

To: Joan Holliday
From: Chad Meadows, CodeWright 
Date: 02.01.26
CC: File, Karen Mallo, Tim Cartee, Dennis Tobin
RE: Anderson County LUDO
Tasks 2 and 3
Comprehensive Plan Elements and Code Diagnosis Trip Notes



MESSAGE

These are the meeting notes from the Anderson County new LUDO project trip #3 that was requested by the County Administration and conducted in Anderson County on 10/27/25 through 10/28/25. Elements from Task 2, Comprehensive Plan Elements and Task 3, Code Diagnosis, were also incorporated. These notes document the activities conducted during the trip and summarize the discussion. Copies of presentation slides are also included.

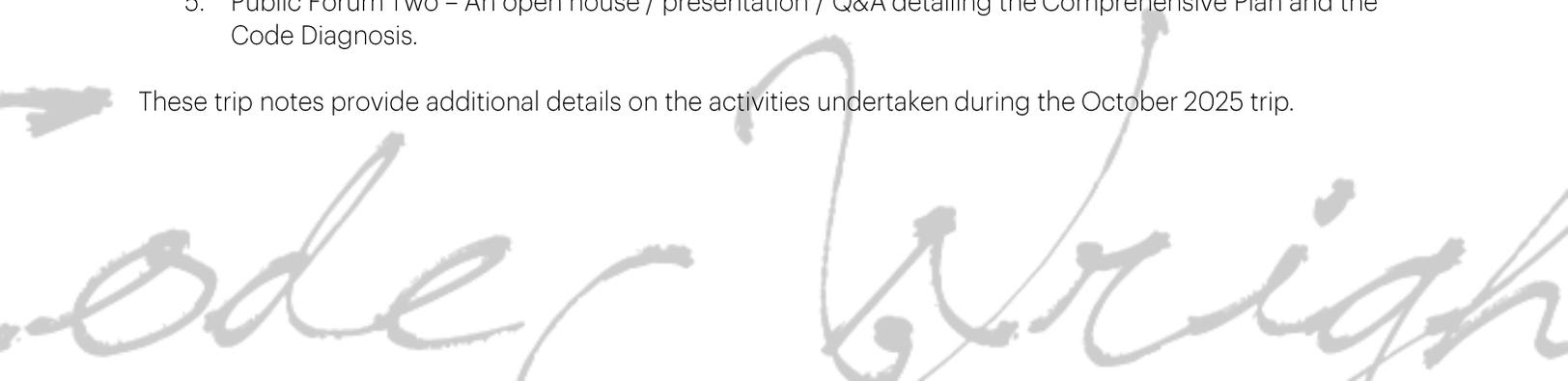
The Anderson County LUDO project is an effort to consolidate and update the County's development regulations into its first Land Use and Development Ordinance (or "LUDO"). Required elements of the County's Comprehensive Plan must be updated prior to any update of land development regulations. Task 2 of the project is aimed at completing the Community Facilities and Land Use elements of the Comprehensive Plan. This task is being completed by Stewart Engineering, a consulting team partner. This trip aimed to refine the proposed Future Land Use Map and share the results of the research completed for the Community Facilities component. Results from the recent survey were also presented.

The Code Diagnosis, Task 3 of the overall project, is a detailed analysis of adopted policy guidance, such as the Comprehensive Plan, as well as the existing land use regulations contained in existing Chapters 24 and 48 of the County Code of Ordinances. The findings of those reviews are summarized as Key Findings. Those Key Findings each have a number of subsections which provide detailed recommendations for updates to include in the LUDO. These were presented to the elected officials and the general public as a portion of this trip.

The consulting team traveled to Anderson County to meet with the Elected Officials, the Planning Commission, the public, and the County staff. Trip #3, included the following activities:

1. A series of interviews with the County Council to discuss current planning practices, project updates, and solicit feedback;
2. A meeting with Planning Commission to provide an project update on both the Comprehensive Plan Elements (Community Facilities and Land Use) and the Key Findings of the Code Diagnosis;
3. A closed session with the Planning Commission to discuss procedural updates;
4. A debrief meeting with County staff; and
5. Public Forum Two – An open house / presentation / Q&A detailing the Comprehensive Plan and the Code Diagnosis.

These trip notes provide additional details on the activities undertaken during the October 2025 trip.





1. Elected Official Interviews

The project team conducted a series of interviews with the members of the County Council on Monday, October 27, 2025 from 1:00 PM until 5:00 PM.

INTERVIEW OBJECTIVES

The following information was shared at each of these meetings by the planning consultant, Chad Meadows:

Overall Project Update

- Survey finished and responses have been tallied (670 responses)
- Website up & running
- Put together a 1-page summary of project process (copy below)
- Recommendations (Key Issues) of Code Diagnosis
- January 2027-adoption (4 month long process)
- Moratorium-90 day, expiring soon
- Future Land Use Map → more involved than current map (more thoughtful in identifying growth area);
- Land Use goals and recommendations in the works

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 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

HOW LONG WILL THIS PROJECT TAKE?

