



2

# WELCOME

Precincts of District 2 and District 3

Honorable Glenn Davis-District 2  
Honorable Greg Elgin- District 3

Thank you all for coming out this evening to learn about precinct zoning and steps to take with our upcoming referendum and decide upon future dates for upcoming precinct meetings.

Staff will talk with you regarding the process, and answer questions, and with this, I will turn it over to staff.



**ANDERSON COUNTY**  
SOUTH CAROLINA

# **PLANNING AND ZONING WORKSHOP**

August 13, 2025



# Overview

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**INTRODUCTION**

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**COMPREHENSIVE PLAN**

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**LAND USE DEVELOPMENT ORDINANCE**

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**WHAT WE NEED FROM YOU**

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**Q & A**

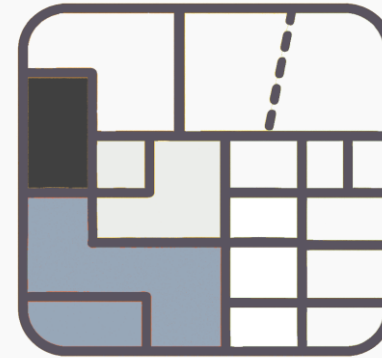
## 1. Meeting Objective:



Land Use Element



Community  
Facilities Element



Zoning Exploration



New Development  
Ordinance

# INTRODUCE THE PROJECT



## 2. Project Team:





**ANDERSON COUNTY**  
SOUTH CAROLINA

**ZONING**  
**REFERENDUM**  
SHIRLEY'S  
STORE, NEAL'S  
CREEK, AND  
ROCK SPRING  
PRECINCTS  
2025

# **REFERENDUM PROCESS CHANGE**

**MATT HOGAN  
DEPUTY COUNTY  
ADMINISTRATOR**

# VOTING SCHEDULE

**The election date would be November 4th, 2025.**

**The voter registration cutoff would be Sunday, October 5th, for online and voter registration by mail. In person voter registration will be Friday, October 3rd at 5:00 PM.**

**Early Voting will take place at the Registration & Elections office located at 301 N Main Street, Anderson, 29621, beginning Monday, October 20, 2025, through Friday, October 31st. It will be Monday – Friday, 8:30 -5:00 pm. No weekends.**

**Absentee by mail ballots will be available the week of October 1st, 2025.**

**There will be 2 election notices closer to the election cycle.**



# VOTING PROCESS

- 1. Obtain petition from Planning and Community Development Office.**
- 2. Contact Registration and Elections Office to obtain number of voters in the precinct.**
- 3. Gather at least 15% of the precinct's registered voters' signatures on petition.**
- 4. Attend the public hearings and community meetings to provide comments**
- 5. Vote in the referendum**

# **STAFF RESPONSIBILITIES**

- 1. Planning and Community Development Staff will log in the petition and submit it to the Registration and Elections Office**
  - 2. Registration and Elections Office will certify the signatures, schedule a referendum and notify County Council**
  - 3. After first reading of the zoning consideration (by Council), the Planning and Community Development staff will hold a public meeting to present information and receive comments**
- 
- 4. Planning Commission will review the proposal, hold a public hearing, and forward their recommendation to the County Council**

# **COUNCIL RESPONSIBILITIES**

- 1. Council will hold first reading of the application for zoning, then send it to the Planning and Community Development Staff for presentation to the Planning Commission for their recommendations**
- 2. After receiving a recommendation from the Planning Commission, Council will hold a public hearing to consider second reading for the zoning request**
- 3. Following the referendum, when the application for zoning has been ratified, Council will hold its third and final reading for adoption of the updates to the zoning map**

# SCHEDULE

- WRITE ORDINANCE
- COMMUNITY MEETINGS  
(JOINT OR SEPARATE MEETINGS)
- NOTIFICATION TO PROPERTY OWNERS
  
- REFERENDUM – NOVEMBER 4, 2025

## IF REFERENDUM PASSES

- ADDITIONAL COMMUNITY MEETINGS (AS NEEDED)
- PLANNING COMMISSION CONSIDERATION
- SECOND READING BY COUNTY COUNCIL
- THIRD READING

