

2016

*Anderson County
Comprehensive Plan*



Ordinance #2016-025

WHEREAS, the Anderson County Planning Commission was appointed by County Council and is the duly authorized body to prepare a Comprehensive Plan that conforms to the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, as amended, and to carry out a continuing planning program for the physical, social, and economic growth, development, and redevelopment of Anderson County; and

WHEREAS, Section 6-29-520 and Section 6-29-530 of the South Carolina Code of Ordinances 1976, as amended, requires that a Planning Commission may recommend adoption of a Comprehensive Plan (the Plan) as a whole by a single ordinance, and any recommendations for amendments to the Plan must be by resolution of the Planning Commission; and

WHEREAS, the Anderson County Planning Commission held a duly advertised Public Hearing on June 14, 2016, after which time it resolved to recommend the 2016 Anderson County Comprehensive Plan to the Anderson County Council for adoption; and

WHEREAS, the Anderson County Council has reviewed said Comprehensive Plan and held a duly advertised Public Hearing regarding the 2016 Comprehensive Plan; and

WHEREAS, Anderson County Council desires to adopt the 2016 Comprehensive Plan, and all maps and materials contained therein.

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NOW, THEREFORE, be it ordained by Anderson County Council, in meeting duly assembled, that:

1. The Anderson County Council hereby finds that the 2016 Comprehensive Plan, with all maps and materials contained therein is consistent with requirements of the South Carolina Code of Laws Title 6, Chapter 29, Article 5.
2. Should any portion of this Ordinance be deemed unconstitutional or otherwise unenforceable by any court of competent jurisdiction, such determination shall not affect the remaining terms and provisions of this ordinance, all of which are hereby deemed separable.
3. All orders, resolutions, and enactments of Anderson County Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked, and rescinded.
4. This ordinance shall take effect and be in full force and effect from and after third reading and enactment by Anderson County Council.


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ATTEST: Ordinance 2016-025

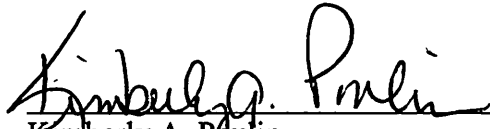


Rusty Burns
Anderson County Administrator

FOR ANDERSON COUNTY:

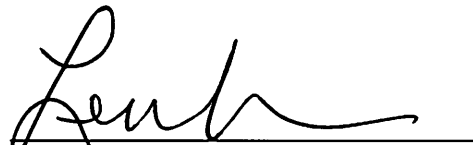


Tommy Dunn, Chairman
Anderson County Council



Kimberly A. Poulin
Clerk to Council

APPROVED AS TO FORM:



Leon C. Harmon, Esq.
Anderson County Attorney

1st Reading:	July 19, 2016
2nd Reading:	August 9, 2016
3rd Reading:	August 16, 2016 October 4, 2016 (Capital Improvement Listing only)
Public Hearing:	August 16, 2016



Introduction

The Anderson County Comprehensive Plan serves as a framework for guiding long-range policy decisions related to the physical, social, and economic development of Anderson County through the year 2036. The Plan addresses a wide range of issues that affect the County; is future-oriented in its analysis of emerging trends and their implications; and is responsive to the public interest by recognizing the concerns of local citizens and incorporating community input.

This Plan meets the requirements of South Carolina's Comprehensive Planning Enabling Act of 1994, as well as all subsequent revisions. The 1994 Act provides local governments the legal authority to undertake a continuous planning process for growth and development in their jurisdictions. The Comprehensive Plan is the essential first step in that planning process.

The chapters that follow address the nine Comprehensive planning elements identified in the State of South Carolina's Planning Enabling Legislation - population, economic development, natural resources, cultural resources, community facilities, housing, land use, transportation, and priority investment. The nine chapters contain an inventory of existing conditions as well as an analysis of emerging trends and indicators for each element.

Population Element: The population element includes information related to historic trends and projections; the number, size and characteristics of households; educational levels and trends; income characteristics and trends; race; sex; age and other information relevant to a clear understanding of how the population affects the existing situation and future potential of the area.

Economic Development Element: The economic development element includes historic trends and projections on the numbers and characteristics of the labor force, where the people who live in the community work, where people who work in the community reside, available employment characteristics and trends, an economic base analysis and any other matters affecting the local economy.

Natural Resources Element: The natural resources element includes information on slope characteristics, prime agricultural and forest land, plant and animal habitats, unique park and recreation areas, unique scenic views and sites, wetlands, air quality, flood plains, and soil types.

Cultural Resources Element: The cultural resources element focuses on preserving and enhancing the County's cultural resources, which include historic sites and structures, scenic highways, agricultural heritage, and the visual and performing arts community.



Community Facilities Element: The community facilities element analyzes existing and future needs for water supply, waste water treatment, solid waste collection and disposal, police and fire protection, emergency medical services, general government facilities, education facilities, parks, and libraries.

Housing Element: The housing element analyzes the location, type, age, condition, tenure, and affordability of housing. This element now includes an analysis of the regulatory environment to determine unnecessary barriers to the provision of affordable housing. The goal of this element is to maintain and enhance the diversity of Anderson County by providing the opportunity for people of all income levels to live and work in the County.

Land Use Element: The land use element provides an analysis of existing development patterns, recent planning and plan implementation efforts, and a vision for future land use and growth management policies.

Transportation Element: The transportation element considers transportation facilities including major road improvements, new road construction, and pedestrian and bicycle projects. This element is developed in coordination with the land use element to ensure transportation efficiency for existing and planned development.

Priority Investment Element: The priority investment element ties the capital improvement needs identified in other elements to forecasted revenues for the next ten years. This element requires an analysis of projected federal, state and local funds available for public infrastructure and facilities and recommends the projects for those funds.

The Planning Commission may review the Comprehensive Plan or any particular elements of the Comprehensive Plan as often as necessary. Changes in the growth or direction of development taking place in the community dictate when a review is necessary.

The Planning Commission must re-evaluate the Comprehensive Plan elements at least every five years. As well, the Planning Commission must prepare and recommend a new Comprehensive Plan to County Council every ten years. The previous Anderson County Comprehensive Plan was adopted by County Council in 2007. This Comprehensive Plan will serve as the new ten-year Comprehensive Plan for Anderson County.



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Introduction

In the past 50 years, Anderson County has grown at a consistent rate. In 1960, the US Census reported that the County had 98,478 persons. The most recent ten-year Census (2010) reported that the County's population exceeded 187,000 persons. The continuation of this population growth and the likelihood that it will continue into the future has tremendous policy implications on the provision of public facilities, the transportation network, affordable housing, natural resources, water quality, and cultural resources. Population growth has also brought about many changes in the County's demographics. Much of the recent growth has been a result of people moving to Anderson County from other states and from other nations, for reasons such as retirement or economic opportunities. Compared to 1960, generally today's population is older, lives in smaller households, is better educated and is wealthier. However, these demographic trends do not apply evenly to all population subgroups or across geographic regions of the County.

The purpose of this chapter is to analyze historic and current population and demographic trends; and to provide reasonable projections of future population growth to help future policy decisions through the lifespan of this plan (2036). Each of the following chapters of this plan utilize these projections to help shape their recommendations. This chapter uses 2010 Census numbers where possible; as well as information compiled in the American Community Survey (also conducted by the US Census Bureau).



Historic, Current and Projected Growth Trends

Anderson County Population Growth - 1790 -2010

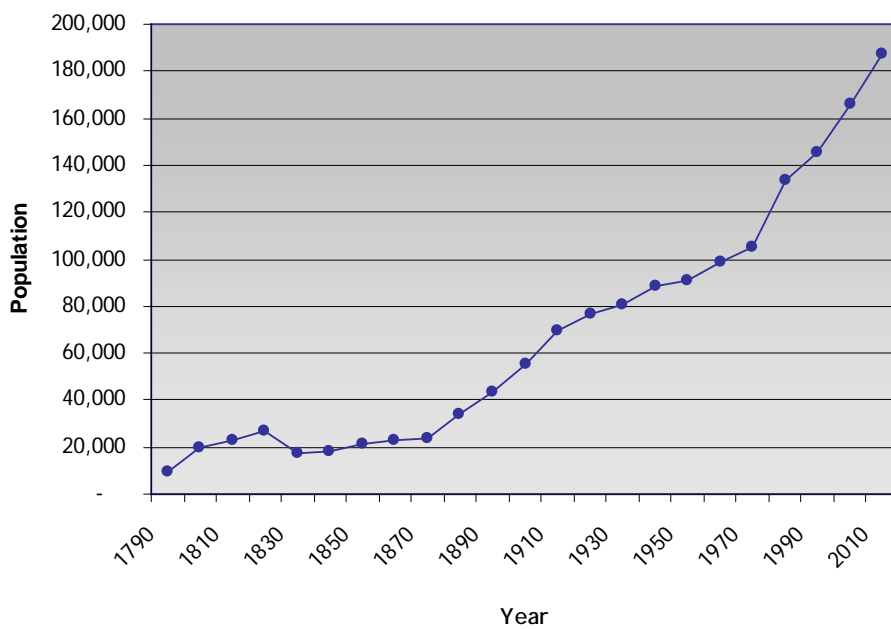
Year	Population
1790*	9,568
1800*	20,052
1810*	22,897
1820*	27,022
1830	17,169
1840	18,493
1850	21,475
1860	22,873
1870	24,049
1880	33,612
1890	43,696
1900	55,728
1910	69,568
1920	76,349
1930	80,949
1940	88,712
1950	90,664
1960	98,478
1970	105,474
1980	133,235
1990	145,196
2000	165,740
2010	187,126

* Pendleton District

Anderson County’s growth rate has been fairly consistent in its 220-year history. Modern Anderson County was originally part of the Pendleton District, established in 1790 after the Cherokee Nation signed a treaty with the newly formed United States after siding with the British during the Revolutionary War. Anderson County was created when the Pendleton District was divided in 1826. From 1790-1800, the Pendleton District more than doubled, growing at an astonishing rate of 109.6% over that time. Also during this time, Pendleton began town development, including the layout of the Village Green and the establishment of a post office and the first mercantile store. Many Scot-Irish veterans of the Revolutionary War settled in the area. Beginning in 1800, planters and politicians from the Lowcountry discovered Pendleton as a resort for the hot summer months on the coast.

From 1880 through 1910, Anderson County also saw vast growth (much higher than the State and the U.S.). During these times, Pelzer was established when Francis J. Pelzer brought the Pelzer Manufacturing Company to town and created the “mill town”. Pelzer was put on the map when one of its mills was the first in the country to be operated by electricity from a distance thanks to an engineer named William Whitner.

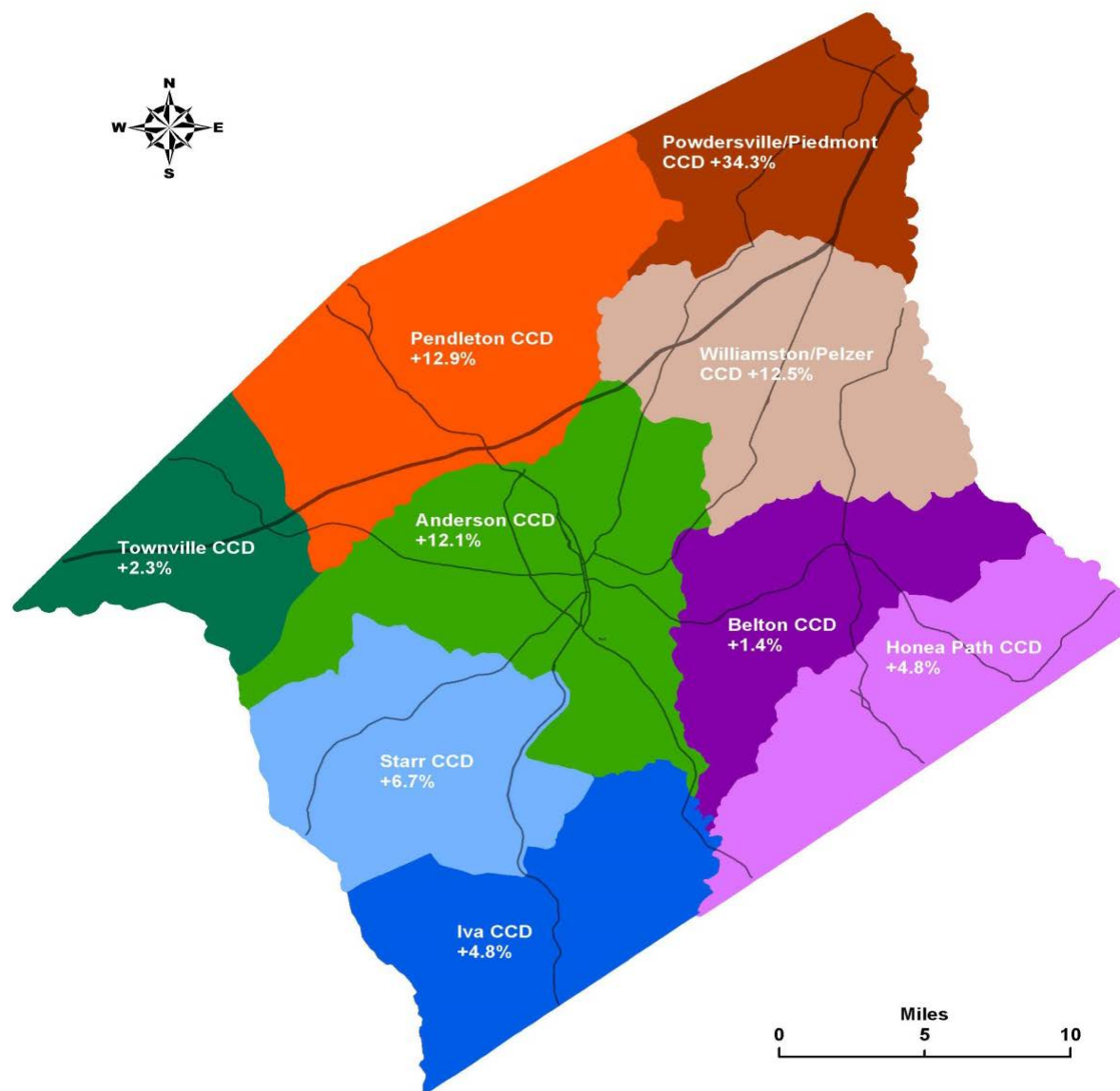
Figure 1-1: Historic Population Growth Trends 1790-2010





The railroad to Twiggs (modern day Starr) was completed in 1884, enabling the town to import and export their goods. Just a few years later, the rail line connecting Charleston to the Upcountry in modern day Iva was completed. The City of Anderson was also developing during this time, highlighted by the establishment of the Chiquola Hotel in December of 1889.

The last time Anderson County grew at a higher rate than South Carolina and the U.S. by a substantial amount was between 1970 and 1980. Beginning in the mid 1970s, South Carolina started attracting foreign investors to build their headquarters in the state due to the mild climate, low wage rates, and lack of labor unions. Michelin was one of the major drivers in making I-85 known as "UN Alley" due to the influx of international companies opening operations. Today, Anderson boasts 51 international firms.



CCD means Census County Division; these are areas of the County used by the United States Census Bureau for the purposes of presenting statistical information. Anderson County has nine CCD's.



CURRENT POPULATION

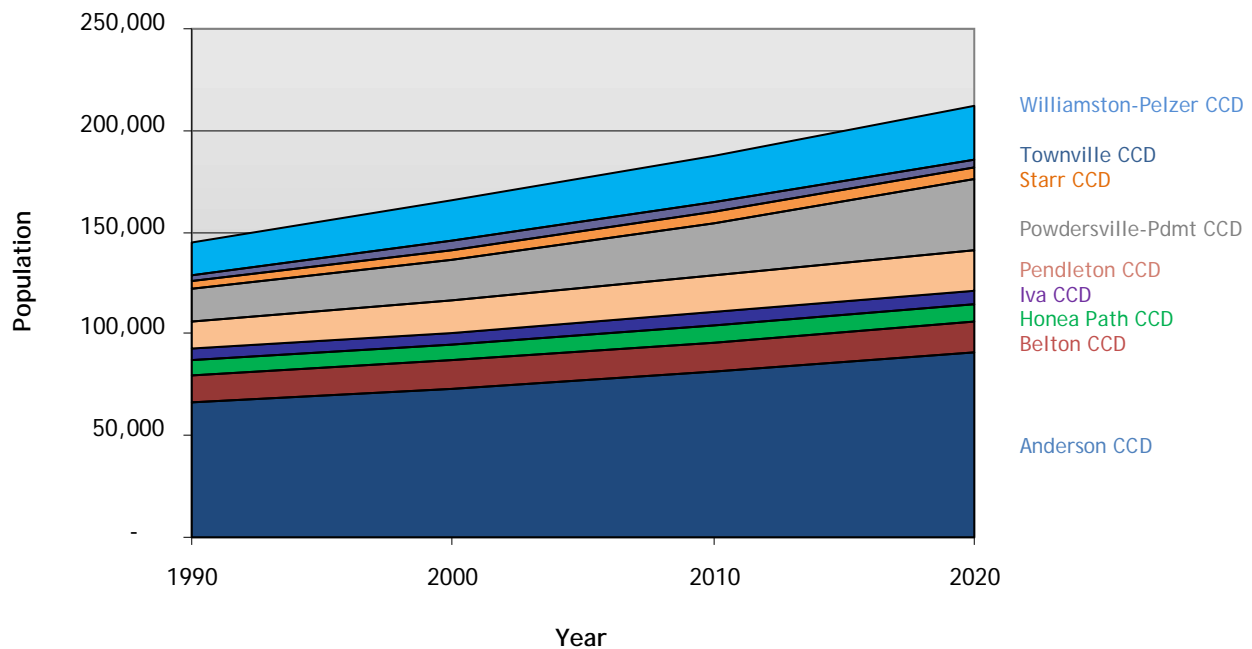
The US Census Bureau reports that in 2010, Anderson County’s population was 187,126 persons. This represents a 12.9% increase in population since 2000. This is a slower growth rate compared to South Carolina (15.3%); but a high growth rate compared to the US (9.7%) during the same time period. The Anderson County population estimate as of July 1, 2015 was 194,692 persons.

Table 1-1 compares Anderson County to both the State and Nation from 1980 to 2010. With some exceptions Anderson County grows approximately 10% each decade, which equates to around 1% per year. This growth has generally occurred in an uneven manner and will likely continue to occur unevenly across the County, with the greatest increases occurring in the Anderson, Powdersville-Piedmont, Williamston-Pelzer, and Pendleton CCDs.

Table 1-1 Comparison of Growth Rates, 1980-2010

	Anderson County	South Carolina	United States
1980	133,235	3,121,820	226,545,805
1990	145,196	3,486,703	248,709,873
2000	165,740	4,012,012	281,421,906
2010	187,126	4,625,364	308,745,538
% Change 1980-1990	8.9%	11.7%	9.8%
% Change 1990-2000	14.1%	15.1%	14.4%
% Change 2000-2010	12.9%	15.3%	9.7%

Figure 1-2: Comparison of Growth by Anderson County CCDs, 1990-2020 Projections





Average Daily Population: In addition to Anderson County’s permanent population, tourists/other visitors and seasonal residents increase the County’s population by as much as 10% during the Spring and Summer months. This has an impact on the County’s roadways, other public facilities and the provision of public services, such as law enforcement, fire protection and emergency medical services.

- **Tourists and Other Visitors:** According to estimates from the Parks, Recreation and Tourism Division and the Visitors’ Bureau and Convention Center, Anderson County sees a little more than 1 million visitors in a given year. In 2010, visitors spent over \$128 million in the County, ranking Anderson 11th of South Carolina’s 46 counties. This peaks during the Spring and Summer months with sporting tournaments at the ASEC’s Sports Complex, various festivals throughout the municipalities, and various fishing tournaments on Lake Hartwell. Factoring in an average of 2-3 days stay for the typical tourist, this translates to 5,465 visitors a day.
- **Seasonal Residents:** Based on the 2010 Census, there are approximately 2,100 seasonal dwellings in the County. Assuming that one fourth are occupied at any given time (up to 90% during peak season), there are 1,315 seasonal residents on an average day.

POPULATION PROJECTIONS

The imperfect nature of population projections results in a number of different predictions of future growth in the County.

Table 1-3: Anderson County Projected Population Estimates

CCDs	1990 Population	2000 Population	2010 Population	2020 Population	2030 Population
Anderson	66,650	72,556	81,309	91,066	101,083
Belton	12,812	14,264	14,457	14,746	15,041
Honea Path	7,621	7,944	8,324	8,699	9,091
Iva	5,342	6,044	6,335	6,620	6,918
Pendleton	13,846	15,903	17,948	20,281	22,918
Powersville-Piedmont	15,667	19,665	26,414	34,338	44,640
Starr	3,860	5,132	5,476	5,750	6,038
Townville	2,663	3,993	4,085	4,167	4,292
Williamston-Pelzer	16,735	20,239	22,778	26,195	31,434

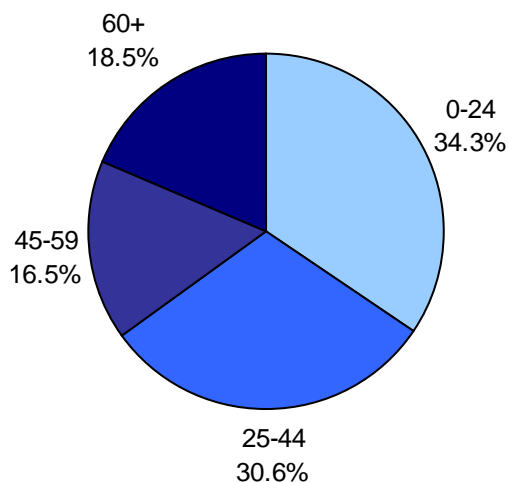
This model utilizes projections compiled by the County’s planning staff and County divisions within the CCDs provided by the US Census. Within each, historic growth rates, development patterns and land capacity are used to predict future growth. The northeastern portion of Anderson County is projected to receive the greatest growth due to recent trends and development applications. Additional growth is forecasted specifically along the I-85 corridor, running generally through the center of the County.



Characteristics of Population

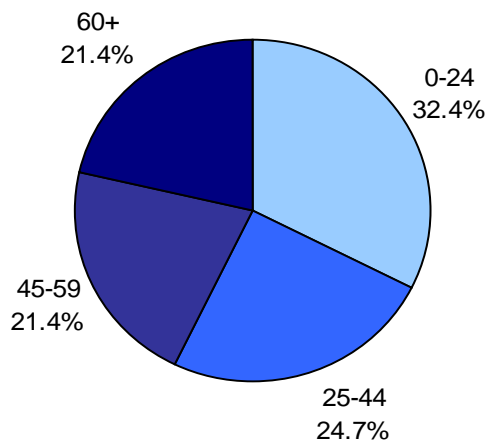
This section explores various aspects of Anderson County’s population including age, household size and type, race and ethnicity, educational attainment, and income. A couple of noteworthy trends include the increased proportion of residents over 45 years of age and the locations of population growth.

AGE



1990 Distribution of Population Among Age Groups

Source: U.S. Census Bureau



2010 Distribution of Population Among Age Groups

Source: U.S. Census Bureau

The age of Anderson County’s population has changed fairly significantly in the past 20 years. In 1990, the median age was 35.1. In the 2010 Census, the median age was calculated to be 39.7 years old, which is higher than both the state of South Carolina and the Nation. Another statistic is the growth of the 45 and older age cohort. In 1990, this group made up around 35% of the County’s population. In 2010, it was reported that 42.8% of the County residents were 45 years or older and 21.4% were 65 years old or older. Again, this is higher than both the State of South Carolina and the Nation.

Anderson County’s aging population can be attributed to several factors; primarily the County’s popularity as a retirement destination. Owing to that is the advancement of the Baby Boomer generation.

In 2011, the first Baby Boomers turned 65 years old. The US Census predicts that the 65 and older population will grown from 34.9 million (one in eight Americans) to 53.7 million (one in six Americans) by 2020. This national demographic trend is anticipated to have a significant impact and policy implications on Anderson County and the surrounding areas. The Atlanta Regional Commission (ARC), through a series of public meetings, developed a set of strategies to deal with the issue of an aging population. The ARC “Lifelong Communities” program was set up with the goal to develop communities where older adults can age in place. May of these strategies have land use, housing, and transportation components and are relevant to Anderson

County. The following is a summary of some of the “Lifelong Communities Strategies and Solutions”:



- **Land Use Issues:** Strategies are aimed at developing walkable communities to eliminate the need for older adults to drive; and to develop land use policies that promote a diversity of housing choices so that older adults can live near children and grandchildren.
- **Transportation:** Transportation strategies include enhancing public transportation options to better serve elder adults; integrating modifications to new and existing roadways to reduce accidents and assist older drivers (left hand turn lanes, improved signage, and lighting); and improving sidewalk infrastructure.
- **Housing:** Housing strategies are aimed at allowing older adults to age at home or in proximity to their families. Strategies include incentivizing accessory dwelling units; expanding housing rehabilitation programs, including weatherization, to help older adults to stay in their houses; and providing incentives to develop housing for seniors.¹

These strategies will be addressed in further detail within the Land Use, Transportation, and Housing elements of this plan.

Veterans: The number and percentage of veterans in Anderson County has declined over the last 20 years and is expected to continue. In 1990, there were 16,535 veterans, making up 11.4% of the population. There was an increase in the number of veterans in 2000 to 17,785, but the overall percentage fell to 10.7%. Today there are 15,912 veterans, making up 8.5% of the County population.

Anderson County CCD Characteristics: An important factor to look at when developing policies is to know not only where the growth is occurring but also their characteristics, such as age and ethnicity. Tables 1-4 and 1-5, illustrate the uneven growth and varying characteristics, such as age, race and ethnicity of the nine CCDs in Anderson County. It can be concluded that the Townville CCD is the oldest and varies the least in terms of race and ethnicity, while the Powdersville-Piedmont CCD exhibits the youngest ages and Anderson CCD, the most diverse in race and ethnicity.

¹ Atlanta Regional Commission. "Lifelong Communities: A Regional Approach to Aging: Strategies and Solutions," http://www.atlantaregional.com/documents/ag_llc_solutions_strategies_5_13_08.pdf



Table 1-4: Demographic Profile of Anderson County CCDs, Census 2010

	Total Population	% Under 18 yrs	% 65 and older	% White	% Black	% Other	% Hispanic or Latino
Anderson CCD	81,309	24%	16%	71%	24%	5%	3.5%
Belton CCD	14,457	23%	17%	79%	18%	3%	2%
Honea Path CCD	8,324	24%	18%	87.5%	10.5%	2%	1%
Iva CCD	6,335	24%	17%	88%	10%	2%	1%
Pendleton CCD	17,948	21%	16%	83%	14%	3%	2%
Powersville-Piedmont CCD	26,414	26%	11.5%	91%	5.5%	3.5%	3%
Starr CCD	5,476	25%	14%	85%	12%	3%	2.5%
Townville CCD	4,085	18%	19%	94%	4%	2%	1%
Williamston-Pelzer CCD	22,778	25%	14%	89%	7%	4%	4%

Table 1-5: Population Percent Change for Anderson County's CCDs, 2000-2010

	1990 Population	2000 Population	2010 Population	% Change, 1990-2000	% Change, 2000-2010
Anderson CCD	66,650	72,556	81,309	8.9%	12.1%
Belton CCD	12,812	14,264	14,457	11.3%	1.4%
Honea Path CCD	7,621	7,944	8,324	4.2%	4.8%
Iva CCD	5,342	6,044	6,335	13.1%	4.8%
Pendleton CCD	13,846	15,903	17,948	14.9%	12.9%
Powersville-Piedmont CCD	15,667	19,665	26,414	25.5%	34.3%
Starr CCD	3,860	5,132	5,476	33%	6.7%
Townville CCD	2,663	3,993	4,085	49.9%	2.3%
Williamston-Pelzer CCD	16,735	20,239	22,778	20.9%	12.5%

Anderson County's largest CCD is Anderson CCD, which includes the City of Anderson; however, the Powersville-Piedmont CCD is growing at a rapid pace, as seen in Table 1-5. The Powersville-Piedmont CCD grew the largest percentage since 1990 (68.6% from 1990 to 2010). A large element to this is the development along the Interstate and the number of people who live in Anderson County, but commute to Greenville County for work.

The Anderson CCD and Powersville-Piedmont CCD are the only two CCD's which grew at a higher rate from 2000 to 2010 as compared to 1990 to 2000.



HOUSEHOLD SIZE

An average household in Anderson County in 2010 contained 2.50 persons as opposed to 2.58 persons in 1990. This slight reduction in household size mirrors the national trend of a growing number of smaller families, single parent households and an aging population. Nationally, this downward trend is expected to continue.

Table 1-6: Comparison of Persons Per Household, 1990-2010

	1990	2000	2010
United States	2.63	2.59	2.59
South Carolina	2.68	2.53	2.51
Anderson County	2.58	2.48	2.50

Types of Households: The types of households have also changed dramatically over the last 20 years. In 1990, married couple households were reported at 81.6% of all households. In 2000, the percentage dropped to 53.4% of all households. In 2010, it was reported that only 51.1% of all households were married couples. The percentage of female householder, with children under 18 and no husband present has stayed around 14% over the last 20 years; however, the new designation of male householder, with children under 18 and no wife present was created in 2000. In 2010, this category made up 4.7% of family households. The classification of unmarried-partner households jumped between 1990 and 2000 from 0.8% to 3.9% and again in 2010 to 4.3%. Also noteworthy, the percentage of females 65 years old or older, living alone has increased to 7.3%. This is 4.3% more than males 65 years old or older, living alone.

RACE AND ETHNICITY

Population growth over the last 20 years has brought about several changes to the racial and ethnic makeup of the County. From 1990 to 2010, Anderson County's white and black populations decreased (2.7% and 0.6% respectively). Both American Indian/Alaska Native (AIAN) persons and Asian persons increased during the same time frame, 0.1% for AIAN and 0.5% for Asian.

Another significant trend is the growth of Anderson County's Hispanic community. Nationally, the Hispanic population is the fastest growing demographic segment. Until the early 1990's, Hispanic immigration was largely limited to southwestern states, and a handful of other states including Florida and Illinois. Since the early 1990's, there has been a major growth in Hispanic immigration to other parts of the Country including the southeast. South Carolina's Hispanic population grew by 211% from 30,551 in 1990 to 96,178 in 2010.

In 1990 Anderson County's Hispanic population percentage stood at 0.4%. Today it is 2.9%, still behind the State at 5.1% and the Nation at 16.3%. There are also changes in a corresponding facet - the percentage of a language other than English being spoken at home (5 yrs old and older) has increased from 2.3% in 1990 to 3.9% in 2010.



Table 1-7: Racial Trends, 1990-2010

	1990	2000	2010
White	82.8%	81.6%	80.1%
Black	16.6%	16.6%	16.0%
American Indian/Alaska Native	0.2%	0.2%	0.3%
Asian	0.3%	0.4%	0.8%
2 or more races	NA	0.8%	1.5%
Hispanic/Latino origin	0.4%	1.1%	2.9%

EDUCATION ATTAINMENT

Another significant change over the last 20 years in Anderson County’s population is educational attainment. From 1990 to present, Anderson County went from having 36% of its population lacking a high school diploma to less than 20% in 2010. In 2010, 18% of persons 25 years old or older had a college degree compared to 12.9% in 1990. Some of the improvements in educational attainment are a result of the influx of educated retirees.

Table 1-8: Anderson County Educational Attainment, 1990-2010

	1990	2000	2010
No High School Diploma	36%	26.6%	19.4%
High School Graduate	51.1%	57.5%	62.6%
4-Year College Degree or Higher	12.9%	15.9%	18.0%

INCOME

In terms of per capita and median income, Anderson County is not as wealthy as South Carolina and the US. Anderson County’s per capita income is reported at \$22,117 compared to \$23,443 for the State and \$27,334 for the Nation. Its median household income stands at \$42,871 in contrast to the State’s \$43,939 and the Nation’s \$51,914. In 2010, Anderson County’s poverty rate stood at 15.8%, lower than the State’s 16.4%, but higher than the Nation’s 13.8%.

Over the past 20 years, the per capita and median household income has increased, but not in the same percentage as the State. In 1990, the Census reflected Anderson’s per capita income to be \$12,027 and the median household income to be \$25,748, with a poverty rate of 12%. South Carolina reported in 1990, a per capita income of \$11,897, median income of \$26,256 and a poverty rate of 15.4%.

CONCLUSIONS

It is the County government’s obligation to learn from ever evolving demographics and to make appropriate changes, in their policies and ordinances. This ensures the limited amount of funding and services are used in the most efficient manner possible.



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Introduction



The Economic Development chapter serves to provide an analysis of the current economic prosperity of Anderson County and make recommendations to develop an environment capable of sustaining our existing economy and quality of life. This chapter provides a roadmap to programs designed to generate new and alternative job opportunities and an increased tax revenue stream to enable the County to support and deliver essential services.

Anderson County's economy is far-reaching and benefits from our history of agriculture and manufacturing, as well as new drivers; such as, Lake Hartwell, residential development, education, and healthcare. The importance of maintaining these industries is vital to our community and is acknowledged in this chapter. The preservation and development of appropriate environments to sustain the region's quality of life are covered in depth in the Cultural Resources, Natural Resources and Land Use chapters of this Comprehensive Plan. These quality of life environments help attract new economic development, while helping to retain important existing industries.

The recommendations of this chapter focus on how to build on the county's existing assets while diversifying the economic base. The future prosperity of Anderson County depends upon quality job creation. This will allow our citizens to remain or settle in Anderson County with higher paying employment that requires knowledge, talent, and training.

Overview

Located in the heart of the Upstate, Anderson County is home to historic cities, such as Anderson and Pendleton, and the vacation destination of Lake Hartwell. It is also situated midway between the metropolitan cities of Atlanta and Charlotte.

These attractions, coupled with 36 miles of I-85 frontage road, have attracted new residents over the last decade, making Anderson County one of the faster growing counties in the Upstate. These new residents, some of which are semi or completely retired, and the growth in tourism, has driven the change from predominately manufacturing to a service-related workforce.

The long-term success and viability of Anderson County depends upon the creation of a larger, more diversified business tax base creating quality jobs for the County's citizens. Anderson County is well positioned for an aggressive effort to pursue the larger business base while maintaining the quality of life elements that have allowed it to be such an attractive location.



Economic Analysis

Anderson County has one of the lowest unemployment rates in the state. However, even with a relatively low unemployment rate compared to the State, wages do not meet the State average. A large concentration of the working population is employed in traditionally low-paying industries, such as retail, leisure, and hospitality. Many others have skills in the construction field. While this segment traditionally pays higher wages, the construction industry took a hit during the recession and downturn in the housing market last decade.

INCOME AND EMPLOYMENT

As is evidenced in the following data, a large segment (nearly 70%) of Anderson's working population falls into the top four industry sectors - Public Administrative (which includes state funded education), Manufacturing (Durable and Non-Durable Goods), Retail Trade, and Accommodation and Food Services, Table 2:1.

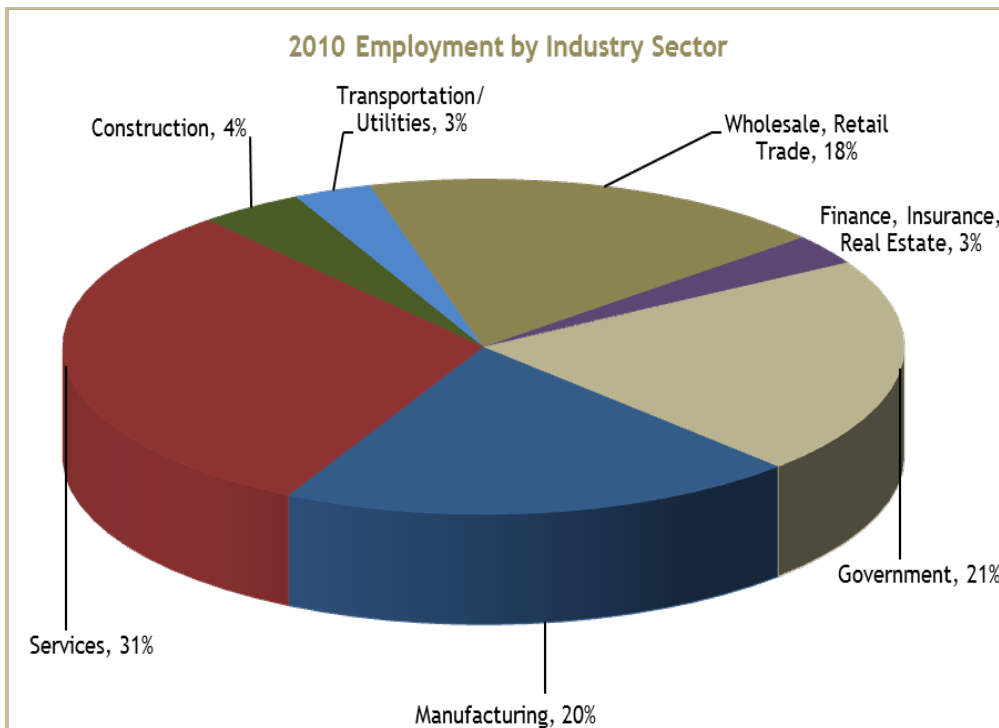
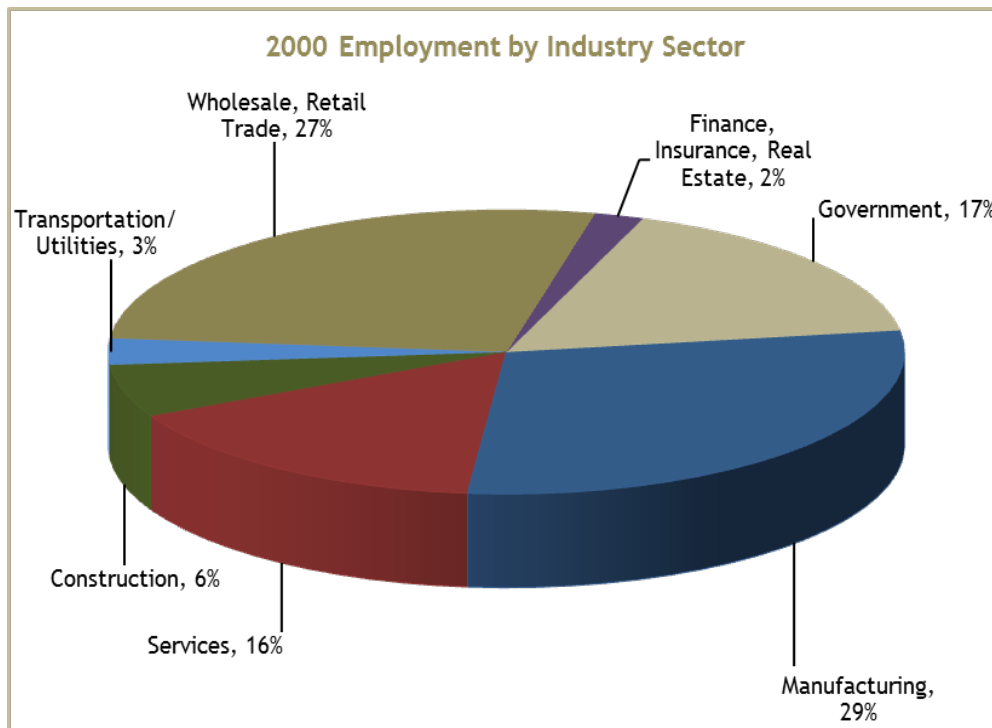
Table 2:1 Anderson County Workers By Industry Sector and Total Wages, 2010¹

Industry	Average Employment	Percent of Employment	Total Wages	Percent of Total Wages
Public Administration (Federal, State, & Local)	11,574	21.02	\$445,487,971	24.25
Manufacturing - Durable and Non-Durable Goods	11,095	20.15	\$504,642,488	27.47
Retail Trade	8,246	14.97	\$191,995,027	10.45
Accommodation and Food Services	5,809	10.55	\$71,924,822	3.92
Health Care and Social Assistance	4,832	8.77	\$174,913,868	9.52
Administrative, Support Services	2,508	4.55	\$52,844,886	2.88
Construction	2,087	3.79	\$75,537,827	4.11
Wholesale Trade	1,778	3.23	\$65,072,442	3.54
Other Services (except Public Administrative)	1,275	2.32	\$34,597,253	1.88
Finance and Insurance	1,188	2.16	\$41,362,124	2.25
Professional, Scientific and Technical Services	956	1.74	\$37,185,410	2.02
Transportation and Warehousing	761	1.38	\$30,603,051	1.67
Arts, Entertainment and Recreation	629	1.14	\$7,713,220	0.42
Educational Services (Not State Funded)	572	1.04	\$16,260,172	0.89
Utilities	567	1.03	\$40,240,461	2.19
Real Estate, Rental & Leasing	420	0.76	\$11,912,045	0.65
Information	395	0.72	\$16,001,045	0.87
Management of Companies	153	0.28	\$11,924,781	0.65
Natural Resources and Mining	130	0.24	\$4,060,189	0.22
Waste Management and Remediation Services	92	0.17	\$2,603,653	0.14
Total	55,068	100.00	\$1,836,882,735	100.00

¹ SC Department of Employment and Workforce and US Bureau of Labor Statistics



Comparing the employment by sector over the first decade of the 21st century, the changes are evident. While manufacturing is still strong, this is the first time since the manufacturing sector was created (approximately 100 years ago) it has not been the leader in employment in Anderson County.





Construction, Transportation/Utilities and Finance, Insurance & Real Estate sectors have remained fairly consistent over the last twenty years.

For a County to grow their base economy, industries that generate wealth from beyond county lines such as manufacturing, finance, technology, etc..., must be actively facilitated and recruited.

While wages for Anderson’s top four industry groups comprise 66% of the total wages earned, the average wage per worker, with the exception of manufacturing, tends to be middle to low, which in turn can lead to a greater need for and dependence on social and government-funded services, as well as lower levels of spending which reflect poorly on sales tax revenues. (Table 2:2)

Table 2:2 Anderson County Wages by Industry, 2010²

Industry (in order of total employment)	Average Weekly Wage (in dollars)
Public Administration (Federal, State and Local)	740
Retail Trade	448
Manufacturing - Durable Goods	911
Manufacturing - Non-Durable Goods	820
Accommodation and Food Services	238
Health Care and Social Assistance	696
Administrative, Support Services	405
Construction	696
Wholesale Trade	704
Other Services (except Public Administrative)	522
Finance and Insurance	669
Professional, Scientific and Technical Services	748
Transportation and Warehousing	773
Arts, Entertainment and Recreation	236
Educational Services	547
Utilities	1,364
Real Estate, Rental & Leasing	546
Information	779
Management of Companies	1,499
Natural Resources and Mining	602
Waste Management and Remediation Services	544
Average	641

Figure 2:1 further emphasizes the high percentage (nearly 40% earning less than \$25,000 per year) of Anderson County citizens that earn below average wages, especially compared to wage/salary levels across the state and the nation.

The disparity in incomes is highlighted when comparing annual wages to per capita income levels and cost of living indexes. (Figures 2:2, 2:3 and 2:4)

² SC Department of Employment and Workforce and US Bureau of Labor Statistics



Figure 2:1 Wage Distribution by Percent Employed, 2010³

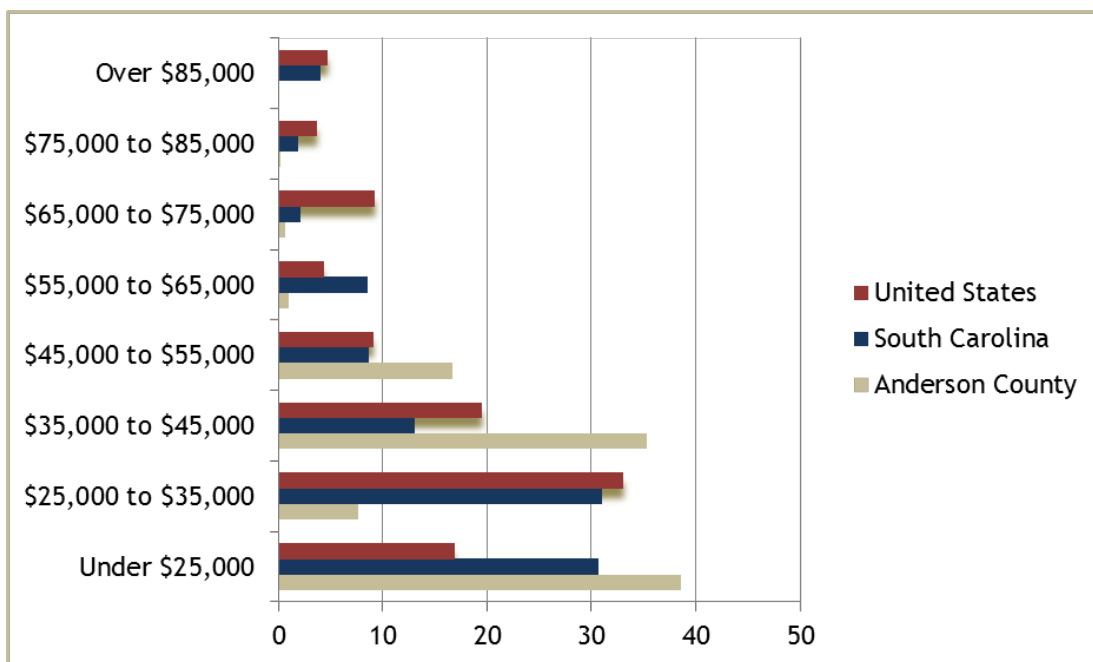
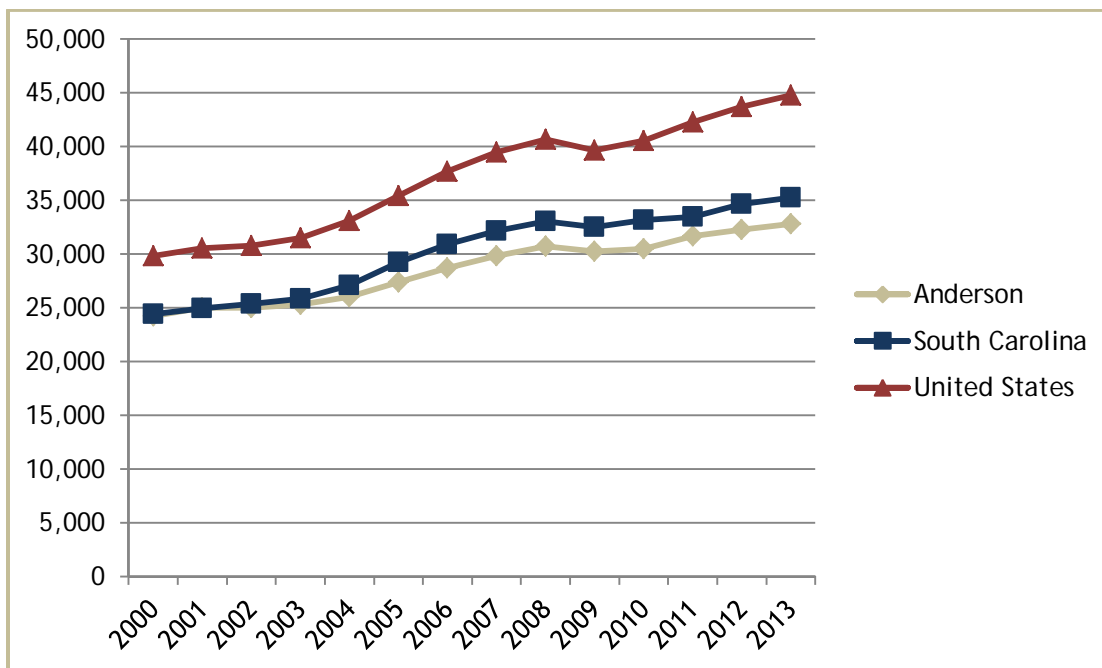


Figure 2:2 Comparison of Growth in Per Capita Income, 2000-2013⁴



³ SC Department of Employment and Workforce and US Bureau of Labor Statistics

⁴ Department of Commerce and US Bureau of Economic Analysis



Figure 2:3 Comparison of Average Annual Wages, 2005-2011⁵

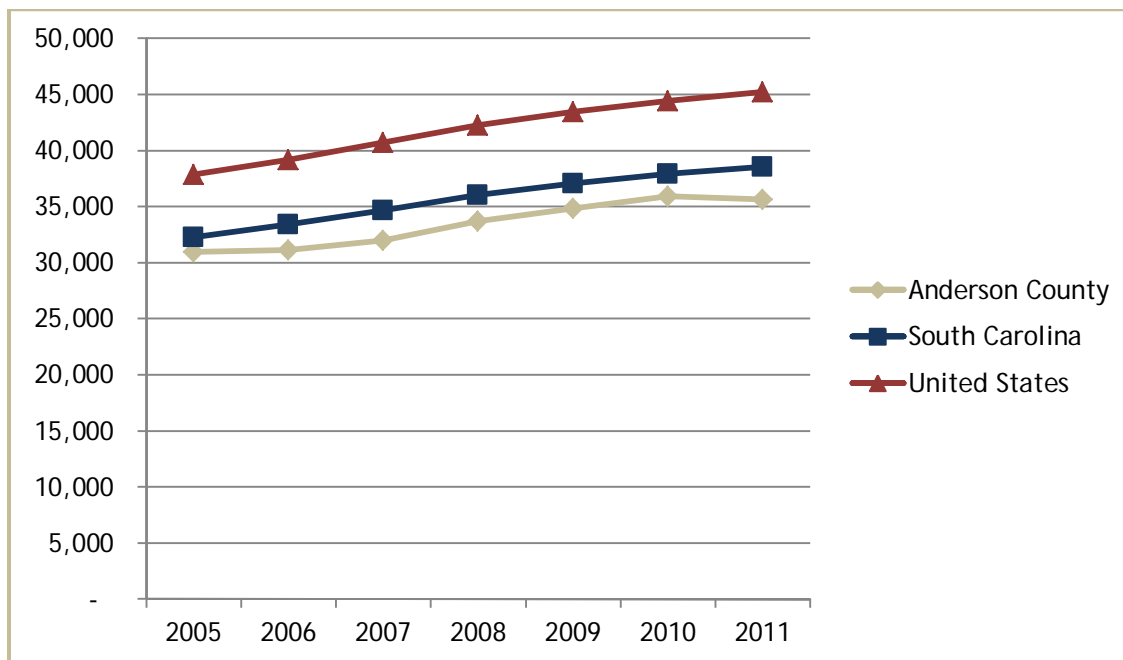
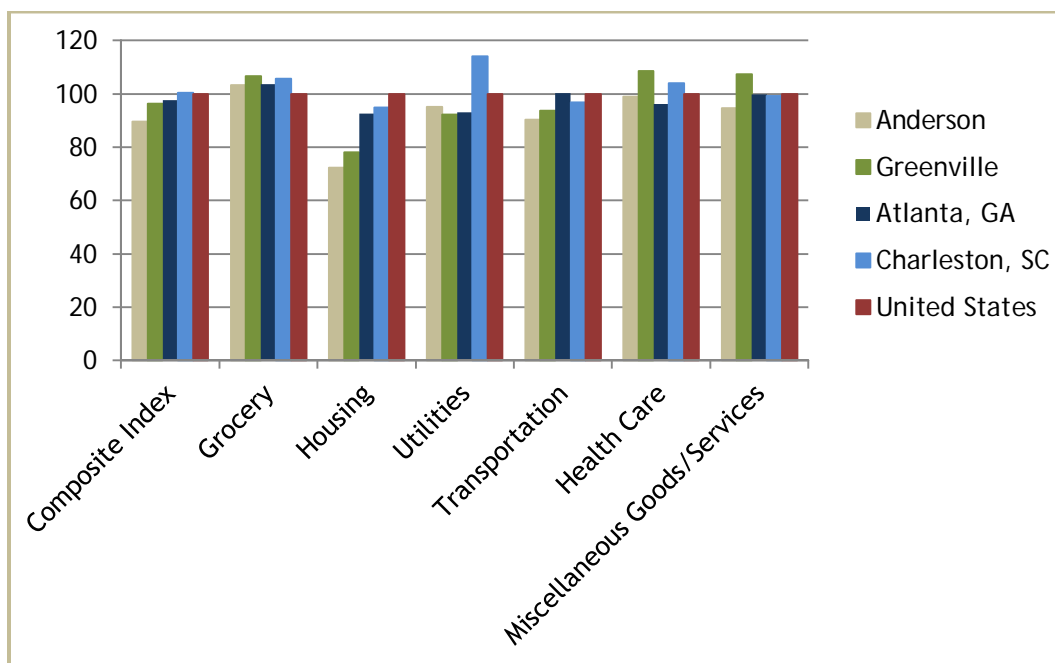


Figure 2:4 Comparison of Cost of Living Indexes, 2014⁶



⁵ US Bureau of Labor Statistics

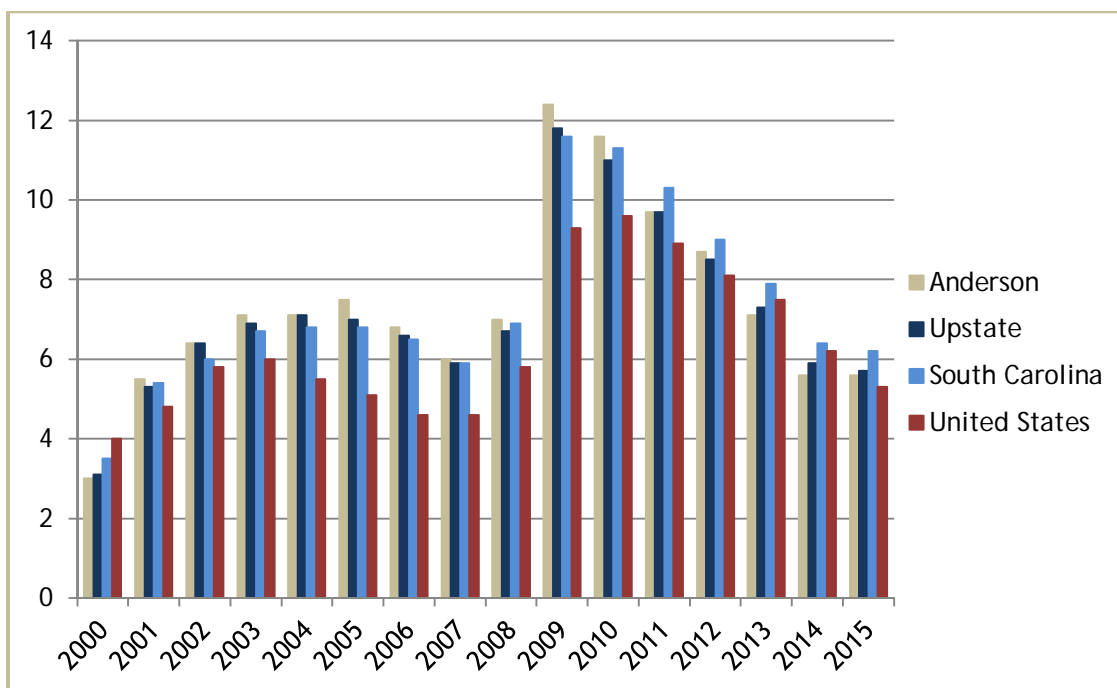
⁶ Upstate Alliance and Council for Community and Economic Research (C2ER)



UNEMPLOYMENT

The recent recession caused some of the highest unemployment levels for this area in many years (Figure 2:5) and low-paying industries were often the first to be affected. Therefore, as the economy continues to recover, it is even more important to expand the County's base (export) sector to include industries that generate wealth from beyond its borders. It is interesting to note that prior to 2001, Anderson County had one of the lowest unemployment rates in the State and was lower than both the State and National averages. By 2013, after recovering from the recession, Anderson County has enjoyed a trend of lower unemployment rates.