Task 1: PROJECT INITIATION
Task 2: LAND USE & COMMUNITY FACILITIES ELEMENTS
Task 3: DIAGNOSIS
Task 4: ANNOTATED OUTLINE
Task 5: ELEMENT ADOPTION
Task 6: INITIAL DRAFT LUDO
Task 7: REVISED DRAFT LUDO
Task 8: TESTING
Task 9: ADOPTION
Task 10: DELIVERY

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 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.

This one-page handout explains and summarizes the project while providing information to the reader on how to find out more information and be involved. Copies were placed in the County Annex building and provided to the Planning Staff for distribution.



Planning Commission Meeting this evening

- Consultant team will be covering the entire project and providing and update for both Comprehensive plan and LUDO update
- Consultant teams has reviewed code to determine what Planning Commission is reviewing now; discrepancies exist.
 - Preliminary AND Final Plats
 - Site plans "nuisance "use
 - Recommend zoning/rezone to Elected Officials
 - Hearing & deciding variances to subdivision ordinance
 - Hearing appeals of staff decisions
- Subdivisions are coming to Planning Commission and getting denied.
 - Subdivisions are ministerial (administrative); meet requirements and get approval
 - Current plans being denied based on schools and traffic / roads
 - Four (4) standards in subdivision ordinance included in Section 24-335.(3) d. which allow for discretion in approval
 - How is Planning Commission denying applications when there is a required TIA showing no impact and/or the applicant can provide a solution or improvement to alleviate
 - No code requirements for provision of schools so with no regulations, cannot deny based on school capacity or impact

Recommendations moving forward:

- Strike the four discretionary review statements included in Section 24-335(3)(d)
- Final Plats should only ever have staff or TRC review and approval
- Remove Planning Commission discretion from the review of preliminary plats. Ministerial process should have staff or TRC review only.
- Increase development standards; tougher rules = better product but potential higher costs
- Roadway concurrency rules
- Change Planning Commission role to be more actively involved in comprehensive planning, LUDO update, and other long-range planning considerations
- Impact Fees study
- Alternative to referendum for implementing zoning
- Legal process in place if County wants school capacity to play a role in approval process

FEEDBACK FROM ELECTED OFFICIALS

The following information was shared by the elected officials with the consulting team:

Comments regarding current regulations/requirements/procedures:

- In the R-20 zoning district, with perc test, minimum ½ acre lot size is required for septic. The entire backyard is the drainage field. This can be problematic as no area for secondary drainage field. Potential increase in lot size? DHEC involved?
- Apartments and Townhome developments. Planning Commission approves anything over 100 parking spaces. Developers know this and propose 99 units.
- Current Conservation Subdivision isn't a true conservation ordinance; need to either rewrite or eliminate.

Comments regarding proposed Recommendations:

- How do we maintain transparency? How do we involve the public in the development process?





- Concern that the public will harass staff without a Board to voice opinions to.
- Include any regulations that require a better product:
 - Materials
 - Building frontage
 - Open space
 - Sidewalk
 - Density lower-larger lot (conservation subdivision)
 - Require zoning before water/sewer
 - Tree preservation (tree ordinance?)
 - Discourage/ban mass grading
 - Street connections
- Stricter design standards will increase costs
 - Need work force housing
 - Not affordable
 - Biggest cost is land + infrastructure
 - May have backlash: developers & engineers
- Consider public perception and need for participation in the process if Planning Commission no longer hearing applications
- Stricter requirements would make development more difficult and therefore limit development
- Send subdivisions to Council (over some threshold)

General Comments:

- Stormwater regulations not sufficient.
- Mass grading is destroying tree canopy and creating runoff issues. Grading is creating unnatural slopes and retaining walls
- Road improvements needed → standards are insufficient
- Deed restrictions for workforce housing; economic development get involved. Cannot be done with zoning alone
- Consider Transfer of Development Rights (TDR). Include in Comprehensive Plan.
- Staff working on a new Tree Ordinance / Landscape Standards

2. Planning Commission Meeting

The Anderson County Planning Commission held a special meeting on Monday, October 27th at 6:00 PM. This meeting was held to receive information and provide feedback on the current LUDO project, specifically the Comprehensive Plan Community Facilities and Land Use elements and the Code Diagnosis Key Findings. Stewart presented information on the Community Facilities and Land Use elements of the Comprehensive Plan and CodeWright presented information on the Land Use and Development Ordinance (LUDO) consolidation and update. After the regular meeting, the Planning Commission went into an Executive Session to discuss the processes and procedures regarding subdivision plat review and the role of Planning Commission (see Section 3 of this memorandum).

Comprehensive Plan (Community Facilities and Land Use Elements): Stewart

Carroll Williamson presented information regarding the Community Survey and the Comprehensive Plan elements. The following are the slides presented during the presentation.





