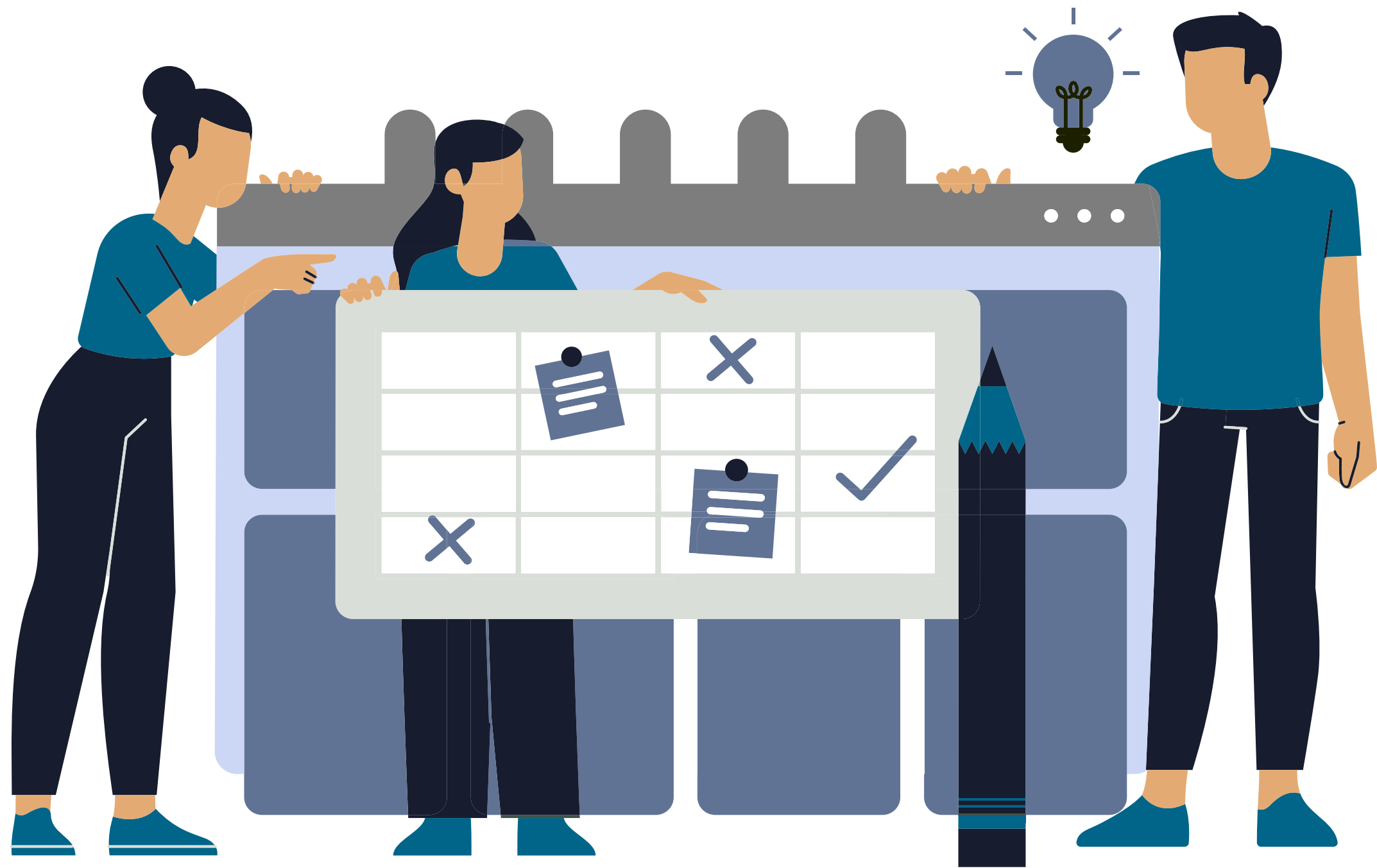


Comprehensive Plan

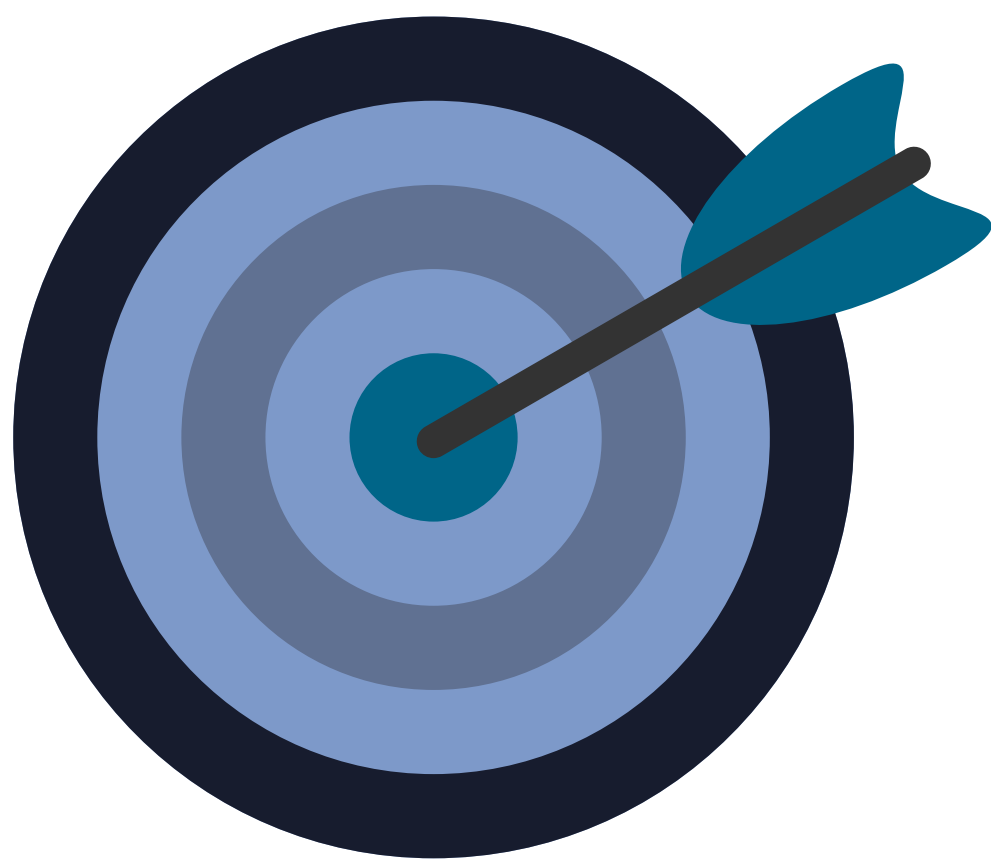


WHAT IS A COMPREHENSIVE PLAN?

Comprehensive plans can impact the layout and landscape of a jurisdiction for many years to come. Comprehensive planning is an important tool for planning jurisdictions to guide future development for residential, commercial, industrial, and public activities. In South Carolina, the Planning Enabling Act details the planning process in SC Code § 6-29-510 (2022).