# Precincts



**Shirley's  
Store**



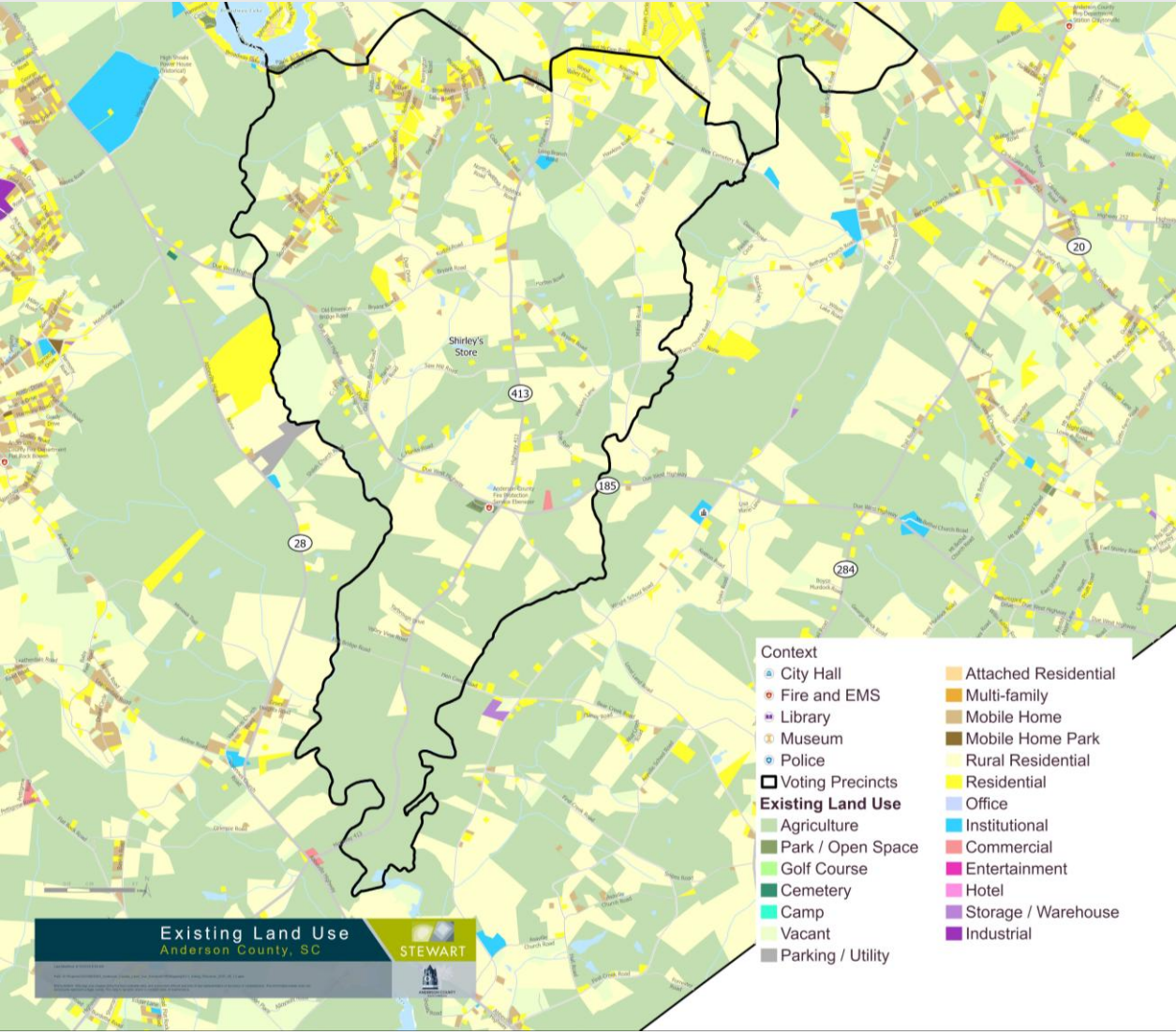
**Neal's Creek**



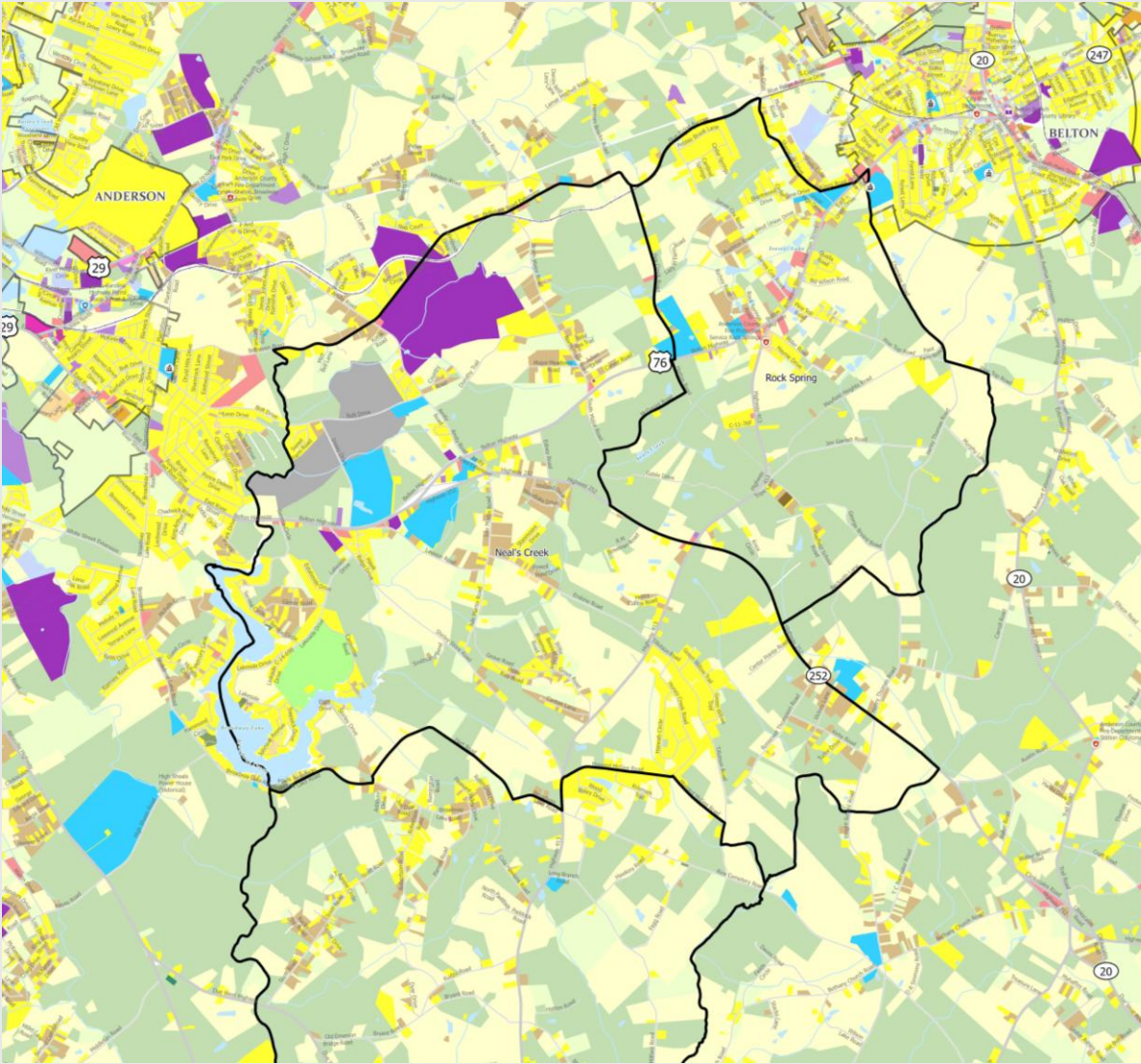
**Rock  
Spring**



# Existing Land Use



Shirley's Store



Neal's Creek &  
Rock Spring

# COMPREHENSIVE PLAN UPDATE



Land Use Element



