


To: Joan Holliday, Anderson County
From: Chad Meadows, CodeWright 
Date: 8.4.25
CC: File, Karen Mallo, Jake Petrosky
RE: Anderson County LUDO
Task 1, Project Initiation Trip Notes



MESSAGE

These are the meeting notes from the Anderson County LUDO project Task 1 Project Initiation trip conducted in Anderson County on 4/23/25 through 4/24/25. These notes document the activities conducted during the trip and summarize the discussion. Copies of presentation slides are also included.

The Land Use Development Ordinance (“LUDO”) project is an effort being undertaken by Anderson County and the CodeWright Planners consulting team to prepare a new set of development regulations for the County. The new development regulations replace both the current land use regulations in Chapter 24 of the County Code (the development standards applicable throughout the County) as well as the zoning standards in Chapter 48 of the County Code (the zoning provisions are only applicable in portions of the County where zoning exists).

Some of the goals for the new development regulations include:

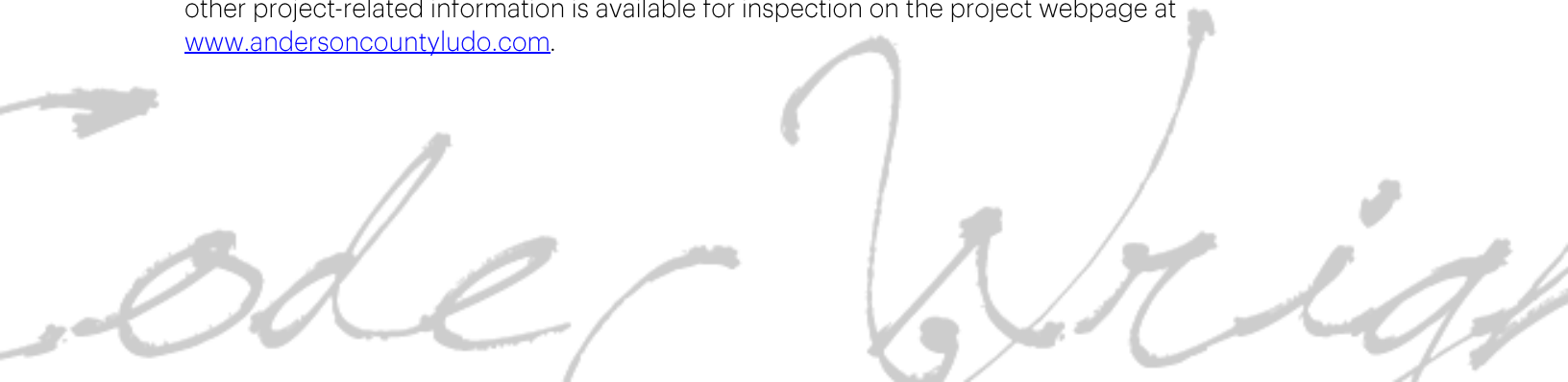
- Increased clarity and predictability;
- Protection of the County’s agricultural heritage and community character;
- New incentives for higher quality development; and
- Better tools for managing traffic and stormwater.

In addition to a update of the County’s development regulations, the LUDO project also includes updates to the Land Use and Community Facilities elements of the County’s Comprehensive Plan. The Comprehensive Plan is the policy guidance for how land should be developed in the County. South Carolina law requires local governments to periodically update their comprehensive plans as part of exercising land use control, and the Land Use and Community Facilities elements are the two specific comprehensive plan chapters that must be updated before the County can adopt the new regulations being prepared as part of the LUDO project. .

Some of the goals for the updated comprehensive plan elements are:

- Better guidance for managing growth throughout County; and
- More clarity about the desired future for the County.

These trip notes provide details on the activities and conversations conducted during the consulting team’s trip to the County in April 2025. Details on the stakeholder interviews conducted during this trip are included in a separate report called the *LUDO Stakeholder Interview Summary*. This information and other project-related information is available for inspection on the project webpage at www.andersoncountyludo.com.





Anderson County Land Use and Development Ordinance Project

Trip 1, Project Initiation Trip Notes

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1. Kickoff Meeting with County Staff

At 10:30 AM on Wednesday April 23, 2025, the project kickoff meeting between the consulting team and County staff commenced.

