

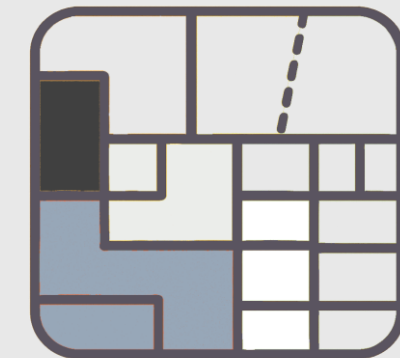
LAND USE & DEVELOPMENT ORDINANCE PROJECT



Land Use
Element



Community
Facilities
Element



LUDO &
Zoning Map



**PUBLIC
WORKSHOP 4
OCTOBER 28, 2025**



AGENDA

- 1** PROJECT BACKGROUND
- 2** PUBLIC INPUT TO DATE
- 3** DRAFT PLAN GOALS
- 4** DRAFT FUTURE LAND USE MAP
- 5** LUDO RECOMMENDATIONS

- **Update to 2016 Comprehensive Plan**
(effort split between County staff & consulting team)
- **Preparation of new development regulations**
(Ch 24 Land Use, Ch 48 Zoning)
- **Update the Zoning Map**



A Comprehensive Plan is..

Long-range

- Makes forecasts based on past trends and data
- 10–20-year time frame

Guidance

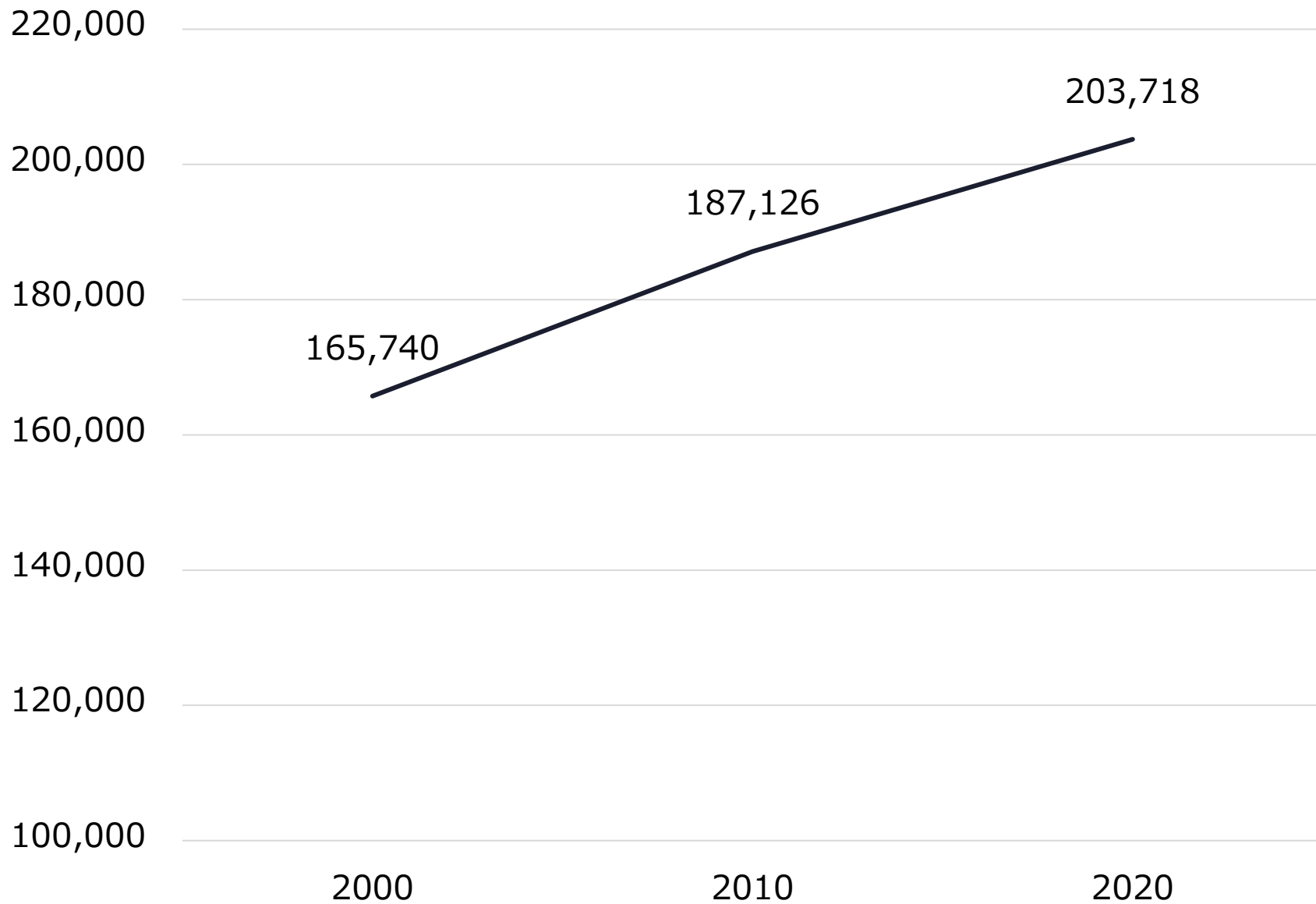
- Land uses, intensity, design
- Staff, programs and infrastructure investment