Community  
Facilities Element

# A Comprehensive Land Use 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

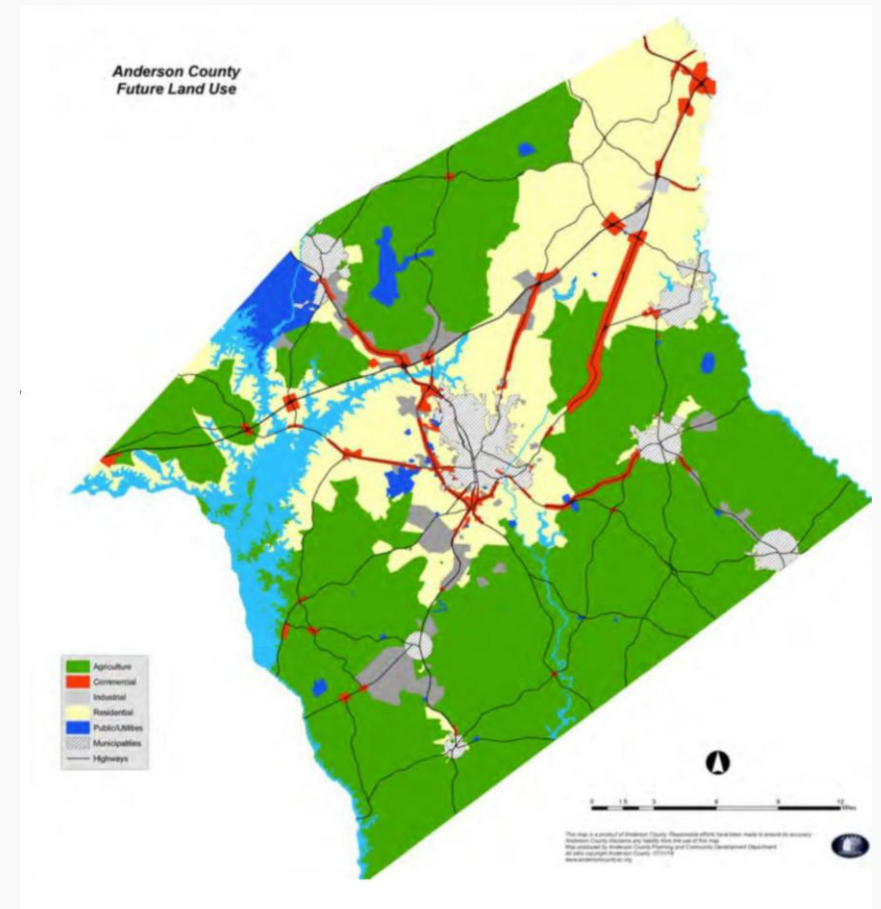
## Policy, not Regulatory

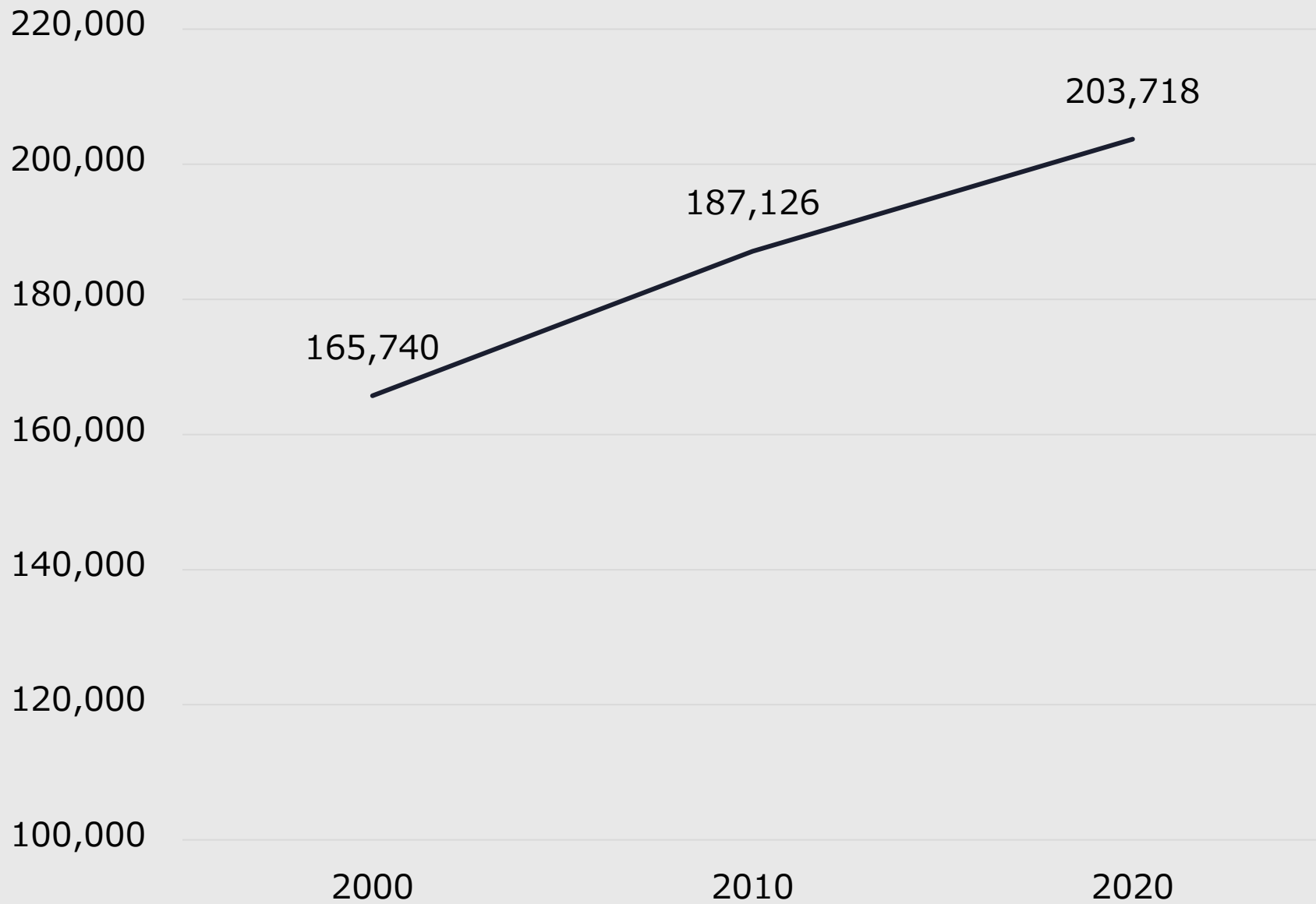
- Lays the groundwork for current and future regulations



