



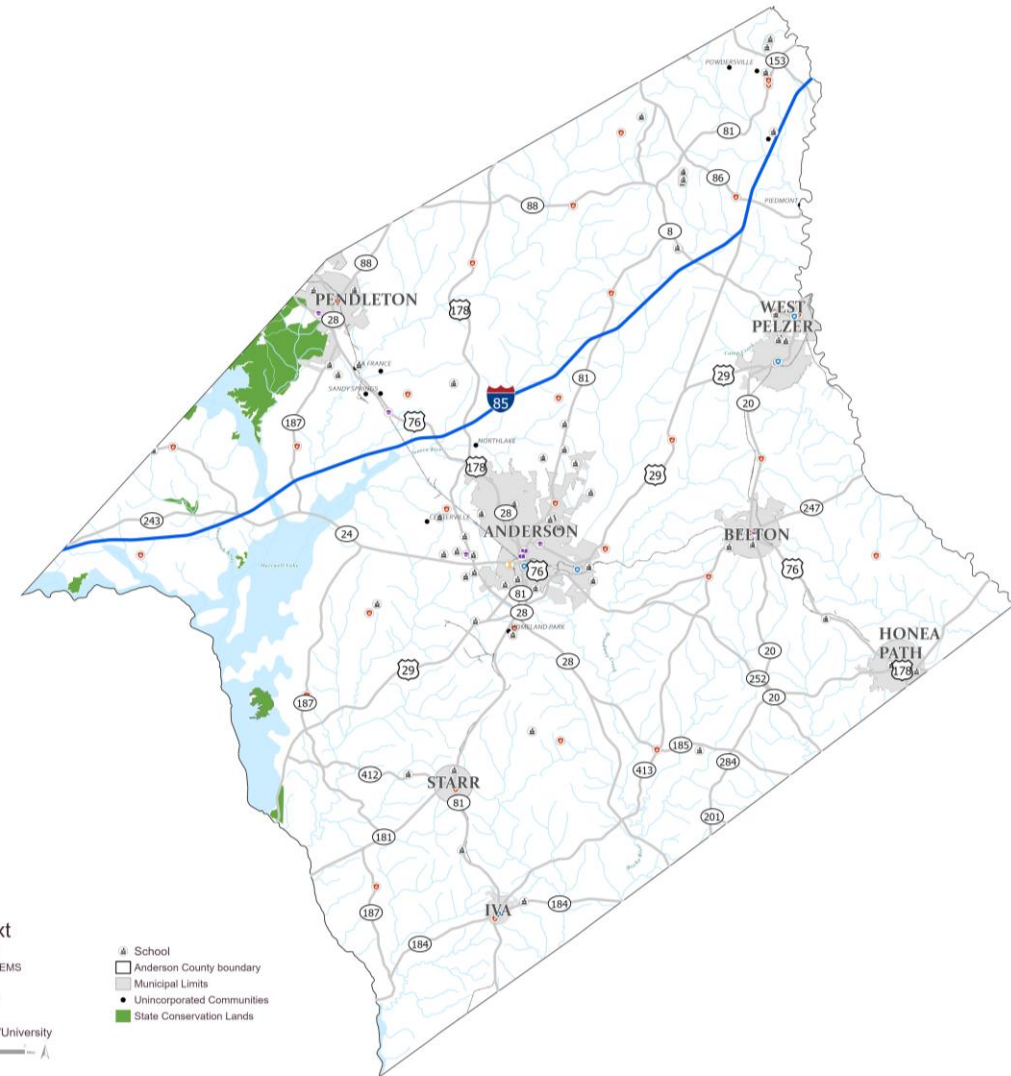
**ANDERSON COUNTY**  
SOUTH CAROLINA

# COMMUNITY PROFILE

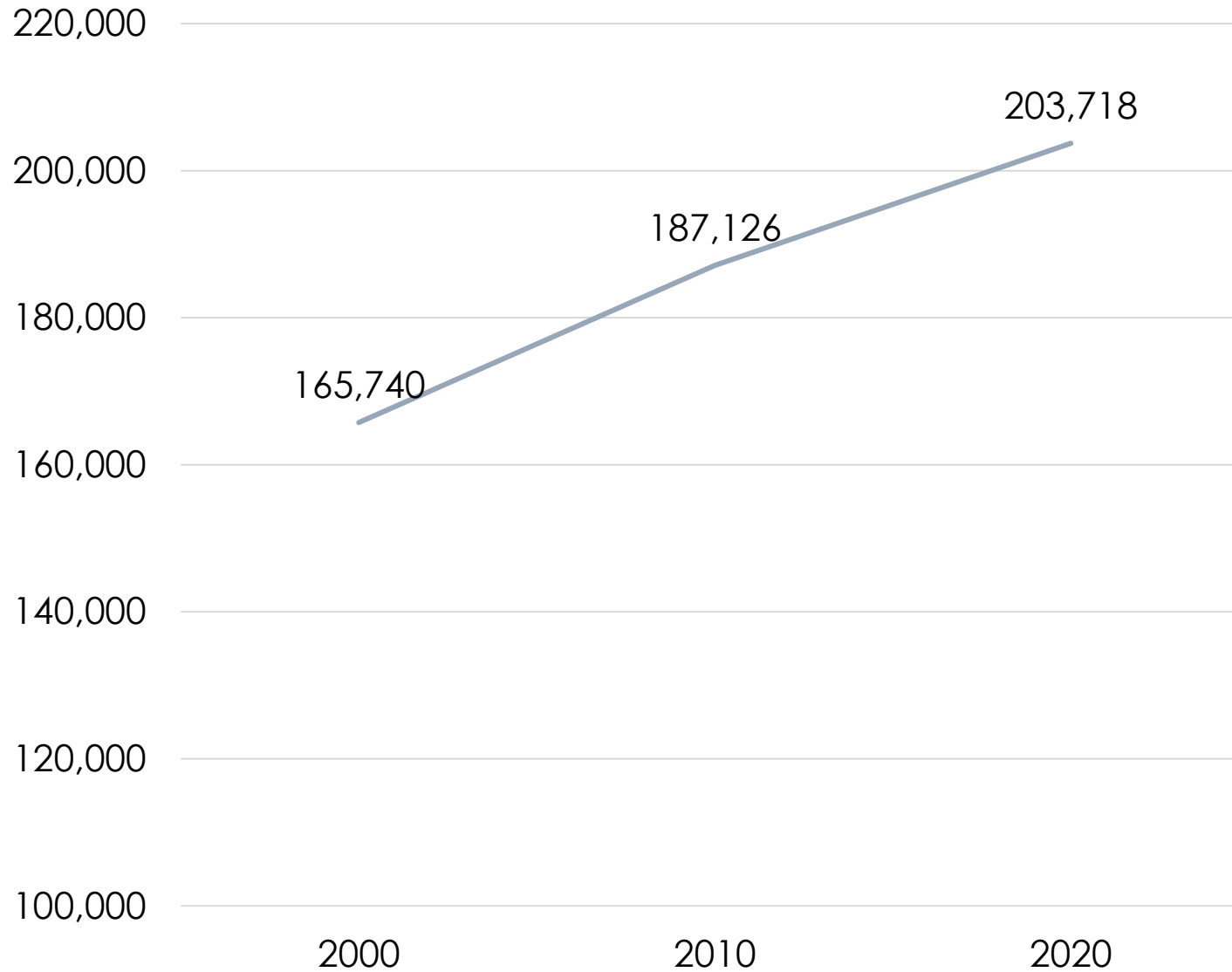
June 12, 2025

# STUDY AREA

- 755 Square miles
- Borders 7 adjacent counties in SC and GA
- Includes 7 municipalities



# Demographics & Economy



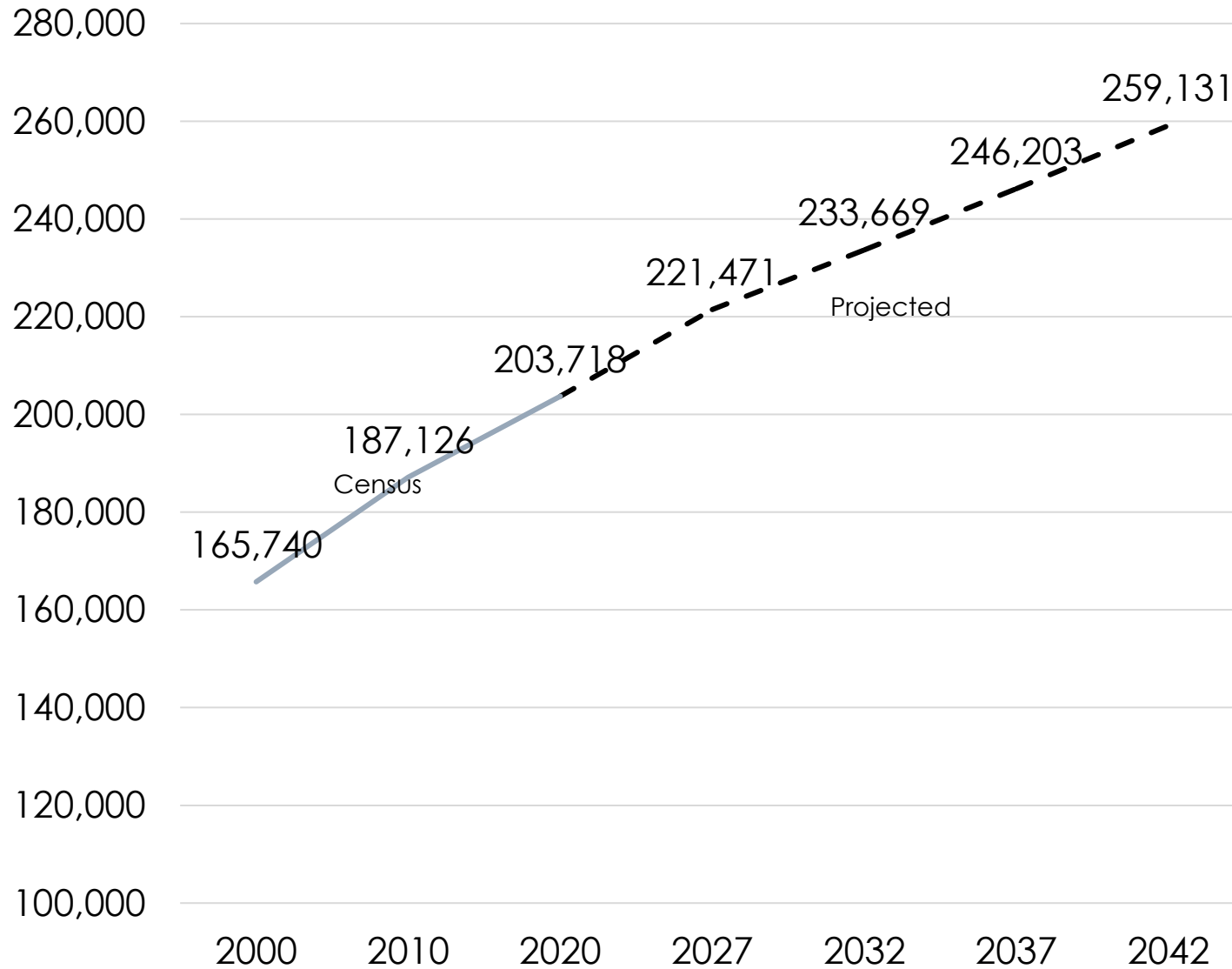
Source: American Community  
Survey & Decennial Census

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



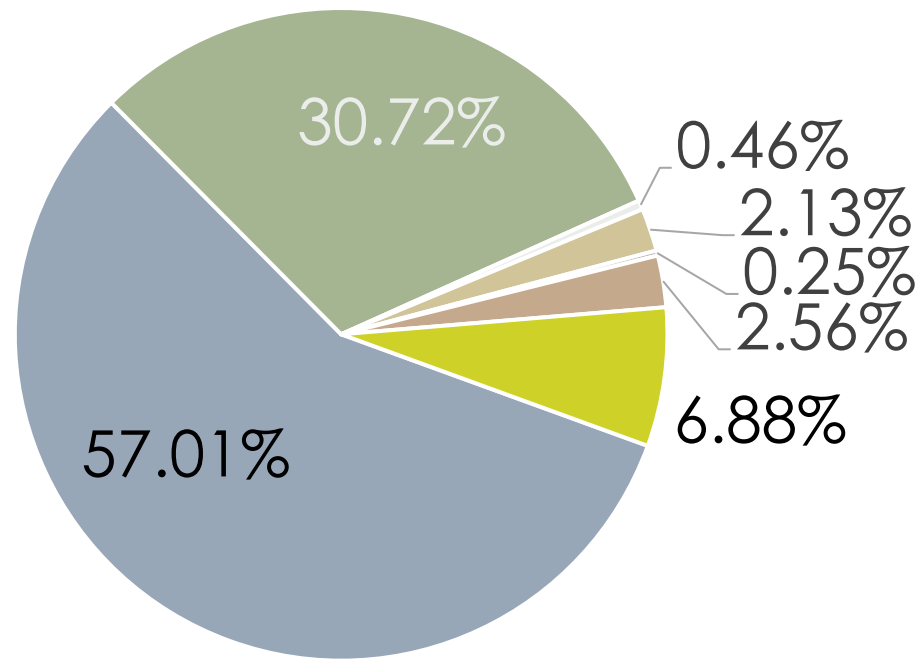
Source: American Community  
Survey & Decennial Census

Source: 2021 SC Revenue and Fiscal Affairs Office

## Population

According to the SC Revenue and Fiscal Affairs Office, Anderson County's population is expected to grow by 27.2% from 2020 to 2042.

## Anderson County Racial Makeup (2020)



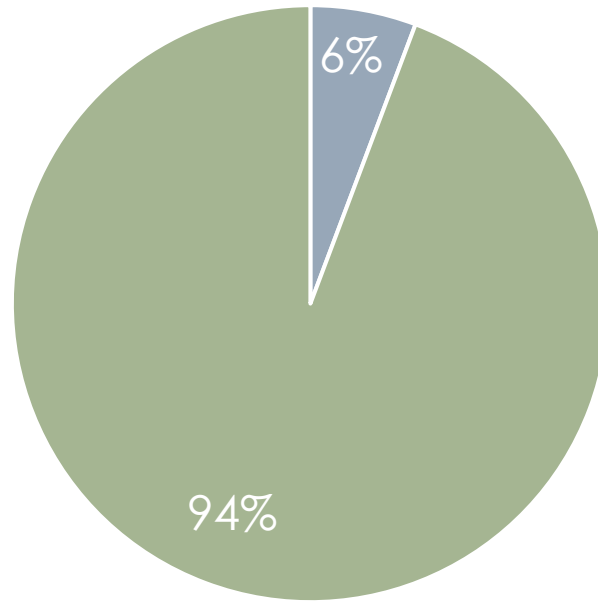
**Racial  
Makeup**

- White
- Black or African American
- American Indian alone
- Asian alone
- Native Hawaiian or Pacific Islander alone
- Some other race alone

Source: American Community  
Survey & Decennial Census

Source: Decennial Census

2020



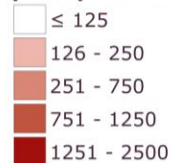
- Hispanic
- Not Hispanic or Latino

	2010	2020	% Change (2010-2020)
Hispanic	5,447	9,574	<b>75.8%</b>
Not Hispanic or Latino	181,679	194,144	6.9%
Total	187,126	203,718	

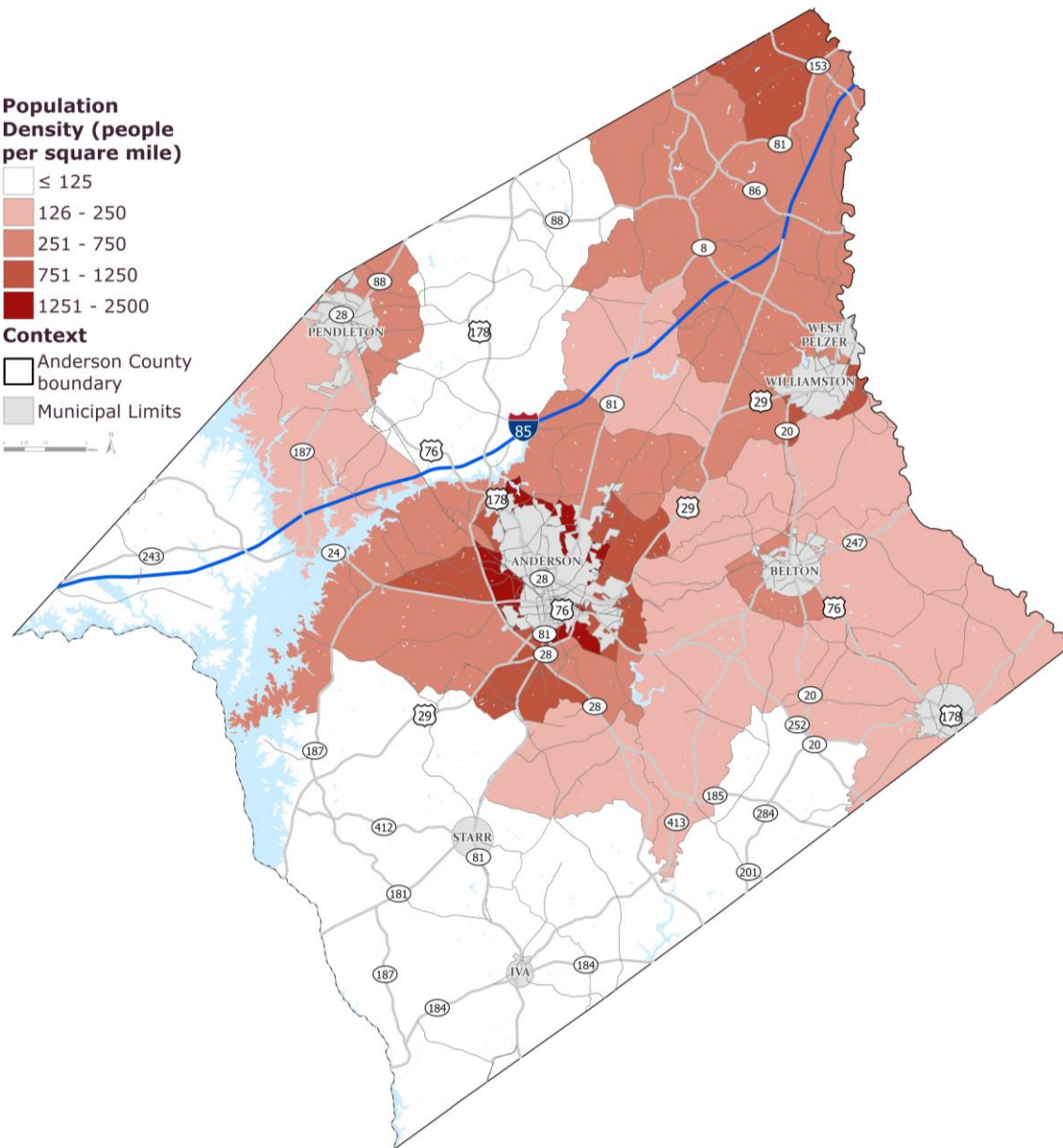
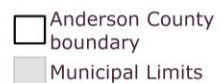
## Hispanic

Hispanic population has increased 75.8% from 2010 to 2020.