Collaborative

- Documents a community conversation

Policy, not Regulatory

- Lays the groundwork for current and future regulations



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
- Projected: 259,000 by 2042



Land Use 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

Outreach and Input

Stakeholder Meetings

- July - August

Public Meetings

- Aug 13 Long Branch Baptist
- Sept 3 – Tri-County Tech
- Sept 4 – Mount Airy Baptist
- Oct 28 – Civic Center



Outreach and Input

Community Survey

- August 7 – October 6, 2025
- 674 Responses
- Advertised via social media, public meetings, and events.



What are the top three challenges facing Anderson County moving forward?



Top Survey Responses

1. Management of residential growth
2. Traffic and infrastructure capacity
3. Loss of farmland/rural character

Should Anderson County encourage or discourage the following land uses in unincorporated areas?

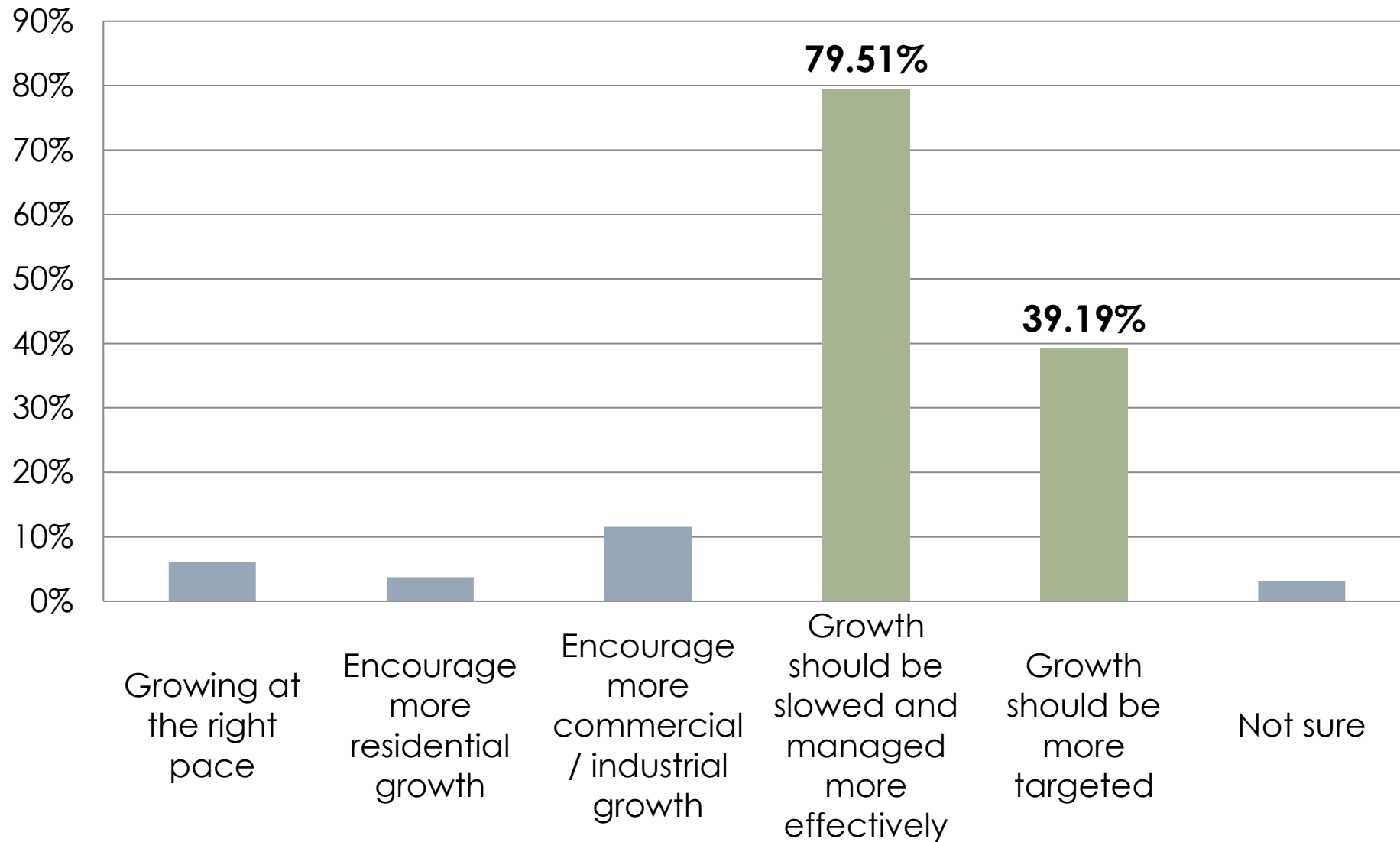


Respondents strongly prefer reuse of existing buildings/sites, agriculture/forestry, recreation, and small scale commercial.