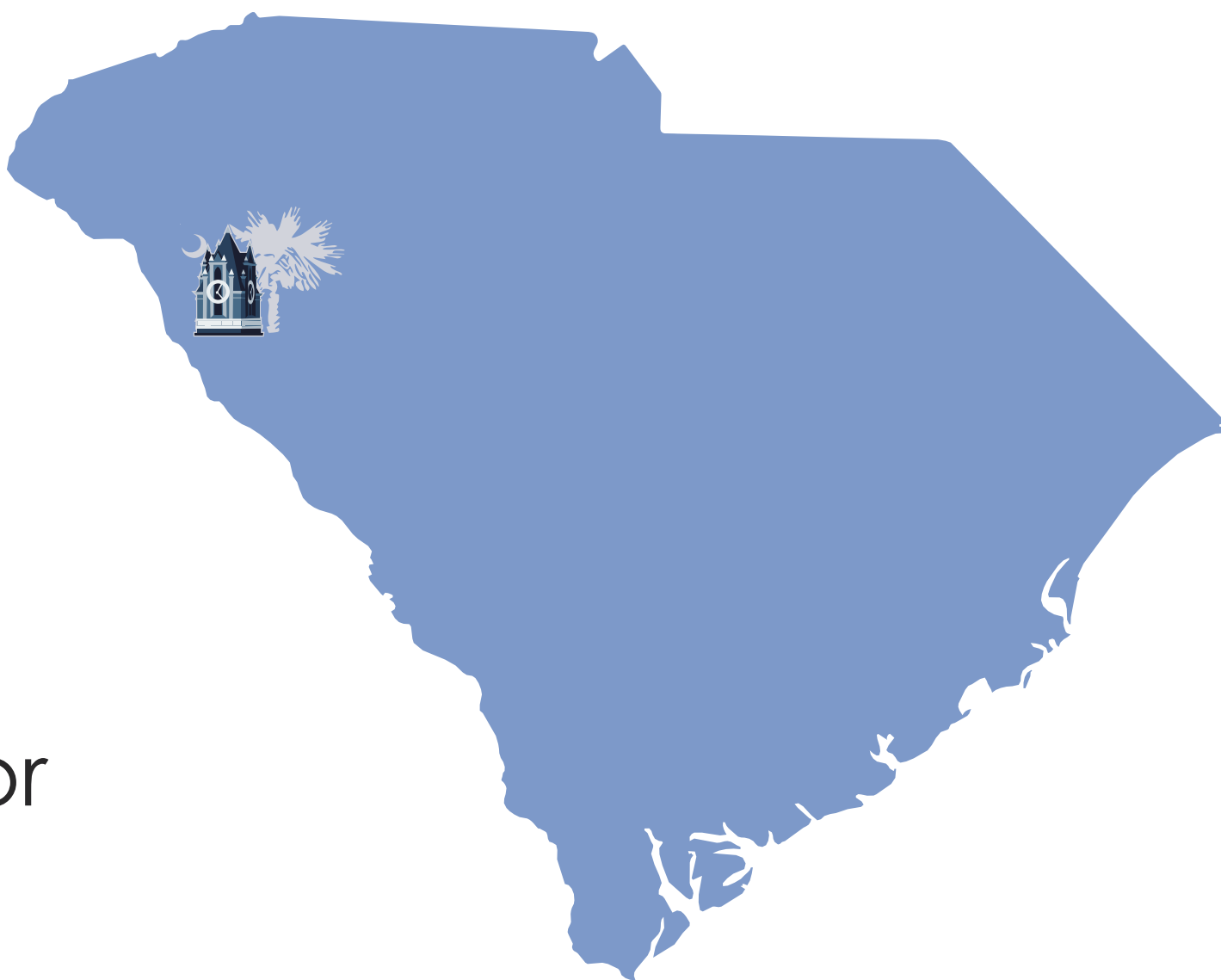


It is an expression of the community's vision for the future with a strategic map to reach that vision.



It is an advisory or guiding document that sets forth a vision and goals for the area's future and provides the overall foundation for all land use regulation. It is a policy document that shapes land use decisions, but it is not a legal ordinance.

It is required by the State of South Carolina for jurisdictions that want to enforce zoning regulations and must be reviewed every 5 years and updated every 10 years. The state also requires all plans to cover 10 plan elements in either a single package or as increments of a complete plan.



The comprehensive planning process helps communities identify issues before they arise, stay ahead of trends in land use development and redevelopment, and anticipate and navigate community trends and land use patterns.



INPUT

Adopting and amending a comprehensive plan should be a dynamic public process with an eye toward implementation. Public participation ensures broad and ongoing support, brings a variety of information and perspectives, and instills a sense of community ownership in the plan.



ADOPTION

The adoption process follows the same requirements as a legislative zoning decision: published notice, public hearing, reference to the planning board, and a motion and vote by governing board to adopt.



Draft Goals Board



Instructions

Use DOTS provided to note if draft goals reflect your priorities for Anderson County. Add additional comments on bottom right or on flip chart.



Draft Land Use Goals

Goal 1: Improve growth management in unincorporated Anderson County.

Goal 2: Protect natural resources 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.

Do these goals reflect your hopes for future land use and community facilities in Anderson County?