**Population  
Density (people  
per square mile)**



**Context**



# POPULATION DENSITY

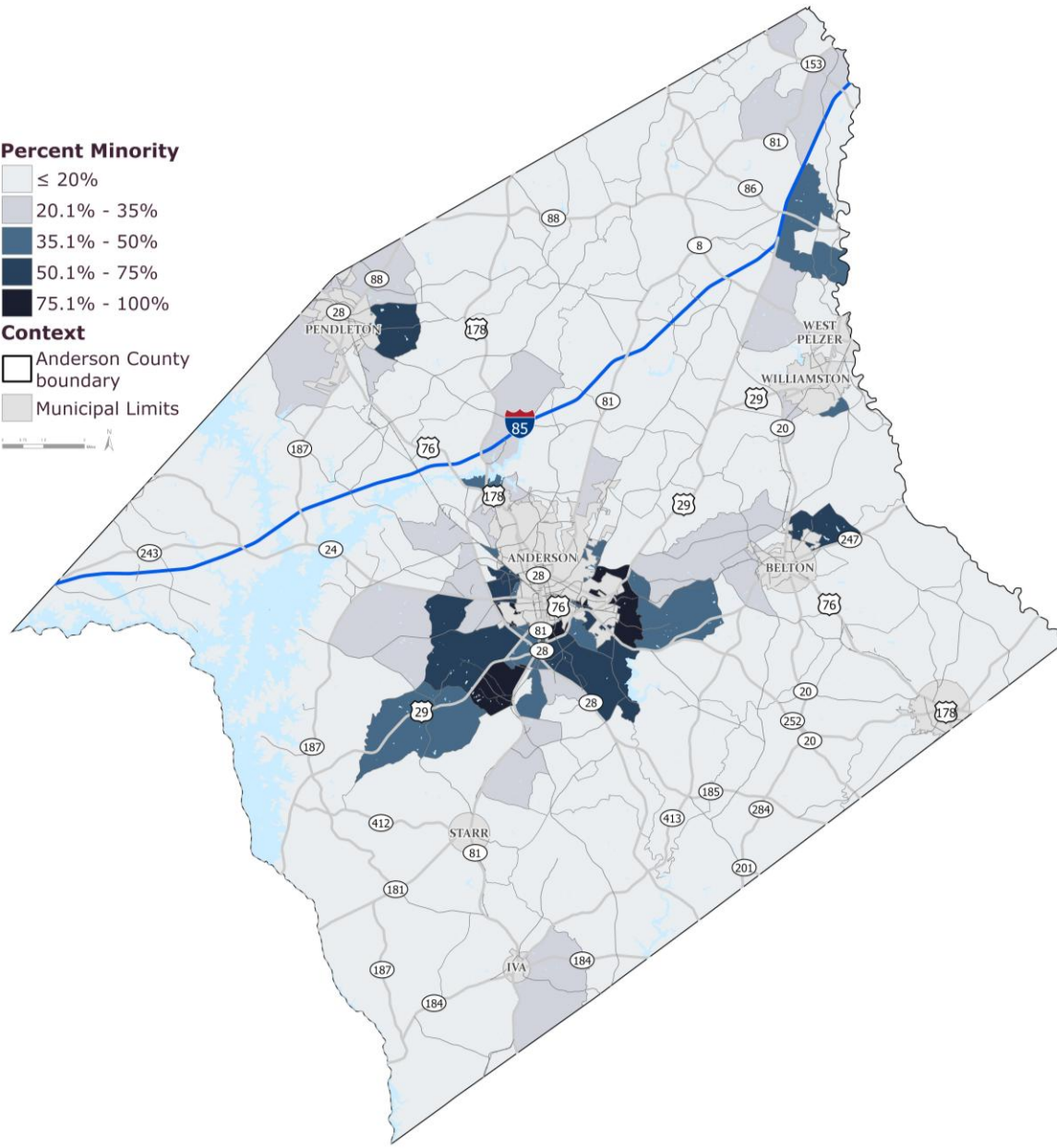
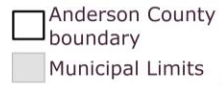
(per Square  
Mile)



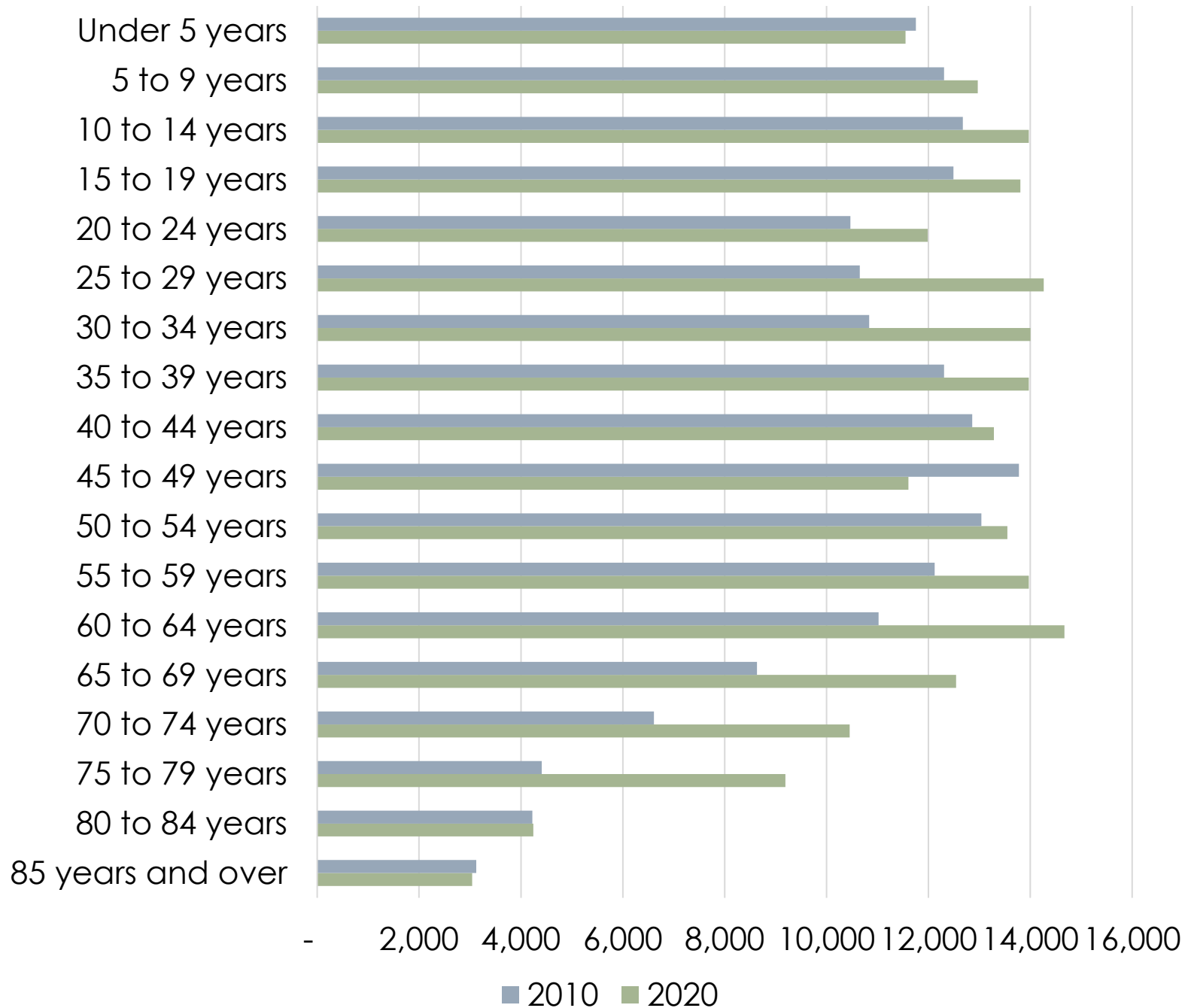
**Percent Minority**



**Context**



# MINORITY POPULATION PERCENTAGE (2020)



## Population by Age

Populations in almost every age cohort increased.

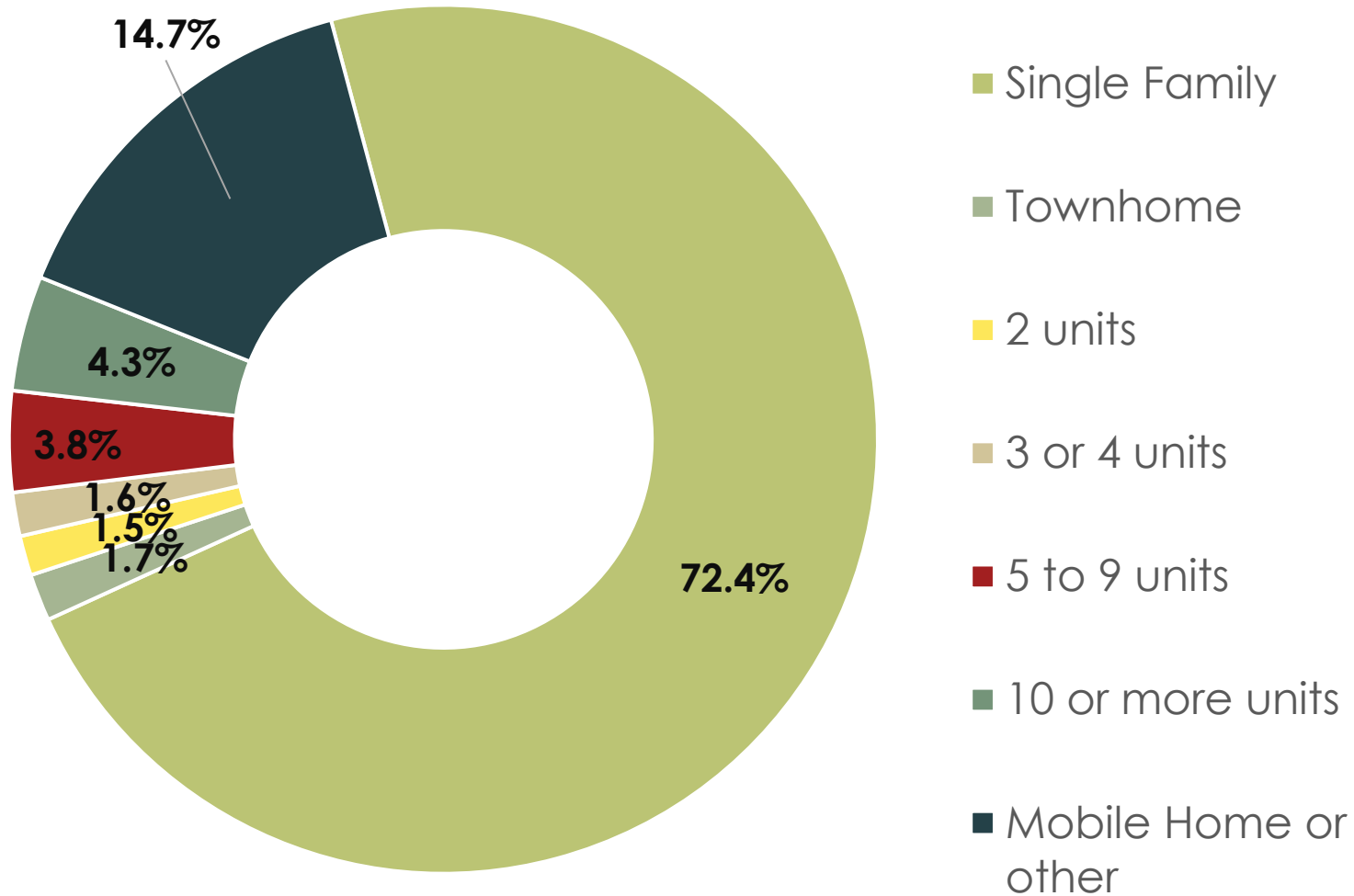
Source: American Community Survey

				Change 2000 - 2020	
	2000	2010	2020	#	%
Anderson County	37.3	39.2	40.7	3.4	9%
Greenville County	35.5	36.9	38.3	2.8	8%
Pickens County	32.7	34.5	36.4	3.7	11%
SC	35.4	37.4	39.7	4.3	12%

# Median Age

The median age for Anderson Co has increased from 37.3 to 40.7. This is a higher median age than the surrounding counties and South Carolina.

# Housing by Type, 2020



Source: American Community Survey

## Housing

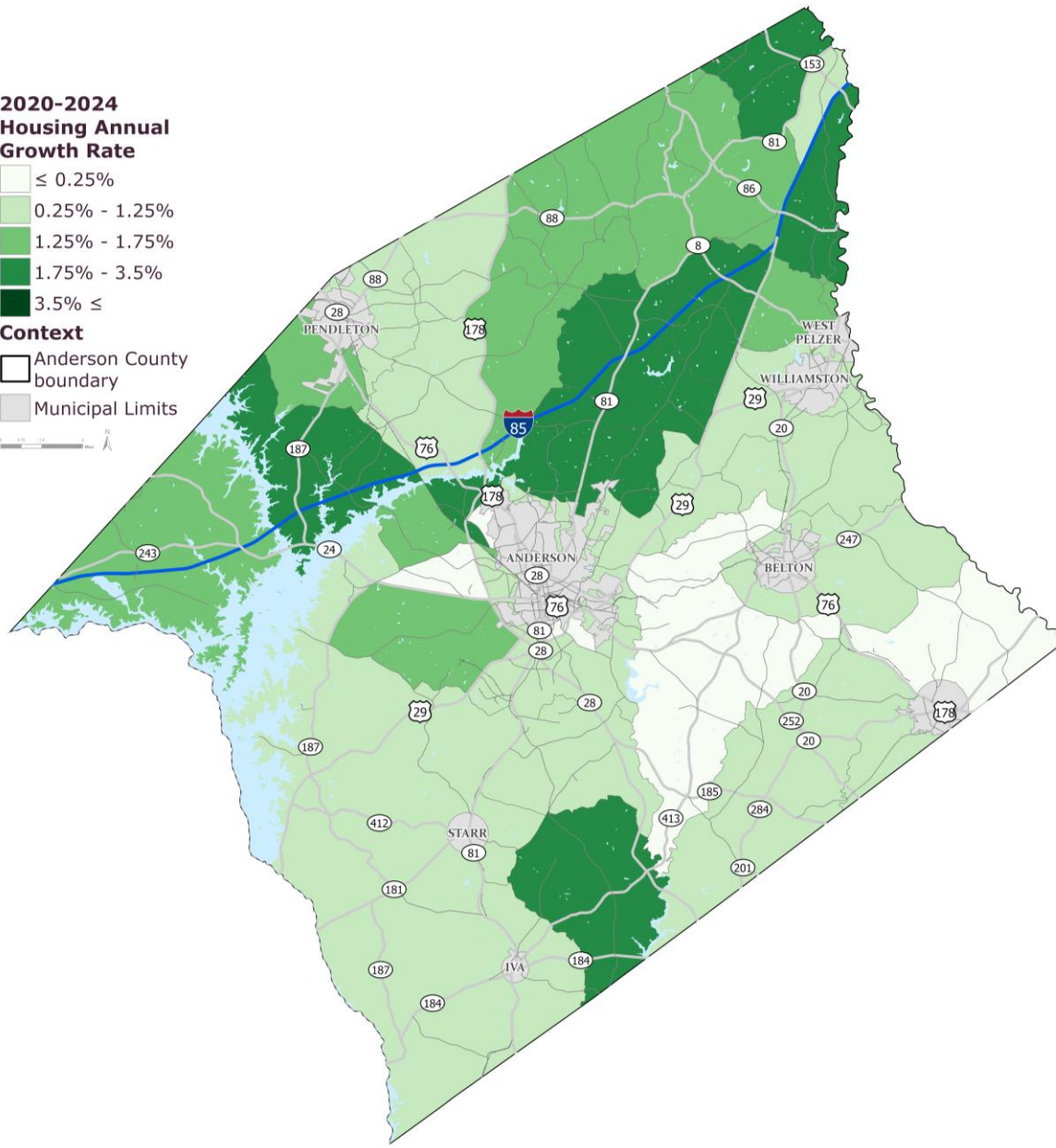
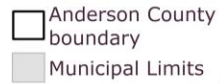
- 72.4% of housing is single-family homes
- 14.7% is considered mobile homes