COMPREHENSIVE PLAN UPDATE

PLANNING COMMISSION
OCTOBER 27, 2025

Land Use Element
Community Facilities Element

1 ★

AGENDA

- 1 INTRODUCTION
- 2 EXISTING CONDITIONS OVERVIEW
- 3 PUBLIC INPUT: WHAT WE HEARD
- 4 DRAFT GOALS
- 5 DRAFT FUTURE LAND USE MAP
- 6 NEXT STEPS

2

STEWART
BESLER

2. Project Team:

3

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

4 ★

Comprehensive Plan

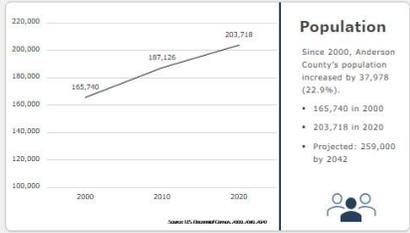
- Last adopted in 2016
- SC State Law requires updates every 10 years
- Land Use Element looks at existing conditions, trends and guides growth and development (residential, commercial, industrial and agricultural areas)

5 ★

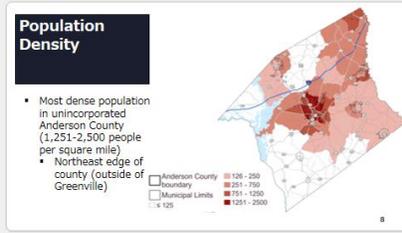
EXISTING CONDITIONS-OVERVIEW

Land Use Element
Community Facilities Element

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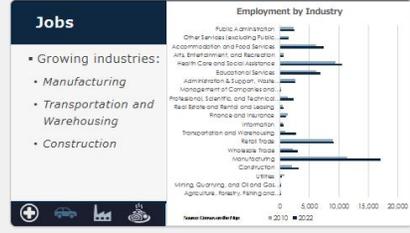
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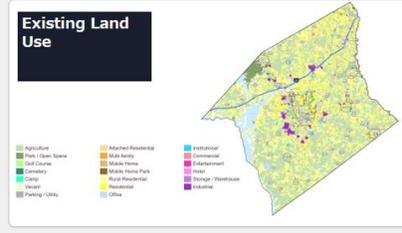
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Subdivision Design and Housing Options

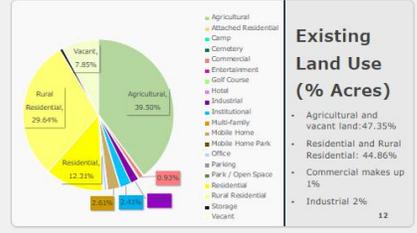
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Challenges

- Growth pressure
- Development quality
- Infrastructure and services
- Concern over environmental impacts (stormwater, sedimentation, mass grading, loss of forests and farms)
- Antiquated regulatory framework

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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

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Parks and Recreation Facilities

- 37 Parks and Recreational Facilities
- 1 State Park
- 2 Wildlife Management Areas

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DRAFT GOALS




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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.



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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.

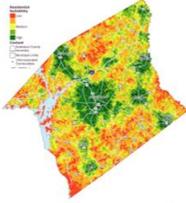
Goal 3: Ensure adequate public safety and community services are available for all citizens.



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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



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Future Land Use

Purpose of FLU Map

- Provides general land use guidance
- Identifies intended development pattern (i.e. conservation, residential, commercial, and mixed-use areas) and intended design/scale/density
- Policy: Not regulatory, but can influence regulatory changes

What is it used for?

- Should influence development design
- Guides rezoning decisions
- Guides infrastructure investment decisions



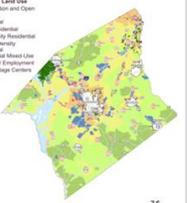
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Future Land Use

Draft Future Land Use

- Generation and Open Space
- Agricultural
- Park Residential
- Low Density Residential
- Medium Density Residential
- Commercial Mixed-Use
- Industrial / Employment
- Rural / Village Centers

- 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.



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Future Land Use – Draft Character Areas

Agricultural <ul style="list-style-type: none"> Strategic agriculture and forestry areas Limited infrastructure Farms, homesteads and rural businesses < 1 Home per 3 Acres 	Low Density Residential <ul style="list-style-type: none"> Single family detached subdivisions Suburban in character 1-2 Homes per Acre
Rural Residential <ul style="list-style-type: none"> Farms, small scale, very low density subdivisions, and rural businesses < 1 Home per Acre 	Medium Density Residential <ul style="list-style-type: none"> Served by utilities Mix of lot sizes and housing types Typically 1-4 Homes per acre



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Future Land Use – Draft Character Areas

Rural/Village Center <ul style="list-style-type: none"> Small scale commercial/non-residential activity Small lot single family detached Some appropriate townhomes, duplexes 	Industrial / Employment <ul style="list-style-type: none"> Major transportation routes Some complementary commercial Manufacturing, distribution, flex space, utilities
Commercial Mixed-Use <ul style="list-style-type: none"> Major transportation routes Medium to large scale commercial Residential: attached single family and multi-family 	Parks and Open Space <ul style="list-style-type: none"> Parks, conservation easements, environmentally sensitive areas Primary uses include recreation, forestry, and agriculture



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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.