Figure 2:5 Comparison of Unemployment Rates, 2000-2015⁷



CONCLUSIONS

Anderson County has made great strides but is still in need of additional economic development that provides high wages and opportunities for our workforce which will help diversify our economy. This may include more capital and investment from outside South Carolina and the US, as well as diversifying the types of industries attracted. This will in turn ensure the continuance and quality development of the region's existing base industries.

⁷ US Bureau of Labor Statistics, Appalachian Council of Governments and Upstate Alliance



Business Climate

CURRENT BUSINESS CLIMATE

Several new manufacturing businesses have moved into Anderson County as of late. In 2010, the County attracted a national paper manufacturer leading to the largest project in the history of the Upstate, generating over 1,000 jobs and investment of \$1 billion. In 2013, Anderson County announced 887 new jobs with capital investments totaling \$87 million. In 2014, Anderson saw 15 announcements with over \$1.1 billion capital investment and nearly 800 new hires. The introduction of these new industries is important, as the once traditional industries of agriculture and textile mills are on the decline; although efforts to revive and utilize the agriculture industry have been presented in other chapters of this Plan. As outlined in the Workforce section of this chapter, the County is fortunate to have an established professional and skilled workforce, such as those in the manufacturing, government, education and healthcare industries; as well as certified trades, such as electricians, plumbers, etc... However, a large proportion of local business is tied in some part to the service-based industries - hotels restaurants, retail - or construction, and is market driven.

COMMUTING⁸

Over 30 percent of Anderson's residents work in other counties, around 25,000 workers. Neighboring counties, such as Greenville, Pickens, Oconee, and Abbeville represent 22.5% of the commuters. Most (86%) commuters stay in the Upstate, though 14% travel to farther regions within SC or other states for employment. In contrast, Anderson County attracts approximately 12,000 workers from the Upstate region, who live in counties other than Anderson.

Many of these commuters are business owners who live or own property in Anderson County. They continue to commute or telecommute from Anderson to their existing business, perhaps unaware of the potential to move their business operations to Anderson, where they have already chosen to live.

INTERNATIONAL COMPANIES⁹

Anderson County currently has fifty-one international companies, representing twenty-three countries from around the globe. Most of these fall into the manufacturing - durable goods industry, the County's third highest employment sector. Germany has the strongest presence with nine companies, followed by the United Kingdom and France. Other countries represented with two or more companies include the Canada, China, Ireland, Italy, Japan, Netherlands, Sweden and Switzerland.

DEVELOPING BUSINESS CLIMATE

Economic development can be defined as significant capital investment by businesses delivering quality jobs that pay at or above the state average wage. It is important to diversify the type of business development in order to sustain the overall local economy. When prospective businesses visit, they are interested in what sets the area apart from the rest of the country - product depth, variety and the quality of life.

⁸ US Census Bureau, Census 2010

⁹ Upstate SC Alliance, GSA Business, South Carolina Department of Commerce, Infomentum, County Economic Developers



TARGET INDUSTRIES

Manufacturing, Distribution & Logistics: Anderson County has and continues to capitalize on durable goods manufacturing, in particular advanced materials and automotive. An underlying factor has been the transportation network. The I-85 corridor continues to be the artery that feeds economic activity in this region; it also serves as the major component of an intermodal system with rail and highway infrastructure access. Additionally, the SC Inland Port in Greer connects to the Port of Charleston by Norfolk Southern along I-85. Anderson also has nearby access to I-26, I-95, I-20 and I-77. Other than transportation by road, Anderson houses two Class 1 railroads, Norfolk Southern and CSX Transportation, and two short lines, Pickens Railway and the Greenville & Western Railroad Company; as well as the Anderson County Regional Airport with a 6,000 foot runway. (Available transportation infrastructure is examined further in the Transportation Chapter of this Plan.)

Knowledge-Based Industries: With the constant advancements in technology and the expanding global economy, business today can be conducted from virtually anywhere. A knowledge-based business is often thought of purely in its conventional form - computer programming or software engineering. While this is often a correct definition, a more detailed description is an establishment that creates an end product that is primarily dependent upon the professional and intellectual expertise of its workforce and the translation and distribution of its product to various markets. Therefore, a knowledge-based business can encompass professions such as architecture and finance, a call center or a business focused on technical writing, healthcare, or even art and design.

Some residents and businesses are likely turning to nearby urban centers for some of these services when they are not available locally. This also leads to potential loss of local revenue.

Knowledge-Based Industries are environmentally friendly, attract high-wage jobs, and can locate almost anywhere provided the necessary infrastructure is in place. As people tire of traditional metropolitan living, they invariably look to relocate to a region, such as Anderson County, that offers a superior quality of life.

A knowledge-based workforce tends to primarily be comprised of the younger population - 25 - 34 years of age. This key demographic tends to be environmentally conscious and attracted to an area that offers 'quality of place'. They will select the location first, then the job. This requires that the right mix of housing choices, cultural and recreational activities, and transportation alternatives are available.

Anderson County's continued relationships with Tri-County Technical College, Anderson University, and Clemson University highlight the emphasis that the County is placing on Knowledge Based Industries, specifically at areas such as the Advanced Materials Research Center/Clemson University Innovation Campus and Technology Park (CUICAT), located in northwest Anderson County. CUICAT is dedicated to research and teaching of manufacturing opportunities and partnerships.



Incentives

EXISTING STATE LEVEL INCENTIVES

Under South Carolina State law, counties are vested with the authority to grant incentives to reduce the property tax liability of a potential investor, and/or offset the infrastructure related expenditures of that potential investor.

Qualifications: The state of South Carolina offers various statutory and discretionary incentives to companies looking to locate or expand in any county in the State. Qualifying criteria is based on the per capita income of the proposed destination county.

Corporate Headquarters: At the end of the 2008 South Carolina legislative session, an economic development bill included an amendment to the existing law governing incentives for organizations wishing to locate a headquarters facility in the State. The new law now allows a Limited Liability Company (LLC) to be eligible for tax incentives that were previously only available to incorporated companies. One of the key criteria an incoming headquarters must meet in order to qualify for tax credits is the creation of a minimum of 40 new headquarter jobs which must earn twice the State per capita income.

Jobs Tax Credit: The Job Tax Credit (JTC) is a statutory incentive offered to companies, both existing and new, that create new jobs in the State. The credit is available to companies that establish or expand corporate headquarters, manufacturing, distribution, processing, qualified service-related, or research and development facilities. This credit is extremely beneficial for companies because it is a credit against corporate income taxes, which can eliminate 50 percent of a company's liability.

Fee-in-Lieu: Expanding or relocating companies may also be able to negotiate a Fee-in-Lieu (FILOT) of property taxes, which can greatly reduce their property tax liability. Although a State-level program, this property tax incentive is offered at the discretion of local governments. Companies investing as little as \$2.5 million dollars may negotiate this exemption with the county in which they locate. This 20-year incentive creates significant savings for companies by lowering the assessment ratio from 10.5 percent for manufacturers to as low as 6 percent. Furthermore, the millage may be held lower than if the property were not under a FILOT.

Multi-County Park Agreement (MCIP): In an effort to further attract businesses to the state, a county may establish a Multi-County Park Agreement. Under an MCIP agreement, two counties agree to partner and share property taxes with the partnering county. The agreement also raises the State's Job Tax Credit available to employers by up to \$1,000 per job, with no liability to the county.

Infrastructure Credits: Infrastructure credits may be offered in tandem with a Fee-in-Lieu or as a standalone incentive. Credits, which are taken against an investor's property tax liability, may be utilized under State law to offset an investor's qualifying infrastructure-related expenditures including improvements to utilities serving a project site, real estate expenditures, and costs relating to improving real estate.



Manufacturing: Abatement of the County's portion of the total levy is a mandated incentive for manufacturing industries. SC Code provides a 5 year exemption from county property taxes (excluding school and municipal taxes) for all new manufacturing establishments and additions costing \$50,000 or more to existing manufacturing facilities. This applies to land, buildings and additional machinery and/or equipment installed in the facility.



Workforce

EXISTING WORKFORCE

Anderson County's working population can be divided into two diverse groups: professional/skilled and unskilled labor.

Professional and Skilled: These individuals are the nearby universities' recent graduates or the more established professionals who are experienced, well educated, and hold senior positions in government, education and healthcare or in other key professions, such as engineering, law, or finance. Many recent graduates have moved to the area from out of state for college purposes and some still commute or telecommute to their place of business. Skilled trade persons, such as plumbers and electricians, maintain a strong local presence. Continued robust growth County-wide will aid these professions in their ability to sustain small businesses.

Unskilled: As noted earlier, much of Anderson's economic growth has been due to the development of both the hospitality and service sectors, which has created job opportunities in the lower-paying service, food, or retail industries. For many of the lower skilled citizens faced with minimal economic opportunities in the area, they seek employment in the hospitality or service-based fields.

COTTAGE INDUSTRIES

As our population becomes more aware of sustainability and protecting our environment, a workforce opportunity emerges that could help citizens who once worked on or still own small farms. Rising food and fuel prices along with concerns surrounding the safety and quality of mass-produced food products has led to a growing interest in purchasing and consuming locally grown and produced food. Farmers should be encouraged to produce food items not only for local farmers' markets and grocery outlets, but also for local and regional restaurants as well as school, hospital, or other institutional cafeterias.

EDUCATION

Anderson University and as the Tri-County Technical College are growing rapidly and expanding their facilities and curricula, offering affordable academic and technical programs leading to four-year and associate degrees, diplomas, and certificates.

Anderson County's K-12 schools and the Anderson I & II and Anderson V Career Campuses offer programs designed to prepare the County's young people for college or a meaningful career. Additionally, a new Career Center for School Districts 3, 4 and 5 is planned for construction.

The region's shortage of employment opportunities and lower wages often causes high school and college graduates to seek employment in other regions that offer more interesting and higher-paying jobs, or may not provide sufficient motivation to stay in school. Both situations add to the region's deficit of a young and educated labor pool.



EMERGING WORKFORCE GROUPS

Successful economic development initiatives depend on an available workforce equipped with the skills to support the challenges of today's changing and emerging industries. With several higher education options within Anderson County or in nearby counties, Anderson has a ready pool of professional and skilled labor. Anderson must encourage these graduates to remain in the area by providing good employment, housing, and social/recreational opportunities. The lower skilled labor pool is hard working and willing to learn a new trade, but lacks the time and resources to acquire the necessary training. They are rooted to the community by culture and family ties and want to remain close by, yet still attain a better standard of living.

WORKFORCE HOUSING

As cost of living continues to escalate quicker than the per capita income, many of our residents find it increasingly difficult to find a home in which they can afford to live. Such an environment is not conducive to attracting new business or the young professional community. It is important to recognize that without affordable housing, our workforce will look for job opportunities outside the area where they can afford to live.

Affordable housing is also vital to the delivery of essential services to our community. Teachers, firefighters, and medical personnel are among the many that search for appropriately priced housing. Workforce housing needs are analyzed further in the Housing Chapter of this Comprehensive Plan.

CONCLUSIONS

By encouraging college graduates from Anderson and Clemson Universities and Tri-County Tech to remain in the area, they can seek employment in many professions, such as healthcare and education, industries that are growing rapidly but at the same time experiencing the need for growth by the retirement of baby-boomers.

The County's unskilled workers need the most assistance. A mechanism must be developed to assess education levels, provide any necessary remedial education, and develop transferable skills. In order to achieve this goal, Anderson County must create an environment ready to foster and attract businesses.

Anderson County should develop and support programs that create marketing opportunities and outlets that encourage and develop local agricultural farming industries.

The County's higher education institutions and K-12 system should tailor their educational offerings to equip young people with the skills essential to fill the employment needs of today and tomorrow, and, most specifically, coordinate curriculum and school-to-work training with economic development efforts.

Finally, in order to attract new business and a younger workforce and provide inexpensive housing options for many of the existing citizens providing vital services to the community, Anderson County should adopt zoning policies that call for a variety of affordable housing options, potentially in a mixed-use environment which would include retail, social and recreational elements.



Community Services and Facilities

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Introduction

The SC Local Government Comprehensive Planning Enabling Act (1994) requires a community facilities element “which considers water supply, treatment, and distribution; sewage system and wastewater treatment; solid waste collection and disposal, fire protection, emergency medical services, and general government facilities; education facilities; and libraries and other cultural facilities.”

Some of these services are provided, fully or in part, by County Departments. These include the General Government, the Sheriff Office/Detention Center, Emergency Management, EMS, Libraries, Parks and Recreation, Wastewater Treatment, and Solid Waste and Recycling. For each of these community facilities, this chapter provides an assessment of existing conditions, projects future needs, and provides recommendations on how to implement and fund these recommendations.

The remaining community facilities addressed in this chapter are provided by other government agencies that are fully or partially autonomous of County Government in planning and budgeting issues. These facilities include fire protection, schools, water supply, and Wastewater treatment facilities not operated by the County. For these facilities, recommendations are focused on issues of mutual concern shared between Anderson County and these governmental agencies.



General Government

Anderson County has expanded its facilities over the past 20 years to accommodate growing service demands due to population growth. While this chapter analyzes the impacts of existing and projected population growth on specific County services (Detention Center, Emergency Management, EMS, Libraries, Parks and Recreation, and Solid Waste/Recycling), the impact of growth has affected all County services and departments.

In 2009, Anderson County renovated an abandoned Kroger grocery store located at 401 East River Street into the Courthouse Annex, for the purpose of consolidating many services used by the public into a “one-stop shop”. The “new” courthouse located at 100 South Main Street in downtown Anderson is now entirely for judicial purposes, while the “historic” courthouse located across the street houses administrative and internal services.

Anderson County’s rapid growth rate over the last 20 years has greatly increased the space requirements for general government offices. While these growth trends are anticipated to continue over the next 20 years, the expansion of municipalities may have an uneven impact on the demand for specific County services. Some County departments will continue to expand with population growth.

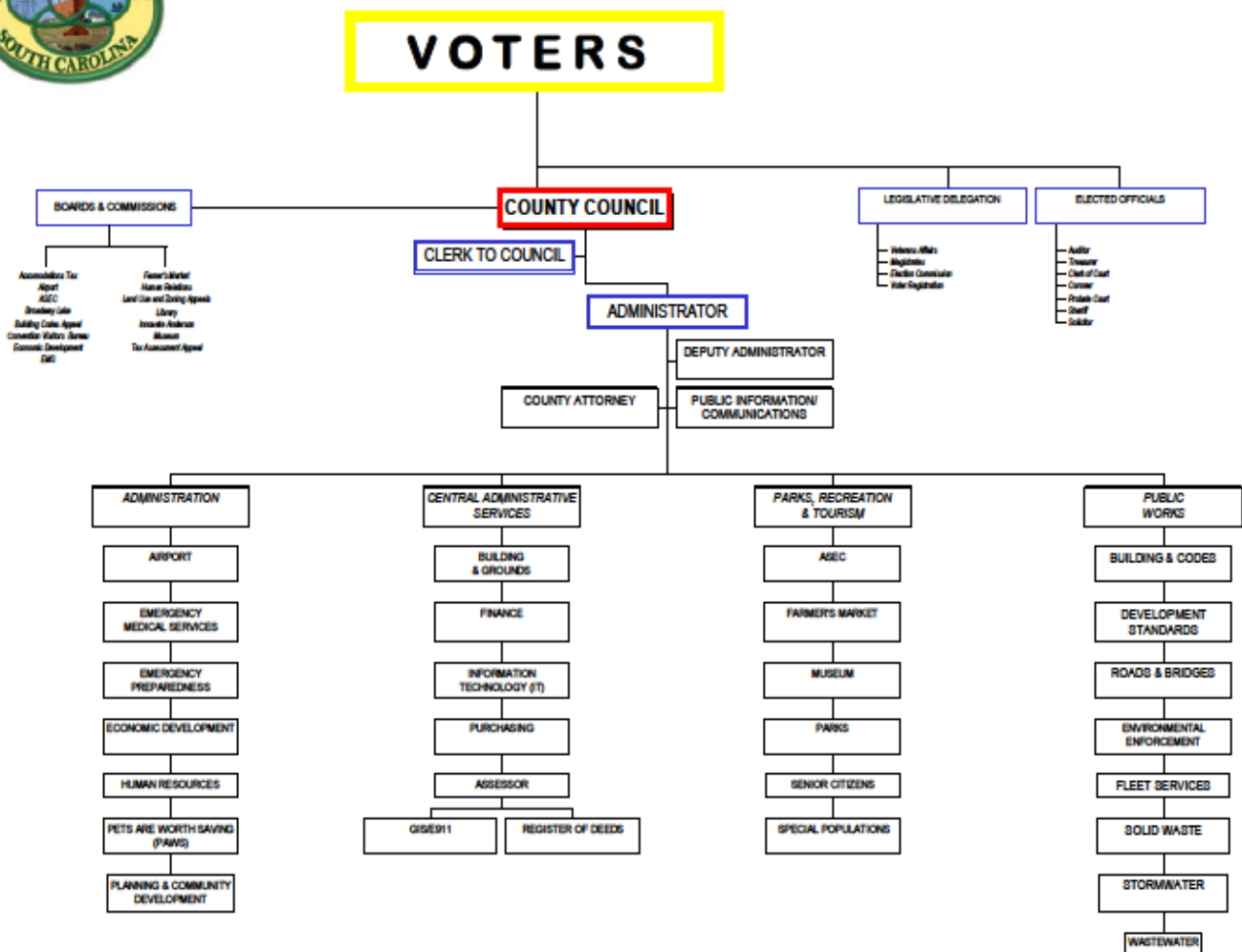
Due to rapid growth in the population in northern Anderson County, there has been a trend to consider locating some County satellite offices/services in those areas. It is anticipated that additional office space may be needed to house County government services within those regions within the next ten years.



COUNTY DEPARTMENTS

Anderson County houses over thirty departments, divided among four divisions, nine elected offices, and five appointed offices. Diagram 6:1 displays the organizational chart for Anderson County as of July 6, 2015.

Diagram 3:1 Organizational Chart for Anderson County, 2015



July 6, 2015



Sheriff's Office and Detention Center

SHERIFF'S OFFICE

The main Sheriff's office is located at 305 Camson Road across from the ASEC Complex. There are several other locations that house functions of the Sheriff's Office, including a training facility located at the County Airport.

The Sheriff's Office currently employs over 450 law enforcement officers and administrative personnel. Today's Sheriff's Office also has far more responsibility than the Sheriff's Office of just a few decades ago. Besides the primary function of Law Enforcement, the Anderson County Sheriff's Office also operates the County Detention Center, County Emergency Management, Building and Court Security, Animal Control, and a number of other vital functions for the citizens of Anderson County, including the Unified "State-of-the-Art" E-911 Center that dispatches all Sheriff, most Police calls for municipalities, all County fire, and all EMS calls in Anderson County.

The Anderson County Sheriff's Office is organized with a number of Bureaus, Divisions, and Units. These Bureaus, Division, and Units effectively divide the work of the Sheriff's Office under a staff of Chief Deputies, Majors, and Captains. Along with these sub-groups of the Sheriff's Office, there are also a number of highly trained special teams.

The Detective Division investigates homicides, robbery and crimes against persons, sex crimes, crimes against children, auto theft, white collar crimes, property crimes, internet predator crimes and employs two victim/witness advocates. The Anderson/Oconee Forensic Lab, with over ten employees is also under the Detective Division. The vice/narcotics unit, City/County joint gang task force, aggressive criminal enforcement (ACE) unit, drug interdiction, warrant/civil unit, court security unit, lake patrol, aviation, canine unit and training all fall within the Special Operations Division. The Uniform Patrol Division consists of four - nineteen platoons that patrol the 777-square miles of Anderson County. The Professional Services Division ensure officers maintain accreditation and proper training, as well as maintain records, the sex offender registry, internal affairs and the school resource officer program.

The Emergency Services Division of the County has also been joined with the Sheriff's Office. This includes 911 Communication Centers. During non-emergency times, Emergency Services operates under the direction of the Sheriff's Office. During emergencies; however, Emergency Services operates independently and will coordinate with the Sheriff's Office along with other emergency agencies, as needed.



DENTENTION CENTER

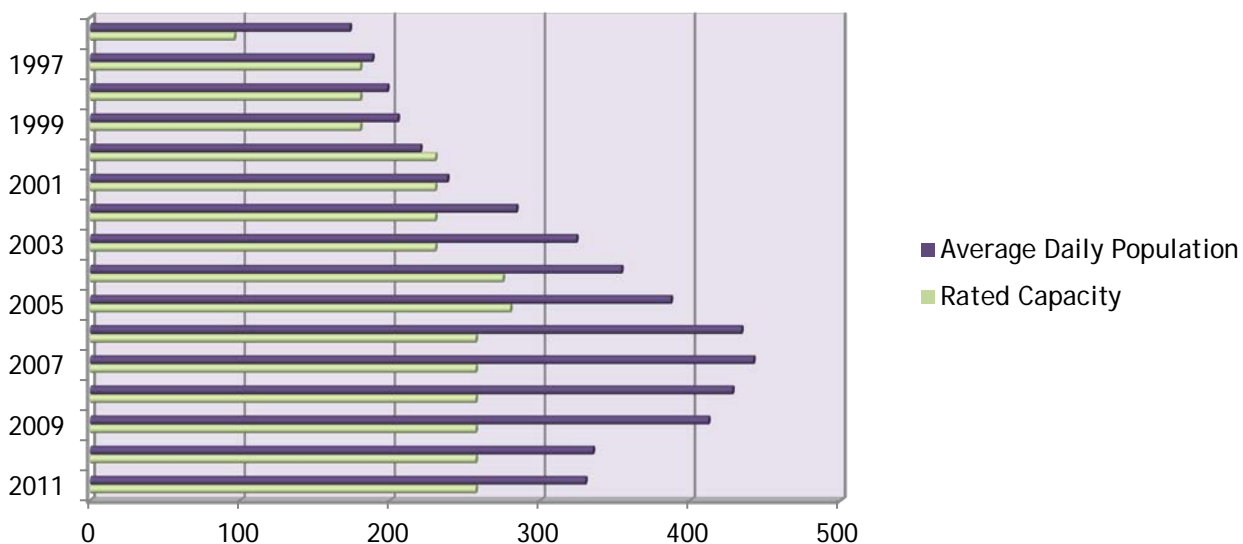
The Detention Center was originally built in 1956 when Anderson County’s population was around 91,000 (Census 1950). Today, Anderson County’s estimated population is over 194,000 and while the detention center has been renovated several times throughout the years; the latest in 2006, only 164 beds have been added to the original capacity of 93.

The detention center houses inmates that have been arrested by various law enforcement agencies, in addition to the Anderson County Sheriff’s Office. Other agencies include the SC Highway Patrol, SC Department of Probation, Pardon and Parole, Transport Police, DHEC, SLED and the police departments of Belton, West Pelzer, Williamston and Iva. Inmates are held in the Detention Center for pretrial, sentencing, or are being kept for other agencies.

DENTENTION CENTER CAPACITY

The rated capacity of the facility is currently 257 though the average daily population in 2011 was 330 with a peak of 378 inmates. The female dorm, built in 2004, was occupied above its rated capacity the first day it opened. There are various classifications of inmates requiring separate housing. These include male, female, super max, maximum, close, medium, and minimum security; as well as, age, medical needs, escape/assault and suicide risks and gang affiliation. Unfortunately, with the current conditions, the inmates are only separated by male/female and maximum, medium and minimum classifications. It is not uncommon to see cells that have a rated maximum capacity of four, housing 15-20 inmates.

Chart 3:1 Average Daily Population Compared to Rated Capacity at the Detention Center, 1996-2011



On top of a lack of beds, the oldest portion of the jail requires almost daily repairs to either its HVAC or plumbing systems. One year’s repair bills topped \$155,000. Through repairs to the plumbing system, it has been determined that the pipes under the facility have eroded away. This portion of the center is also deficient on life safety issues, as it has no sprinkler system and its linear design makes it impossible for officers to see inmates without foot patrols down the long hallways.



Besides insufficient housing for inmates, the support facilities are also inadequate. Areas in need of expansion include special management cells, medical and mental health facilities, inmate property storage, lockdown zones, commissary areas, and spaces to provide services to reduce recidivism, such as religious, GED/Work Skills, Alcoholics and Narcotics Anonymous, and interview rooms for attorneys and their clients or other professionals, such as the Department of Social Services. This does not include the needed space for offices and storage areas for the officers.

Anderson County is continually cited by State inspectors for lack of both inmate and support facilities - the physical plant's limitations. One such citation was issued in June of 2012, where it was stated that "it is imperative that planning be initiated promptly to address the immediate and the long term needs." If the center does not come into compliance with the minimum standards for local detention facilities, it is possible that the State will step in and initiate the construction, though the County will still be responsible for the cost. As it stands, the County is liable for anything that happens where it could have been prevented if not for overcrowding and lack of support facilities.

In 2007, a study was performed and presented before County Council recommending a new jail with costs ranging from \$66 and \$100 million. A recommendation was made to demolish the 1956 portion of the center and erect a new support services building along with a 448 bed housing wing, with the option of adding to the wing in future expansions. This option's cost at the time was approximately \$36 million with a 3 to 5 percent price escalation per year.

WORK RELEASE

Work release allows sentenced inmates to work closely supervised jobs in the community while serving their sentences. These jobs can include litter pick-up along highways and assistance to the County's Buildings and Grounds Department during certain times, such as the recent movement of offices into the new Annex building. During non-working hours, the work release inmates, trustees, return to the housing unit to serve their time. A work release operation provides the center with an effective alternative to strict incarcerations. For a work release program to function effectively, work release inmates should be and are housed away from the general detention center population.

JUVENILE DETENTION

Anderson County does not have facilities to house juvenile offenders. Anderson County juveniles who are arrested and placed in pre-trial detention are transported to the State's juvenile justice facility in Columbia - a round trip of 250 miles. This distance makes it difficult for the families of the juvenile offenders to visit and support them. The costs to Anderson County associated with this activity include transportation (two sworn officers must accompany each juvenile) and a per diem charge submitted to the Office of Juvenile Justice. To assess the exact costs, the number of committals, number of detention days, boarding costs, and transport cost must be known.

Juvenile detention facilities are costly to operate, especially as standalone facilities. State requirements include a security staffing to detainee ratio of 1:8, exclusive of staff involved in local juvenile transports. A staff person who is dedicated to the juvenile function must administer the program. An education program must be provided and counseling staff must be available.



Emergency Preparedness

Anderson County Emergency Preparedness was created to establish, develop, coordinate, and provide for emergency preparation in the County. The department employs persons responsible for daily operations. These operations include:

- Emergency preparedness;
- Supervision of severe weather training, tracking, reporting and warning systems;
- Pre-disaster public awareness campaigns for severe weather and technological accidents;
- Operation of Central Dispatch and the E-911 Program;
- Coordination of the Hazardous Materials Response Team;
- Managing communication equipment for fire, police and EMS; and
- Implementation and management of Homeland Security projects

The Department operates in a jointly-operated building owned by Anderson University. The former Duke Energy building on Murray Avenue and Bleckley Street houses the Criminal Justice program for Anderson University, the Emergency Services Department, including the Emergency Operations Center (EOC) for Anderson County and proposed training facility and forensic lab for the City of Anderson.

This center, during an emergency, will be the command post for coordination of all involved agencies. The Center will be equipped with high tech communications, radio, video, satellite, Internet and conference rooms with 'Smart Screens' to ensure the EOC can function, even in the event of a total power and conventional communications failure.

DISPATCH CENTER

Anderson County's Dispatch Center had been housed for many years along with the rest of the Emergency Services operations on South Towers Street. After several issues, including infestations and a lightning strike that damaged 80% of the center's equipment; the center was moved to the former FAA building at the Anderson Airport. The new \$3 million Dispatch Center provides state-of-the-art technology and communications capabilities. Among them include a new 911 phone system that will eventually be able to receive text messages, a 911 voice recorder and a new computer-aided dispatch system that will aid dispatchers in determining which response team is the closest to the emergency. The Center is equipped to house twenty-one operators within the location to handle the ever-increasing volume of 911 calls. In 2009, the total number of calls was 411,200. That number increased to 539,562 by 2011. A slight decrease occurred in 2014 at 530,489 calls.

The Center provides dispatching services for all County and Municipal Law Enforcement Agencies; Fire Departments, Emergency Medical Services, and a variety of other public safety agencies. The 911 Center is responsible for the cities and communities of Anderson, Belton, Honea Path, Iva, Williamston and all rural areas of Anderson County. The SC Highway Patrol communication center for the region is also housed at the center.



Emergency Medical Services

The Anderson County Emergency Medical Services (EMS) Department serves all areas of Anderson County. These services include emergency medical care and transport; and inter-hospital transport.

Anderson County EMS & Special Operations aid in the reduction of morbidity and mortality of residents and visitors of the County through the provision of Medical Direction for E911 Emergency Medical Dispatch, as well as Advanced and Basic Life Support pre-hospital care and medically directed rescue and transportation of the sick and injured, by skilled EMS providers. Additionally EMS & Special Operations provides emergency medical oversight and direction for all EMS care and contractors, including routine emergency response, tactical EMS, technical rescue, hazardous materials and water rescue, as well as, training and response duties for the EOD canine.

Anderson County EMS is comprised of eight professional EMS agencies providing service on a contractual basis for Anderson County. Through these contractors, Anderson County employs twelve ambulances, though many times the number grows upward to seventeen, when the need arises. Unfortunately, it has become common for EMS to run out of ambulances several days a week. Advisory oversight is provided by the Anderson County EMS Advisory Commission whose members are appointed by the seven elected Anderson County Council members.

Day to day contractual, medical and operational administration, oversight and coordination are provided by the Anderson County EMS & Special Operations Director and the Anderson County EMS Medical Control Physician. Most of the staff, while primarily paramedics, are cross trained as law enforcement officers, firefighters, hazardous materials technicians, rescue divers, canine handlers, 911 dispatchers, military medics or even US military special operations force members.

This diverse group brings a tremendous amount of experience and care for our citizens. Part-time staff primarily provides paramedic level rapid response service to more rural areas of the county having longer ambulance response times. This puts a paramedic on scene typically in less than five minutes providing advanced level pre-hospital care.

EMS & SO works hand-in-hand with all EMS, fire, and law enforcement agencies, as well as the Anderson County E-911 Central Dispatch Communications Center. Many of the paramedics also serve as tactical and special operations medics with the Anderson County and Anderson City SWAT Team, Anderson County Bomb Team, Anderson County Hazardous Materials Team, and Anderson Technical Rescue Team. The department is also active in and provides emergency medical oversight for certain special teams including dive and marine rescue, tactical emergency medical and the explosive detection canine and EOD teams. Four of the EMS & Special Operations' staff are canine handlers, handling search and rescue dogs, a cadaver dog, and an explosive detection dog.



LEVEL OF SERVICE

Average EMS response time to any service area in the County is ten to twelve minutes. The Department's goal is a less than eight minute response time Countywide. This has increased in recent years from a goal of six minutes. This can be attributed to both growth and the maturing of the baby boomer generation, which studies had shown would account for an approximate 25 to 30% jump in health care needs including pre-hospital care. Traffic congestion is often a factor, as well. Most neighboring regions average at least 10 to 12 minutes, as well.

Aside from staff, the division oversees the clinical/medical practice of all of our contractor's personnel, over 400 personnel. County staff includes the director, an administrative coordinator, two part time physicians and several part time/per diem paramedics.

FUTURE NEEDS

Studies completed by the County have shown a need for five additional contracted ambulances, as well as at least two to four additional County provided paramedic level rapid response units (QRVs). These QRVs, will not only lessen the time to get a paramedic to the patient, but will also allow the County to have personnel in the field to monitor and assure the level of quality service from the EMS contractors that the public deserves.

Other resources currently needed are:

- Additional staff resources, including a full time person to assist the director in his duties and fill in in his absence or incapacity;
- Updated cardiac care equipment, specifically at least two defibrillator/monitors and three cardiac assist devices;
- A replacement standby paramedic unit (SUV or 4WD Pickup) the current standby was salvaged from the auction pile and is bordering on unsafe;
- A minimum of two fully equipped paramedic rapid response units to help close the gap on longer response time areas and provide performance improvement as well as disaster response capability;
- Scale up contractors ambulance coverage to the current need of five more contracted ambulances;



Fire Protection

The County Fire System is divided into five districts which follow the boundaries of the five school districts, each overseen by Fire Commissioners who are appointed by the Governor. The County Fire System provides fire protection to all areas outside the incorporated city limits of Anderson, Belton, Honea Path, and Williamston. Currently Anderson County Fire operates twenty-seven fire stations with over 800 volunteer firefighters, 61 fire engines, 27 water tankers, 28 grass trucks and numerous service vehicles. The Fire Administrative staff consists of a County Fire Chief, an Assistant Chief, two Administrative personnel, two Investigators, two Inspectors, five Communications personnel, a County Training officer, and three Maintenance personnel. Table 6:1 lists the stations in Anderson County's Fire Commission. Map 6:1, at the end of this chapter, highlights the area for which each station is responsible.

Municipal Fire Departments handle fire response within the city limits of Anderson, Belton, Honea Path, and Williamston. The Anderson Fire Department, founded in 1885, currently has three stations that respond with three engines, one ladder, a battalion chief, and 59 career suppression personnel. The Belton Fire Department consists of five career members, including the Fire Chief, and on average maintains a volunteer force of approximately 20 members. It currently operates three engines, one service truck, and one rescue/quick response vehicle. The Williamston Fire Department operates four engines and a 32 member team. The Honea Path Fire Department, organized in 1916, currently employs four engines, one ladder, one truck, and a 30 member force.

ISO RATING

The Insurance Services Office (ISO) has established a Public Protection Classification System commonly used to review the firefighting capabilities of individual communities. The best rating is 1 and the worst is 10. Areas with mixed urban and rural receive two ratings, the first number indicating urban, and the second rural. Ten percent of the districts' overall score is based on how well the fire department receives and dispatches fire alarms, 50 % of the score is based on fire department operations, and 40 % is based on the community's water supply. The County's municipal areas generally have a low ISO rating while the rural areas have high ISO ratings. Currently, Anderson County's ISO rating is 4/9. This is an improvement from the previous grade of 5/9.

FIRE DISTRICTS' FUTURE GROWTH

Anderson County Fire currently plans to add two more stations within the next five years, with one proposed for the Friendship Community and one for the Craytonville Community. Additionally, upgrading the apparatus fleet reliability and response capability, as well as maintaining up-to-date training levels for all firefighters and officers, are always top priorities in the future strategic plan for the Fire Department.



Table 3:1 Anderson County Fire Stations¹

Station #	Station Name	Address	City	Phone
1	Rock Springs	135 Highway 413	Belton	338-6078
2	Pendleton	526 Woodland Circle	Pendleton	260-4016
3	Homeland Park	3297 North Main Street	Anderson	296-9716
4	Starr	7715 Highway 81 South	Starr	352-6181
5	Double Springs	2601 Old Dobbins Bridge Road	Townville	287-9860
6	West Pelzer	101 Main Street	Pelzer	947-9453
7	Powdersville	10600 Anderson Road	Easley	236-1960
8	Broadway	1704 Speedway Drive	Anderson	964-0990
9	Centerville	196 Sullivan Rd	Anderson	226-6673
10	Iva	Front Street	Iva	348-6566
11	Center Rock	105 New Hope Road	Anderson	375-9669
12	Cheddar	13715 Highway 20	Belton	338-9525
13	Piercetown	5150 Highway 81 North	Williamston	224-6679
14	Zion	5503 Hix Road	Anderson	287-0401
15	Friendship	1938 Abercrombie Road	Honea Path	369-6760
16	Walker McElmoyle	7101 Liberty Highway	Pendleton	222-9655
17	Townville	8508 Highway 24	Townville	287-2299
18	Grove	1012 Brown Road	Iva	352-2234
19	Three & Twenty	1301 Three and Twenty Road	Easley	859-7926
20	Hopewell	2850 Concord Road	Anderson	226-9200
21	Craytonville	1118 Trail Road	Honea Path	338-0578
22	Whitefield	4000 Highway 29 North	Belton	260-9999
23	Ebenezer	1416 Due West Highway	Anderson	296-8438
24	Wren	2209 Highway 86	Piedmont	260-4016
25	Flat-Rock Bowen	3115 Airline Road	Anderson	296-0677
26	Sandy Springs	740 Blackman Road	Pendleton	225-0147
27	Williford	3738 Highway 187 South	Anderson	231-0657

¹ Anderson County Fire Department. <http://acfd.org/county-station-links/> 2015.



Solid Waste and Recycling

The Solid Waste department provides residents with recycling and disposal opportunities for household garbage, construction and demolition material, yard debris, e-waste, and recyclables. In addition, it offers anti-litter, beautification and recycling educational programs, and enforces the litter laws of the County and State.

Solid waste management consists of three separate activities: collection, disposal, and recycling. In Anderson County, public collection of solid waste and recycling is handled by the Public Works Division through a system of 14 staffed convenience centers and material recovery facility (collection facilities) and 4 un-staffed convenience centers. Map 6:2, at the end of this chapter, shows the current convenience centers available to residents.

CONVENIENCE CENTERS

The convenience centers are geographically set up so that residents do not have to travel more than five miles to recycle their materials. Table 6:2 lists the convenience centers and material recovery facility for Anderson County.

Table 3:2 Anderson County Convenience Centers

Anderson County Convenience Center	Address	Town
Townville/Fork	399 Simmons Ford Road	Townville
Craytonville	200 Wilson Road	Belton
Carswell	110 Audubon Place Road	Iva
Friendship Community/Shady Grove	159 Corner Road	Belton
Slabtown Community	728 Pickens Drive	Pendleton
Mountain Creek Community	2505 Agnew Road	Anderson
Generostee/Parker Bowie	1300 Old Bell Road	Iva
Manse Jolly	1710 Manse Jolly Road	Anderson
King David/New Prospect	200 Echo Circle	Anderson
Whitefield	3520 Highway 29 North	Belton
White Street	2151 White Street Extension	Anderson
Clyde Spearman	151 Spearman Circle	Powdersville
Civic Center	3024 Martin Luther King Blvd.	Anderson
Wren	682 Roper Road	Powdersville
Williamston	Town Hall Square	Williamston
Pendleton	600 East Queen Street	Pendleton
Honea Path	Black Street	Honea Path
Anderson Regional Material Recovery Facility	104 Landfill Road	Belton

Anderson County has recently renovated/replaced the Slabtown and Carswell Convenience Centers. Additionally, the County has plans to expand/replace Whitefield and Townville/Fork convenience centers to accommodate the needs of the residents in these communities.



SOLID WASTE DISPOSAL

The County's solid waste is disposed of at Waste Connections' Anderson Regional Municipal Solid Waste (MSW) Landfill. Construction and demolition material is diverted to the Starr Construction and Demolition (C&D) Landfill owned and operated by the County. The Starr C&D Landfill is located six miles south of Anderson near the Town of Starr. The Starr C&D Landfill accepts land clearing and construction/demolition debris. The Anderson Regional MSW Landfill is located between Williamston and Belton off of Highway 20.

RECYCLING

Recycling is one strategy to reduce the amount of solid waste that enters the Anderson Regional Municipal Solid Waste (MSW) Landfill. The County owns and operates the Anderson Regional Materials Recovery Facility (MRF) in Belton. The MRF collects, sorts and processes recyclables collected at the convenience centers as well as recyclables collected through the municipalities, local businesses and other programs in the County. The recyclables collected include mixed paper, electronic waste, plastics 1&2, clear, brown and green glass, and steel or aluminum cans. The MRF also serves as a collection site for waste tires from residents and businesses.

There are two means of providing recycling services to residents - convenience centers and curbside collection. Drop-off services and curbside collection should not be considered "either/or" options. The two methods could be utilized in the County to complement each other and increase participation and recovery. According to SCDHEC², Anderson County had a recycling rate of 30.2% for FY 2015, exceeding the State's recycling rate of 26.5% and eighth overall in the State. This equates to over 39,000 tons recycled, primarily paper and metal. Glass, plastic and organics, such as yard trimmings, were the least recycled.

Recycling at Convenience Centers: Recycling opportunities are available at all seventeen convenience centers. Anderson County also maintains a Recycling Education Center and Pavilion located across from the Civic Center of Anderson. The center includes a resource facility with instructional materials and meeting space. Outdoors there are flower and vegetable gardens, grass plots and a covered pavilion. The pavilion area seats 100 and is used for classes, benefits and parties.

Curbside Recycling: Curbside collection is the most effective method to ensure high participation and recovery rates. The towns of Belton and Pendleton provide curbside recycling collection. Residents of the unincorporated areas of the County who desire curbside collection of household solid waste must contract with private companies for those services.

² South Carolina Department of Health and Environmental Control. *SC Solid Waste Management Annual Report for Fiscal Year 2015*. <http://www.scdhec.gov/HomeAndEnvironment/Recycling/DataReports/>



Water Supply and Wastewater Treatment

The primary provider of water and wastewater treatment in Anderson County is the Anderson Regional Joint Water System. The Anderson Regional Joint Water System (ARJWS), is a partnership of rural and municipal water districts devoted to providing a high-quality, clean, safe, reliable, economical flow of treated water to its wholesale customers in Anderson and Pickens counties. Three water companies operate in Anderson County that are not members of the ARJWS - Highway 88 Water Company, Pioneer Rural Water District, and Southside Rural. While Anderson County is not a water supplier, the County will continue to work carefully with area suppliers to ensure consistency amongst suppliers so that citizens receive the highest quality of water possible.

WATER SUPPLY

Water services in Anderson County are currently provided by approximately 15 public and private agencies. Although the County has a variety of different water retailers, most of them utilize the same source of water, Lake Hartwell, as distributed by the Anderson Regional Joint Water System, who maintains all water transmission lines. Belton Honea Path Water Authority utilizes the Saluda River for their supply. While not a water supplier, Anderson County desires to see interconnectivity throughout the ARJWS to ensure consistency for its customers.

Table 3:3 Anderson County Water Suppliers

Water Companies	
City of Anderson/Electric City Utilities	Belton-Honea Path Water Authority
Big Creek Water and Sewer District	Broadway Water and Sewer District
Clemson University Utilities	Highway 88 Water Company
Hammond Water District	Homeland Park Water District
Powdersville Water District	Sandy Springs Water District
Starr-Iva Water and Sewer District	Southside Rural
Town of Pendleton	Town of Williamston
West Anderson Water District	

SOURCES OF DRINKING WATER

Surface Sources: ARJWS's Lake Hartwell Water Treatment Plant is supplied by surface water from the U.S. Army Corps of Engineers' 55,000 acre Lake Hartwell Reservoir, which lies along the western border of the Upstate. Lake Hartwell is an excellent source of water, as it is a relatively abundant high quality supply. The Six and Twenty Branch of Lake Hartwell is the primary source of drinking water in Anderson County. The plant operates 24 hours per day, every day of the year. Its current capacity is 48 million gallons a day (MGD). In 2015, the Lake Hartwell Water Treatment Plant treated approximately 6.2 billion gallons of water.

Recent improvements corrected some operational deficiencies, as well as allowed for future plant expansion and community growth. Phase 1A installed 14,000 feet of 48, 42, and 36-inch water transmission mains from the Lake Hartwell Water Treatment Plant to Clemson Boulevard/US-76. Phase 1B Water Transmission Improvements provided economic development opportunities in the region through the construction of large water transmission mains and pump station expansions. This project consists of approximately 12,000 feet of 30-inch water transmission main beginning at the Phase IA transmission improvements and ending



at the Clemson Reservoir/Clemson Booster Pump Station. Focusing on the faster growing portions of the service area, Phase 1B improvements included a crossing of Lake Hartwell and Interstate 85 and upgraded and expanded the High Service Pump Station, Clemson Booster Pump Station, and Highview Booster Pump Station.

ARJWS also teamed with local industry and Anderson County in constructing a new raw water intake and transmission line to service industrial water customers. The facility is composed of a state of the art water intake structure constructed inland minimizing impacts on the lake, and over 43,000 feet of large diameter water transmission lines capable of delivering up to 18 million gallons to the industrial center of Anderson County. Raw water is not treated to drinking water standards, as such it can be provided to industry at substantial discount. With up to 8 million gallons per day of contracted demand, the intake and transmission lines provide a continuing potential to attract future raw water industrial customers or conversely with the addition of a small treatment plant the potential to supply 80,000 - 100,000 future citizens with treated water.

Private Wells: Private wells provide drinking water to residents and businesses in portions of Anderson County not served by public water.

PUBLIC WASTEWATER TREATMENT

Anderson County owns and operates a 0.5 million gallons a day (MGD) wastewater treatment plant (WWTP) along with approximately 300 miles of wastewater collection lines and fifty-four pump stations. The Six and Twenty Wastewater Treatment Plant is an activated sludge facility that discharges treated effluent into the Six and Twenty Creek and serves the Highway 81 North and I-85 areas.

Several municipalities operate their own WWTP, including Pendleton, Williamston, Belton, and the City of Anderson. Others have opted to use public or private treatment facilities for its treatment of wastewater, including Iva, Pelzer and West Pelzer. Honea Path has chosen to provide retail service only while utilizing the Ware Shoals WWTP.

Anderson County has agreements with the City of Anderson, the Town of Williamston, and the Town of Pendleton, which allows the County to purchase or lease capacity from their wastewater treatment plants when needed. The County also has an agreement with REWA, Renewable Water Resources, to send wastewater to their wastewater treatment plants for treatment in the northeast portion of the County.

Disposal of Treated Wastewater: All major utilities utilize two basic methods for the disposal of treated wastewater: direct discharge to surface waters and wetlands and land disposal. Each WWTP must meet strict DHEC and EPA standards for effluent water discharging into the respective water bodies.

- **Surface Water Discharge:** In Anderson County, surface water disposal of sewage effluent is limited primarily to the Six and Twenty Creek.
- **Land Application:** While not heavily used, land application of properly treated effluent benefits the supply of groundwater by reducing the demand for groundwater for irrigation, while helping to recharge the aquifer.



INDIVIDUAL ON-LOT SEPTIC SYSTEMS

The remainder of Anderson County's residents are served by individual on-lot septic systems. Of all the methods of wastewater treatment, on-lot septic systems have the greatest potential to adversely affect surface and ground water quality. While on-lot septic systems are common in rural areas where it is often impractical to extend public sewer, Anderson County has many moderate density "suburban" communities that are still served by individual septic systems.

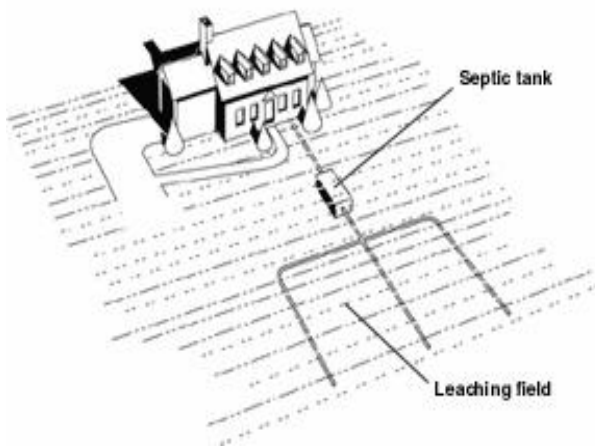


Diagram of a typical on-site sewage disposal system.

On Site Sewage Disposal Systems: Septic Tank absorption fields require soils that allow effluent to be properly distributed into and filtered by the soil. The National Resources Conservation Service (NRCS) classifies 18.5% of Anderson County's soils to be "very limited" in their suitability to support septic tank absorption fields. The remaining 76.1% of the soils are considered "somewhat limited." "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use; and that the limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected with these sites.

If installed and maintained correctly, on site treatment and disposal systems (OSTDS)

provide a low cost, low maintenance sewerage option in areas that are not readily accessible to central sewer connections. An OSTDS has two components: a septic tank and a drainfield or leachfield. Primary treatment occurs in the septic tank, where naturally occurring bacteria digest organic materials in the wastewater. The remaining water or effluent then flows into the leachfield for secondary treatment. Here, bacteria complete the digestion and purification process as the wastewater slowly leaches through the soil. The soil acts as a biological filter, removing harmful substances before the effluent reaches the groundwater. If not properly maintained, septic systems can lead to many problems, ranging from contamination of fresh water sources and pollution to creating unsanitary conditions and noxious odors.



Libraries

Anderson County has a countywide system of libraries that serve the unincorporated county and its municipalities. The system consists of nine branches with a total of 145,500 square feet of building space. Collectively, the library facilities house 369,930 items, which include books, reference volumes, DVD's, audiobooks, CDs and databases.

The Anderson County library system operates as a fiscal and administrative department of County government and employs 57 full time and 47 part time persons. The Anderson County Library Board of Trustees acts as an advisory body appointed by County Council. The Board establishes library policy, monitors library operations, and makes recommendations to County Council concerning budget and planning and development.

LIBRARY FACILITIES

Library facilities are located in Anderson (two - Main and Westside Community Center), Belton, Honea Path, Iva, Pendleton, Piedmont, Powdersville, and Williamston. Three of the County's nine locations are located in northern Anderson County, two in eastern Anderson County, two in the city of Anderson, and two are in southern Anderson County. Table 6:4 provides a summary of Anderson County's Library System.

Table 3:4 Anderson County Library System, 2016

Facility	Address	City	Phone #	Date Built
Anderson Cnty Main Library	300 N. McDuffie Street	Anderson	864-260-4500	2000
Belton Branch	91 Breazeale Street	Belton	(864)338-8330	2004
Iva Branch	203 W. Cruette Street	Iva	(864)348-6150	1992
Jennie Erwin Branch	318 North Shirley Avenue	Honea Path	(864)369-7751	1908; Add 1999
Lander Memorial Branch	925 Greenville Drive	Williamston	(864)847-5238	1990
Pendleton Branch	650 S. Mechanic Street	Pendleton	(864) 646- 3045	2007
Piedmont Branch	1407 Highway 86	Piedmont	(864)845-6534	1989
Powdersville Branch	4 Civic Court	Powdersville	(864)295-1190	2007
Westside Branch	1100 West Franklin Street	Anderson	(864)260-4660	1998



LEVEL OF SERVICES

Changing technology shapes commerce, education, and social interactions, in our global world. Libraries continue to adapt to provide service and give value in this constantly changing environment. Libraries provide equitable access for all, and play a key role in providing easy access to all types of information. Several trends are driving the need for more library building space. The influx of technology in libraries has created the need for more space for computer work stations. Also, public libraries are increasingly becoming centers for community activities requiring large meeting spaces and smaller conference rooms for special programs. Therefore, current national standards recommend a per capita building level of service between 1.00 and 1.5 square feet. Anderson County has also adopted a level of service standard of 3.5 collection items per capita.

