



ANDERSON COUNTY
SOUTH CAROLINA

PLANNING AND ZONING WORKSHOP

September 3, 2025

Pendleton Area: Tri-County Tech

September 4, 2025

Powdersville Area: Mt. Airy Baptist Church



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

5

Q & A

1. Meeting Objective:



Land Use Element



Community
Facilities Element



New Development
Ordinance

INTRODUCE THE PROJECT



2. Project Team:



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

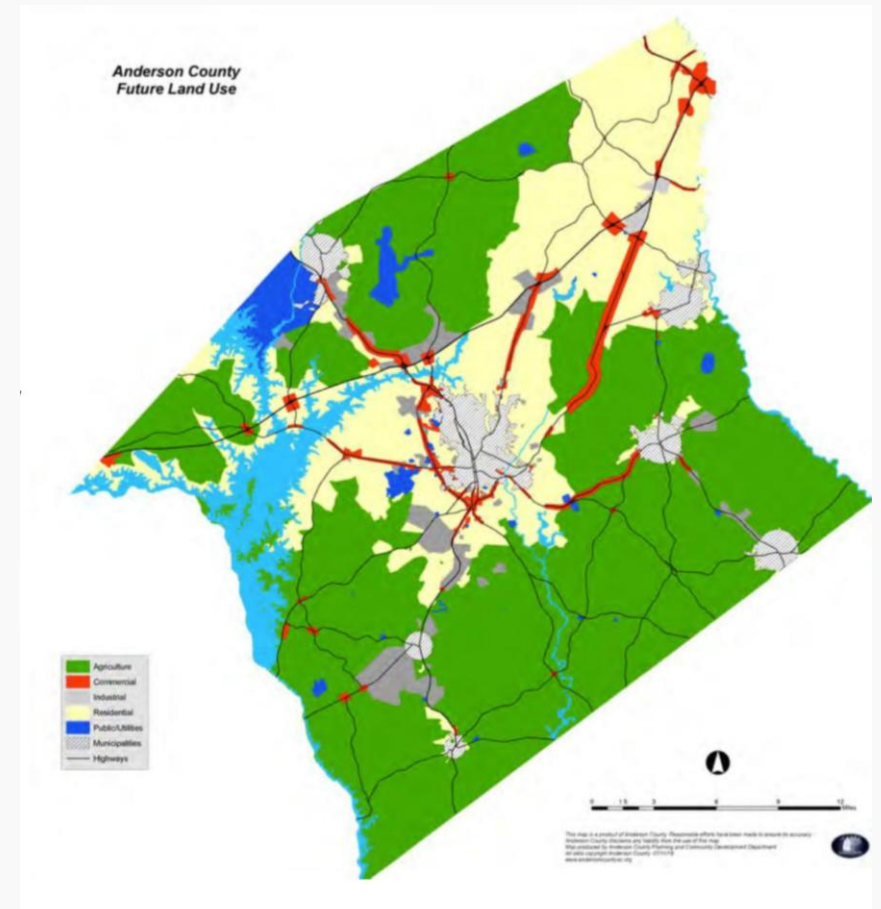
- Documents a community conversation

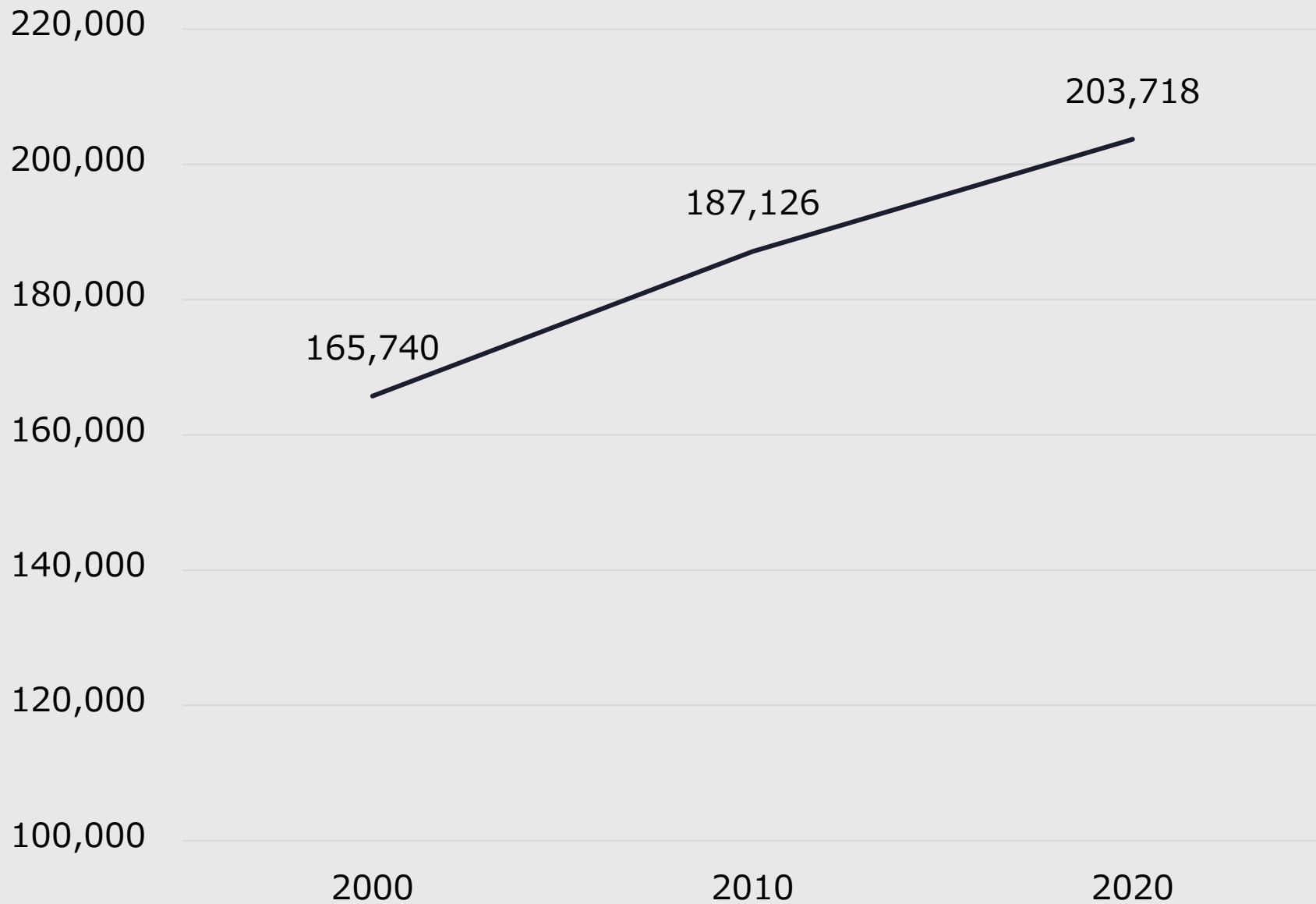
Policy, not Regulatory

- 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

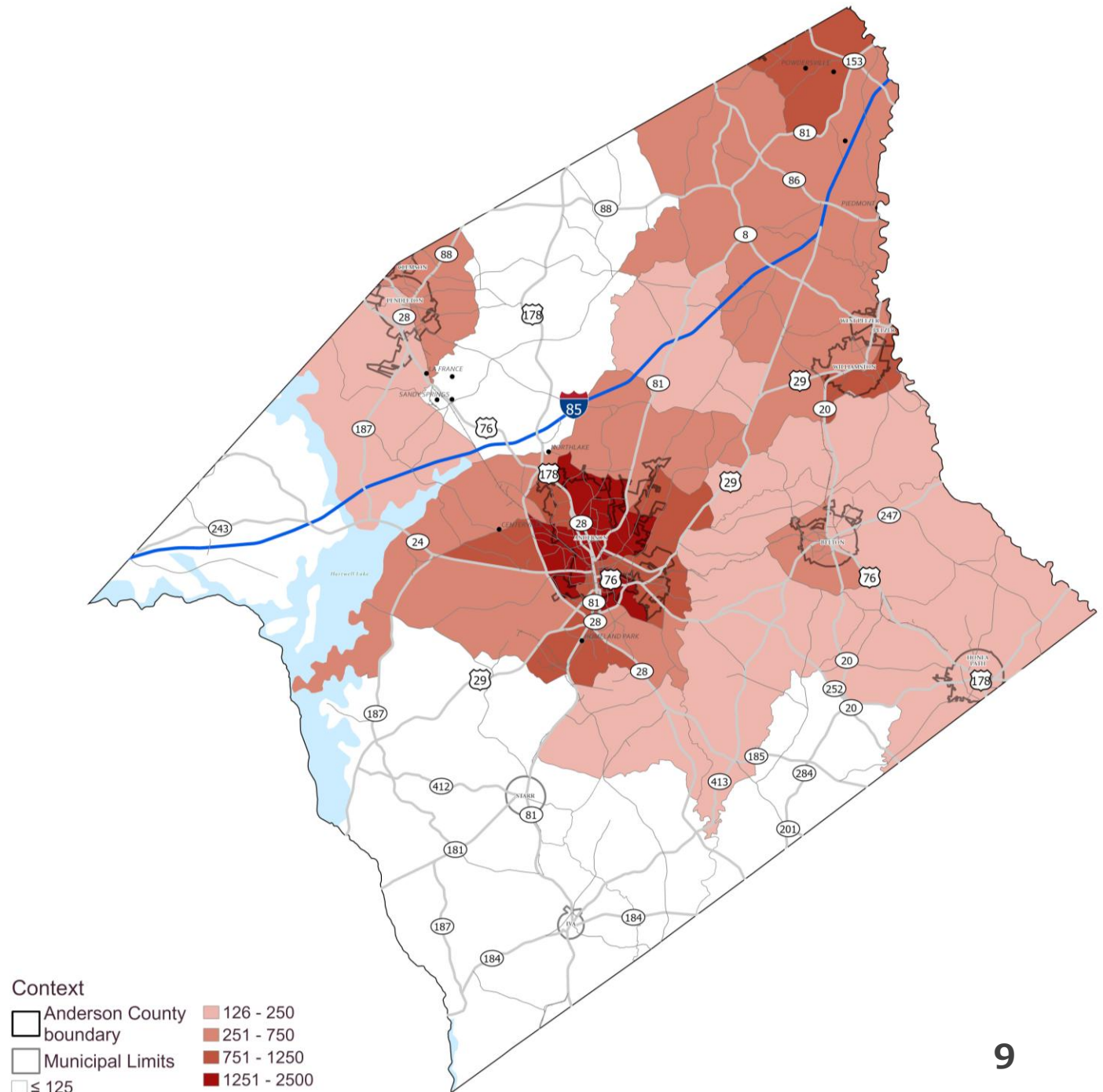
Since 2000, Anderson County's population increased by 37,978 (22.9%).