# Comprehensive Plan

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





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

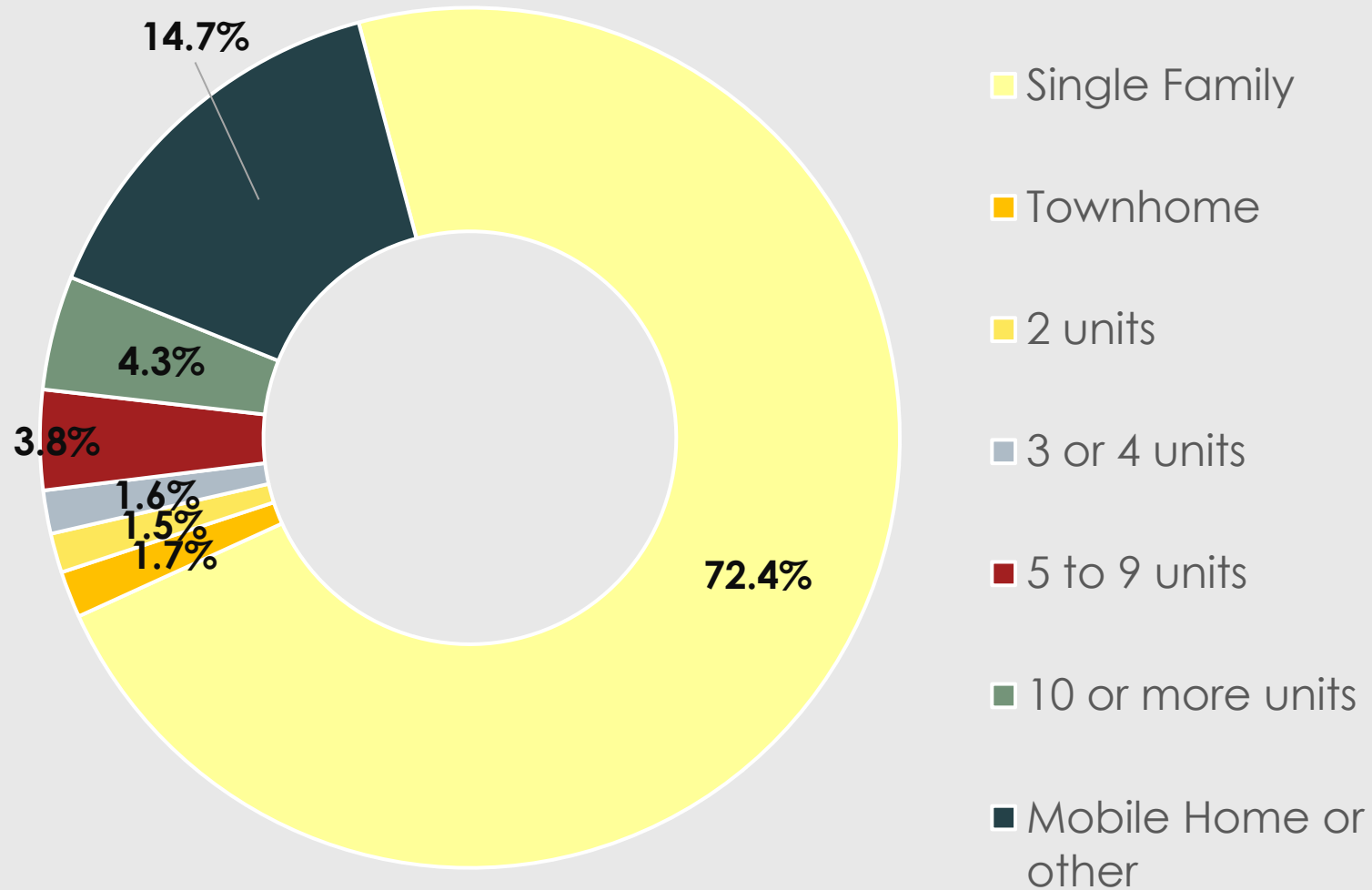
## Population

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

- 165,740 in 2000
- 203,718 in 2020



## Housing by Type, 2020



Source: American Community Survey & Decennial Census

Source: U.S. Decennial Census, 2020

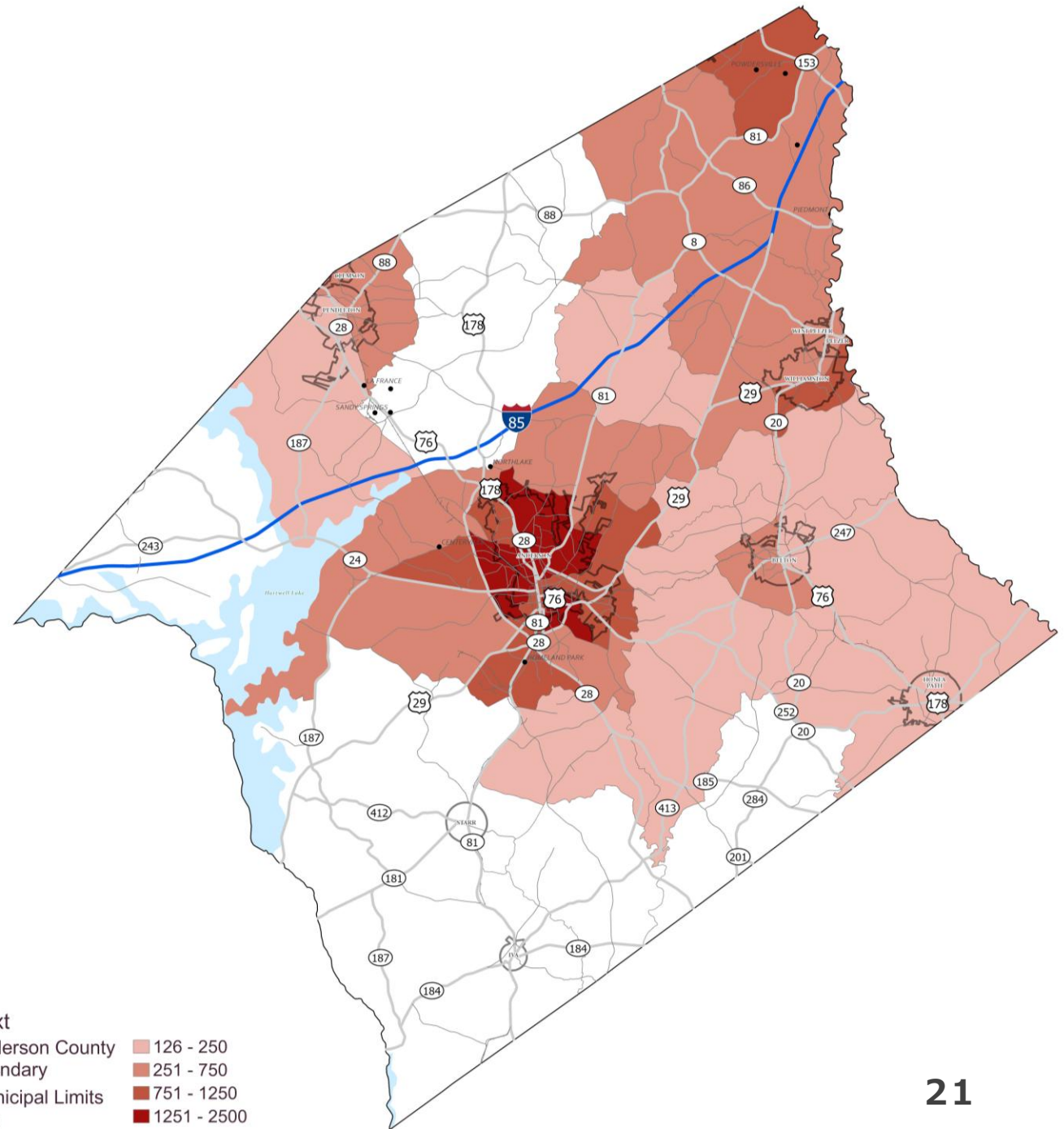