YES	NO	KIND OF
YES	NO	KIND OF

ADDITIONAL COMMENTS



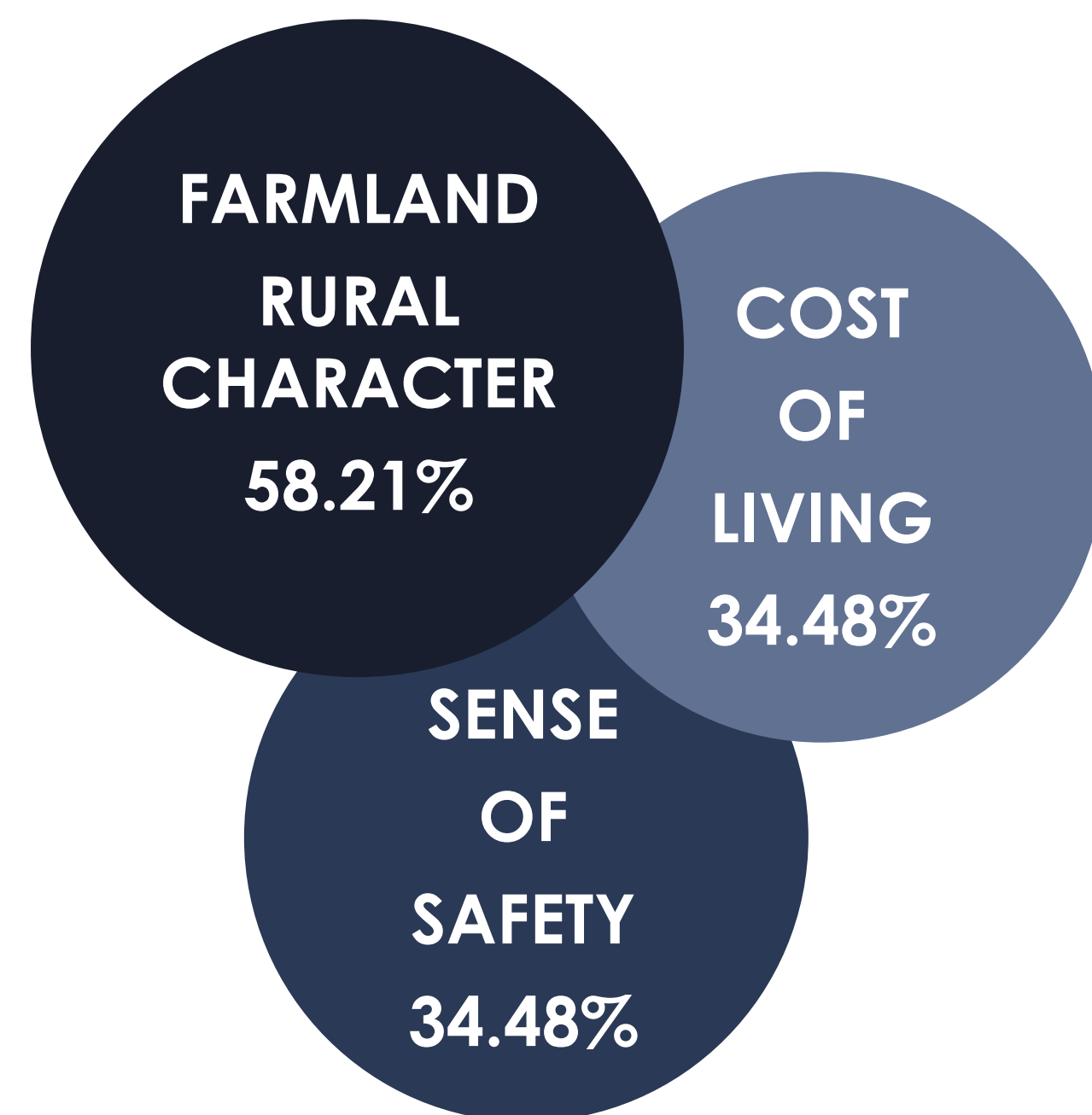
Public Input



Survey Summary

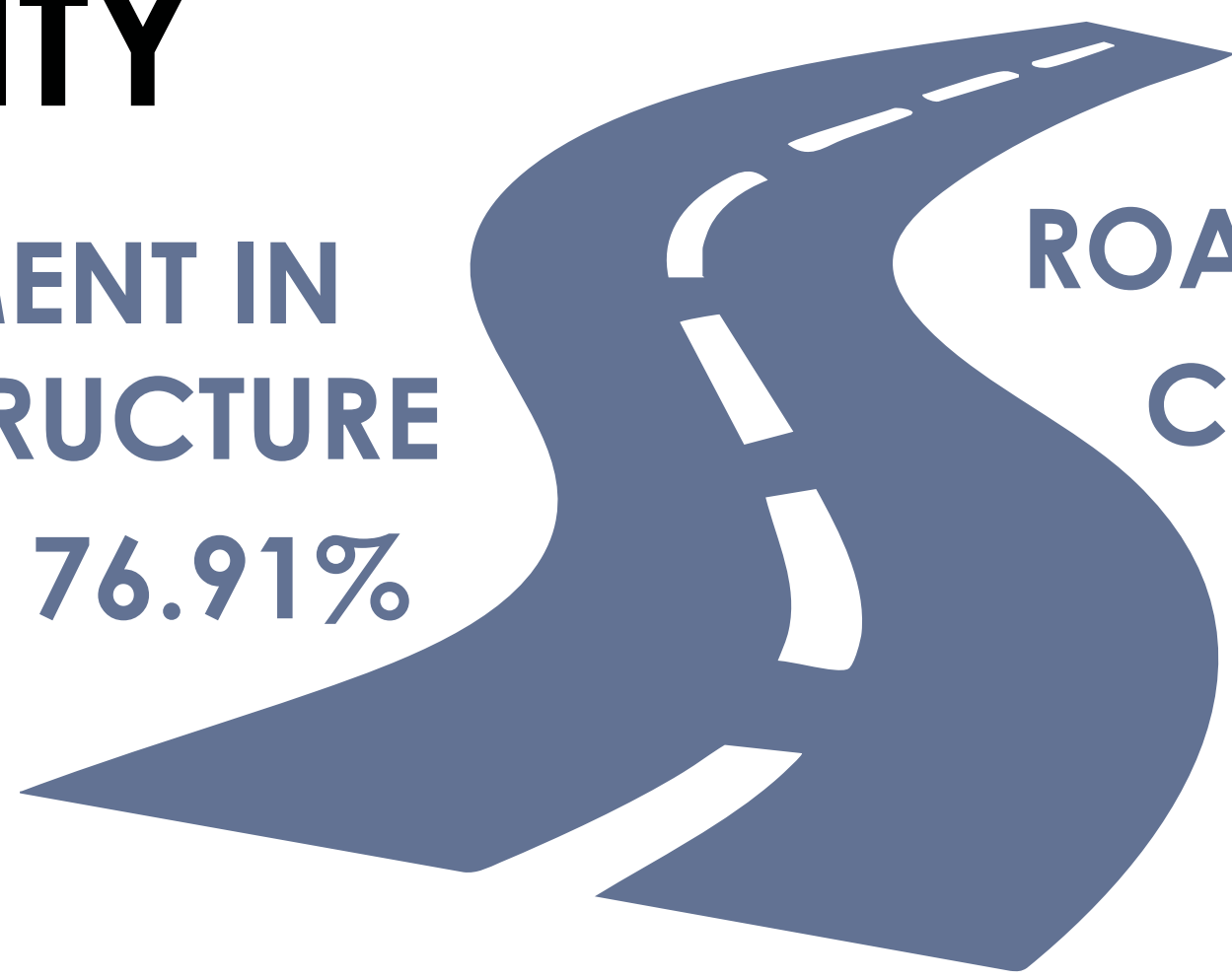
Through our design process we had opened a public survey that was welcome to all who live, work, and spend time in Anderson County. Access to our survey began on August 7th and ended on October 6th, garnering multiple themes and ideas from 670 different voices. Broadcasted via social media, public meetings, and community