LIBRARY FACILITIES MASTER PLAN

With changes in technology, the need for additional shelving space will not be needed, but the need for additional space for computers and formal and informal meeting spaces will increase. The Anderson County Library recommends adopting a 1.00 square foot per capita building space level of service. Applying this level of service, we propose renovations/additions to one branch, replacement of one branch, and one new construction branch library (western portion of Anderson County) to be completed over the next 10 years to meet both existing deficiencies and future population growth. Renovations to existing facilities are also planned as our buildings age and as the desire to reduce cost by “going green” becomes more accepted. The cost of these proposed facilities and renovations, along with the necessary collection materials and furniture, fixtures, and equipment, is estimated to be over \$11 million. Table 3:5 lists the major projects to be completed in the next 10 years.

Table 3:5 Anderson County Library Main Projects, 2025

Facility	Type	Size Needed	Estimated Cost*
Lander Memorial (Williamston) Branch	New Facility (Replacement)	12,000 sq. ft.	\$4,000,000
Western Portion of Anderson Cnty	New Facility	12,000 sq. ft.	\$4,000,000
Main Library & Branches	Renovations	No change	\$3,500,000
Total		44,000 sq. ft.	\$11,500,000



Parks, Recreation and Open Space

Anderson County’s parks, facilities, recreation opportunities and open spaces are an important component of the region’s quality of life and also provide an important means of making the County’s natural amenities accessible to both residents and visitors. Anderson County’s population growth and change in demographics require the County to continually reevaluate its park facilities, services, and programs to respond to these changes. Future population growth will also have a significant impact on the County’s ability to respond to increased demands for regional park land and facilities. This section provides a summary of Anderson County’s existing park network, park facilities, recreation opportunities and open space, and provides recommendations on the quantity and type of parks to address future population growth.

EXISTING PARK LAND AND FACILITIES

This plan categorizes Anderson County Parks into five distinct types: passive, neighborhood parks, community parks, regional parks and special use parks. Table 6-6 provides a general description of the category definition, range of acreage and amenities for each park type. Anderson County has over 2,165 acres of County and municipal parks. Anderson County park facilities include ball fields, tennis courts, basketball courts, community centers, gymnasiums, swimming pools, walking trails, horse trails, disc golf courses, boat ramps, kayak launches and corridors, playgrounds, and picnic areas. The quantity and acreage of each park type is summarized in Table 6-7 below.

Table 3:6 Anderson County Park Type and Description

Park Type	Acreage	Description and Typical Park Facilities
Passive	0.5 - 50 Acres	Open Green Space; Walking Track/Trail
Neighborhood	1-13 Acres	Playground; Picnic Facilities; Restrooms; Open Green Space; Athletic Field; Walking Track/Trail
Community	2-35 Acres	Community Center; Playground; Basketball Court; Picnic Facilities; Restrooms; Open Green Space; Athletic Fields; Walking and/or Bike Track/Trail
Regional	2-220 Acres	Athletic Complexes (More than 3 Fields - Soccer, Baseball, Football, Tennis); Recreation Centers (Administration, Fitness, Swimming, Racquetball, Meeting Rooms, Classrooms, etc.); Walking Trails; Bike Trails; Picnic Areas; Basketball Courts; Playgrounds; Amphitheater; Open Green Space; Other Amenities Per Community Desires
Special Use	2-360 Acres	Nature Center, Lake Access, Archaeological/Historic Sites, Kayak Launching Area; Horse Trails; etc.



Table 3:7 Existing Park Land in Anderson County

Park Type*	Quantity	Acreage
Passive	36	145.5
Neighborhood	33	186
Community	16	230.5
Regional	9	403
Special Use**	48	1242
Total	142	2,207

*These are owned by either the County or the County's municipalities

**Includes State Parks

FUTURE PARK NEEDS

Based on an analysis of population growth and current park inventory, the future park needs are summarized in Table 6-8.

Table 3:8 Future Park Needs in Anderson County

Park Location	Park Type	Estimated Cost
Council District 1		
ASEC Complex	Regional	1,250,000
Brown Road	Regional	270,000
Equinox	Regional	1,800,000
Total - District 1		\$3,320,000
Council District 2		
Allen	Special Use	100,000
Annex	Passive	4,000
Haynie	Special Use	60,000
McFall's	Special Use	125,000
Morningside	Passive	120,000
Muldrow	Special Use	145,000
Susan Street	Passive	100,000
Total - District 2		\$654,000
Council District 3		
Flat Rock	Passive	33,000
Mountain View	Special Use	500,000
Mt. Bethel	Community	60,000
Parker Bowie	Regional	2,000,000
Starr Athletic Complex	Community	120,000
Starr Walking	Passive	30,000
Thomas Crate	Passive	21,000
Total - District 3		\$2,764,000



Table 3:8 Future Park Needs in Anderson County, Continued

Council District 4		
Cove Inlet	Passive	4,000
Double Springs	Neighborhood	60,000
Hurricane Creek	Special Use	120,000
Pendleton Community	Neighborhood	200,000
Sandy Springs	Community	500,000
Townville	Community	70,000
Total - District 4		\$958,000
Council District 5		
Jack's	Special Use	16,000
Wellington	Neighborhood	170,000
White City	Special Use	32,000
Total - District 5		\$218,000
Council District 6		
Dolly Cooper	Special Use	2,100,000
Hurricane Springs	Regional	300,000
Total - District 6		\$2,400,000
Council District 7		
Cheddar Community	Passive	40,000
Friendship	Passive	75,000
Timmerman	Special Use	100,000
Total - District 7		\$215,000
Anderson County Total		\$10,529,000

In Anderson County, a projection of 100 additional acres of park land needs to be acquired to serve future demand for park land over the course of the next 20 years.

ADMINISTRATION, MAINTENANCE AND OVERSIGHT

Parks, Recreation and Tourism, PRT, is a County division that contains five departments administered by a director. Maintenance of the County parks is the responsibility of the Public Works Division and Building and Grounds Department. There are eight facilities under the jurisdiction of PRT. These are the Anderson County Museum, McCants, McFall's Landing, the Farmer's Market, Pavilion, Civic Center, Sports Center, and Amphitheater. Oversight of the Civic Center is provided by a seven member advisory board appointed by County Council that establishes fees and provides advice and recommendations on policy and programs.

PARKS AND RECREATION FUNDING

General Fund: Funding for PRT activities and park maintenance comes from the County's general fund. The PRT directors set the budget for Anderson County's five departments, and works with the director of Building and Grounds and Public Works to set the budget for maintenance of PRT facilities. All departments are represented and responsible for developing their portion of the County's capital improvements program.



Private Sources: Private developers have donated existing active parkland in the County as part of Development Agreements. The donation of over thirty acres for the Parker Bowie Sports Complex, a regional park, is one example of these agreements.

Revenue Generating Park Amenities: Currently, Anderson County rents space at the ASEC, Farmer's Market, and McFall's Landing. However, this revenue source is largely untapped countywide. Many municipal and county park systems provide such amenities as campgrounds, meeting facilities, and picnic shelter rentals. If successfully conceived and managed, these amenities have the potential not only to pay for themselves, but also to provide additional revenue to cover facilities that do not generate revenue.

PUBLIC ACCESS TO WATER

Anderson has over 300 miles of shoreline and approximately 10% of the area of the County is comprised of creeks, streams, wetlands and lakes. Providing public access to this amenity is vital to both the quality of life for the area's residents and to the economic health of the region's tourism industry.

Lake Access: Shorelines are public lands that are under the jurisdiction of the Army Corps of Engineers (ACOE). The U.S. ACOE Lake Hartwell Shoreline Management Plan has reserved tracts of land around The Fishery for the purpose of future recreation development. One such 30-acre tract was recently leased to Anderson County for the construction of the Green Pond Landing boat ramp. This would have been cost prohibitive if the adjacent property to the lake was in private ownership. Lake access points are conveniently located throughout the County; however, the average capacity is low with little opportunity for expansion. Future expansions will likely be in the form of new, higher capacity facilities.

Boat Ramps: The Anderson County Parks, Recreation and Tourism Division maintains and manages ten public boat ramps to facilitate the public in pursuit of water activities. Special events, such as the Annual Saluda River Rally, jet ski races, fishing tournaments, kayak events, festivals, weddings and other similar events create high demand for the County's existing facilities. In 2009, the County drafted a Park and Recreation Master Plan which was a comprehensive County-wide assessment of the park system. The plan further focused potential improvement to County-leased or County-owned facilities. Some highlights included:

- There is a major need for additional parking at existing boat ramps and additional lake/river facilities;
- Most facilities are in need of renovations to meet with ADA regulations
- Existing boat landings need to be upgraded and repaired with new restrooms, more trash disposal, and better lighting;
- Certain accesses should be designated for non-motorized uses such as fishing, kayaking, canoeing, and viewing; and
- Passenger cars should not park in car/trailer parking spaces

The study also provides detailed, site-specific recommendations for improvements to each of the County's boat landings.



MULTI-USE PATHWAYS AND TRAILS

Multi-use pathways and trails, including equestrian trails, typically serve a wide range of transportation and recreational needs. Walking, running and cycling are activities enjoyed by residents of all ages. Walking tracks are generally well spaced throughout the County. Equestrian activities and events continue to be popular throughout the County; as such Anderson County is grateful for its multiple equestrian related partnerships with Clemson University.

There is a significant need for biking trails and/or lanes, Safe Routes (walk to school initiative), 'Share the Road', ADA accessibility, and sidewalks. The County adopted a Complete Streets Resolution that called for County staff to "plan for, design, construct, and operate all new transportation improvement projects to provide appropriate accommodation for pedestrians, bicyclists, transit riders, and persons of all abilities." A 'complete street' is a street which allows for multiple transportation users and typically has a lane for vehicles, a bike lane, a sidewalk, crossing lanes and signals.

The East-West Parkway multi-use path, discussed further in the Transportation Element (Chapter 8), is a great example of a multi-use path in Anderson County that serves as a walking and biking hub while also providing automobile traffic an easy way to get across town. Future improvements are planned along the pathway, such as additional lighting and a park area near the intersection of Hobson Road.

PARKS AND REC CONCLUSIONS

Anderson County is faced with the dual challenge of upgrading its current recreation facilities to serve existing demands and expanding its park network to serve future population growth. Many of the County's existing facilities are outdated and amenities should be upgraded or replaced. New park facilities add to the maintenance burden. Development and demographic trends over the last 10 years and changes in park management call for the need to develop a new park master plan that provides for strategies to improve existing facilities while expanding the park network to serve future growth.

In the last 10 years, the County has moved toward maintaining and upgrading current facilities and strategically pursuing only special use or regional facility development park amenities. While additional park land has the potential to expand and diversify the County's park network, stewardship of the property needs to be planned and budgeted so that appropriate management activities are taking place and the property is being protected in an environmentally responsible fashion. To this extent, the County is actively pursuing pet waste stations and recycling locations at high use parks. In redevelopment and new facility construction; the County is calling for low usage fixtures, day lighting elements, and low impact development; and the Parks and Recreation Department has certified two staff members as ISA Certified Arborists in a proactive effort to manage park efforts.



School Systems

The Anderson County School System is composed of five districts totaling two primary schools, twenty-eight elementary schools, twelve middle schools, and nine high schools. The Districts combine to serve over 31,000 students countywide while employing approximately 2,000 teachers. The Anderson County School System and its Boards of Education are separate entities from Anderson County Government.

The topic of school district consolidation has been discussed and studied at various times. In February 2011, the Anderson County Board of Education considered but ultimately dropped the topic of consolidating the five Anderson County school districts.

Construction projects for Anderson County public schools have been needed in the last few years to meet the recent growth surge. During the 2007-2008 time period, School Districts One and Five approved bonds totaling \$225.75 million for new schools, additions and renovations.

Projects in Anderson School District One, covering the areas of Powdersville, Piedmont, Williamston and Pelzer came to an end in 2011. The \$85.72 million bond program brought improvements to nearly every school, as well as the new high school, Powdersville High. The new school opened to ninth and tenth graders, then gradually added additional grades until filled.

In District Five, covering the City of Anderson and surrounding communities, construction finished on two new middle schools, Robert Anderson Middle on Dobbins Bridge Road and Glenview Middle on Old Williamston Road; and one elementary school, North Pointe Elementary on Highway 81 North. The elementary school was the last project to be supported through a \$140 million bond package passed in 2007.

In November of 2014, voters approved a 1-cent sales tax increase for school improvements and a new college and career center that will serve school districts three, four and five.

The recent surge in school enrollment and need for additional schools falls in line with data reported in the Population Chapter. The statistics show the Powdersville-Piedmont and Williamston-Pelzer CCDs, both combining to form School District One; and the Anderson CCD, forming School District Five, growing at the highest rates in the County.

SCHOOL ENROLLMENT

Table 6-9 provides a comparison of student enrollment data for the '14-'15 school year, broken down by district and school type. The five Districts are the way Anderson County has chosen to organize schools geographically. Generally each district serves one to two high schools.



Table 3-9: School Enrollment by Type and District, 2014-2015³

School Type by District	Enrollment
School District One	9,631
Primary and Elementary	4,498
Middle	2,228
High	2,905
School District Two	3,819
Primary and Elementary	1,864
Middle	849
High	1,106
School District Three	2,638
Elementary	1,293
Middle	573
High	772
School District Four	2,909
Elementary	1,615
Middle	440
High	854
School District Five	12,767
Primary and Elementary	6,416
Middle	2,845
High	3,506

³ South Carolina Department of Education. *State Report Cards 2015*. <http://ed.sc.gov/data/report-cards/state-report-cards/2015/>



Conclusions

It is the local government's obligation to learn from the changing demographics and to make appropriate changes in their policies and ordinances, infrastructure and other facilities to ensure each Anderson County citizen is served efficiently and effectively.

Several areas have already been attended to, such as the new 911 Dispatch Center and Emergency Services building, improvements to repair and extend water lines, and the building of new school facilities. Many others are still needed. Some areas that have been highlighted include the need for a new detention center to meet current minimum standards for local detention facilities in SC, additional EMS support for the County, new convenience centers in targeted regions, expansion of the library system and upgrades and additional park and recreational facilities. It is imperative that these additional capital expenditures are explored and proposed in a timely manner so that the County may act proactively to adequately service the evolving needs of Anderson County citizens.



Historic and Cultural Resources

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Introduction



Downtown Anderson, ~1889

Anderson County is one of the Upstate's historic and cultural treasures, a place where history and tradition are reflected in a vibrant landscape that provides a tangible link between past, present, and future generations. Anderson's attractiveness as a place to live and work, as a destination for visitors, and consequently its economic well being, are directly related to its cultural and historic character and unique quality of life.

Anderson County's popularity and growth rate has brought recognition of the South Carolina Upstate region's more visible

historic and cultural assets. Given the County's rapid population growth over the last 20 years; however, it is vital to analyze the region's less tangible, but more inherent cultural and historic resources, which make up the area's way of life. These resources include the County's relationship to the water as a source of income, energy, and recreation; the County's rich agricultural heritage; the County's scenic highways and byways; and the active visual and performing arts community. Each of these components are vital to the region's identity. They add to the quality of life for residents; they make this region attractive to visitors and future residents; they drive the local tourism economy; and they ideally make the County an attractive site to relocate or create new businesses.



Historical Resources



Ashtabula Plantation

Anderson County is blessed with a number of important historic buildings and sites. The South Carolina State Historic Preservation Office, as well as the County and its municipalities, have devoted much time and effort to both inventorying these sites and creating the necessary regulatory framework to protect these sites from the potential adverse impacts of new development, redevelopment, rehabilitation and neglect.

RESOURCE IDENTIFICATION

In 2002, a historical and architectural survey of Anderson County was undertaken on behalf of Anderson County and was funded by a matching grant provided by SC Department of Parks, Recreation and Tourism and the SC Department of Archives and History. The survey was designed to identify properties and districts that should be considered for local designation or National Register of Historic Places (NRHP) designation within the County. Nearly 1,200 properties were surveyed in the 718 square mile area. The survey discovered 32 properties that are individually eligible for listing in the NRHP and several potential historic districts within the County, including Townville, Honea Path, Belton and Pelzer.¹

Currently, there are five historic districts in Anderson County, fourteen buildings/properties on the National Register and 39 historical markers. Several of the more familiar properties include Woodburn, Ashtabula, the Marshall Orr House, the Belton Standpipe, the Obediah Shirley House and the Denver Downs Farmstead. One that is less known is the Faith Cabin Library off Queen Street in Pendleton. Constructed in 1935, the small log building served as the library for the Anderson County Training School and the only unaltered building remaining of that school.



Faith Cabin Library, Pendleton

Though listed on the National Register through the Pendleton Historic District, this building is in dire need of repair, as logs from the side walls are falling out of the building due to termites. When a building or site gains the designation of National Register of Historic Places, it is still up to local preservation efforts to maintain these treasures.

¹ *Historical and Architectural Survey of Anderson County, South Carolina*. SC Department of Archives and History, Columbia. August 2002.



EXISTING REGULATORY FRAMEWORK

The regulatory framework for protecting the County historic resources includes federal and state requirements along with County and municipal regulations. Generally, County and municipal regulations are meant to attend to gaps not addressed by state and federal regulations. Ultimately, the legal power to protect historic properties rests primarily with local governments, not state or federal governments. Thus, the decisions and actions of local governments and individuals often decide the fate of the irreplaceable historic and prehistoric properties that give South Carolina communities their special character and make them better places to live and visit. The State Historic Preservation Office (SHPO) assists local governments with the design and implementation of preservation programs to safeguard these irreplaceable historic and prehistoric properties².



Farmers' Society Hall, ~1920

Federal and State Requirements: There are several mechanisms at the federal and state level, by which impacts on historic sites are required to be identified and mitigated. Section 106 of the National Historic Preservation Act of 1966 requires consideration of historic properties when the federal government is involved in financing, licensing or permitting a project. Section 106 requires federal agencies to consult with the State Historic Preservation Officer (SHPO), assess potential adverse affects of a project on historic resources and to address and mitigate those affects.



Farmers' Society Hall, 2011

Historic Preservation Overlay District Ordinance: Anderson County has not yet adopted a Historic Preservation Overlay District Ordinance, though several of its municipalities have. Historic districts give a community its sense of place and the older neighborhoods often provide attractive residential areas and commercial downtowns that attract both citizens and newcomers.³ The ordinance, if approved, would not regulate the use of the building or property; it would merely strive to ensure the character (visually, aesthetically) of the district is maintained.

CONCLUSIONS

The State, Anderson County and its municipalities have devoted many resources to both inventory and protect historic structures and sites. These preservation efforts need to be continued and enhanced in the future. Special emphasis should be placed on identifying and preserving the County's most endangered structures and sites through proactive means (adaptive reuse, grant funded rehabilitation, etc...).

² Assistance to Local Government Programs. 2011. 29 March 2011 < <http://shpo.sc.gov/programs/localgovt/> >

³ Preservation Hotline #4, Preparing the Comprehensive Plan. South Carolina Department of Archives and History. September 2008.



Water Heritage

Anderson County consists of over 5% water by area. Since before the creation of Lake Hartwell, the County's waterways (rivers and streams) have been, at one time or another, a source of food, industry, trade, transportation and recreation. Today, residents immediately think of recreation on Lake Hartwell and Broadway Lake; and recreational boating and fishing are now important facets both to the area's way of life and local economy. Although there is an abundance of rivers, streams and lake shoreline in the County, the rapid pace of growth and rising land values have challenged the traditional uses of the County's waterways.



RECREATIONAL FISHING AND BOATING

Recreational fishing and boating is a traditional local pastime, as well as a draw for visitors and second home owners who are dismayed with crowded lakes in their home town. In addition to the local tournaments held almost weekly, the B.A.S.S. Bassmasters Classic was held in 2008 and the FLW Outdoors holds tournaments frequently, bringing thousands of spectators to enjoy the action. Local waters offer large and small mouth bass, striped bass, bream, catfish and crappie.



In addition to the recreation fishing, sailing has become a more visible sport on Hartwell. There has been an increase in sailboats as Lake Hartwell due to a large amount of deep water without overhead obstructions. The Western Carolina Sail Club, located on Hartwell was founded in 1963 and now boasts a membership of over two hundred. The club races each weekend from March to November and hosts their annual Springboard Regatta each April.



Other water sports, such as water skiing, water tubing, jet skiing, wakeboarding, swimming and even some wind surfing, are also popular, especially in the mild Spring through Fall weather. A relatively unseen sport in the area that is becoming more visible is rowing, particularly by Clemson University crew students.

The popularity of recreational fishing and boating also supports fishing charters and local tourism which are emerging in the local economy. According to the County

Auditor's office, 13,000 boats were taxed in 2015 in Anderson County. This is in addition to the smaller crafts which are not subject to taxation. Assuming the number of boats registered keeps pace with projected population; the growth will place further stress on the County's 10 public boat ramps/landings.



OTHER WATER ACCESS ISSUES

The demand for shore-based fishing is already evident in the number of people fishing from bridges and in undesignated areas in proximity to roads and bridges. Changing demographics have the potential to change the desires of the public with respect to water access needs. As the population ages, there may be increasing demands for shore-based fishing facilities. Anderson County does not currently have any fishing piers. In addition to shore based fishing, canoes, kayaks and other motorized watercraft compete with boats for the same limited number of water access facilities. Steps have already begun to meet these demands, such as the Saluda River Kayak Corridor; opening the door to river recreation, fishing, safety, preparedness, response, education, conservation, and stewardship. This Corridor is also ADA accessible from top to bottom; and has brought users from miles around who need this provision, to Anderson County.



CONCLUSIONS

Because of growth and rising land prices, the recent traditional relationship between County residents and the water is being challenged. To address these challenges, Anderson County will need to take a more active role in preserving traditional water dependent uses and providing improved access to the water for all County residents.



Agricultural Heritage

Historically and culturally, Anderson County's identity has been closely tied to its soil. For much of the County's history, agriculture has been the mainstay of the local economy. Agriculture has also played an important role in sustaining its population through periods of isolation, war and hard economic times. From the period immediately succeeding the Civil War until the dawn of the textile age, vegetables, poultry, and livestock provided the County's many small property owners the means to survive and remain independent in spite of isolation. Even after the factories came, Anderson's agriculture still played a significant role as its cash crop - cotton - was used in the textile mills. While the County's population growth has brought increased economic opportunities, the prominence of farming is in decline. Preserving and enhancing agriculture as a way of life in Anderson County is vital to maintaining the County's economic and demographic diversity, providing economic opportunities to total residents and landowners, reducing the pressures of sprawl, providing a source of local fresh produce and retaining the traditions and characteristics that make the region unique.

EXISTING CONDITIONS

Anderson County currently contains approximately 159,106 acres in land designated farmland (USDA, 2012). There are 1,498 farms in use, as of 2012, versus 1,650 in 2007. The average farm size in 2012 was 106 acres, an increase from 105 acres in 2007. It is imperative that action is taken today to ensure the continued existence of agriculture in Anderson County. According to the 2012 USDA Agriculture Census, Anderson County ranks number one in the state for inventory of cattle and calves, and forage (hay, grass silage, greenchop); and number two in the state for inventory of horses and ponies. The County is also in the top 10% of the nation for broilers and other meat-type chicken and goat inventory.

LOCAL MARKETING EFFORTS

Anderson County maintains one farmer's market and pavilion in the downtown Anderson area. There are also others operated through the municipalities including Belton, Williamston, and Pendleton. No products are allowed that are grown outside the county unless granted a waiver by the Farmers Market manager. In addition to these county and town operated markets, there are approximately 20 roadside stands and family farms that are open to the public, 11 are certified by the SC Department of Agriculture.

CONCLUSIONS

While agriculture has been experiencing a slow and steady decline in Anderson County, there are opportunities arising that may reverse this trend. Rising food and fuel prices along with concerns about the safety and quality of massed produced food products has led to a worldwide interest in consuming locally grown and produced food. This global movement has the potential to benefit local small and medium sized growers. In order to facilitate this opportunity, there are three general sets of policies that Anderson County should consider.

- The potential supply of available land for agriculture is maximized and maintained.
- Support programs aimed at creating marketing opportunities for local growers such as the wholesale auction market and the local farmers markets.
- Provide information to the public on where locally grown and produced food products can be purchased.



Visual and Performing Arts

Anderson County has a thriving, recognized arts community, and is home to a variety of arts organizations, galleries, theater groups, dance groups, orchestras, jazz ensembles, and vocal groups. While the visual and performing arts are a key component of the region's culture and quality of life, they also contribute to the local economy.

PERFORMANCE VENUES



Anderson Symphony Orchestra and AU Choir at the Henderson Auditorium

Anderson County has a number of performing arts facilities that provide venues for both professional performers and grass roots theater groups and musicians. The Callie Stringer Rainey Fine Arts Center at Anderson University houses the 1,100 seat Henderson Auditorium, home to the Anderson Senior Follies and the Greater Anderson Musical Arts Consortium (GMAC). It also holds the 225 seat Daniel Recital Hall and the 110 seat black box Belk Theater. A fourth theater - 400 seat Merritt Theater - is located in the Merritt Administrative Building.

The Electric City Playhouse, currently located on Murray Avenue, hosts a 120 seat black box setting for six local productions a year. The Playhouse has just broken ground at a new location on Main Street to house a 250 seat theater by the end of 2012. The Alverson Theatre (ACTheater), located on Whitner Street, produces three to six plays and dinner shows

a year. The Pendleton Playhouse, located on Mechanic Street, is home to the Clemson Little Theater and the Clemson Area Youth Theater (CAYT) which holds six to eight productions a year. The Mill Town Players provide quality family entertainment in Pelzer. The Anderson Sports and Entertainment Center has also provided venues for performances, particularly the Civic Center and William A. Floyd Amphitheater.



Wind Symphony at the Daniel Recital Hall

The two main organizations providing musical performances are GAMAC and Anderson University. Between the two, there are fifteen different ensembles and choirs, including the Anderson Symphony Orchestra, Chamber Singers, Jazz Ensembles, West African Ensemble, Electric City Big Band and Dixielanders.



MUSEUMS

There are three art galleries and eight historic museums in Anderson County. Both the Anderson Arts Center and Belton Center for the Arts offer changing exhibits, juried shows, and art classes for the public throughout the year. In addition to that, the Anderson Arts Center maintains two public art platforms - the hidden Carolina Wrens downtown and Wise Walks. The Belton Center for the Arts hosts both a Holiday Market and Tour of Homes at Christmas. The third art gallery is in the Anderson University Thrift Library - Vandiver Gallery. This is the official home for professional exhibitions sponsored by the Art Department and Anderson University. The gallery's goal is to showcase diverse work throughout the year by producing professional exhibitions by local, regional and national art, as well as offer graduating seniors an impression venue for their exit shows.⁴

The Anderson Museum consists of thirteen permanent and multiple changing exhibits covering Anderson County. The REVIVA museum is Iva showcases Iva's history including its founding, mill life and agriculture. The Belton Train Depot houses three different museums - the Belton Area Museum with traveling exhibits; the Ruth Drake Museum highlighting agricultural, textile and the train depot's history; and the Tennis Hall of Fame which houses colorful portraits of individuals inducted into the Hall of Fame, as well as the Palmetto Tennis Championship trophy. Pendleton's Agricultural Museum is currently being renovated as is Hunter's Store. Items displayed include pre-1925 farm equipment, Cherokee and local artifacts and a replica of a cotton gin. Pendleton also houses the newly opened The Bart Garrison Agricultural Museum of South Carolina; which is committed to the interpretation and preservation of South Carolina's agricultural heritage, and the impact and importance of agriculture to current and future culture and economies

SOUTH CAROLINA UPSTATE EQUINE COUNCIL

The County is also rich with agricultural organizations like the SC Upstate Equine Council, which encourage, promote, and advance development of the equine industry in the Upstate. Support of organizations such as the SC Upstate Equine Council are critical for County residents' quality of life measures, and also provide economic development opportunities while encouraging open space and conservation practices.

CONCLUSIONS

Anderson County has an active visual and performing arts community. Studies have determined the economic importance of this community and the value in providing financial support for arts organizations. An important component to an active and creative visual and performing arts community is the availability of accessible, low-cost space available for performance, studios and galleries. A thorough and systemic inventory and assessment of the County's arts community could be a valuable tool in determining the overall health of this industry and how the County and its municipalities can be better positioned to attract new artists and performers.

⁴ Anderson University. 2010. <<http://www.andersonuniversity.edu>>



Natural Resources

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Introduction

Protection and preservation of Anderson County's natural resources is a principal component of this plan. Anderson County has a unique natural beauty, made up of expansive landscapes of forests made up of live oaks, towering pines, forested wetlands, as well as over 300 miles of shoreline.

Anderson County residents and visitors have a great attachment to the land and water. Many symbols of the region are an indicator of the region's ecological well-being. Fishermen working the waters or crystal clear creeks are indicators of good water quality. Forests of live oaks and pines point to good resource protection and air quality.

Anderson County's natural environment; however, cannot be taken for granted. If not managed properly, the County's rapid pace of growth will have unforeseen consequences for air and water quality, forest and agricultural communities, wetlands, and erosion. In addition to the following, Anderson's natural assets are inventoried and explored more in-depth in the Anderson County Green Infrastructure Plan. Green infrastructure refers to an area's natural resources, such as trees, water, species richness and soils.



Physical Features and Constraints



Aerial View of Lake Hartwell

Anderson County, like many areas in the Southeast-Piedmont region, continues to attract new residential and commercial development. A 36 mile stretch of Anderson County is located on I-85, a major Interstate connecting Atlanta, GA to Charlotte, NC. This connection to the interstate is an immense selling point in attracting new economic development to the County. Likewise, Anderson's location on Lake Hartwell has proven to attract new residential development, both primary and secondary, as well as increased tourism. However, certain physical features may constrain

certain types of new development due to factors, such as an historical and current land use of agriculture (both cropland and livestock); recognition that 62% of the soils are classified as prime farmland or farmland of state importance and 5.4% of the County is water. It is important in future land use planning to find the correct balance of new development and conservation and the best location for each.

CLIMATE AND WEATHER

The climate of Anderson County is mild with four seasons, characterized by long hot summers followed by relatively mild winters, generating less than 3 inches of snow annually. The County's precipitation rate averages 50 inches per year¹. The mean temperature of Anderson County is 62 degrees and residents can expect around 248 sunny days per year².

ELEVATION

Anderson County varies from relatively flat in the Southern region to hilly near the Blue Ridge Mountains with elevation ranging from approximately 740 to nearly 800 feet. This array provides something for everyone, both residents and visitors alike. Roughly 10% of the County lies within the 100-year floodplain, including wetlands and water. The primary factors contributing to this flooding are thunderstorms associated with spring weather, as well as a typical rainy winter. Though development in floodplains is not prohibited, it is strongly discouraged and difficult to obtain approval from both the local and state agencies due to the increased associated dangers.

¹ *Average Weather for Anderson, SC*. 2015. 26 May 2016 <http://www.weather.com/weather/wxclimatology/monthly>

² *Our Community*. 2009. 17 May 2010 <http://www.andersonscchamber.com/community/index.asp>



TOPOGRAPHY

Topographic features, including the shape and contour of the land surface, are important considerations for land use and development. Slope is another such consideration. Slope refers to the inclination of the surface of the land. Depending on its steepness, slope may be a limiting condition for development. Steep slopes can contribute to increased runoff, erosion, and sedimentation. These events may themselves affect water quality, streambank stability, downhill properties, and the functioning of roads, driveways, and culverts. For planning purposes, slope is often divided into ranges as shown in Table 3.1.

Percent slope	Grade
Less than 5%	Gentle
5-15%	Moderate
16-25%	Steep
Greater than 25%	Very steep

Table 5.1 Slope ranges

Based on their grade, some slopes may require special site planning, or may need to be avoided altogether, when clearing, regrading, or construction activities occur.

SOILS

Anderson County’s soils may place some restrictions to new development due to the soil’s characteristics and properties. As classified by the United States Department of Agriculture Natural Resources Conservation Service (NRCS) Soil Survey, Anderson County has 30 different types of soils in addition to water areas (5.4% of the County is water). The five most common soils are Cecil Sandy Loam (45%), Madison Sandy Loam (15.6%), Hiwassee Sandy Loam (9.3%), Pacolet Sandy Loam (5.4%) and Cartecay-Chewacla Complex (4.2%)³.

Floodplains and Hydric Soils: A floodplain is an area nearly level that borders a stream and is subject to flooding unless protected artificially. A hydric soil is a soil that is saturated with water for all or part of the growing season. Floodplains and hydric soils have a low infiltration potential and high runoff potential. NRCS has classified 5.3% of the soils in Anderson County (Cartecay-Chewacla and Toccoa-Cartecay complex) as floodplains and potentially hydric. The wet nature of these soils affect the location of suitable agricultural areas and building sites, the rate of Stormwater runoff and the functionality of septic systems.



Local Farm

Agricultural: The NRCS has inventoried land that can be used for agriculture. *Prime farmland* is of major importance in meeting the nation's short- and long-range needs for food and fiber. Because the supply of high-quality farmland is limited, the U.S. Department of Agriculture recognizes that responsible levels of government, as well as individuals, should encourage and facilitate the wise use of our Nation's prime farmland. Prime farmland is land that has the best combination of physical and chemical characteristics for producing crops.

³ USDA Natural Resources Conservation Service Web Soil Survey. 2009. 13 May 2010 <http://websoilsurvey.nrcs.usda.gov>



The second category, farmland of state importance, includes areas of soils that nearly meet the requirements for prime farmland and that economically produce high yields of crops when treated and managed according to acceptable farming methods. A third category states that the soil would be “prime farmland, if drained and either protected from flooding or not frequently flooded during the growing season”. The NRCS has designated 31.8% of the County upland acreage as “prime”, 30.2% as “additional farmland of state importance”, and 5.4% as “prime, if drained and protected”. These designations are assigned due to soil characteristics and a location that is favored by warm moist air from the nearby water sources. The USDA stipulates that, when the soils are well managed, they are among the most productive in the region. Some of the soils identified as important farmland require irrigation or drainage.

Preservation of farmland in the County is important to the maintenance and growth of local food production, the economic well-being of local farmers, and maintenance of green space. It is also important to note that “prime farmland” is given consideration when Federal funds are being spent. If the negative impact on prime farmland is too great, the project, as it stands, may not be granted approval⁴.

Construction: Soils play a part in the location suitability of residential, commercial, infrastructure and recreational construction⁵. Slightly over fifteen (15.1%) percent of the soils in the County are considered to be “very limited” for the construction of a single-family house of three stories or less without a basement. Another 5.4% of the County is water and therefore unsuitable as well. The ratings for construction are based on the soil properties that affect excavation and construction costs and the capacity of the soil to support a load without movement. These properties include the depth of the water table, ponding, flooding, subsidence, shrink-swell potential, and compressibility.

By comparison, 57.9% of the County’s soils are considered to be “very limited” for the construction of small commercial buildings. Another 5.4% of the County is water; therefore only 36.7% is suitable for commercial buildings. In the construction of local roads and streets and shallow excavations (needed for utility lines, open ditches, and other purposes) the majority of the County’s soils are “somewhat limited”. Only 0.3% of the soils in the County are considered “not limited” for construction of local roads and streets and no soils are rated “not limited” for shallow excavations. Around 79.2% of the soils are “somewhat limited” for local roads and 70.9% are “somewhat limited” for shallow excavations.

The County soils are fairly compatible for recreational sites. Only 9.8% of the soils are “very limited” for landscaping and golf courses and 0.9% is “very limited” for paths and trails. Only 27.7% is “not limited” for camp areas and 56.8% is considered “very limited” for playgrounds.

CONCLUSIONS

While Anderson County should continue to draw on the County’s assets to attract new businesses and residents, the constraints and limitations of the County’s natural environment need to play a greater role in future land use planning, site plan review, and the location of infrastructure and County facilities. This is especially true of the County’s soils, which affect everything from agriculture and drainage, to the suitability of on-site septic systems.

⁴ Anderson Soil and Water Conservation District, personal interview, 13 May 2010.

⁵ USDA Natural Resources Conservation Service Web Soil Survey. 2009. 13 May 2010 <http://websoilsurvey.nrcs.usda.gov>



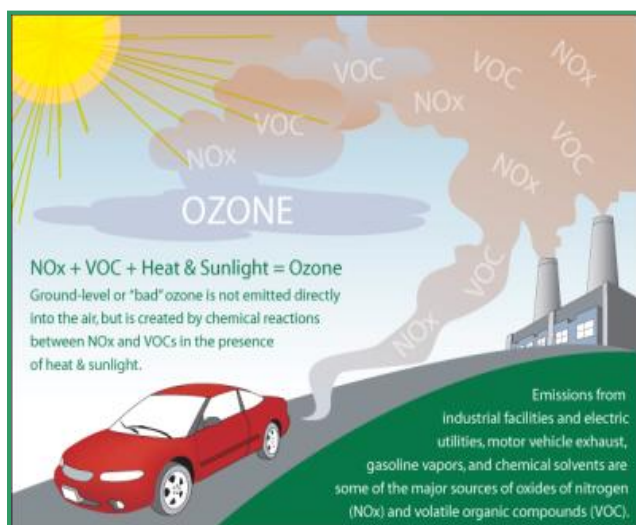
Air Quality

The National Ambient Air Quality Standard (NAAQS) sets limits for pollutants that the Environmental Protection Agency (EPA) considers harmful to public health and the environment. The Clean Air Act charges the EPA with setting two standards for each pollutant. The primary standard is set to protect the public's health, including sensitive populations such as asthmatics, children, and the elderly. Compliance for the primary standard is determined by averaging the most recent 4th highest 8-hour average value from a particular monitor with the 4th highest 8-hour values from the previous two years.

A secondary standard is set to protect the public's welfare including protection against decreased visibility, damage to animals, crops, vegetation, and buildings. There are seven primary pollutants identified. They are carbon monoxide, lead, nitrogen dioxide, inhalable coarse particulate matter, fine particulate matter, ozone, and sulfur dioxide.

If the EPA determines air quality standards are being violated, an area is designated as a non-attainment area. A non-attainment designation can have significant economic impacts. There are two major consequences of a non-attainment designation. The first is new source review. New source review ensures that air quality is not significantly degraded by new or expanding industries. This requirement effectively prevents new industry from locating in non-attainment areas due to the increased expense of air permit applications and implementing their requirements once obtained. The second requirement is transportation conformity. This ensures that federal funding and approval are given only to highway projects that conform to air quality goals established by a state air quality implementation plan (SIP). Therefore, federal funding for transportation projects can be significantly reduced or eliminated. Also, if a project does not conform to the SIP, it may not receive approval.

EXISTING CONDITIONS



Air Pollution: Air pollution is the introduction of chemicals, particulate matter, or biological materials that cause harm or discomfort to humans or other living organisms, or damage to the natural environment, into the atmosphere. Air pollution comes from many different sources, such as power plants, dry cleaners, cars, and windblown dust and wildfires. Air pollution can threaten the health of human beings, trees, lakes, crops, and animals, as well as damage the ozone layer and buildings. Air pollution also can cause haze, reducing visibility in parks and wilderness areas. Under the Clean Air Act, the EPA sets limits on how much of a pollutant is allowed in the air anywhere in the United States.⁶

⁶ US EPA. *Air*. 2010. 16 June 2010. <http://www.epa.gov/ehtpages/air.html>



The pollutant of greatest concern to Anderson County is ground level ozone. Ground level ozone is not emitted directly from sources. It is created by a chemical reaction between oxides of nitrogen (NO_x) and volatile organic compounds (VOC) in the presence of sunlight. Therefore, ground level ozone is more problematic in the warmer months when the sunlight intensity is higher.

In 2004, portions of the Upstate, including Anderson County were officially designated “non-attainment deferred”; and EPA allowed the Upstate to enroll in an Early Action Compact (EAC) agreement. The EAC described actions to be taken in order to improve air quality with the goal of attaining the standard by 2008. This agreement deferred the new source review and transportation conformity consequences. The EAC was successful; and by December 2007, the standard was being met. At that time, the standard was 84 parts per billion (ppb).

On October 1, 2015, the ground level ozone standard was revised and strengthened to 70 ppb. Designation of areas is likely to occur in late 2017, based on 2014-2016 data. It is expected that the County will remain in attainment. The County’s best means to ensure attainment are to make preparations and begin strategizing in 2016 for the purposes of reaching and maintaining attainment. Additionally, if labeled in non-attainment, strategies in place may enable a deferment period, if the County is within reach of attainment.

THREATS TO AIR QUALITY



Stock Image of Vehicle Emissions

Interstate 85 bisects Anderson County. Cars, trucks and other internal combustion engines are the primary sources of NO_x emissions; and I-85 accounts for a plurality of daily vehicle miles traveled. It can be stated with some degree of certainty that I-85 plays a role in elevated NO_x levels, and any strategy to reduce these emissions must take into account the management of traffic on the Interstate, as well as other roads. While the main source for Anderson County is on-road mobile sources, point sources and off-road mobile sources are also factors. The

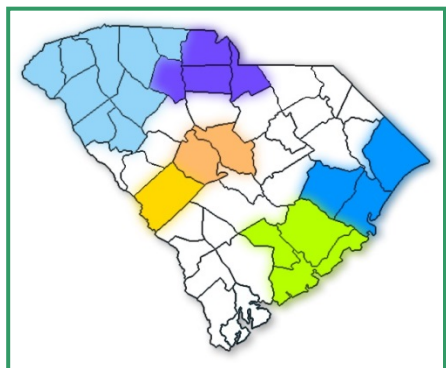
number of vehicle miles traveled is projected to increase over the next 25 years. Such increases, along with their associated NO_x emissions, will naturally compound existing concerns of attaining air quality standards. Vehicles are not the sole contributors of NO_x emissions. Agricultural management (addition of nitrogen to the soil) and industrial operations contribute, as well.

Another compound that contributes to ground level ozone problems is Volatile Organic Compounds. A large amount of VOC emissions occur naturally, and plants and animals are the largest contributors of these emissions. Anderson County’s attainment status is a very complex and fluid situation. The standards are reviewed every five years, and further tightening of those standards is plausible. Therefore, it is vital that efforts to improve air quality are considered and implemented on a continuous basis.



EXISTING EFFORTS TO PRESERVE AIR QUALITY

Anderson County is and must continue to use various strategies in order improve air quality. Education and outreach are vital; but so too is regional collaboration with neighboring jurisdictions.



SC DHEC Air Quality Coalitions, 2016

Currently, Anderson County partners with other counties, organizations and businesses in the area on the Clean Air Upstate Coalition. This collaboration allows the formation of a more coherent strategy, benefiting the entire Upstate. Clean Air Upstate serves as a regional air quality coalition for SCDHEC, as well as a subcommittee of Ten at the Top’s Natural Beauty and Resources Task Force. The committee focuses on educational outreach and helps sponsor programs, such as grants for schools that join the B² program and public service announcements on WSPA, channel 7 during the summer months.

Another effort is the SCDHEC Breathe Better (B²) program, mentioned above. This is an idle-reduction program targeting car lines at schools. Partnering with the schools, information is distributed to drivers explaining the program, emissions facts and a request to turn off the engine in the dismissal line or idle less when turning off the engine isn’t possible. Anderson County has had up to four schools participate over the years. An increase of participating schools is encouraged.



Anderson County now partners with the City’s Electric City Transit to offer two routes to provide citizens with public transportation to three counties and four universities. Currently, the Gold Route connects to Homeland Park; and the Orange Route connects with Clemson Area Transit (CAT) in Pendleton near Tri-County Technical College. The City of Anderson and Anderson County are also evaluating the feasibility of electric and/or CNG (compressed natural gas) fueled buses.

Anderson County continually evaluates operations to determine what can be done to reduce air pollution. Some changes that have been made or encouraged include the purchase of electric or flex fuel vehicles, using ultra-low sulfur diesel, and implementing energy reduction practices in the workplace. The Planning & Community Development department also leads an outreach program called Breathe Clean Anderson, responsible for educational outreach and community events, such as the Air Quality Awareness Celebration in conjunction with Air Quality Awareness Week.

CONCLUSIONS

Anderson County has made strides in improving its air quality. The County needs to continue to reevaluate and adjust these policies and regulations to ensure that the County’s air quality attainment goals are being met. Public information and involvement is paramount. Anderson County must also coordinate with municipalities and neighboring counties on cooperative air quality planning and standards.



Freshwaters

EXISTING CONDITIONS

The health of Anderson County's lakes, rivers and streams are vital to the region's identity, culture and local economy. Recreational fishermen flock to the area for its abundant largemouth, striped and hybrid bass, catfish, and bream. Streams and creeks help absorb floodwaters. The quality of life created by the aesthetic and recreational opportunities serves the residents of the County and attracts tourists and newcomers.

Water Quality⁷: According to SC DHEC's 303(d) list, there are 25 impaired waters in Anderson County. This list is a collection of all impaired waters in the State required by Section 303(d) of the Clean Water Act, hence the name. The waters on this list do not meet standards or a Total Maximum Daily Load (TMDL) for the pollutant has not yet been developed. Impaired waters mean that one or more of the water's uses is not supported.

Table 5-2: Impaired Waters in Anderson County, SC DHEC 2014

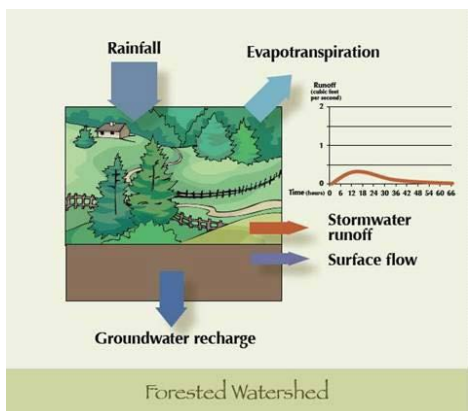
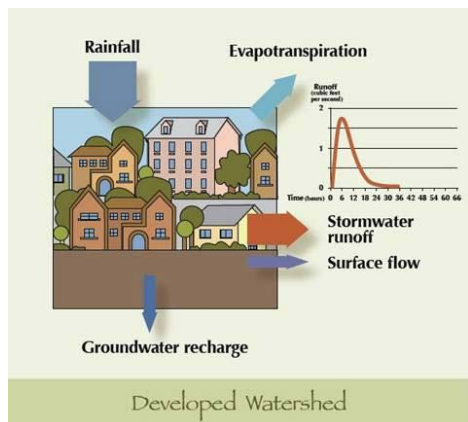
Basin	Location*	Use Affected	Cause**
Saluda	Big Brushy Creek at S-04-143	Aquatic Life	BIO
	Big Creek at S-04-116	Aquatic Life	BIO
	Broad Mouth Creek at bridge on S-04-265	Aquatic Life	BIO
	Tributary of Broad Mouth Creek at secondary road 205	Aquatic Life	BIO
	Broad Mouth Creek at Hambry Road at SR 265	Aquatic Life	BIO
Savannah	Beaverdam Creek #1 at SC 243	Aquatic Life	PH
	Beaverdam Creek #2 at SC 243	Recreation	ECOLI
	Betsy Creek at S-04-259	Recreation	ECOLI
	Big Generostee Creek at SC 187	Aquatic Life	BIO
	Broadway Creek at US 76	Aquatic Life	TUR
	Broadway Creek at SR 48	Aquatic Life	BIO
	Charles Creek at unnumbered Ridge Rd off S-04-485	Aquatic Life	BIO
	Cupboard Creek at S-04-733	Aquatic Life	DO
	Devils Fork Creek at Busby Rd off S-04-22	Recreation	ECOLI
	Eighteen Mile Creek at S-39-93	Aquatic Life	PH
	Hen Coop Creek at SR 244	Aquatic Life	BIO
	Lake Hartwell - Eighteen Mile Creek at S-04-1098	Aquatic Life	PH, TN, TP, TUR
	Lake Hartwell at Dam	Fish	PCB
	Lake Hartwell 6 miles NNW of Anderson	Aquatic Life	PH
	Lake Russell at SC 181	Fish	HG
	Little Generostee Creek at Tiny McConnell Rd off S-04-105	Recreation	ECOLI
	Lake Secession, 1.25 miles below SC Route 28	Aquatic Life	PH
	Rocky River at S-04-152	Aquatic Life	TUR
	Rocky River at S-04-263	Aquatic Life	TUR
Three and Twenty Creek at SR 29	Aquatic Life	BIO	

* Locations do not refer to the entire creek, stream or lake - only a portion, in most cases.

**Causes included are BIO (Benthic Macroinvertebrates Bioassessment), PH (pH Levels), DO (Dissolved Oxygen), TP (Total Phosphorus), TN (Total Nitrogen), HG (Mercury), TUR (Turbidity), PCB (Polychlorinated biphenyl) and ECOLI (E. coli or Eschericia coli)

⁷ SC Department of Health and Environmental Control. *State of South Carolina Integrated Report for 2014 Part I: Section 303(d) List of Impaired Waters*. May 1, 2014.

In terms of water quality for recreational uses, SC DHEC only measures E. coli, previously fecal coliform, to determine impairment. The concentration of pathogenic bacteria found in a waterbody estimates the potential health risk for individuals contracting waterborne illnesses after exposure to sewage-related pathogens.



Watersheds: According to the US Environmental Protection Agency (EPA), Anderson County is home to four watersheds - Saluda, Seneca, Tugaloo and the Upper Savannah.⁸ A watershed is the area in which all water, sediments, and dissolved materials flow or drain from the land into a common river, lake, ocean, or other body of water. SC DHEC divides South Carolina into basins and lists Anderson County in two - Saluda and Savannah. As illustrated in the two images left of this page, watersheds are impacted by land use. In the image of a developed watershed, little rainfall goes back to recharge groundwater, while surface flow and stormwater runoff is increased. Stormwater runoff occurs when precipitation from rain or snowmelt flows over the ground. Impervious surfaces like driveways, sidewalks, and streets prevent stormwater runoff from naturally soaking into the ground. Stormwater can pick up debris, chemicals, dirt, and other pollutants and flow into a storm sewer system or directly to a lake, stream, river, wetland, or coastal water. Anything that enters a storm sewer system is discharged untreated into the water used for swimming, fishing and providing drinking water.⁹ In the forested watershed image, more rainfall goes back to the ground to recharge groundwater. Stormwater runoff is still present in this image, but it is noticeably reduced. By understanding how a watershed works, it is the responsibility of Anderson County and its residents to improve and maintain water quality; reduce the amount of contaminants from runoff; and work with surrounding Counties to ensure the quality of these watersheds.

NON-POINT THREATS TO WATER QUALITY

The most likely threat to Anderson County’s freshwaters come from non-point source pollution that is dispersed across the landscape and carried to water bodies in stormwater runoff. Because non-point source pollution originates from many different sources, it is difficult to control. Increased flows and pollutants from impervious surfaces, resulting from development (rooftops, roads, parking lots), are a primary factor in degrading water quality. There are three primary forms of pollution found in stormwater runoff:

⁸ US EPA. *Surf Your Watershed*. 2010. 21 May, 2010. <http://cfpub.1.epa.gov/surf/county>

⁹ US EPA. *Watersheds: "After the Storm"*. 2008. 3 June, 2010. <http://www.epa.gov/weatherchannel/stormwater.html>



Animal Pathogens: The presence of fecal coliform bacteria has been the most widespread and well-studied water quality issue in Anderson County. One source of fecal coliform bacteria is the digestive tracts of fowl and mammals, including humans. Potential sources of fecal coliform bacteria include malfunctioning septic systems, sewer systems, and animal waste. The presence of elevated fecal coliform bacteria levels may indicate that other disease-causing bacteria, such as diphtheria or cholera, might also be present.

Chemical Contaminants: While fecal coliform is the most well-known threat to water quality, chemical contaminants may be the larger factor in impaired waters¹⁰. Chemical contaminants found in creeks, rivers and lakes include substances that may be harmful to freshwater life, as well as, may cause risks to humans through consumption of the water or fish. Chemical contaminants include:

- Pesticides from agriculture and residential and commercial landscaping; Nutrients, such as phosphorus and nitrogen, resulting from fertilizer applications on farms, lawns and landscaping; and Polycyclic aromatic hydrocarbons (PAHs) and heavy metals derived from car exhaust and tire wear on roads and parking lots.

