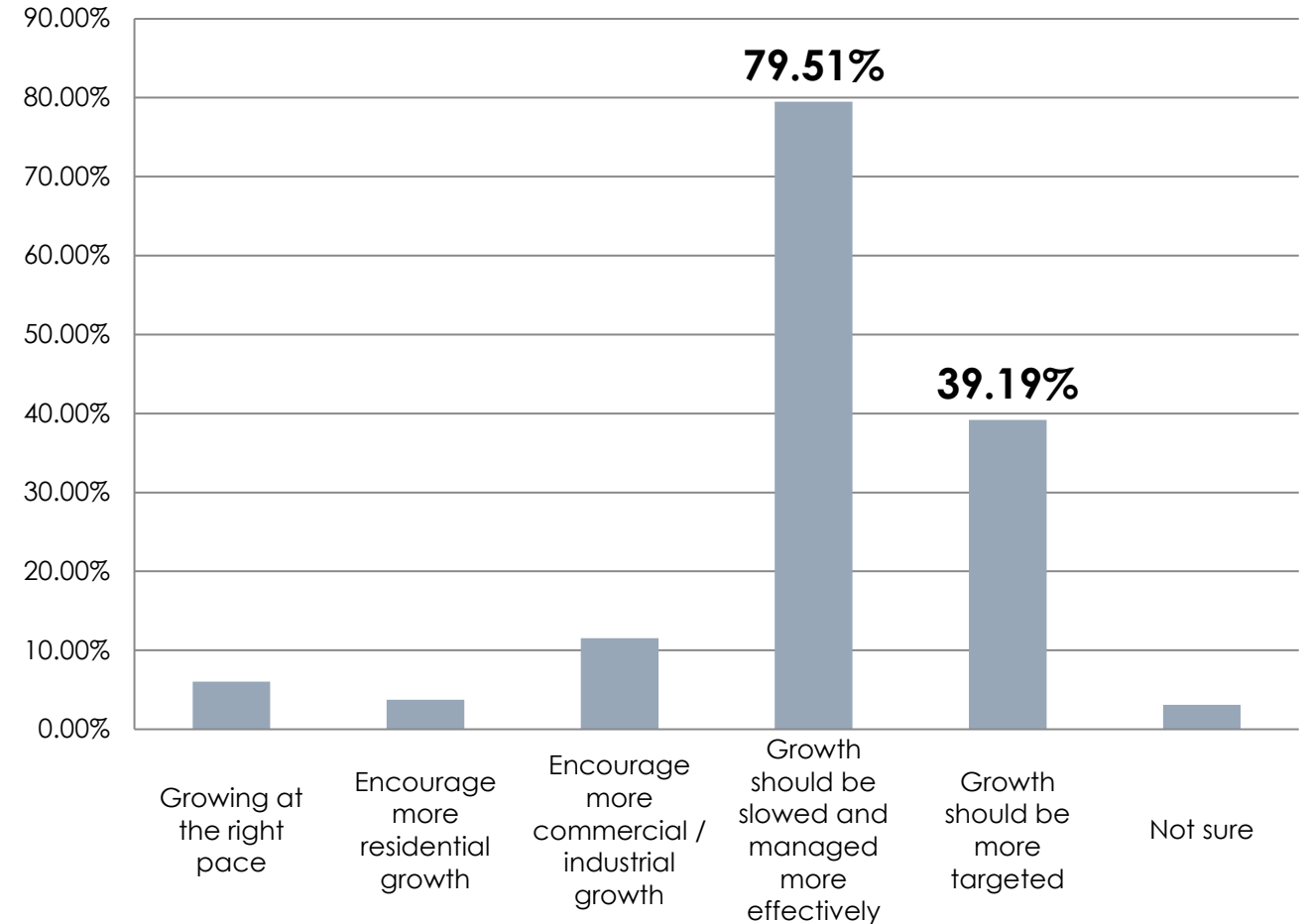


Respondents tend to value reuse and redevelopment programs towards existing sites while disagreeing most with new residential subdivisions