**2020-2024  
Housing Annual  
Growth Rate**



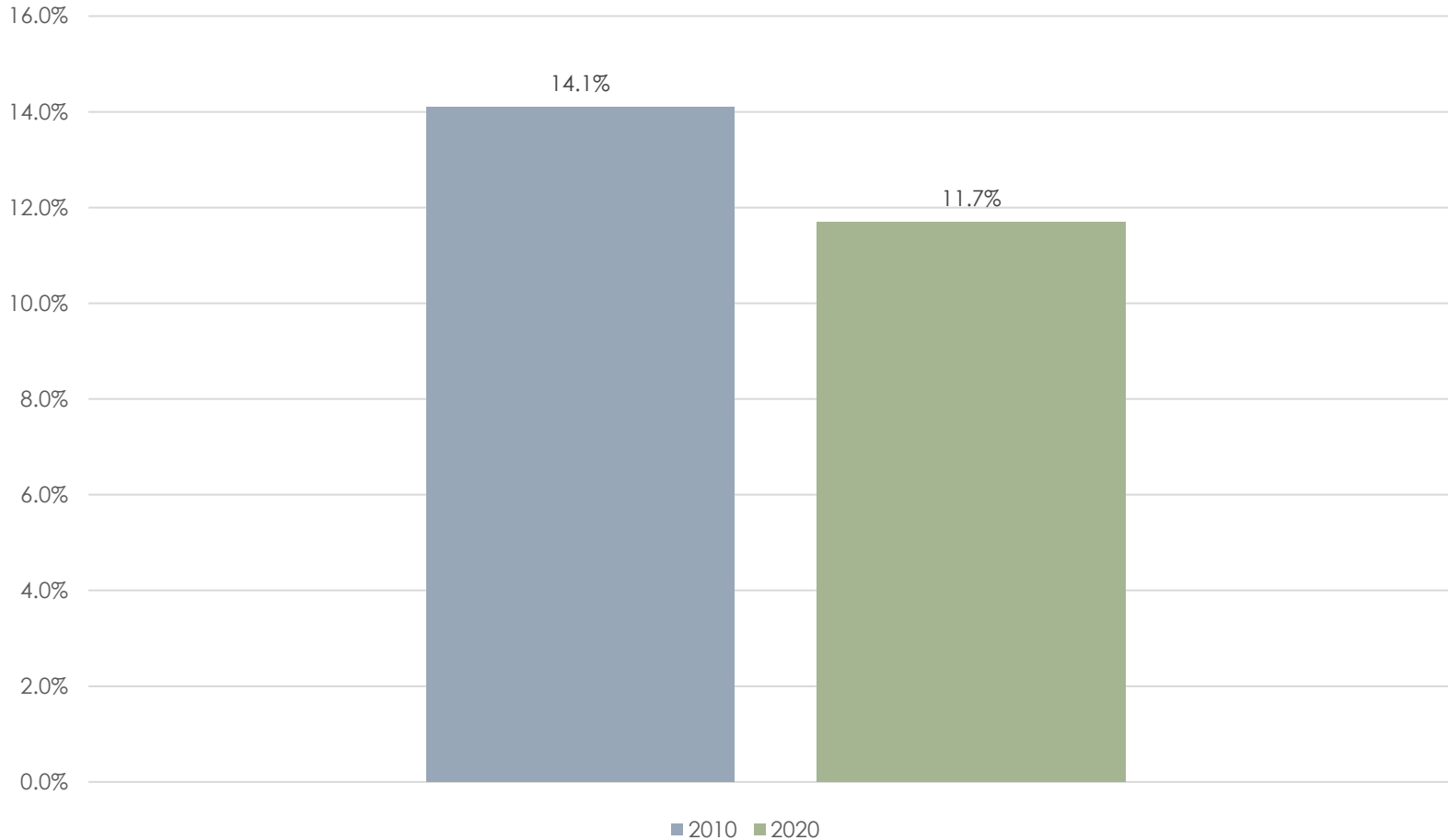
**Context**



# Housing Growth Map

- The areas with the highest levels of growth are predominately in the norther part of Anderson County.

## HH Vacancy

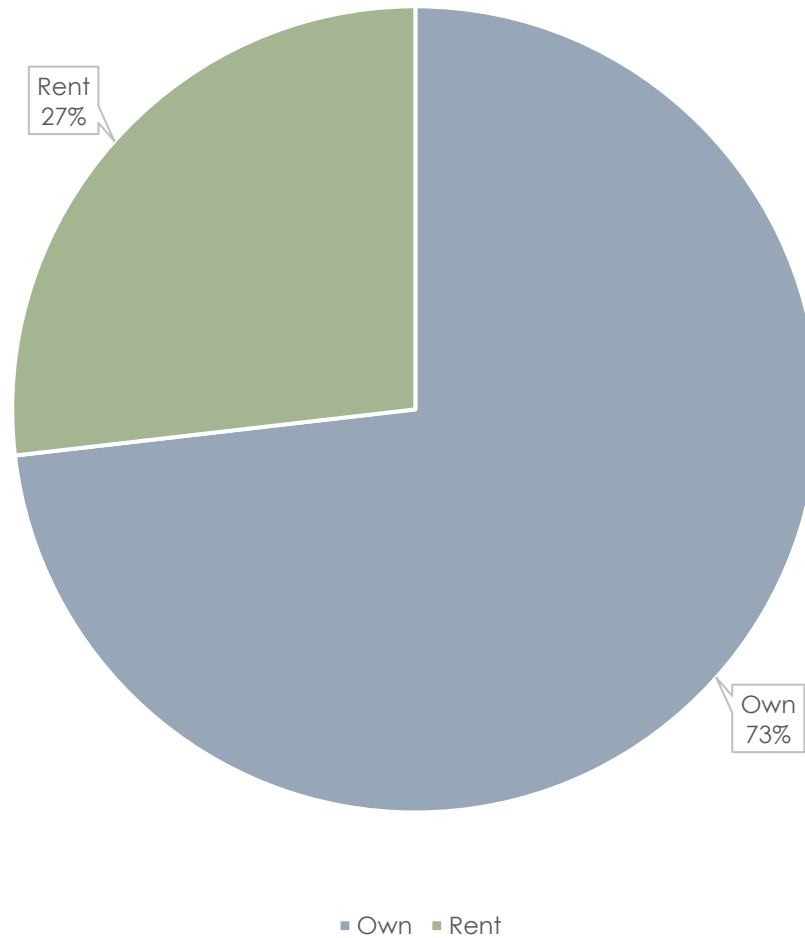


Source: American Community  
Survey & Decennial Census

Source: American Community Survey

## Vacancy

- Housing vacancies have dropped in Anderson County.

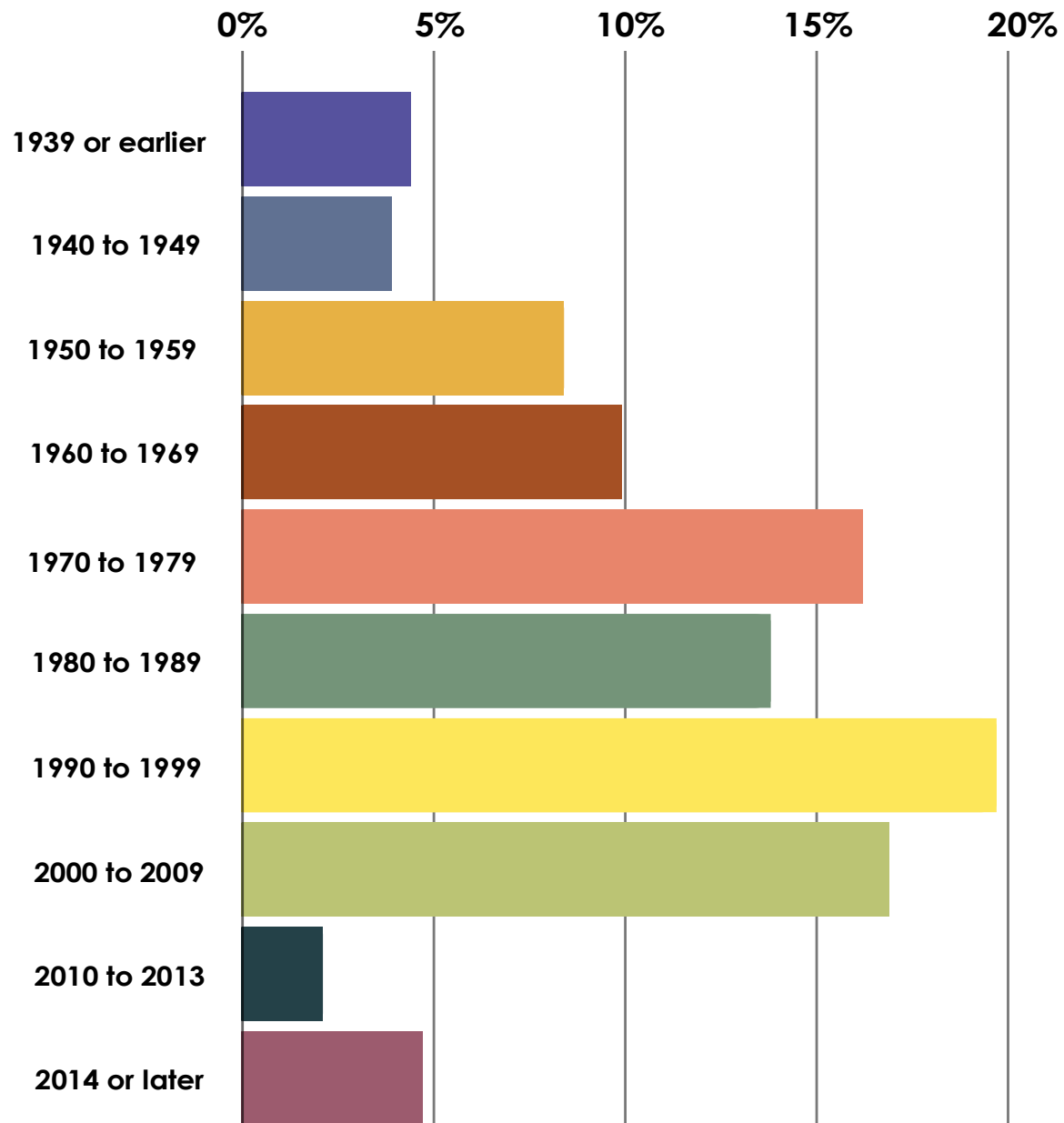


Source: American Community  
Survey & Decennial Census

Source: American Community Survey

## Own / Rent

- Nearly three quarters of Anderson County residents own their homes.



Source: American Community  
Survey & Decennial Census

Source: American Community Survey

# Built Year of Housing

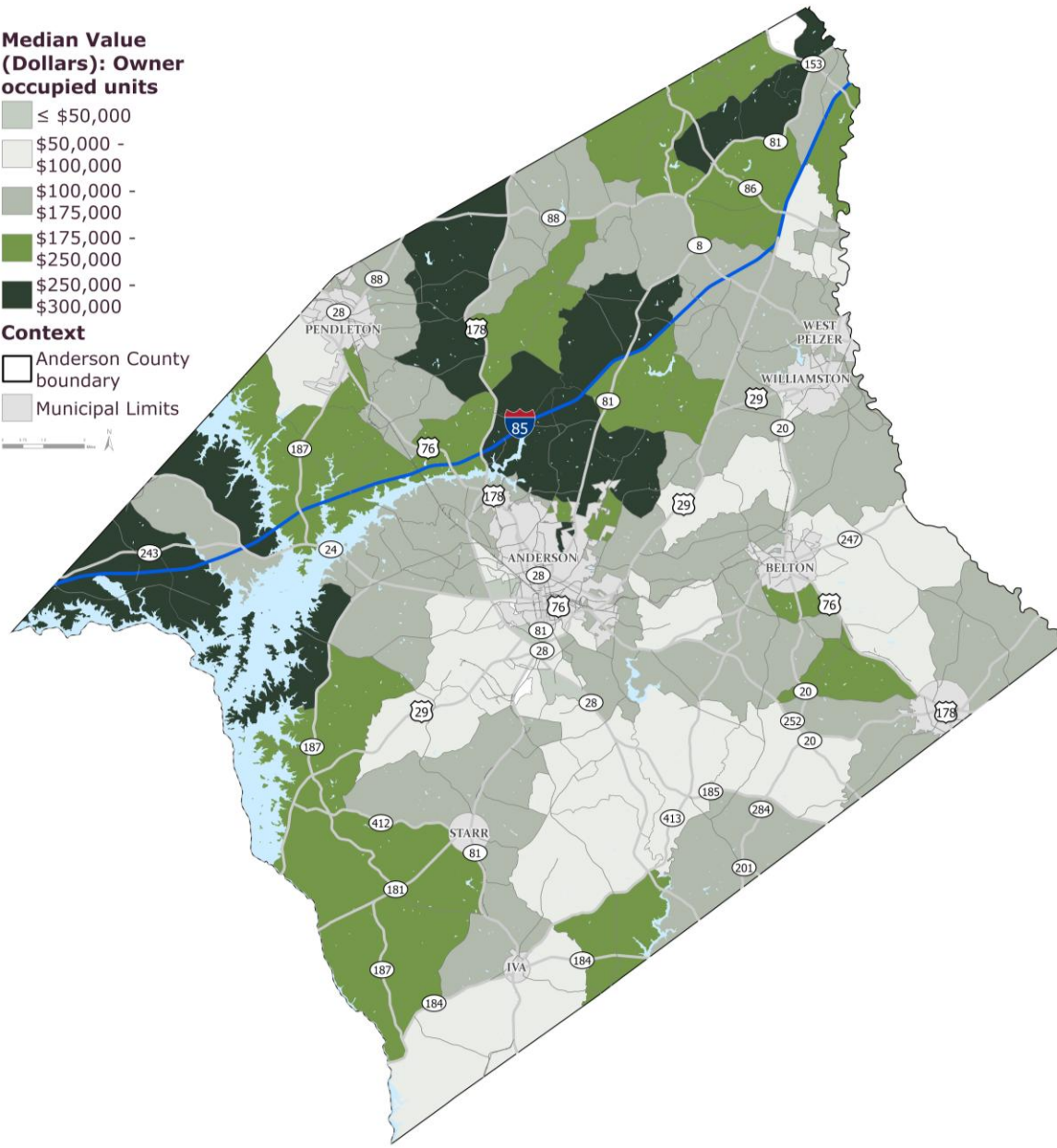
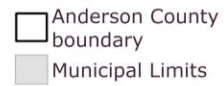
- Most housing in Anderson County was built before 2000.
- On 23.7% of housing was built after 2000



**Median Value  
(Dollars): Owner  
occupied units**



**Context**



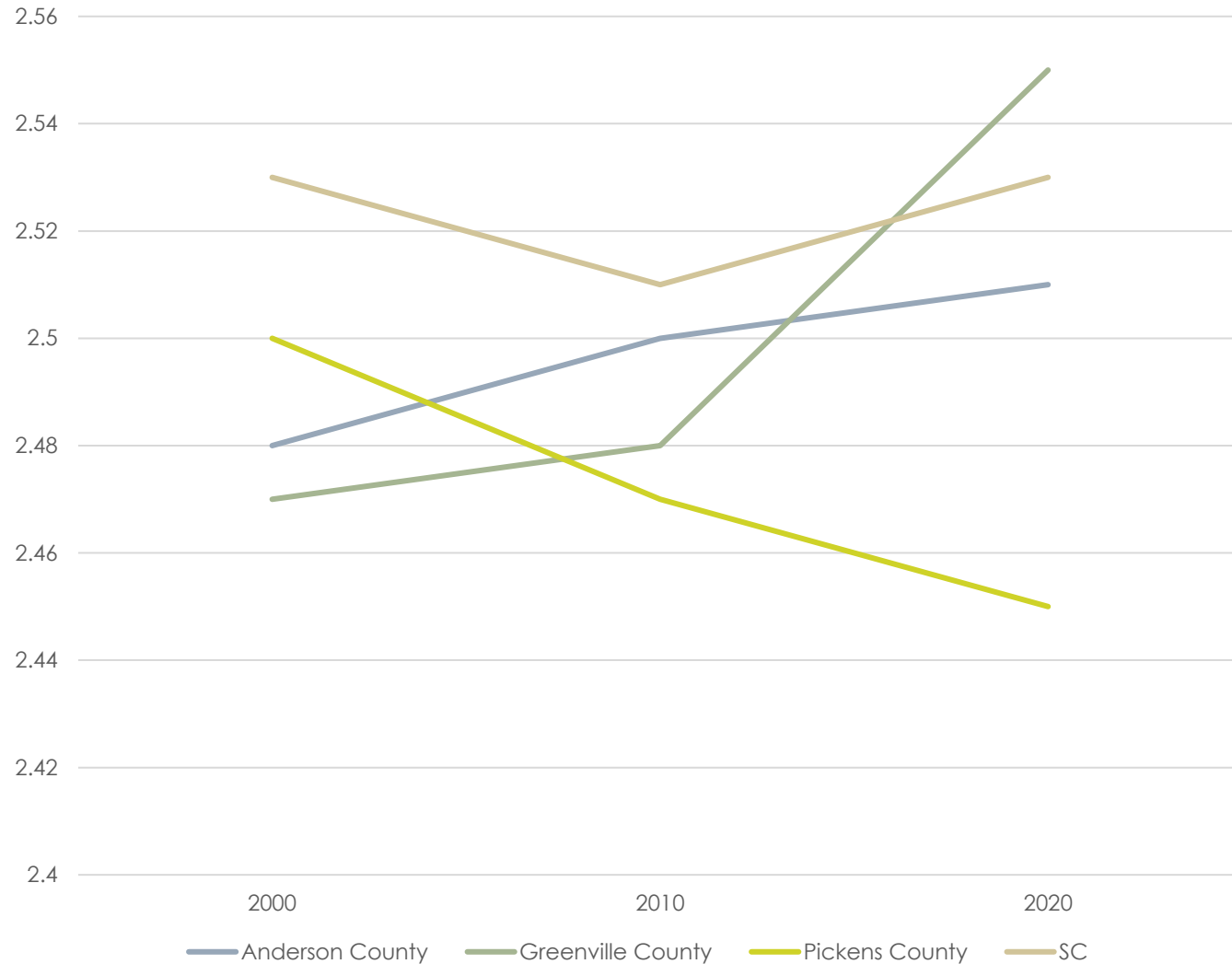
# MEDIAN HOME VALUE (2020)

Note the  
higher home  
values  
surrounding  
Lake Hartwell.