Sediment: Sediment is a pollutant in and of itself, and it can be a means of transporting other pollutants like bacteria and chemicals that are attached. Excessive sediment loads in surface water decreases the water quality and negatively impacts wildlife and fish populations. It also greatly increases the level of treatment needed when surface water is withdrawn from water bodies for human consumption or use in industrial processes.

Anderson County has adopted measures that established the necessary legal authority to implement its MS4 requirements in Chapter 38, Article V of the Anderson County Code of Ordinances. A Stormwater Design Manual was also adopted that outlines the stormwater design requirements for development that results in land disturbances with an area of one acre or more. Policies, procedures, and activities specifically conducted by the County in order to meet its MS4 requirements are contained in the Anderson County Stormwater Management Plan.

SOURCES OF GROUNDWATER CONTAMINATION¹¹

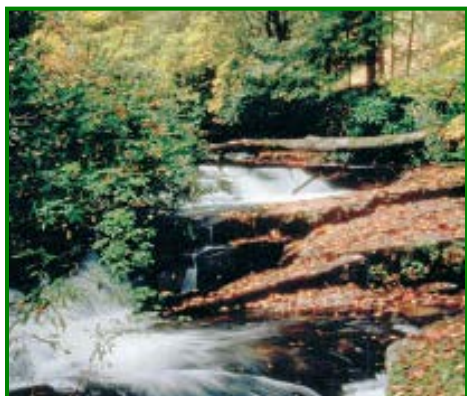
According to the South Carolina Department of Health and Environmental Control (SCDHEC) 2008 Groundwater Contamination Inventory, Anderson County had 155 contamination incidents. Of these, 139 were caused by Petroleum Products, 14 by Volatile Organic Compounds, and 5 by Metals; such as arsenic, barium, cadmium, lead, mercury or selenium, or a combination of these contaminants. The number of contamination incidents sharply increased over the last 20 years, but SCDHEC points out that the increase is partly due to an increase in facility monitoring efforts, a more focused awareness of the unique nature and value of South Carolina's groundwater resources and the enactment of the Underground Storage Tank (UST) Control Regulation. This inventory has not been updated since 2008; however, SCDHEC is currently in the process of developing a GIS database to pinpoint sites of contamination in the 2016-2017 timeframe.

¹⁰ Anderson Soil and Water Conservation District, personal interview, 13 May 2010.

¹¹ Bureau of Water: SCDHEC, *South Carolina Groundwater Contamination Technical Report #002-08*. October 2008.

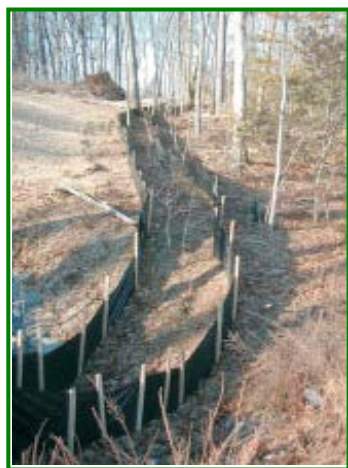


EXISTING EFFORTS TO PRESERVE WATER QUALITY



There are several efforts currently on-going to protect water supply and quality. The Anderson Soil and Water Conservation District sponsors a water quality program in area elementary schools and a photo essay contest. This is to help expose children to the value of natural resources and learn how to manage them. Second, it is encouraged that all livestock is fenced out of streams and creeks. This practice is two-fold. One, it prevents the livestock from contaminating the waters; and two, it prevents the livestock from consuming already contaminated waters whether by pathogens or chemical contaminants.

Also strongly recommended is that all areas of water maintain a buffer. This aids in several ways - it prevents water contamination, it preserves wildlife habitat, and it provides the needed land to hold and absorb flood waters. This recommendation is repeated in the Green Infrastructure Plan. It is also recommended that residential and commercial owners know the correct type and amount of chemicals being used on the soil and the type of soil. Many times, consumers use the wrong type of chemicals (fertilizer, pesticide, etc...) and more than recommended which becomes runoff and drains directly into area waters. Upstate Forever, a membership-based nonprofit organization that promotes sensible growth and protects special places in the Upstate region of South Carolina¹², also recommends riparian buffers to protect water quality. Upstate Forever encourages three zones of buffers - undisturbed forest, managed forest, and grass - prior to reaching developments or agricultural land.



Typical Silt Fencing

Stormwater Management: Anderson County created a Stormwater Management Program to comply with the General Permit for Stormwater Discharges from Regulated Small Municipal Separate Storm Sewer Systems (MS4). There are 6 minimum control measures to improve water quality and address water quality issues: public education and outreach; public participation and involvement; illicit discharge detection and elimination; construction site stormwater management; post-construction site stormwater management; and pollution prevention and good housekeeping of county operations. The program also addresses impaired and TMDL water bodies by implementing practices that will provide reasonable assurance that discharges from the County are not causing or contributing to violations of water quality standards in impaired waters.

Anderson County has adopted measures that established the necessary legal authority to implement its MS4 requirements in Chapter 38, Article V of the Anderson County Code of Ordinances. A Stormwater Design Manual was also adopted that outlines the stormwater design requirements for development that results in land disturbances with an area of one acre or more. Policies, procedures, and activities specifically conducted by the County in order to meet its MS4 requirements are contained in the Anderson County Stormwater Management Plan.

¹² Upstate Forever. *Who We Are & What We Do*. 4 June 2010. www.upstateforever.org/about/html



Any land disturbing activities one acre or more, or sites of less than one acre but part of a larger development requires a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP contains supporting computations, drawings and sufficient information describing the manner, location and type of measures in which stormwater runoff will be managed from the entire land disturbing activity.¹³ For land disturbing activity that is less than one acre, SC DHEC requires a completed Land Disturbance Notification Form. This application calls for a simplified stormwater and management and sediment control plan as opposed to a SWPPP.

CONCLUSIONS

Over the last few years, Anderson County has taken strides to protect its freshwater resources. As the County continues to develop, these policies and regulations will need to be continually reevaluated and adjusted to ensure that the County's water quality goals are being met. Information is key to determining the effectiveness of existing measures to protect water quality.

Another concern is that developments predating newer regulations will continue to contribute to water quality degradation. As well, there is still irregularity in policies between Anderson County and some of the municipalities and neighboring counties that can result in water quality degradation. Therefore, the County needs to continually work with its neighbors on cooperative natural resource planning, achieving baseline environmental standards, and retrofitting stormwater management for older developments.

¹³ Anderson County Environmental Services. *Stormwater Design Manual*. January 2008



Trees, Forests, Animal Habitats

Anderson County lies entirely within the Piedmont region of South Carolina between the Blue Ridge and Sandhill Ecoregions. Anderson County is at the Northwestern boundary and is generally considered to be at the base of the Blue Ridge Escarpment. Upland plant communities of the Piedmont region include pine woodland and oak-hickory forest. The Loblolly pine was introduced to the Piedmont region in the 19th century as a cash crop; and now dominates much of the region. Cotton agriculture also changed much of the original hardwood and shortleaf pine forests by converting them into fields. Then several factors, including the Great Depression, soil erosion and the boll weevil outbreak led to farmland abandonment in many cases. The threats to Anderson County’s forest community and native habitat types are related primarily to the rapid pace of development and human activity.¹⁴

TREE AND FOREST COMMUNITIES

Anderson County residents have long recognized the value of protecting significant trees both for aesthetic and practical reasons. Trees provide numerous public benefits including the reduction of stormwater runoff, buffering sounds and views from roads, reducing air conditioning costs in shaded buildings, traffic calming, increasing property values, economic stability, and providing wildlife habitat.¹⁵ Anderson County’s Parks, Recreation and Tourism Division along with the Planning Department are committed to maintaining the County’s Tree City USA status. One method underway is the development of the Anderson County Green Infrastructure Plan, partially funded through a grant with the SC Forestry Commission. Forested areas along with other criteria, such as soil, water and animal habitats are compiled and scored as core habitats, then inventoried on maps for a visual display.



Fant’s Grove Wildlife Management Area in Clemson

Fant’s Grove Wildlife Management Area is the largest forest in Anderson, crossing over into both Oconee and Pickens counties. On the shores of Lake Hartwell, it covers 8,540 acres and is owned by Clemson University and a private landowner with a cooperative partnership with SC DNR to manage the property. There are also several timberlands - mostly in the Southwestern section of the County. SC

DNR recommends leaving these areas as industry forests, as it is similar to

native forests¹⁶. One of the main threats to tree forest communities is wildfires. According to the SC Forestry Commission, Anderson County had a total of 16 fires and 28.5 acres burned in 2015¹⁷. The two main causes were powerlines and debris burnings.

¹⁴ SC Department of Natural Resources. *2005 Comprehensive Wildlife Strategy*.

¹⁵ SC Forestry Commission. *Forestry Report R8-F 17*. April 1990

¹⁶ SC Department of Natural Resources: Wildlife Division. Personal Interview. 26 May 2010

¹⁷ SC Forestry Commission. *South Carolina Forestry Commission Annual Report FY 2014-2015*.



ANIMAL HABITATS

According to the SC DNR Wildlife Comprehensive Strategy, there are five types of habitats within the Piedmont region - Upland forest, Piedmont Small Stream Forest, River Bottoms, Cove Forest, and Grassland habitats. Upland Forests are oak-hickory dominated forest with pine. Most locations are in closed canopy pine-dominated stages that are not suitable habitats for many priority species. Piedmont Small Stream Forests and River Bottoms are hardwood-dominated forests occurring on narrow floodplains, including ponds immediately upland or within the floodplain that have some connectivity with the floodplain forest. Cove Forests are well developed hardwood forests on scattered rich, generally small - less than 200 acres - sites; and usually protected bluffs in association with stream or river bottoms. This type of habitat is very important for some priority species - specifically amphibians. Grasslands include a variety of open-land habitats, including agricultural land, recently abandoned farmland, recently cleared land, and a combination of managed open pine forest and grassland. Golf courses, yards and public open spaces are also included in this category. Generally, this habitat is found on upland sites and the potential vegetation would be Upland Forest.

Threats: Animal habitats are threatened by more than the loss of forests, open space and water - though those are the main dangers. Air, light and noise pollution are also components - though not immediately recognized. Air quality, mentioned earlier in this chapter, is important for the survival of both animals and their habitat and food supply- forests and plants.



NASA Satellite Night Image 2012

Light pollution is essentially excessive or obtrusive artificially light. Light pollution poses a threat to wildlife, having negative impacts on plant and animal physiology. Light pollution can confuse animal navigation, alter competitive interactions, and change predator-prey relations. Cutoff lamps are recommended to prevent light pollution in the night sky while still illuminating areas for safety and customer attraction. These lamps force the light downward, focusing the light on the intended target and reducing the amount that escapes upward. See image to left for an example of how much light escapes to the sky.¹⁸ Noise pollution, such as heavy traffic or mechanical equipment at industrial sites, is a sound that disrupts the activity or balance of human and animal life.

Noise can have a detrimental effect on animals by increasing the risk of death by changing the balance in predator/prey detection and avoidance, and by interfering with their use of sounds in communication - especially in relation to reproduction and navigation. Noise pollution also reduces the locations for habitat, as some animals will leave areas that are too noisy.

¹⁸ NASA. *Earth at Night 2012*. 1 June 2016. http://www.nasa.gov/mission_pages/NPP/news/earth-at-night.html



Air quality is the only form of pollution currently monitored by agencies and required to conform to standards. Light pollution can be reduced by converting outside lights to downward facing, cut-off lamps and turning outside lights off after a set time. Noise pollution can be reduced or confined by proper planning in the location of major highways, air traffic, and industries in relation to neighborhoods and wildlife habitats.

Anderson County's
Federally Endangered and
Threatened Species

1. Bald Eagle
2. Smooth Coneflower

Anderson County's
Species of State Concern

1. Swamp Rabbit
2. Christmas Darter
3. Barn Owl
4. Carolina Darter
5. Eel-grass
6. Southern Nodding Trillium
7. Green-fringe Orchis
8. Three Parted Violet
9. Whorled Horse-balm
10. Climbing Fern
11. Fraser Loosestrife
12. Nestronia
13. American Ginseng
14. Faded Trillium

ENDANGERED AND THREATENED SPECIES

According to the SC Department of Natural Resources (DNR), there are two species - one plant and one animal - that are listed as either federally endangered or federally threatened in Anderson County. An additional fourteen species are listed as species of special concern in South Carolina. Currently, only endangered and threatened species are protected by the Federal Endangered Species Act. SC DNR noted that Bald Eagles (around lakes) and Swamp Rabbits (around wetlands) are the two most common in Anderson County¹⁹. This is another reason to maintain and improve water quality, buffers around water bodies and wetlands.

CONCLUSIONS

Though Anderson County has some tree standards, a Tree Protection Ordinance could provide further protection. Requiring a tree management plan could assist large planned unit developments and subdivisions in carrying out routine tree maintenance while emphasizing the overall sustainability of forest communities in common areas. Plant communities are often discovered after surveys are done or when it's too late to protect them. What is lacking is a detailed, area wide database of valuable forest types to assist in a more proactive planning approach to resource preservation. This can be rectified with the implementation of the Green Infrastructure Plan. Once certain forest types are gone; it's very difficult to replace them. Also, Anderson County and its municipalities should explore the provision of local requirements to protect species of special concern and provide for more "wildlife-friendly" development.



Swamp Rabbit

¹⁹ SC Department of Natural Resources: Wildlife Division. Personal Interview. 26 May 2010.



Wetlands and Floodplains

Freshwater wetlands and floodplains serve as natural stormwater drainage systems, absorbing floodwaters and filtering out pollutants while providing a habitat for many plants and animals. A floodplain is a low area adjacent to a stream or other water body that is subject to flooding and holds the overflow of water during a flood. A wetland is a hydric soil that is saturated with water for all or part of a season. Although wetlands are often wet, a wetland might not be wet year-round. In fact, some of the most important wetlands are only seasonally wet. Wetlands and floodplains are the link between the land and the water. They are transition zones where the flow of water, the cycling of nutrients, and the energy of the sun meet to produce a unique ecosystem characterized by hydrology, soils, and vegetation - making these areas very important features of a watershed²⁰. While an area may be a floodplain, it does not mean that it is automatically a wetland. (Some agencies classify floodplains as a type of wetland though.) However, if an area is a wetland, it is in a floodplain. As mentioned in the Soil section of this chapter, approximately 5.3% of the soils in Anderson County are floodplains or wetlands and another 5.4% of the County is water.

EXISTING CONDITIONS



River Bottom Hardwoods - Forested Wetland

While Anderson County may not have the estuarine and marine wetlands, which are the most well-known, the County does hold a number of forested or shrub wetlands. These are found in floodplains and receive water primarily from nearby rivers, creeks and streams, as well as rainfall. Forested and shrub wetlands serve a critical role in the watershed by reducing the risk and severity of flooding to downstream areas²¹. Floodplain areas are found along all Anderson County's major streambeds, creek beds, and

along shorelines of the major lakes. This includes: Big Generostee Creek, Eighteen Mile Creek, Three and Twenty Creek, Six and Twenty Creek, Lake Hartwell, Hembree Creek, Big and Little Beaverdam Creek, Saluda River, and Big Brushy Creek, among others.

Floodplains can support particularly rich ecosystems, both in quantity and diversity. They are a category of riparian zones or systems and can contain 100 or even 1000 times as many species as a river. Wetting of the floodplain soil releases an immediate surge of nutrients - both those left over from the last flood, and those that result from the rapid decomposition of organic matter that has accumulated since then. Microscopic organisms thrive; and larger species enter a rapid breeding cycle. The production of nutrients peaks and falls away quickly; however, the surge of new growth endures for some time.

²⁰ US EPA: Office of Water. *Wetlands Overview*. EPA 843-F4-011a. December 2004.

²¹ US EPA: Office of Water and Office of Wetlands, Oceans and Watersheds. *Types of Wetlands*. EPA 843-F-01-002b. September 2001.



Threats: Destroying or degrading wetlands and floodplains can lead to serious consequences, such as increased flooding, extinction of species, and decline in water quality. For a better



illustration - one acre of wetland can store 1 to 1.5 million gallons of floodwater²². This could prevent thousands to millions of dollars in property damage. These consequences can be avoided by maintaining the valuable wetlands still present and restoring lost or impaired wetlands when possible. Draining wetlands for agricultural purposes has been declining over the years, but development pressure is now the largest cause of wetland loss. Twenty-two states have lost at least 50% of their original wetlands. Since the 1970's, the most extensive losses have been in Louisiana, Mississippi, Arkansas, Florida, North

Carolina, and South Carolina²³. When a wetland functions properly, it provides water quality protection, fish and wildlife habitat, natural floodwater storage, and reduction in the erosive potential of surface water. A degraded wetland is less able to effectively perform these functions. Wetland degradation is as big a problem as outright wetland loss, though often more difficult to identify and quantify.

There are three main types of threats to wetlands: Hydrologic Alterations, Pollution Inputs, and Vegetation Damage. Hydrologic alterations can be deposition of fill material for development; drainage for development, farming or mosquito control; dredging and stream channelization for navigation, development and flood control; diking and damming to form ponds and lakes; diversion of flow to or from wetlands; and the addition of impervious surfaces in the watershed which increases water and pollutant runoff into wetlands. While wetlands are capable of absorbing pollutants from the surface water, there is a limit to their capacity to do so. The primary pollutants causing wet-land degradation are sediment, fertilizer, human sewage, animal waste, road salts, pesticides, heavy metals, and selenium.

Finally, vegetation damage can be caused by hydrological changes and pollution, but also over grazing by domestic animals, introducing nonnative invasion plants and removal of the vegetation²⁴. It is also important to remember that water, like air, crosses County boundaries. It is necessary to work with neighboring Counties and Municipalities to coordinate efforts to preserve wetlands and floodplains.

REGULATORY FRAMEWORK

Federal, State, and local agencies monitor wetlands and floodplains. Freshwater wetlands are primarily addressed by the Corps of Engineers and the U.S. EPA. Protection of isolated freshwater wetlands and floodplains is the responsibility of primarily state and local governments.

²² US EPA: Office of Water and Office of Wetlands, Oceans and Watersheds. *Functions and Values of Wetlands*. EPA 843-F-01-002c. September 2001.

²³ *Wetlands, 2nd Edition*. Van Nostrand and Reinholdt, 1993.

²⁴ US EPA: Office of Water and Office of Wetlands, Oceans and Watersheds. *Threats to Wetlands*. EPA 843-F-01-002d. September 2001.



Federal Wetlands Regulation: Section 404 of the Clean Water Act regulates the discharge of dredged or fill material into waterways and wetlands. Before development that impacts wetlands can occur, an applicant must demonstrate through a permit process that they have taken steps to avoid wetland impacts; that potential impacts on wetlands have been minimized; and that compensation is provided for any remaining unavoidable impacts. The U.S. Army Corps of Engineers administers and enforces federal wetland regulations. SC DHEC aids in the enforcement on a State level.

Federal, Local and State Floodplain Regulation: Anderson County is responsible for enforcing the Department of Homeland Security – Federal Emergency Management Agency’s (FEMA) National Flood Insurance Program Standards. All development in the regulated flood hazards areas requires a permit. This encompasses all development – not just construction of a building. Applicants must submit an elevation certificate to prove that they will build two feet above the height of the water level of the 100-year floodplain, also called the Base Flood Elevation. Applicants may raise the structure out of the floodplain or build outside the boundary on higher ground.

Since Anderson County enforces these building regulations, through the Flood Damage and Prevention Ordinance, the County is eligible to receive FEMA matching grants and loans – though grant awards are not guaranteed. Because of this, homeowners within the floodplain are encouraged to purchase a private flood insurance policy.

Anderson County is currently undergoing map modernization to produce and revise digital flood insurance rate maps. These new preliminary maps are being produced through a partnership with FEMA and SCDNR; which will be more precise than older maps. This is due to better flood hazard and risk data, making the maps more accurate.

CONCLUSIONS

The role of local governments is vital to protect isolated freshwater wetlands and floodplains. Anderson County, while strengthening its own regulations, needs to actively work with its municipalities and neighboring counties to enact suitable protection standards. Again, the development and implantation of the Green Infrastructure Plan may prove vital in protecting the County’s water assets.



HOUSING RESOURCES

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Introduction



The natural beauty, amenities and temperate climate of the Upstate have attracted thousands of new residents to Anderson County over the last twenty years. Throughout this time, commercial development has followed population growth, thereby creating competition for existing workforce housing.

That growth constrains the housing market as middle-to-low income wage earners are attracted to the County, who then compete with longtime Anderson residents for the remaining housing stock. While many developers have concentrated on the profitable retirement and high-end resort-type housing markets, fewer are producing workforce housing. Tightened credit resulting from the national mortgage-lending crisis the last decade has the potential to further exacerbate the challenge of homeownership in Anderson County. Cheap, easy private mortgage credit that was available to many low to middle income residents does not flow as it did before the crisis, making the role of the public and non-profit sectors more important than ever in providing incentives to drive the creation of affordable housing.

VISION

The goal of this section is to maintain and enhance the diversity of housing in Anderson County by providing the opportunity for people of all income levels to live, work, and play in the County by doing the following:

- Build a consensus on policies and strategies to meet the needs for workforce and other forms of affordable housing in Anderson County through the leadership of the Anderson County Affordable Housing Advisory Committee.
- Encourage a variety of housing types to accommodate the full range of income, age, cultural groups, disabilities, and special needs in the community.
- Encourage affordable housing to locate near major concentrations of employment, service, and commercial uses.
- Pursue regional cooperation of public and non-profit agencies in meeting area housing needs.



Technical Analysis

HOUSING INVENTORY

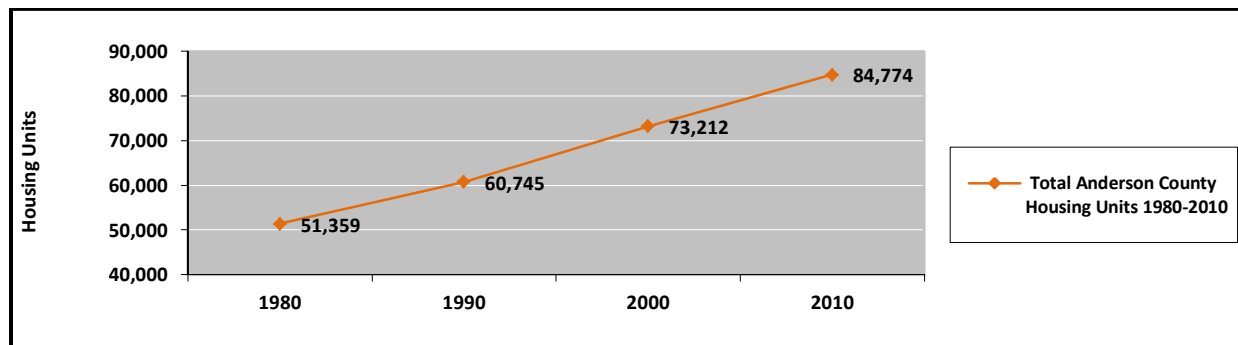
Table 6:1 Anderson County Housing Units

Jurisdiction	Total Units		Change 2000-2010	Percent Change 2000-2010
	2000	2010		
Anderson County	73,213	84,774	11,561	15.8%

Source: US Census Bureau

Anderson County saw an increase in its housing stock by 10,561 units from 2000 to 2010, as shown in the above table. This equates to a nearly 16% increase over the decade.

Figure 6:1 Total Housing Units in Anderson County, 1980-2010



Source: US Census Bureau

As the above graph shows, Anderson County has seen a steady increase in housing units over the last thirty years, rising 65% since 1980, or roughly 2% per year.

Table 6:2 Housing Counts - Municipalities

Municipality	2000	2010	Change 2000-2010	Percent Change 2000-2010
Anderson	12,068	12,938	870	7%
Belton	2,129	2,063	-66	-3%
Honea Path	1,640	1,821	181	11%
Iva	580	566	-14	-2%
Pelzer	37	36	-1	-3%
Pendleton	1,533	1,693	160	10%
Starr	82	82	0	0



West Pelzer	440	443	3	1%
Williamston	1,762	1,878	116	7%

Source: US Census Bureau

Five out of the nine municipalities saw their housing stock increase over the past decade, led by the City of Anderson with an 870 unit increase. The Town of Honea Path made the greatest percentage gain, with an 11% increase. Overall, the number of housing units located within municipalities increased by 1,249 units from 2000 to 2010. This represents only 12% of the 11,561 new housing units built County-wide in that time span, meaning roughly nine of every ten houses built between 2000 and 2010 were built in unincorporated parts of the County. With the 2015 annexation of property on SC Highway 20, the town of Pelzer gained an additional 550 housing units (Town of Pelzer water service billing records).

Table 6:3 Upstate County Housing Counts

County	# Units 1980	# Units 1990	% Change '80-'90	# Units 2000	% Change '90-'00	# Units 2010	% Change '00-'10
Abbeville	8,547	9,846	15.2	11,656	18.4	12,079	3.6
Anderson	51,359	60,745	18.3	73,213	20.5	84,774	15.8
Cherokee	14,955	17,610	17.8	22,400	27.2	23,997	7.1
Greenville	108,179	131,645	21.7	162,803	23.7	195,462	20.1
Greenwood	21,017	24,735	17.7	28,243	14.2	31,054	10.0
Laurens	19,628	23,201	18.2	30,239	30.3	30,709	1.6
Oconee	20,226	25,983	28.5	32,383	24.6	38,763	19.7
Pickens	28,469	35,865	26.0	46,000	28.3	51,244	11.4
Spartanburg	75,833	89,927	18.6	106,986	19.0	122,628	14.6
Union	11,393	12,230	7.3	13,351	9.2	14,153	6.0
ACOG Region	299,021	361,775	21.0	443,785	22.7	516,868	16.5
Upstate	359,606	431,787	20.1	527,274	22.1	604,863	14.7
State	1,153,381	1,424,155	23.5	1,753,670	23.1	2,137,683	21.9

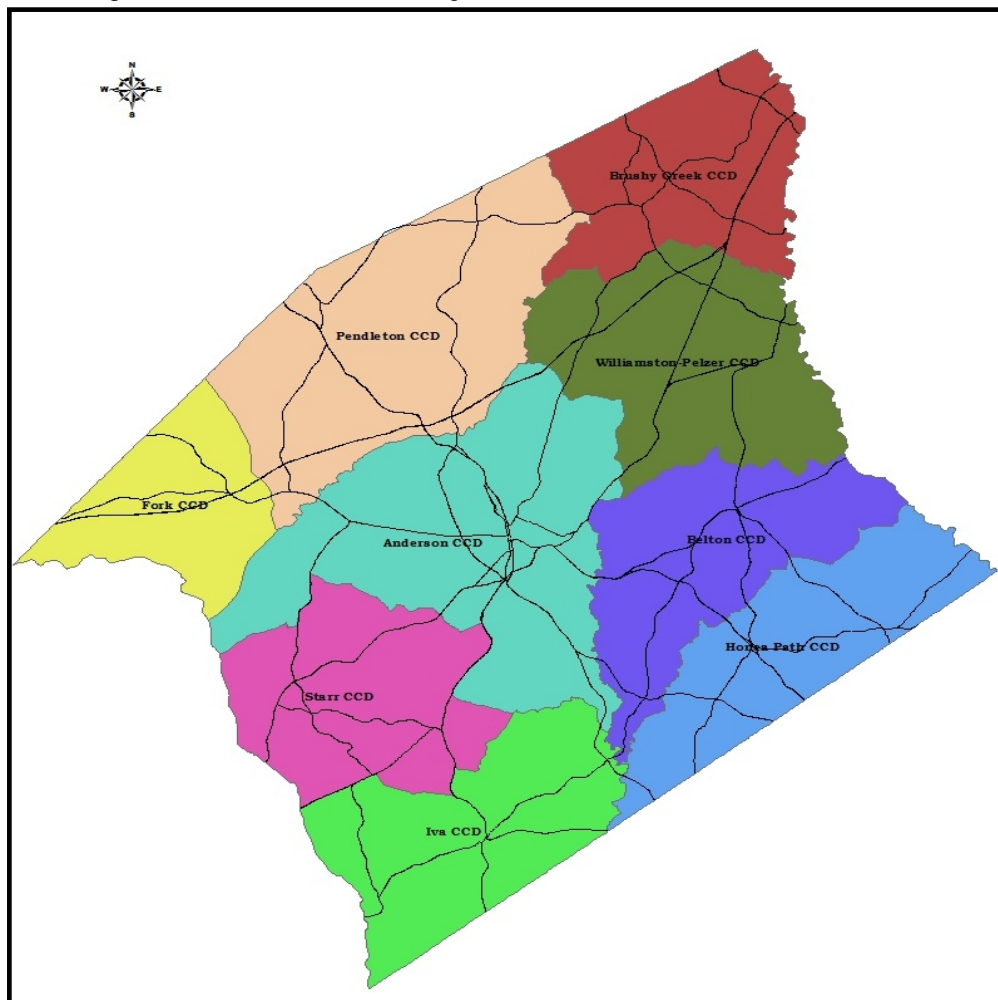
Source: US Census Bureau

As noted in the table above, growth rates in the State, Appalachian Council of Governments (ACOG) Region, and Upstate Region all declined significantly from the 1980's and 1990's to the 2000's. The ACOG Region encompasses the counties of Anderson, Cherokee, Greenville, Oconee, Pickens and Spartanburg; while the Upstate Region is made up of the ACOG Region counties in addition to Abbeville, Greenwood, Laurens and Union Counties.

Most of the decline can be reasonably attributed to the economic slowdown of late-2000's. The housing market collapsed nation-wide due to a mixture of cheap credit to those unable to repay the loans, over building in many markets, and speculation by developers. The Upstate region was not as hard hit as other areas around the country, but unfortunately the area was not completely immune to the housing crisis, either.



Figure 6:2 Anderson County Census Divisions, 2010



Source: US Census Bureau

Table 6:4 Housing Counts - 2010 -- Census County Division

Census County Division	2000	2010	2000-2010	Percent Change 2000-2010
Anderson CCD	32,269	37,323	5,054	16%
Belton CCD	6,126	6,412	286	5%
Honea Path CCD	3,585	3,871	286	8%
Iva CCD	2,652	2,915	263	10%
Pendleton CCD	7,362	8,730	1,368	19%
Powersville - Piedmont (formerly Brushy Creek CCD)	7,744	10,405	2,661	34%
Starr CCD	2,273	2,466	193	8%
Townville CCD (formerly Fork CCD)	2,705	2,991	286	11%
Williamston - Pelzer CCD	8,497	9,661	1,164	14%

Source: US Census Bureau



The above table shows that the Anderson CCD added the most housing over the past decade, while the Powdersville/Piedmont CCD grew at the fastest rate. These numbers coincide, as expected, with the trend in the CCD overall growth rates as seen in the Population Chapter of this study.

HOUSING MIX

Figure 6:3 Anderson County and South Carolina Percentage of Units by Type

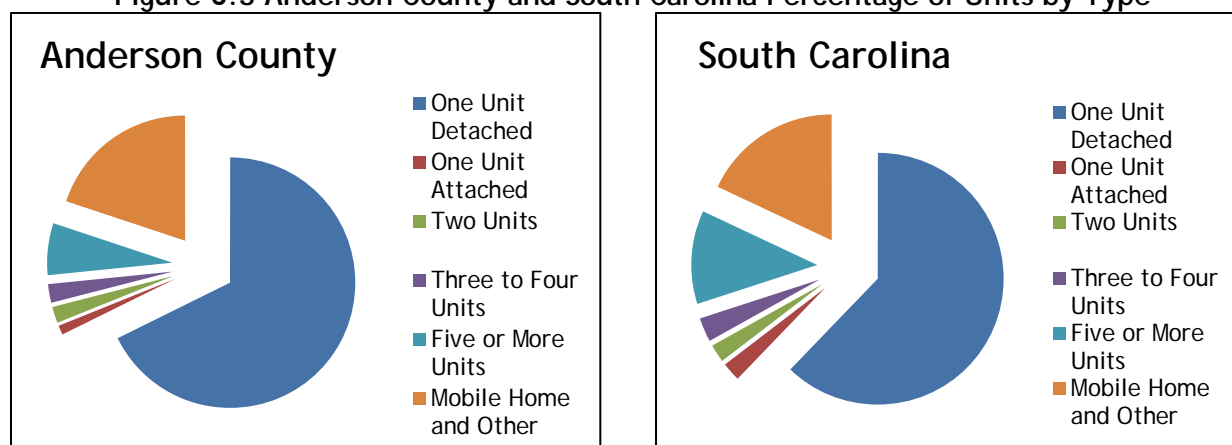


Table 6:5 Percentage of Housing Type, County and State

	One Unit Detached	One Unit Attached	2 Units	3-4 Units	5 or More Units	Mobile Home and Other
Anderson County	67.7%	1.2%	2.1%	2.4%	6.7%	19.9%
South Carolina	62.2%	2.4%	2.3%	3.1%	12.0%	18.0%

Source: US Census Bureau and 2006-2010 ACS Survey 5-Year Estimates

The pie charts and table above break down the type of housing in both Anderson County and the State of South Carolina as a whole. Anderson County has a higher concentration of single family housing coupled with a noticeable lower concentration of high density housing, which can be explained by the rural nature of much of the county.

Table 6:6 Anderson County Census Divisions by Units in Structure

Census County Division	One Unit Detached & Attached	Two to Four Units	Five or More Units	Mobile Homes or Other	Total
Anderson CCD	26,348 (70%)	2,701 (7%)	4,057 (11%)	4,332 (12%)	37,438
Belton CCD	4,600 (71%)	130 (2%)	234 (4%)	1,526 (23%)	6,490
Honea Path CCD	2,876 (73%)	166 (4%)	141 (4%)	740 (19%)	3,923



Iva CCD	1,645 (60%)	53 (2%)	42 (1%)	1,005 (37%)	2,745
Pendleton CCD	5,682 (68%)	371 (4%)	255 (3%)	2,037 (25%)	8,345
Powersville - Piedmont (formerly Brushy Creek CCD)	7,205 (71%)	200 (2%)	510 (5%)	2,257 (22%)	10,172
Starr CCD	1,287 (52%)	65 (3%)	0 (0%)	1,120 (45%)	2,472
Townville CCD (formerly Fork CCD)	1,662 (58%)	0 (0%)	11 (~1%)	1,169 (41%)	2,842
Williamston - Pelzer CCD	6,409 (69%)	129 (1%)	252 (3%)	2,535 (27%)	9,325

Source: 2006-2010 ACS Survey 5-Year Estimates

As shown in the table above, single family detached homes make up a majority of all nine County Census Divisions. Multi-family housing is mostly centralized in urban areas like the Anderson CCD. Mobile homes can be found in higher concentrations in the Starr, Townville, and Iva CCDs.

AGE, TENURE, AND VACANCY RATES OF HOUSING STOCK

Figure 6:4 Anderson County Existing Housing by Decade Built

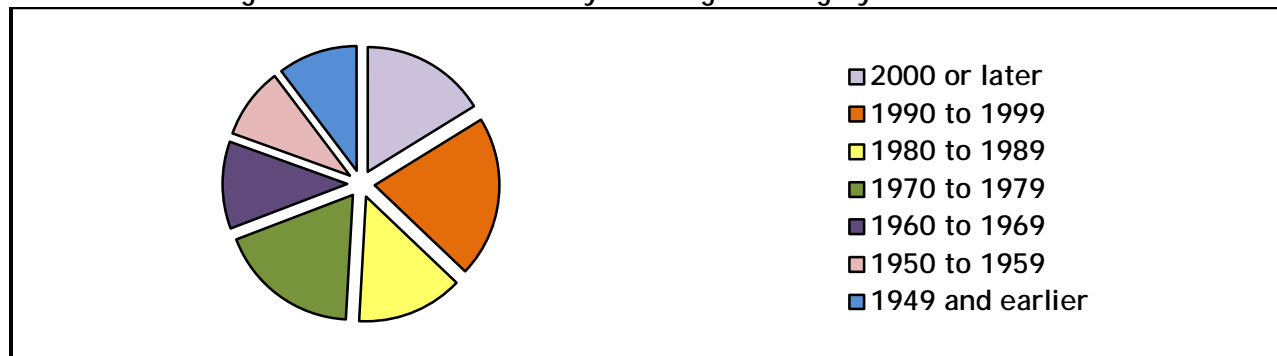


Table 6:7 Anderson County Existing Housing by Decade Built

	2000 or Later	1990 to 1999	1980 to 1989	1970 to 1979	1960 to 1969	1950 to 1959	1949 & Earlier
Anderson County	16.2%	20.9%	13.8%	18.3%	11.3%	9.2%	10.3%

Source: 2006-2010 ACS Survey 5-Year Estimates

Age is an indicator of the condition of housing units. If homes are not well maintained, age will take its toll and negatively impact the value of homes, neighborhoods, and communities. As noted in the pie chart above, housing construction has been steady over the past 50 years, generally averaging growth in the mid-teen percentages, peaking in the 1990's at around 21%.



Figure 6:5 Anderson County and South Carolina Housing Tenure and Vacancy Rates

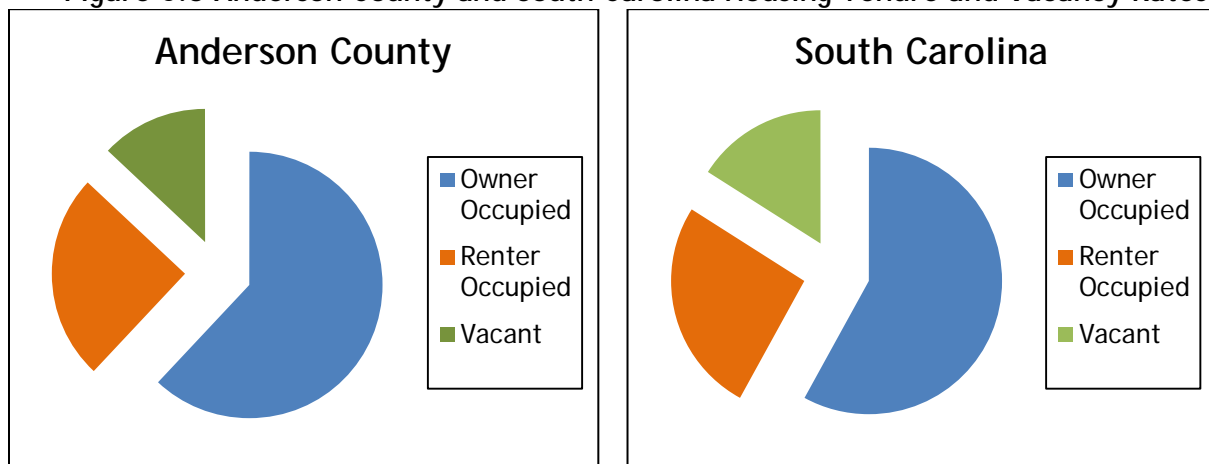


Table 6:8 Housing Tenure and Vacancy Rates, County and State

	Owner Occupied	Renter Occupied	Vacant
Anderson County	62%	25%	13%
South Carolina	58%	26%	16%

Source: US Census Bureau

As noted in the pie charts and table above, Anderson County has a slightly higher percentage of owner occupied housing coupled with a lower vacancy rate, as compared to the State of South Carolina as a whole.

HOME VALUES AND RENTAL COSTS

Figure 6:6 Value of owner occupied units for Anderson County and South Carolina, 2010

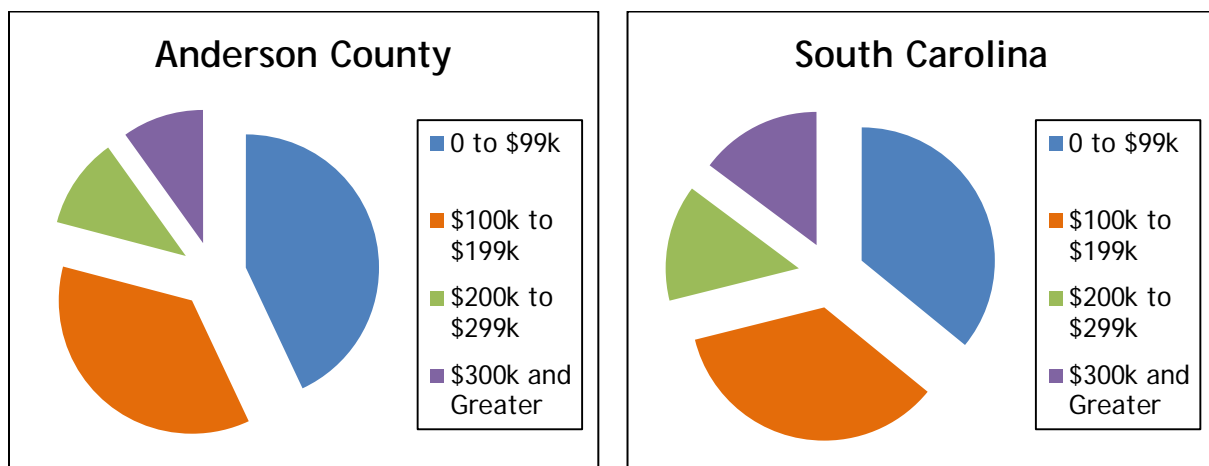




Table 6:9 Value of owner occupied units for Anderson County and South Carolina, 2010

	0 to \$99k	\$100k to \$199k	\$200k to \$299k	\$300k and Greater
Anderson County	43.0%	36.1%	11.0%	9.9%
South Carolina	35.9%	35.2%	14.1%	14.8%

Source: 2006-2010 ACS Survey 5-Year Estimates

Home value provides further insight into the condition of homes within a specified area. Homes with a greater value tend to be well-maintained, leading to higher communities value.

As shown in the figures above, Anderson County lags behind the State of South Carolina in home values as of 2010. Over 76% of homes in Anderson County are valued at under \$200,000 dollars, with fewer than 10% of homes in the County being valued at above \$300,000 dollars. The corresponding figures for South Carolina equate to just over 71% and just fewer than 15%, respectively. However, the overall state figures are skewed to the high range by the higher average value of homes along or near the Atlantic coast.

Figure 6:7 Gross Monthly Rent, County and State

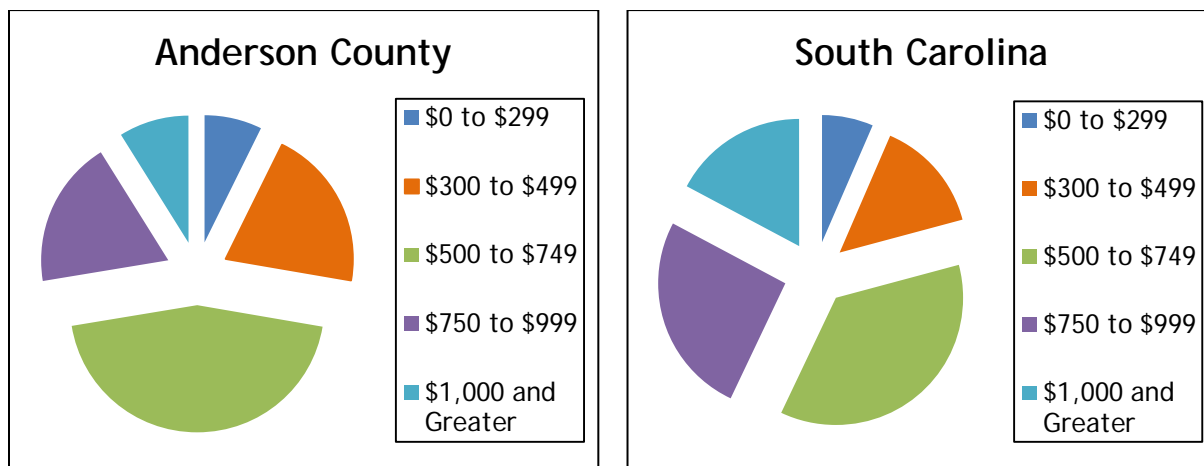


Table 6:10 Gross Monthly Rent, County and State

	0 to \$299	\$300 to \$499	\$500 to \$749	\$750 to \$999	\$1,000 and Greater
Anderson County	7.3%	20.4%	44.7%	18.7%	8.9%
South Carolina	6.5%	14.3%	36.2%	25.7%	17.2%

Source: 2006-2010 ACS Survey 5-Year Estimates

As shown in the figures above, gross monthly rent for Anderson County is much lower on average than the State of South Carolina. About twice as many renters pay over \$1000/month in the State as compared to Anderson County.



Figure 6:8 Gross Rent as a Percentage of Monthly Income

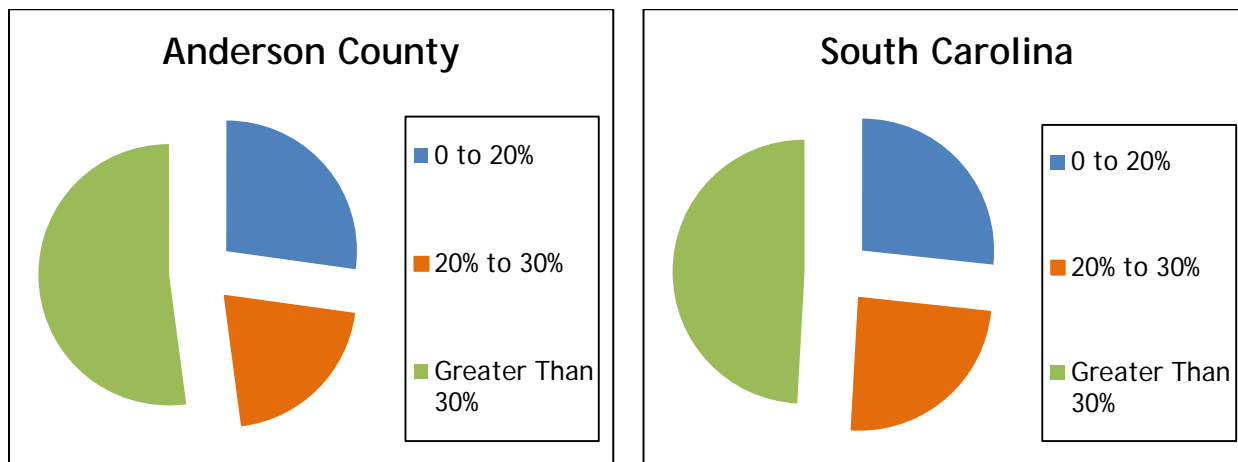


Table 6:11 Percentage of Rent in Monthly Income, County and State

	0 to 20%	20 to 30%	Greater Than 30%
Anderson County	27.2%	20.7%	52.1%
South Carolina	26.7%	24.2%	49.1%

Source: 2006-2010 ACS Survey 5-Year Estimates

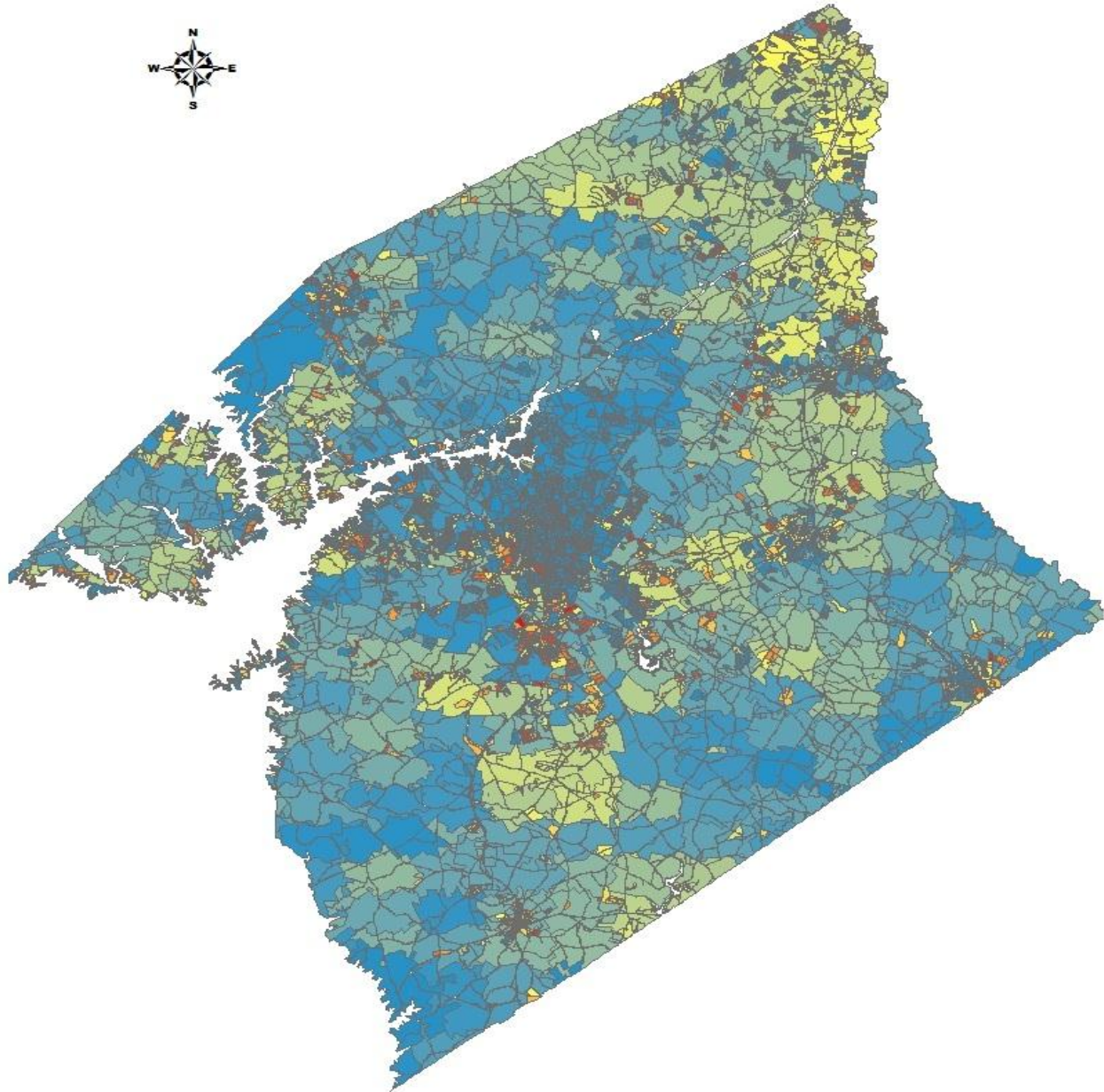
As shown in the figures above, gross monthly rent as a percentage of monthly income for Anderson County is slightly higher on average than the State of South Carolina. Over half of renters in Anderson County devote more than 30% of their incomes towards rent.

As we will see further down this section, qualified affordable housing generally constitutes no more than 28% of the annual household income for a household earning no more than 80% of the area’s median income, by household size, as reported by US Housing and Urban Development (HUD). In the case of a rental unit, the total cost for rent and utilities can constitute no more than 30% of the annual household income for a household earning no more than 80% of the area median income, by household size, as reported by HUD.



MOBILE HOMES

Figure 6:9 Anderson County Mobile Home Density



Source: Anderson County GIS Department

The map above shows the relative density of mobile homes in Anderson County, ranging from blue (lower density) to yellow (average density), to red (higher density). The Varennes/Homeland Park voting precincts, which are just to the south of the City of Anderson, contain the highest numbers of mobile homes in the County. Other areas with higher concentrations of mobile homes include portions of Williamston, and portions of the Pendleton area



Development Regulations and Incentives

The Priority Investment Act of 2007 (S266), “the Act”, amended South Carolina’s Local Government Comprehensive Planning Enabling Act (SC Code sec. 6-29) to require local governments to analyze regulatory requirements affecting the affordability of housing and to identify requirements that are not essential for protecting public health, safety and welfare.

The Act requires local governments to analyze their regulatory requirements and incentive structures as they pertain to housing. As per the Act, local governments may relax or remove requirements to encourage the development of traditional neighborhoods and affordable housing. However, any alteration of the County’s land development regulations would first be subject to a wide range of analysis by both elected officials and the public to ensure compatibility with the County’s overall desire for quality development.

The Act also calls for local governments to identify market-based incentives that may be made available to encourage the development of affordable housing projects. As with the potential for development incentives, any market based incentives offered by the County would be subject to rigorous scrutiny beforehand.

Development Regulations

South Carolina Code section 6-29-510(D)(6) requires local governments to analyze the regulatory requirements contained in local codes. The intent of this analysis is to identify any nonessential regulations which may hinder the development of affordable housing. In concurrence with these requirements, the following examination of the Anderson County Code of Ordinance Chapter 38 was conducted.

Revisions to the Anderson County Code of Ordinances, Chapter 38 Land Use could be made to accommodate a diversity of housing types with different price points, residential lot sizes, setbacks, and other design features which allow for flexibility and choice in housing types in suitable locations. These regulatory revisions may include:

- Encouraging cluster development and/or conservation subdivisions where possible to protect trees, open space, and other natural features.
- Encouraging more non-traditional single-family residential development options.
- Promoting mixed-use development consistent with the Anderson County Future Land Use Map by allowing varying lot sizes to incorporate multi-family housing into traditional single family developments.
- Enhancing land development and zoning standards to accommodate sustainable, quality growth which would serve to complement Anderson County’s unique rural character.



