ANDERSON COUNTY

Development Regulations Discussion

3.12.25

Code Wright PLANNERS

OVERVIEW

01 PURPOSE
For the Discussion

02 CODEWRIGHT
Background & Team

03 CHALLENGES
Facing the County

04 OBSERVATIONS
Current Regulations

05 WORK PROGRAM
Potential Approach

06 DISCUSSION

PURPOSE:

DISCUSS OPTIONS FOR UPDATING THE COUNTY'S DEVELOPMENT REGULATIONS

Code Wright PLANNERS

www.codewrightplanners.com

Code Wright
PLANNERS

BELSER
LAW FIRM

STEWART

McAdams

City
Collective

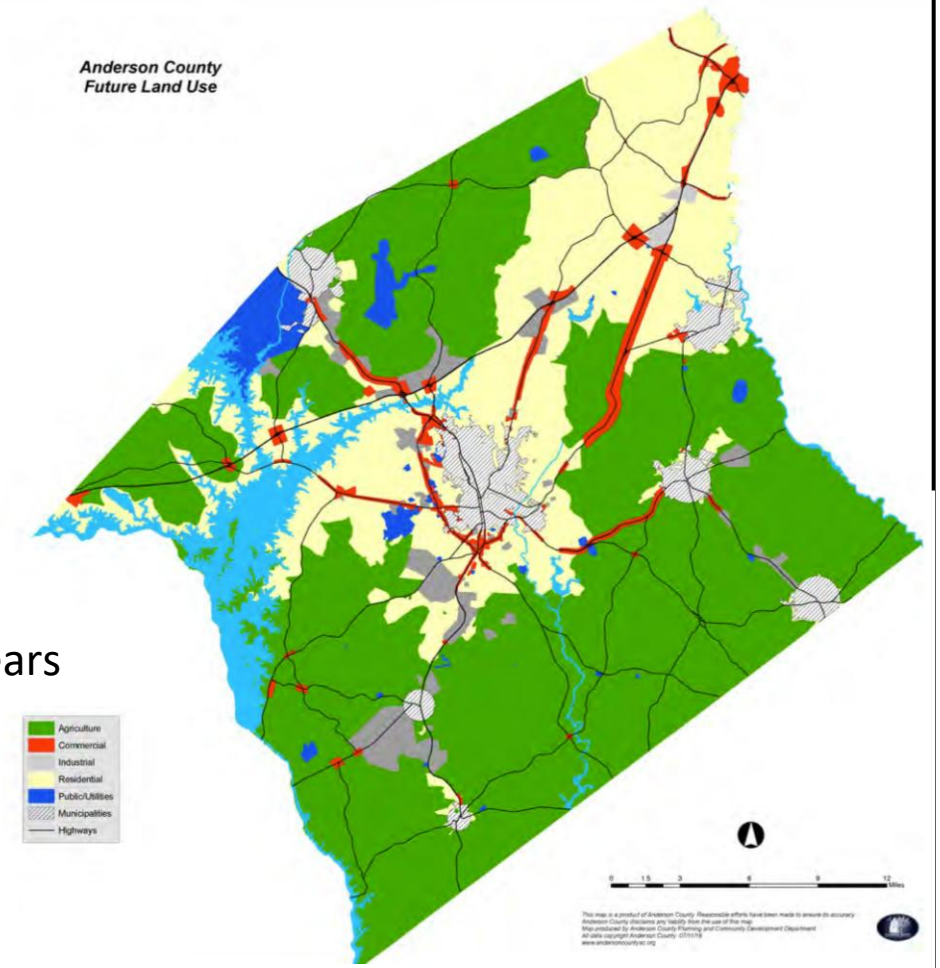
CHALLENGES

Facing the County

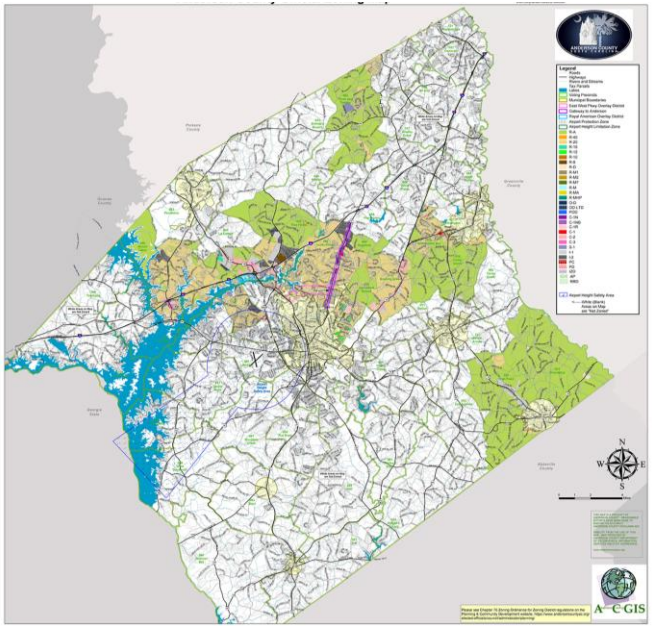
- GROWTH PRESSURE