# Economy

# Average Household Size

Anderson County has a smaller household size than the state, but still higher than Pickens County.

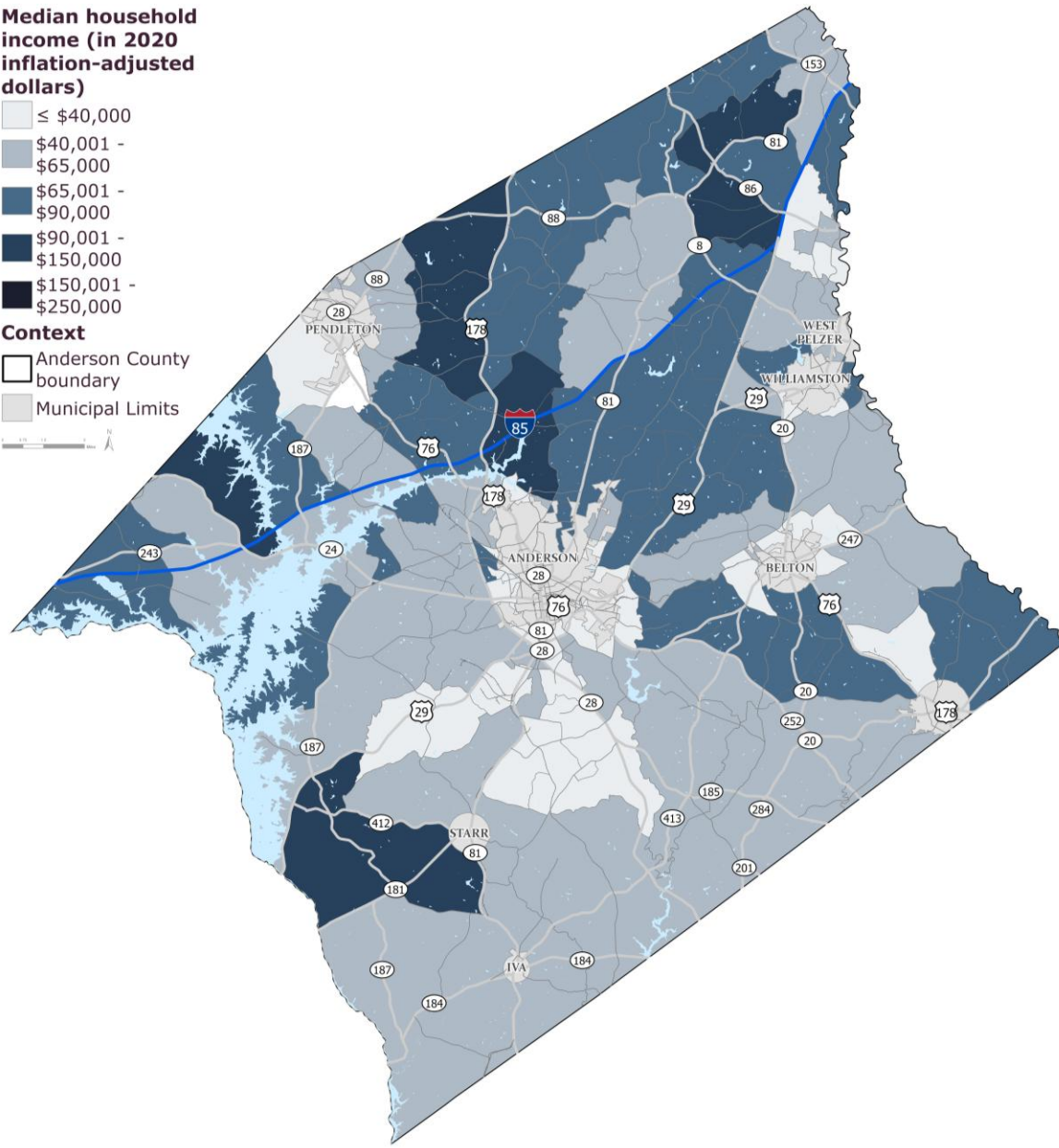
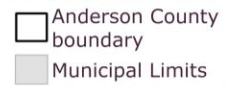


Source: 2000: Decennial Census;  
2010, 2020: ACS 5-Year

**Median household  
income (in 2020  
inflation-adjusted  
dollars)**

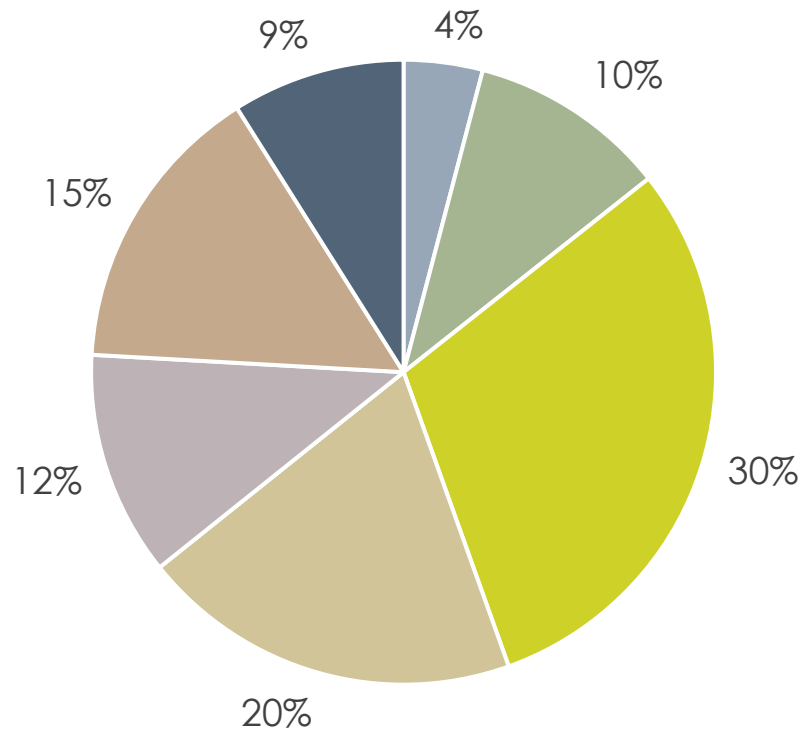


**Context**



# MEDIAN HOUSEHOLD INCOME (2020)

## Educational Attainment



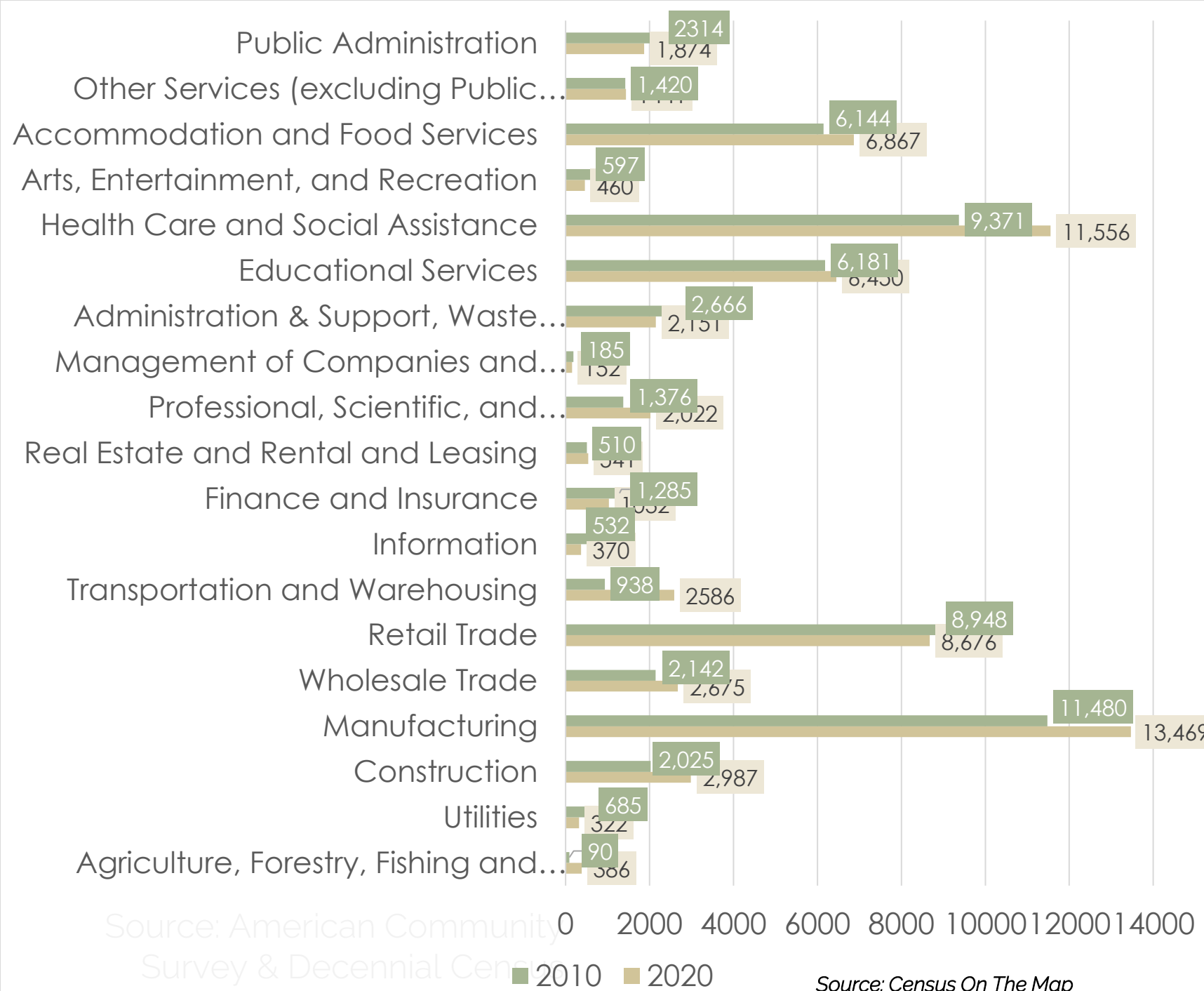
- Less than 9th grade
- some High School, no diploma
- High School graduate (incl. equivalency)
- Some college, no degree
- Associate's degree
- Bachelor's degree
- Graduate or professional degree

## Educational Attainment

- Over 55% of Anderson County's population has attended some form of college.

# Industry Growth

- The manufacturing and healthcare sectors are the fastest growing in Anderson County.



# Community Facilities

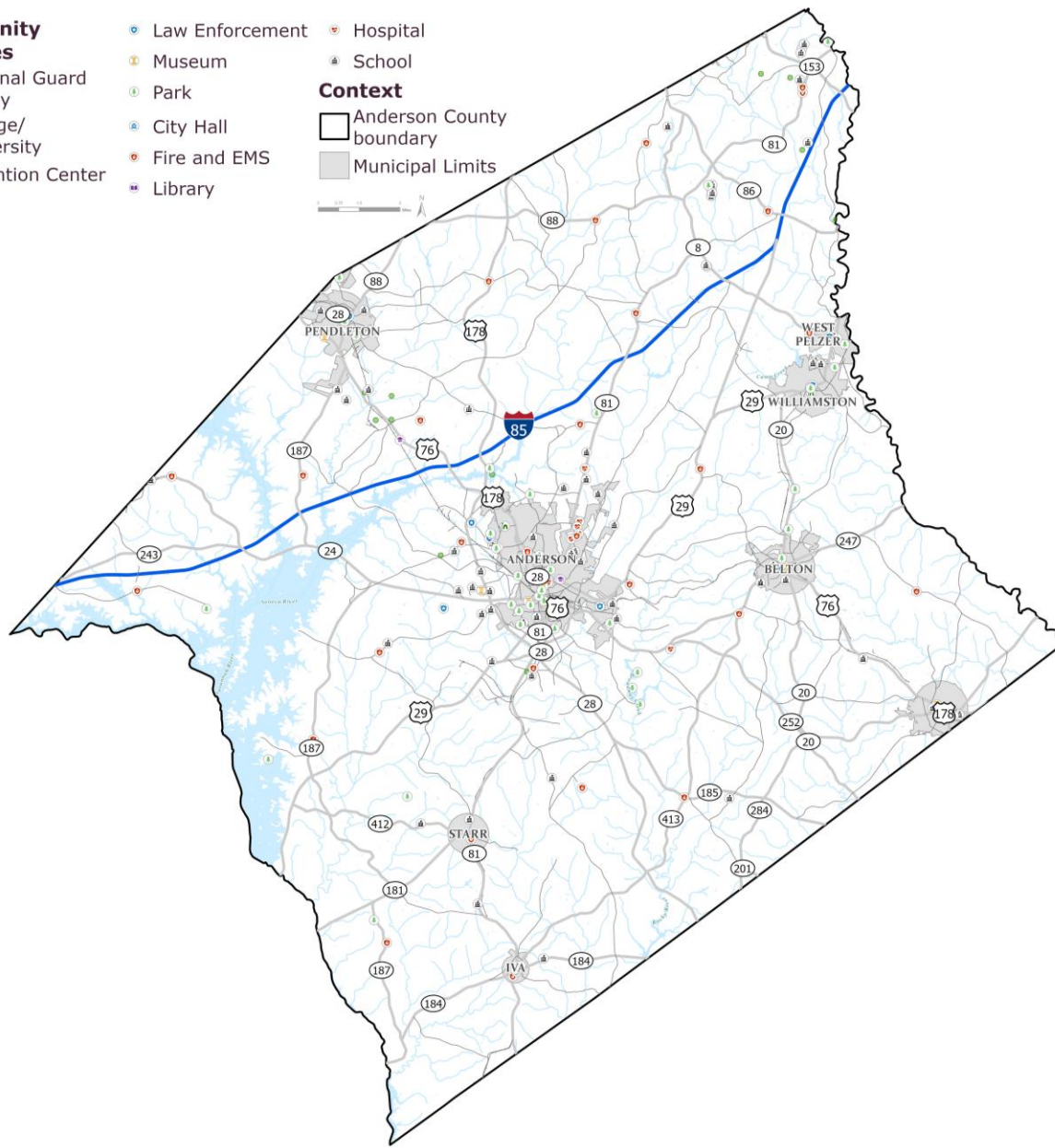


## Community Facilities

- National Guard Armory
- College/University
- Detention Center

- Law Enforcement
- Museum
- Park
- City Hall
- Fire and EMS
- Library

- Hospital
  - School
- Context**
- Anderson County boundary
  - Municipal Limits