A number of County zoning districts provide for multifamily, mixed use, and higher density developments, and could accommodate non-traditional development or affordable residential projects. These zoning districts include:

- **PD:** Planned Development district, which allows for mixed use with innovative design characteristics.
- **RRD:** Residential reuse district, which allows for older buildings to be repurposed for residential use.
- **RM, RM-1, RM-2, RM-7, RMA, RMHP:** Mixed residential and multifamily housing districts, intended for medium to high population density.
- **C-1, C-2, S-1, I-1:** Accessory dwelling units are currently allowed with restrictions.

Development Incentives

The Priority Investment Act allows local governments to offer market-based incentives to encourage the development of traditional neighborhoods and affordable housing. These incentives may be made available in the above mentioned priority investment zones and may be implemented to help achieve the objectives of the Priority Investment Act.

- **Density bonuses:** A density bonus allows developers to build higher densities than residential zones typically permit.
- **Design flexibility:** Flexibility in design approval promotes infill development, mixed use, and accessory dwellings, all of which may appear in non-traditional or affordable development. Preapproved design standards for these types of developments can also allow for quick and easy approval.
- **Fast track permitting:** Fast tracking allows for streamlining and expediting the development permitting process for non-traditional development and affordable housing developments to help reduce cost and time delays.

Currently, provisions are made in the Anderson County Code for a 25% lot area averaging technique to be utilized in new developments with no minimum acreage required (Anderson County Code, Chapter 70, Section 5:3, No.4). Lot averaging essentially serves as a form of density bonus, such as that noted above. The lot averaging option available in the County Code could be used to enhance the attractiveness of non-traditional development or affordable housing development projects, or to achieve other development and land use goals.



Affordable Housing

WHAT IS AFFORDABLE HOUSING?

Anderson County's adopted Comprehensive Plan implements land development that provides for a balance of economic opportunity, social equity and protection of the natural environment. To accomplish this, strategies include facilitating higher average density for residential development, providing for a diverse mix of housing types and costs, and maximizing the efficient use of available urban infrastructure.

"Affordable housing" is defined in S.C. Code sec. 6-29-1110(1) using the total cost for a dwelling unit for sale, including mortgage, amortization, taxes, insurance, and condominium and association fees. By state law, qualified affordable housing constitutes no more than 28% of the annual household income for a household earning no more than 80% of the area's median income, by household size, as reported by US Housing and Urban Development (HUD). In the case of a rental unit, the total cost for rent and utilities can constitute no more than 30% of the annual household income for a household earning no more than 80% of the area median income, by household size, as reported by HUD.

The rising cost of housing contributes to the sprawl that is becoming more prevalent in the County. Individuals search for homes farther away from the employment centers, because they cannot purchase housing closer to jobs. This lack of affordable housing leads to congested roadways, increased infrastructure upgrades, increased air pollution, and adds to other problems local and state governments must address. Affordable housing affects not only the housing market, but transportation, economic development, land use, air quality, and other areas of the community. Anderson County, like many local governments around the nation, is exploring and developing strategies to address the increasing demand for affordable housing.

WHO NEEDS AFFORDABLE HOUSING

The term 'affordable housing' historically has been associated with housing for low-income families. However, today, many moderate-income households are finding it increasingly difficult to afford housing costs. In recent years increasing housing costs have forced many working families to pay greater percentages of their income for housing, while wages have not increased at a similar pace. Workforce housing is an essential need for many households as homeownership serves as the benchmark of greater economic independence.

Lower income workers provide many services that communities depend on for economic and social vitality. Few can deny the importance of providing affordable workforce housing for teachers, firefighters, policeman, and custodians because they all play a significant role in the health and vitality of the community. However, housing prices and rents are increasingly becoming out of reach for people in these professions and, in many instances, these are the very people forced to rent or purchase less expensive housing further away from their places of employment.

The first step to determine who needs affordable housing is to define those most in need. These groups are identified as:



- Low income: Low income persons are defined as “An adjusted income that does not exceed the HUD established low-income limit (generally 80 percent of median income adjusted for household size).”
- Unemployed: Those without a steady supply of income.
- Senior Citizens: Generally defined as those over the age of 65, usually persons at or near retirement age. Those in retirement are generally on a fixed income; therefore they may find it more difficult to accommodate the higher payments that accompany home ownership. Many times, senior citizens also require supportive services to aid in their day to day lives.
- New families/New graduates: Young persons or those starting a family are generally at a disadvantage due to their lack of experience in the workplace, thereby resulting in a lower income level. As well, those with children are less likely to have the extra income level generally required to own a home.
- Disabled persons: For those who are disabled, finding a home with options that allow them to live independently but in an environment that provides support activities such as cleaning, cooking, and transportation is a scenario many strive for.

In the wake of last decade's financial and credit crisis in the County, State, and nation as a whole, many citizens continue to face the problem of being unable to secure lending for a new home, even those in the middle class. As is no longer the case, a solid income and a good credit score does not guarantee home ownership. As well, those with homes financed using once affordable adjustable rate loans may find themselves unable to afford their homes once the initial low rate term ends, usually resulting in foreclosure.

Workforce housing is another term used often when discussing affordable housing. While, workforce housing is a fluid concept with no universally applied definition, generally it can mean the gap facing those that earn too much to qualify for affordable housing subsidies, yet not enough to afford a home. Typically those earning 80% to 120% of the area median income are qualified for workforce housing.

SUITABLE LOCATIONS FOR AFFORDABLE HOUSING

The most cost effective method of providing new affordable housing is to utilize areas where roads and infrastructure are already available. It is important that the affordable housing be readily accessible to social services, jobs, childcare facilities, and public transportation. Proper geographic dispersal of these affordable housing units will bring affordable housing closer to jobs and services.

In addition to new construction, making improvements to deteriorating homes should be considered a viable option. Costs are significantly lower to rebuild a structure with an existing foundation and framework than they would be for a new construction. The idea of rehabilitating run down structures has a multiplying effect on the surrounding areas, as doing so will help reduce blight and can be used as a stepping stone to economic redevelopment in older neighborhoods. Furthermore, rebuilding neighborhoods will help to reduce the pattern of urban sprawl and preserve the unique characteristics of the surrounding neighborhoods.



Bringing these abandoned properties into productive use will also benefit the County by adding these properties back to the tax roll.

SUBSTANDARD HOUSING

Substandard housing is an issue that is being addressed by the County through various means available. Substandard housing is defined as a house with no electricity or water. Caved in roofs, broken or no windows and other structural damage are also taken into consideration when a property is considered to be substandard.

If a house is found to be substandard, whether through visual means or reported, an ownership determination is made by conducting a reasonable title search. If ownership is located, a complaint is served and alternatives are discussed with the owner. A final meeting is then held with the owner, in which the determination is made to demolish or repair. At this time repairs are ordered to be made within 60 days. If a repair is not made, a lien is attached to the property which covers the cost of the permit, attorneys, demolition, and other administrative fees.

If no owner is found the complaint is published and a re-inspection is conducted. If after a 60 day waiting period no owner is located, demolition begins.

NEIGHBORHOOD INITIATIVE PROGRAM

The Neighborhood Initiative Program (NIP) is a joint venture of the South Carolina State Housing Finance and Development Authority and the South Carolina Housing Corporation, with funding from the US Treasury. The program provides funds to the local level for removing blighted residential structures and stabilizing properties and neighborhoods in targeted areas. Eliminating vacant, blighted houses from residential areas enhances property values and improves the general health and safety.

In 2015, Anderson County received approximately \$2.5 million through the Neighborhood Initiative Program to address blight county-wide. NIP funds are used for the purchase of blighted properties through voluntary agreements reached with property owners. Once obtained, funds enable environmental clean-up (if necessary), demolition, and short-term maintenance of the property. Follow-up community outreach is used to determine the future use of cleared properties. Resale or conversion to other productive uses is envisioned.

At the time of this writing, approximately 175 eligible properties have been identified throughout the county. These property owners have been contacted by the County administrator's office, and forty-four purchase agreements have been secured. An additional thirty purchase agreements are expected by the end of the project period in June 2017. Demolition of purchased properties is expected to begin in the summer of 2016. Maintenance of cleared properties and community outreach meetings will follow the demolition phase.

BARRIERS TO THE CREATION OF AFFORDABLE HOUSING

In order to discuss affordable housing strategies, it is necessary to analyze some additional factors that have led to a limited supply of affordable housing in Anderson County. A



summary of primary barriers to the development of affordable housing in Anderson County, are provided below.

Land Cost

Because of strong market demand for high-end housing along Lake Hartwell, the County has seen an increase in the construction of housing for affluent buyers during the past decade, although this does not have a sufficient effect to drive up the cost of land throughout the County.

Land Supply

There is an adequate supply of land to accommodate residential development, with large tracts of undeveloped land remaining within the County. However, the cost of extending water and sewer infrastructure to these areas adversely impacts the affordability of building housing in these areas.

Construction Cost

Construction cost increases have outpaced income growth in the region, as the cost of materials is rising dramatically.

Market Dynamics

Anderson County had been hit with the national housing slump of the late 2000's, although to not as severe a degree as some. Housing prices have been rebounding generally to pre-recession levels as of the middle of this decade, however, lingering issues with tight credit markets hamper many potential buyers in their pursuit of homeownership. A generation of younger potential home buyers are also hampered by massive student loan debt directly out of college or trade school.

Insufficient Development Incentives

Anderson County does not currently provide density bonuses for creation of affordable housing; such as increased density, decreased parking, increased height standards, etc. which would allow the developer to build more than otherwise allowed by County regulations and requirements.

Zoning Regulations

There is a short supply of land zoned for high-density housing development within the unincorporated county. Based on market need, there appears to be a shortage of areas that would allow for cluster development on small lots and higher density apartment development, particularly along key transportation corridors. The County's goal of maintaining rural character and preserving open space and the natural environment through zoning restrictions needs to be balanced with the need to construct affordable housing.

REGULATORY LAND USE AND ZONING MEASURES FOR AFFORDABLE HOUSING

There are a variety of traditional and innovative development standards that local governments can use to reduce the impacts of regulations on housing costs without diminishing the quality of residential neighborhoods. Zoning techniques that reduce housing costs include the allowance of small lot sizes, variable lot sizes, alternative lot designs, a mix of housing types in the same zoning district, and accessory living units in some single family zoning districts.



Small Lot Sizes

Affordable housing production depends in part on the cost of land. Zoning regulations directly influence the cost of land by establishing the minimum size of lots. Small lot sizes increase utilization of land resources, which has a major impact on the affordability of housing. Allowing small lot sizes is an integral component of any strategy to ensure an adequate supply of affordable housing for current and future residents.

Variable Lot Sizes

Allowing a variety of lot sizes within the same zoning district allows greater design flexibility and can more easily accommodate a mix of housing types, such as detached and attached homes. Flexible lot standards will also allow a developer to more easily develop irregular properties and accommodate environmental features that may otherwise limit the use of the property.

Alternative Lot Designs

These include Zero Lot Lines, "Z" Lots, Tandem Lots, and Mixed Lot Development. These have the potential to decrease housing costs and reduce infrastructure expenditures by efficiently utilizing available land.

Mix of Housing Types

A mix of housing types can allow greater flexibility in site design and more effective land utilization than neighborhoods of a single housing type. There are several design advantages to allowing a mix of housing types in the same neighborhood: more units per acre without compromising the aesthetic quality of the neighborhood; thoughtfully designed common and open space areas with improved community ambience; and enhanced utilization of transit.

Inclusionary Housing

Inclusionary housing is a method for requiring or encouraging new market rate residential developments to set aside a certain percentage of housing units for low to moderate-income households. This has the objective of increasing the supply of affordable housing by dispersing affordable housing units throughout the County.

Inclusionary housing programs are either mandatory or voluntary. Voluntary programs are frequently referred to as incentive based because they rely on the use of incentives to offset the costs of building affordable housing units. Mandatory inclusionary housing programs may also provide incentives to offset the cost of developing affordable housing units. Incentives for developing affordable housing units most often include density bonuses, relaxed development standards, expedited permitting procedures, and fee waivers or financial assistance.

Another inclusionary housing practice would be to require a percentage of affordable units to be included in planned developments with some threshold (e.g. fifty units) in geographic areas with a lower proportion of affordable units than the countywide percentage.

BROWNFIELDS REVITALIZATION PROGRAM

The definition of Brownfields is real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.



Brownfields represent a remarkable affordable housing opportunity for the community. In many cases the property is centrally located, and has the necessary infrastructure in place. A developer would not have to pay to reach water, electricity, or phone lines. Moreover, these sites already have access to the transportation infrastructure, so no new roads, rail lines or bus routes would need to be created to support a Brownfield redevelopment.

Benefits of Brownfields redevelopment include:

- Removal of potentially harmful chemical elements from urban communities
- Tax base growth
- Job creation
- Improved population capacity (through neighborhood revitalization)
- Preservation of farmlands and "Greenfields" (untouched, pristine land) as a tangible means of curbing sprawl

The Anderson County Brownfields Revitalization Program is set up to revitalize Brownfields sites throughout the County. The County has already conducted five Phase I Environmental Site Assessment projects and two Phase II ESA's County-wide with the assistance of \$400,000 in EPA Brownfields Assessment grants. These Phase I and Phase II site assessments helped to identify the health and environmental impacts on the properties in question as well as the surrounding neighborhoods to pave the way for cleanup and reuse. The funding was also used to conduct reuse planning with key stakeholders in the community to determine the best options for revitalization of these properties.

Additional EPA Brownfields funding was also utilized to fund cleanup activities at two former mill sites located just outside the City of Anderson; the former Toxaway Mill and Riverside Mill properties. As well, the County has secured a Revolving Loan Funding (RLF) from Catawba COG to complete Brownfield clean-up activities at the Toxaway Mill site and the Pelzer Mill site. Innovative funding opportunities will continue to be assessed to ensure communities affected by Brownfields are addressed County wide.

WHY AFFORDABLE HOUSING IS A PRIORITY

"Safe, decent and affordable housing is pivotal in our society – beyond providing basic shelter, it positively impacts the economy and improves the quality of our environment. This critical objective can only be met through an unwavering commitment and an ongoing ability on the part of state and local government to fill in the gaps created by the limits of federal assistance; a dedicated, mission-driven not-for-profit community, and a forward-thinking private sector." (*Housing America Toolkit, 2008*)

A lack of Affordable Housing may result in:

- Families who overspend on housing having less money for food, clothing, transportation, and medical care;
- Difficulties for employers in hiring and retaining employees;
- Children living in unsanitary conditions and unsafe neighborhoods;



- Increases in substandard housing;
- Regional sprawl as people are forced to move further from economic and employment centers in order to find housing that they can afford; and
- Intensified need for more infrastructure such as roads and sewer lines.

Benefits of adequate and available affordable housing include:

- Supports a higher quality of life for everyone in the community;
- Sustains the development of an economically vital community; and
- Stable housing boosts the educational performance of children, induces higher participation in civic and volunteer activity, improves health care outcomes, and lowers crime rates and lessens welfare dependency.



Land Use

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Introduction

The Land Use chapter considers existing and future land use by categories, including residential, commercial, industrial, agricultural, forestry, mining, public and quasi-public, recreation, parks, open space, and vacant or undeveloped.

The Land Use chapter includes the current land use map, the future land use map, and the County zoning map. Each of the three maps are presented at the County-wide level, as well as by County Council District. Additional analysis is provided for each map. Together, the maps serve as the basis for the County's land use and growth management policies.

All of the maps shown in this element are available for viewing at the Anderson County Planning Department.



Current Land Use

CURRENT LAND USE

Anderson County has a total land area of 715 square miles, or 497,280 acres, including both land and water. The majority of the land in Anderson County is under private ownership, with the exception of small areas of County and municipal acreage. The County is home to approximately 400 miles of shoreline. Much of the land underneath Lake Hartwell is federally owned, along with a portion of the land around Lakes Hartwell and Russell. Clemson University property and Sadler's Creek State Park are state owned.

The majority of the residents of Anderson County reside in areas classified as urban environments. In 1980, almost fifty-two percent of the population lived in an area classified by the U. S. Bureau of the Census as urban. As per the 2000 Census, fifty-eight percent of the population lived in urban areas. As per the 2010 Census, sixty-two percent of the population lived in urban areas (2010 Census Urban Lists Record Layout, U.S. Census Bureau).

Map 8.1 below shows current land use in Anderson County. The map was compiled using existing land use maps, GIS-based tax parcel data, information from the County Assessor, County-wide aerial photography, and selected windshield surveys.

As the map shows, the majority of urban and built-up areas in the County are to the north and west of the City of Anderson, and to the northeast corner of the County through the Powdersville area. Development is also concentrated in areas from the City of Anderson east towards Belton, north towards Pendleton, and south towards Iva. Elsewhere development is relatively sparse, with the exception of clusters at certain intersections and along major highways not already mentioned.

The land use categories shown in the map are described in the following section.

LAND USE CATEGORIES

RESIDENTIAL LAND USE

High Density Residential: This category generally includes attached single family and multi-family residential dwellings. Manufactured home parks are included in this category.

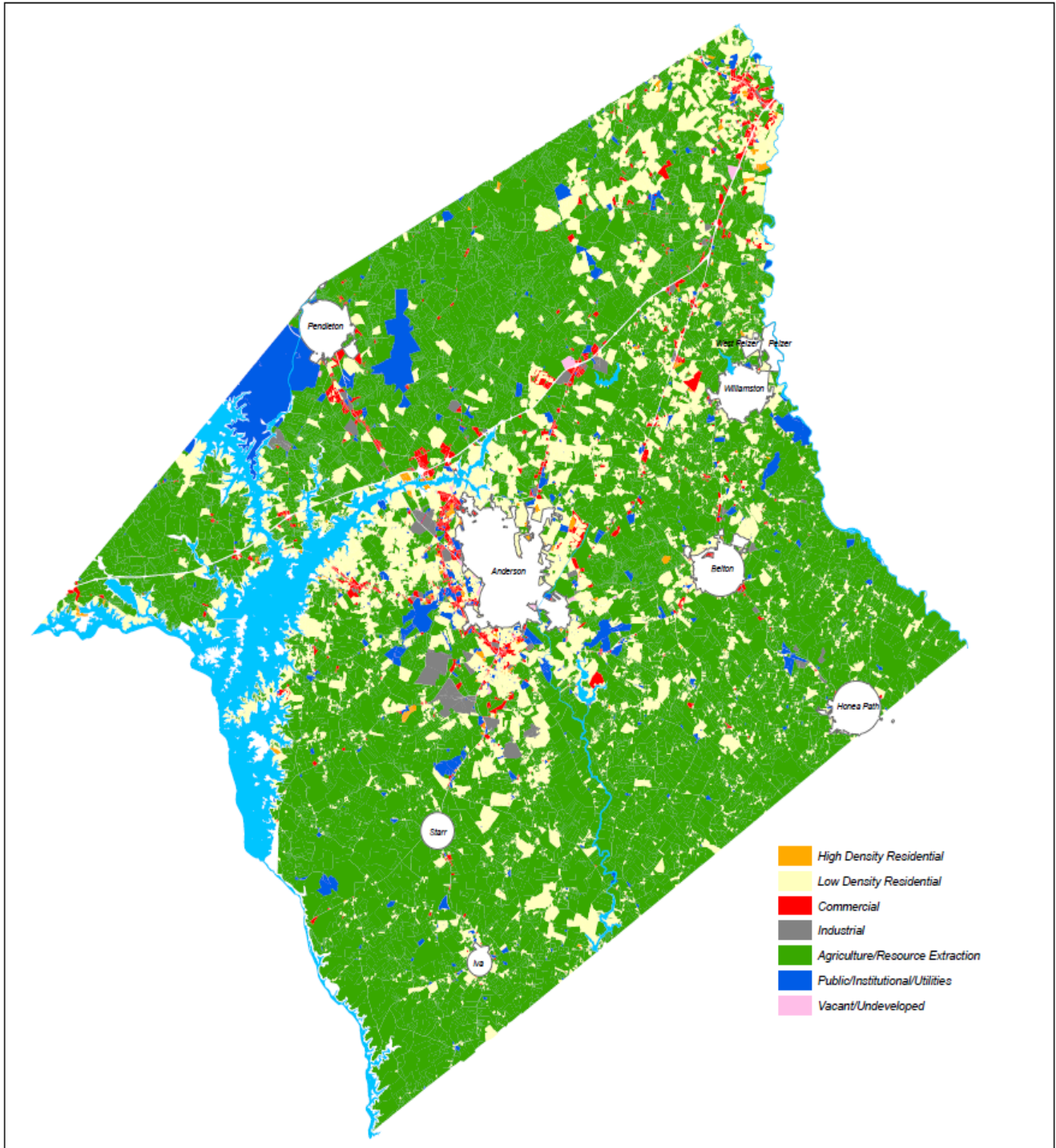
Low Density Residential: This category generally includes detached single family residential dwellings. Manufactured home subdivisions are included in this category.

COMMERCIAL LAND USE

This category includes wholesale and retail sales activities, shopping centers, professional services, and office properties occupied by retail business and trade establishments. Consumer services including motels, restaurants, and banks, and accessory use areas such as parking and storage, are also included in this category.



Map 7.1 Current Land Use, Anderson County





INDUSTRIAL LAND USE

This category includes both light and heavy industrial activities, factories, warehousing, and industrial parks or research parks. Industrial activities include manufacturing, distribution processing, fabricating, assembling, and/or refining raw or semi-finished materials.

AGRICULTURAL AND RESOURCE EXTRACTION LAND USES

Agriculture: This category includes farms and other lands dedicated to raising field crops, livestock, and other similar operations. The category includes croplands, pasture, orchards, groves, vineyards, and nurseries, confined animal feeding operations, and other agricultural uses, such as barns, stables, and research facilities.

Forestry: This category includes lands engaged in the raising and harvesting of timber and other forest products. Nonproductive and reserve forestlands are not included in this category.

Mining: This category includes lands engaged in mining operations, such as strip mines, open pit mines, quarries, and gravel pits.

PUBLIC, INSTITUTIONAL AND UTILITIES LAND USES

Institutional Uses: This category includes government buildings, police, fire and EMS stations, hospitals, schools, colleges, universities, and training centers, libraries, places of worship, and public auditoriums or other places of public assembly.

Utilities/Public Facilities: This category includes wastewater treatment plants, solid or hazardous waste disposal facilities, power generation plants, radio and communications towers, electricity, telephone and other transmission substations, and roadways, railways, and airports. Easements related to these uses are also included.

Parks and Recreation: This category includes local, State, and Federal park lands and recreational areas, noncommercial campgrounds, playgrounds and public open space, such as golf courses and ball fields. The category also includes lands set aside as reserves or protected areas, such as greenbelts, buffer zones, wildlife management areas, and conservation lands.

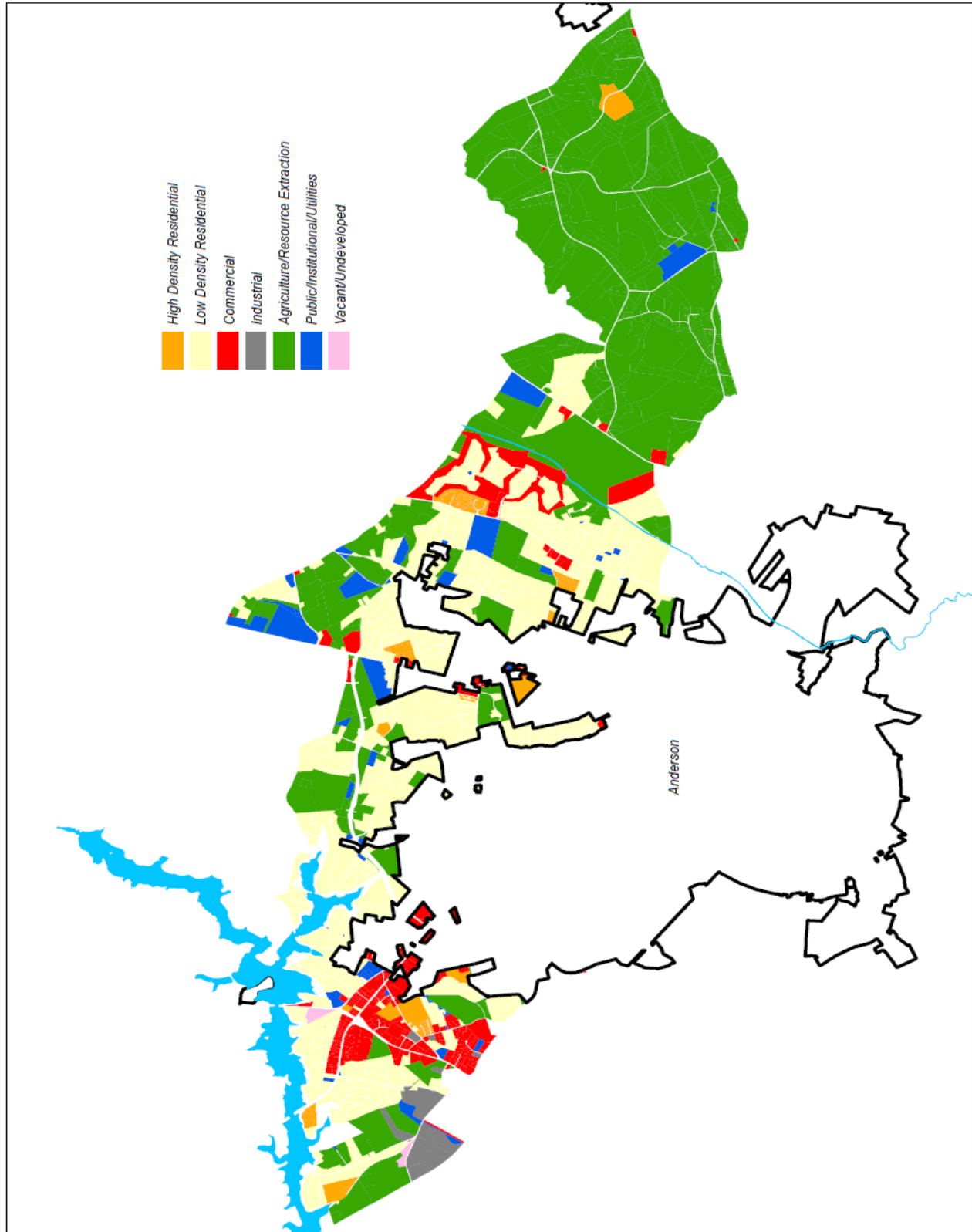
VACANT AND UNDEVELOPED LANDS

This category includes land that is vacant, barren, and/or not developed for a specific use. Inactive industrial sites and brownfields are included in this category.

Maps 7.2 through 7.8 present current land use in each County Council district.

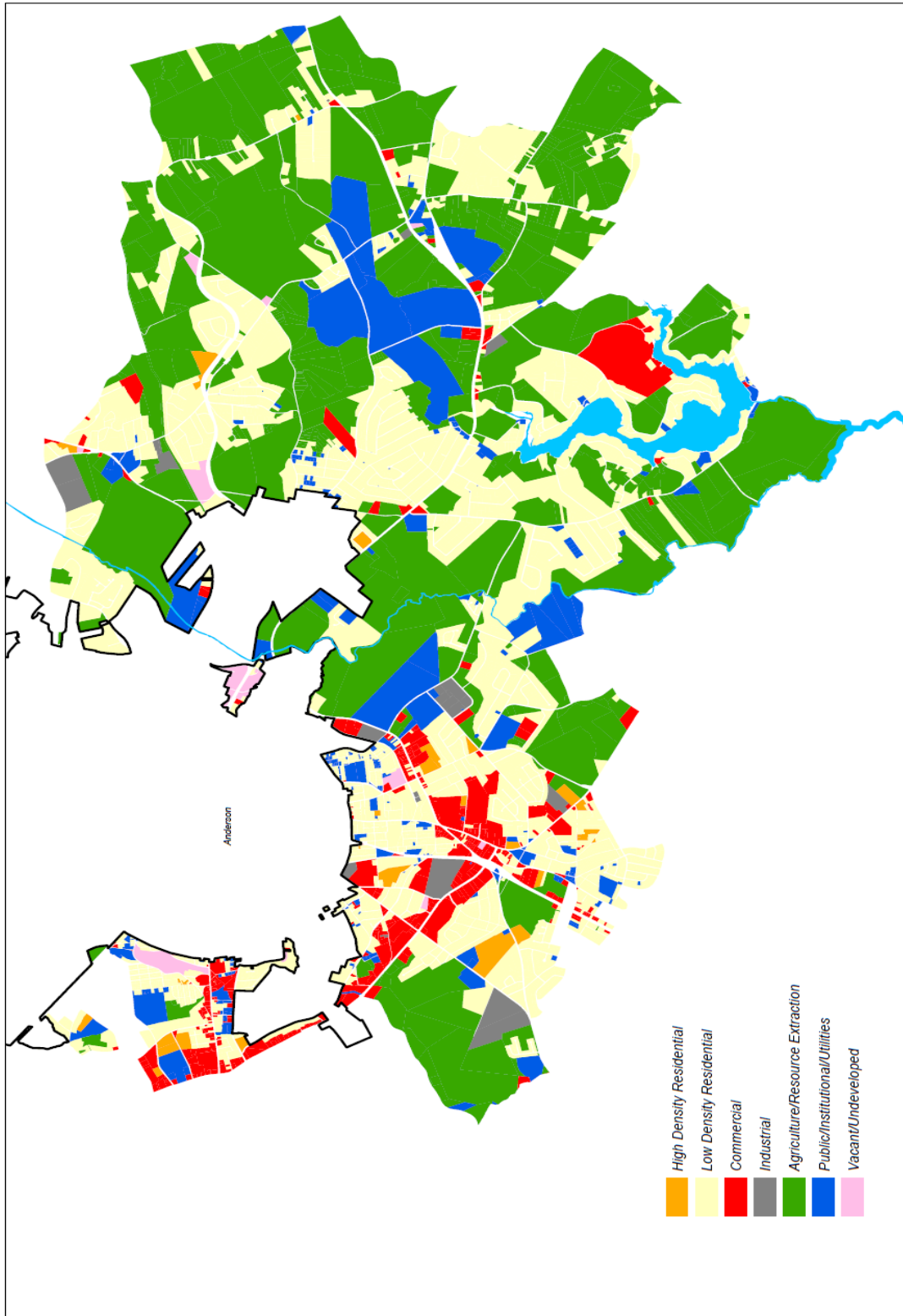


Map 7.2 Current Land Use, Council District 1



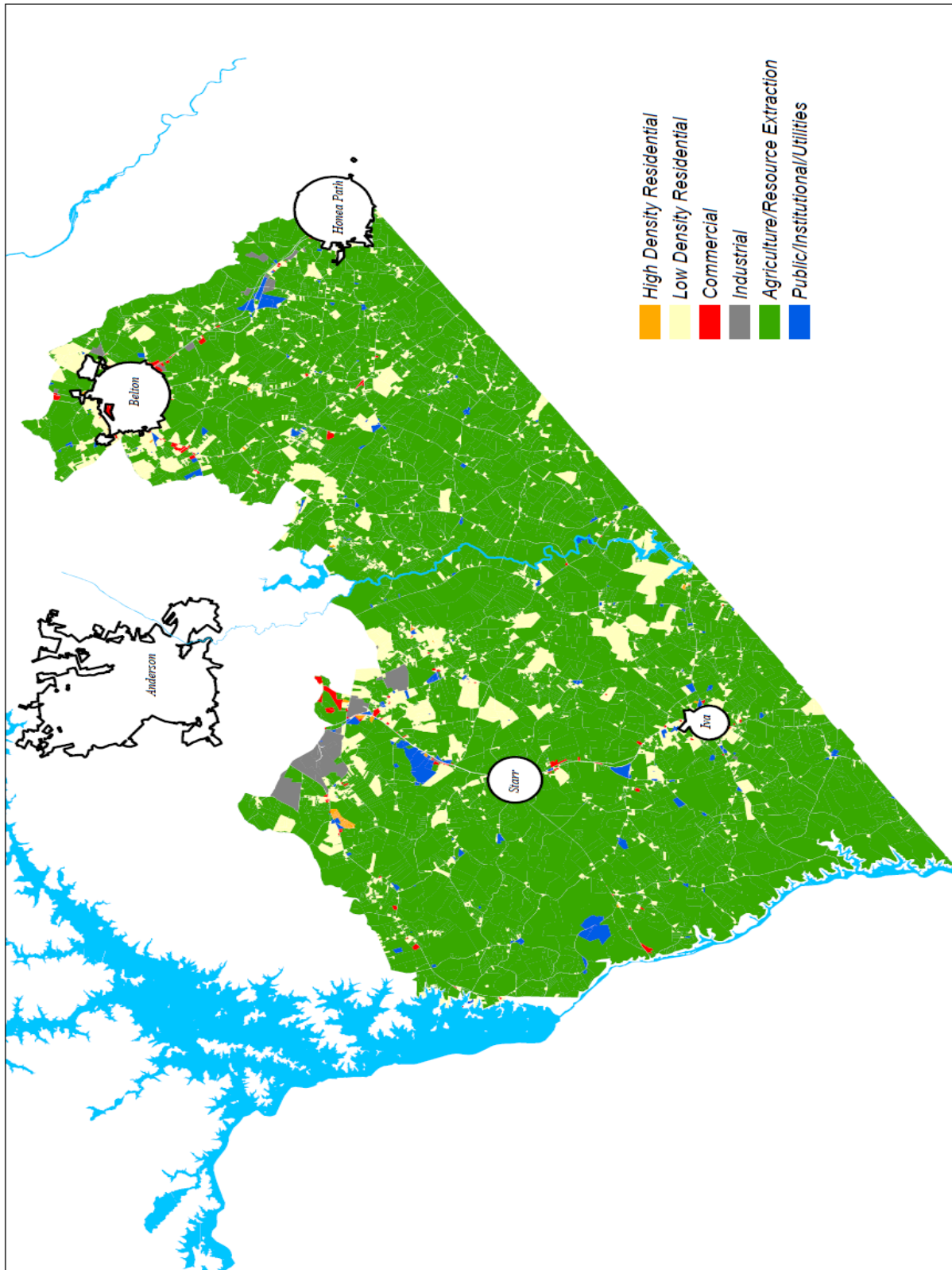


Map 7.3 Current Land Use, Council District 2



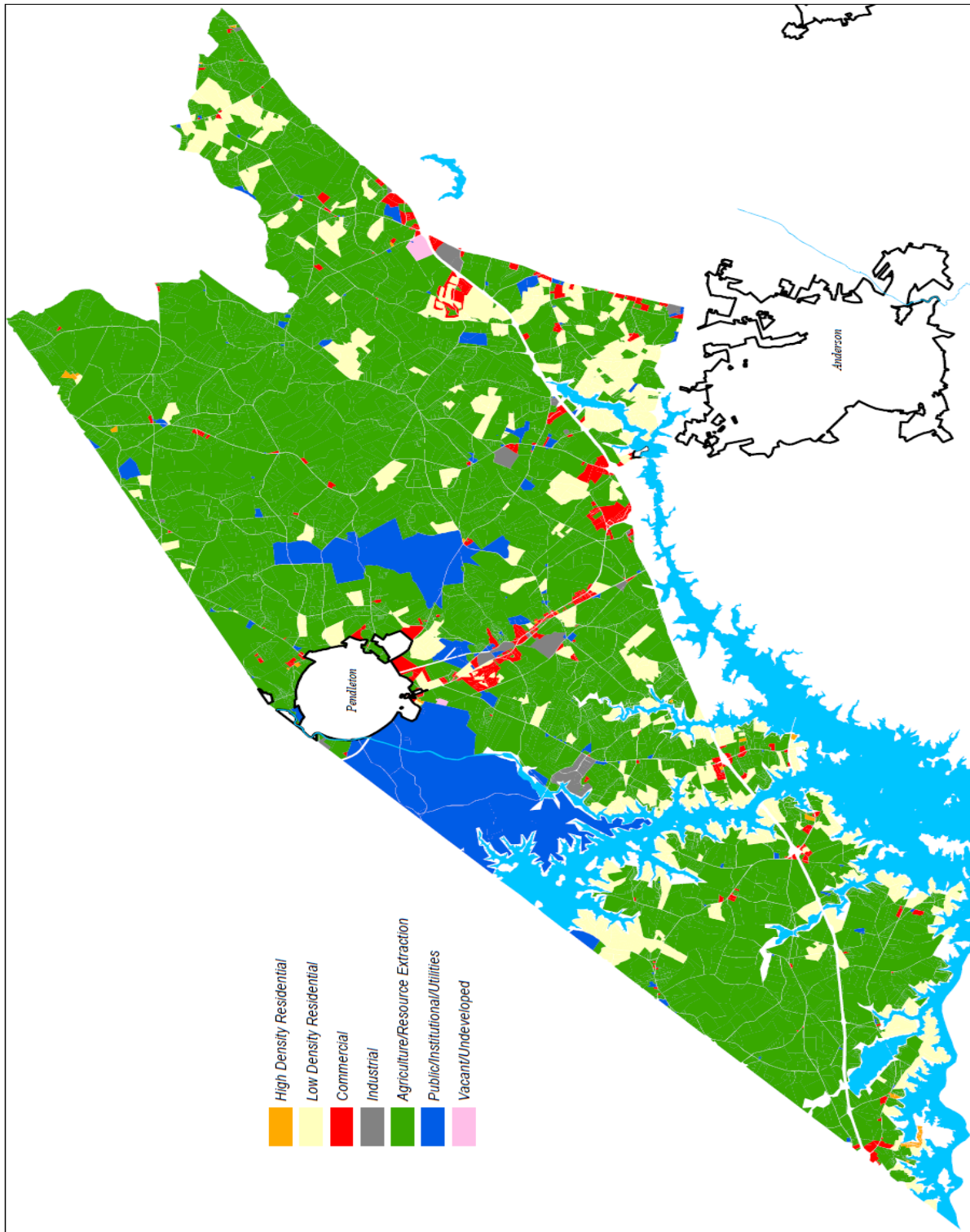


Map 7.4 Current Land Use, Council District 3



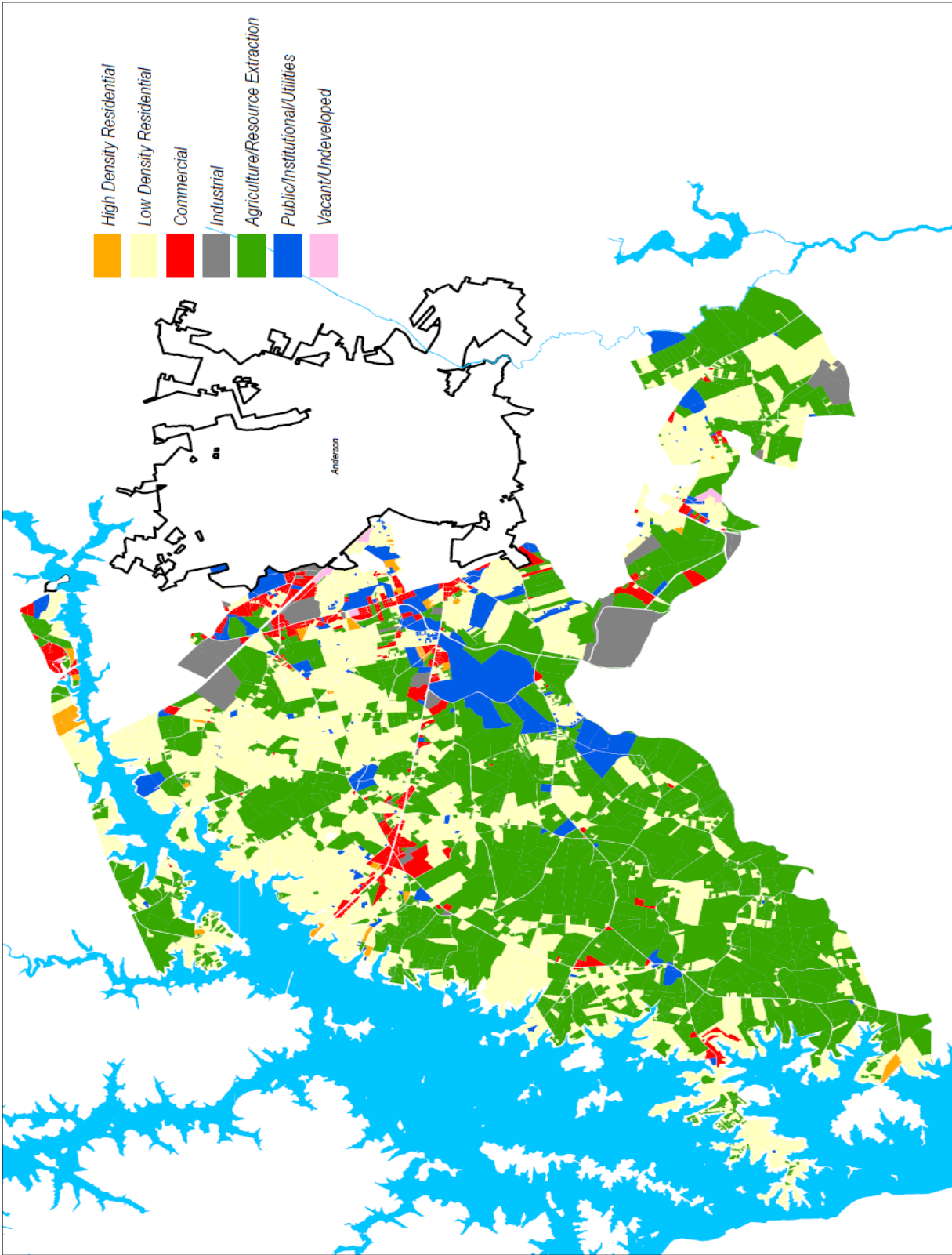


Map 7.5 Current Land Use, Council District 4



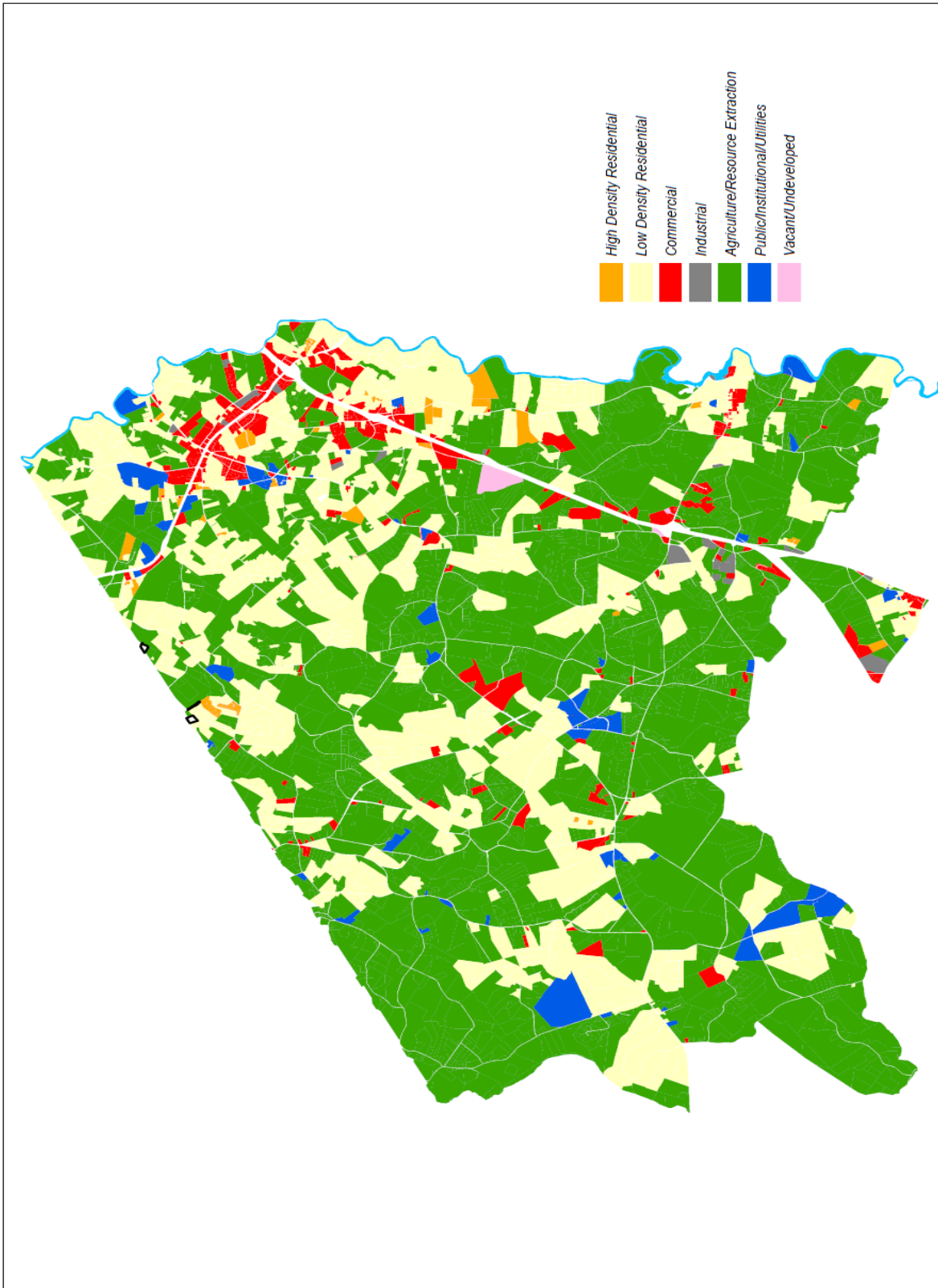


Map 7.6 Current Land Use, Council District 5



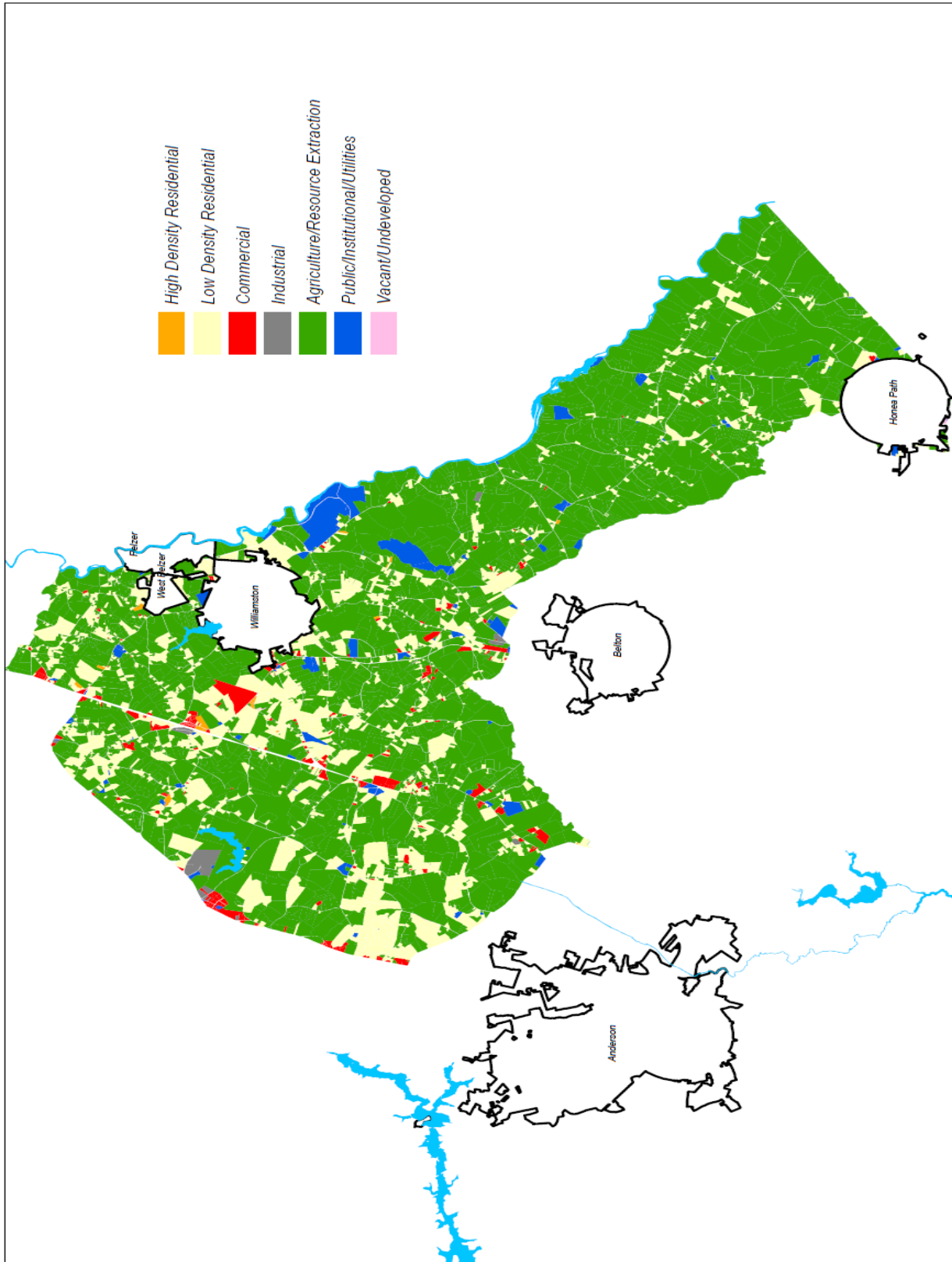


Map 7.7 Current Land Use, Council District 6





Map 7.8 Current Land Use, Council District 7





Future Land Use

Awareness of existing development patterns and the ability to anticipate, predict, and steer future development towards more efficient use patterns are extremely important for Anderson County. Inefficient use of land contributes to stress on existing infrastructure, wasted public resources, loss of prime farm and forest land, and environmental degradation, among other issues. For these reasons, the Future Land Use Map is a significant tool for the implementation of growth management and development policies for the County.

Roughly 20% of the unincorporated County is zoned. For those unincorporated areas of the County which are un-zoned, the Future Land Use Map, in conjunction with the County's Land Use Regulations, serves as the primary way a community can guide efficient development.

The Future Land Use Map serves as:

- A Permitting Tool: The Future Land Use Map guides staff and Planning Commission recommendations regarding re-zonings, variances, and special exceptions.
- An Economic Development Tool: Current and Future Land Use maps in GIS allows the County (Planning, Economic Development, and Chamber of Commerce) to share visuals of development patterns with prospective businesses and investors; giving outsiders a snapshot of the County, as well as a logical twenty-year forecast for future growth.
- A Knowledge Base for Staff and Citizens: The process of meeting with the public to develop the map is an invaluable resource for Planning Staff.
- A Base Map for Newly Enacted Zoning: New zoning is created by precinct via citizen referendum. When this is done, planning staff uses the Future Land Use Map in part to create zoning districts for that precinct at the parcel level, before having more in depth citizen based discussions, as well as adoption through County Council.
- A Guide for Projects: The Future Land Use model is for many projects including (but not limited to) transportation systems, overlay districts, GIS mapping, road/bridge projects, and engineering projects.