events, the needs and the wants of the community have been heard and now help to shape our plan moving forward.

WHAT DO YOU VALUE MOST ABOUT ANDERSON COUNTY?



ECONOMIC DEVELOPMENT PRIORITY

INVESTMENT IN INFRASTRUCTURE
76.91%



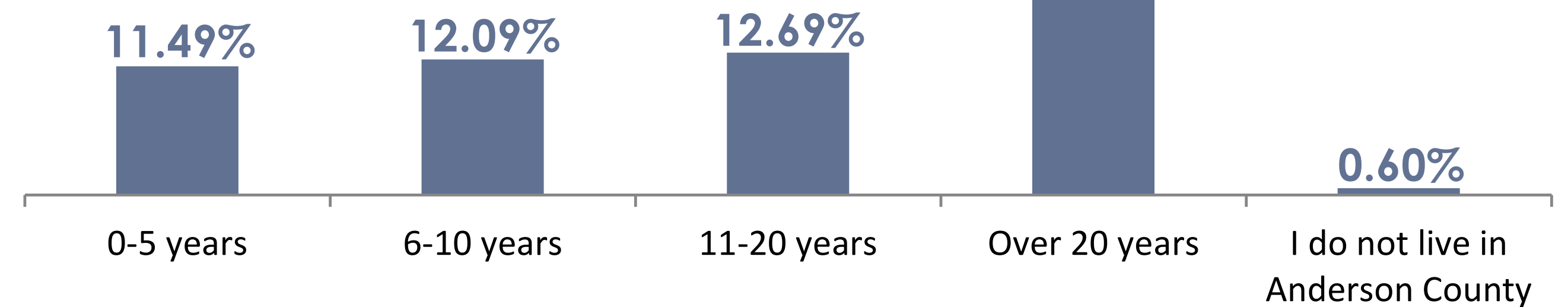
ROADWAY CAPACITY & UTILITIES

80%

OF SURVEYORS FEEL THAT GROWTH SHOULD BE SLOWED AND MANAGED MORE EFFECTIVELY

63.13%

OF RESIDENTS HAVE LIVED IN ANDERSON COUNTY FOR OVER 20 YEARS



TOP THREE CHALLENGES FACING ANDERSON COUNTY:

MANAGING RESIDENTIAL GROWTH AND DEVELOPMENT

TRAFFIC & CONGESTION, ROAD CONDITIONS, OR INFRASTRUCTURE CAPACITY

LOSS OF FARMLAND AND RURAL CHARACTER



LAND USE PRIORITIES:

RE-USE AND REDEVELOPMENT OF EXISTING BUILDINGS/SITES

195.28%

AGRICULTURE AND FORESTRY SERVICES

184.88%

SMALL-SCALE RETAIL SHOPS, RESTAURANTS OR BUSINESSES

175.49%

LAND USE CONCERNS:

MINING OR RESOURCE EXTRACTION

167.27%

RESIDENTIAL SUBDIVISIONS

166.67%

LARGE SCALE RETAIL SPACES

146.08%

TOP 3 GROWTH MANAGEMENT MEASURES:

RESTRICTING THE DENSITY OR SCALE OF RESIDENTIAL GROWTH

INCREASING STANDARDS TO CONTROL THE DESIGN OF NEW DEVELOPMENT

ADDITIONAL RESTRICTIONS TO HIGH-IMPACT LAND USES

TOP 3 NEW NEIGHBORHOOD QUALITIES:

PRESERVATION OF NATURAL AREAS

LIMITING OVERALL DENSITY

MITIGATION OF TRAFFIC

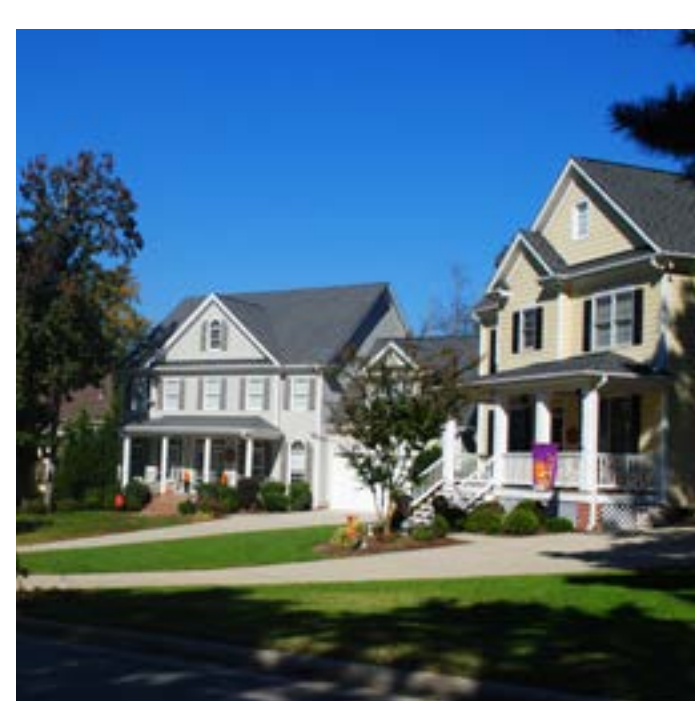
NEIGHBORHOOD DESIGN TYPES:



MOST SUPPORTED

FARMHOUSE CLUSTER 66.72%

A farmhouse cluster is a type of low density conservation subdivision with a large percentage of open space provided in exchange for flexibility in lot size, width, or setbacks.



MOST DISCOURAGED

CONVENTIONAL SUBDIVISION 64.80%

Draft Future Land Use

DRAFT CHARACTER AREA DESCRIPTIONS

The Draft Future Land Use Map includes eight character areas. These areas are described and can be found on the Draft Future Land Use Map.

Commercial Mixed-Use

- Located along major roads and at key intersections or interchanges
- Medium to large-scale commercial
- Mix of residential uses including single family homes, townhomes, and potentially apartments



Rural/Village Center

- Small-scale commercial/non-residential activity
- Examples include gas stations, retail, office, churches
- Some residential, including single family detached and some attached housing where appropriate



Industrial Employment

- Centers of job generation and industry uses
- Typically uses include industrial, manufacturing, distribution, flex space, and utilities
- Some complementary commercial



Low Density Residential

- Single family detached subdivisions
- Suburban in character
- 1-2 Homes per Acre
- Some smaller lots part of conservation subdivisions with more open space
- Density and lot size dependent on zoning, utilities, soils and character of adjacent development