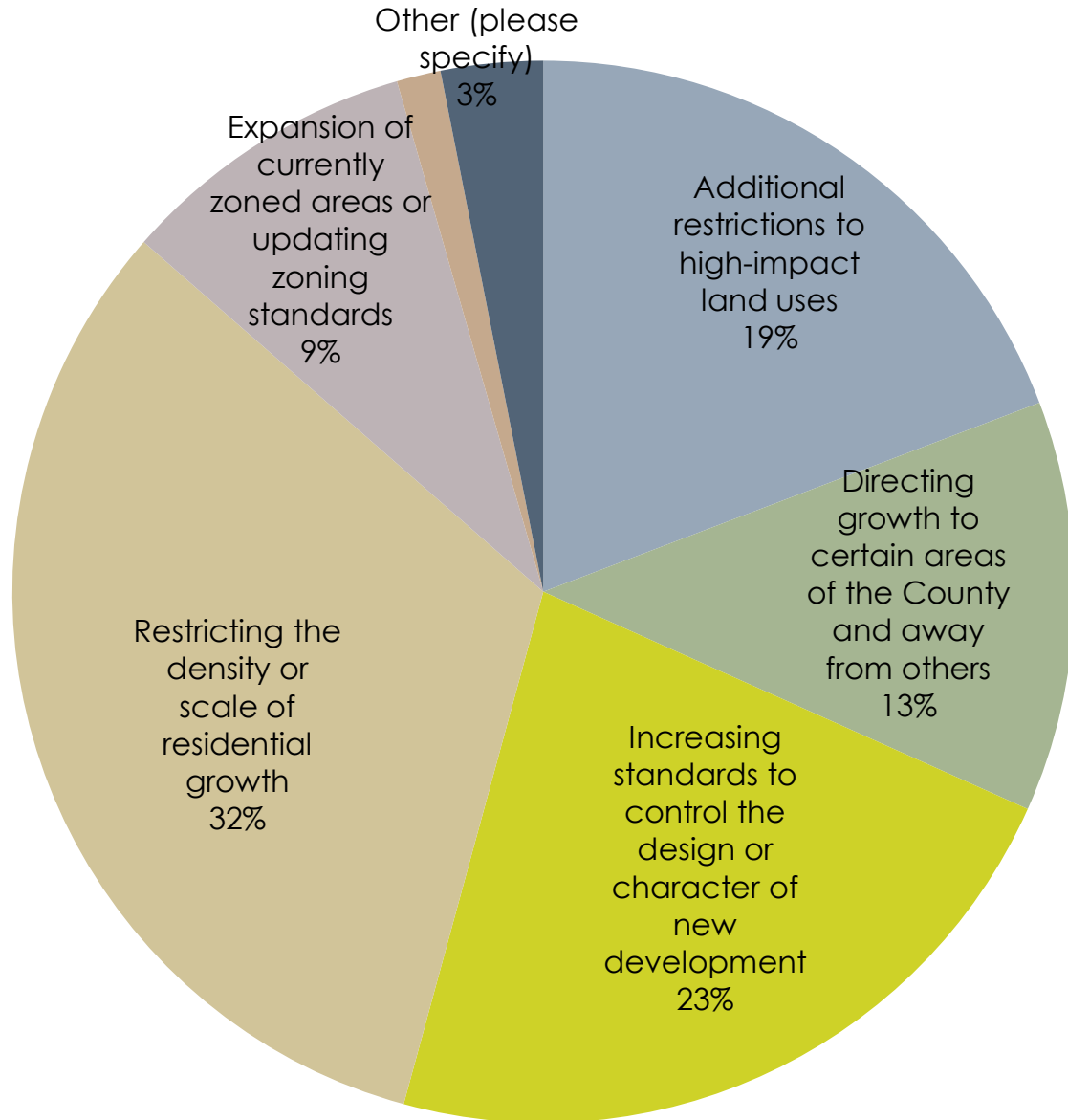
Q10: How do you feel about growth and development in Anderson County?

| Answer Choices | Responses |
|--|---------------|
| Anderson County is growing at the right pace. | 6.02% |
| More residential growth should be encouraged. | 3.74% |
| More commercial and/or industrial growth should be encouraged. | 11.54% |
| Growth should be slowed and managed more effectively. | 79.51% |
| Growth should be more targeted | 39.19% |
| Not sure | 3.09% |



Most respondents prefer for growth in Anderson County to be slower and more targeted.