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Timeline

- Draft Plan for Review and Comment~End of November
- Planning Commission and County Council consideration~December-January
- Focus on Land Use Development Ordinance following adoption of Land Use and Community Facilities elements
- Phase 2 of Comprehensive Plan to be completed by Fall 2026



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Discussion

Your Role

- Participate in public meeting tomorrow at Anderson Civic Center
- Comment on draft goals and recommendations
- Review and consider plan~Dec/Jan



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Discussion

What are your priorities for land use and community facilities goals?



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LUDO Update: Code Wright

Karen Mallo presented information regarding the update of the LUDO project. The following pages include the slides from the Planning Commission Meeting:





ANDERSON COUNTY LAND USE AND DEVELOPMENT ORDINANCE

Anderson County Planning Commission Meeting
October 27, 2025

LUDO PROJECT OVERVIEW

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

- Chapter 24 (Land Development)
- 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

PROJECT GOALS and OBJECTIVES

- 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

CODE DIAGNOSIS – KEY ISSUES

1. Implementing the relevant guidance from the forthcoming 2026 comprehensive plan
2. Creating a more user-friendly code
3. Establishing greater procedural clarity and predictability
4. Protecting community character
5. Modernizing the zoning districts and uses
6. Raising the bar for development quality
7. Incorporating incentives for preferred forms of development
8. Ensuring legal sufficiency

PLANNING COMMISSION ROLE

- Spread the Word:**
Tell others about the Comp Plan and LUDO Update
- Ask Questions:**
Inquire with Staff if something needs more explanation or clarification
- Review Materials**
Read DRAFT Ordinances
- Provide Feedback**
Mark-up documents and provide staff with comments
- Be a Community Cheerleader**
Tell your friends, family, neighbors of the benefits of the updates

Discussion:

- Conservation Subdivision
 - Useable Open Space
 - 50' Buffer to prevent visibility of development from adjacent roadways
 - Greenville County looking to eliminate
- Encouraging to see (what services should the County invest in?)
 - Things County does well
 - Landfill /Solid Waste full in five years? How do we address
 - Star/Na facility
- Maintain character (in 30+ years)
- Area (Wild, Wild, West) in northeast not zoned.
- Zoning Referendum is this the only process?
 - By voting precinct is unique to Anderson
 - Chad unfamiliar w/this process.
 - Possible to change the policy →





Anderson County New Land Use and Development Ordinance Trip 3 Trip Notes

02.01.26

- What about: alternative in a higher pressure area such as 51% of registered voters sign go automatically to zoning.
- Not state law; just as a major policy. Can be changed.
- How do other communities do it? Council districts?
- Ask other counties....
- Large lot concept → don't want to see high density subdivision
- Sewer bill (?) when do we get that \$ back.
- Goes beyond what we are doing here. What is our "brand"? Limiting growth!! But we don't see this here now.
- Can't afford to live here; how do we attract those type of people?
- Political mindset changes
 - RV, campsites, etc.
 - Ordinance needs teeth
 - How do we address political change
- Educate community on the planning process and this project
- Community wants large lots. Do we see this in areas where we are working where citizens want large lots & developers build large lots and everyone is happy?
- Demographics moving here? Was that taking into consideration?
- Sewer → 1 acre to 2 acre w/septic is cheaper than extending sewer (intent?)
- Like R-20 as a favorable district
- County needs to offset the density in the Towns/incorporated.
- \$0.01 tax for roads → proposed increase
- Retirement area (55+)
- Avg. household income (MSA) 80% rent
 - commonly accepted rates
 - Cost burdened over 30% of income
 - AMI for Anderson County??





3. Closed Session

As mentioned previously, the Planning Commission moved into an Executive Session in order to discuss Planning Board tasks and responsibilities as well as recommended changes to the approval process that will be incorporated into the new Land Use and Development Ordinance. Based on the sensitive nature of the discussion, only the main points are included herein.

Chad Meadows, of CodeWright Planners, presented the following items to the Planning Commission which fostered discussion and feedback from Planning Board members.

What is the Planning Commission Currently Reviewing

The question was asked of the Planning Commission, "Which of the following development applications are you reviewing and/or rendering a decision?" There has been discrepancy between the current code and what is being done in practice. This needs to be clarified moving forward and the role of the Planning Commission needs to be clear and communicated.