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

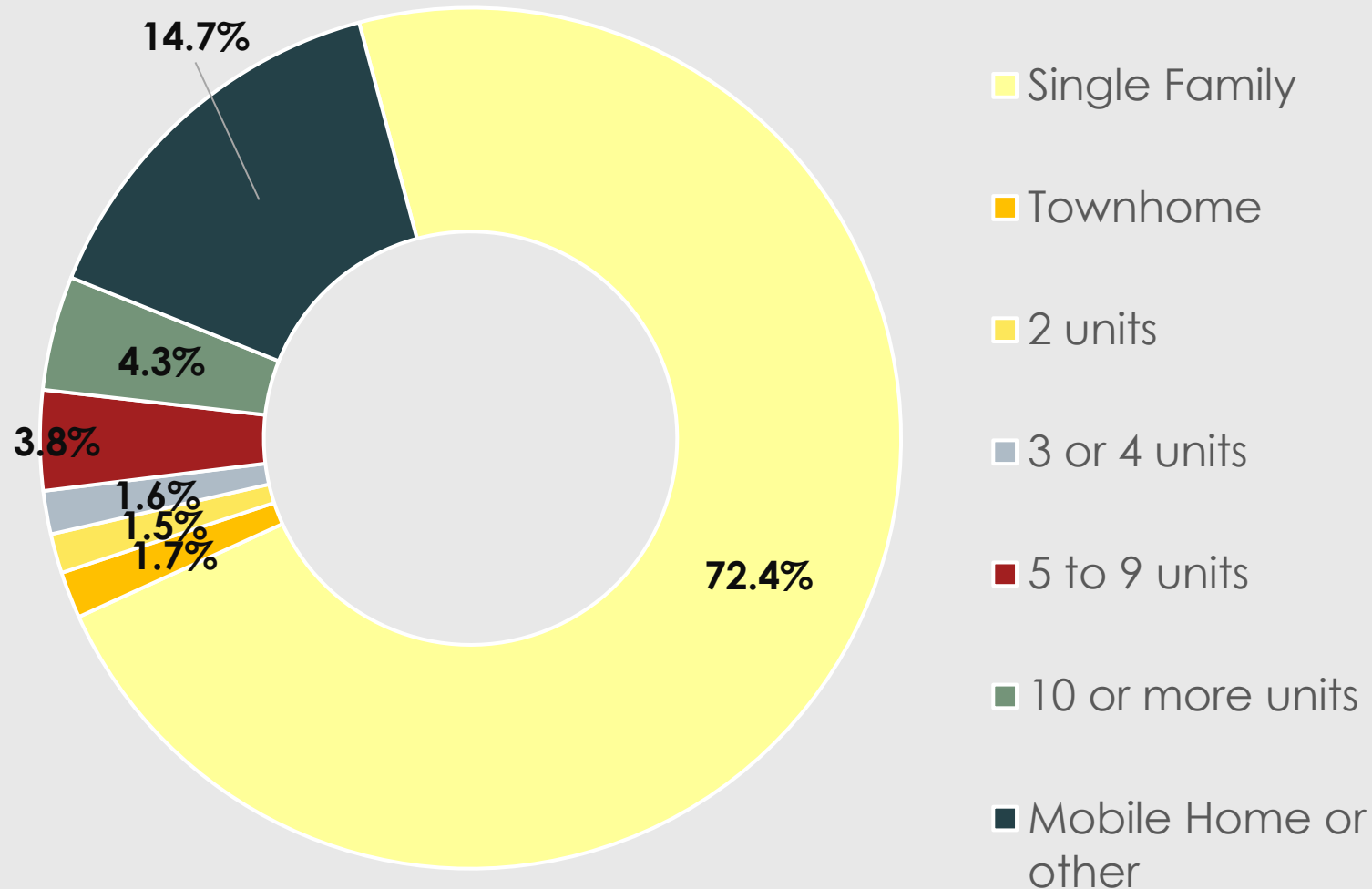


Population Density

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



Housing by Type, 2020