Preference towards discouraging residential subdivisions and mining activities.

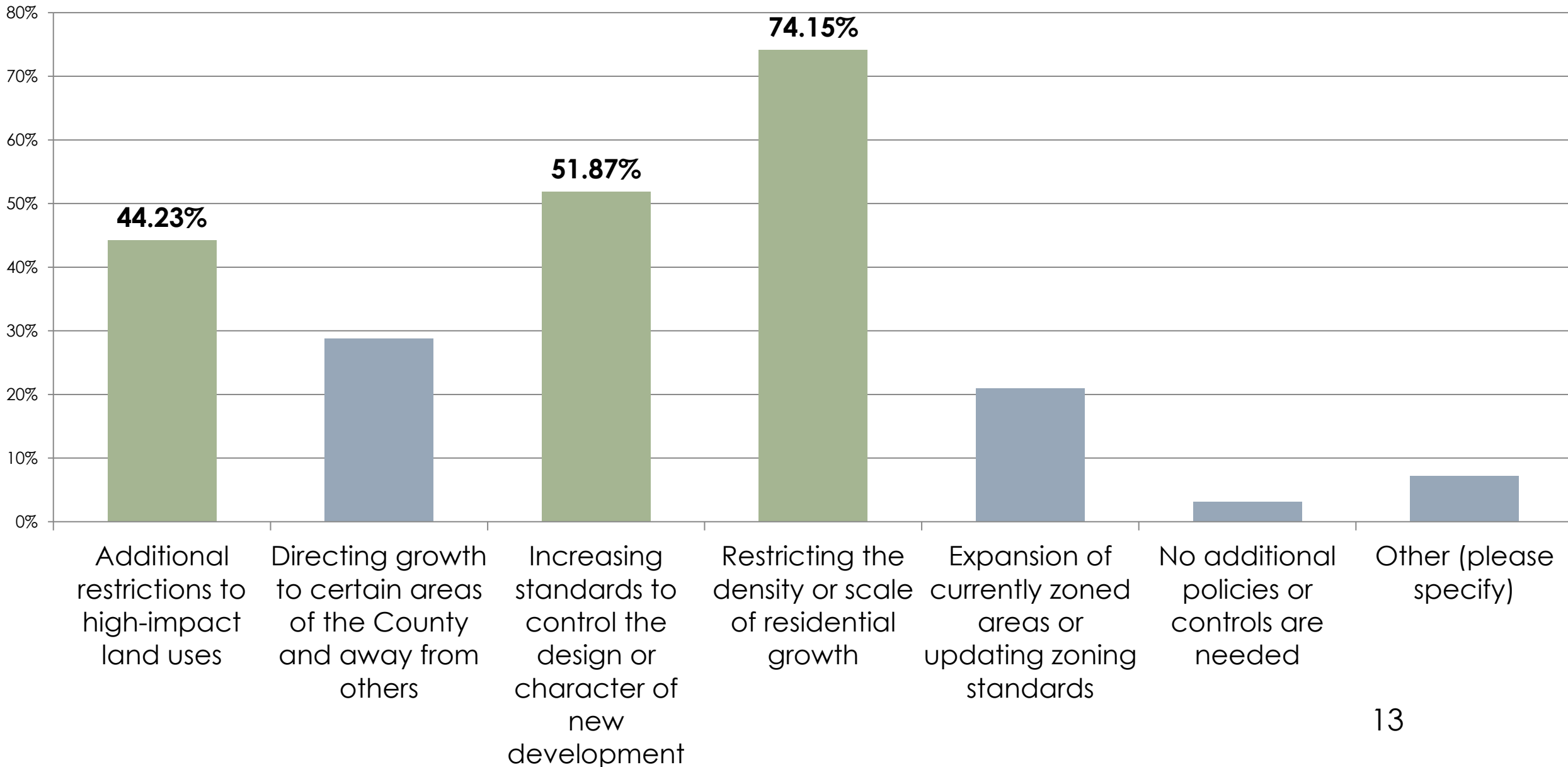


How do you feel about growth and development in Anderson County?





Which growth management measures do you support?



Residential growth in the county can take many forms. Indicate your support for the neighborhood design types below.

