



ANDERSON COUNTY
SOUTH CAROLINA

LAND USE & DEVELOPMENT ORDINANCE

Steering Committee Meeting 1
4.23.25



Overview

1

MEETING OBJECTIVE

2

PROJECT TEAM

3

SCOPE & SCHEDULE

4

COMMITTEE ROLE

5

DISCUSSION

6

NEXT STEPS

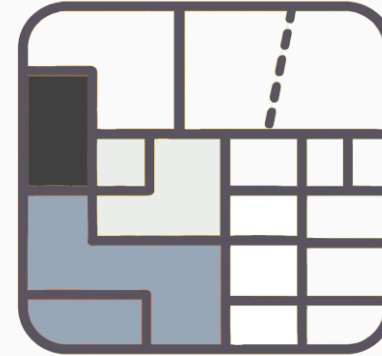
1. Meeting Objective:



Land Use Element



Community
Facilities Element



Zoning Exploration



New Development
Ordinance

INTRODUCE THE PROJECT

www.codewrightplanners.com





STEWART

City
Collective

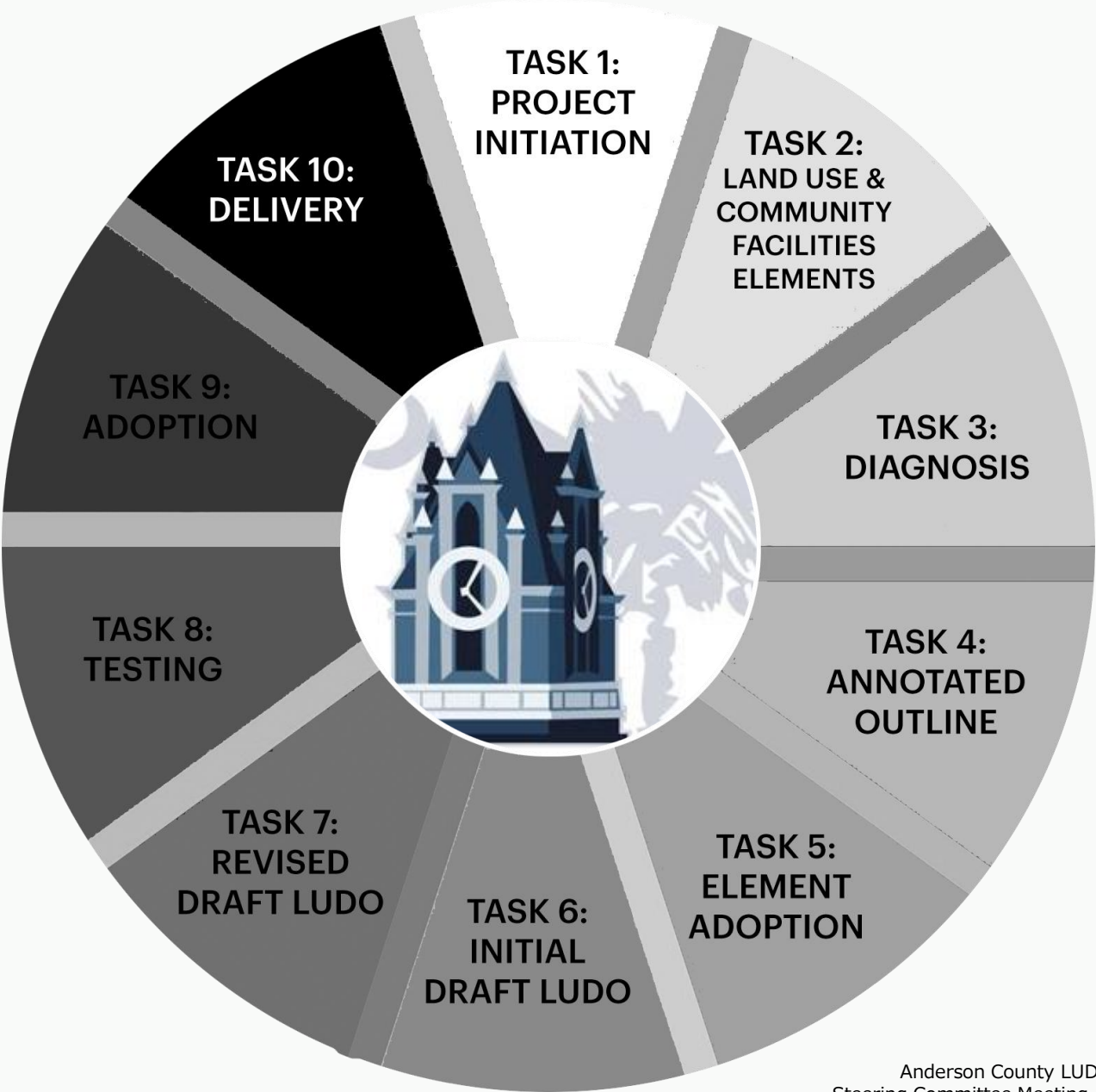


MCADAMS

2. Project Team:

TASK 1	4/25 – 5/25
TASK 2	4/25 – 8/25
TASK 3	6/25 – 8/25
TASK 4	9/25 – 10/25
TASK 5	9/25 – 10/25
TASK 6	11/25 – 4/26
TASK 7	5/26 – 10/26
TASK 8	11/26 – 12/26
TASK 9	1/27 – 4/27