  (too much in some places, not enough in others)
- INSUFFICIENT REGULATORY TOOLS
  (hard to follow, unpredictable, lack of standards)
- STORMWATER RUNOFF
  (erosion, sedimentation, nuisance flooding)
- MASS GRADING
  (clear cutting, loss of community character)
- DEVELOPMENT QUALITY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

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?**

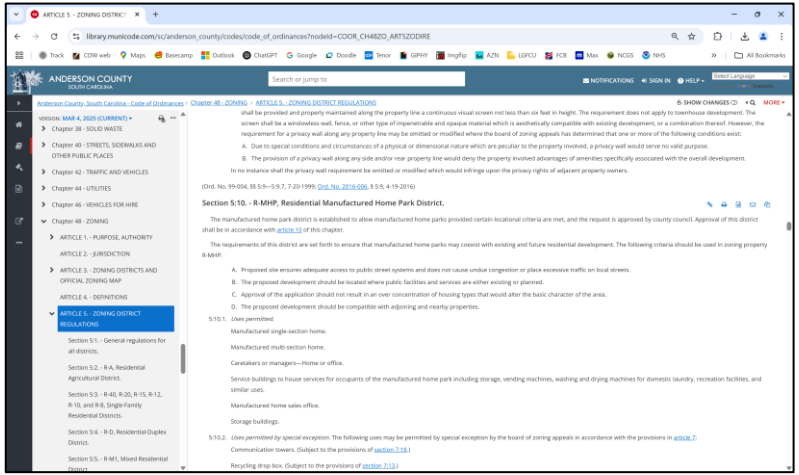


ZONING



- 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?**

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?**

01

INITIATION

02

DIAGNOSIS/ASSESSMENT

03

DRAFTING (TEXT & MAP)