Source: American Community Survey & Decennial Census

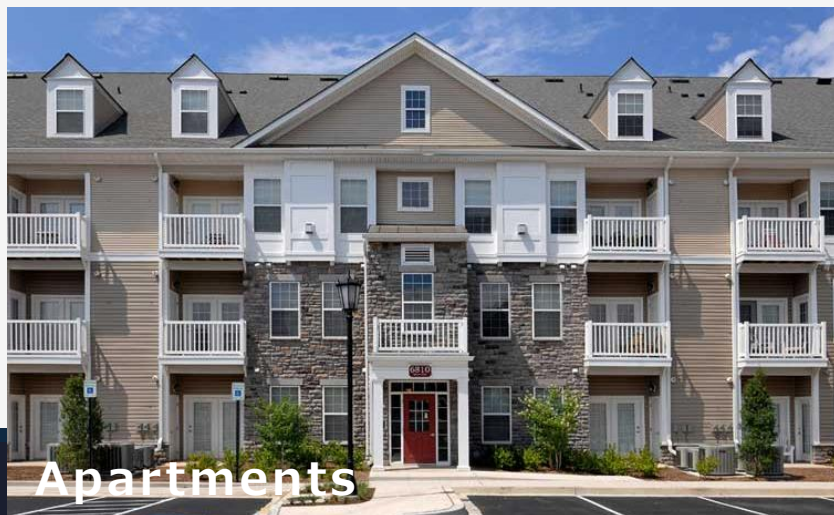
Source: U.S. Decennial Census, 2020

Housing

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



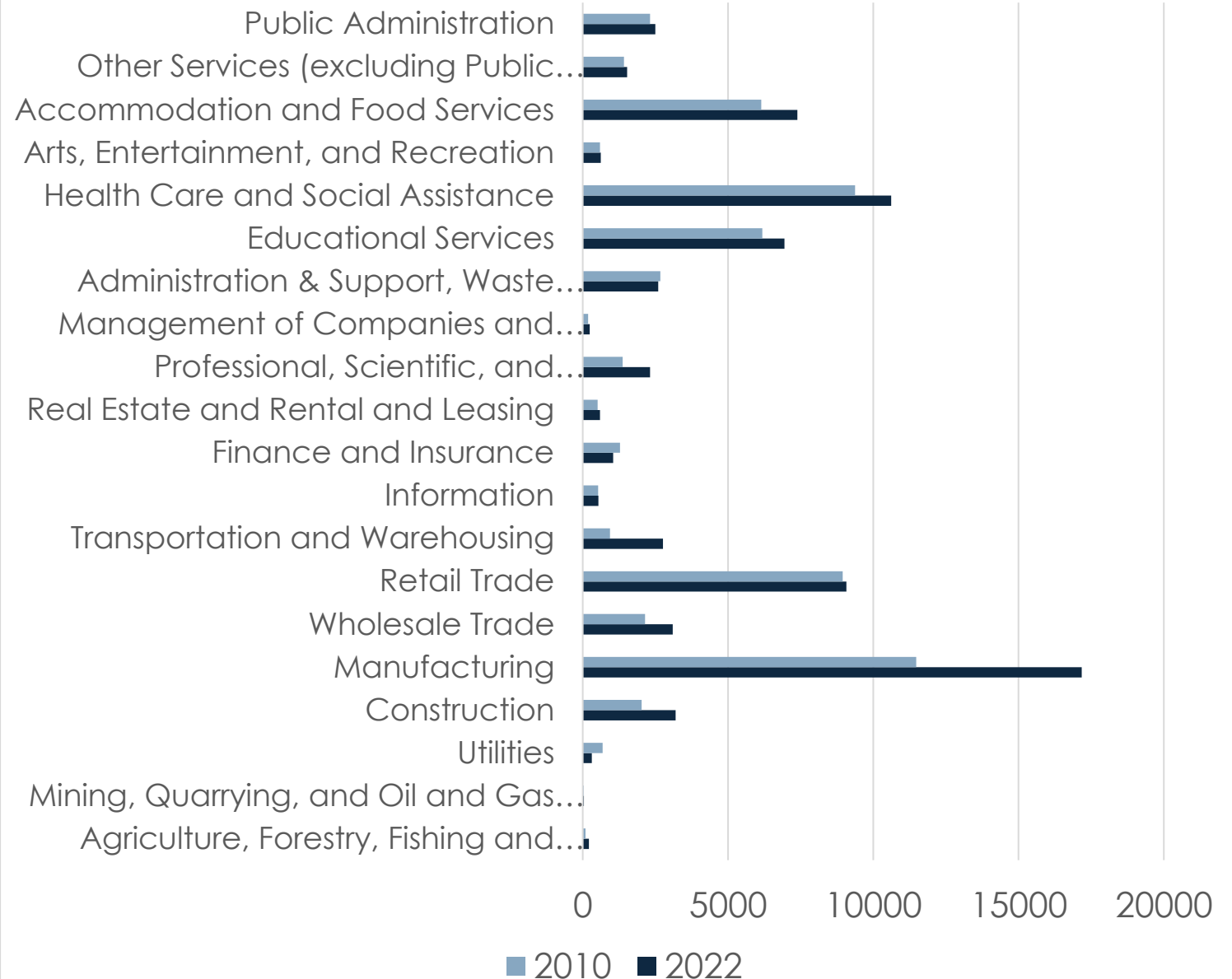