Attendees:

Sara Lyons, Planning
Brittany McAbee, Roads and Bridges (former Planning employee)
Joan Holliday, Planning
Matt Hogan, Deputy Administrator (been in position 9 months, previously in Roads and Bridges)

Consultants:

Chad Meadows, Codewright
Karen Mallo, with Codewright
Jake Petrosky, Stewart
Carroll Williamson, Stewart

Meeting Notes

- The County is getting lots of pressure from the public to address development issues.
- They have been patching issues as they arise, they have not tried to overhaul the ordinance like this current rewrite.
- The steering committee is made up of mostly staff. Also the chairs from PC and BZA.
- Some capacity issue with the Planning Dept, but they will be periodically involved in the rewrite.
- Planning Commission decisions have overstepped and denied subdivisions that meet code; resulting in lawsuits from developers.
- They recently denied a subdivision for 22 crawlspace homes with no mass grading.
- Will need to report to PC during the process.

Issues of Concern for the Project

- Update of development standards and/or processes will be important
- Unincorporated Townville precinct (west of Anderson, north of I-85) recently approved zoning via a petition
- For zoning application in precincts, citizens shouldn't get to pick the zoning
- FLUM needs to be the guide- the FLUM will be updated during this process.
- Need to Review Piedmont Area Plan (2023, includes portion of Greenville County)
- The current FLUM only has 3 classifications: Ag, Commercial, and Residential. Needs more to better describe areas.

Comprehensive Plan Process

- It has been underway for a period of time, but not progressing.
- Public meeting on 4/22: confusion about a comprehensive plan vs. zoning. Need to educate public more on differences.
- Clemson University planning studio has completed a SWOT analysis
- Powdersville concerned that Comp Plan/LUDO will result in ADU's and mobile homes becoming nonconforming. Need to think through nonconformities.
- Concern over density in far reaches of the County.

Project Website and Branding

- Project needs a name, imagery, distinguish between plan elements and code update





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- Chad and David Fisher are working on videos for website
- For community meetings, the potential is for it to be contentious, but need to focus on education and that the process is for community conversations

2. Steering Committee Meeting 1

At noon on Wednesday 4/23/25, members of the CodeWright team and County staff conducted the first presentation with the project Steering Committee to introduce the consulting team, overview the project, discuss the Committee's role, and conduct preliminary information from Committee members.

Meeting Attendees included:

- Matthew Stipe, Building/Code enforcement
- Jordan Thayer, Assistant County Attorney
- Cameron Ford, Economic Development
- Henry Youmans, Planning (Permitting)
- Mike Miller, BZA
- Hubert McClure, BCA
- Bee Baker, Engineer, Roads and Bridges
- Bill Rutlege, Asst. Prin. Engineer, Roads & Bridges
- Jon Batson, Stormwater Manager
- Brett Sanders, County Council
- Wes Grant, Planning Commission
- Dan Harvell, Planning Commission
- Steve Newton, Government Affairs Director
- David Hendrix, Asst Buildings and Codes Manager
- Chip Bentley, Deputy Executive Director, ACOG
- Derrick Singleton, Wastewater Manager
- Jonathan Fox, Roads and Bridges Manager
- Brittany McAbee, Roads and Bridges
- Joan Holliday, Planning
- Sarah Lyons, Planning
- Rusty Burns, Administrator
- Matt Hogan, Deputy Administrator
- Jake Petrosky, Stewart Engineering (consultant)
- Caroll Williamson, Stewart Engineering (consultant)
- Chad Meadows, CodeWright (consulting team)
- Karen Mallo, CodeWright (consulting team)

Following introductions, consulting team members provided a presentation that included the objectives for the meeting, project team members, the project schedule, main tasks or milestones, and more details on the comprehensive plan-related aspects of the project. The Steering Committee's role is to be technical experts, serve as a sounding board, being an information conduit to the community and to serve as project advocates with County Boards and Commissions.