	Support	Do Not Support	Neutral
Conventional subdivisions	12.99%	64.80%	22.20%
Conservation design	46.36%	33.77%	19.87%
Large lot subdivisions	58.98%	23.89%	17.13%
Farmhouse clusters	66.72%	10.33%	22.95%



Conventional Subdivisions



- Typical subdivision design
- Medium sized lots ~ 1/2 acre
- Limited open space



Conservation Design



- Same number of lots as conventional subdivision but development clustered
- Smaller lots in exchange for more open space (40%+) and amenities



Large Lot Subdivisions



- Typical subdivision design
- Larger sized lots > 1/2 acre
- No shared open space

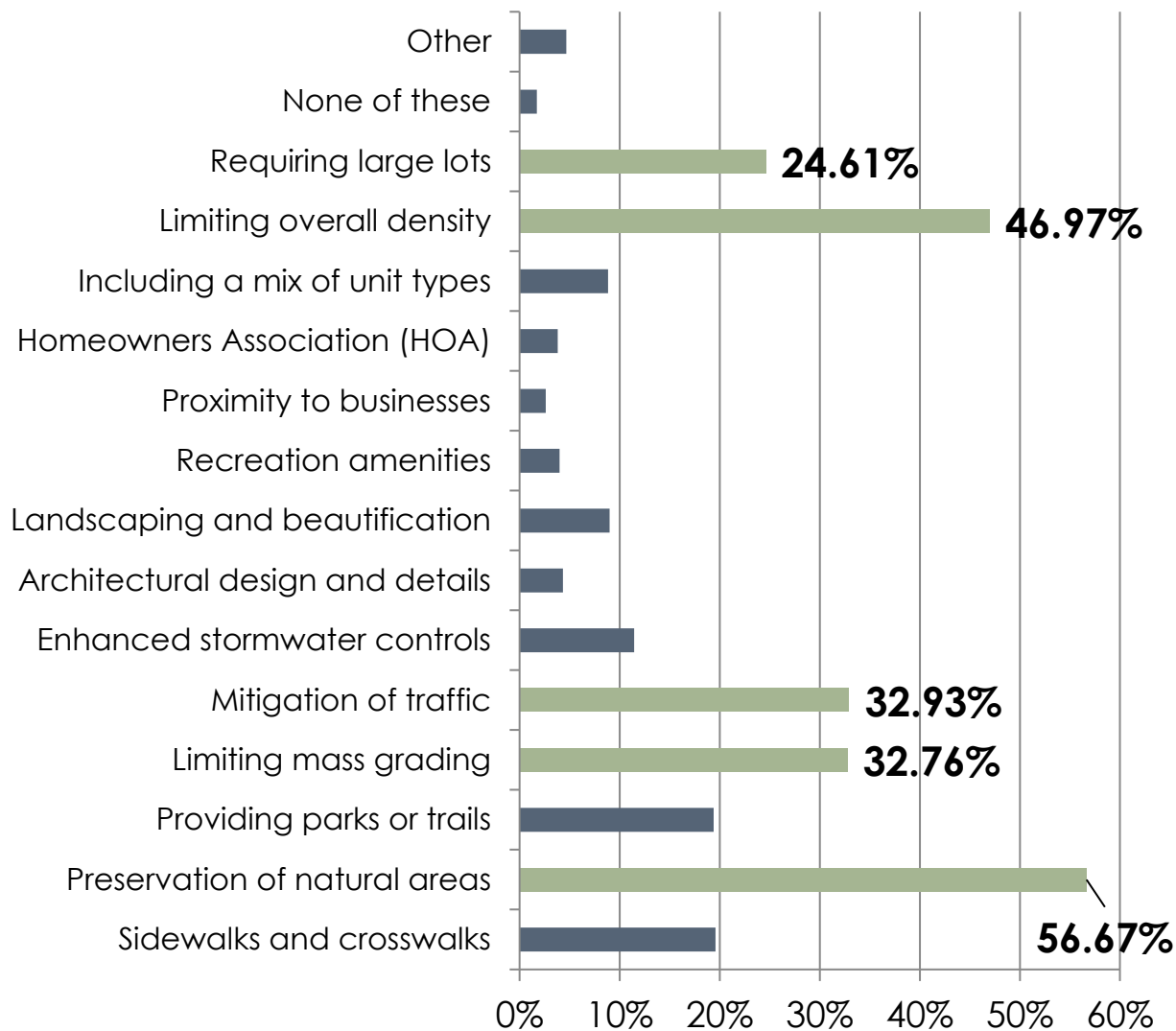


Farmhouse Cluster



- Small-scale subdivision with a low overall density
- Flexibility in lot size to allow for buildings to be clustered (like farm buildings) to protect natural resources and views

For new neighborhoods, what qualities do you think are the most important?



Respondents favor preservation of natural areas, limiting overall density, limiting mass grading, requiring large lots, and mitigation of transportation issues.