Subdivision Design and Housing Options



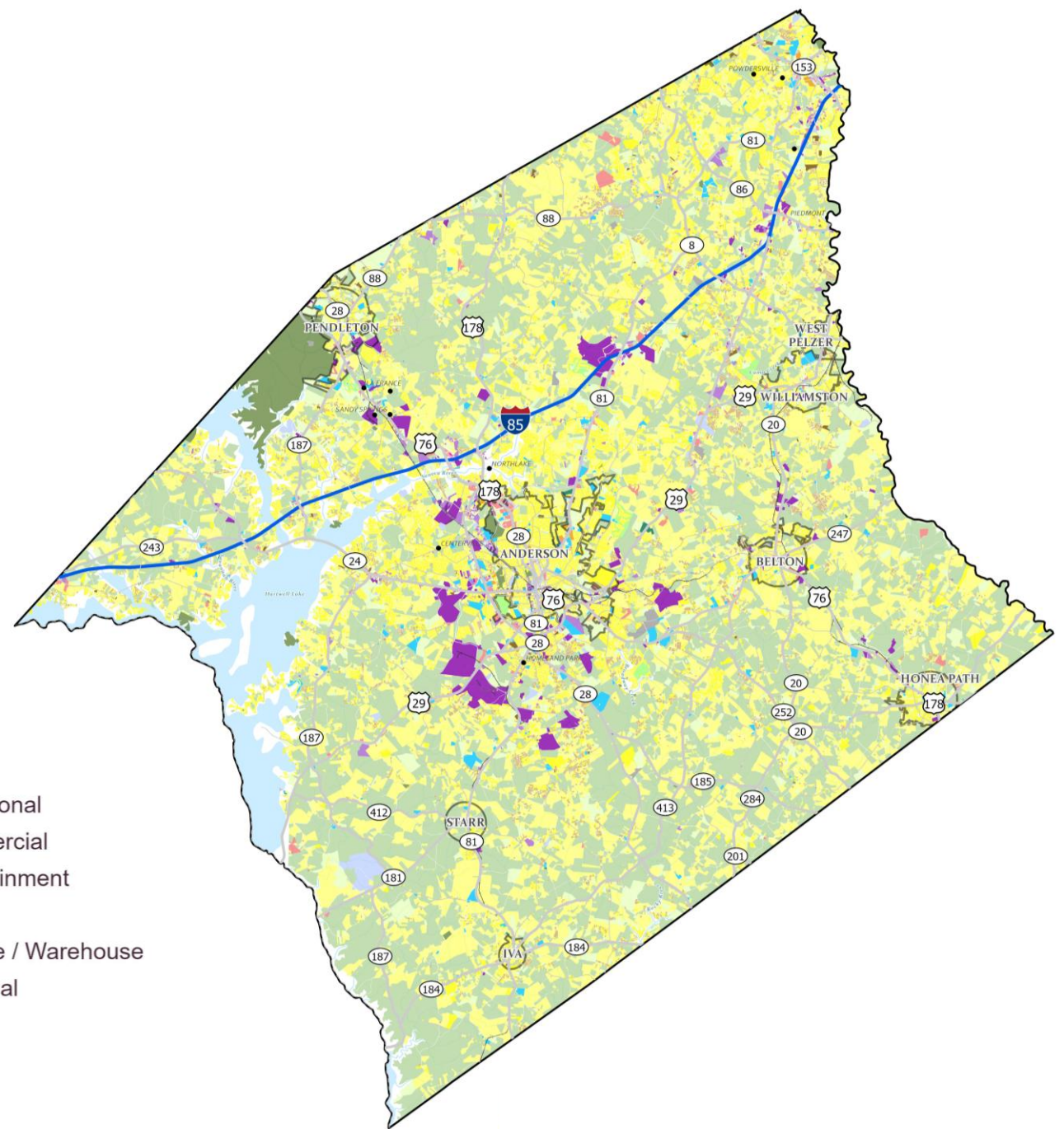
Jobs

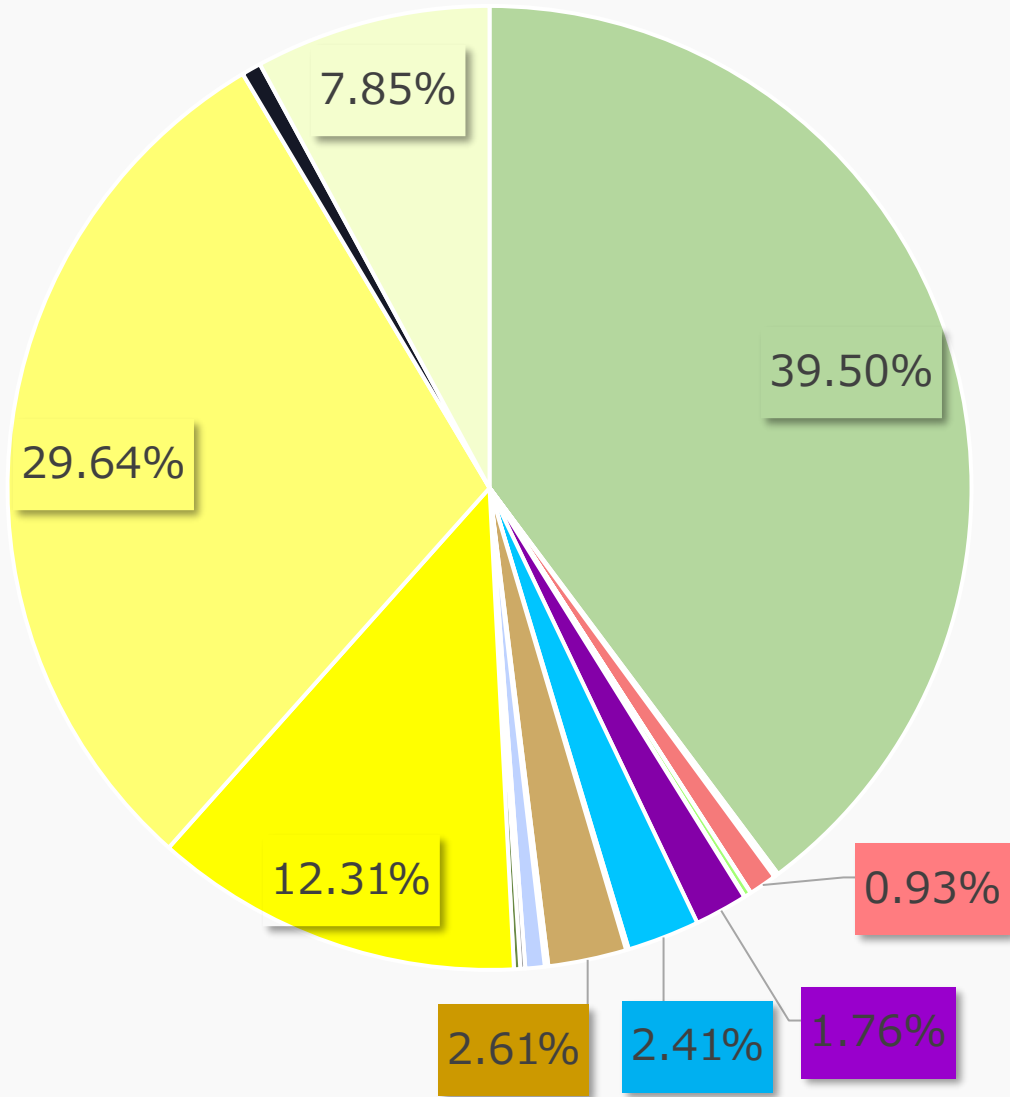
- Growing industries:
 - *Manufacturing*
 - *Transportation and Warehousing*
 - *Construction*