## Housing

- 72.4% of housing is single-family homes
- 14.7% is considered mobile homes



# POPULATION DENSITY

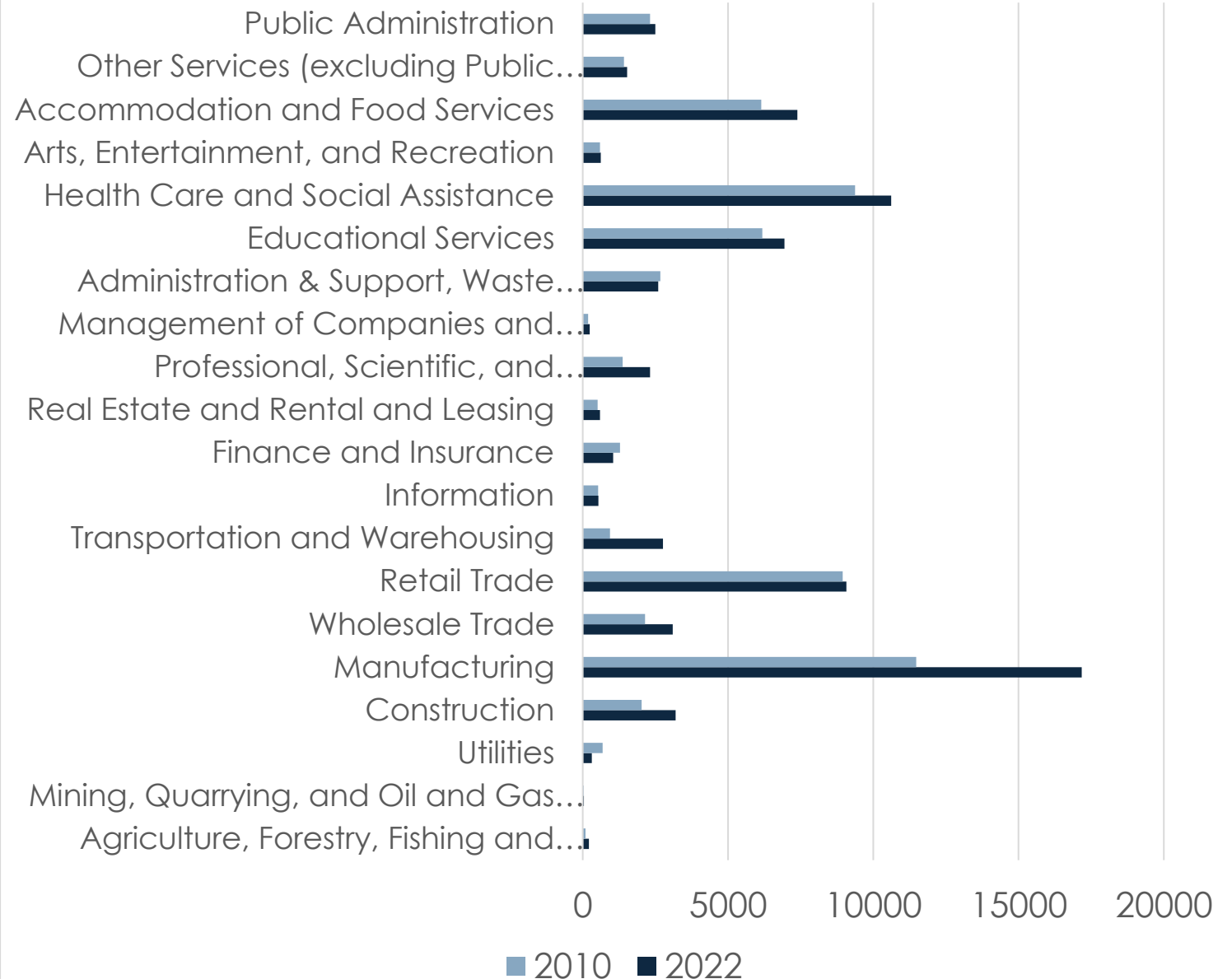
- Most dense population in Anderson (1251-2000 people per square mile)
- Northeast edge of county (outside of Greenville)



# Jobs

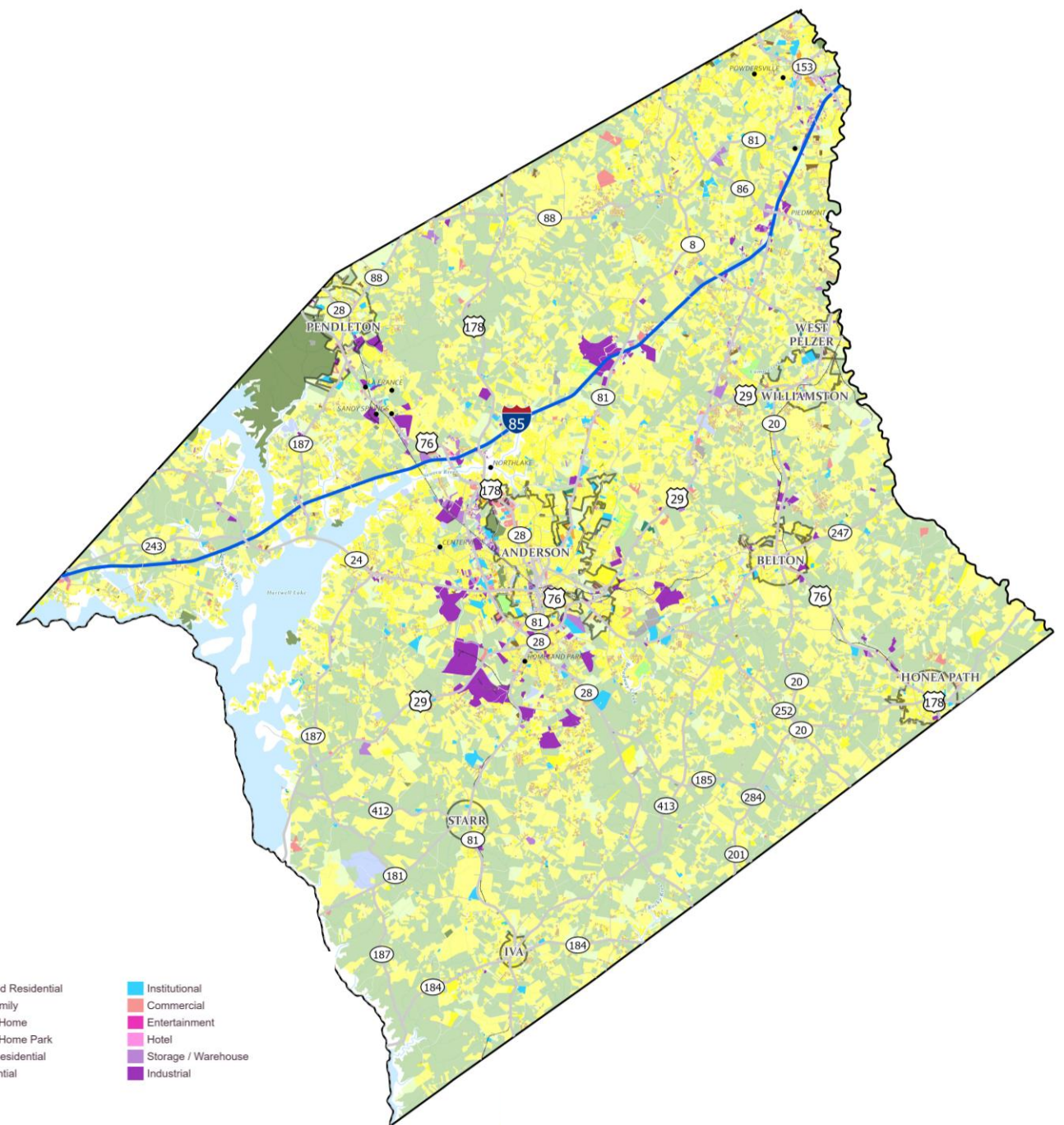
- Growing industries:
- *Manufacturing*
- *Transportation and Warehousing*
- *Construction*