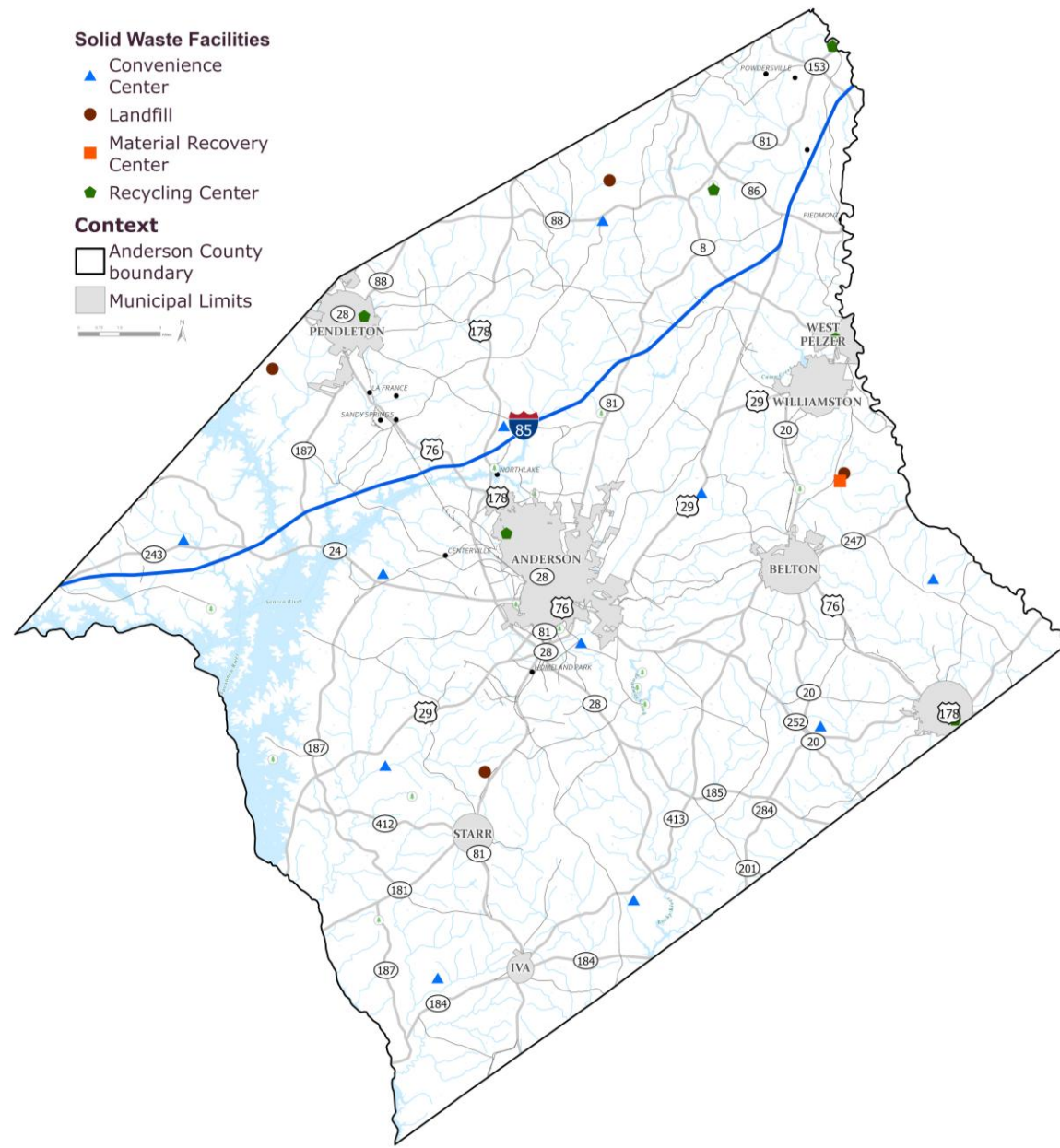


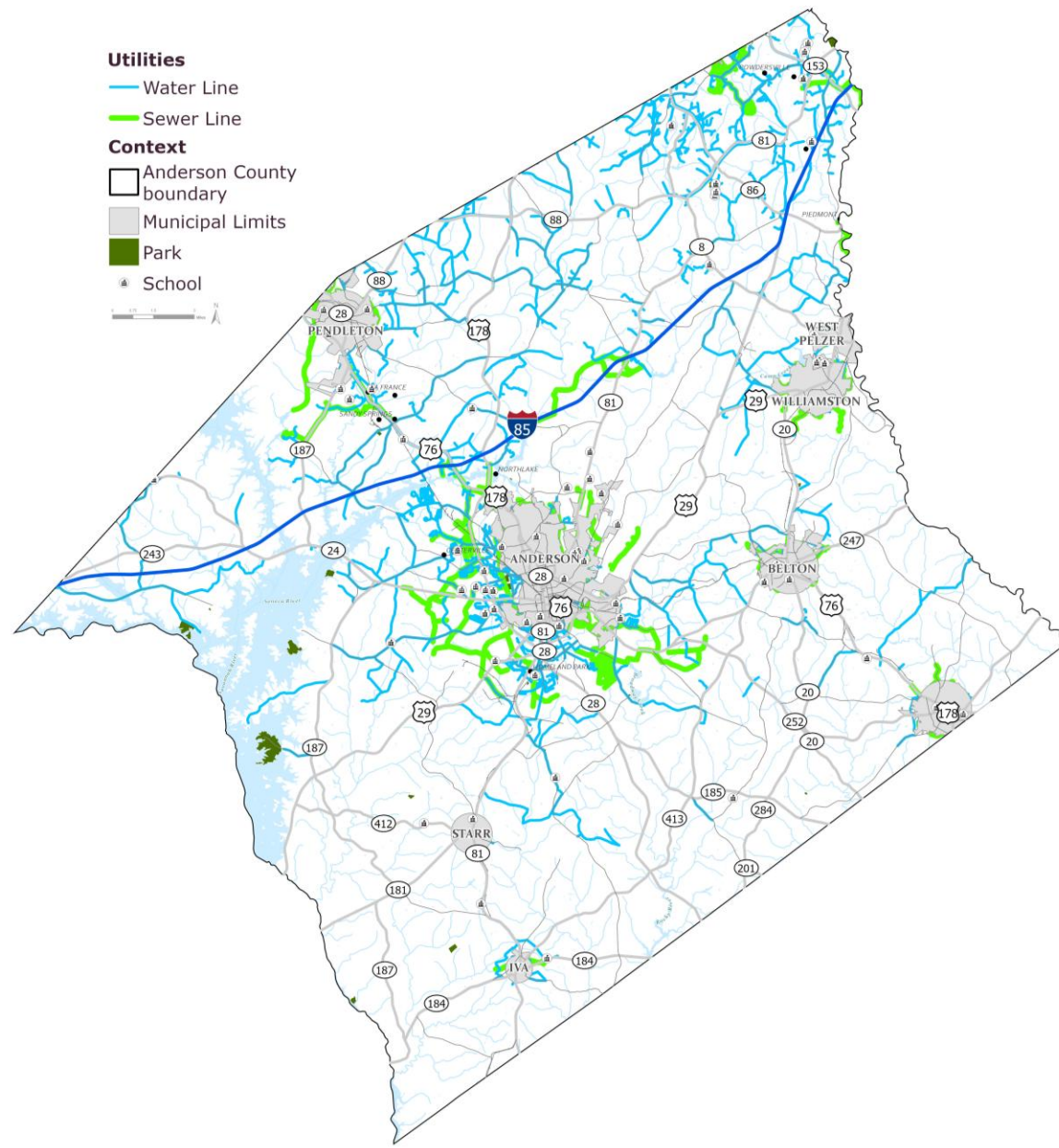
# County Facilities

- New County Detention Center is under construction in City of Anderson
- EMS: 15 Paramedic Quick Response Vehicles



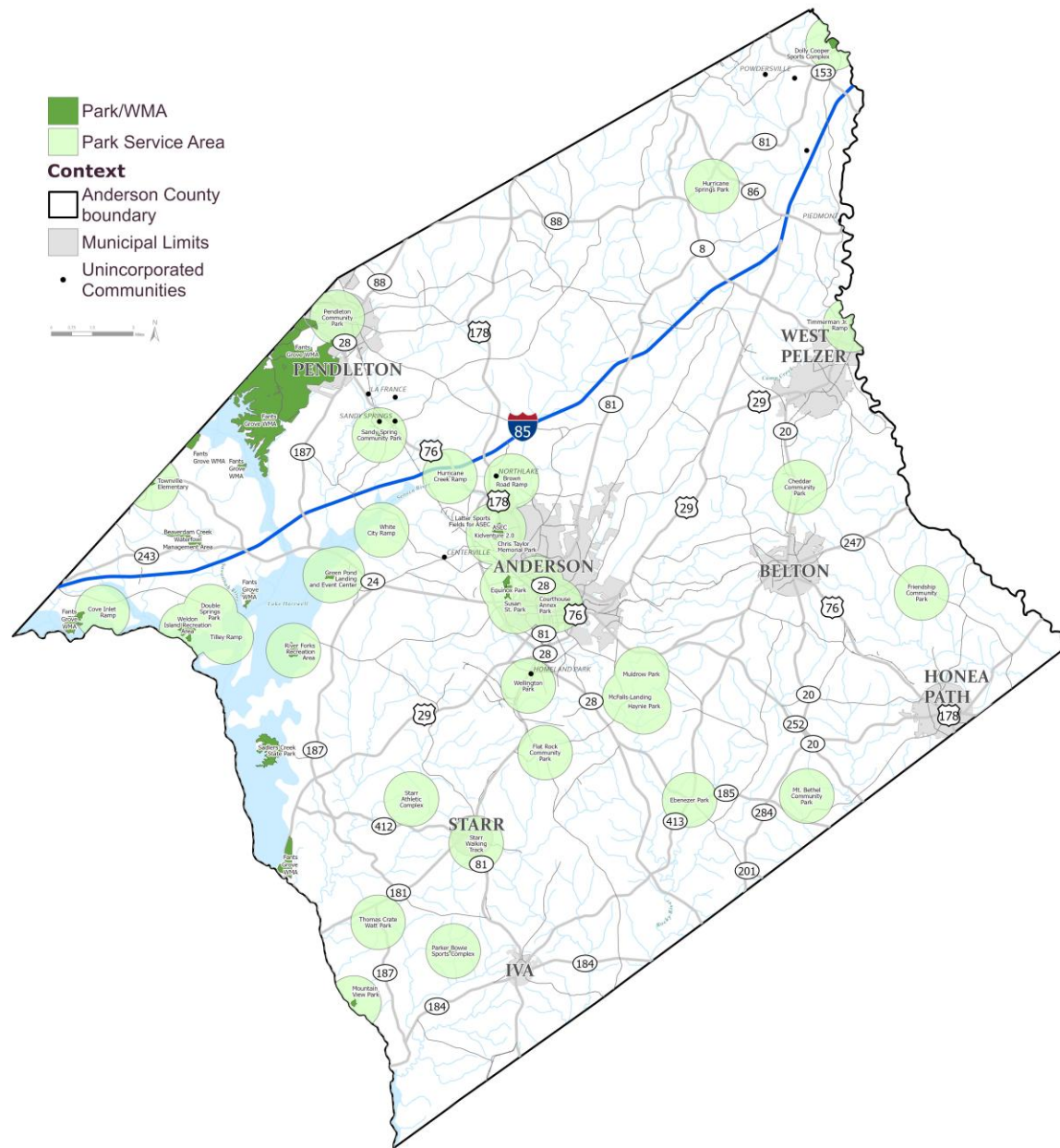
# Solid Waste Collection Centers





# Utilities

- WW Department
  - 250 miles of collection lines
  - 52 pump stations
  - Six and Twenty WWTP  
Decommissioned/Shifting to  
2 City of Anderson WWTP  
and 1 at Pendleton/Clemson
- Anderson Regional Joint Water System (not County)
  - 15 providers
  - Lake Hartwell Treatment Plant 48 mgd
  - Saluda River provides water for east side of County.



# Parks and Greenways

Anderson County strategically integrates parks into their communities to enhance life through recreation, conservation, and engagement to create a system that caters to the region and provides character that exemplifies the municipalities that they serve.



Anderson County offers a diverse network of parks and recreation areas that enhance residents' quality of life by promoting:

- Health
- Social Interaction
- Community engagement

These parks are strategically distributed across the county, guided by spatial analysis that considers:

- Population density
- Transportation Access
- Socioeconomic factors

#### ASEC- 51.14 ACRES



-A regional hub for not only the residents of Anderson but around the county as well for sporting events and gatherings.

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#### FLAT ROCK COMMUNITY PARK- 2.9 ACRES



-Serves as a community hub, catered to the residents surrounding it through open space and a walking trail.

Effective planning also integrates parks with essential public services like schools and community centers to maximize the use of shared spaces and foster a strong sense of place.



Townville Elementary for example offers:

- Walking Trails
- Baseball fields
- Playgrounds and Courts



*Basketball Courts surrounded by short walking trail*

*Townville Elementary Park Swing-sets*





- River Forks sits on the Savannah River, spans 101.8 acres and includes fishing, boating, swimming, and trails

Parks also line Anderson County's waterways, offering outdoor escapes and water-based recreation.

- Green Pond Landing calls Lake Hartwell home, spans 39.98 acres and is host to fishing docks and an outdoor amphitheater, great for large events and fishing competitions

## RIVER FORKS RECREATION AREA



## GREEN POND LANDING AND EVENT CENTER



# Parks Table



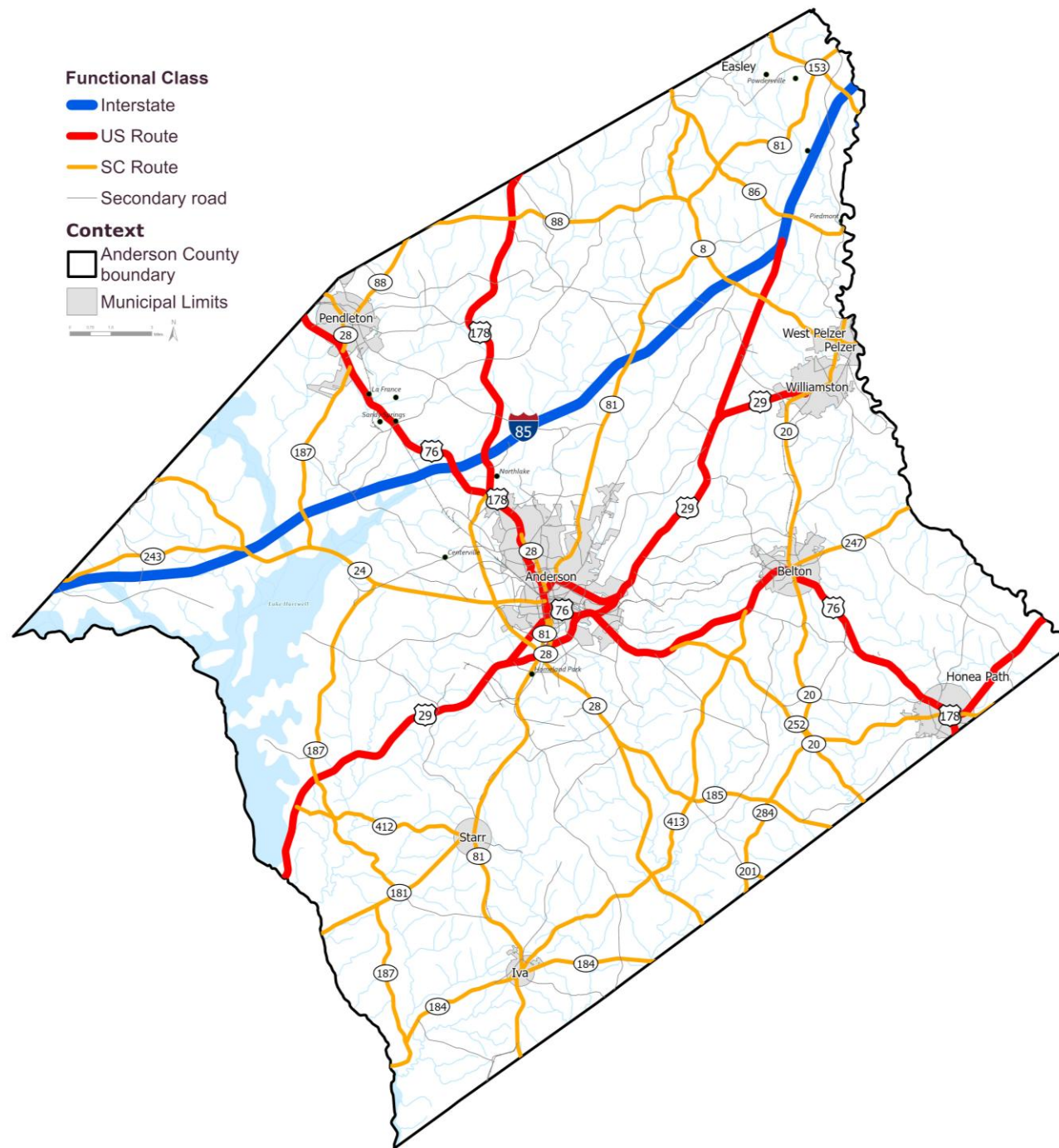
Parks	Acreage	Descriptors	Ownership	Park Type
ASEC	51.14	7 baseball fields, 6 tennis courts, and 8 pickleball courts.	Anderson School District One	District Park
Beaverdam Creek WMA	182	Habitat for wood ducks, mallards, and Canada geese	SCDNR	Wildlife Management Area
Brown Road Ramp	2.27	Boat Ramp and 2 Fishing Piers	Anderson County	Boat Ramp
Cheddar Community Park	9.74	Walking trail and Playground	Anderson County	Community Park
Chris Taylor Memorial Park	12.46	Pond, paved walking trails , playground, and picnic area	Anderson County	Community Park
Courthouse Annex Park	0.68	Green Space next to Anderson County Courthouse	Anderson County	City Park
Cove Inlet Ramp	0.15	Singular boat ramp in a heavy residential area	Anderson County	Boat Ramp
Dolly Cooper Sports Complex	50.5	Baseball field, soccer field, kayak launch on Saluda river, and one playground	Anderson County	Regional Park
Double Springs Park	2.88	Walking trail, playground, and open space	Anderson County	Community Park
Ebenezer Park	2.49	Walking trail and playground; Smaller church park	Anderson County	Neighborhood Park
Equinox Park	8.41	Playground and one singular baseball field	Anderson County	Neighborhood Park
Fants Grove WMA	6,126	Hiking/Horseback trails, camping areas, and waterfowl sanctuary	SCDNR	Wildlife Management Area
Flat Rock Community Park	2.9	Walking trail and open space	Anderson County	Community Park
Francis M. Crowder Park	56	Walking trails, open space, fishing areas, and picnicking	Anderson County	Natural Park
Friendship Community Park	2.07	Walking trail and playground; Smaller park behind Fire Department	Friendship Community Church	Community Park
Green Pond Landing & Event Center	39.83	Large Complex with 4 fishing docks, 2 boat ramps, and amphitheatre for events	Anderson County	Natural Recreation Area
Haynie Park	3.74	Lakeside green space with a gazebo on site	Anderson County	Neighborhood Park
Hurricane Creek Ramp	1.38	Singular boat ramp and a fishing dock near townhomes; Island like	Anderson County	Boat Ramp
Hurricane Springs Park	19.31	4 baseball fields, 8 tennis courts, disc golf course, and 1 playground	Anderson County	Community Park
Jacks Landing	0.66	Singular boat ramp at end of the road; close to Green Pond Landing	Anderson County	Boat Ramp