Q11: Which growth management measures do you support?



| Answer Choices | Responses |
|--|-----------|
| Additional restrictions to high-impact land uses | 44.23% |
| Directing growth to certain areas of the County and away from others | 28.78% |
| Increasing standards to control the design or character of new development | 51.87% |
| Restricting the density or scale of residential growth | 74.15% |
| Expansion of currently zoned areas or updating zoning standards | 20.98% |
| No additional policies or controls are needed | 3.09% |
| Other (please specify) | 7.15% |

To support growth management, responses favor restricting density of residential growth, increasing design standards, and additional restrictions on high-impact land uses.

Q12: Residential growth in the county 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



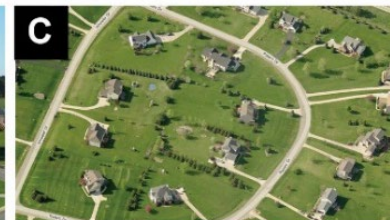
Conservation Design



- 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



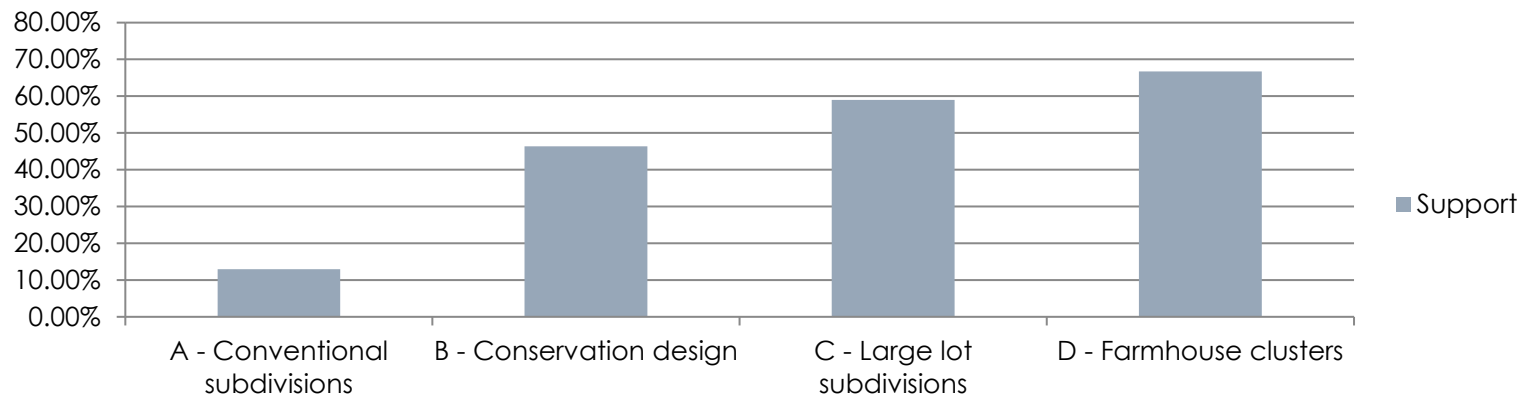
Farmhouse Cluster



- 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

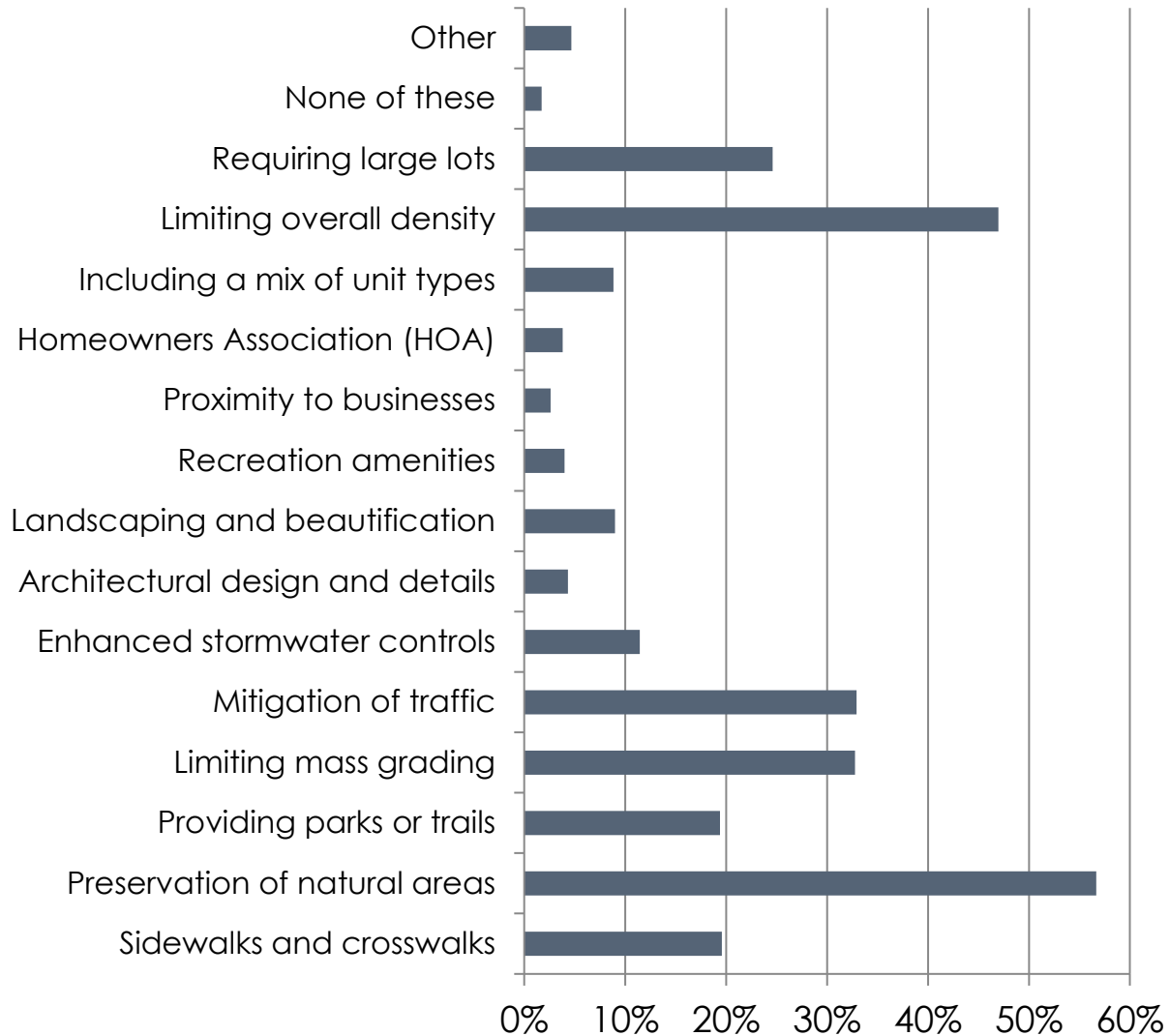
| | Support | Do Not Support | Neutral |
|---------------------------|---------------|----------------|---------|
| Conventional subdivisions | 12.99% | 64.80% | 22.20% |
| Conservation design | 46.36% | 33.77% | 19.87% |
| Large lot subdivisions | 58.98% | 23.89% | 17.13% |
| Farmhouse clusters | 66.72%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

Supported Subdivision Types



Out of 4 neighborhood design types, respondents favored farmhouse clusters and large lot subdivisions the most, with most showing dissatisfaction towards conventional subdivisions.