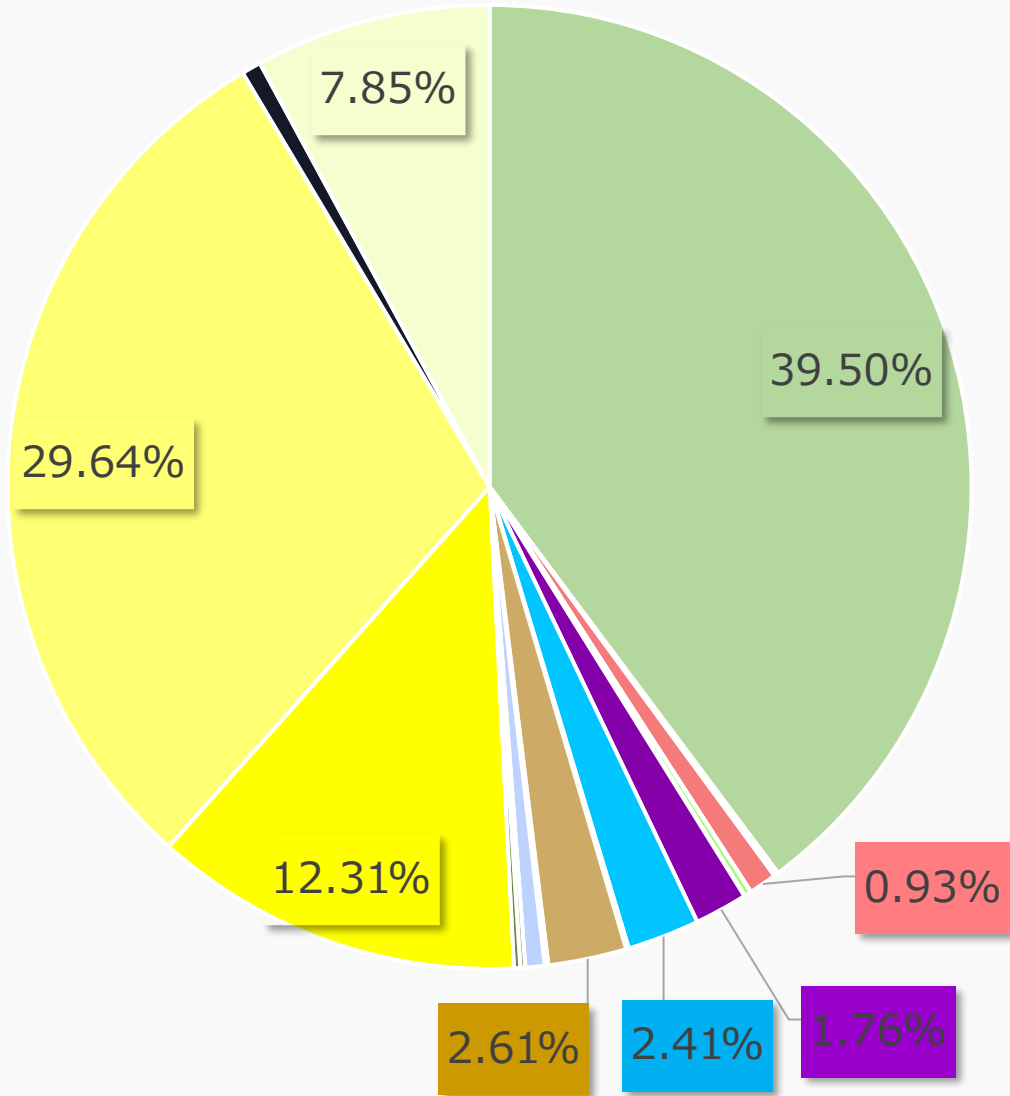
Employment by Industry





# EXISTING LAND USE





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

# Existing Land Use

- Majority of land is agricultural and vacant (47.35%)
- Followed by 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

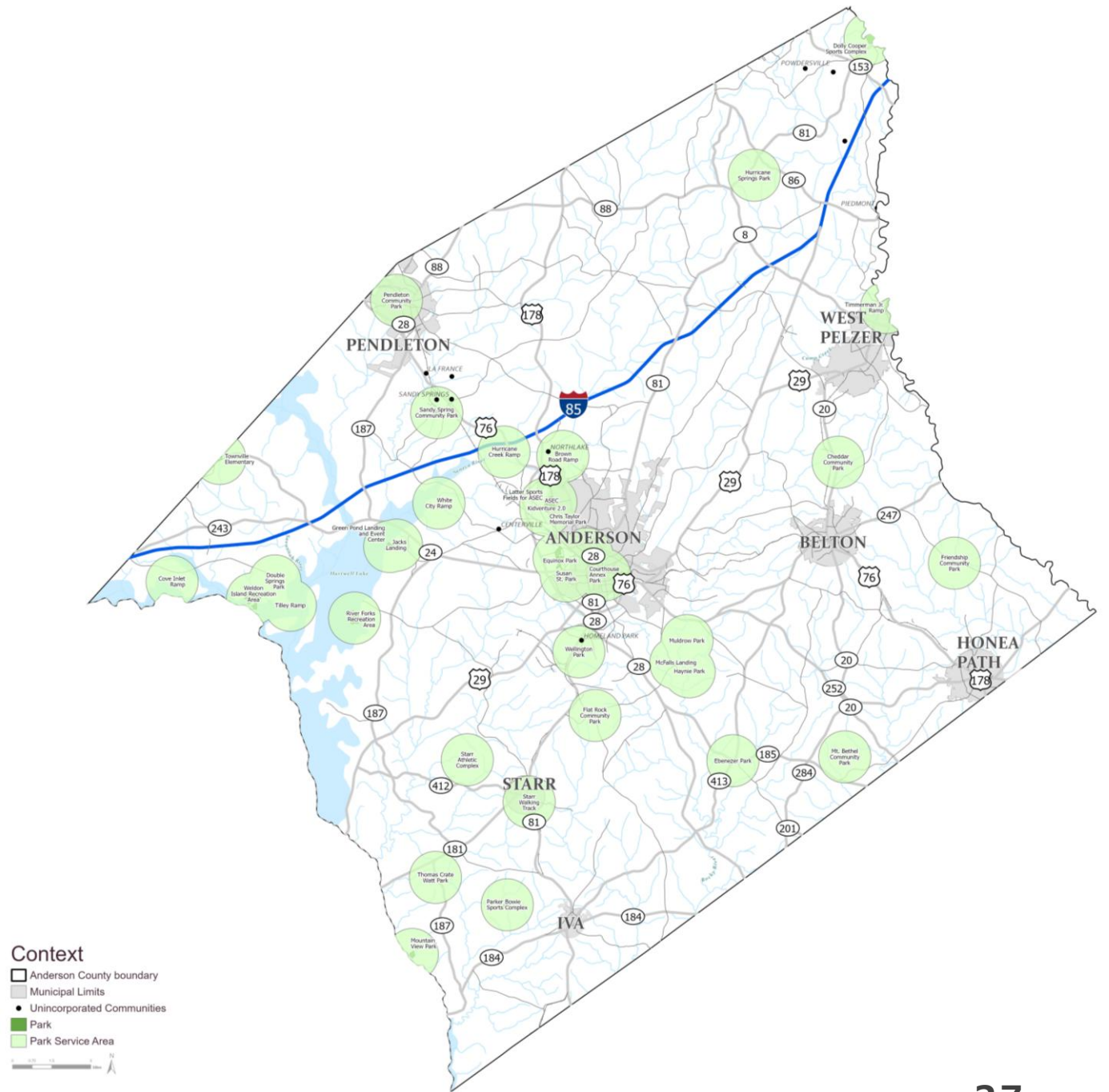
- Captures existing conditions and establishes goals for County facilities and personnel, including
  - Parks & Recreation
  - Public Safety
  - Utilities
  - Solid Waste
  - Airport
  - Roads & Bridges
  - Administration, Facilities, Fleet Services