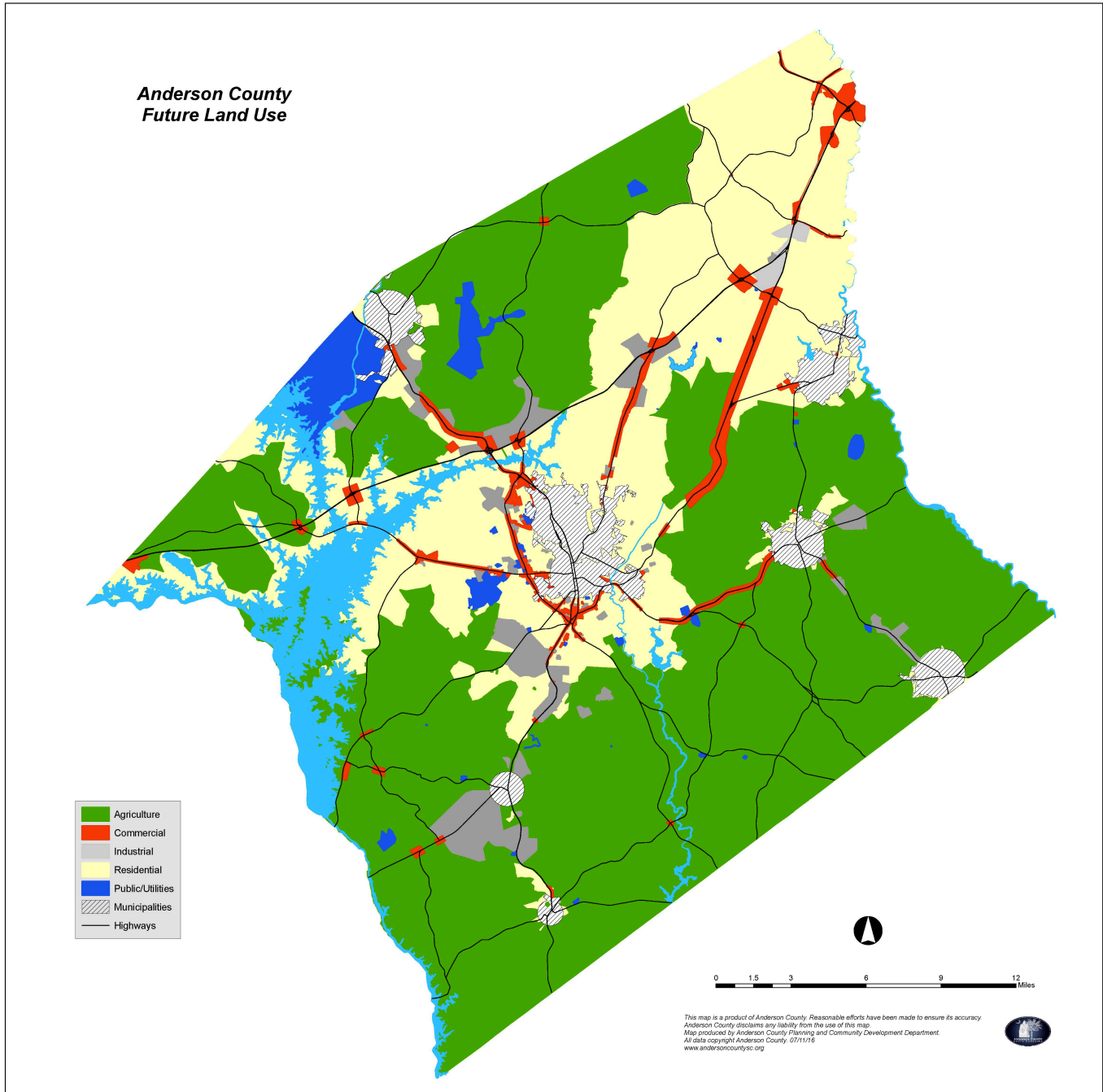
The map represents a forecast for the next twenty years, but the map is meant to be as dynamic as the situations require. Public meetings, annexations, and large-scale projects can alter the dynamics of the Future Land Use Map. It is also important to note that this map is to a large extent citizen-driven; reflecting not only what might be coming, but also what the residents of a particular area would like to see change or stay the same.

The Anderson County Future Land Use Map is developed using multiple sources of information including the Current Land Use Map, the County's official Zoning Map, and community input.

The Future Land Use Map is shown on map 7.9 and is broken down into the seven County Council Districts to allow for more detail in maps 7.10 through 7.16 below. The Future Land Use Map does not include areas inside of town limits and municipal boundaries, the area covered by Lake Hartwell, and road infrastructure.



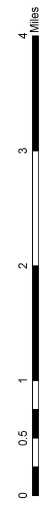
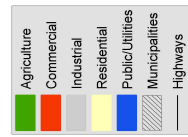
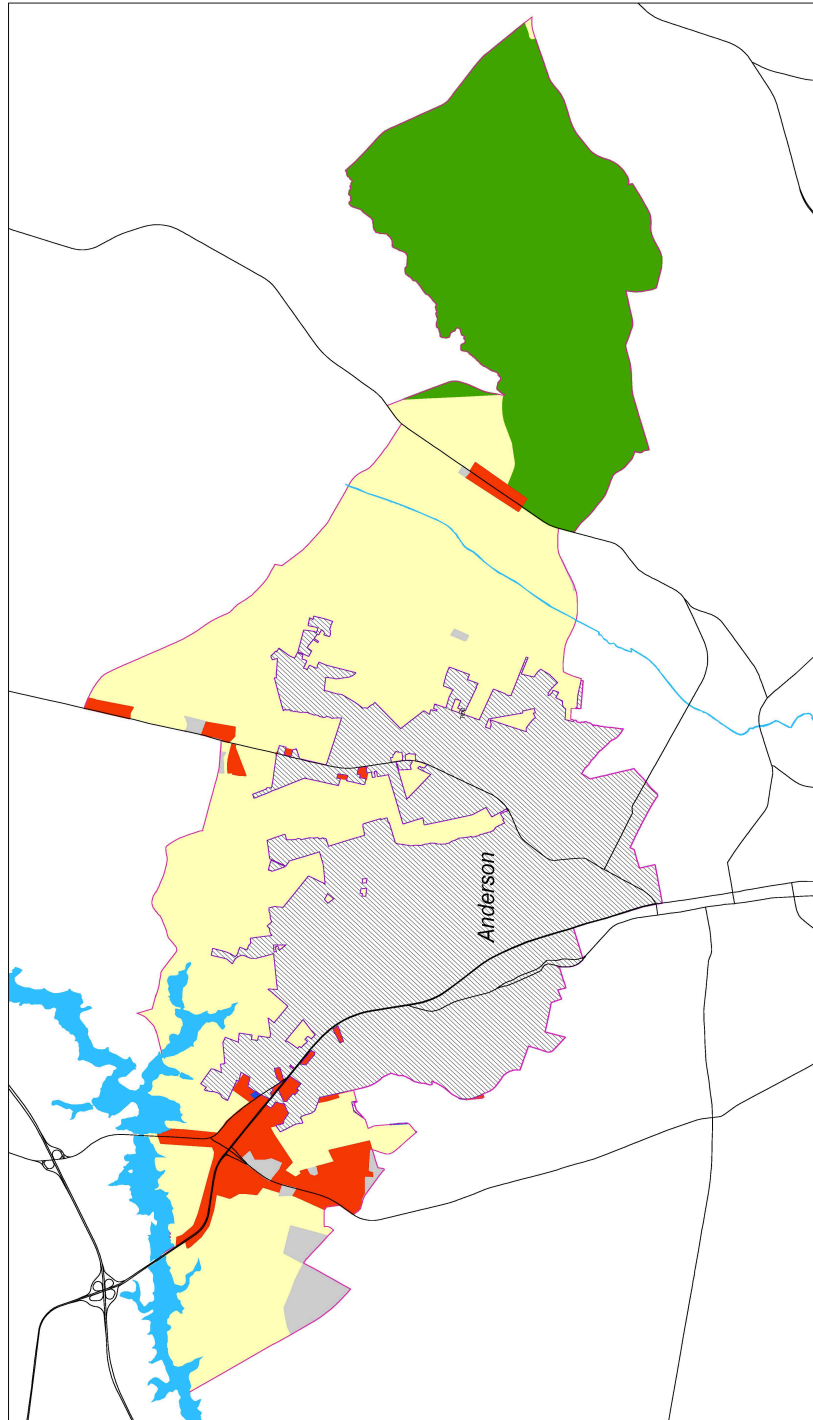
Map 7.9 Future Land Use, Anderson County





Map 7.10 Future Land Use, Council District 1

County Council District 1
Future Land Use

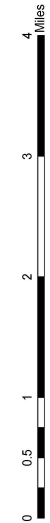
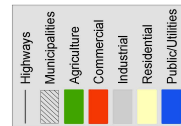
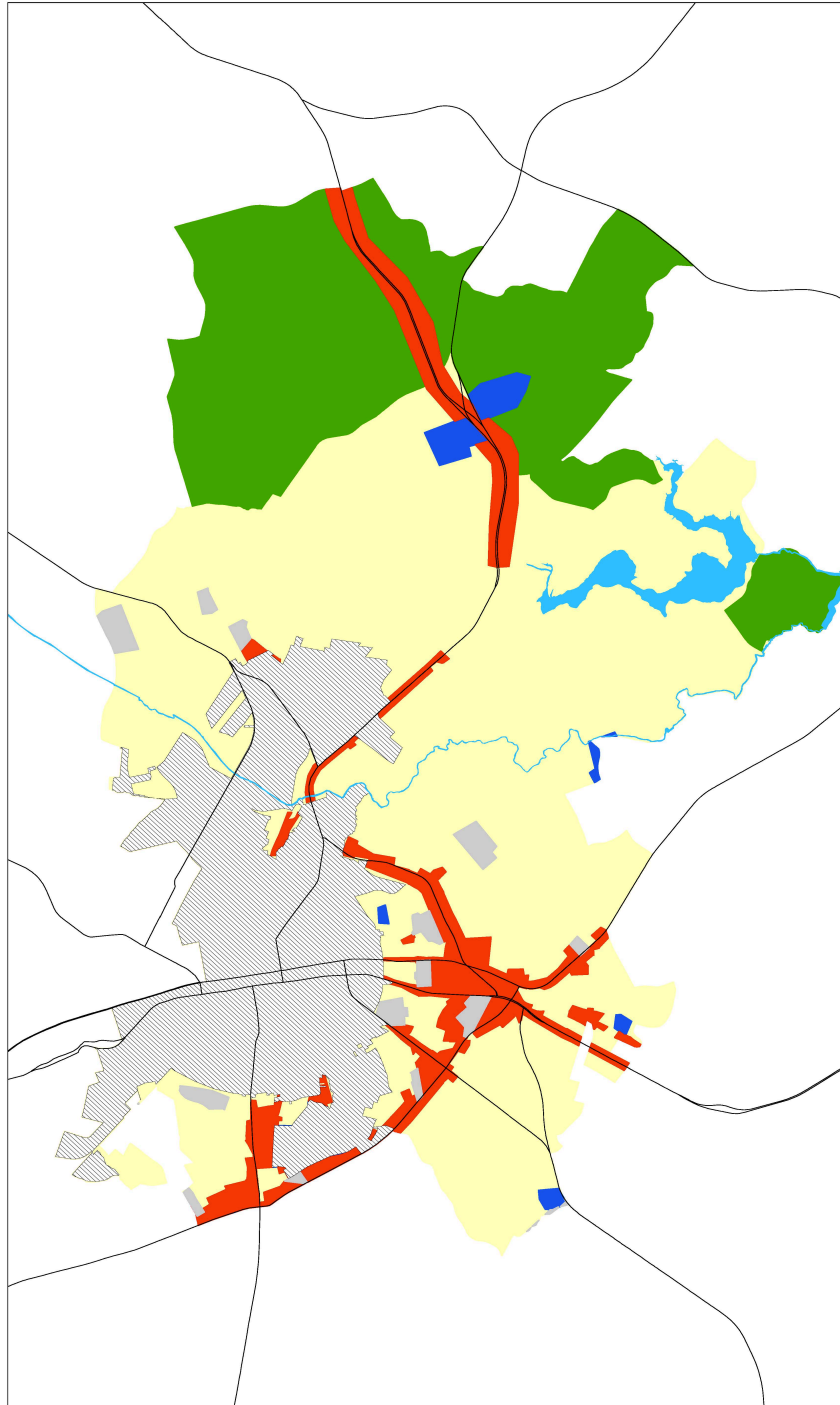


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Map 7.11 Future Land Use, Council District 2

County Council District 2
Future Land Use



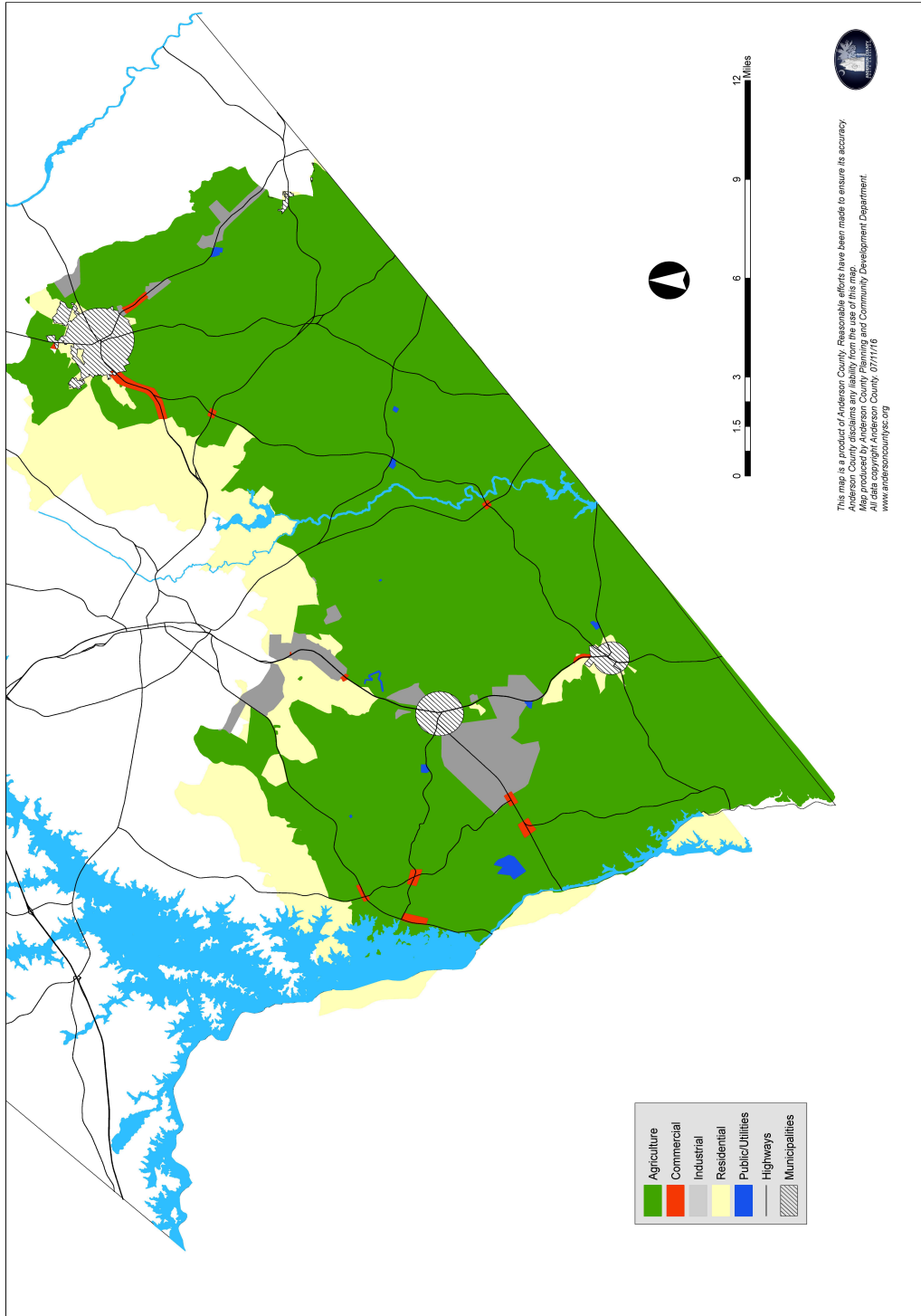
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Map 7.12 Future Land Use, Council District 3

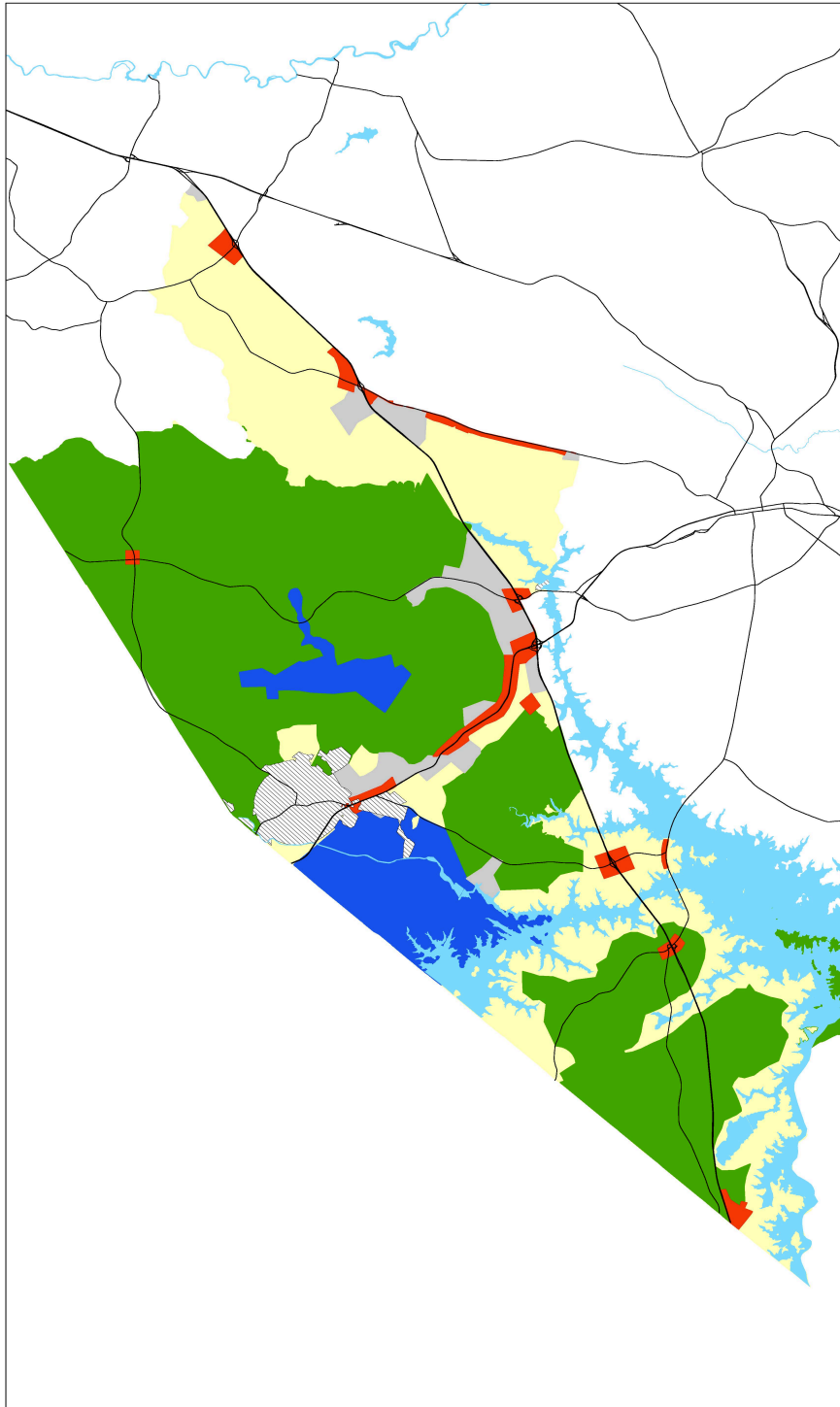
County Council District 3
Future Land Use



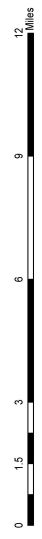


Map 7.13 Future Land Use, Council District 4

County Council District 4
Future Land Use



	Agriculture
	Commercial
	Industrial
	Residential
	Public/Utilities
	Municipalities
	Highways

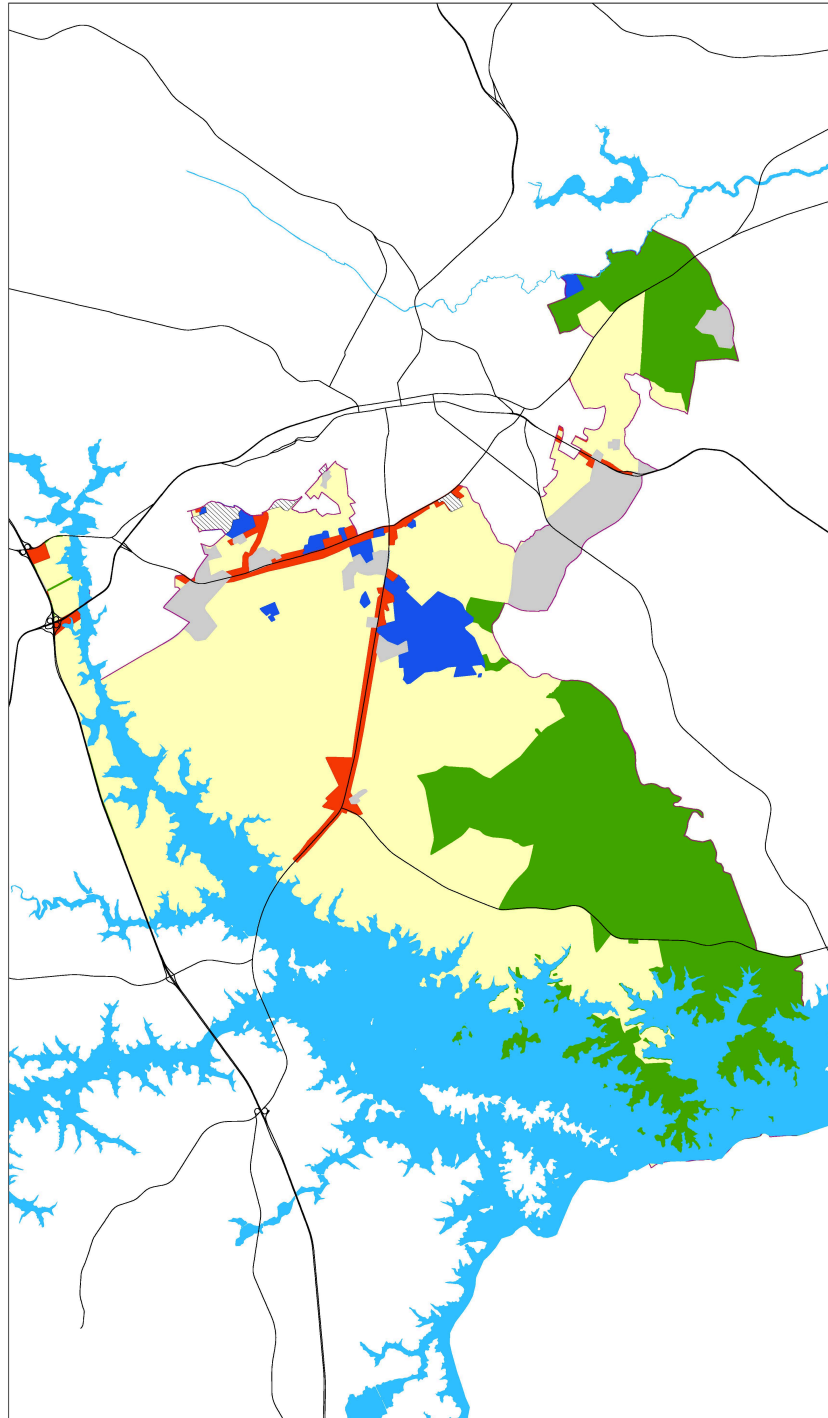


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Map 7.14 Future Land Use, Council District 5

County Council District 5
Future Land Use



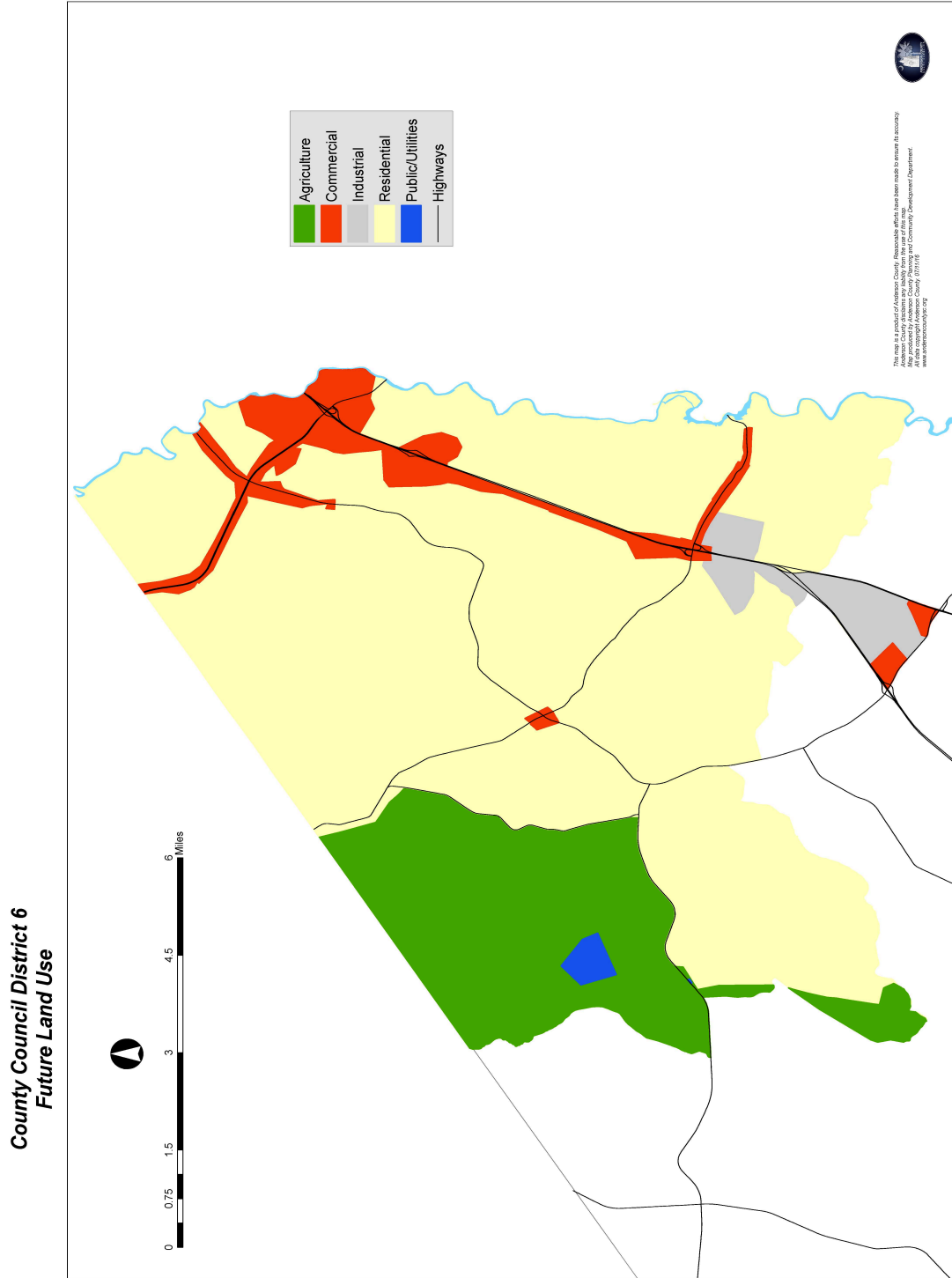
- Highways
- Municipalities
- Agriculture
- Commercial
- Industrial
- Residential
- Public/Utilities



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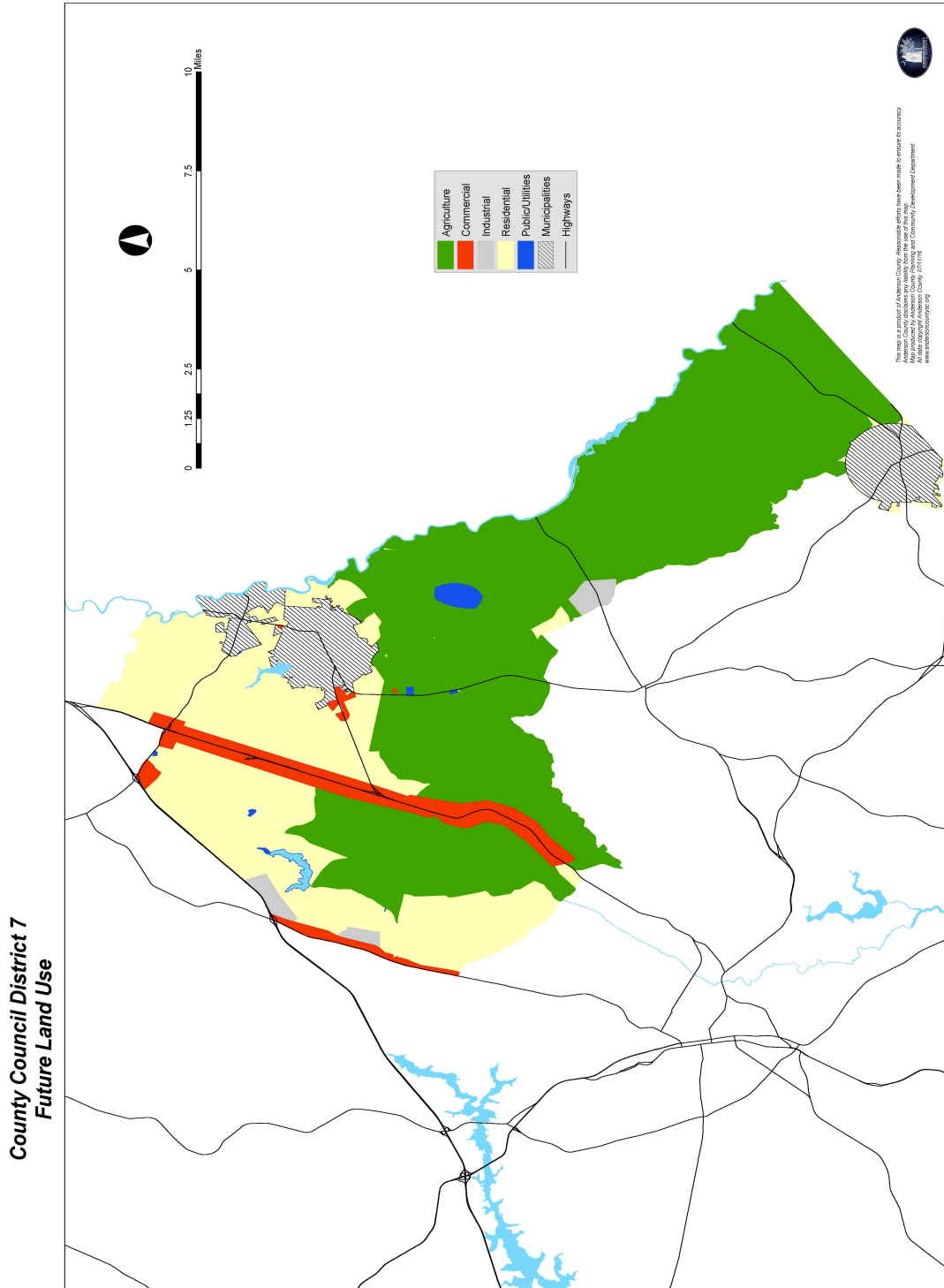


Map 7.15 Future Land Use, Council District 6





Map 7.16 Future Land Use, Council District 7





ZONING

Anderson County adopted a Zoning Ordinance in 2000. The primary mean to adopt zoning in the County since then has been via a Voting Precinct referendum method, which allows individual voting precincts to decide whether they desire to have Council consider zoning in their precinct. Using this method, zoning has been adopted in eighteen (18) of the County's eighty (80) Voting Precincts. The official Anderson County Zoning Map resides online with the County GIS Department, and copies are made available upon request.

As per Section 6-29-710 of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, zoning ordinances must be for the general purposes of guiding development in accordance with existing and future needs and promoting the public health, safety, morals, convenience, order, appearance, prosperity, and general welfare. To these ends, zoning ordinances generally must be made with reasonable consideration of the following purposes, where applicable:

- (1) to provide for adequate light, air, and open space;
- (2) to prevent the overcrowding of land, to avoid undue concentration of population, and to lessen congestion in the streets;
- (3) to facilitate the creation of a convenient, attractive, and harmonious community;
- (4) to protect and preserve scenic, historic, or ecologically sensitive areas;
- (5) to regulate the density and distribution of populations and the uses of buildings, structures and land for trade, industry, residence, recreation, agriculture, forestry, conservation, airports and approaches thereto, water supply, sanitation, protection against floods, public activities, and other purposes;
- (6) to facilitate the adequate provision or availability of transportation, police and fire protection, water, sewage, schools, parks, and other recreational facilities, affordable housing, disaster evacuation, and other public services and requirements;
- (7) to secure safety from fire, flood, and other dangers; and
- (8) to further the public welfare in any other regard specified by a local governing body.

The County has also implemented three (3) Overlay Districts within the zoned areas of the County. Overlay Districts are defined as areas which impose a set of requirements or relax a set of requirements imposed by the underlying zoning district when there is a special public interest in a particular geographic area that does not coincide with the underlying zone boundaries.

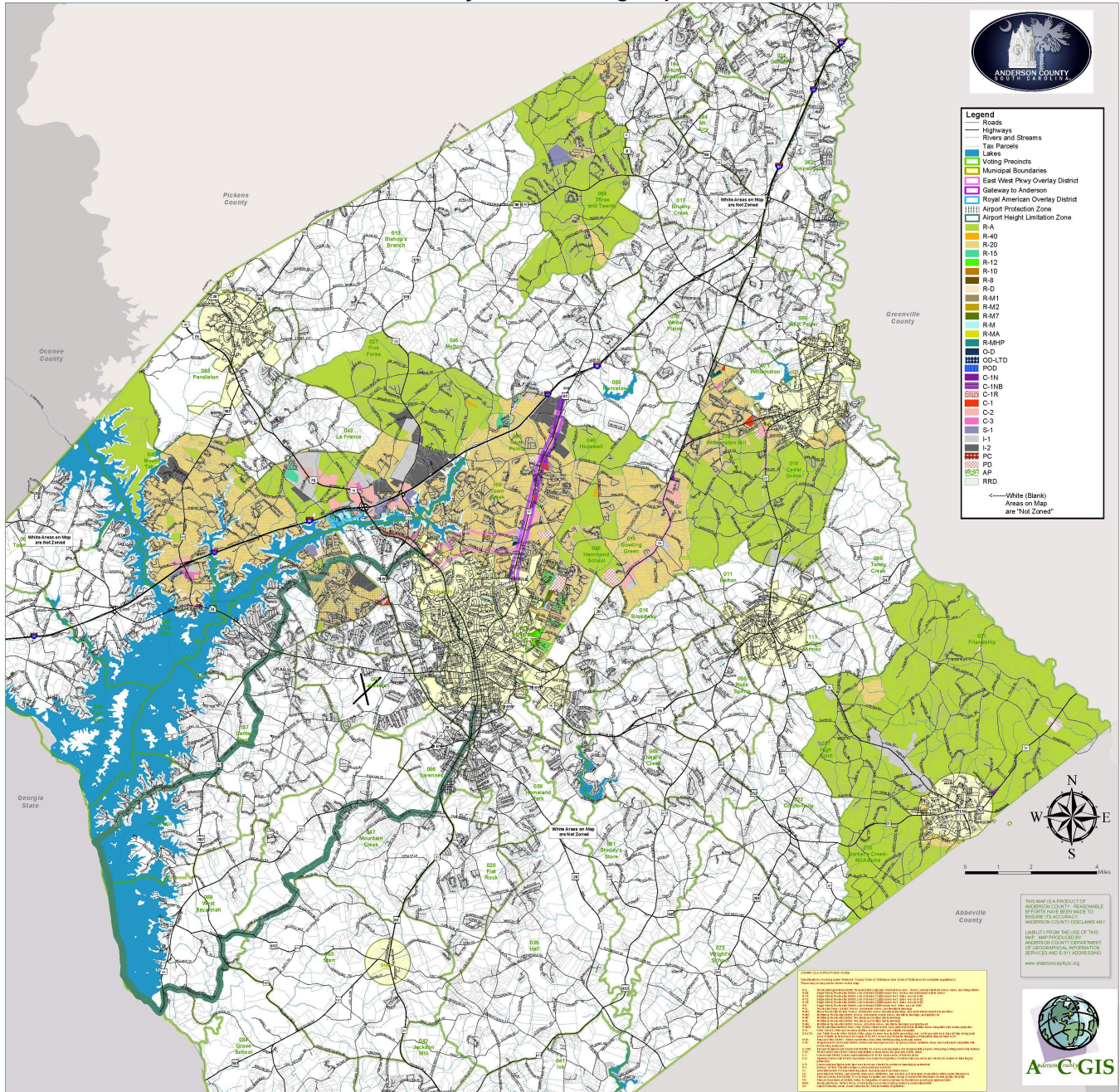
The three Overlay Zones as approved by County Council to date are 1) East-West Connector Overlay District, 2) Royal American Overlay District, and 3) Highway 81 Overlay District. These Districts are included on the zoning map.

Map 7.17 below shows zoned areas throughout the County. Maps 7.18 through 7.24 show zoned areas in each County Council district.



Map 7.17 Zoning, Anderson County

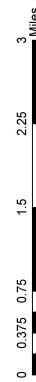
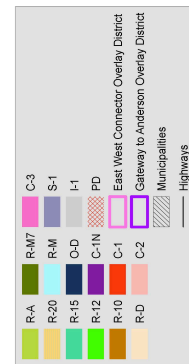
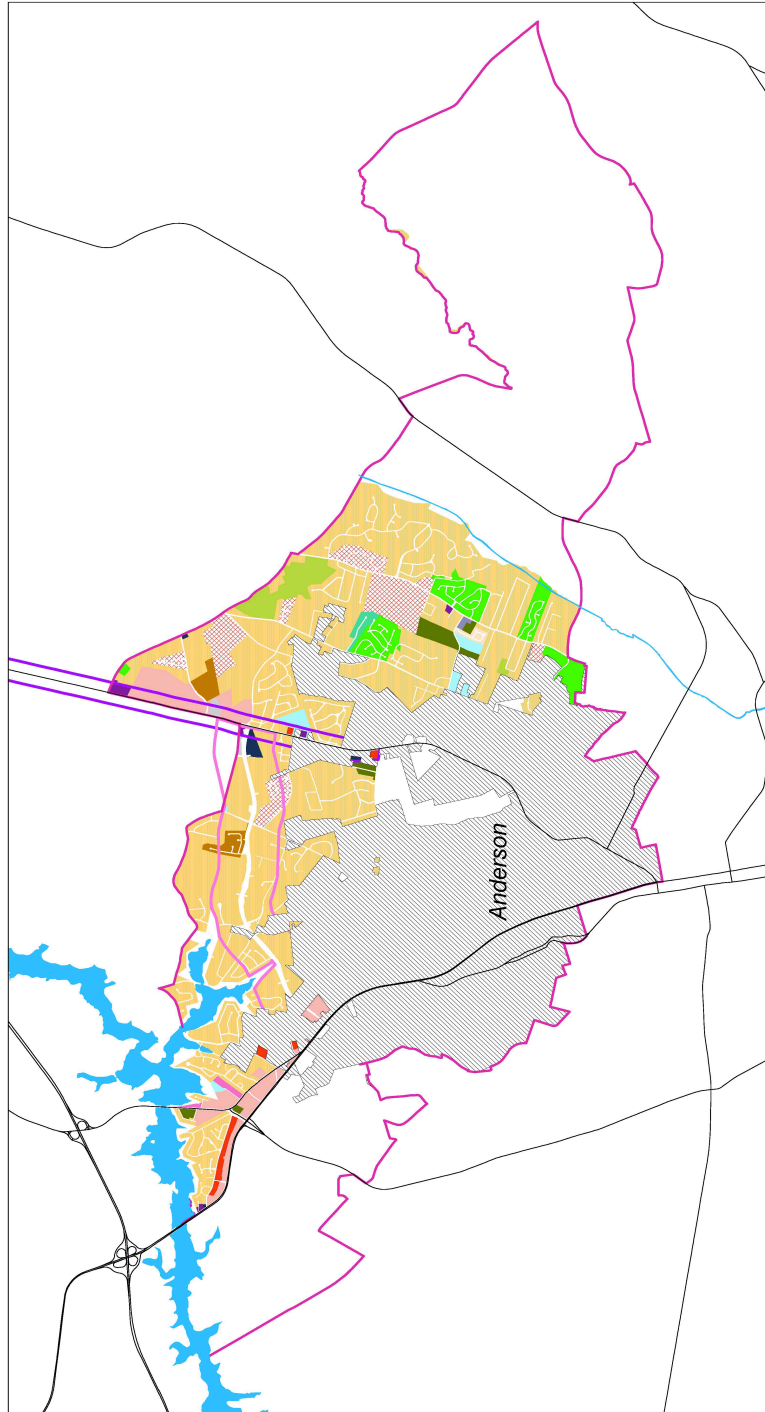
Anderson County Official Zoning Map





Map 7.18 Zoning, Council District 1

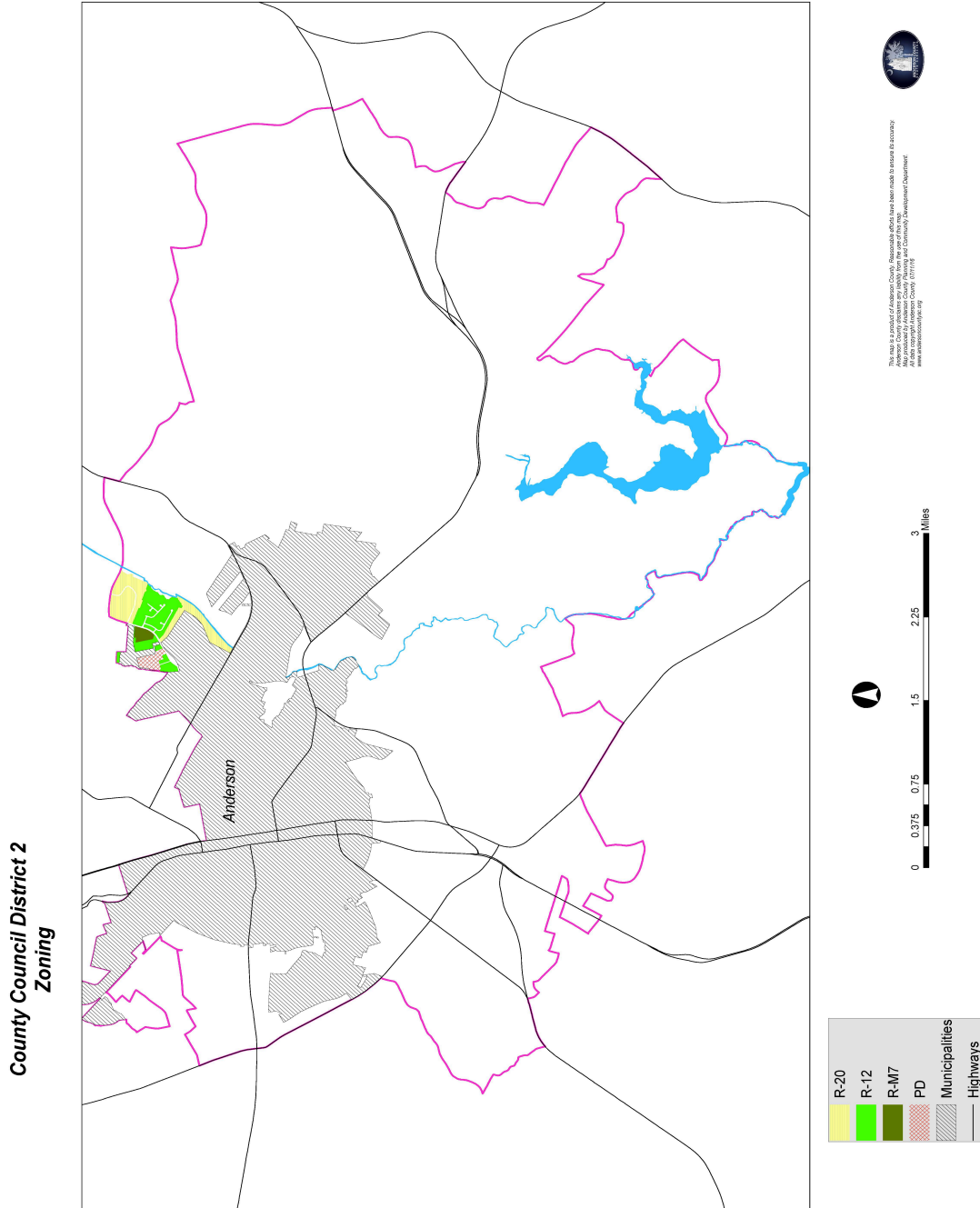
County Council District 1
Zoning



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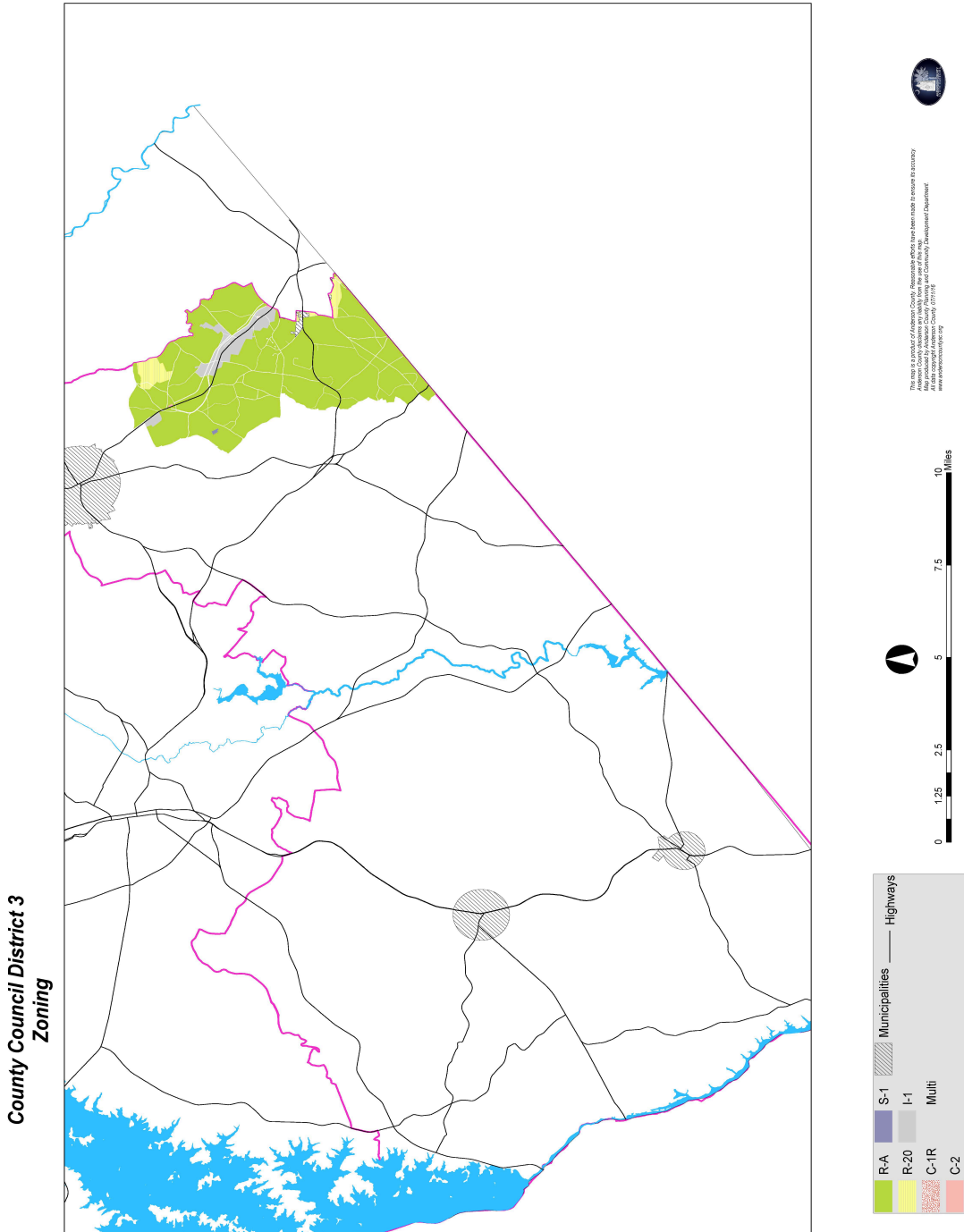


Map 7.19 Zoning, Council District 2





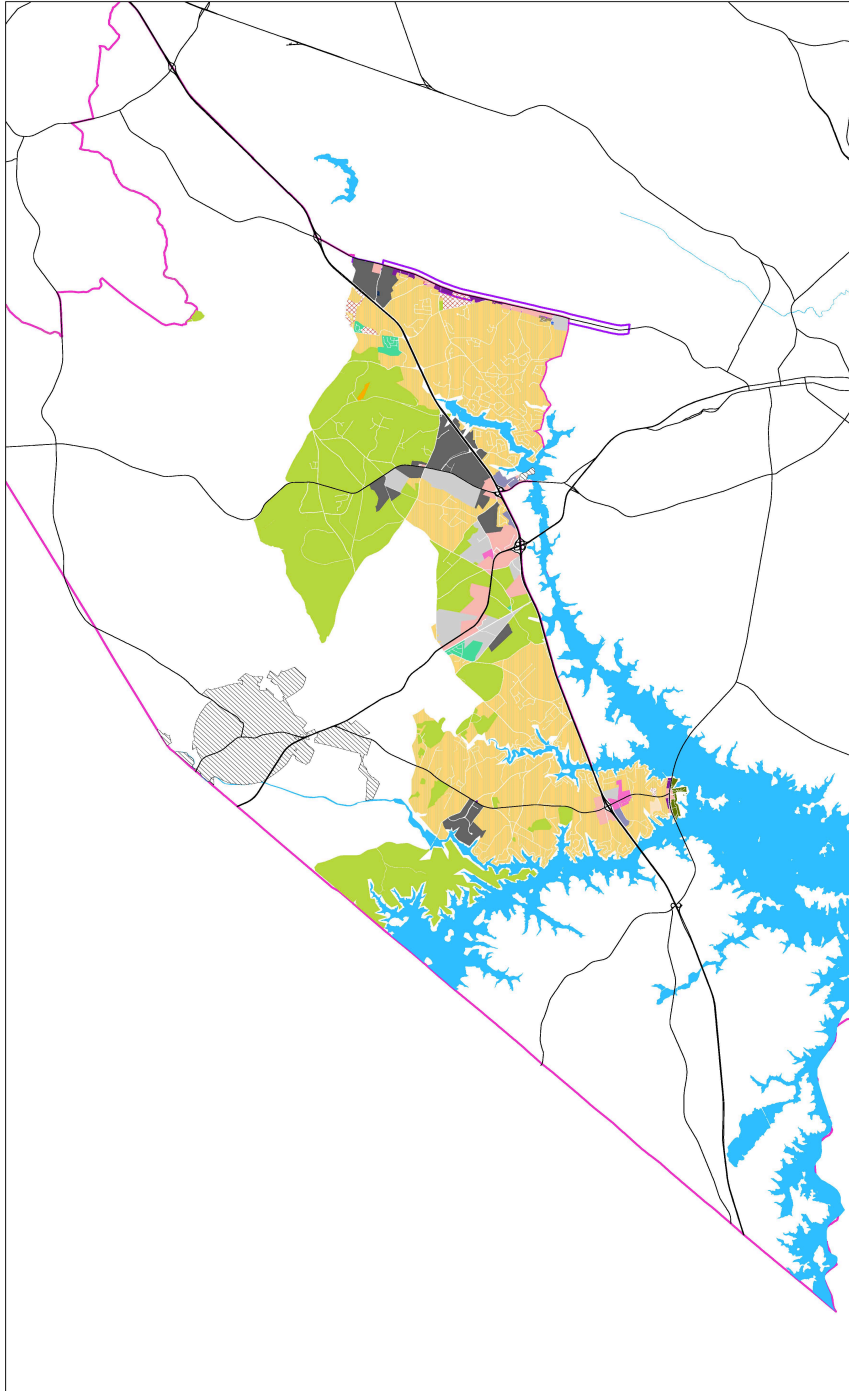
Map 7.20 Zoning, Council District 3





Map 7.21 Zoning, Council District 4

County Council District 4
Zoning



R-A	R-M1	C-1R	I-1
R-40	R-M7	C-1	I-2
R-20	O-D	C-2	PD
R-15	POD	C-3	Gateway to Anderson Overlay District
R-D	C-TN	S-1	Municipalities
			Highways