POTENTIAL WORK PROGRAM

04

TESTING

05

ADOPTION

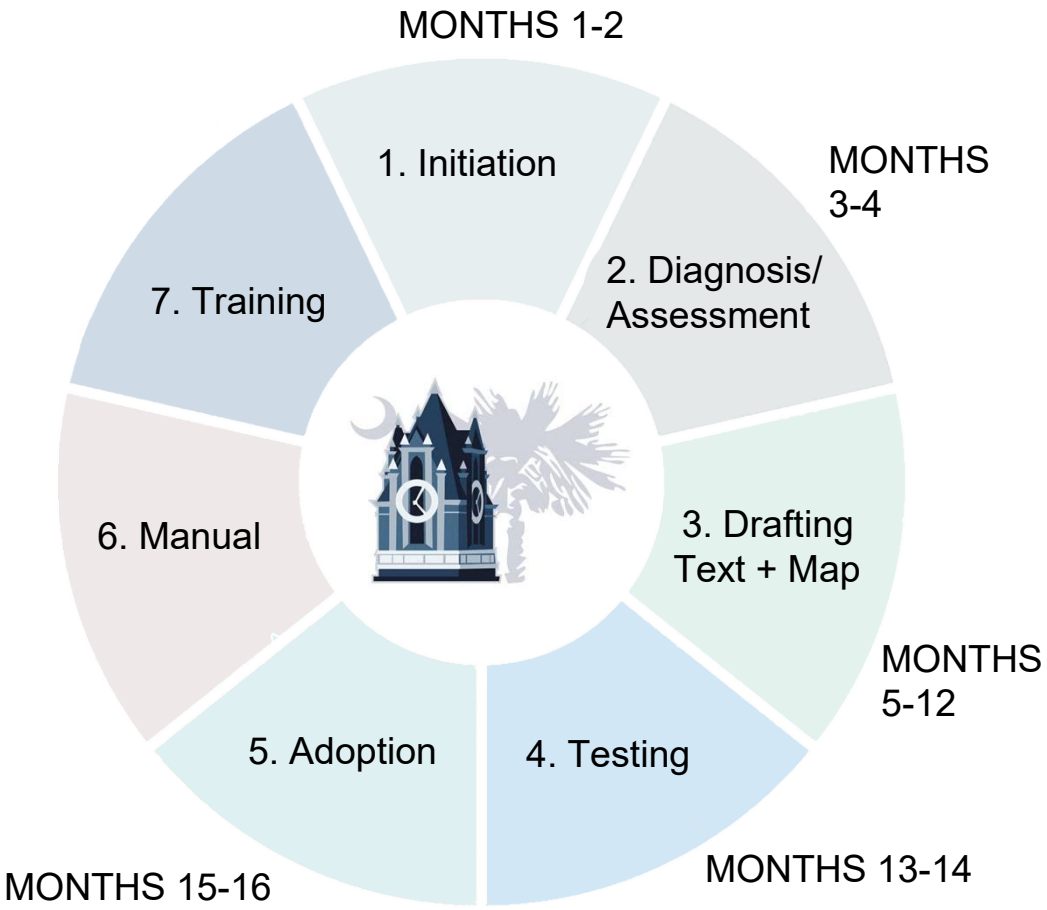
06

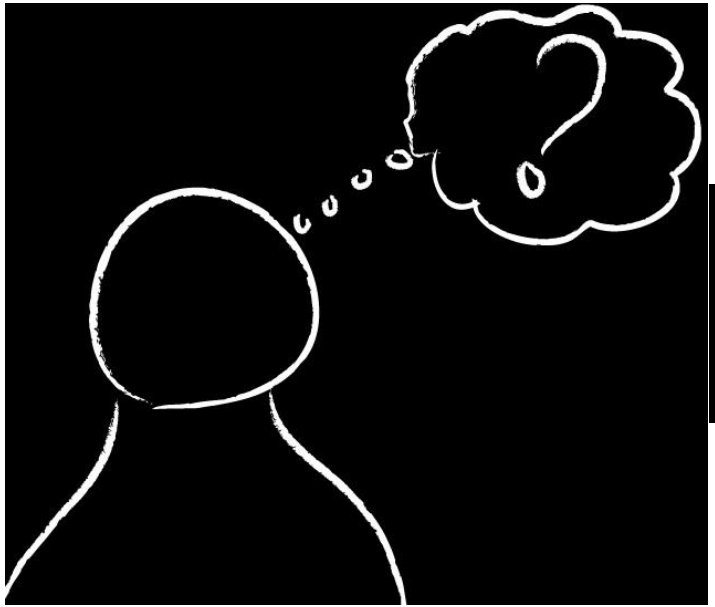
MANUAL

07

TRAINING & FOLLOW -UP

POTENTIAL SCHEDULE





DISCUSSION