# Parks Table Continued



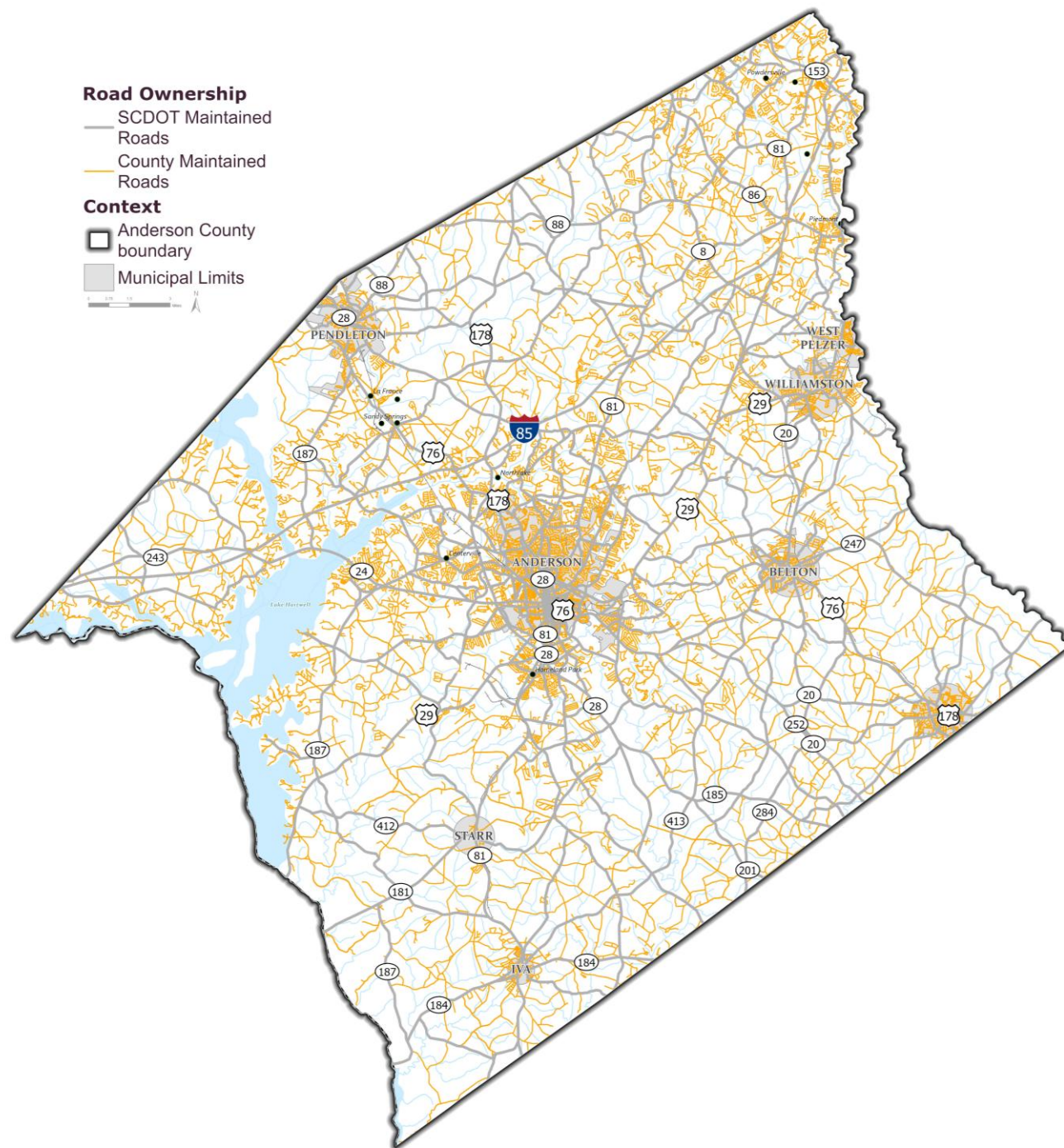
Parks	Acreage	Description	Ownership	Park Type
Kidventure 2.0	1.48	Outdoor interactive park; playground and splash pad	The City of Anderson	Play Park
McFalls Landing	3.16	Boat Ramp, Event/Community center, 3 fishing docks;	Anderson County	Natural Recreation Area
Mountain View Park	21.21	End of the road boat ramp; rest area	Anderson County	Boat Ramp
Mt. Bethel Community Park	3.73	Singular baseball field and walking track	Anderson County	Community Park
Muldraw Park	0.91	Lakeside rest area; one fishing dock	The City of Anderson	Neighborhood Park
Parker Bowie Sports Complex	31.93	4 baseball fields	Anderson County	District Park
Pendleton Community Park	3.42	Baseball field, 2 basketball courts (full), and a playground	The Town of Pendleton	Community Park
River Forks Recreation Area	101.08	Swimming area, singular playground, walking trails, and picnic shelters	U.S. Army Corp of Engineers	Natural Recreation Area
Sadlers Creek State Park	398	Water recreation areas, RV and camping spots, fishing areas, and picnic shelters	State of South Carolina	State Park
Sandy Springs Community Park	12.18	Lighted walking trail with large open space in the middle	Anderson County	Community Park
Starr Athletic Complex	12.71	2 baseball fields, 2 tennis courts, a sports field for soccer/football, and practice facilities	Anderson School District Three	Athletic Park
Starr Walking Track	6.5	Paved walking trail and playground	Anderson School District Three	Athletic Park
Susan St. Park	0.55	Smaller greenspace, residential park	The City of Anderson	Neighborhood Park
Thomas Crate Watt Park	1.22	Rural baseball field with a paved walking track	Anderson County	Neighborhood Park
Tilley Ramp	0.39	Boat ramp at the end of a residential street; Lake Hartwell connection	Anderson County	Boat Ramp
Timmerman Jr Ramp	1.39	Boat ramp, fishing pier, and tree swing over water; swimming area	Anderson County	Boat Ramp
Townville Elementary Park	9.64	Walking trail, baseball fields, and playgrounds	Anderson School District Three	Neighborhood Park
Weldon Island Recreation Area	14.28	Boat ramp, picnic shelters, playground, and walking trails	Anderson County	Natural Recreation Area
Wellington Park	3.81	Playground, Baseball field, and full-length basketball court	Anderson County	Community Park
White City Ramp	0.56	Boat Ramp; Swimming spot (Tree Swing)	Anderson County	Boat Ramp





# Functional Class

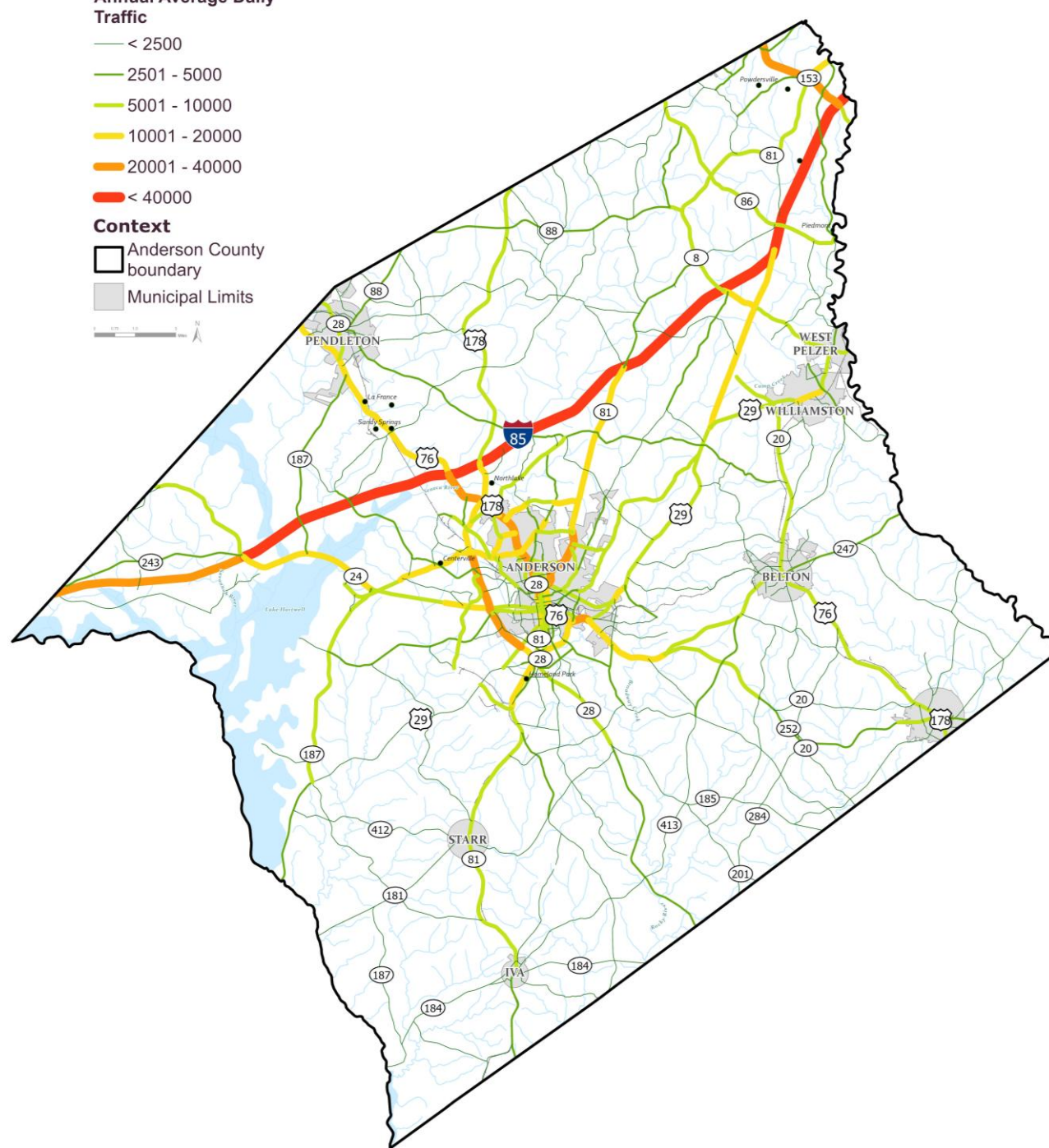
- Anderson County is intersected by I-85 to the North.
- Road connectivity is strong near municipalities such as Anderson.



# Road Ownership

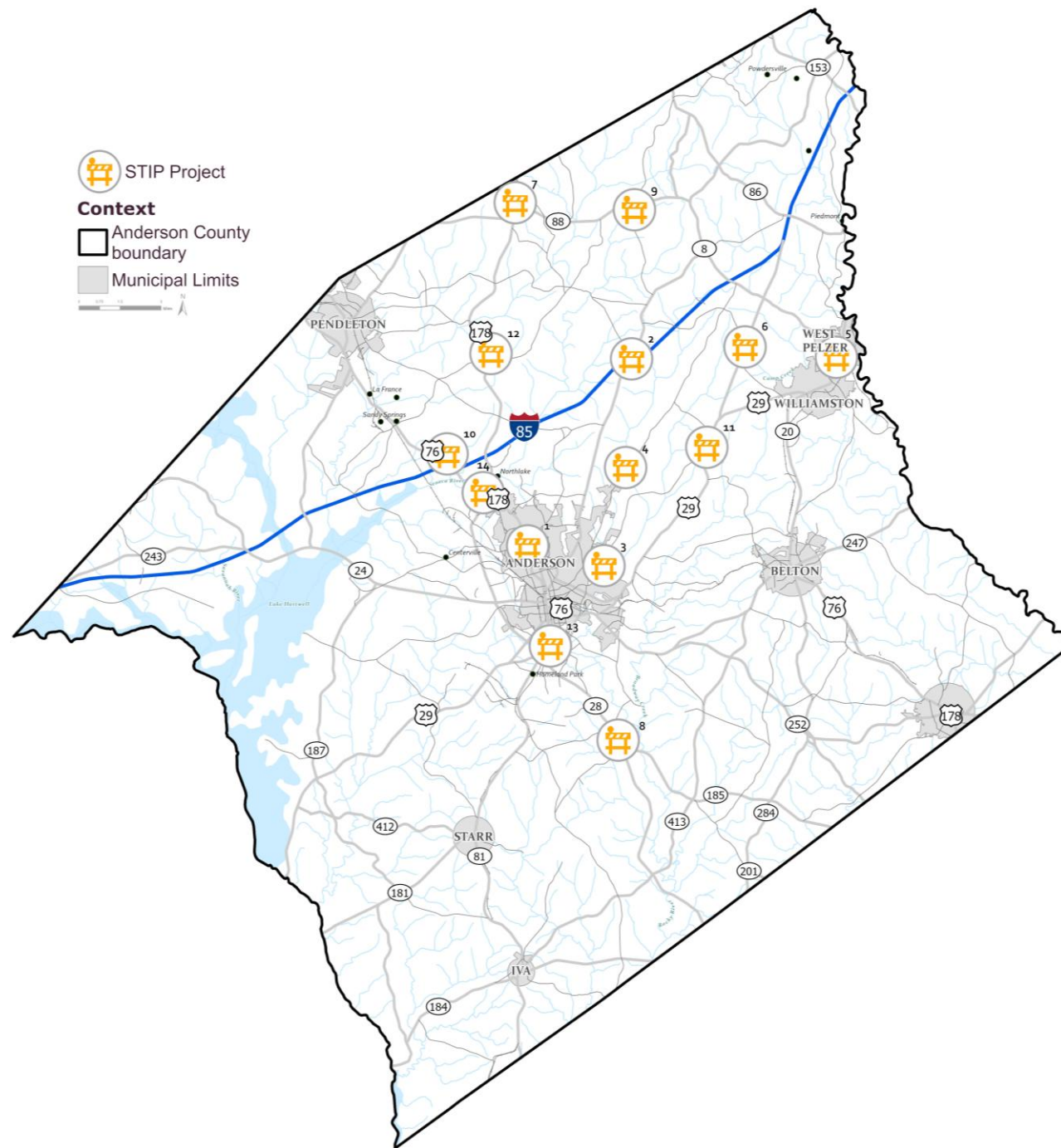
- County maintains 1553 miles, SCDOT- 1300 miles.
- County streets are maintained by the Anderson County Department of Roads & Bridges





# Annual Average Daily Traffic

- I-85 carries the highest volume of traffic within the county, seeing over 40,000 daily trips
- Streets near Anderson see high levels of traffic, while rural routes to the South have minimal congestion

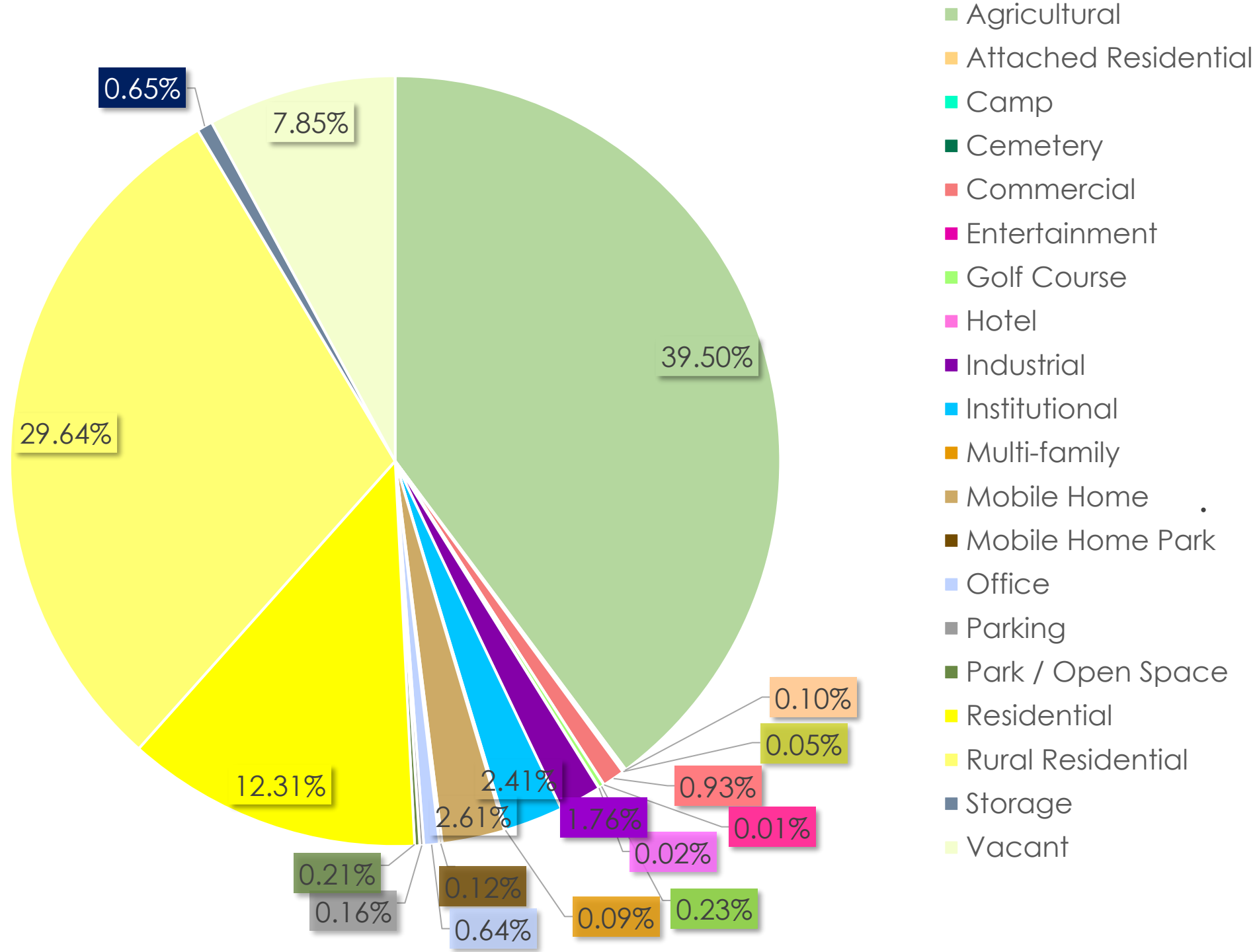


# State Transportation Improvement Plan

Projects include:

- 1 - Intersection Improvement: Concord Road at N. Main & Whitehall
- 2 - Corridor Improvement: I-85 at SC-81
- 3 - Corridor Study: Old Williamston Road at Crestview & Rodgers
- 4 - Intersection Improvement: Rodgers Rd. at Calhoun/Marchbanks
- 5 - Intersection Improvement: Courtney Street at SC-20
- 6 - Intersection Improvement: SC 81 at Cherokee Street
- 7 - Intersection Improvement: US-178 at SC-73
- 8 - Intersection Improvement: SC-28 at SC-185
- 9 - Intersection Improvement: SC-88 at SC-567
- 10 - Intersection Improvements: US-76 at SC-60
- 11 - Intersection Improvements: US-29 at SC-146
- 12 - Resurfacing: US-178 (Pickens County Line to Levis Smith Road)
- 13 - Intersection Improvements: S. Main at Shockley Ferry
- 14 - Corridor Improvement: US-76 MP 8 - MP 11