After the initial presentation, attendees participated in a round-robin discussion of issues. Those topics are summarized below:

Challenges facing the County

Growth pressure	Resource protection
Insufficient regulatory tools	Affordable/attainable housing
Stormwater runoff	Limited utility capacity
Mass grading	Fast pace of growth and development
Development quality	Potable water (water districts)

Details on current Comprehensive Plan

Adopted in 2016
Guides growth & development
Mapping / land use suitability





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Issues for us to know:

Residential, commercial, industrial (don't forget industrial)
Can residential subdivision go into a commercial area??
Residential Pressure!
RV connections on individual lots

Use ICC (Highway = commercial/industrial)
RV and short-term Rentals (at least 800)
Tiny Homes
Special Use Permit process is confusing
School district (5 different districts)
Declining birth rate in the County

Below are copies of the slides shown during the Steering Committee meeting:

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

2. Project Team:

CodeWright
www.codewrightplanners.com

STEWART
City Collective

BELSER
McADAMS

2. Project team:

3. Scope & Schedule:

Task	Start	End
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:

- TASK 1: PROJECT INITIATION
- TASK 2: LAND USE & COMMUNITY FACILITIES ELEMENTS
- TASK 3: DIAGNOSIS
- TASK 4: ANNOTATED OUTLINE
- TASK 5: ELEMENT ADOPTION
- TASK 6: DRAFT LUDO
- TASK 7: REVISION DRAFT LUDO
- TASK 8: FINAL DRAFT LUDO
- TASK 9: ADOPTION
- TASK 10: DELIVERY

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, inconsistent, lack of standards)
- STORMWATER RUNOFF (retention, sedimentation, nuisance flooding)
- MASS GRADING (large cutting, loss of community character)
- DEVELOPMENT QUALITY (inconsistent quality, weak housing, few incentives)
- RESOURCE PROTECTION (farms, forests, riparian, 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 (mostly light)
- It is a good tool for managing growth and raising development quality, but opinions differ on its value
- Establishment of new zoning currently requires referendum
- 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

6. Next Steps:

1. STAKEHOLDER INTERVIEWS
2. LAUNCH PROJECT WEBPAGE
3. EXISTING CONDITIONS ANALYSIS
4. SUITABILITY ANALYSIS
5. ON-LINE COMMUNITY SURVEY
6. PUBLIC PLANNING/ZONING MEETINGS (3)

THANK YOU!

Anderson County LUDO Steering Committee Meeting 1
4.23.25



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3. GIS / Data Exchange Meeting

One important aspect of both the development regulations portion of the project as well as the comprehensive plan portion is mapping. Mapping will require exchange of GIS data and other pieces of information between County staff and the consulting team. This process commenced with a GIS data exchange meeting at 3PM on 4/23/25.

Attendees:

Bob McLain, County Assessor
John Brown, Deputy Assessor
Chip Bently, COG
Kevin Wiles, GIS Manager
Joan Holliday, Planning
Brittany McAbee, Roads and Bridges
Sarah Lyons, Planning
Karen Mallo, CodeWright

GIS Data Request from team (data from Kevin):

- Parcel
- Lot#
- Deed Book/Page
- Owner
- Mailing Address
- Acreage

Improvement Details-separate Worksheet
(Assessors Office)

Building Footprints-may/may not have

GIS
municipal boundaries
parcel boundaries
subdivisions (after recordation)
zoning (parcel) County
2016 future land use
2023 ortho imagery (flash drive)
Key landmarks (schools, public bldg site.) -derive from
SSAP attributes
Overlay districts (corridors) (Anderson E/W Parkway)

Roads:

RCL-road type by name &. number & type
Owned by state, county & local
Private roads (gated, dirt)
Built to County standard (all housing) but not in all
situations.