- Preliminary Subdivision Plats - Yes
- Final Subdivision Plats - No
- Nuisance Use Site Plans – Yes/No
- Text Amendments - Yes
- Map Amendments - Yes
- Variances of Subdivision Ordinance - Yes
- Hearing Appeals on Subdivision Ordinance - Yes
- Assisting with Comprehensive Plan – Yes/No
- Sign Permits - No
- Certificate of Compliance - No
- Appeals - No

Preliminary Plat Approval is a Ministerial Processes

- Preliminary Plat Process is a Ministerial decision, meaning if the plat meets the standards it is approved. If it doesn't meet the standards it is denied
- Doesn't operate like that in Anderson. Rejection and denials need to be PREDICTABLE!
- Section 24.335(3)d., in the Procedures Section of the Land Use Ordinance of the County Code outlines four subjective statements that the Planning Commission has been utilizing in rendering decisions related to preliminary subdivision plats.
- Planning Commission shouldn't have to make a decision on Preliminary Plats. It's ministerial; decision should be administrative.

Concurrency intensity

The current Land Use Ordinance has regulations for Streets and the preparation of a Traffic Improvement Analysis (TIA). It provides Average Daily Trip (ADT) thresholds on local roadways with the exception of Collector and Arterial roadways. The standards support mitigation (concurrency); they don't say "no", they say "not yet" until such time that the facilities are available.

Schools

There is no level of service for school enrollment, capacity, or other measurable standard provided in the current Code. Therefore, with no standards or concurrency policy, the decision can be considered arbitrary and discretionary. If schools want to be considered in the approval process, a clear and legal standard will need to be incorporated.





Interests & Skills of PC

Long term the Planning Commission needs spend more time planning. This would include tasks such as:

- Comprehensive planning; ensure plans stay updated
- Land Use and Development Ordinance maintenance and annual audits; Be the holders and keepers!
- Reviews & recommendations on zoning map and text amendments
- Small area planning

Discussion / Questions

- Need to conform to State code, including roles and responsibilities of Planning Commission
- Need to get comfortable with having regulations and enforce them
- Can staff hire a 3rd party review? County has a list of traffic outside consultants for the review of roads & bridges but not for typical site plan or plat review. This is typical and can be arranged.
- Current process not working: Rules should be predictable and rules should be known up front. This is to benefit all parties – staff, developers, boards and elected officials.
- Legal Restrictions on impact fees. Only have three years to spend. Will need a study to understand how to implement
- More staff needed to implement new processes and procedures

4. Project Status Meeting with Staff

A meeting with the Project Team and the County Planning staff was held at 9:00 AM on Tuesday, October 28th, 2025. The purpose of the meeting was to recap the information discussed at the Planning Commission meeting, discuss the project status and adoption timeline for the Comprehensive Plan, and other project deliverables. The following items were discussed:

- Office Hours: Consultant team will hold office hours on each visit. These are typically driven by elected officials, steering committee, and/or staff.
- Agenda for today: Debrief here. Civic Center at 2:00pm for set-up. Presentations at 3:30/5:30
- Recap will be tomorrow at 11:00 AM. Karen to send invite to staff.
- Follow up on the processes undertaken by the Planning Commission vs Board of Zoning Appeals. Ordinances are not updated or reflect current practices.
 - BZA-sign permits, appeals of staff decisions, zoning variances, site plans for nuisance uses (zoned areas)
 - PC-subdivision variances, site plans for nuisance uses (unzoned areas)
- Typical Application and Review Process is: Preliminary Plat /Site Plan → Construction Drawings → Final Plat → Building Permit → As-Builts
- Currently have Preliminary and Final sign permits: Change to just a singular permit
- Planning staff currently does planning services for Pelzer and Belton
- No stormwater other than County
- Towns administer have their own code - just zoning ordinances. They do not have subdivision regulations.

Where do we go next w/PC?





- Planning commission-request letter from schools, utility, etc.
- Should not need letters from schools because there are no standards

General Discussion of Public Forum and Moving Forward:

- Extend moratorium (?) another 90 days
- Developers will be there tonight

How to change the rezoning process... they have 7 precincts coming through process.

Education - Needed for Rezoning Process

Annexation Process

- "dead issue"
- obstructive, discriminatory

Brought up the "At-Large" idea for The appointment of Planning comm.

Website:

- Chad introduced website
- Joan/Sarah will be contact on the website.

Three Comp Plan elements by staff:

1. Housing
2. Population
3. Priority Investment

Elements complete Nov-24th

Packets out Nov-24th

PC/ Hearing Dec-9th

County Council: 1st reading Dec 16th, 2nd reading Jan 6th, 3rd reading Jan 20th + PH (adopt by ordinance)

5. Public Forum

From 3:00 PM until 7:00 PM on Tuesday, October 28th, 2026, the Town staff and the consulting team conducted the second public forum of the Land Use and Development Ordinance project. The open-house-style event took place at the Civic Center (3027 MLK Jr. Blvd, Anderson). The public forum was conducted to provide an introduction to the project for those who were unable to attend the previous forum, present survey results, share findings from the Comprehensive Plan research, request feedback on the proposed future land use map, and present the Key Findings from the Code Diagnosis. There were presentation at 3:30 and 5:00 by the Consultant team. The 5:00 presentation was filmed for use on the website and provided an opportunity for questions from the public.