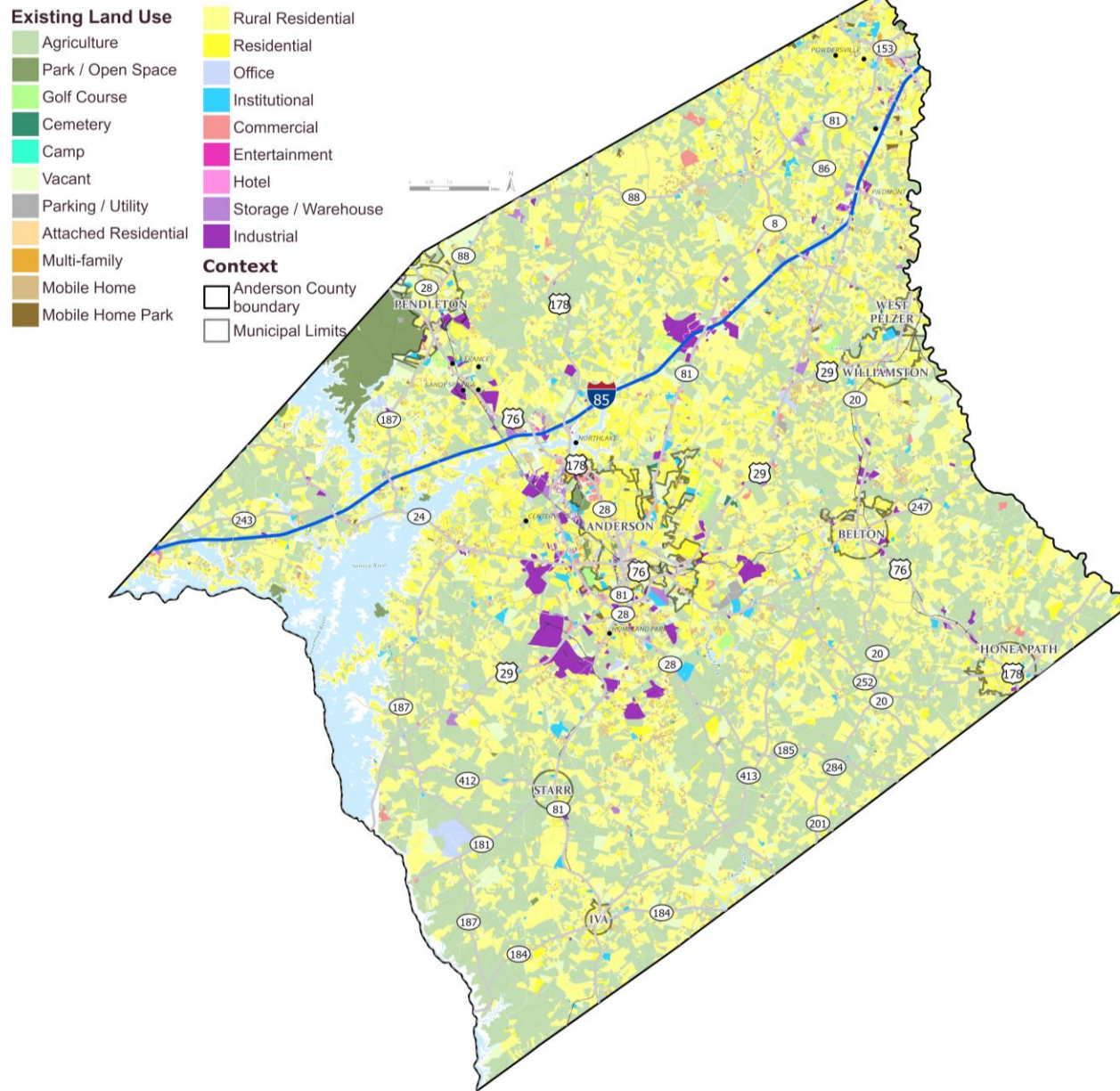
# Land Use and Natural Resources



## Existing Land Use

- Most land in Anderson County is used for agriculture or residential purposes, with those uses accounting for 81.45% of all land in the county.



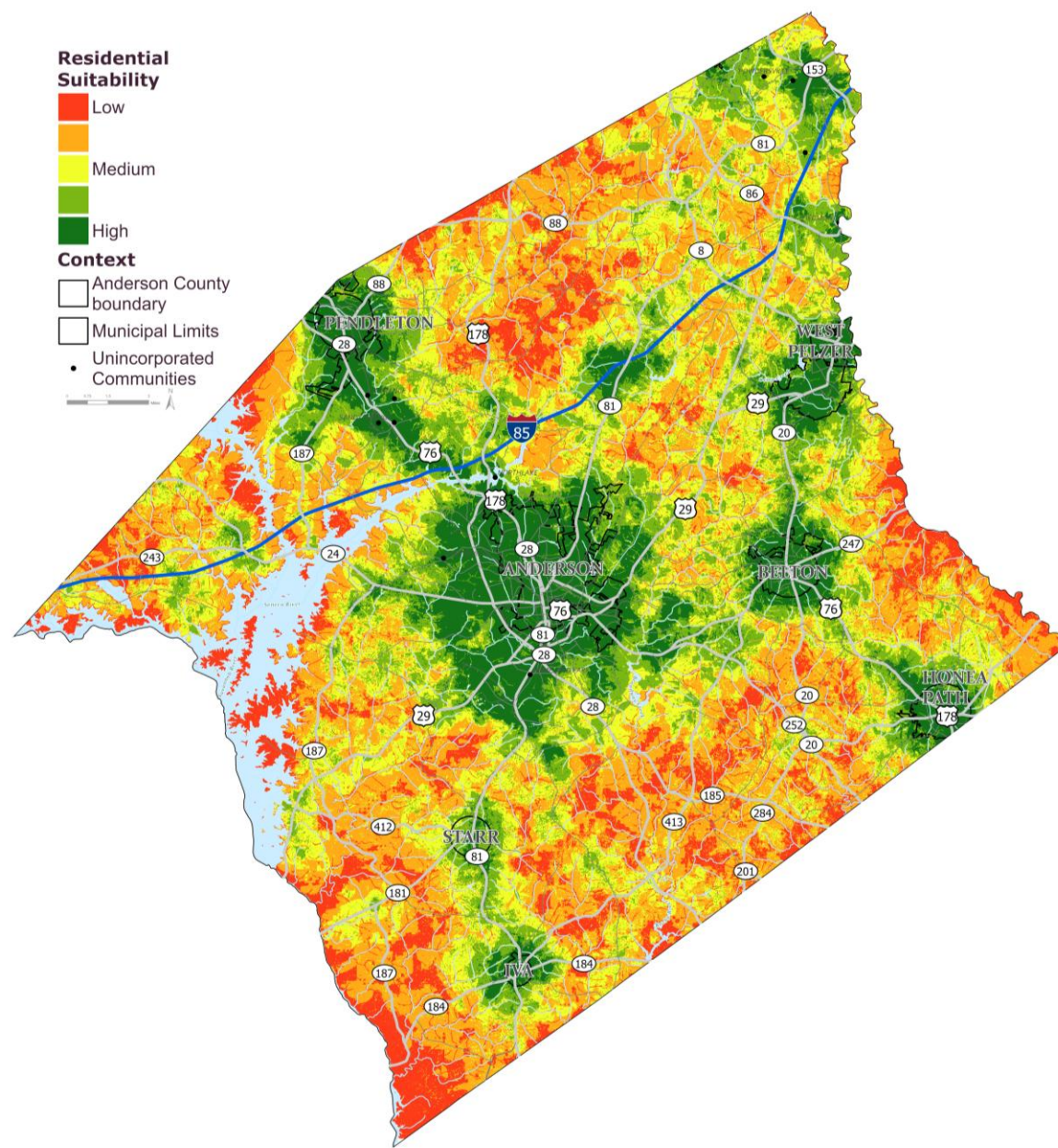


# Existing Land Use Map

- Most of unincorporated Anderson County is used for residential and agricultural purposes.
- Industrial parcels can be seen surrounding Anderson and along Interstate 85.

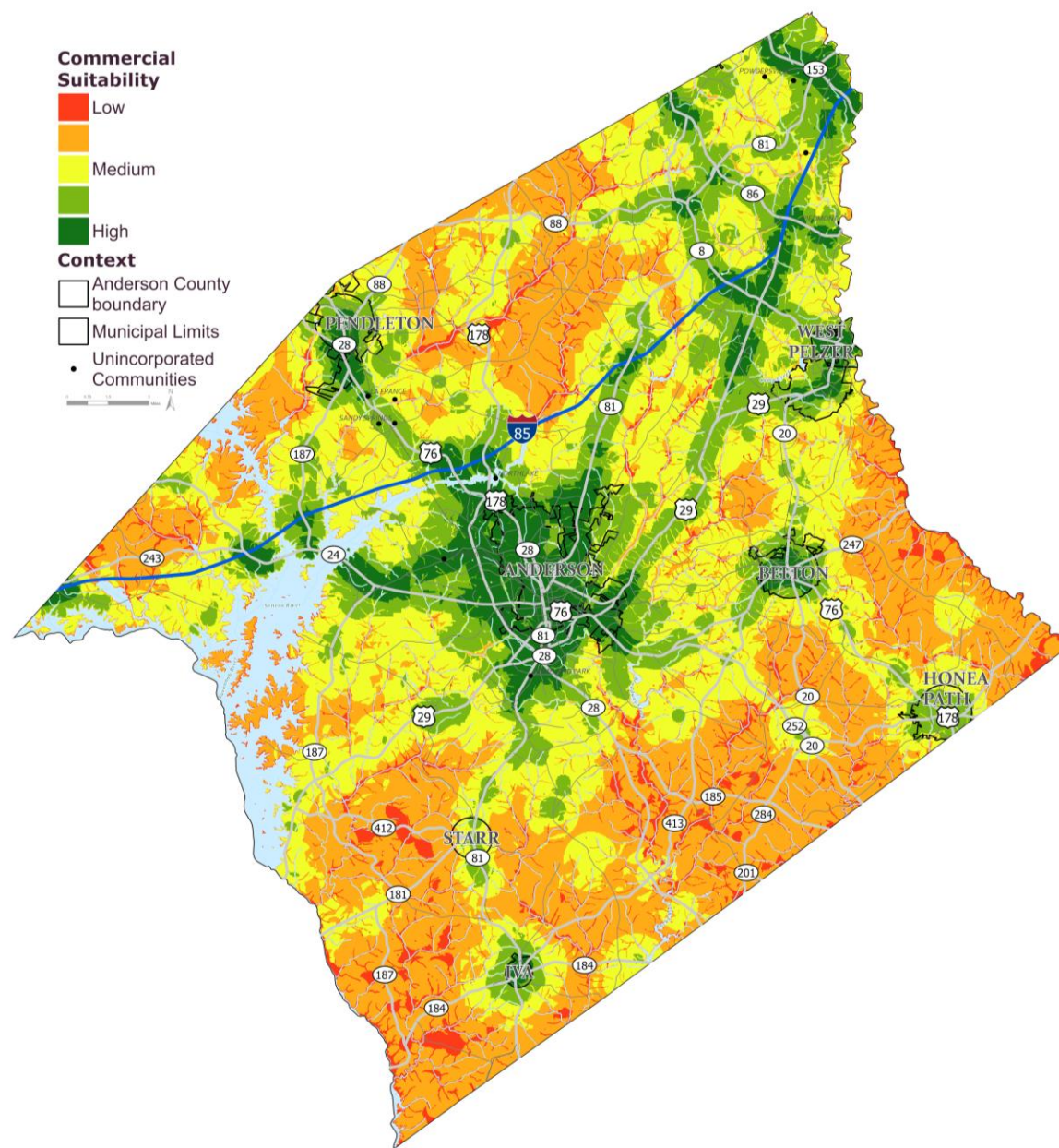






# Residential Suitability

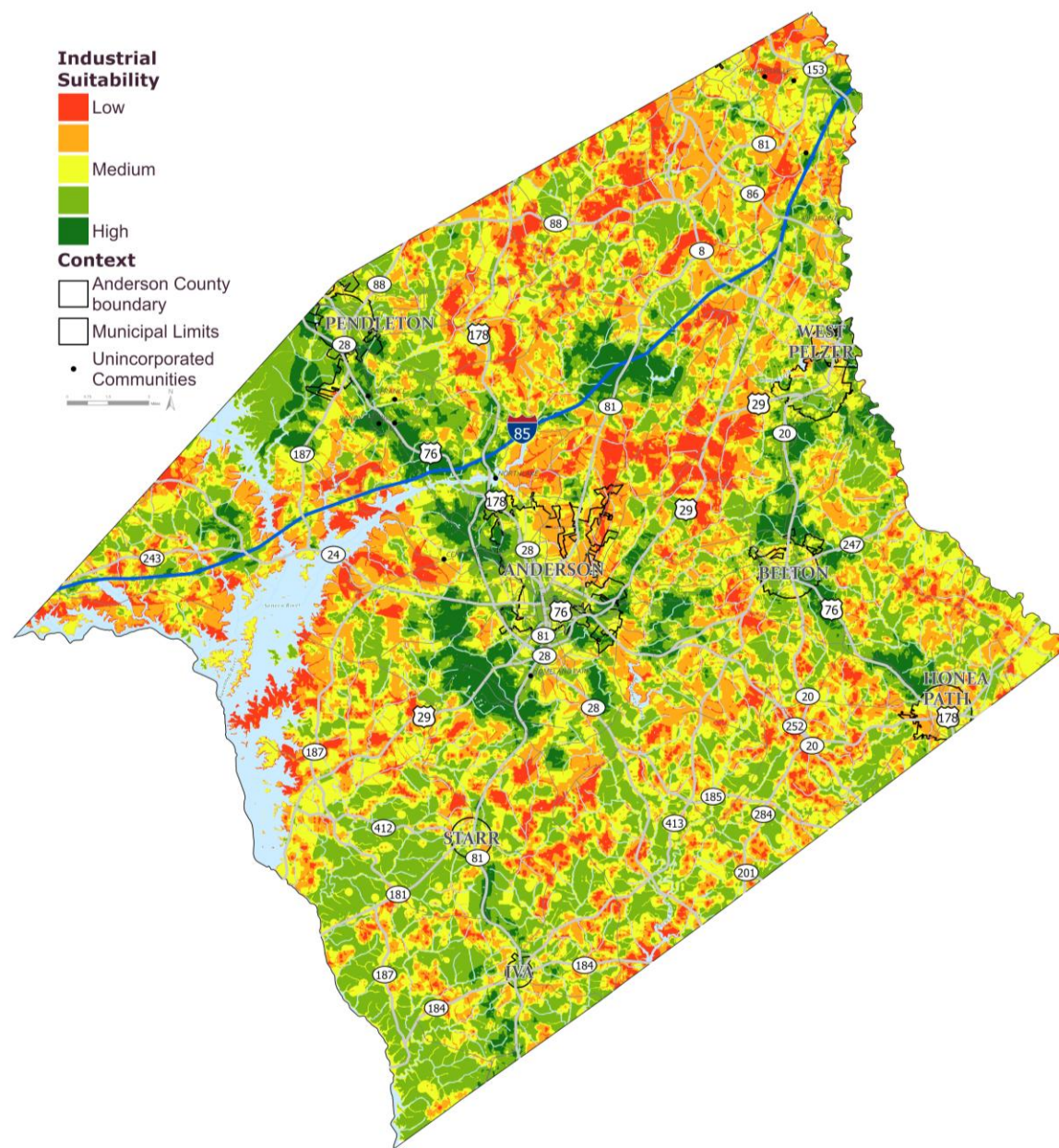
- The areas most suited for residential development are those surrounding the major towns and along the US 76 corridor between Pendleton and Anderson.



# Commercial Suitability

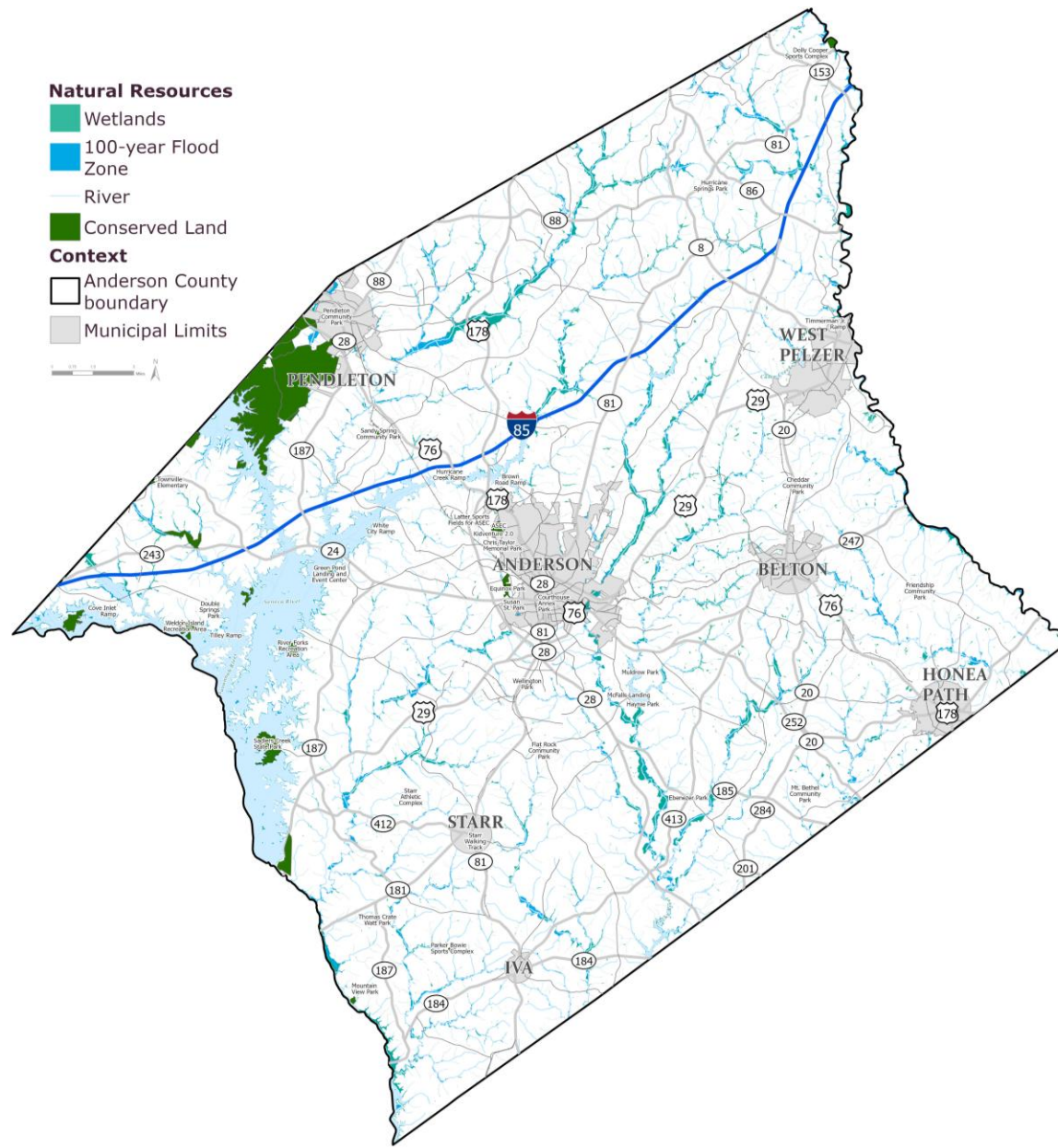
- The areas around Anderson, Pendleton, and in the extreme north of the county are best suited for commercial development. In addition, the corridors around US Routes 76 and 29, and SC Route 81 are well suited for development.