Medium Density Residential

- Well served by utilities
- Mix of lot sizes and housing types
- Typically 1-4 homes per acre, although occasionally some attached residential



Rural Agricultural

- Strategic agriculture and forestry areas
- Limited infrastructure
- Farms, homesteads and rural businesses
- Very low density residential, typically 1 home per 3 acres



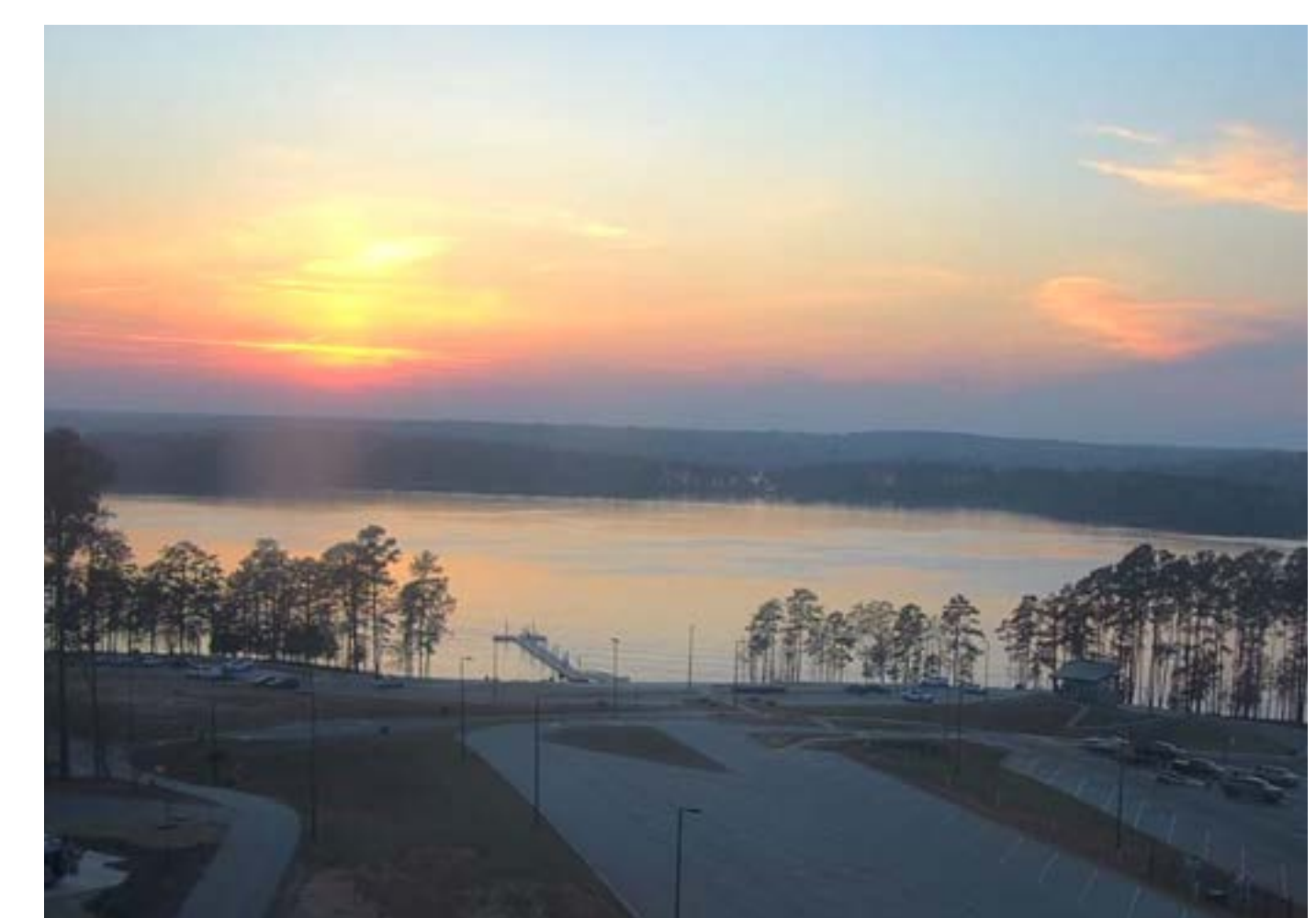
Rural Residential

- Farms, small-scale very-low density subdivisions, and rural businesses
- Typically less than 1 home per acre
- Low-traffic and narrow, broadly-spaced roads