Friendship Fire Dept, 4125 Shady Grove Road

# PARKS

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



# Survey

Scan the QR code to take the community survey!

Tell us your priorities for land use, community services, recreation, natural resources, and economic development.



# LAND USE AND DEVELOPMENT ORDINANCE (LUDO)



**“LUDO” = Land Use and Development Ordinance**

**A new consolidated document containing updated development rules and procedures**

- New format**
- More tables and illustrations**
- More intuitive structure**
- More predictability**
- New zoning map**

**“LUDO” = Land Use and Development Ordinance**

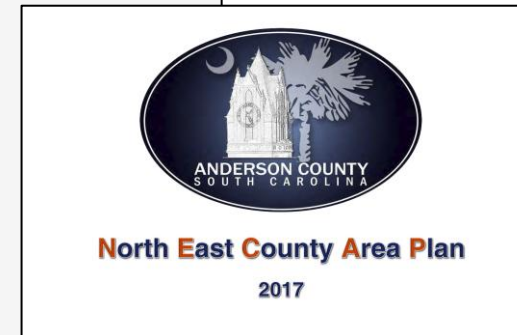
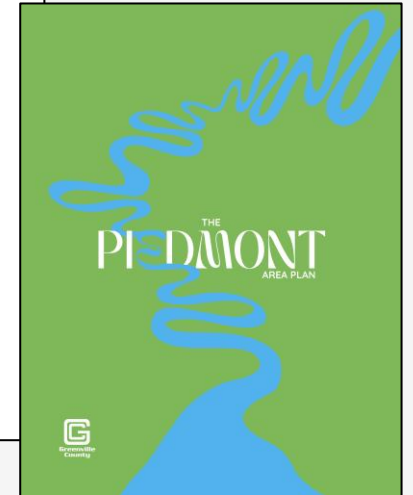
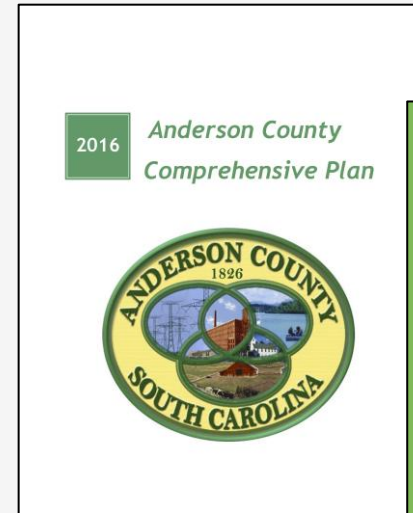
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# LUDO

**The LUDO implements  
the Comprehensive Plan  
and other adopted policy  
guidance**  
(like the area plans for the  
Northeast or the Piedmont  
areas)