# Industrial Suitability

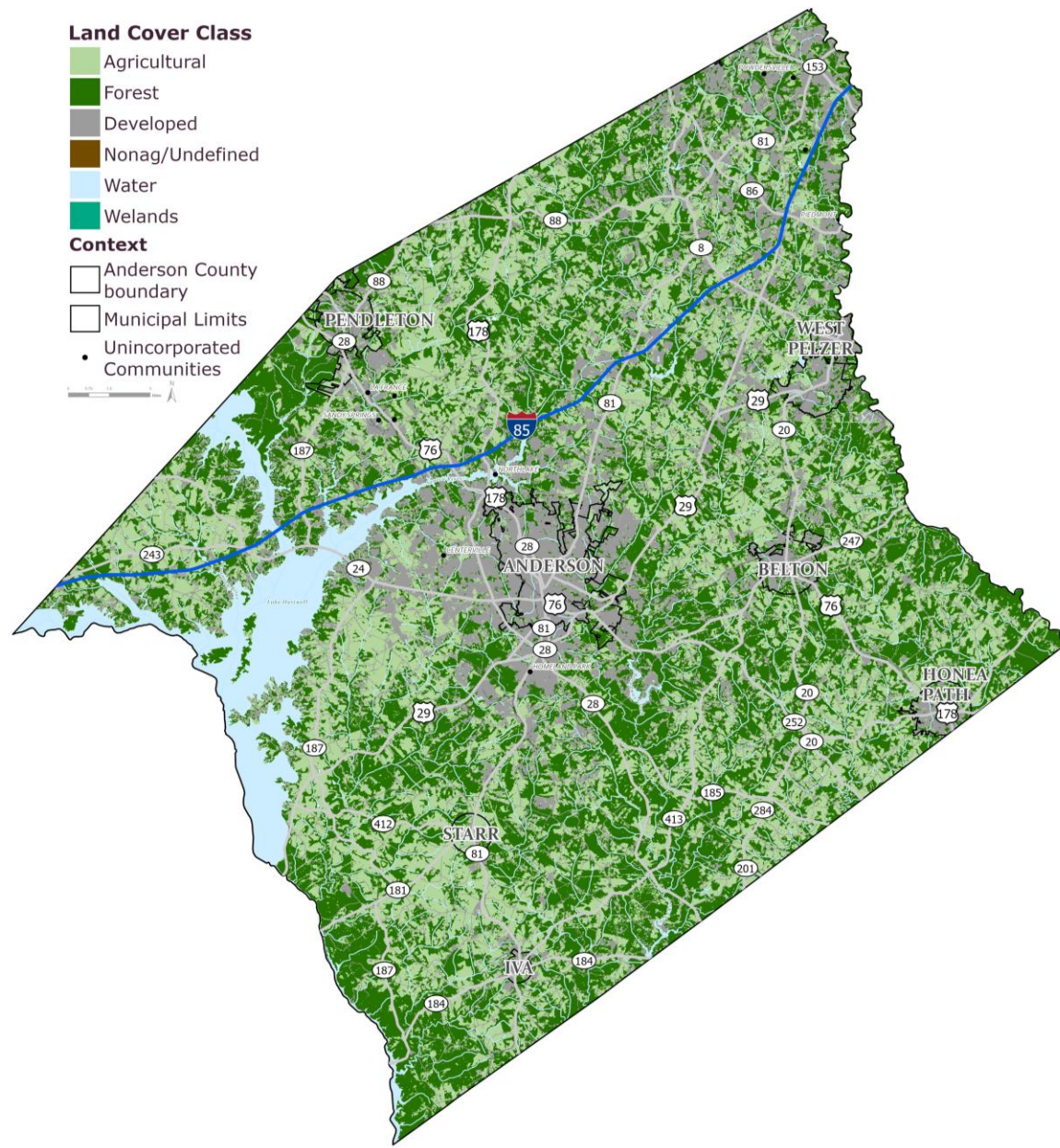
- The areas to the southwest of Anderson, surrounding Pendleton, and along the US 76 corridor are the best suited for industrial development.



# Natural Resources

- 483,632 acres of land
- 7,776 acres of public land.
- 39,888 acres of wetlands.  
22,491 acres of floodplain.





# Land Cover

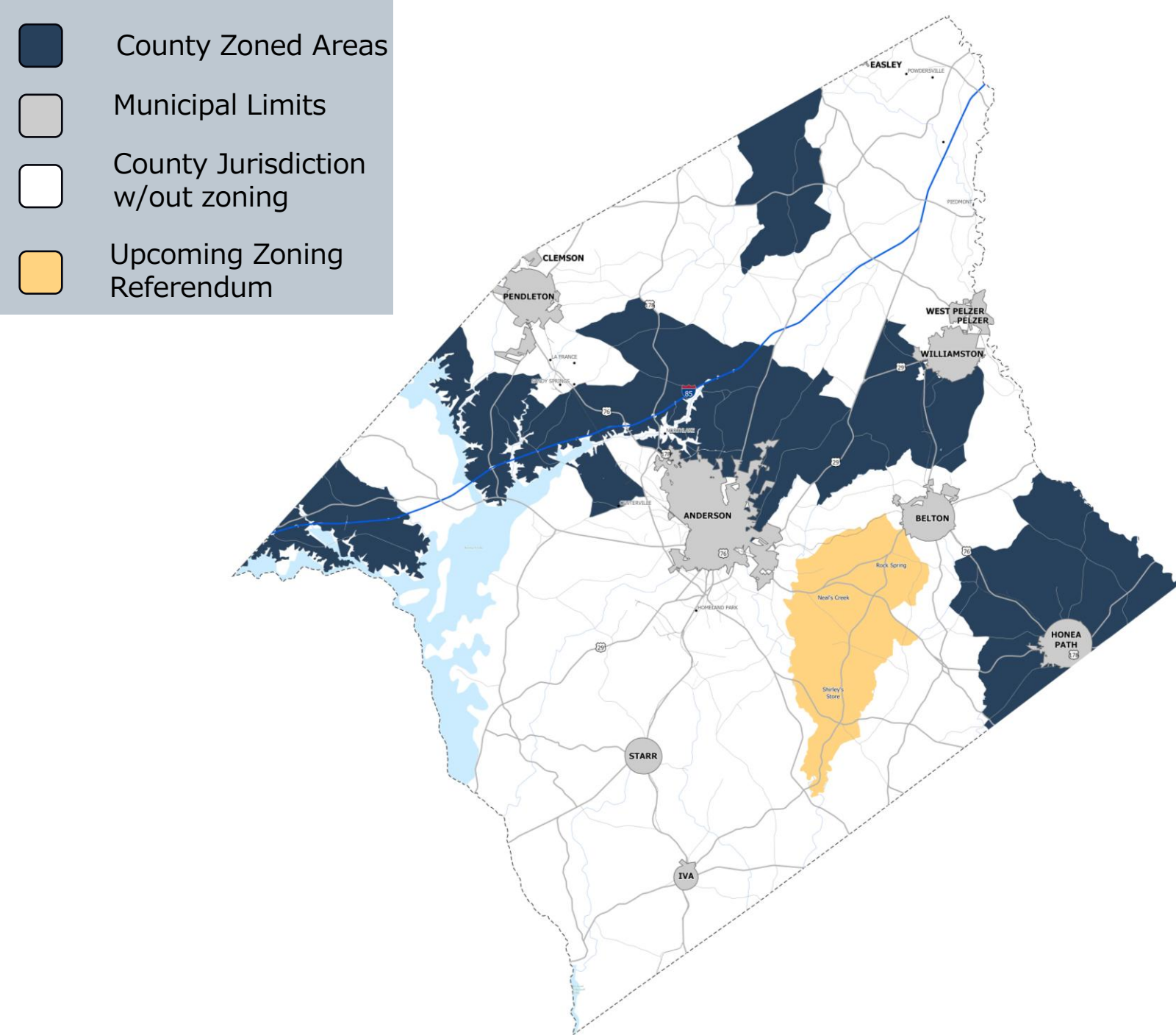
- 157,260 acres of agricultural land
- 200,476 acres of forest
- 26,486 acres of water & wetlands



# Agriculture



- In 2022, Anderson County had 1,552 farms.
  - Farms covered 174,494 acres
  - The average farm size was 112 acres.
- Farms sold \$8,437,000 worth of products.
  - Hay and miscellaneous crops were the most sold crops, followed by grains and dry beans.
  - Poultry was most commonly sold livestock, followed by cattle.

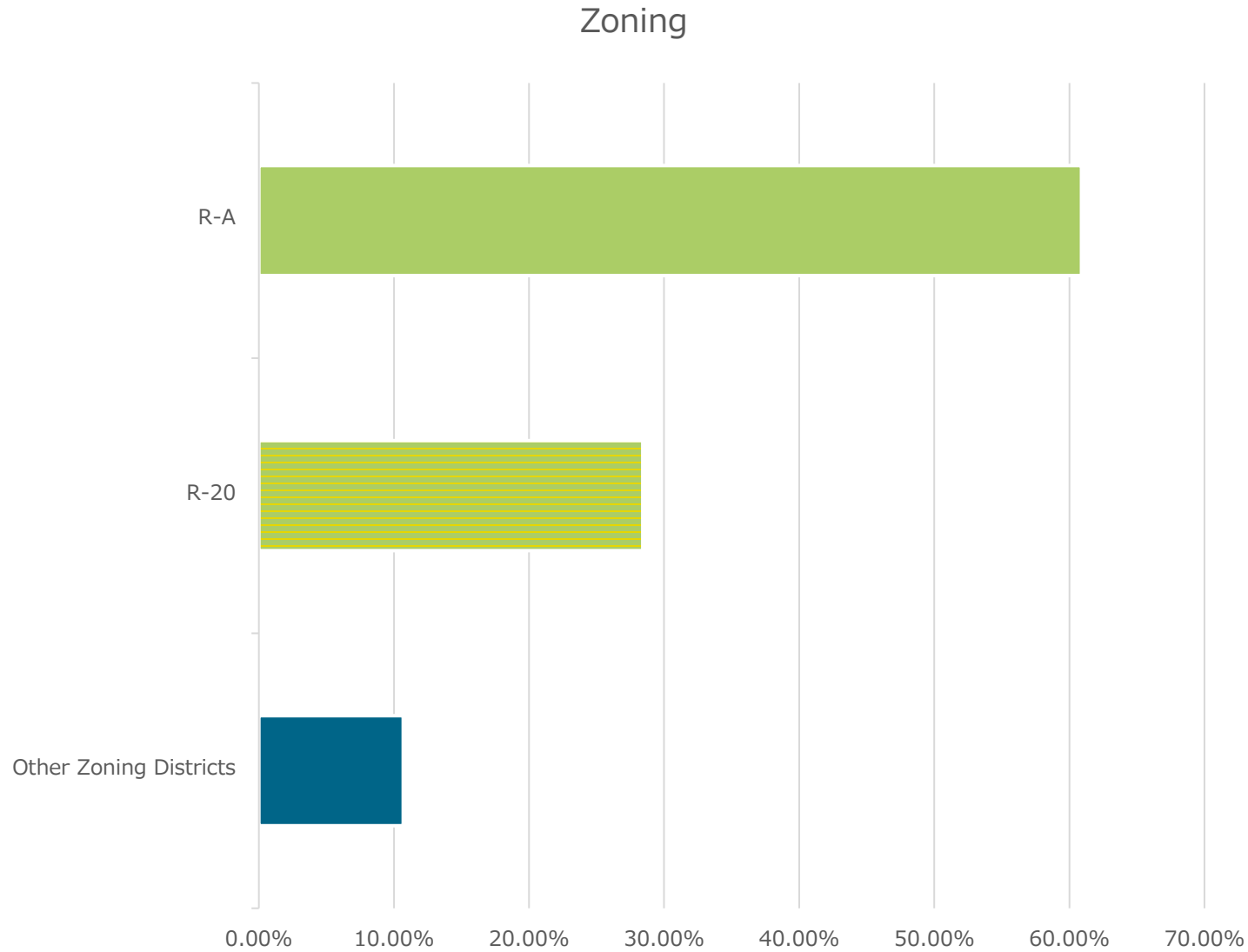


# Extent of County Zoning

- 22% of Anderson County is currently zoned.
- Zoning is broken down into 26 zoning districts.



## Zoning (cont.)

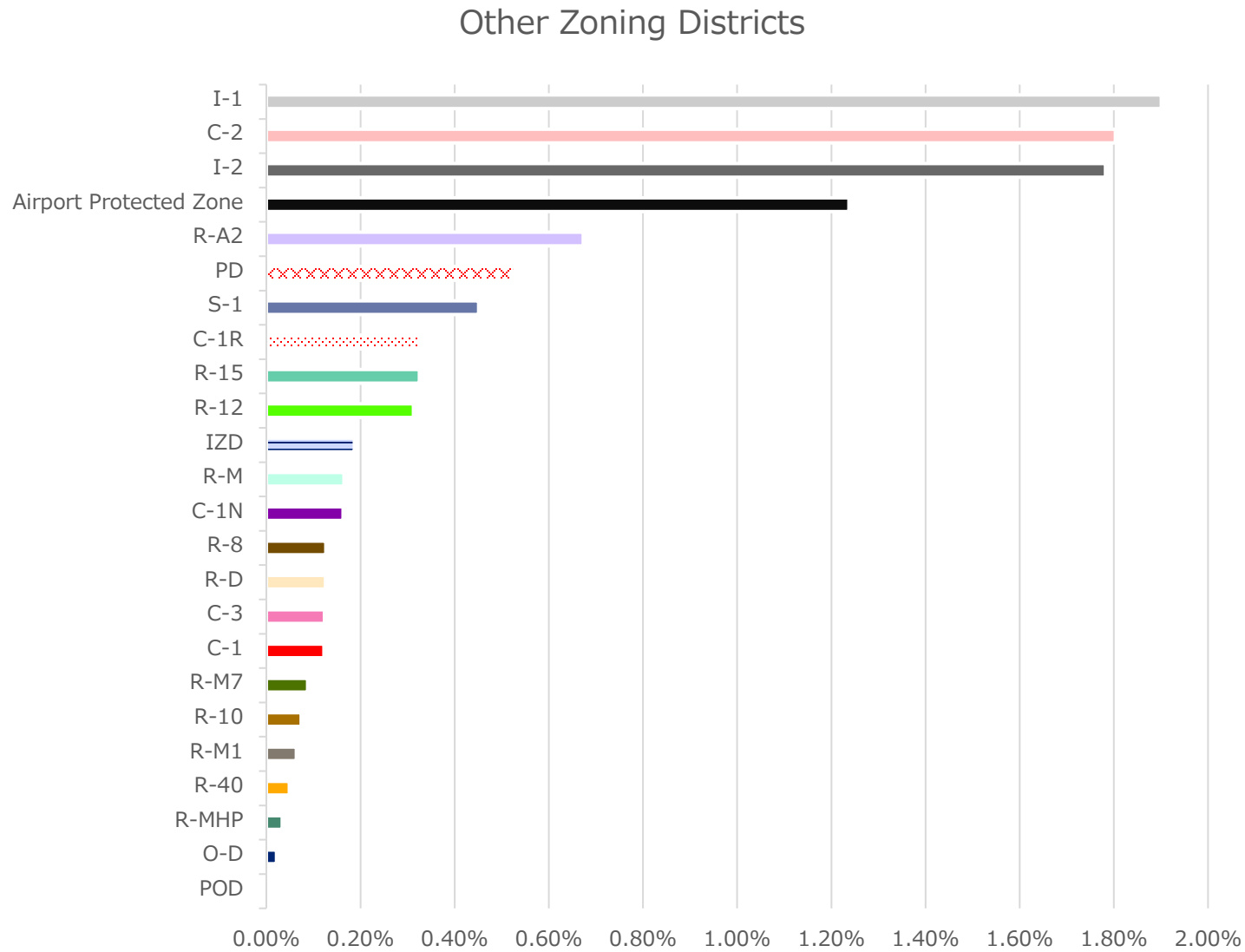


- Two zoning districts, R-A and R-20, account for 89% of all zoned land in Anderson County.

Source: Anderson County



# Zoning (cont.)



- The remaining 24 zoning districts account for 11% of the zoned land in the county.

Source: Anderson County