

ANDERSON COUNTY LUDO

Land Use and Development Ordinance

WHAT IS IT?

An effort to update the County's Comprehensive Plan and land development rules



WHY IS THE COUNTY DOING THIS PROJECT?

- To establish a more coherent strategy for managing growth pressure
- To protect farms and community character
- To foster higher-quality development
- To support property values
- To establish more predictable development outcomes for everyone

HOW LONG WILL THIS PROJECT TAKE?



HOW CAN I FIND OUT MORE INFORMATION?

Check out the project webpage
www.andersoncountyludo.com

Contact County Planning staff
(864) 260-4720

See the back of this sheet for
more answers



The County expects to adopt the Comprehensive Plan in two phases: Phase 1 in early 2026 and Phase 2 in late 2026. The new Land Use and Development Ordinance will be adopted in early 2027.

WHAT IS A LAND USE AND DEVELOPMENT ORDINANCE?

A Land Use and Development Ordinance (or a “LUDO”) is an integrated set of laws governing the use of land within the unincorporated portions of the County. The LUDO includes standards that are applied within the portions of the County that have zoning, as well as to the standards in current Chapter 24 of the County Code that deal with land development (like subdivisions) that apply everywhere. The LUDO establishes the kinds of land uses that may be permitted in areas with zoning, the process used by the County to consider requests to establish allowable uses, how uses and land development activities may be operated, how sites and site features supporting land uses are to be configured, and how violations of the County’s zoning and land development rules are determined and addressed. In addition to the written rules, the LUDO also includes the Official Zoning Map, or the graphic distribution of zoning districts (in the portions of the County that have zoning).

WHAT IS A COMPREHENSIVE PLAN?

Comprehensive plans can impact the future 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 the SC Code. 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 (like the LUDO). In Anderson County, the comprehensive plan explains the County’s policy for managing growth and how future development is regulated.

WHAT ARE THE GOALS FOR THE LUDO PROJECT?

The LUDO project has two parts or components: 1) preparation of two key elements of the County’s comprehensive plan- the Land Use Element and the Community Facilities Element, and 2) a new land use and development ordinance that will replace Chapters 24 (Land Development) and Chapter 48 (Zoning) of the current County Code of Ordinances . In terms of the goals for the comprehensive plan portion of the effort, the goals are to provide **more clarity about the desired future development template of the County** and provide better **guidance for managing growth in the County**. In terms of the development regulations portion of the project, goals include:

- Increased clarity and predictability;
- Protection of the County's agricultural heritage and community character;
- New incentives for higher quality development; and
- Better tools for managing traffic and stormwater.

HOW WILL THIS PROJECT AFFECT MY PROPERTY?

If your property is already developed, then the LUDO project will have little or no impact to you at all. Existing and approved developments are “grandfathered,” or exempted from having to make changes to comply with new development rules. New development will be subject to the land development standards, regardless of its location in the unincorporated county (whether your land is within a zoned area or not). New development on land within a zoned portion of the County will be subject to the land development standards as well as the zoning regulations.

HOW CAN I GET INVOLVED OR FIND OUT MORE INFORMATION?

The Land Use and Development Ordinance project includes a series of public forums at key stages in the process, such as the review of the Annotated Outline, the review of the Initial Draft Text and Zoning Map, and the review of the Revised Draft Text and Zoning Map. The Planning Commission and the County Council are also required to conduct public hearings prior to adoption of the LUDO text and zoning map. Additionally, office hours are available for anyone who wishes to meet with the consulting team during their trips to the County. Office hours are a chance to talk one-on-one with the consulting team about the project or your questions. To learn more about upcoming participation opportunities, visit www.andersoncountyludo.com/participate. To schedule a meeting with members of the consulting team during their visits to the County, please email Joan Holliday at jeholliday@andersoncountysc.org or call (864) 260-4720.