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

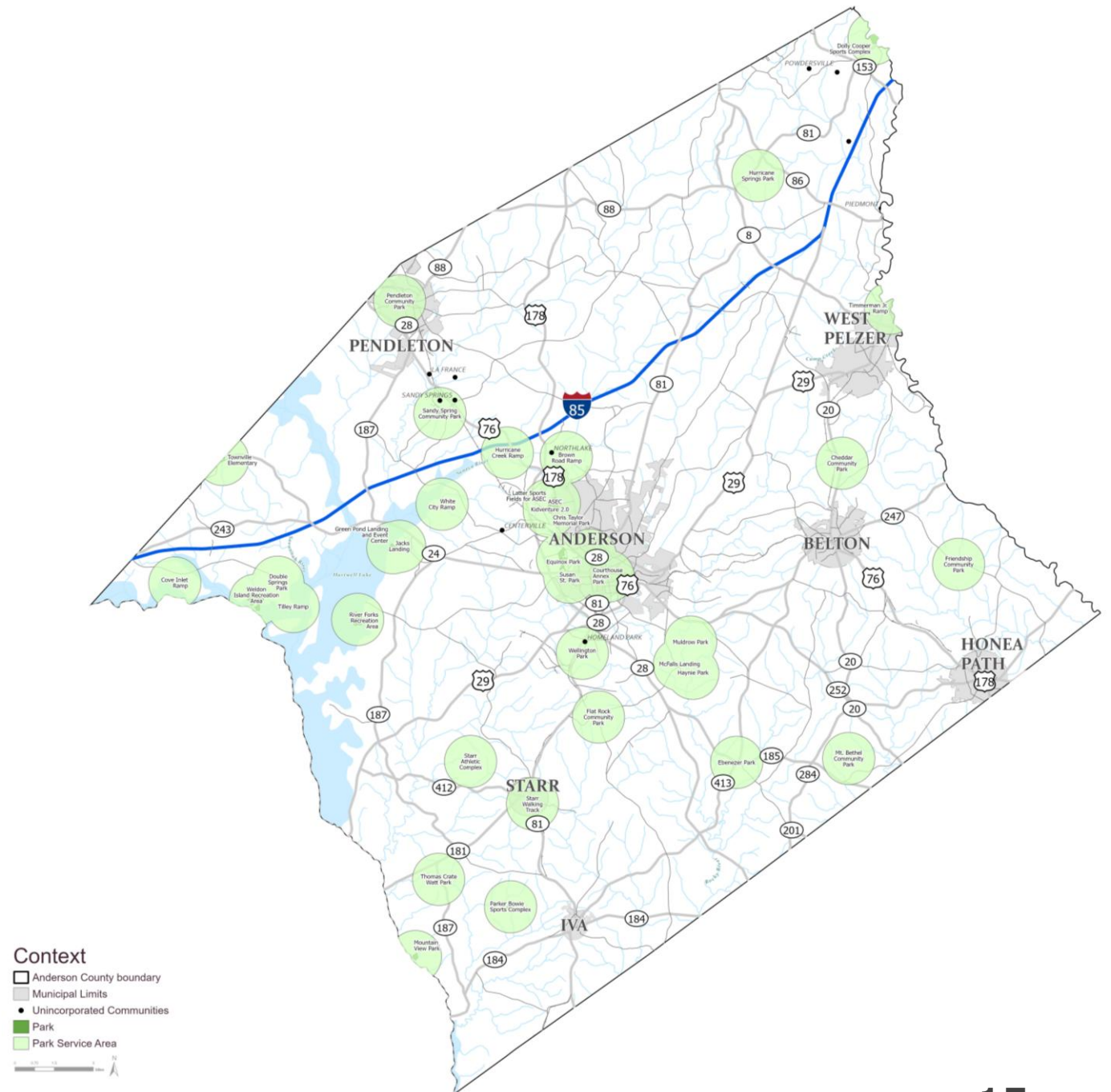
- Captures existing conditions and establishes goals for County facilities and personnel, including
 - Parks & Recreation
 - Public Safety
 - Utilities
 - Solid Waste
 - Airport
 - Roads & Bridges
 - Administration, Facilities, Fleet Services