Parks and Open Space

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



Draft Future Land Use

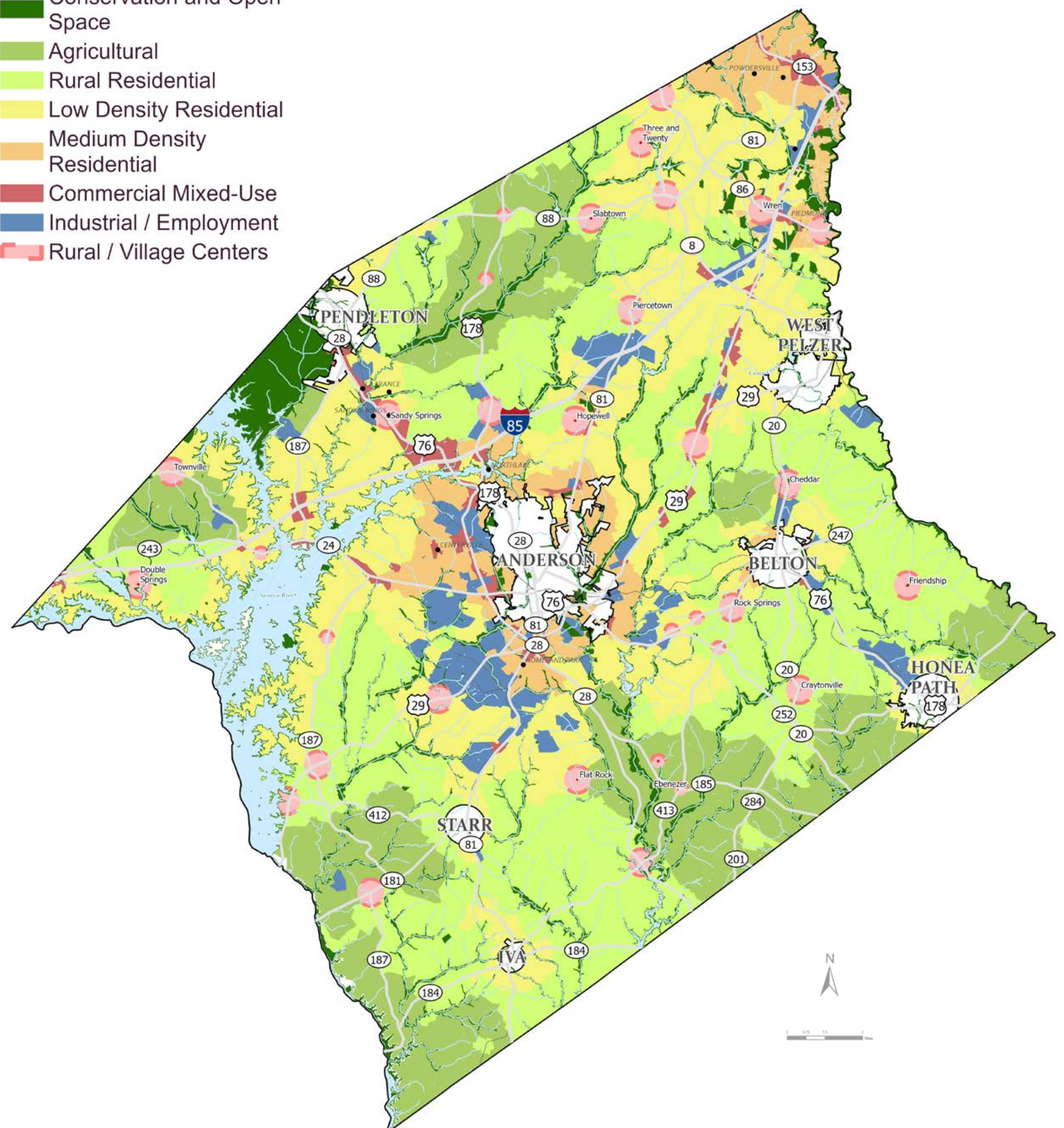
Future Land Use

The Draft Future Land Use Map (*FLUM*) and associated character areas represent the County's desired development pattern for the next 5-10 years. The FLUM is meant to guide land use decisions and overall development design in Anderson County's planning jurisdiction.



DRAFT Future Land Use Map

- Conservation and Open Space
- Agricultural
- Rural Residential
- Low Density Residential
- Medium Density Residential
- Commercial Mixed-Use
- Industrial / Employment
- Rural / Village Centers



Future Land Use Map Highlights

- **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 patterns are 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 Land Use Element 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.