Data Needs from consulting team:

zoning (parcel) municipal
(Kevin or COG); Anderson does their own
Historic Districts → National & local district (need to
get these)
sewer lines/manholes/ buffers (need to reach out to
the individual towns)
Anderson Joint Water data
Electric-Duke Energy and Blue Ridge
Treatment Plants, pump stations (get on parcel data
attributes)
Easements
Transportation Projects (use SCDOT website)- MPO
Trails & sidewalks (don't think they have layer)
Parks (attribute data) → but will check polygon kyer
Stream buffers
county industrial parks (subdivision layer). Assessor
may have or get from state dpt. of commerce
landfill (3-4 in County)
Capital improvements once budget completed
(Clemson sewer capacity)

Railroads in dataset
Floodplain data in dataset

Sidewalk required → subdivisions
schools
recreation facilities
commercial

Critical lands / Sensitive area Protection





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- We will have to join the parcel data with the tax assessor data
- No building footprint data
- Chip will provide utility and industrial data
- Upstate Forever can provide critical lands area map
- Talk to Mike Gay at City of Anderson about LRTP

4. Tour with County Staff

On Wednesday afternoon the consulting team members travelled the County accompanied by County staff to get a sense of residential, commercial, industrial developments as well as open space.

- Staff will upload some Photos on Basecamp
- The County fire department is all volunteer
- TTI is the big industry (located at Hwy 81 and I-85)
- Employees 3,000 people, continuing to expand
- Other industries: Fedex and Bosch
- Powdersville is unincorporated, unzoned - Has development standards, but no restrictions on use
- White Pine subdivision is an Innovative Design District - Located off of Welpine Road
- Battery Park apartments - Off Threlkeld Blvd, around the corner from White Pine - (Huge retaining wall showing cracks)
- County owns several old mill sites
- Need more information on location, condition, etc.

5. Meeting with County Administration

In the morning of the 24th, the consulting team met with various members of the County Administration to discuss the LUDO project, expectations, and to answer questions.

Attendees:

Leon Harmon, County Attorney
Jordon Thayer, Assistant County Attorney
Matt Hogan, Deputy County Administrator
Rusty Burns, County Administrator
Lizzie ??, Paralegal
Chad Meadows, CodeWright
Karen Mallo, CodeWright
Jake Petrosky, Stewart Engineering
Carroll Williamson, Stewart Engineering

The meeting began with a general discussion about what the County desires from the LUDO project. The County is seeking a unified development ordinance that joins Chapters 24 and 48 (along with other relevant chapters from the County Code, as appropriate).





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They are looking for a “neat”, “clean”, and concise document that can be understood by readers with a 5th grade education. County residents should be able to read the new UDO, know how it works. A citizen should not need the Planning Department to explain how the code works.

The new document should incorporate illustrations and alternative methods for achieving desired outcomes.

Opinion on Zoning may be changing – The Shirley Store precinct just got zoning on the ballot and some townships working on draft zoning.

Annexation is an issue. Urban growth boundary could be a tool but Anderson City may not be interested. County may need to just control what they can until annexation by a city takes place.

They want the consulting team to identify and incorporate best practices and help County staff determine what needs to be improved and how best to improve it. They are seeking orderly growth.

County administration notes that school enrollment numbers are declining.

There is a sense that the role of the Planning Commission should evolve- that they should be doing more “planning” and less “administering” of the Ordinance. It seems that in many cases, the Planning Commission is not familiar with the regulations and are depending upon staff. There is a desire for increased administrative decision making by staff based on codified standards.

County administration suggests checklists or other devices to help ensure that Planning Board and staff members are asking the right questions.

They note that growth pressures are highly localized: Parts of the County are growing fast and the elected officials do not want more growth here, while other parts of the County are not growing as quickly, and the elected officials do desire more growth in these areas,

Administrators remind the group that it is not just an issue of the rate of growth, there is also a desire to improve the quality of growth as well.

The State of North Carolina mandates mediation in land use disputes as an initial step prior to litigation. Most litigation results from the Planning Commission denying applications before them (often subdivisions).

There are also several instances of applicants not following through with promises given as part of the application process.

Towards the end of the discussion, we talked about project branding and logo. The decision was made to refer to the document as a Land Use and Development Ordinance or a “LUDO”. County staff wants to continue to use the existing logo and does not want a special project name.

The balance of the time spent in Anderson County was used in discussions with elected officials. The results from those discussions are included in the *LUDO Stakeholder Interview Summary*. This information and other project-related information is available for inspection on the project webpage at www.andersoncountyludo.com.

END OF NOTES