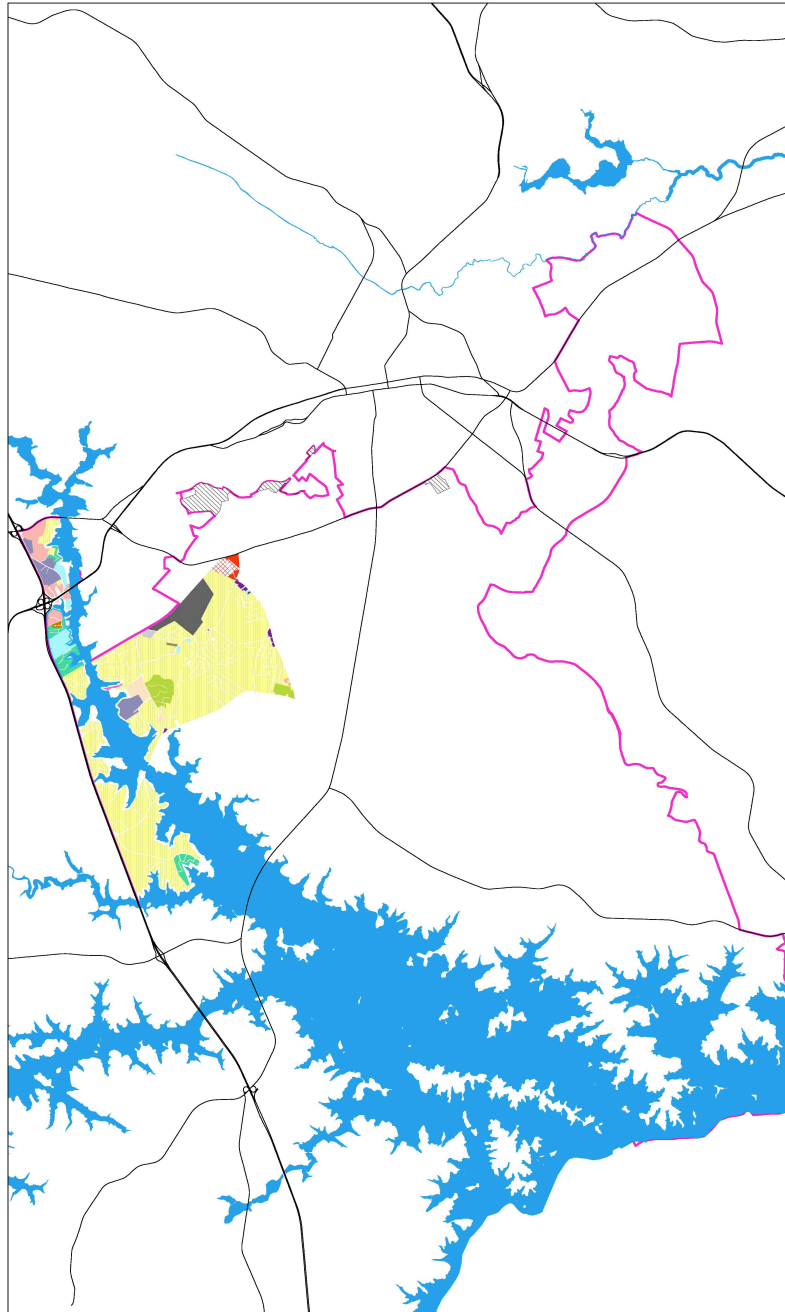
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Map 7.22 Zoning, Council District 5

County Council District 5
Zoning



R-1A	C-1N
R-200	C-1
R-115	C-2
R-10	C-3
R-10	S-1
R-41	I-1
R-41	I-2
C-10	P-1
	Partial Anderson County District
	Metropolitan

Highways



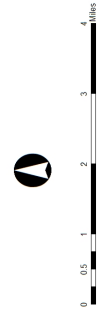
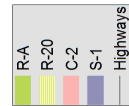
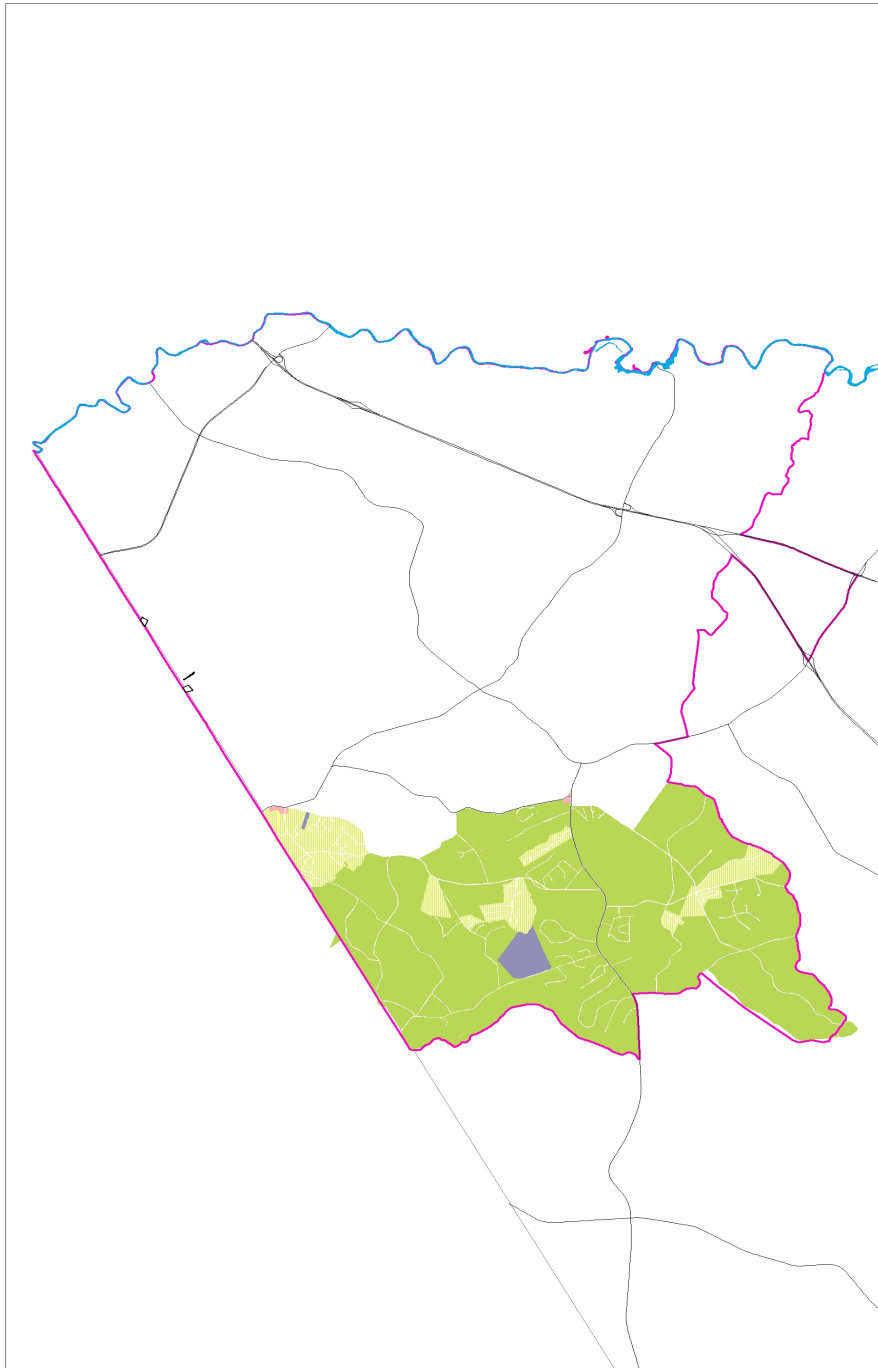
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Map 7.23 Zoning, Council District 6

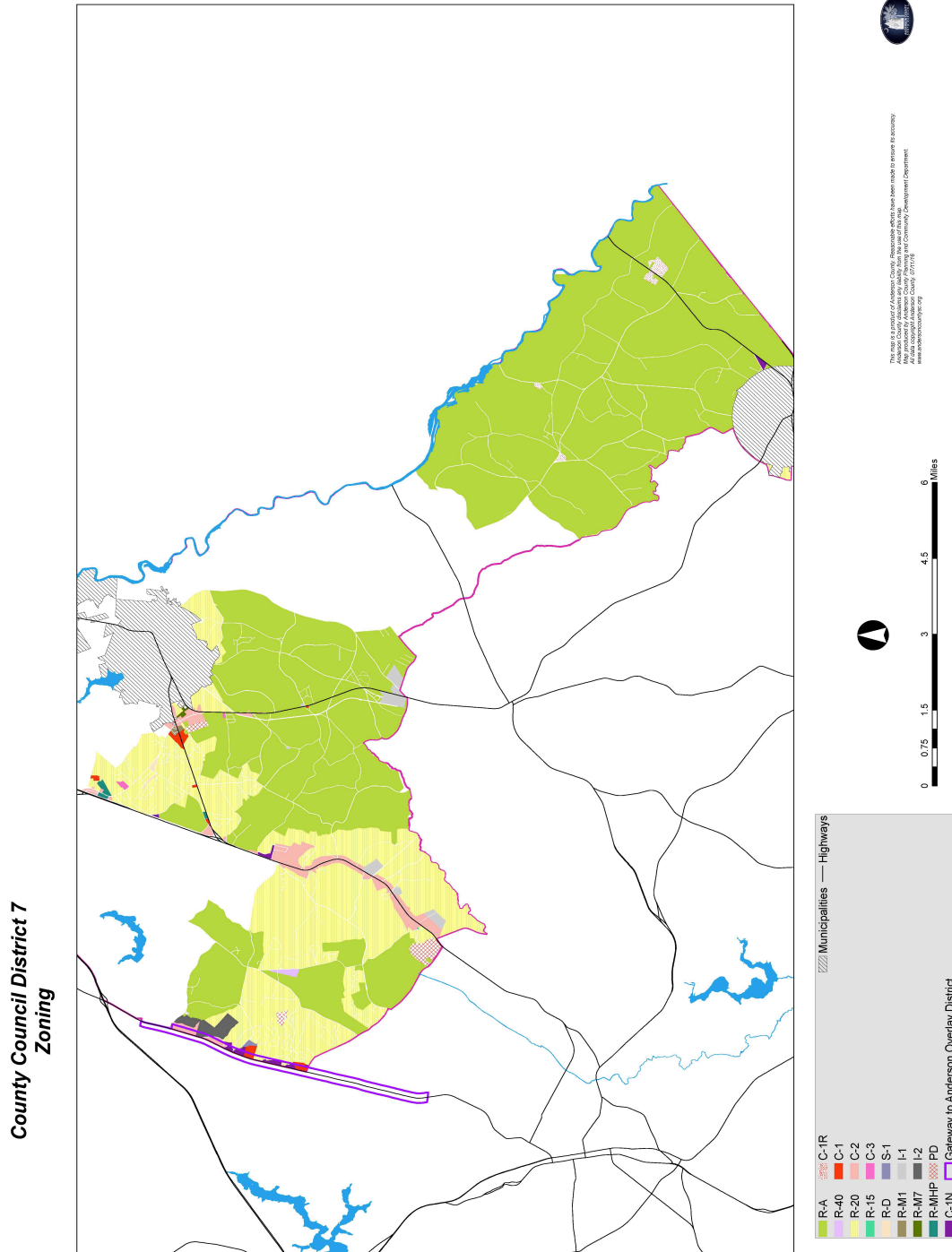
County Council District 6
Zoning



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Map 7.24 Zoning, Council District 7





TRANSPORTATION

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INTRODUCTION

One key to developing a viable community is developing a robust transportation system that offers a complete network of transportation choices, including, but not limited to automobiles, biking, pedestrian, public transportation, airplane, and mass transit options. Transportation planning, short term and long term, can have far-reaching effects that cross social and economic boundaries while affecting both current and future residents. Many citizens rely on various modes of transportation for work, school, and recreational activities.

In Anderson County, our transportation system includes: multiple railway lines, the Anderson County Regional Airport, a public transportation system currently operated by Electric City Transit (City of Anderson), a network of local, collector, and arterial roads and highways.

As mentioned in the Economic Development Element (Chapter 2), Anderson county boasts 36 miles of Interstate 85 frontage, as well as ten I-85 interchanges. The enhancement and beautification of these "Entrances to Anderson" are vital in the recruitment and retainment of business and residents alike.

Businesses, commuters and consumers alike depend on roadways to be safe and efficient in moving traffic. Traffic congestion on Anderson County's roadways is the most tangible and noticeable indicator of the impact on quality of life caused by new growth. Both Anderson County residents and visitors rely heavily on private automobiles as their sole means of transportation. This automobile dependence can largely be attributed to historical growth patterns that favor low-density decentralized development. As a result, a vast majority of the resources devoted to addressing transportation issues have been directed towards road projects.

However, transportation systems are not confined solely to roads. Therefore, this chapter offers the following strategies to maximize the efficiency of Anderson County's road network while promoting policies and alternative transportation choices to reduce our dependency on automobile transportation:

- Continue to work cooperatively with ANATS, GPATS, the Appalachian Council of Governments, municipalities, neighboring counties, and SCDOT to identify, fund and implement transportation improvements;
- Support and fund projects and programs that promote a diversity of transportation choices;
- Link transportation with the strategies of housing, economic development, and land use;
- Encourage transportation options such as pedestrian and bicycle systems;
- Improving the efficiency of the existing and planned transportation system, with particular attention to connectivity; and
- Preserve road capacity by adopting, applying and enforcing policies to manage access and reduce vehicle miles traveled (VMT's).



EXISTING AND PLANNED ROAD NETWORKS

Anderson County currently operates and maintains 1,525 miles of roads, 127 bridges and over 570 large drainage culverts.¹ These are local roads and bridges and are therefore the responsibility of Anderson County, and are not maintained by the State or Federal agencies. The nine independent municipalities within Anderson County also have roads and bridges that they are required to operate and maintain. Many of the County’s road and bridges were constructed in the 1950s and 1960s; and therefore are deteriorating, as are many of the metal and concrete roadway culverts.

Anderson County has conducted a recent inventory project, accounting for every road, culvert, and bridge while rating them according to condition, safety and any improvements required. According to the inventory project, there are currently 18 separate road improvements and construction projects needed throughout the County, as well as 12 new culverts needed. This is in addition to the regular maintenance and paving required on all paved road networks.

Table 8:1 lists the top major construction projects awaiting funds. Table 8:2 lists the needed bridge replacements; and Table 8:3 lists the needed replacements to the County’s culverts. The total estimated cost for all projects is \$41,228,000.

Table 8:1 Anderson County Road Construction Projects, 2016-2021²

Road Name/Primary Route	Type of Project	Estimated Cost
Monroe Drive and Eugene Court	Improvements	\$86,000
Boyce Street	Improvements	\$30,000
Spearman Drive	Construction	\$82,000
Bowen Road	Reconstruction	\$1,600,000
Road Asphalt Surface Repair	Paving	\$33,500,000
Boyce Street	Improvements	\$30,000
Mt. Airy Church Road	Improvements	\$350,000
Welpine Road/Clemson Boulevard	Improvements	\$1,500,000
	Estimated Total Cost:	\$37,178,000

¹ Anderson County Good Cents Program Study. 2007

² Anderson County Public Works: Roads & Bridges Department. 2016-2021 Capital Improvement Plans, Road



Table 8:2 Anderson County Bridge Projects, 2016-2021³

Bridge	Estimated Cost
Walker Road	\$317,500
Shiloh Church Road (West)	\$205,000
Cheddar Road	\$298,000
Parkie Bowie Road	\$289,500
Taylor Road	\$600,000
Shackleburg Road	\$560,000
Hooper Drive	\$420,000
Sullivan Road	\$300,000
Simpson Road	\$255,000
Shiloh Church Road (East)	\$135,000
Estimated Total Cost:	\$3,380,000

Table 8:3 Anderson County Culvert Projects, 2016-2021⁴

Road Name/Primary Route
Generostee Church Road
Winfred Brock Road
Jameson Road
Windemere Court
Lewis Drive
Briarcreek Lane
Beaverdam Road
Lester Ashely Road
Johnny Long Road
Lollis Road
Howard McGee Road
Guyton Road
Estimated Total Cost: \$670,000

³ Anderson County Public Works: Roads & Bridges Department. 2016-2021 Capital Improvement Plans, Bridge
⁴ Anderson County Public Works: Roads & Bridges Department. 2016-2021 Capital Improvement Plans, Culverts



Functional Classification

An important part of a well-planned roadway network is the relationship and hierarchy of roads to land uses. The functional classification of a road describes the character of service intended for the roadway and degrees of travel mobility and land access the roadway provides. Overall, a roadway system should be made up of a balance of mobility and access.

As per Section 38-118 of the County Code of Ordinances, all roads in the County are classified on the basis of their traffic carrying capabilities, their general function in the circulation system, and the existing land use of abutting properties. In Anderson County, the classification groupings include minor local, major local, collector, and arterial roads. Their definitions are stated below.

Minor local road is one designed primarily to access an abutting property. This road normally terminates in a cul-de-sac, loop or other turnaround, with no more than two access points.

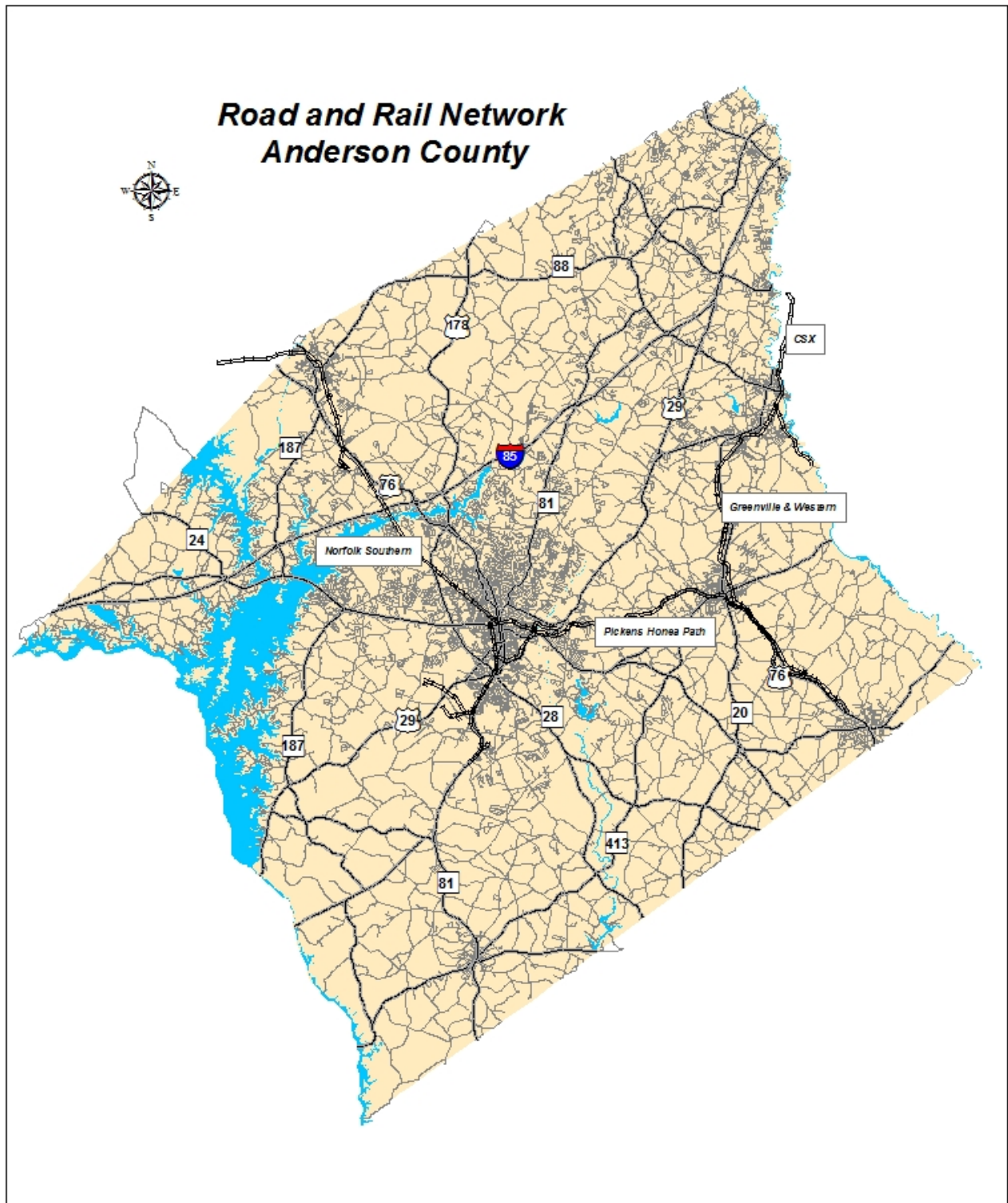
Major local road is one designed to access abutting properties. This road is characterized as one having two or more access points, and receiving traffic from minor local roads.

Collector road is a road that connects local access roads to the highway systems major and high-speed arterial roads. The collector road provides both land access service and traffic service within residential subdivisions, commercial and industrial areas. Collector roads form barriers between subdivisions and are designed for higher speeds and traffic volumes than major or minor local roads and shall not be designed as a cul-de-sac.

Arterial road is designed to carry through traffic and to carry intra-county traffic. Arterial roads are characterized as having access control, channelized intersections, restricted parking and signalization. The concept of service to abutting land is subordinate to the provision of travel service. Map 7:1 displays the arterial roads within Anderson County.



Map 8:1





ALTERNATIVE MODES OF TRANSPORTATION

As discussed above, County residents are almost solely dependent on automobiles for their transportation needs. Promoting alternative transportation options provides the following benefits:

- ✓ It reduces the amount of emissions in the air, thus preserving air quality; and
- ✓ It reduces vehicle miles traveled on the County's roadways; and
- ✓ It promotes the County's quality of life by offering residents and visitors a choice of transportation modes.

When researching some of the most vibrant communities throughout the world, it is noticeable that a variety of transportation modes are used, such as walking, cycling, trains, streetcars, trolleys and buses. In recent years, the demand for more modes of transportation has risen steadily. While the majority of residents still uses personal automobiles, there is a new interest in walkable communities, including sidewalks, bicycle paths, and complete streets; as well as a renewed interest in rail and public transit to satisfy daily transportation and personal health needs.

Public Transit

Land use has a significant impact on how transportation networks perform. Densely populated, mixed-use pedestrian-oriented land uses complement public transit and vice versa. This type of development offers a greater potential for providing cost effective and efficient transit service.

Transit service provides an important alternative to automobile travel and in many cases is the only available transportation option for residents who cannot afford a car or do not have the ability to drive.

Anderson County currently collaborates with the City of Anderson to provide transit services within the County. Electric City Transit operates two fixed routes for the County. The Gold and Orange route operates five days a week, Monday through Friday, 12 hours a day from 6:30 AM to 6:30 PM. The Gold route covers the south end of town known as Homeland Park (see Map 7:3). The Orange Route covers the northwest area of Anderson from Wal-Mart on Liberty Highway to the BI-LO Shopping Center in Pendleton, SC (see Map 7:2). This service is supported by local, state and federal funds. In addition, Clemson Area Transit (CAT) serves the Town of Pendleton with the Pendleton/Tri County Technical College route known as the Purple Route, which operates Monday thru Friday 6:50 AM to 6:20 PM.

The Gold route had 36,788 passengers and the Orange route had 33,546 passengers during the fiscal year of 2015.

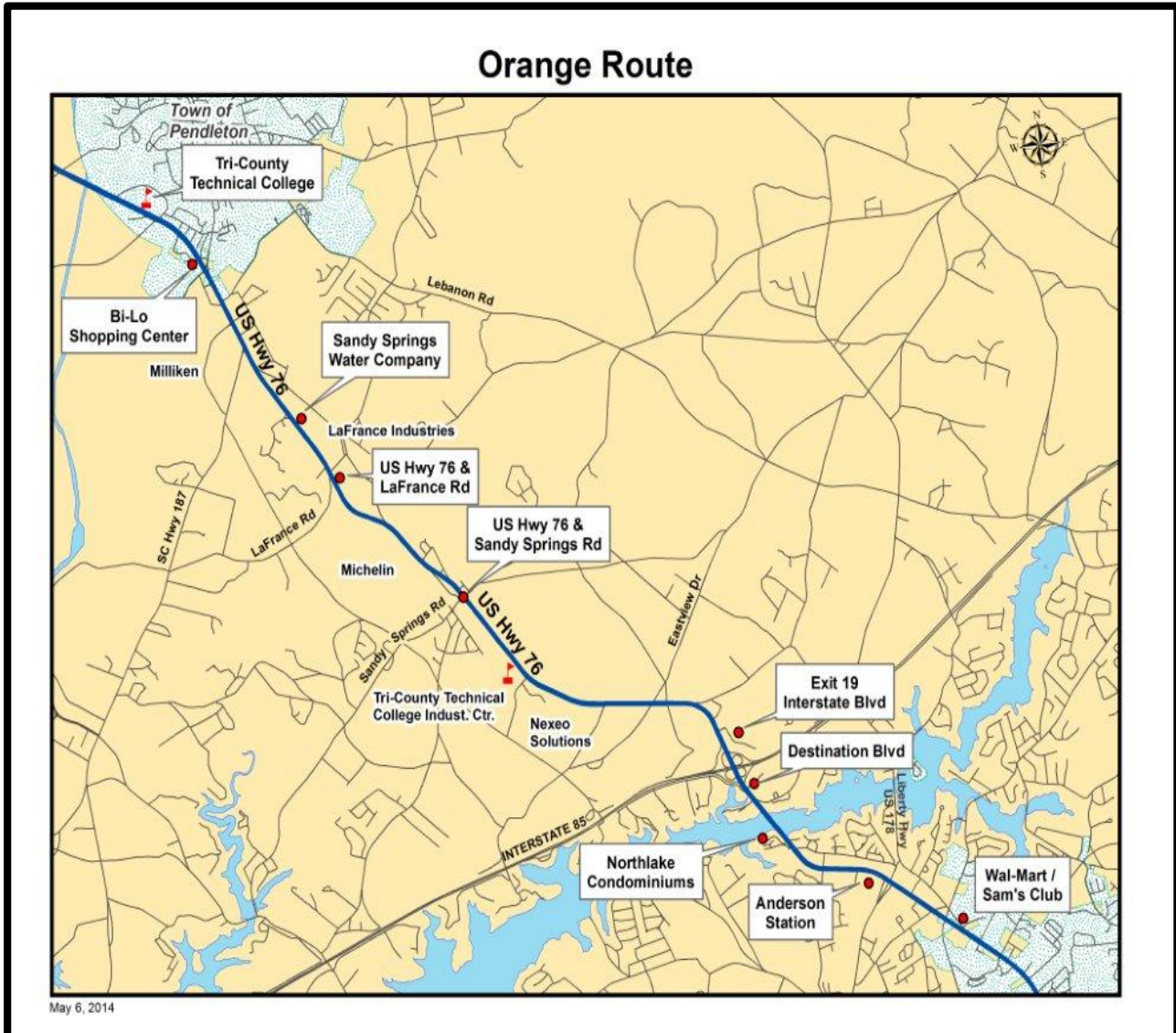
Due to the underserved areas of Anderson County, such as Belton, Honea Path, Iva, Pelzer, Starr, and Williamston, public transportation to those areas are currently non-existent with the exception of non-emergency transportation provided by Senior Solutions, a non-profit.

Additional services are recommended to establish a countywide rural transit system in the next five years. A dial-a-ride program is an example of a service that can be implemented in those areas. The program would be available on certain days and at certain times to pick up individuals in need of transportation.

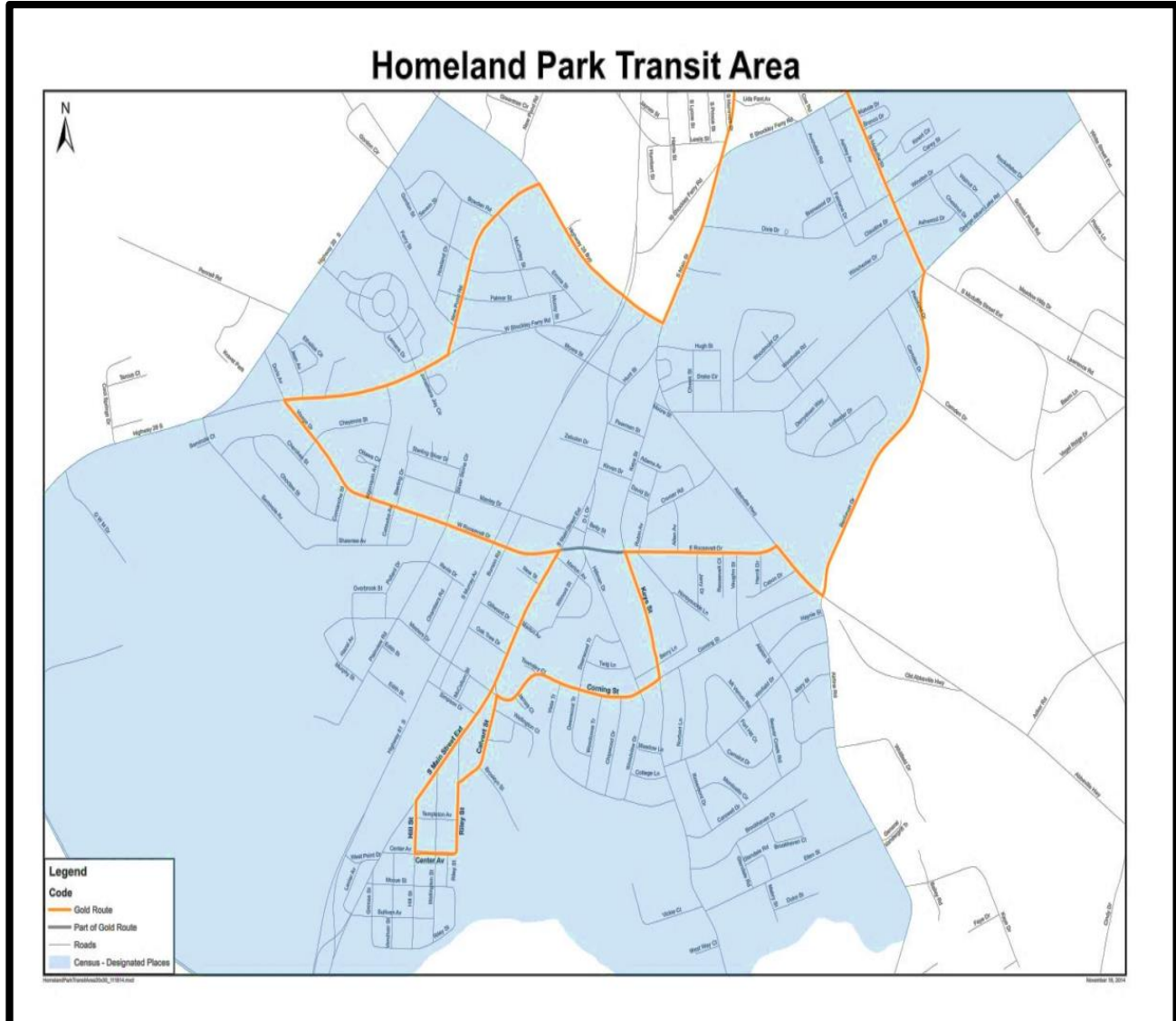


Because of the rapid population growth in northern Anderson County, Powdersville/Piedmont, and the SC-81 corridor has been targeted for bus rapid transit (BRT) service. This service could potentially connect with Greenlink on SC-153.

Map 8:2



Map 8:3



Pedestrian and Bicycle Networks

Bicycles are an alternative mode of transportation that can be utilized for environmental and health benefits. When greenways are intentionally connected with bike lanes and paths, they function as amenities for commuting cyclists. When greenways, bike paths, and public transportation are coupled, they create intermodal transportation opportunities, which are essential pieces of a healthy society.

Studies show that people are comfortable walking a quarter-mile for most activities. As the number of destinations within a mile increase, people are likely to increase the proportion of trips executed by walking. By encouraging individuals to walk or ride a bicycle, cars are removed from the roadway, vehicle volume is reduced, automobile accident rates are reduced, and carbon dioxide (CO₂) emissions are reduced. Activities such as walking and biking also increase the overall health and wellness of the community.



The City of Anderson transportation and recreation network will include an additional 14 miles of greenways and 10 miles of bike lanes and paths, connecting key destinations such as AnMed Health North Campus, Anderson University and the Electric City Transit Transfer Center. The current multi-use path parallel with the East-West Parkway has the ability to connect with the City's proposed multi-use paths both to the east and west. The east side multi-use path could connect to AnMed Health North campus on Highway 81 and the Anderson Sports and Entertainment Center could connect on the western end of the Parkway.



The City of Pendleton is in the process of producing a bike and pedestrian plan funded in part by Anderson County and GPATS, with completion of the plan expected by the end of 2016. The Town of Williamston, the City of Clemson, and Clemson University have all recently completed studies that could lead to expanded bike pathways into Anderson County, specifically around Anderson and Williamston, and in Fant's Grove and Pendleton.

Walking Paths/Trails

The Rocky River Conservancy is a non-profit group collaborating with the City of Anderson, Anderson County, Anderson University, and other community partners to provide greenspace. The Conservancy seeks to connect with other planned community recreational and environmental resources to provide a comprehensive network of unique venues. The Rocky River and adjacent swamplands are located mostly within the city limits of Anderson. The area is comprised of 400 acres of wetland and a discovery center/environmental education facility directed by Anderson University. Recreational activities include the discovery center, bird watching, trails, K-12 outdoor educational outreach, and an outdoor ecological research laboratory.

Anderson County has multiple hiking trails, including those at Clemson University Experimental Forest, Hartwell Dam and Pine Grove. The County has a mountain bike trail located in Sadler's Creek State Recreation Area and share a multi-use path with Pickens County at Fant's Grove.

There are several different biking and walking trails in the adjoining counties of Abbeville, Greenville, Oconee, and Pickens that Anderson County could potentially connect to. Neighboring trails such as Greenville's Swamp Rabbit Trail and Pickens County's Doodle Trail have achieved great success in recent years. These trail ideas could be replicated and revised to serve and compliment Anderson County in a unique way. The aforementioned trails have been economic and environmental booms for their areas and prove that commercial development can succeed without a dedicated automobile network to serve it.



RAIL

Freight activities represent an important contributor to the economic vitality of the region. National and state data indicate a continued increase in freight traffic, especially on U.S. highways and interstates. With access to major state highways, interstates, rail, and aviation, local governments must consider ways to improve freight movement and maintain adequate freight access.

Several prominent transportation companies operate and maintain railroad corridors in the Upstate region. Greenville and Western Railway Company (GRLW) is a Class III carrier, which acquired a 13 mile-long CSXT line segment from Pelzer to Belton. The railroad interchanges traffic with CSXT at Pelzer and with the Pickens Railroad Company in Belton, which also provides access to Norfolk Southern (NS). Belton Industries is another online rail user. Principal on-line commodities are ethanol and polypropylene.⁵

Pickens Railway Company consists of two separate operations located in the Upstate; the original Pickens Railroad (PICK) and Honea Path's Division (PKHP). PKHP is a combination of NS and CSXT branch lines located in Anderson County running from Anderson to Honea Path, via Belton, which is 28.5 miles. The railroad's shippers include Electrolux, The Scott's Company, Michelin, Southern States Cooperative, Crop Production Services, Carolina Recycling Group, Packaging Corporation of America, and Tri County Fertilizer. These customers account for the majority of the railroad's car loadings comprised of kaolin, limestone, plastics, rubber, carbon black, fertilizer, scrap metal, paper, grain, ethanol, and borate ore.⁶

The South Carolina Inland Port opened in October 2013, extending the Port of Charleston's reach 212 miles inland to Greer, S.C., and providing shippers with access to more than 95 million consumers within a one-day drive. Norfolk Southern serves the inland port through its main rail line, and the facility is positioned along the Interstate 85 corridor between Charlotte and Atlanta, where Norfolk Southern operates additional rail yards.

Passenger rail service is currently absent in Anderson County. Amtrak Crescent passenger trains provide the closest train service with routes running along the east coast from New York to New Orleans. The station is located in Clemson, South Carolina on the corner of Calhoun Memorial Highway and College Avenue. There has been an enormous resurgence of interest in nearly every region of the country for expanded rail passenger service as a means of coping with growing highway and air transportation congestion and fuel costs.

High-speed rail is gaining consideration as a viable transportation option in the United States. Therefore, the potential of high-speed rail access in Anderson County is a possibility. Out of the six route alternatives the Federal Railroad Administration and Georgia Department of Transportation are studying between Charlotte, NC and Atlanta, GA, two routes show a potential stop in Anderson.

The goal is to continue to encourage and promote a safe, economical and energy efficient transportation system that meet the needs of Anderson County.

^{5,6} South Carolina State Rail Plan 2008 Update



AIRPORT

Anderson County owns and operates the Anderson Regional Airport. The Anderson Regional Airport has two asphalt runways: Runway 5/23, measuring 6,000 feet long by 150 feet wide; and Runway 17/35, measuring 4,996 feet long by 150 feet. Oversight is provided by the Airport Advisory Board, the members of which are appointed by County Council. Financially, the airport operates as a special revenue fund.



The Anderson Regional Airport serves the citizens, visitors and businesses of Anderson County and surrounding areas. The Airport has a Category I Instrument Landing System for all weather operations. Airport activities include flight training, fueling, aircraft storage, aircraft maintenance, pilot services, aircraft chartering, recreational flying, air cargo services, law enforcement, emergency medical transportation, and food services, in addition to various services related to health, welfare, and safety of the community. As a Shell Aviation fuel distributor, Anderson County offers the highest grade of aviation fuel in the industry. The Anderson County Airport also provides a pilot lounge, quiet room, flight planning, catering, car rental, free crew car, and conference room.

The Anderson Regional Airport currently has a five year Capital Improvement Plan, and plans to expand its hangar facilities for more rental space. Additionally, the Airport is positioned to update its Master Plan, with the South Carolina Aeronautics Commission's assistance in the near future. As one of the state's busiest general aviation airports, the Airport Advisory Board is also assessing the idea of building a new terminal to expand the services provided by the airport.

TRUCKS

In South Carolina, the trucking industry dominates the movement of most types of freight. Trucking has seen a rapid growth over rail due to its speed, reliability, flexibility and the capacity to meet surges in demand. Nearly 80% of the communities in South Carolina are served by trucks exclusively. Anderson County is home to thirteen (13) trucking companies. According to the South Carolina Trucking Association, the following list includes the primary commodities carried by trucks in South Carolina:

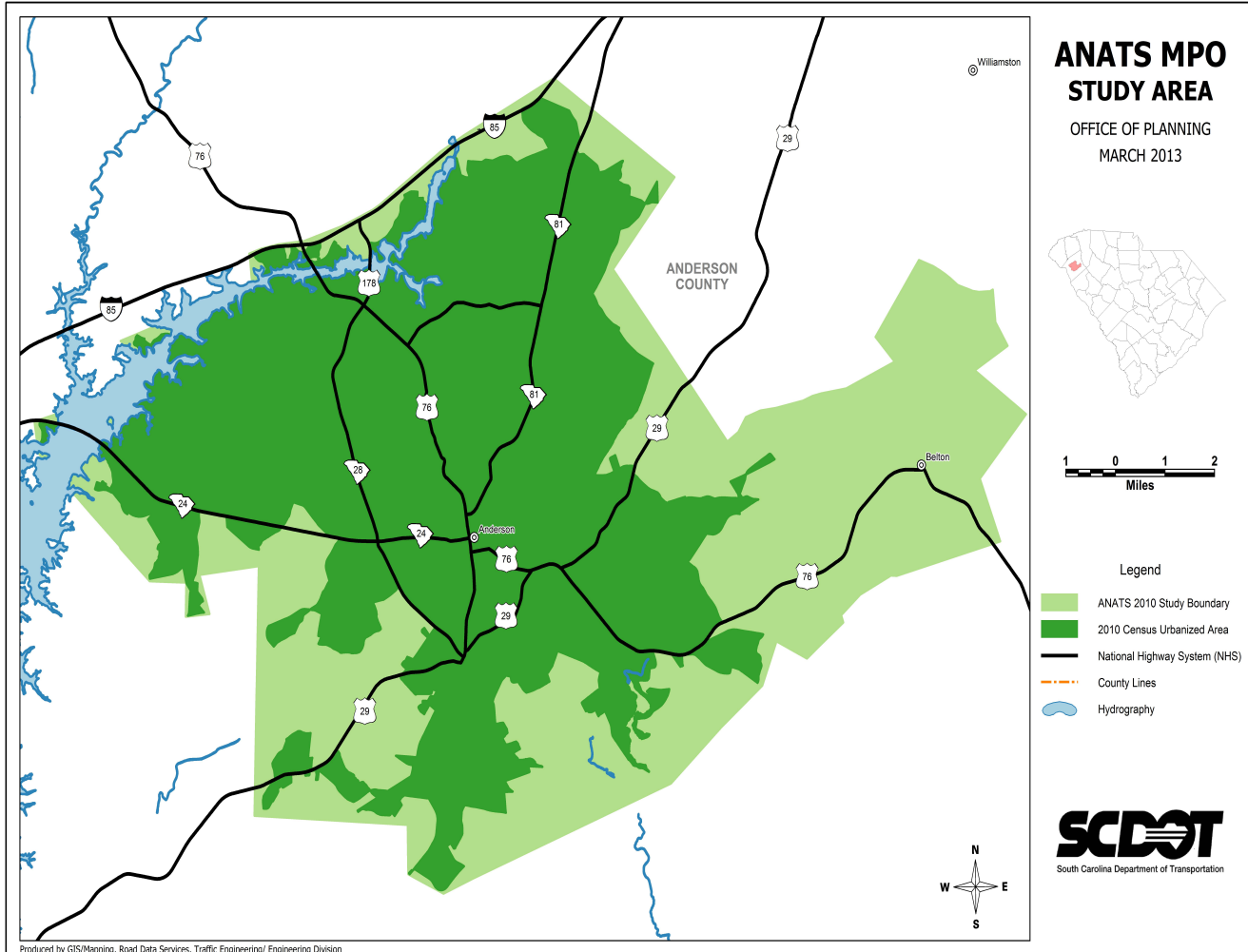
1. Building materials
2. Farm Products
3. Transportation equipment
4. Processed foods
5. Machinery
6. Mixed cargoes (general freight)
7. Petroleum

Although medium and large trucks only account for 3% of all vehicles in the state, trucks carry 90% of all manufactured freight transported in South Carolina.



REGIONAL TRANSPORTATION

ANATS⁷



The Anderson Area Transportation Study (ANATS) is the Metropolitan Planning Organization (MPO) for the Anderson urbanized area. ANATS serves the Cities of Anderson and Belton along with the portions of Anderson County encompassed by the study area. The Federal Highway Administration (FHWA) and Federal Transit Administration (FTA) require all urbanized areas with populations of 50,000 or more to create an MPO, who develop a cooperative, comprehensive, and continuing transportation planning process in order to qualify for Federal funding for transportation projects. Three types of plans are used by ANATS: a Transportation Improvement Plan (TIP), a Long Range Transportation Plan (LRTP), and a Unified Planning Work Program (UPWP).

The Transportation Improvement Plan (TIP) is a short-range plan that lists prioritized projects to be funded in the next six years. The TIP includes only those projects where funding is available; and projects cannot be included in the TIP unless it is first in the LRTP. The TIP is



updated every two years, and allows local and state officials to set priorities for spending federal highway and transit funds available to the ANATS region.

The Long Range Transportation Plan (LRTP) describes the strategies proposed for construction during the next 25 years. The plan includes a catalogue of all transportation projects that can be constructed with the federal, state, and local funding that is projected to be available. The LRTP includes highway construction, congestion management, freight-related, public transit, and bicycle and pedestrian projects. Projects are assessed and ranked based on accessibility, safety, economic and community vitality, environmental protection, improved connectivity among transportation modes, efficient system management, and maintenance and preservation of the transportation infrastructure.

The Unified Planning Work Program (UPWP) is the component of the planning process that recognizes the planning activities to be completed by ANATS staff and outside consultants. All planning activities must be scheduled in the UPWP to be qualified for funding and is updated annually.

Guideshare Funds

ANATS projects are funded through the federal and state transportation Guideshare funds and allocated by SCDOT. The SC Transportation Commission sets aside approximately \$114 million dollars of FHWA and SCDOT funds each year and distributes the money among the state's ten MPOs and Councils of Governments based on population and vehicle miles of travel in each region. The Guideshare Program sets the annual budget for highway improvements within each MPO or COG, and total project costs in any given year normally cannot exceed the Guideshare allotment.

Road improvements may include constructing roads, adding traffic lanes to existing roads, constructing paved shoulders, installing traffic signals, constructing sidewalks or bike lanes, or making safety improvements. Major maintenance improvements may also be included, such as resurfacing. However, minor maintenance activities such as patching potholes are not funded through ANATS, but are handled directly by SCDOT maintenance units.

ANATS apportionment from the Guideshare Program is \$2.7 million annually. Of this amount, approximately \$1.2 million per year is devoted to debt service. SCDOT developed a financing plan in 1998 to speed up construction of many projects that were built between 1998 and 2007, and issued bonds to fund the plan. Debt service payments will linger through 2022 to retire the bonds that were issued to fund the accelerated construction program.



Transportation Alternatives Program (TAP)

On July 6, 2012, President Obama signed into law the Moving Ahead for Progress in the 21st Century (MAP-21) Highway Authorization Bill. The former Transportation Enhancement Program, created by ISTEA, was rebranded as the Transportation Alternative Program, or TAP. TAP replaces the funding from programs including Transportation Enhancements, Recreational Trails, and Safe Routes to School, wrapping them into a single funding source. TAP is funded through the Highway account of the Highway Trust Fund. TAP is set aside proportionately from the State’s National Highway Performance Program (NHPP), Surface Transportation Program (STP), Highway Safety Improvement Program (HSIP), Congestion Mitigation and Air Quality Improvement Program (CMAQ), and Metropolitan Planning apportionments.

Eligible Transportation Alternative Programs Activities
Construction, planning, and design of on-road and off-road trail facilities for pedestrians, bicyclists, and other non-motorized forms of transportation
Construction, planning, and design of infrastructure-related projects and systems that will provide safe routes for non-drivers, including children, older adults, and individuals with disabilities to access daily needs
Conversion and use of abandoned railroad corridors for trails for pedestrians, bicyclists, or other non-motorized transportation users
Construction of turnouts, overlooks, and viewing areas
Community improvement activities, including inventory, control, or removal of outdoor advertising; historic preservation and rehabilitation of historic transportation facilities; vegetation management practices in transportation rights-of-way to improve roadway safety, prevent against invasive species, and provide erosion control; and archaeological activities relating to impacts from implementation of a transportation project eligible under 23 USC
Any environmental mitigation activity, including pollution prevention and pollution abatement activities and mitigation to address storm water management, control, and water pollution prevention or abatement related to highway construction or due to highway runoff; or reduce vehicle-caused wildlife mortality or to restore and maintain connectivity among terrestrial or aquatic habitats
The recreational trails program under 23 USC 206
The safe routes to school program under §1404 of SAFETEA-LU
Planning, designing, or constructing boulevards and other roadways largely in the right-of-way of former Interstate System routes or other divided highways
Workforce development, training, and education activities are also eligible uses of TAP funds

Federal Transit Administration Projects

Federal Transit Administration (FTA) funds are allocated based on urbanized areas. Urban funding is available in Section 5307, which can be used for capital (e.g. purchasing buses, bus stop shelters, construction of facilities) and some maintenance activities. The ANATS Urbanized Areas can also use 5307 funds to cover up to 50 percent of the net operating expenses of the transit system.



GUIDESHARE PROGRAM

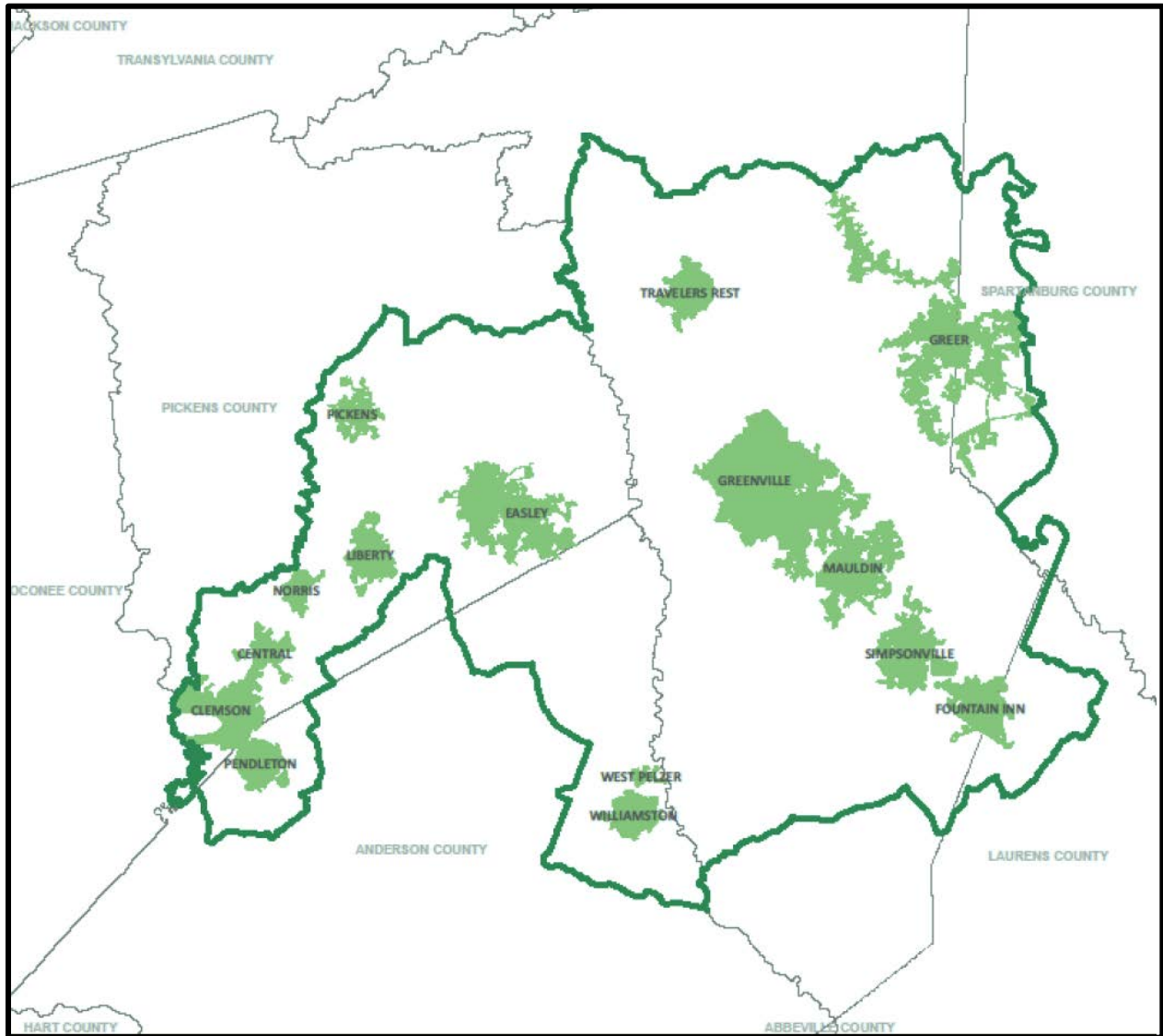
The Statewide Transportation Improvement Program (STIP) adopted by the SCDOT Commission in July 2006 allocated \$2,207,000 annually to ANATS. Since then the guideshare allocation has seen some change, rising to \$2,724,875 and with MAP-21 falling to \$2,541,000. Fiscal year 2015 will see ANATS guideshare allocation climb to \$2,815,237. The annual debt service for the 1997 Project Acceleration Program will vary slightly from year to year, but is approximately \$1.1 million.

ANATS Transportation Improvement Plan FY 2017-2022	
<p><u>Guideshare Projects</u> Multi-Use Path SC-24 @ Old Asbury Rd. Concord Rd. @ Cathey/Harris Bridge Rd. Brown Rd. @ Kings Rd. S. Main @ Campbell/Broyles/Dean (Belton) SC-187 @ Whitehall Rd. Extension Monroe St. @ Market St. Concord Rd. @ N. Main/Whitehall Rd. Quinn @ Railroad Whitner @ I Street Midway Rd. @ Harriet Cir. Midway Rd. @ Crestview Rd. Anderson St. @ Zion St. (Belton) S. Main St. @ Shockley Ferry/Lewis St.</p>	<p><u>Transportation Alternative Projects (TAP)</u> Jackson Street Sidewalk - Phase 2</p> <hr/> <p><u>Safety Program</u> SC-28, Abbeville Highway I-85 SB Ramp @ West SC-178 S-34 (Whitehall Road) @ Sullivan Road</p>

⁷Anderson Area Transportation Study, ANATS Transportation Improvement Plan, FY 2017-2022.



GPATS⁸



The Greenville-Pickens Area Transportation Study (GPATS) is the Metropolitan Planning Organization, for the Greenville Urbanized Area. GPATS covers a significant portion of Greenville County and Pickens County, and smaller portions of Anderson, Laurens, and Spartanburg counties. It contains the municipalities of Central, Clemson, Easley, Fountain Inn, Greenville, Greer, Liberty, Norris, Mauldin, Pelzer, Pendleton, Pickens, Simpsonville, Travelers Rest, West Pelzer, and Williamston. It covers an area of 777 square miles and is home to more than 500,000 residents. GPATS is a separate entity from the South Carolina Department of Transportation (SCDOT), which maintains and manages a large percentage of the roads within the state. Additionally, many of the municipalities and counties within GPATS manage their own transportation projects within their boundaries.

The primary role of GPATS is to be the designated recipient of all State and Federal funds for transportation projects in the Greenville Urbanized Area. The GPATS Policy Coordinating



Committee approves the scheduling of projects, the allocation of funds, and helps to guide the development of the region's transportation infrastructure. This includes, but is not exclusive to, roads and highways, mass transit, bicycle and pedestrian facilities, and freight.

GPATS is also responsible for conducting regional transportation planning and overseeing transportation investments. GPATS is involved in transportation projects that utilize federal funding within the boundary area. Not all roads within the GPATS boundary area are included in the GPATS network. Only roads that are considered "federal aid-eligible" are included in the GPATS network. These roads typically do not include subdivision roads and smaller local roads.