The following is a summary of concerns we heard, the information Boards that were on display during the public forum, and the slides from the presentations by the Consultant team.

Concerns We Heard





- Question from public: Who benefits from annexation: city or developer?
 - Both benefit. City ensures design matches character of city. Developer often gets lower utility rates and more responsive permitting.
- Interest in incentivizing revitalization of existing developed sites to preserve undeveloped land.
 - Can County reduce utility fees for infill development? Look into this.
- Farmland cluster is an appealing subdivision option.
- Staff asked about conservation suitability as an option in the future.

Presentation Boards

Welcome and Introduction

LAND DEVELOPMENT ORDINANCE (LUDO): INTRODUCTION

WHAT IS THE LAND DEVELOPMENT ORDINANCE?

The Land Use Development Ordinance (LUDO) will be a set of laws that will govern the use of land in the areas of Anderson County not incorporated as towns or cities. The LUDO regulations will combine and revise two different sections of the current County Code of Ordinances:

- Land Uses (Chapter 24)
- Zoning (Chapter 48)

The LUDO will establish use permissions and standards (only in areas with zoning), how land development activities may be operated, how sites and site features are to be designed, and how violations of these rules are determined and addresses. The LUDO will also contain the Official Zoning Map, which will show the areas of the County that are zoned and their corresponding zoning district.

WHAT ARE THE GOALS OF THE LUDO PROJECT?

- 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

HOW LONG WILL THE LUDO PROJECT TAKE?

The LUDO project has two parts: 1) preparation of two key elements of the County's comprehensive plan - the Land Use Element and the Community Facilities Element, and 2) the LUDO Diagnosis, Annotated Outline, Drafting, Testing, and Adoption. We are currently completing Tasks 2 and 3. 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.



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 DO I FIND OUT MORE ABOUT THE PROJECT?



Check out the project website at www.andersoncountyludo.com
Contact County Planning staff at (864) 260-4720





Code Diagnosis Summary

LAND DEVELOPMENT ORDINANCE (LUDO) CODE DIAGNOSIS: KEY THEMES

1. IMPLEMENTING THE RELEVANT GUIDANCE FROM THE FORTHCOMING 2026 COMPREHENSIVE PLAN

- Review current 31 zoning districts and look for ways to simplify, consolidate, and address new policy guidance
- Explore new concurrency level of service standards for roads and schools
- Establish a Village Center (mixed-use districts)

2. CREATING A MORE USER-FRIENDLY CODE

- Consolidate the various development ordinances into a LUDO
- Create a more intuitive chapter structure with "like" material together
- Include navigational aids for code users
- Design a new page layout and numbering system
- Replace prose and long paragraphs with numbered statements
- Increase reliance on illustrations within the text
- Add more summary tables and procedural flowcharts
- Develop clear, measurable review criteria

3. ESTABLISHING GREATER PROCEDURAL CLARITY AND PREDICTABILITY

- Update code language to reflect current application review procedure
- Explore revisions to Planning Commission's role in review process
- Consolidate all procedures into a single chapter
- Utilize a uniform procedural structure and add flowcharts
- Add common review procedures used for all applications
- Add application completeness and pre-application standards
- Establish a conditional rezoning district option
- Create more detailed use standards for by-right uses
- Clarify the traffic impact study and road improvement process
- Remove inconsistencies between land use and zoning rules



4. PROTECTING COMMUNITY CHARACTER

- Continue to exempt farming and agriculture from most standards
- Revise conservation subdivision options to increase open space and limit visibility
- Require larger single-family subdivisions to provide open space
- Encourage more ground-mounted (not pole-mounted) signage
- Add new limitations on mass grading
- Add more criteria for extension of water and sewer

5. MODERNIZING THE ZONING DISTRICTS AND USES

- Deploy a use classification system
- Use summary tables for principal, accessory, and temporary uses
- Add modern principal use types (data centers, event venues, etc.)
- Add more clarity to accessory and temporary use types
- Incorporate additional specific use standards for most use types
- Create a procedure for classifying unlisted uses

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

7. INCORPORATING INCENTIVES FOR PREFERRED FORMS OF DEVELOPMENT

- Exclude deed-restricted workforce housing units from density counts
- Allow by-right reviews for developments with desired use types
- Allow increased landscaping credits for retained trees
- Allow mixed-use development by right in non-residential districts
- Add 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 Gilbert)
- Ensure consistency with federal telecommunications laws

Comprehensive Plan Introduction and Goals

Comprehensive Plan



WHAT IS A COMPREHENSIVE PLAN?

Comprehensive plans can impact the 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 SC Code § 6-29-510 (2022).



It is an expression of the community's vision for the future with a strategic map to reach that vision.



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.