Q13: 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

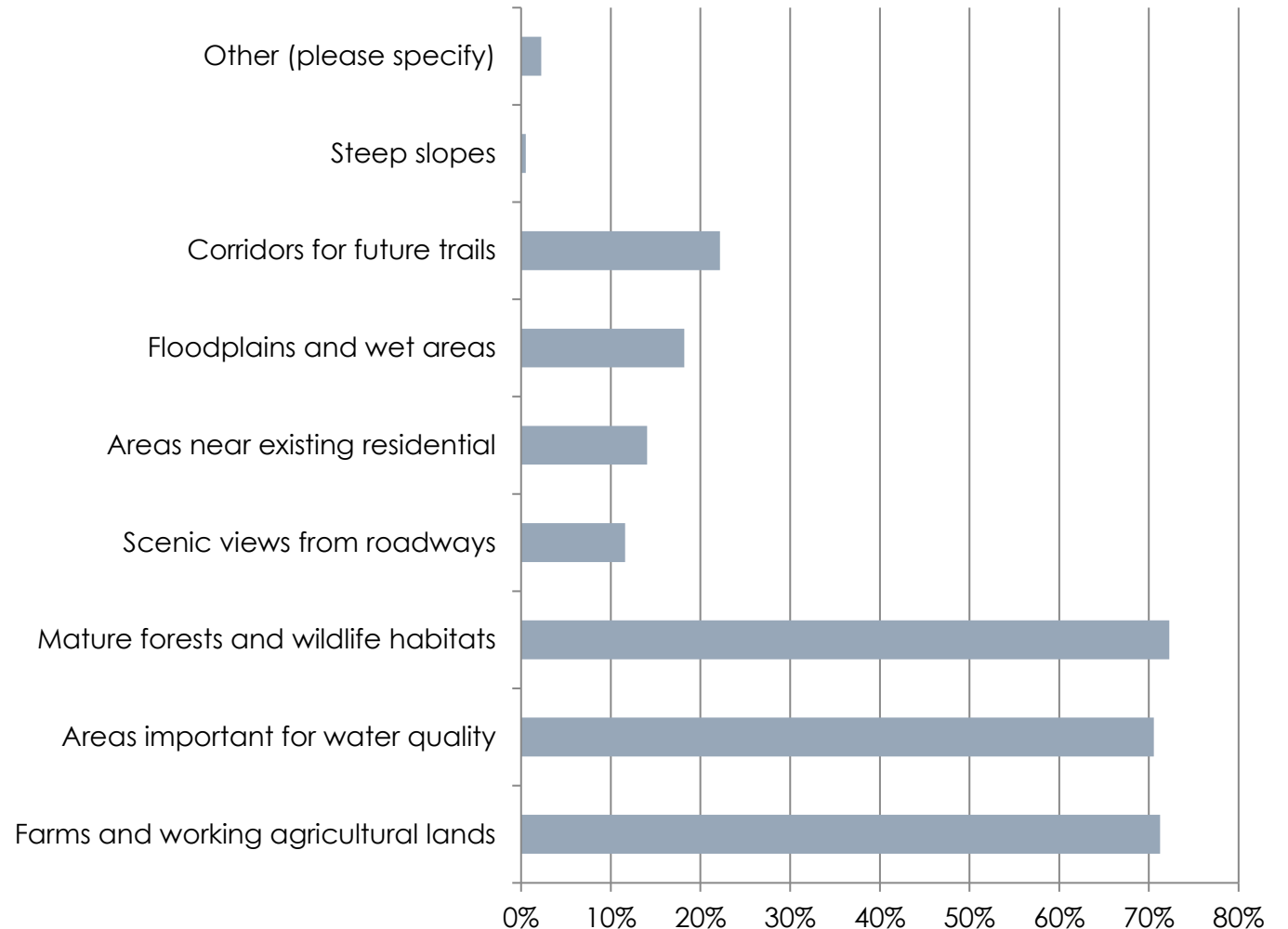


Natural Spaces that Encourage
Outdoor Activities

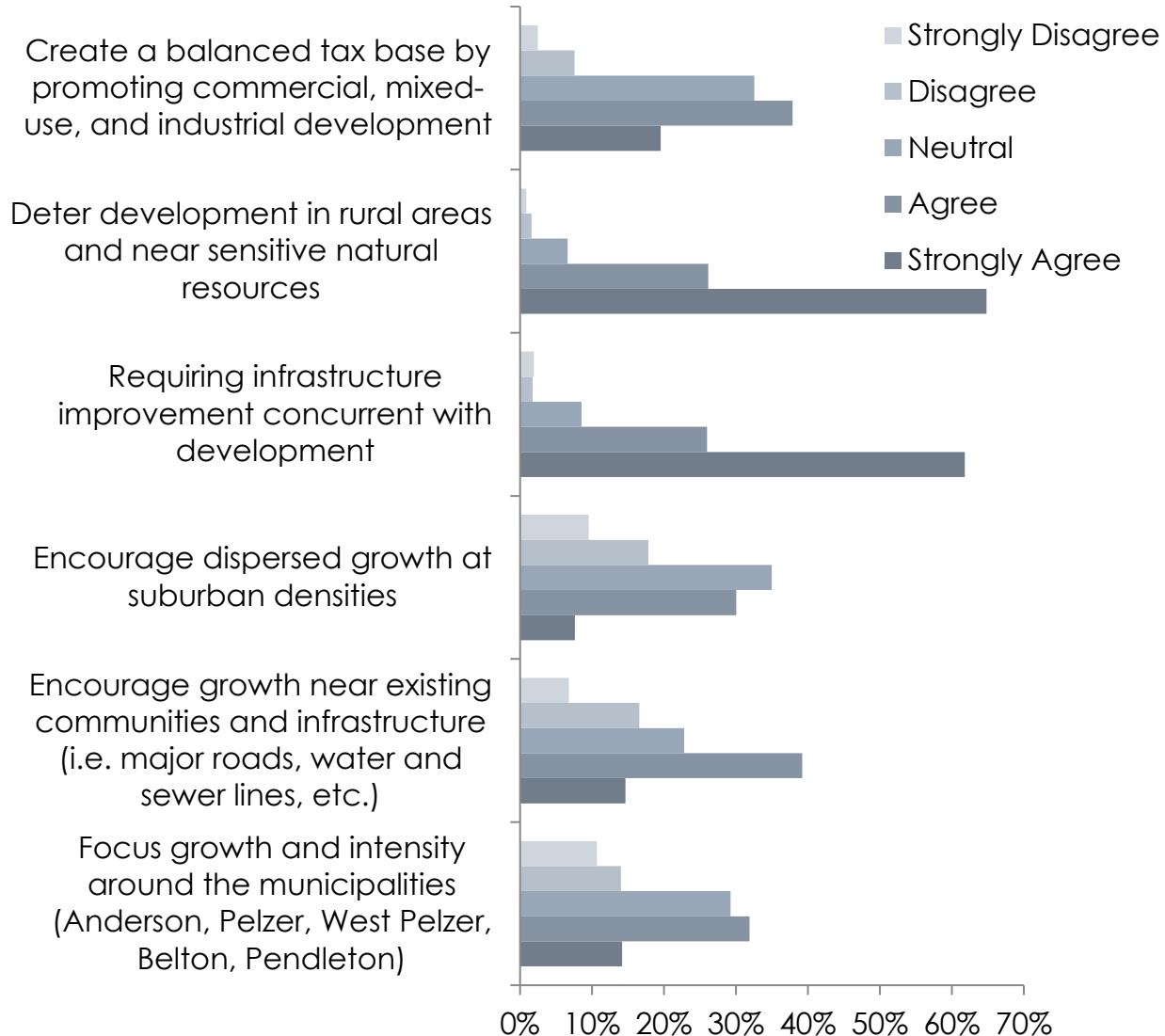
Q14: Which areas should Anderson County prioritize for open space preservation?

| Answer Choices | Responses |
|---|-----------|
| Farms and working agricultural lands | 71.23% |
| Streams and areas important for water quality | 70.54% |
| Mature forests and wildlife habitats | 72.27% |
| Scenic views from roadways | 11.61% |
| Areas near existing residential development | 14.04% |
| Floodplains and wet areas | 18.20% |
| Corridors for future greenways and trails | 22.18% |
| Steep slopes | 0.52% |
| Other (please specify) | 2.25% |

Responses are primarily focused on the preservation of farmland, mature forests, and bodies of water.



Q15: Indicate your support for the following policies related to the future development pattern in Anderson County