GPATS works with road projects, safety projects, bicycle and pedestrian projects, and public transit. GPATS provides staff and technical assistance with a number of local plans, projects, and initiatives, and also provides funding to other agencies to carry out transportation-related studies. Some recent studies partially funded by GPATS include the Woodruff Road Corridor Study, City of Easley Bicycle and Pedestrian Master Plan, County Greenways Plan, City of Greenville Bicycle Master Plan, and the SC 153 Corridor Study.

The same three documents discussed under ANATS guide GPATS' operations as well: the LRTP, TIP, and UPWP. GPATS has a similar funding mechanism as ANATS. GPATS receives \$14.8 million in Guideshare funding each year.

The Transportation Alternatives Program (TAP), formerly known as Transportation Enhancements (TE), was created to help expand transportation choices and provide funding for activities that are often left out of transportation projects. Activities that are eligible for TAP funding include pedestrian and bicycle facilities, Safe Routes to School improvements, and projects that were previously funded by the Recreational Trails Program. GPATS receives \$621,000 each year in total TAP funding, which is awarded on a competitive grant basis.

Federal Transit Administration (FTA) Section 5300 funds are provided to the local transit agencies by the federal government, and funneled through the MPO to provide public transportation services to our area.

GPATS History

In the fall of 1964, the Greenville Area Transportation Study (GRATS) was created under the joint auspices of county, city, and state governments. In September of that year, the Greenville County Legislative Delegation and the cities of Greenville, Greer, Mauldin, and City View authorized the Greenville County Planning Commission to enter into an agreement with the South Carolina Department of Transportation to assure the development of a coordinated transportation system for the county's urban area.

In April 2004, the GRATS area was restructured as a result of the 2000 Census, which expanded the Census-designated Urbanized Area. The Urbanized Area expanded to include a portion of Pickens County, including the municipalities of Pickens, Liberty, and Easley.



Following the 2010 Census, the Greenville Urbanized Area once again expanded to include the municipalities of Central, Clemson, Norris, Pelzer, Pendleton, West Pelzer, and Williamston. These areas were included in GPATS as of March 2013, and changes were made to the Policy Committee and Study Team membership to reflect the new areas.

From the beginning, the GRATS program, now the GPATS program, has been a cooperative venture between local municipalities and counties, the South Carolina Department of Transportation, and the Federal Highway Administration.

Listed below are projects pertaining to Anderson County.

GPATS Transportation Improvement Program FY 2016-2021	
<p><u>Unified Planning Work Program</u></p> <p>Pendleton Area Bicycle & Pedestrian Plan Williamston Bike and Ped Plan</p> <p><u>Non-Guideshare Projects</u></p> <p>US-76 Pickens Co. to Mays St. US-178, I-85 NB/SB ramps US-178 near S-29 to near I-85 NB S-4-77 US-29 to Belton Dr. S-4-1098 SC-187 to Twin Lakes Rd. SC-28 US-76 to Pickens Co. SC-86 Near I-85 to Greenville Co. SC-88 Mechanic St. to N Elm St.</p>	<p><u>Guideshare Projects</u></p> <p>SC-153 Improvements, I-85 to SC-123</p> <p><u>Transportation Alternative Projects</u></p> <p>SC-81 sidewalks School District 1 Ragsdale Rd. Sidewalks School District 4 Riverside Middle School Sidewalks Town of Williamston Minor St. Sidewalk Project - Phase 1</p>

Legislative Delegation Transportation Committee

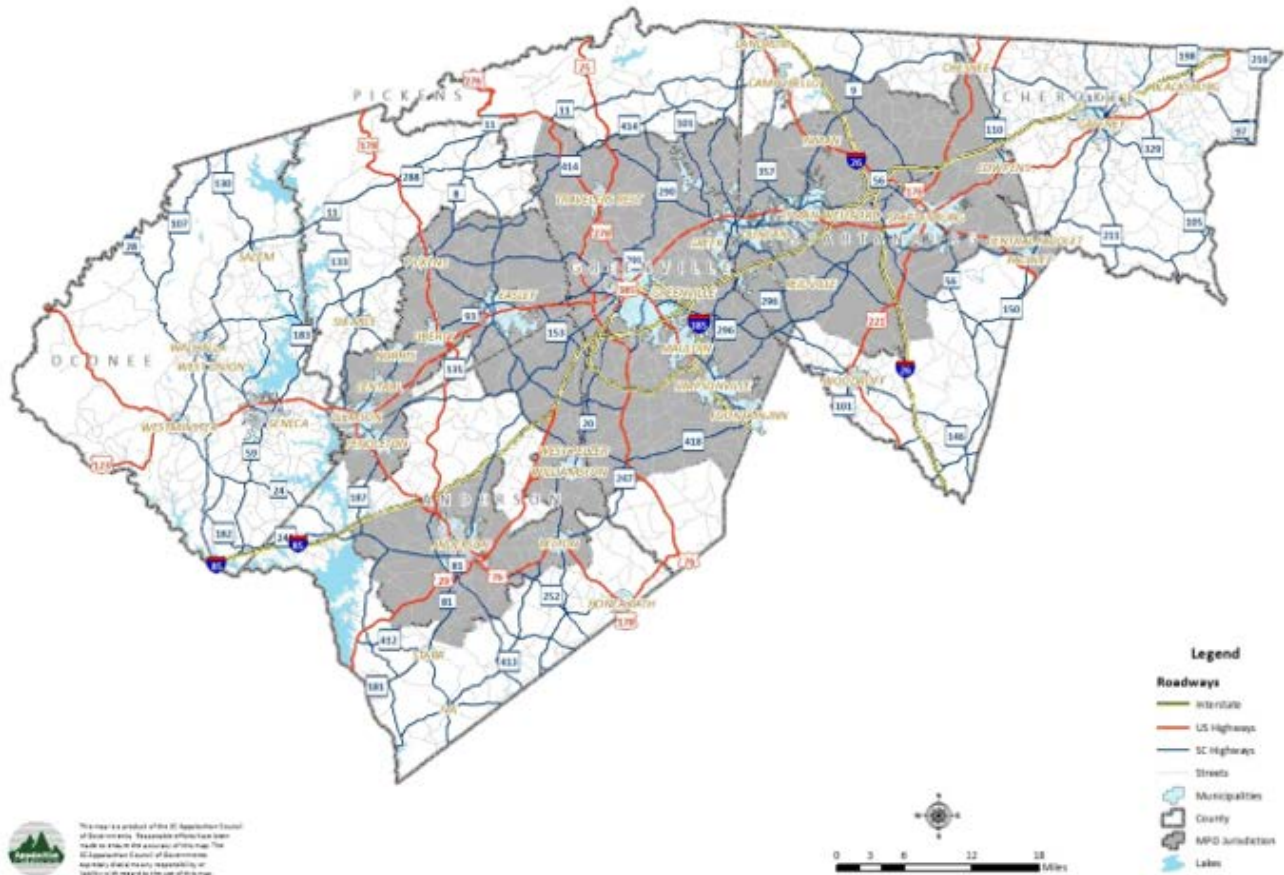
Each County’s Legislative Delegation Transportation Committee also provides funding for various transportation projects in its area. The County Transportation Committees are funded through gas tax revenue. Anyone may approach their County Transportation Committee and request funding for a project, whether it’s an intersection safety project, a sidewalk, a road improvement, or another type of transportation project.

⁸GPATS, www.gpats.org/about, (June 2, 2016)



ACOG⁹

Appalachian Council of Governments
L RTP Study Area



The Appalachian Council of Governments (ACOG) is the designated agency for rural transportation planning in the region. The ACOG is responsible for the update and development of the Long Range Transportation Plan (LRTP) for areas shown in white on the map above.

The purpose of the LRTP is to create a 25-year plan for the transportation system in the rural areas of the Upstate. As a long-range planning document, the LRTP must identify the transportation needs of the rural areas through 2040, establish priorities for transportation improvements, and chart a course for meeting the community's vision. In achieving this purpose, the plan is designed to assist the ACOG planning area enhance the economic viability of the community, while preserving its quality of life. To this end, the LRTP identifies the existing and future demographic trends and transportation needs, and develops coordinated strategies to achieve the community's vision.

The LRTP is the principal transportation planning document for the rural region. It is a blueprint to guide the development of programs and transportation projects within the ACOG



study area. The LRTP distributes anticipated funding from federal, state, and local sources to various transportation modes (highway, transit, bicycle, pedestrian, and freight), while maintaining flexibility to address dynamic changes in both the needs and the resources of the community.

The rural areas of the Appalachian Region consist of the following counties: Anderson, Cherokee, Greenville, Oconee, Pickens and Spartanburg.

Anderson County Proposed LRTP Projects	
SC 28 (Abbeville Hwy.) and SC 185	US 29 and S-146/331/Jockey Lot
Dalrymple Rd. to Scotts Bridge Road	Welpine Rd. @ US 76
US 76 Resurfacing from 252 to Greenville Co. line	US 178 Resurfacing from Pickens Co. line to near S-4-29
SC 243 Resurfacing from SC 24 to Oconee Co. line	S 76 (Midway Rd.) minor widening

⁹2016-2040 Rural Long Range Transportation Plan, Appalachian Council of Governments, May 2016



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Introduction

The Priority Investment Act of 2007 (S266) amended South Carolina's Local Government Comprehensive Planning Enabling Act (SC Code sec. 6-29) to add two new elements, Transportation and Priority Investment, to local comprehensive plans. The Transportation element appears as Chapter 8 of this document, while the Priority Investment element appears here as Chapter 9. The Act also requires local governments to analyze their regulatory requirements and incentive structures as they pertain to housing. Local governments may relax or remove requirements or offer market incentives to encourage development of traditional neighborhoods and affordable housing. This analysis is included in the Housing element, Chapter 5 of this document. Finally, the Act requires the adoption of the Housing, Community Facilities, and Priority Investment elements of the Comprehensive Plan as a prerequisite to local governments' adoption of land development regulations for their jurisdictions.

The Priority Investment element evaluates needs, costs, feasibility, and coordination of public infrastructure and capital improvements as they relate to Comprehensive Plan objectives. The element analyzes Federal, State, and local funding sources for public infrastructure and facilities projects, recommends projects for funding, and outlines coordination of project recommendations with relevant jurisdictions and agencies. A ten-year planning horizon is used, with the County's Capital Improvements Plan a central feature in the analysis.

The chapter closes with several recommended policy actions prompted by the findings in the preceding elements of this Comprehensive Plan. These recommendations seek to address economic development, environmental protection, transportation and housing needs, and quality of life issues in a comprehensive manner for Anderson County. In addition, several areas within the County are recommended for further study with respect to future growth. Suggested strategies for implementing these recommendations are outlined.



Funding Sources

Existing and potential sources of funding available for public infrastructure and facilities over the ten-year planning horizon are identified below. These include Federal, State, and local sources. The potential funding source list is not designed to be exhaustive, as other potential funding sources can be added or removed over time.

Existing Funding Sources

General Fund

The *general fund* is the County's primary operating fund. It accounts for financial resources of the general government except those required to be accounted for in another fund. The two major sources of revenue for the general fund are property taxes and State shared revenue. These funds are generally spent on public safety, general government services, and highways and streets.

Capital Project Fund

Capital project funds are used to account for and report financial resources that are restricted, committed, or assigned to expenditures for capital outlays, including the acquisition or construction of capital facilities, or renovation activities, and other capital assets. The major sources of revenue are property taxes and enterprise revenue.

General Obligation Bonds

General obligation bonds and notes are debt secured in whole or part by a pledge of the County's full faith, credit and taxing power, meaning that the bonds become payable from the levy of ad valorem taxes.

State Revolving Fund

State revolving funds are funds that provide low interest loans for investment in water and sanitation infrastructure.

Potential Funding Sources

Revenue Bonds

Principal and interest for *revenue bonds* are paid from the revenue generated from the acquisition or construction of the asset for which the bonds were issued.

South Carolina Transportation Infrastructure Bank

The *South Carolina Transportation Infrastructure Bank* assists in financing major qualified projects (exceeding \$100M) by providing loans and other financial assistance for constructing



and improving highway and transportation facilities necessary for public purpose including economic development.

Guideshare Funds

Guideshare Funds are allocated by SCDOT for constructing new roads, adding traffic lanes to existing roads, constructing paved shoulders, installing traffic signals, constructing sidewalks or bike lanes, or making safety improvements. The Guideshare sets the annual budget for highway improvements within each Metropolitan Planning Organization (MPO) or Council of Government (COG). As discussed in greater detail in Chapter 8 of this Comprehensive Plan, Anderson County is home to two MPOs, ANATS and a portion of GPATS.

Surface Transportation Block Grant (STBG)

The *Surface Transportation Block Grant* provides flexible funding that may be used by States and localities for projects to preserve and improve the conditions and performance on any Federal-aid highway, bridge and tunnel projects on any public road, pedestrian and bicycle infrastructure, and transit capital projects, including intercity bus terminals.

Impact Fees

Impact fees are fees imposed by local government on new development projects to pay for all or a portion of the cost of providing public services to the new development. Anderson County does not currently utilize impact fees for development projects.

C-Funds

The *C-Fund Program* is a statewide program for improving roads whereby each county is allocated a portion of funds generated by a tax on gasoline and diesel fuel. Distributed by the SCDOT, the funds reimburse the County for projects approved by the County Transportation Committee.

Capital-Lease Purchase

Capital-Lease Purchase agreements allow the County to acquire capital assets by making payments towards the purchase of the asset. The lessor holds title until the debt is repaid.

Grants

Grants are contributions by a government or other organization to support a particular function or purpose. Community Development Block Grants (CBDG) and a variety of other grants are available to local governments to assist in undertaking projects. Anderson County has received several grants over time, for example, EPA Brownfields clean-up grants, State Homeland Security Grants, and others.



Brownfields Cleanup Revolving Loan Funds

The Brownfield Cleanup Revolving Loan Fund is available to finance environmental cleanup activities on Brownfield sites in South Carolina. Funds are provided by the U.S. Environmental Protection Agency and SC-DHEC. Loans are typically made for a ten-year term with an interest rate of 1 to 3 percent. Governmental borrowers may receive forgiveness of up to 30% of the original loan amount.



Public Facilities and Infrastructure Projects

Consideration of future capital needs is an integral part of planning for growth. To this end, the Priority Investment Act calls for local governments to identify projected public infrastructure and facilities projects for a ten-year planning horizon. The County's Capital Improvements Plan (CIP) and its long-term bond obligations identify such projects. These projects are intended to maintain or improve current service delivery standards, serve anticipated development, and support the recommendations of the Comprehensive Plan.

Capital Improvements Plan

The County's Capital Improvements Plan (CIP) includes future capital projects identified by each County department. Cost estimates and anticipated means of financing each project are also included. These capital projects help maintain or enhance current levels of service over the upcoming five-year period (FY 2016-17 through FY 2020-21). In addition, the CIP serves as a means for inclusion of potential projects into the Comprehensive Plan. Table 9.1 below provides a summary of the Capital Improvements Plan for FY 2015-16 through FY 2019-20. The complete plan is contained in Appendix I at the end of this chapter.

Table 9.1 CIP summary

Dept. #	Department	FY16-17	FY17-18	FY18-19	FY19-20	FY20-21	FY16-21
5021	Building and Grounds	\$1,400,000	\$290,000	\$410,000	\$70,300	\$600,000	\$2,770,300
5044	Assessor	\$60,000		\$60,000		\$60,000	\$180,000
5065	Parks and Recreation	\$2,746,000	\$1,595,000	\$1,755,000	\$1,250,000	\$1,270,000	\$8,616,000
5081	Voter Registration and Elections	\$40,000,000	\$50,000	\$50,000	\$50,000	\$50,000	\$40,200,000
5092	IT (MIS)	\$186,000	\$170,000	\$170,000	\$170,000	\$170,000	\$866,000
5111	PAWS	\$25,000					
5141	Detention Center	\$3,773,980		\$16,025,000	\$16,025,000		\$35,823,980
5221	Roads and Bridges	\$5,977,500	\$6,514,500	\$7,994,000	\$8,061,000	\$8,231,000	\$36,778,000
5226	Fleet Services	\$13,500,000	\$8,725,000	\$7,115,000	\$7,100,000	\$7,300,000	\$43,740,000
5613	Stormwater Management		\$35,000		\$35,000	\$68,000	\$138,000
5955	ASEC		\$99,598			\$75,000	\$174,598
5323	Library	\$269,000	\$428,000	\$266,000	\$2,179,000	\$2,641,000	\$5,783,000
5612	Wastewater Management	\$8,600,000	\$3,750,000	\$1,775,000	\$690,000	\$2,575,000	\$17,390,000
5775	Airport	\$1,123,463	\$5,230,500	\$598,000	\$5,004,030	\$2,550,000	\$14,505,993
5954	Solid Waste	\$907,000	\$879,000	\$302,000	\$867,000	\$217,000	\$3,172,000
	Total	\$78,567,943	\$27,766,598	\$36,520,000	\$41,501,330	\$25,807,000	\$210,137,871

Note: The above figures are project-specific and do not necessarily reflect County fund obligations.

Fiscal Years 2020-2025 Improvements

To identify projects in the five-year period beyond the scope of the CIP (FY 2020-21 through FY 2024-25), reference is made to the County's Schedule of Long-Term Debt. The Schedule of Long-Term Debt is maintained by the Anderson County Finance Department and describes projects funded through general obligation bonds, special source revenue bonds, and the state revolving fund. Table 9.2 below shows ongoing projects obligated through 2025, contained in the County's Schedule of Long-Term Debt. Outstanding principal balance for these projects totals approximately \$9.6 million.



Table 9.2 Schedule of long-term debt (excerpt)

Fund #	Project Description	Funding Source	Maturity Date	Balance
203	Renovating and equipping the former McCants School Bldg.	GOB	4/1/2024	\$4,221,551.00
	Constructing and equipping Parker Bowie Park			
	Constructing and equipping Dolly Cooper Park			
	Constructing and equipping a burn building for fire service training			
	Renovating and equipping the Department of Social Services building			
	Constructing and equipping various recreational facilities at the Sports Complex			
	Renovating and equipping a room in the Watkins Community Center, Town of Honea Path			
	Renovating and equipping municipal and county agencies and offices located in Belton City Hall			
209	Constructing and equipping a new facility, or renovating and equipping an existing facility for use at the Anderson County Detention Center	GOB	4/1/2021	\$1,690,000.00
261	Acquisition of right of way and construction of gravity sanitary sewers	SSRB	4/1/2022	\$1,656,114.00
265	Wastewater collection system at I-85 and Highway 81	SSRB	4/1/2023	\$950,302.00
410	Highway 76/Sandy Springs Sewer Extension	SRF	4/1/2025	\$1,145,540.00
	Beaverdam Creek Sewer - Phase 1B and Powdersville Sewer Installation			
	Construction of four pump stations (East and West Lagoon, Starr and Mouchet Road)			
	Total			\$9,663,507.00

Additional Projects

Finally, a few public infrastructure and facilities projects in Anderson County remain under discussion at this time. Various arrangements for funding these projects could be entertained, to include partnerships among public and private entities. As funding arrangements have yet to be determined for these projects, they are mentioned here without stipulation.

- County Industrial park, including spec building
- Building at former Bailes-Woolworth’s downtown site
- Tri-County Technical College Student Success Center



Coordination

Governmental entities, utilities, and other relevant agencies affected by or with authority over the above Priority Investment projects are identified here. Written notification of this Comprehensive Plan and other projects will be provided to those specified:

Anderson County

Anderson County Administration
Anderson County Economic Development Department
Anderson County Finance Department
Anderson County Fire System
Anderson County Parks, Recreation, and Tourism Division
Anderson County Public Works Division

Adjacent and Relevant Jurisdictions

Abbeville County
Greenville County
Oconee County
Pickens County
Elberton County, GA
Hart County, GA
City of Anderson
City of Belton
Town of Honea Path
Town of Iva
Town of Pelzer
Town of Pendleton
Town of Starr
Town of West Pelzer
Town of Williamston

State Agencies

South Carolina Department of Health and Environmental Control (SCDHEC)
South Carolina Department of Transportation (SCDOT)
South Carolina State Housing Finance and Development Authority

Regional Agencies

Anderson Area Transportation Study (ANATS)
Appalachian Council of Governments (ACOG)
Greenville Pickens Area Transportation Study (GPATS)
Ten at the Top
Upstate Alliance
Upstate Forever



Schools

Anderson County School Districts 1, 2, 3, 4, and 5
Anderson University (AU)
Clemson University
Tri-County Technical College

Utilities

Anderson Regional Joint Water System¹
Blue Ridge Electric
Duke Energy
Piedmont Natural Gas
Pioneer Water
Renewable Water Resources (ReWa)

Other Agencies/Organization

Anderson Chamber of Commerce
AnMed Health Medical Center

¹ The system includes the Belton-Honea Path Water Authority, Big Creek Water & Sewerage District, Broadway Water & Sewerage District, City of Anderson, City of Clemson, Clemson University, Hammond Water District, Homeland Park Water District, Powdersville Water District, Sandy Springs Water District, Starr-Iva Water & Sewer District, Town of Central, Town of Pendleton, Town of Williamston, and West Anderson Water District.



Policy Recommendations & Implementation Strategies

Policy recommendations are made here for addressing issues identified in the preceding elements of this plan. A total of six overarching recommendations are discussed below, accompanied by a number of more specific steps which can be taken to implement each recommendation.

These recommendations constitute general principles for action in achieving Anderson County's community development and long range planning goals. Implementation of these recommendations will serve to further enhance Anderson County as a premier destination to live, work, and play.

Recommendation 1:

Undertake a comprehensive economic development policy for Anderson County

Implementation strategies:

1.1 Employ innovative financial and socioeconomic programs at the local level

As a complement to site-based industrial development activities, locally-oriented economic development capitalizes on the unique assets and advantages of towns and places. Together, these two approaches constitute a comprehensive County-wide economic development strategy.

Applying innovative financing arrangements for development projects as well as encouraging community-based organizations for engaging local assets are strategies for supporting economic development activities at the local level.

Tax Increment Financing (TIF) is a technique for promoting economic development projects in a pre-defined area, such as infrastructure improvements or main street renovations. This approach pays for the proposed project using the future property tax revenue streams that are realized upon completion of the project. Business improvement districts, business incubators, cooperatives, farmers' markets, and community development organizations are further examples of locally-oriented institutions which promote participative, place-based social and economic development and physical improvements.

Through arrangements such as these, voluntary social and economic projects are undertaken in communities, local entrepreneurial activities are promoted, and capital is attracted to and reinvested in local community ventures. Encouraging and supporting these types of institutions empowers local efforts and advances the development of places throughout Anderson County.



1.2 Strengthen ties with local academic institutions for leveraging opportunities in the new economy

In addition to site-based industrial development and place-based local development approaches, capitalizing on the economic opportunities that will emerge in the next ten years calls for a skills, knowledge, and technology-based approach. The next generation of technological innovations, business enterprises, and labor resources are being developed right in our back yard at local area teaching and research institutions -- Tri-County Technical College, Anderson University, and Clemson University. Strengthening relationships with these institutions - by playing a coordinating or facilitating role, contributing hard or soft assets, or creating a favorable regulatory environment - will help to foster employment opportunities, develop small and medium-sized enterprises (SMEs), and attract cutting-edge industry, and better position the County in the knowledge-driven, technologically-oriented economy of the near future.

1.3 Implement all policy recommendations presented here

A comprehensive economic development policy can incorporate all of the recommendations offered below. These recommendations touch many important physical and social aspects of Anderson County, as revealed by the analyses contained in the previous chapters. Enhancing and expanding the County's infrastructure, amenities, and capital stock, as these recommendations seek to do, makes for a more conducive environment overall for economic activity. By addressing the needs outlined by these recommendations, existing business and economic activities in Anderson County are bolstered, and potential industries are attracted and encouraged.

Recommendation 2:

Expand cultural and recreational opportunities, quality of life, and public safety efforts

Implementation Strategies:

2.1 Address Library and Parks & Recreation systems' needs, facilitate historic preservation

Library renovations, additions, and new construction projects through FY 2020-21 have been programmed into the Capital Improvements Plan. Major projects focus on construction to meet increased demands at selected branches. These projects should be initiated at the appropriate time and in communication with the Library Board of Trustees.

Improvements and upgrades to existing parks and system expansion will serve existing and expected demands. Maintenance and stewardship of park properties will require appropriate budgeting and management actions.



An update to the County's 2009 Parks and Recreation Master Plan would provide further clarification of required activities. In addition, upgrading and expanding County boat ramps will further capitalize on recreational opportunities afforded by Lake Hartwell. The achievements realized in recent years by the development of Green Pond Landing exemplify the benefits that can be realized by the County's proximity to natural resources such as Lake Hartwell. Beyond Lake Hartwell however the County's natural amenities provide wider opportunities for natural resource enjoyment, recreational, or ecotourism activities.

Maintaining the character of historically significant areas can be achieved by repairing or restoring historic buildings and properties. Grant funding can be pursued to assist with these activities. Culturally significant areas can also be maintained by implementing overlay districts or design guidelines that emphasize visual aesthetics. Encouraging the burgeoning visual and performing arts sectors in the County can be achieved through continuing to publicize upcoming events.

2.2 Address public health, safety, and facilities needs including emergency medical and fire services, detention center, and solid waste and recycling

Emergency medical services provision and organization in Anderson County is currently undergoing an independent review, and the conclusions from this review should be considered in the interest of public health and welfare, as necessary. Based on the findings of this review, current and future capacity needs of the EMS Division could be addressed through additional physical and human resources. Projected land use and population information contained in this Comprehensive Plan are available for use by the EMS Division and County Fire System to better serve the citizens of Anderson County.

Expanding the capacity of the Anderson County Detention Center and upgrading inmate supportive services will require increased budget allocations in future years. Further study would be needed to determine the extent of upgrades required.

As recycling of waste materials eases stress on landfill capacity, encouraging County-wide recycling through awareness and promotion campaigns can be undertaken. Expansion and addition of convenience centers would require further consideration if County recycling efforts were to increase. Further study would be needed to determine the extent of expansion or upgrades required, for example the ability to accept additional waste materials.

Energy-saving and pollution-mitigating measures can be incorporated for public buildings. Decreasing light pollution and night-sky friendly lighting can be accomplished with required design and installation measures for County buildings and facilities. Taking steps toward Leadership in Energy and Environmental Design (LEED) standards for County buildings and facilities sets a course for efficient resource use as well as an example for the built environment County-wide.



2.3 Address quality of life issues of various demographic groups, including aging populations, young professionals, veterans, residents living in concentrated poverty, and those with disabilities

Widening housing and transportation choices facilitates lifelong communities and the prospects for aging in place, while at the same time attracting a generation of young professionals and reducing the economic burden for low and very low income residents.

Facilitating jobs and skills training efforts and other work-related educational opportunities can assist the unemployed, under-employed, and returning service members. Encouraging hiring practices which give special consideration to returning service members should be continuous.

Authorization and support for the County's Americans with Disabilities Act (ADA) program is required by Federal Law. The program comprises the County's official accommodation and grievance policies, the physical and programmatic transition plan, and regularly-conducted training sessions for County personnel.

Recommendation 3:

Enhance environmental quality and capitalize on green infrastructure and emerging energy opportunities

Implementation Strategies:

3.1 Undertake additional natural resource protection and enhancement efforts

A variety of methods can be used to bring about improvements in the quality of the County's air, water, and land-based resources, including information-gathering and analysis, public awareness and educational campaigns, incentive-based initiatives, self-imposed commitments, regulatory measures, and coordinating with neighboring jurisdictions.

Air quality improvements are primarily related to addressing the impact of vehicle exhaust. Specific steps to be taken include using SCDOT-approved trees and plantings along street corridors; coordinating traffic light synchronization and installation locations to reduce congestion; encouraging development of connected, walkable communities; and providing space and services for alternative modes of transportation that include all forms of transportation. The Breathe Better (B2) school program and other idle reduction programs have been effective means for raising awareness of air quality issues.

Enhancing water quality requires addressing runoff and conserving surface and groundwater resources. Specific steps include working with relevant institutional partners to promote awareness of impaired water quality, continual review and updates to the County's Stormwater Management Design Manual, and educating targeted groups on stormwater facts, runoff reduction practices, Low Impact Design (LID), and proper septic tank maintenance.



Protecting the quality of land-based resources requires addressing land use and development activities. Specific steps include incorporating soil types in determining allowable impervious surface area in developments, limiting construction activities on steep slopes, discouraging clear-cutting and scraping practices in land development activities, encouraging tree preservation in land development activities, and identifying, prioritizing, and cleaning contaminated sites in the County. Protecting prime agricultural lands can be implemented through easements, conservation banks, development rights transfers, or “agriculture-only” districts or overlays.

3.2 Continue brownfields clean-up efforts

Brownfield sites County-wide debilitate the growth, health, and well-being of their surrounding neighborhoods. Encouragement of clean-up efforts on privately owned brownfield sites should be continued, with additional consideration given to public/private partnerships and/or non-profit group clean-up efforts. Clean-up efforts on publicly-owned brownfields sites in the County will continue through available grant and loan opportunities as they become available. Authorizing unique financial arrangements will allow the completion of these projects, thereby facilitating the return of these properties into productive use.

3.3 Act upon opportunities identified by the County’s “Green Infrastructure” initiative

The Green Infrastructure project identifies unique, high-quality natural and cultural assets in Anderson County for protection and conservation purposes. These “green assets” consist of forest areas, wildlife habitats, protected, threatened, and endangered species sites, wetlands, water bodies, riparian areas, floodplains, greenspaces, or prime farmland areas that contribute to the overall ecological health and sustainability of the community.

Strategic conservation of green assets can be achieved using a variety of methods. Prioritizing opportunities based on the results of the Green Infrastructure inventory is an important first step, and should be carried out with resource conservation, recreation, economic development, and tourism goals in mind. Acquisition of critical resource areas, such as large open space areas or intact habitat areas, through direct purchase or donation is one method of ensuring long-term conservation. Land donated through proffer as a condition for rezoning is another method; Green Infrastructure opportunities identified in zoned areas can be considered for this approach. Finally, conservation-oriented subdivision designs can be encouraged where development occurs in the vicinity of Green Infrastructure opportunities. Conservation easements, land trusts, purchase of development rights/transfer of development rights (PDR/TDR) programs, and mitigation banks are other conservation tools that are available.

3.4 Prepare for solar energy opportunities



Act 236, the Distributed Energy Resource Program Act of 2014, opened participation in energy markets in South Carolina to individual households or property owners using solar arrays. Adjustments to the County's land development regulations and zoning ordinances are warranted to accommodate these emerging energy infrastructure opportunities.

Recommendation 4:

Enhance and diversify the transportation system, with a focus on connectivity

Implementation Strategies:

- 4.1 Continue improvements to the current transportation system and prepare for emerging demands

Identification and funding of physical improvements to roadways, bridges, and related transportation infrastructure is underway and will continue to require cooperative efforts between Anderson County and municipalities, neighboring counties, ANATS, GPATS, SCDOT, and local health organizations. Prioritization of these projects and programming into the Capital Improvements Plan is a continual process.

Recognizing that the potential for alternative means of transportation - including pedestrian, bicycle, transit, and rail - is evolving in Anderson County, additional steps to diversify the transportation system can be considered. With respect to transit, facilitating the expansion of City/County transit service into underserved areas is an initial step. Possible routes include the Anderson/Belton/Honea Path loop and a connection to Greenlink (the Greenville transit system) in the Powdersville area. A range of potential transit modes exist including buses, vans, and shuttles. There are also a variety of ways to fund transit routes including federal grant and loan programs, local option measures, general fund appropriations, and public-private partnerships.

Continuing improvements to the East-West Parkway, including multi-use related enhancements, will create an exceptional pedestrian and bicycle greenway, with potential linkage to proposed City bicycle and walking networks at either end.

Recent expansion of services provided by the Anderson Regional Airport necessitates updating and implementing the 1988 Airport Master Plan.

- 4.2 Link transportation with housing, economic development, and land use strategies

The Anderson County Functional Classification list of roadways incorporates carrying capacity, degree of mobility, and access to land. The classification list provides the County up to date information for development management decision-making in terms of transportation and land use. The Functional Classification List was last updated in 2015 and should be updated either annually or as practical.



Walkability of communities can be enhanced by implementing sidewalks and pedestrian pathways to connect residential, commercial, and institutional areas, for example in the “Complete Streets” design and policy approach. South Carolina Safe Routes to School represents an effective program available to assist in these efforts, with a project underway in Williamston and potentially more in the near future.

“Rails to Trails” or similar projects can be initiated to leverage transportation, recreation, and economic benefits where available land assets exist. The South Carolina Scenic Byways Program can be utilized to leverage scenic, historic, recreational, and economic opportunities along identified routes.

4.3 Enhance road capacity by implementing access management and connectivity measures

Enhanced connectivity among commercial corridor properties can be achieved through access management plans, ideally for corridors like the Gateway to Anderson overlay district. Shared parking, fewer curb cuts, median improvements, and other related measures reduce traffic congestion and increase safety along busy thoroughfares. SCDOT has encouraged coordination of locally-enacted access measures on State maintained roadways where applicable.

Recommendation 5:

Encourage a variety of housing types and densities where possible

Implementation Strategies:

5.1 Promote infill development

Infill development in existing neighborhoods helps to provide housing for a growing population and maximizes existing infrastructure efficiencies. Infill development helps stabilize neighborhoods, and serves that purpose well in coordination with blight-removal activities. Programs like the Neighborhood Initiative Program (NIP) have aided the County in providing much needed funding for the areas most affected by blight. Encouraging affordable housing in these areas is a logical next step to bring neighborhoods back into productive use.

5.2 Offer market-based incentives for developing traditional neighborhoods

Density bonuses allow developers to build higher densities than residential zones typically permit, helping to achieve the densities often found in traditional older neighborhoods. Flexibility in design approval promotes mixed use, accessory dwellings, and infill development, all of which may appear in traditional neighborhoods. Preapproved design standards and/or fast track permitting for these types of developments can also allow for



quicker or easier approval processes. Any market based incentives offered by the County would be subject to rigorous scrutiny beforehand.

5.3 Identify barriers to housing in development regulations and adjust as appropriate

Revisions to the Anderson County Land Use and Development Standards Regulations could be made to accommodate a diversity of housing types with different price points, residential lot sizes, setbacks, and other design features, which allow for flexibility and choice in housing types in suitable locations. These regulatory revisions could potentially include:

- Encouraging cluster development and/or conservation subdivisions where possible to protect trees, open space, and other natural features
- Encouraging more non-traditional single-family residential development options
- Promoting mixed-use development consistent with the Anderson County Future Land Use Map by allowing varying lot sizes to incorporate townhouses, condominiums, or rental units as a means of integrating affordable housing seamlessly into communities
- Enhancing land development and zoning standards to accommodate sustainable, quality growth, and a diversity of development options

Any modifications to existing regulations should be tailored to complement Anderson County's unique rural setting and character.

5.4 Facilitate first-time home buyer information sessions

Helpful information for new or potential home buyers in the Anderson area could be made available at County-sponsored events. Representatives of the banking and financial industries should be invited to discuss first-time home buying, mortgage options, and related concerns to the public.

Recommendation 6:

Initiate further growth planning activities in prioritized areas

Implementation Strategies:

6.1 Utilize growth management techniques in high-growth areas

A variety of techniques can be utilized to help guide the amount, type, location, and rate of growth at the local level. These techniques include overlay districts, form-based codes, capital improvement programs, public facilities ordinances, level-of-service standards, special tax districts, strategic infrastructure projects, and growth boundaries. Whether they are used individually or in combination, techniques such as these enable the community to better tailor growth to meet local needs.



6.2 Initiate development planning for low-growth areas

Beyond conventional incentive schemes, such as tax credits or bonus provisions, a variety of approaches also exist for stimulating development in areas where growth is under performing, or revitalizing areas that have experienced decline. Planning for both the physical and socioeconomic infrastructure in such areas is advantageous, and may involve strategic considerations. Promoting individual industries as well as entrepreneurial opportunities and local community assets can be useful components of a growth strategy in developing areas. Recreational opportunities and infill development around existing infrastructure are also important areas for emphasis.

6.3 Prioritize key areas for further focused studies

Special area plans, community plans, or more focused studies in key areas enable the development of growth strategies best suited to local needs. Consideration of the areas identified below is suggested. The preceding implementation strategies and other recommendations may be applied in these areas.

- Powdersville area
- Williamston-Pelzer-West Pelzer-Saluda River area
- Starr-Iva-Highway 81 South area
- Homeland Park area
- Airport-Highway 24 corridor area
- US 76/Clemson Boulevard corridor
- Highway 81 North area



APPENDIX I.

SURVEY RESULTS

APPENDIX II.

CAPITAL IMPROVEMENTS PLAN

Roads Sewer Service Swamp Rabbit Trail
Saturday Buses

Walk to School
Restaurants Sidewalks
Fire Mosquito Spraying Community Events

Housing Theater Walking Fishing Dolly Cooper
Library Visitors Downtown's Police Trails
Recycling Buses Sewer Jobs Congestion

Public Transportation Local Dump

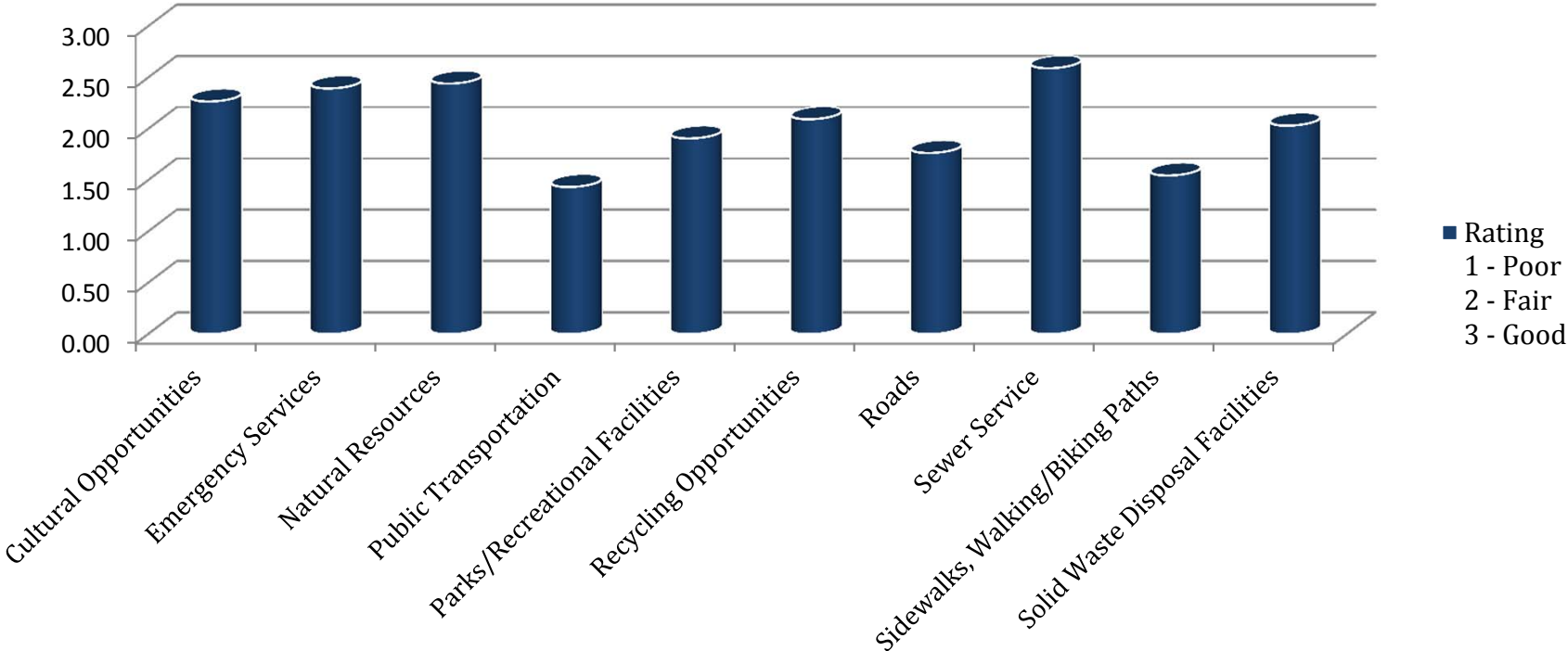
Crossings Emergency Services
Infrastructure Books Lake
Stormwater Road Crossings Boats

Traffic Parks & Recreation

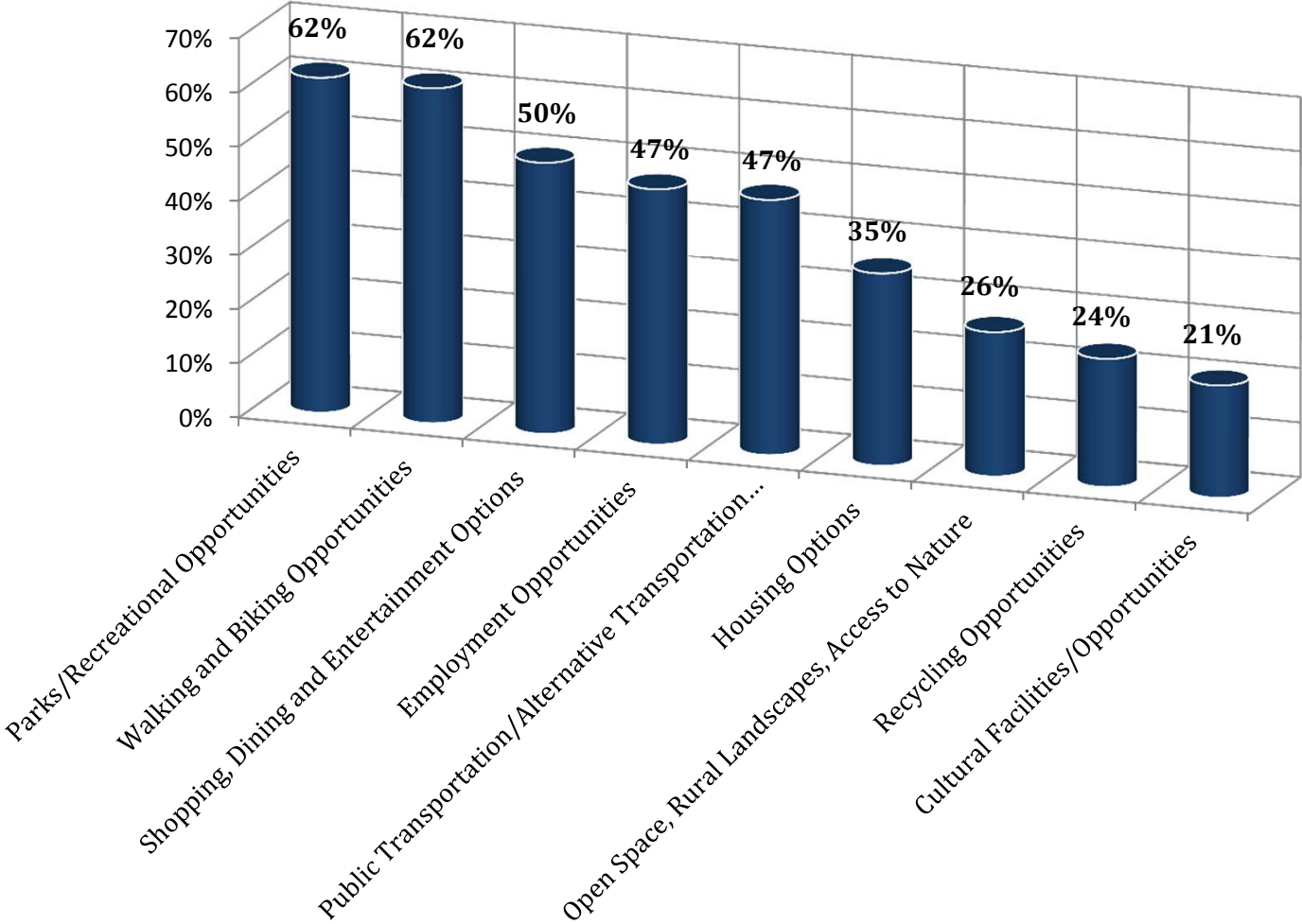
Natural Resources Special Purpose District

Industry Hotel Bike Paths

In the area where you live, how would you rate the quality of the following?



In the area where you live, what would you like to see more of?



No.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35			
Community/Neighborhood	Cobb's Glen	North Anderson	North Anderson	Anderson	Morningside	South Side	South Side	South Side	Booker Street	Broadway	Nevitt Forest	Bellview Estates	Iva	Iva City Limits	Iva	Iva	Pelzer	Pelzer	West Pelzer	West Pelzer	Powdersville	Powdersville	Old Williamston Road	Timms Road	Powdersville/Poinsettia	Timbrooke	Wren High School Area	River Reserve	Timbrooke Subdivision	Timbrooke Subdivision	Planters Walk	Belton	City of Belton	Powdersville	Three Bridges			
How would you rate the area where you live?	Suburban	Suburban	Urban	Urban	Urban	Small Town	Small Town	Small Town	Suburban	Suburban	Suburban	Suburban	Small Town	Small Town that needs work on homes on each street	Small Town	Small Town	Small Town	Small Town	Small Town	Small Town	Rural	Suburban	Rural	Rural	Suburban	Suburban	Suburban	Small Town	Suburban	Suburban	Suburban	Small Town	Small Town	Suburban	Suburban			
Ten years from now, would you like to live in the area where you live to be:	Suburban	Suburban	Urban	Suburban	Suburban	Small Town	Small Town	Small Town	Suburban	Suburban	Suburban	Suburban	Suburban	Suburban/Small Town	Suburban	Small Town	Small Town	Small Town	Suburban	Small Town	Rural	Suburban	Rural	Urban	Suburban	Rural	Suburban	Small Town	Suburban	Suburban	Suburban	Small Town	Suburban	Suburban	Suburban			
In the area where you live, how would you rate the quality of the following:	Cultural Opportunities	Good	Good	Good	Good	Fair					Fair	Good	Good	Poor	Good	Good	Poor	Fair	Poor	Poor	Fair	Good	Good	Fair	Good	Good	Fair	Good	Poor	Poor (Library hours inconsistent and not enough books)	Fair	Good	Good	Good	Fair	Poor		
	Emergency Services	Good	Good	Good	Good	Fair	Fair	Fair	Fair		Good	Fair	Good	Good	Poor	Good	Good	Fair	EMS/Fire - Good Police - Poor	Good	Good	Poor	Fair	Good	Fair	Good/Fair	Good	Fair	Poor	Poor (Police where are they?)	Good	Good	Good	Good	Good	Good		
	Natural Resources	Good	Fair	Good	Good	Poor	Poor	Fair	Fair		Good	Poor	Good	Good	Poor	Good	Good	Fair	Good	Fair	Good	Good	Good	Good	Good	Good	Good	Good	Good	Fair	Fair	Good	Fair	Good	Good	Poor	Fair	
	Public Transportation	Poor	Good	Poor	Good	Fair	Fair	Fair	Fair		Poor	Fair	Fair	Poor	Poor	Poor	Poor	Poor	Poor	Poor	Poor	Don't want	Poor	Fair	Poor	Poor	Poor	Poor	NA	Poor	NA	Poor	NA	Poor	Good	Good	Poor	
	Parks/Recreation Facilities	Fair	Fair	Good	Good	Poor		Fair	Fair		Fair	Fair	Good	Fair	Poor	Fair	Fair	Poor	Good	Poor	Good	Poor	Poor	Fair	Poor	Fair	Fair	Fair	Poor (Dolly Cooper)	Fair	Better with addition of y	Fair	Fair	Fair	Fair	Fair		
	Recreation Opportunities	Fair	Poor	Good	Good	Fair	Fair	Fair	Fair		Good	Fair	Good	Poor	Poor	Poor	Poor	Poor	Good	Good	Good	Poor	Fair	Fair	Good	Fair	Good	Fair	NA	Fair	Poor	Good	Good	Good	Good	Good	Poor	
	Roads	Poor	Poor	Good	Good	Poor	Poor	Poor	Poor		Good	Fair	Poor	Fair	Poor	Fair	Fair	Fair	Poor	Fair	Good	Fair	Fair	Fair	Poor	Fair	Poor	Poor	Poor	Good	Fair	Poor (Thank you for paving 3 Bridges Rd)	Poor	Good	Fair	Fair	Fair	
	Scenic Views/ Landmarks	Good	Fair	Good	Good		Poor				Good	NA	Fair	Good	Fair	Good	Good	Fair	Good	Good	Good			Fair	Fair	NA		Good	NA	NA	Fair	Good	Good	Good	Good	Good	Good	
Sidewalks, Walking/Biking Paths	Poor	Poor	Fair	Good	Poor	Poor	Poor	Poor		Poor	Poor	Fair	Fair	Poor	Fair	Good	Poor	Good	Poor	Good	Poor	Poor	Poor	Poor	Poor	Poor	Poor	Poor	Poor	Poor	Fair	Good	Poor	Fair	Fair	Fair	Poor	Poor
Solid Waste Disposal Facilities	Good	Fair	Good	Good			Poor			Fair	Fair	Fair	Fair	Fair	Fair	Good	Poor	Good	Poor	Poor	Poor	Poor	Fair	Fair	Fair	Poor	Poor	Fair	NA	Good	Good	Good	Fair	Good	Good	Good	Good	Poor
Of the items you rated fair or poor, which would you like to see improved?	Roads	Parks Recycling	Longer Hours, Weekend Service	NA	Natural Resources Roads	Roads Sidewalks	Roads Sidewalks Emergency Services	Sidewalks Emergency Services		Sidewalks Public Transportation	Sewer Service Mosquito Spraying	Public Transportation Bike Paths	Public Transportation	All home owners responsible for home upkeep to be enforced to keep in living condition	PT to Anderson (bus) Recreational trail - such as the Swamp Rabbit Trail in Greenville	All fair All poor		Sidewalks, walking/ biking paths; public transportation, parks	New Library		Parks, Rec Facilities	Roads	Roads	Roads	Roads	More police protection	Parks/Rec, Roads	Dolly Cooper needs to be completed	Need Anderson County Government offices open 5 days a week. Better hours for library and more books.	Government offices must be open 5 days/ week from 8:00 - 5:00 NO EXCEPTIONS! Except holidays!	Roads	Parks and Recreation Facilities	Roads, Infrastructure		We need more sidewalks. There are no walking/biking paths in my area, so we go to Pickens county. Also, stormwater is a huge issue for us, our backyard floods during heavy rains from water coming out of a culvert from the houses across Brush Creek Road. The Powdersville library is too small, after a year or two, we had read everything they offered and switched to the Pickens library. Honestly, we get more services from Pickens county than Anderson county (library, bike trail, nice downtown with community events, theater).	A local dump and recycling facility and sidewalks and crossings (road crossings) to enable my son to walk to school.		
In the area where you live, would you like to see more:	Cultural Facilities/ Opportunities			X											X		X			X					X									X	X			
	Employment Opportunities				X		X	X	X						X	X	X	X			X				X	X	X	X	X	X	X	X	X	X	X	X	X	
	Housing Options					X	X	X	X	X				X	XX	X	X	X							X									X				
	Open Spaces, Rural Landscapes, Access to Nature		X		X	X									X		X					X				X								X				
	Public Transportation/ Parks/Recreation Opportunities	X	X	X	X					X		X		X	X	X		X			X	X	X	X			X	X	X	X	X	X	X	X	X	X	X	X
	Public Transportation/ Parks/Recreation Opportunities		X	X	X	X	X	X	X			X		X	X	X		X	X	X	X					X								X				X
	Recycling Opportunities		X	X											X	X		X						X														X
	Shopping, Dining, Entertainment Opportunities				X										X	X		X	X	X	X					X	X	X	X	X	X	X	X	X	X	X	X	X
Walking/Biking Opportunities	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Other Comments:	Traffic Congestion					Buses run on Saturdays	Buses run on Saturdays	Buses run on Saturdays		10 yr from now public transportation and parks and recreation	Would like to see sewer area in my community	Improvements to infrastructure and more variety of Parks & Recreation	Industry Hotel	Refer back to #4	Industry is needed in this area - more housing is also needed - maybe a hotel	Small industrial work places for job opportunities, a motel for lake (boats - fishing) visitors		We need jobs industry in Pelzer not walking parks	Would love to see a beautiful, inviting downtown area. Definitely sidewalks, restaurants, meeting places, Good bar/grill. Walking trails.						Pave the roads		2 main things Powdersville needs: - sewer infrastructure - special purpose district for fire protection		More concerned w/ sidewalks for walkers than special lanes for 2-3 people who ride bicycles							We need a turn lane off Old Pendleton Rd at Hwy 153. In the morning, the backup is so bad it blocks the intersection to the west on Old Pendleton. We also need traffic cops or lights at the three Powdersville schools. I've seen a lot of near misses! We have a lot of teenagers driving in that area.		