Other Responses Include:

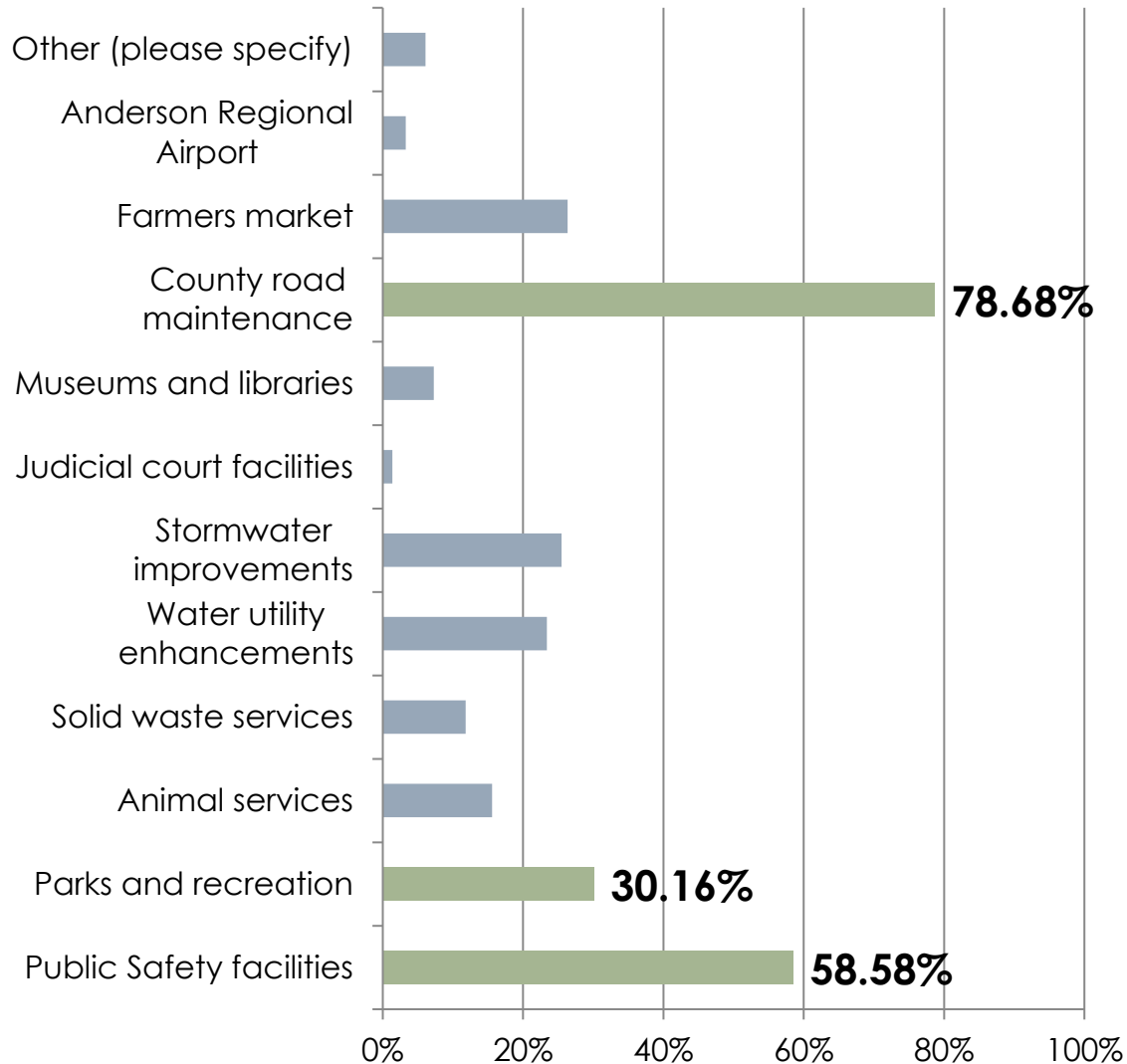


Community Connectivity & Multimodal Transportation



Natural Spaces that Encourage Outdoor Activities

As Anderson County grows, what services should the County invest in?



TOP 3

1. County Road Maintenance
2. Public Safety Facilities
3. Parks and Recreation

Draft Land Use 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.



Draft Community Facilities Goals

Goal 1: Provide quality active and passive recreational opportunities for all ages and areas of the County.