Friendship Fire Dept, 4125 Shady Grove Road

Parks and Recreation Facilities

- 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**

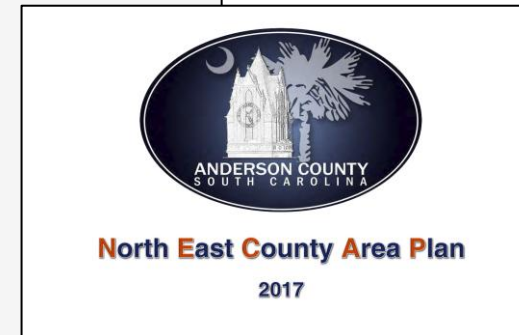
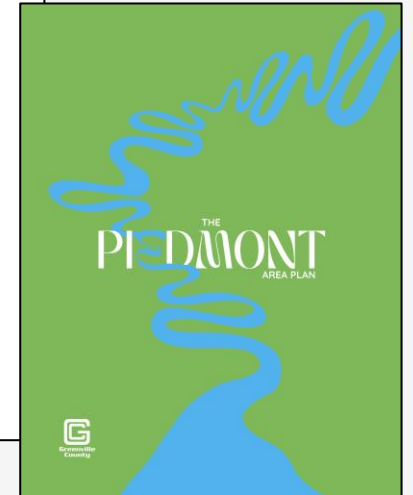
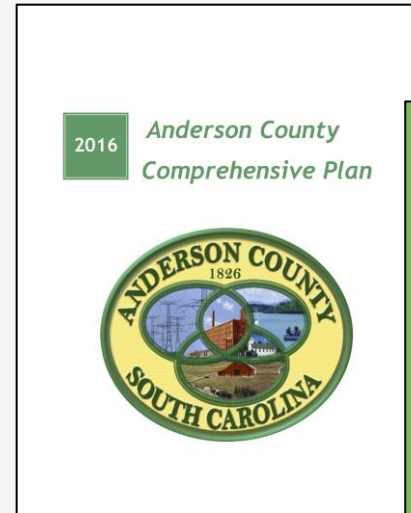
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LUDO