It is required by the State of South Carolina for jurisdictions that want to enforce zoning regulations and must be reviewed every 5 years and updated every 10 years. The state also requires all plans to cover 10 plan elements in either a single package or as increments of a complete plan.



The comprehensive planning process helps communities identify issues before they arise, stay ahead of trends in land use development and redevelopment, and anticipate and navigate community trends and land use patterns.



INPUT

Adopting and amending a comprehensive plan should be a dynamic public process with an eye toward implementation. Public participation ensures broad and ongoing support, brings a variety of information and perspectives, and instills a sense of community ownership in the plan.



ADOPTION

The adoption process follows the same requirements as a legislative zoning decision: published notice, public hearing, reference to the planning board, and a motion and vote by governing board to adopt.



Draft Goals Board



Instructions

Use DOTS provided to note if draft goals reflect your priorities for Anderson County. Add additional comments on bottom right or on flip chart.



Do these goals reflect your hopes for future land use and community facilities in Anderson County?

YES NO KIND OF

Draft Land Use Goals

Goal 1: Improve growth management in unincorporated Anderson County.

Goal 2: Protect natural resources 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.



ADDITIONAL COMMENTS





Survey Summary

Public Input

Survey Summary

Through our design process, we had opened a public survey that was welcome to all. This live, look, and spend time in Anderson County. Access to our survey began on August 7th and ended on October 8th, garnering multiple themes and ideas from 870 different voices. Disseminated via social media, public meetings, and community events, the needs and the wants of the community have been heard and will help to shape our plan moving forward.

WHAT DO YOU VALUE MOST ABOUT ANDERSON COUNTY?



ECONOMIC DEVELOPMENT PRIORITY



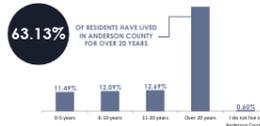
80% OF SURVEYORS FEEL THAT GROWTH SHOULD BE SLOWED AND MANAGED MORE EFFECTIVELY

TOP 3 GROWTH MANAGEMENT MEASURES:

- RESTRICTING THE DENSITY OR SCALE OF RESIDENTIAL GROWTH
- INCREASING STANDARDS TO CONTROL THE DESIGN OF NEW DEVELOPMENT
- ADDITIONAL RESTRICTIONS TO HIGH-IMPACT LAND USES

TOP 3 NEW NEIGHBORHOOD QUALITIES:

- PRESERVATION OF NATURAL AREAS
- LIMITING OVERALL DENSITY
- MITIGATION OF TRAFFIC



TOP THREE CHALLENGES FACING ANDERSON COUNTY:

- MANAGING RESIDENTIAL GROWTH AND DEVELOPMENT
- TRAFFIC & CONGESTION ROAD CONDITIONS OR INFRASTRUCTURE CAPACITY
- LOSS OF FARMLAND AND RURAL CHARACTER



NEIGHBORHOOD DESIGN TYPES:



Proposed Future Land Use

Draft Future Land Use

DRAFT CHARACTER AREA DESCRIPTIONS

The Draft Future Land Use Map includes eight character areas. These areas are described and can be found on the Draft Future Land Use Map.

Commercial Mixed-Use

Located along major roads and at key intersections or interchanges. Medium to large-scale commercial. Mix of residential uses including single family homes, townhomes, and potentially apartments.



Industrial Employment

Centers of job generation and industry uses. Typically uses include industrial, manufacturing, distribution, flex space, and utilities. Some complementary commercial.



Medium Density Residential

Well served by utilities. Mix of lot sizes and housing types. Typically 1-4 homes per acre, although occasionally some attached residential.



Rural Residential

Farms, small-scale venia-density subdivisions, and rural businesses. Typically less than 1 home per acre. Low-traffic and narrow, broadly-spaced roads.



Rural/Village Center

Small-scale commercial/non-residential activity. Examples include gas stations, retail, office, churches. Some residential, including single family detached and some attached housing, where appropriate.



Low Density Residential

Single family detached subdivisions. Suburban in character. 1-2 Homes per Acre. Some smaller lots part of conservation subdivisions with more open space. Density and lot size dependent on zoning, utilities, soils and character of adjacent development.



Rural Agricultural

Strategic agriculture and forestry areas. Limited infrastructure. Farms, homesteads and rural businesses. Very low density residential, typically 1 home per 3 acres.



Parks and Open Space

Parks, conservation easements, environmentally sensitive areas including floodplains. Primary uses include recreation, forestry, and agriculture.



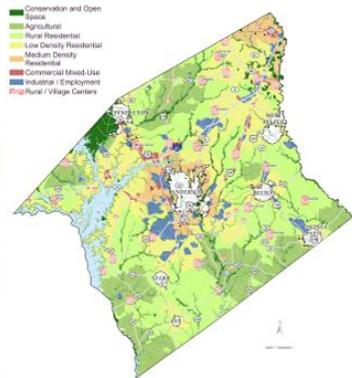
Draft Future Land Use

Future Land Use

The Draft Future Land Use Map (FLUM) and associated character areas represent the County's desired development pattern for the next 5-10 years. The FLUM is meant to guide land use decisions and overall development design in Anderson County's planning jurisdiction.