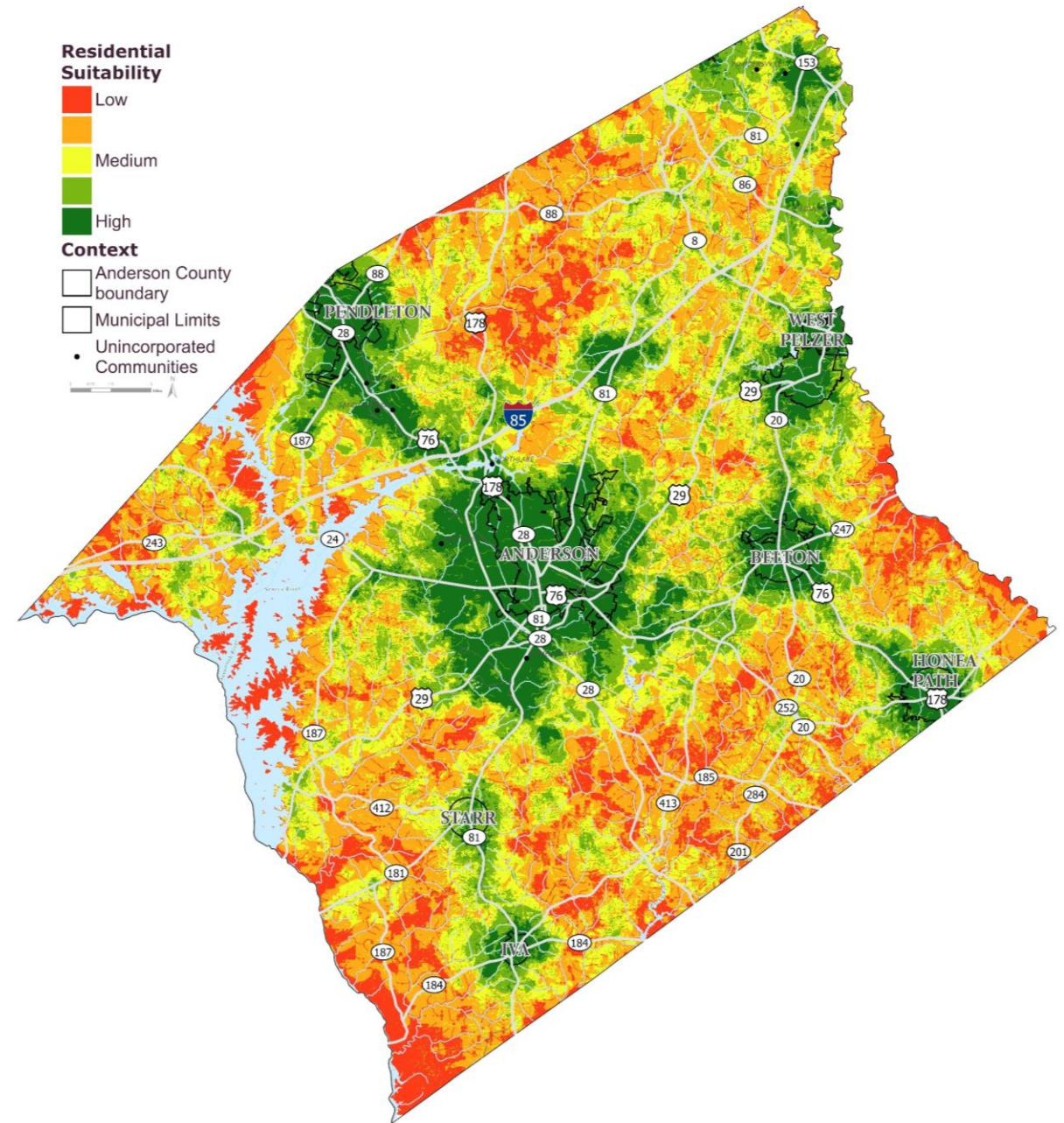
Goal 2: Prioritize water and sewer system upgrades that support economic development and land use goals.

Goal 3: Ensure adequate public safety and community services are available for all citizens.