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

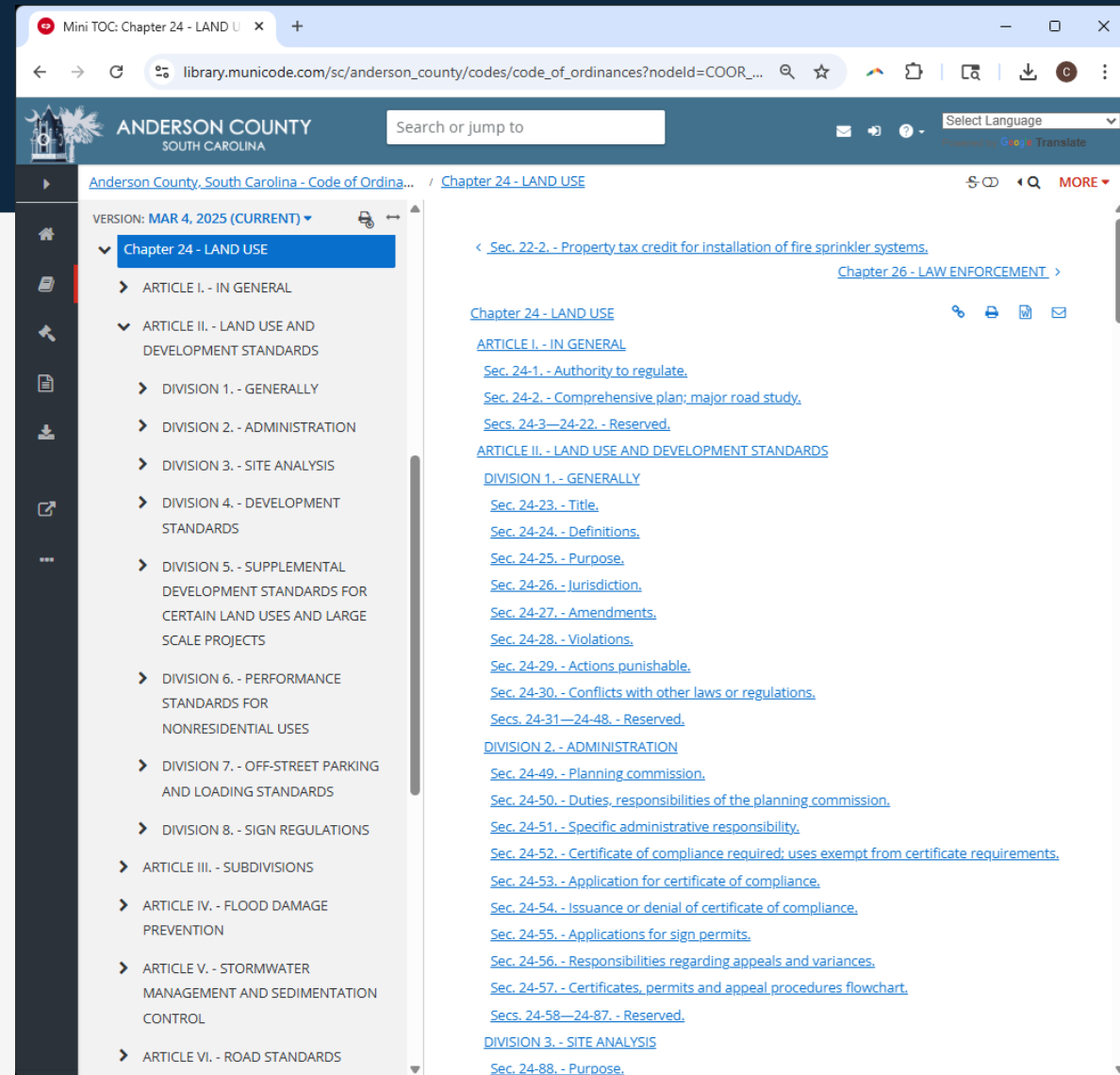


The LUDO will include some changes to the County's zoning rules*

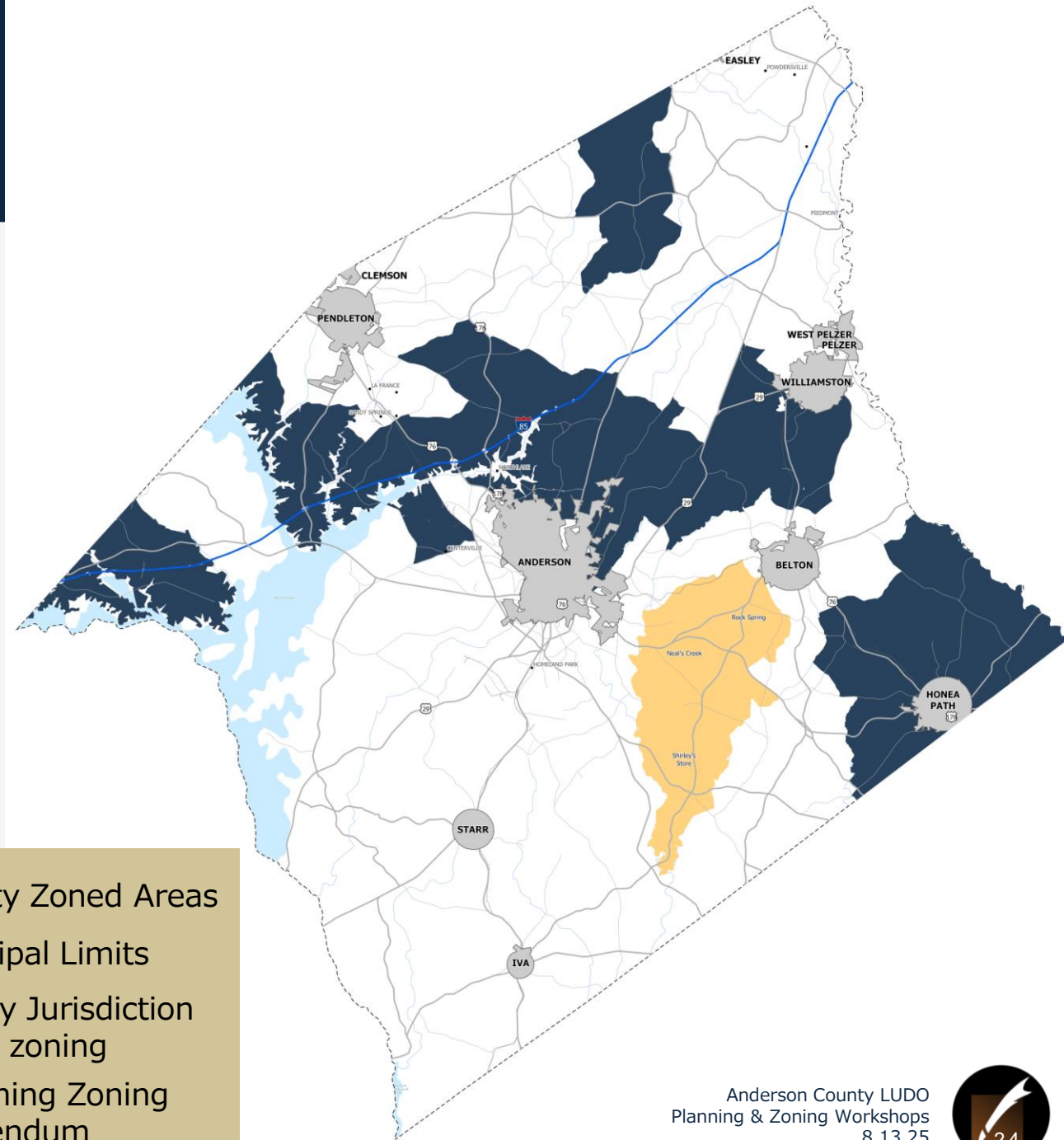
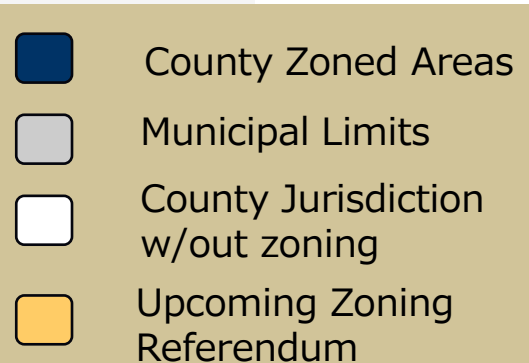
AND

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



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 on Land Use Preferences and Priorities
4. Take the Survey



THANK YOU!

www.andersoncountysc.org/work-live/for-businesses/planning-development/

www.andersoncountyludo.com (coming soon)