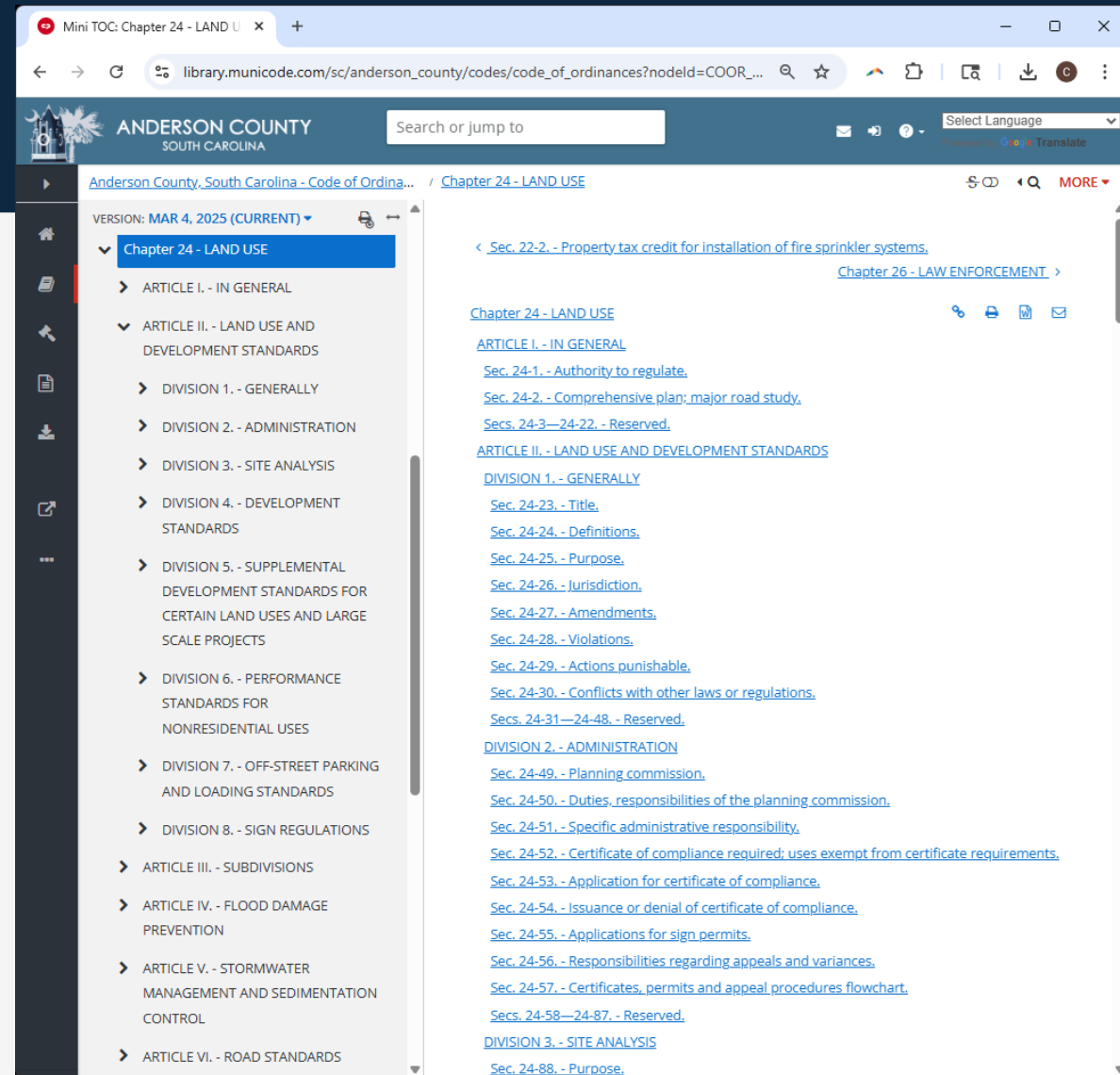


**The LUDO will include some changes to the County's zoning rules\***

**AND**





**some changes to the County's rules for land use in Chapter 24**

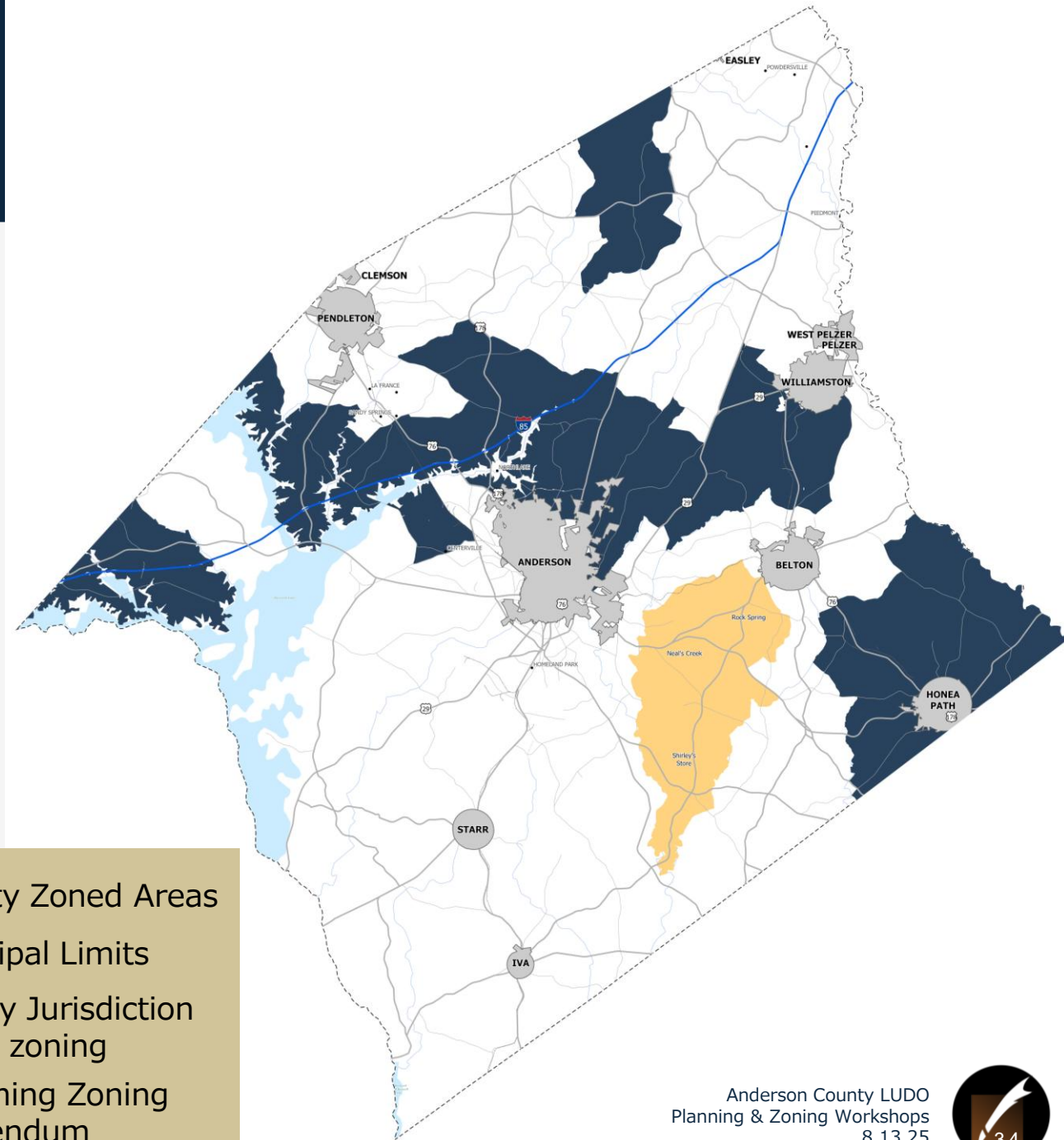
**\* Including rules established in the Zoning Referendum**





**While only 25% of the County is zoned, the Land Use rules in Chapter 24 are applied everywhere**

-  County Zoned Areas
-  Municipal Limits
-  County Jurisdiction w/out zoning
-  Upcoming Zoning Referendum



## Ch 24: Land Use Rules

- Subdivision
- Building Setbacks & Height
- Open Space Set-Aside
- Landscaping
- Parking
- Signage
- Lot Access
- Use Standards (13 named uses)
- Floodplain
- Stormwater
- Road Standards

## Ch 48: Zoning Rules

- Official Zoning Map
- 37 Zoning Districts (uses, setbacks, height)
- Parking & Loading
- Group Developments
- Recreational Area
- Use Standards (21 named uses)
- Board of Zoning Appeals
- Amendments
- Violations and Remedies

# TODAY'S MEETING

# Planning & Zoning Workshop

1. Question and Answer Session
2. Visit Stations, Review Information
3. Provide Feedback
4. Take the Survey



# THANK YOU!

[www.andersoncountyludo.com](http://www.andersoncountyludo.com)