Land Use Suitability

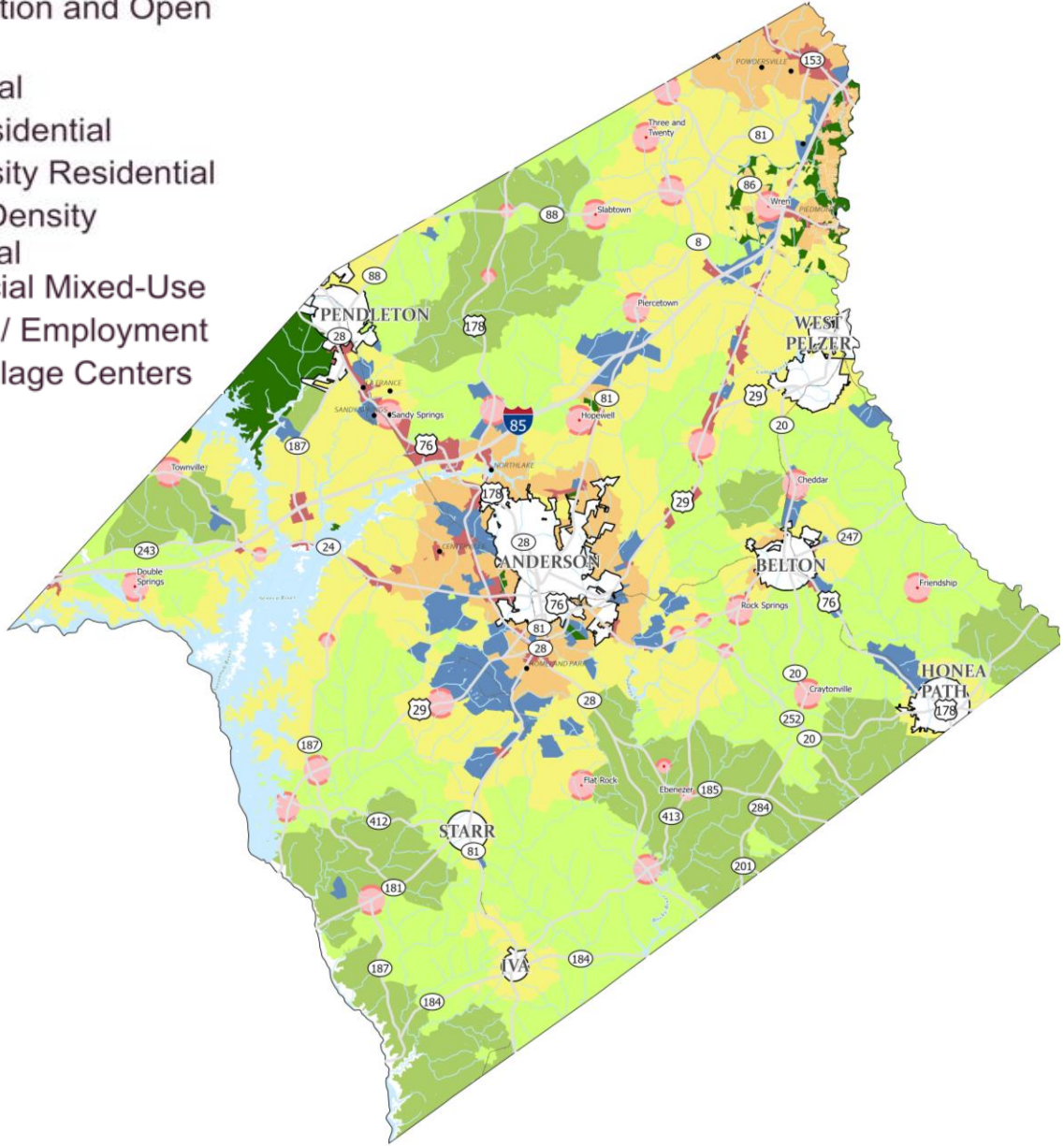
- Agricultural, Residential, Commercial and Industrial Suitability Analyses
- Example Inputs for Residential
 - Proximity to schools, parks, and commercial services
 - Distance from Industrial Uses
 - Access to Utilities
- Comparable analysis for ag, commercial and industrial



Future Land Use

- **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 is 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 Future Land Use



Future Land Use – Draft Character Areas

Agricultural



Low Density Res



Rural Center



Industrial / Emp



Rural Residential



Medium Density



Commercial MXU



Parks and OS



Major Recommendations

- Consider adopting rural and low-density subdivision regulations or zoning that encourages higher density growth in more suitable areas.
- Require adequate standards and improvements concurrent with development (e.g. open space reservation and transportation improvements).
- Consider changes to review and approval processes for development and/or zoning.
- Develop a comprehensive park master plan with short- and long-term goals for capital investment and services.
- Strategically identify sewer utility service boundaries that correspond with anticipated growth areas while limiting expansion in established agricultural areas of the County.
- Address future public safety needs including equipment, building, and personnel needs in underserved areas of the County.

LUDO PROJECT OVERVIEW

This project will create a new
LAND USE AND DEVELOPMENT ORDINANCE (LUDO)
that will replace:

- Chapter 24 (Land Use)
 - Chapter 48 (Zoning)
- of the current County Code of Ordinances