DRAFT Future Land Use Map



Future Land Use Map Highlights

- 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 patterns are 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 Land Use Element 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.



Public Workshop Presentation Slides

LAND USE & DEVELOPMENT ORDINANCE PROJECT

PUBLIC WORKSHOP 4
OCTOBER 28, 2025

Land Use Element
 Community Facilities Element
 LUDO & Zoning Map

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**

PROJECT BACKGROUND

A Comprehensive Plan is..

Long-range	<ul style="list-style-type: none"> • Makes forecasts based on past trends and data • 10-20-year time frame
Guidance	<ul style="list-style-type: none"> • Land uses, intensity, design • Staff, programs and infrastructure investment
Collaborative	<ul style="list-style-type: none"> • Documents a community conversation
Policy, not Regulatory	<ul style="list-style-type: none"> • 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

10

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

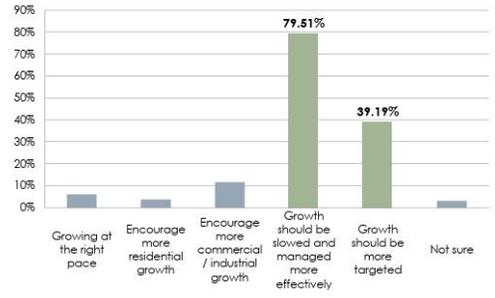


Respondents strongly prefer reuse of existing buildings/sites, agriculture/forestry, recreation, and small scale commercial.

Preference towards discouraging residential subdivisions and mining activities.

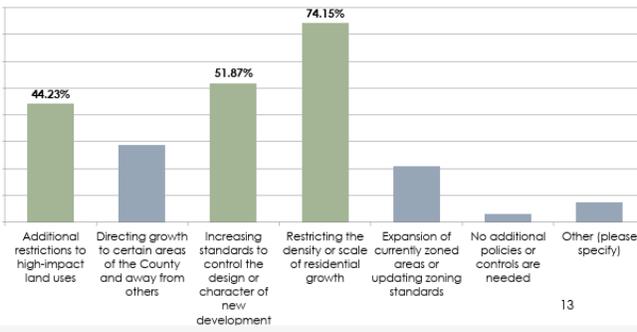
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How do you feel about growth and development in Anderson County?



12

Which growth management measures do you support?



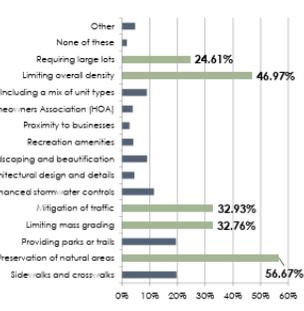
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Residential growth in the county can take many forms. Indicate your support for the neighborhood design types below.

Design Type	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%

14

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

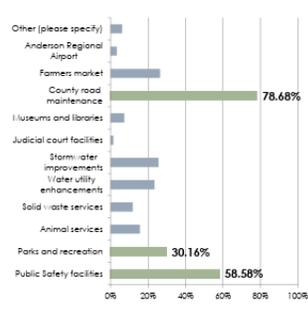


Respondents favor preservation of natural areas, limiting overall density, limiting mass grading, requiring large lots, and mitigation of transportation issues.

- Other Responses Include:
- Community Connectivity & Multimodal Transportation
 - Natural Spaces that Encourage Outdoor Activities

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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

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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.



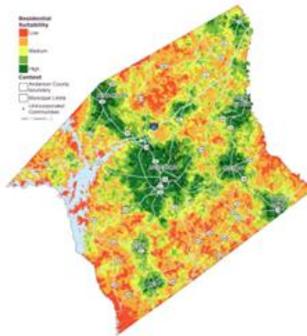
Draft Community Facilities Goals

- 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

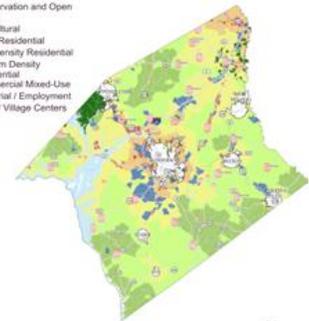


Future Land Use

- 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

- Conservation and Open Space
- Agricultural
- Rural Residential
- Low Density Residential
- Medium Density Residential
- Commercial Mixed-Use
- Industrial / Employment
- Rural / Village Centers



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Future Land Use – Draft Character Areas



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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.

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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
 - Promote 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 Gilbert)
 - Ensure consistency with federal telecommunications laws



www.andersoncountyludo.com

LAND USE & DEVELOPMENT ORDINANCE PROJECT



PUBLIC WORKSHOP 4
OCTOBER 28, 2025



Land Use Element



Community Facilities Element



LUDO & Zoning Map