Top Priorities for Development



Deter Development from Natural Resources



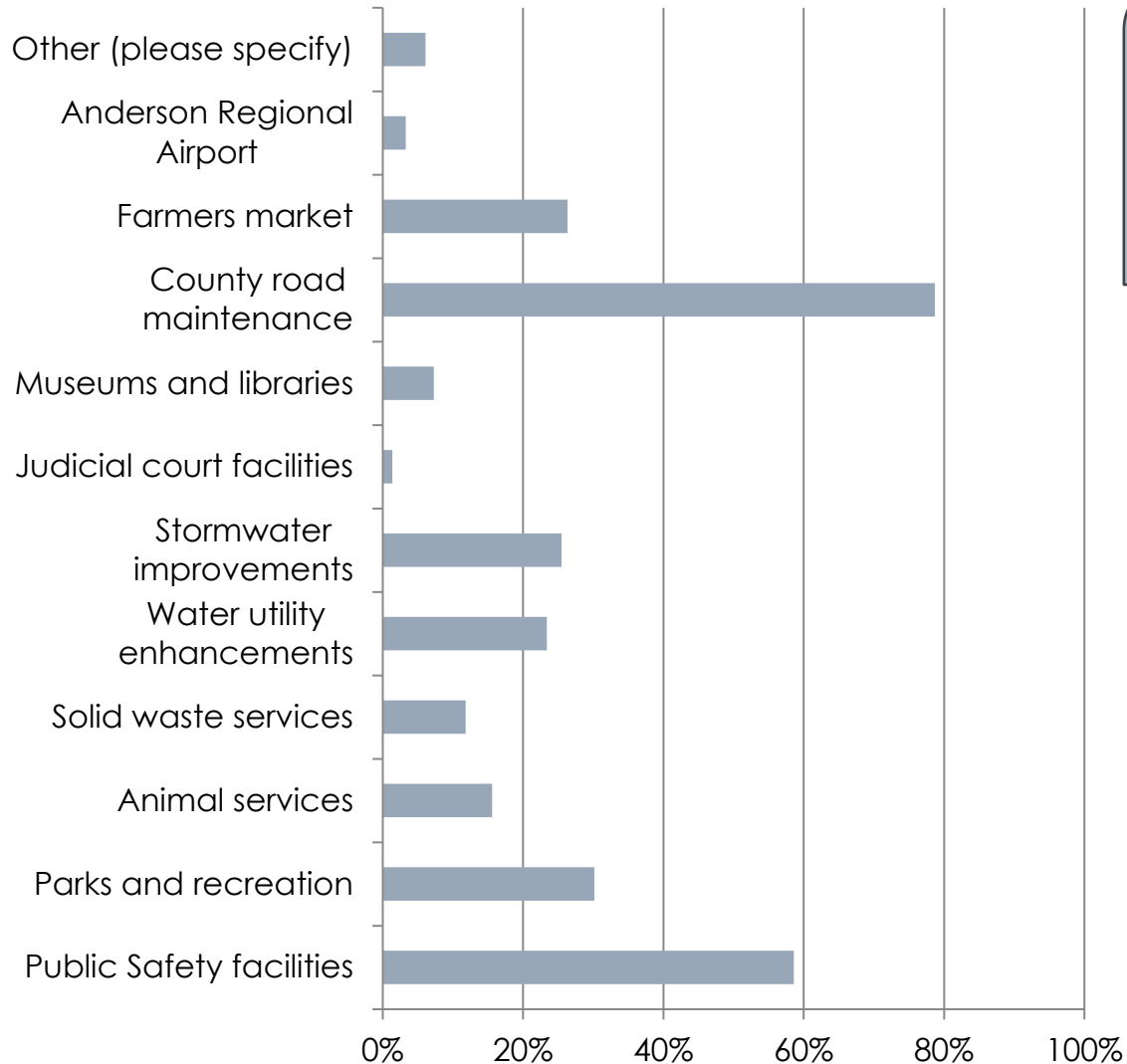
Require Infrastructure Improvements



Encourage Growth Near Existing Communities

Responses prioritize development being deterred from sensitive natural areas, as well as requiring infrastructure improvements concurrent with development.

Q16: As Anderson County grows, what services should the County invest in?



Responses share that Anderson County should prioritize investment into road maintenance, public safety facilities, and agricultural & recreational facilities.

Other Responses Include:



Public Transportation and Pedestrian Safety



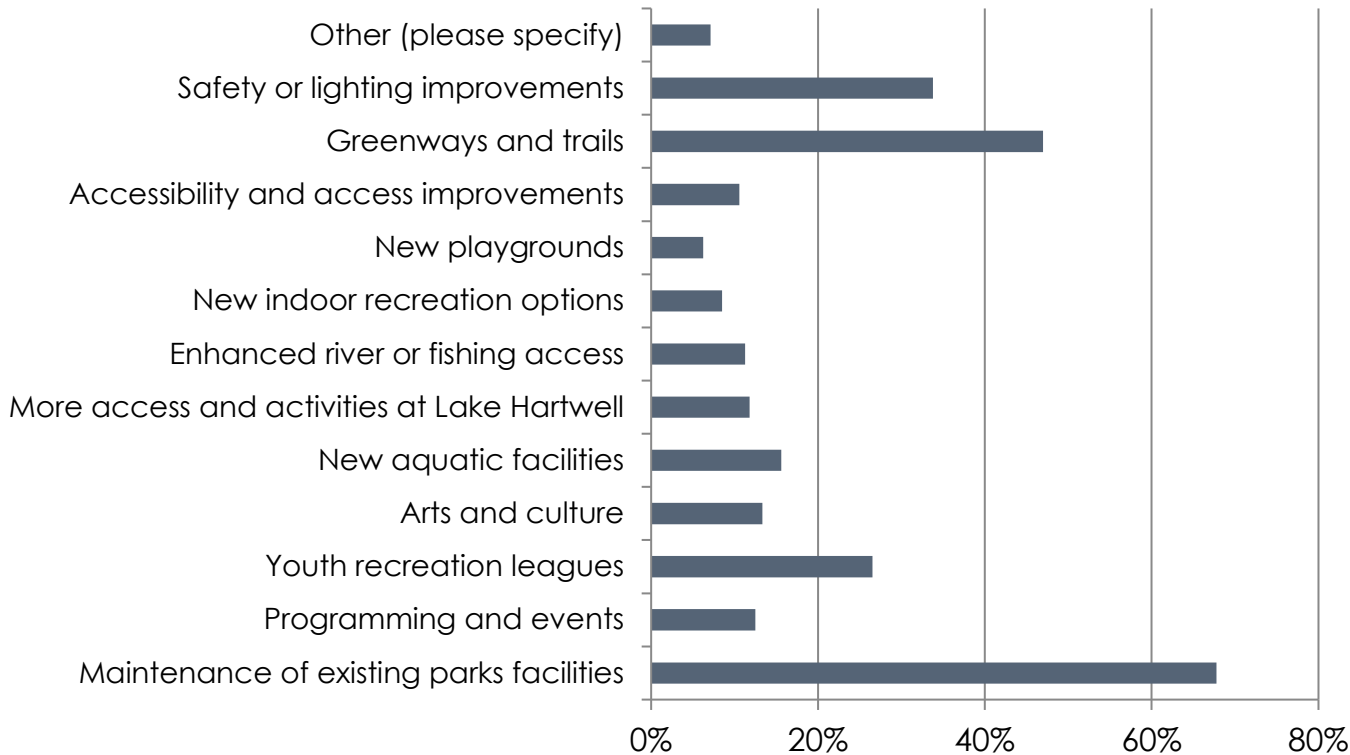
Effective Code Enforcement of R20 Properties



Protection of Natural Resources



Q17: Anderson County maintains over 30 parks and facilities. What are your priorities for Anderson County Parks and Recreation?



Respondents are primarily focused on maintenance of existing facilities, expansion of greenways and trails, and overall safety improvements.

| Answer Choices | Responses |
|---|-----------|
| Maintenance and improvement of existing parks and facilities | 67.76% |
| Programming and events | 12.48% |
| Youth recreation leagues and associated sports fields, courts, etc. | 26.52% |
| Arts and culture: events exhibits, classes | 13.34% |
| New aquatic facilities | 15.60% |
| More access and activities at Lake Hartwell | 11.79% |
| Enhanced river or fishing access | 11.27% |
| New gymnasium or indoor recreation options | 8.49% |
| New playgrounds | 6.24% |
| Accessibility and access improvements | 10.57% |
| Greenways, including bicycle and pedestrian trails | 46.97% |
| Safety or lighting improvements | 33.80% |
| Other (please specify) | 7.11% |

Q18: What is a specific park or area of Anderson County that needs improvements or additional recreational opportunities?

| Top Responses, Ranked | |
|-------------------------------------|-----------|
| Piedmont / Dolly Cooper Park | 36 |
| Powdersville | 22 |
| Waterways of Anderson County | 17 |
| Belton Recreation Area | 8 |

This open-ended question allowed respondents to share areas of the County that may need additional recreational investment in the future. Key corridors identified include Powdersville, Piedmont, Belton, and the multitude of waterways within the county.

COMMON THEMES:

- Basic upkeep and cleanup year-round
- More walking/running trails to connect the community to their park.
- More recreation fields and sports complexes in smaller communities so residents don't have to travel so far for sports and athletics.
- Keeping true to Anderson County's rural character through conservation efforts.
- More areas for dog parks and dog walking.
- Safety within parks through new/better lighting.