TASK 10	4/27 – 4/27
#	~ START/FINISH

3. Scope & Schedule:



4. Committee Role:

- 1. TECHNICAL EXPERTS**
- 2. SOUNDING BOARD**
- 3. INFORMATION CONDUIT**
- 4. ADVOCATES**

5. Discussion:

CHALLENGES

Facing the County



- **GROWTH PRESSURE**
(too much in some places, not enough in others)
- **INSUFFICIENT REGULATORY TOOLS**
(hard to follow, unpredictable, lack of standards)
- **STORMWATER RUNOFF**
(erosion, sedimentation, nuisance flooding)
- **MASS GRADING**
(clear cutting, loss of community character)
- **DEVELOPMENT QUALITY**
(roadway capacity, tract housing, few incentives)
- **RESOURCE PROTECTION**
(farms, forests, slopes, property values)



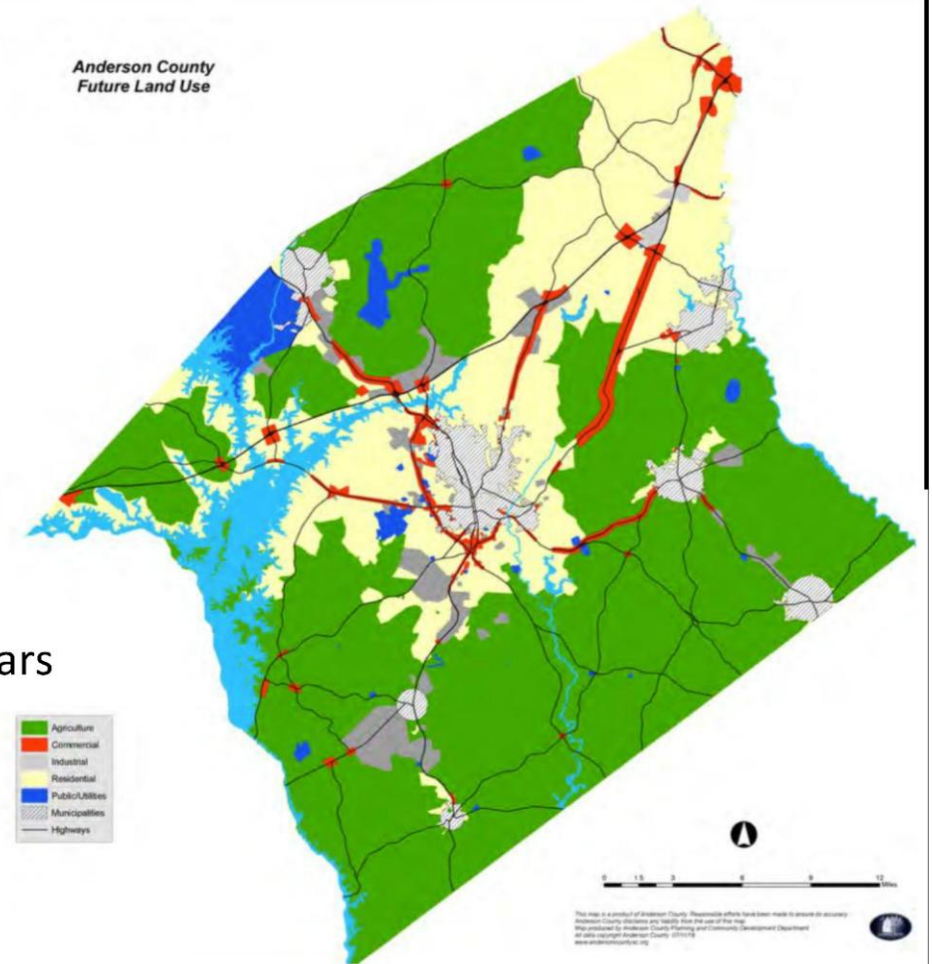
5. Discussion:

COMPREHENSIVE PLAN

- Adopted in 2016; update underway
- Guides growth and development
- SC Code requires update every 10 years
- Future Land Use Map is the only guide in un-zoned areas

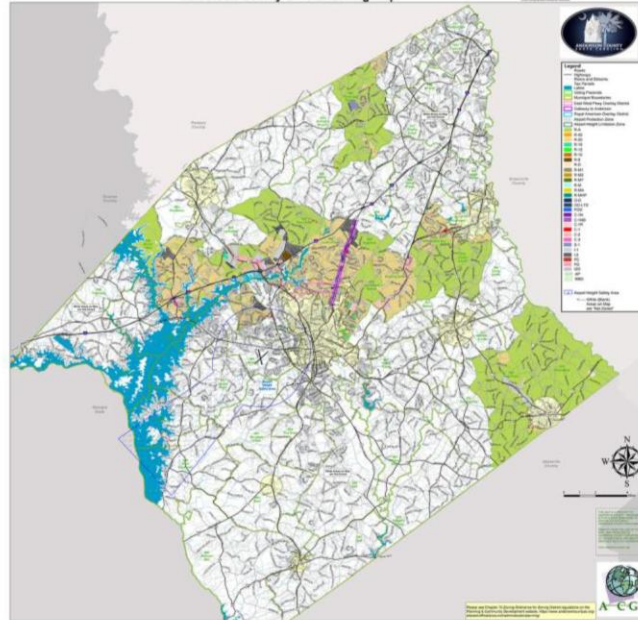


- **Are Resources Adequate?**



5. Discussion:

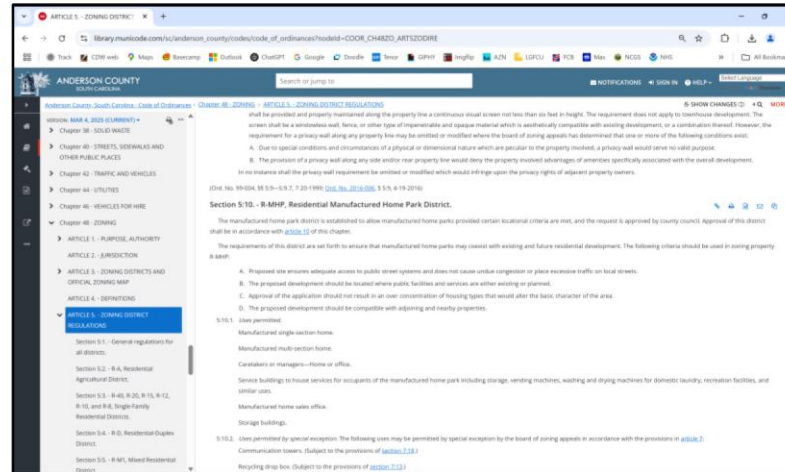
ZONING



- About 20-25% of the County is zoned (most isn't)
- It is a good tool for managing growth and raising development quality, but opinions differ on its value
- Establishment of new zoning currently requires referenda
- **Is it time to discuss strategic expansion of new zoning?**
- **Are there different ways of establishing new zoning?**

5. Discussion:

REGULATIONS



- Chapters 24 & 48
- Hard to follow
- Few illustrations
- Obsolete language
- Few incentives for preferred forms of development
- **Is there interest in updating the regulations into a Unified Development Ordinance?**

5. Discussion:

- ISSUES FOR THE CONSULTING TEAM TO KNOW
- LAND USE CHALLENGES FACING THE COUNTY
- HOW BEST TO NAVIGATE THE ZONING ISSUE
- PARTS OF THE CURRENT RULES THAT NEED WORK
- OTHER CONCERNS

Steps:

**1. STAKEHOLDER
INTERVIEWS**

**2. LAUNCH PROJECT
WEBPAGE**

**5. ON-LINE
COMMUNITY
SURVEY**

6. Next

**3. EXISTING
CONDITIONS ANALYSIS**

**4. SUITABILITY
ANALYSIS**

**6. PUBLIC
PLANNING/ZONING
MEETINGS (3)**

THANK YOU!

Anderson County LUDO Steering Committee Meeting 1
4.23.25