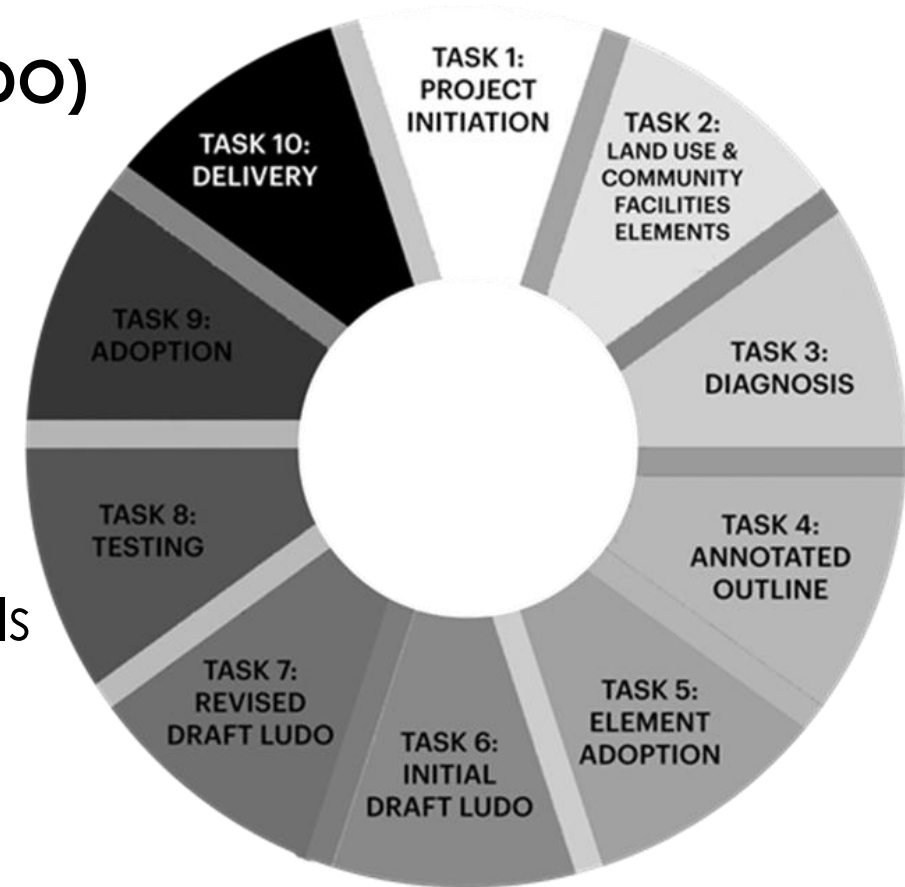
Completed Project Initiation:

- Kick-off Meetings and County Tour
- Interviews with Stakeholders, Elected Officials
- Public Forums

Currently finalizing the Code Diagnosis:

- Review of Policy Guidance
- Analysis of Current Ordinances

The new Land Use & Development Ordinance will be adopted in 2027



LUDO PROJECT GOALS

- To establish a more coherent strategy for managing growth pressure
- To establish more predictable development outcomes for everyone
- Protection of the County's agricultural heritage and community character
- To foster higher-quality development using standards and incentives
- To support property values
- Better tools for managing traffic and stormwater



LUDO PROJECT GOALS

LUDO Provisions will replace standards in Chapter 24, Land Use –

These changes will be applicable throughout the unincorporated County – whether you live in a zoned area or not



CODE DIAGNOSIS – KEY ISSUES

1. Implement the relevant guidance from the forthcoming 2026 comprehensive plan

- Simplify & consolidate the 31 zoning districts, including a new Village Center District
- Explore new concurrency level of service standards for roads and schools(?)

2. Create a more user-friendly code

- Consolidate
- New page layout and numbering system
- Replace prose and long paragraphs
- More illustrations
- More summary tables and flowcharts
- Develop clear, measurable review criteria



CODE DIAGNOSIS – KEY ISSUES

3. Establish a greater procedural clarity and predictability

- Better reflect current practice
- Uniform procedural structure
- Add common review procedures
- Add application completeness and pre-application standards
- Establish a conditional rezoning district option

4. Protect community character

- Continue to exempt farming and agriculture from rules
- Revise conservation subdivisions to increase open space and limit visibility
- Require larger single-family subdivisions to provide more open space
- Add new limitations on mass grading
- Add more criteria for extension of water and sewer



CODE DIAGNOSIS – KEY ISSUES

5. Modernizing the zoning districts and uses

- Deploy a use classification system
- Use summary tables
- Add modern principal use types (data centers, event venues, etc.)
- Incorporate additional specific use standards for most use types

6. Raising the bar for development quality

- Add street connectivity and street continuation standards
- Add new single-family residential design standards
- Incorporate new design standards for multi-family & commercial uses
- Update sign ordinance and provide graphics
- Revisit landscape ordinance and open space requirements
- Add tree preservation standards
- Establish more flexible compliance methods



CODE DIAGNOSIS – KEY ISSUES

7. Incorporating incentives for preferred forms of development

- Exclude some workforce housing units from density counts
- Allow by-right reviews for desired use types
- Encourage tree retention
- More mixed-use development by right in non-residential districts
- New incentives for sustainable development features

8. Ensuring legal sufficiency

- Ensure compliance with Chapter 29 of the South Carolina Code of Laws
- Update sign ordinance to align with federal case law (Reed v Gibert)
- Ensure consistency with federal telecommunications laws



www.andersoncountyludo.com

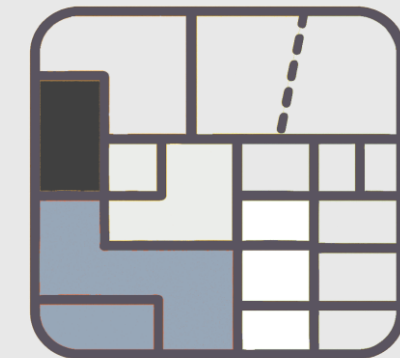
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