

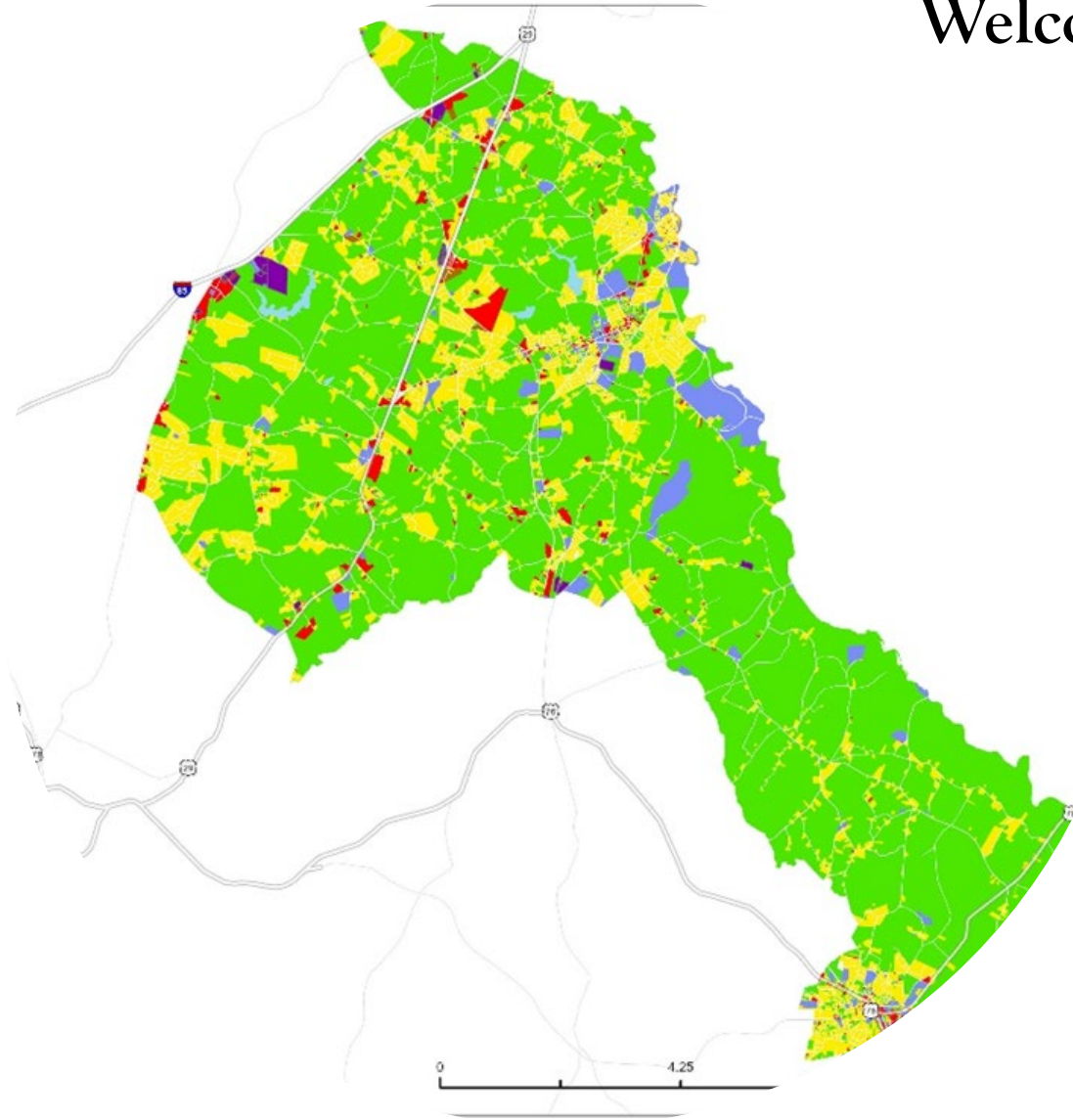


Anderson County Comprehensive Plan 2026

Friendship Community Public Meeting

February 25, 2025

Welcome Hon. Cindy Wilson
Council District 7



PUBLIC MEETING AGENDA

Anderson County Planning & Community Development

- **Introduction of Comprehensive Planning Requirements in the State of South Carolina**
- **Trends in Anderson County since the last Comprehensive Plan**
- **The changes you, the citizens, want to see included in the 2026 Comprehensive Plan**

The Comprehensive Plan

Community planning, according to the American Planning Association, is “a process that seeks to engage members of a community to create a more prosperous, convenient, equitable, healthy, and attractive place for present and future generations.”

One of the fundamental responsibilities of local government is to plan for future growth and development of the community. The guidance document that results from this planning process is the comprehensive plan.

South Carolina Local Government Planning Enabling Act of 1994 (SC Code of Laws, Title 6, Chapter 29)

The Comprehensive Plan is to outline the **community's vision for its future development**, acting as a guiding document for land use decisions and actions by establishing **goals, strategies, and policies** to address current and future needs across various aspects like **housing, transportation, economic development, and environmental sustainability**, *all while considering community input and priorities.*

The local planning commission shall develop and maintain a planning process which will result in the systematic preparation and continual re-evaluation and updating of those elements. . .

Potential conflicts with adjacent jurisdictions and regional plans or issues must be considered.

10 Required Elements

A local comprehensive plan must include, but not be limited to, the following planning elements:

Population

Housing

Economic Development

Natural Resources

Cultural Resources

Land Use

Community Facilities

Transportation

Priority Investment

Resilience

Required Organizational Layout of the Plan

According to the Statute, each of these ten elements must include:

- 1) an inventory of existing conditions,
- 2) a statement of needs and goals, and
- 3) implementation strategies with time frames.

The contents of the Plan must be data driven in order to inform decisionmakers and citizens. It is vital, as well, to check in with the County's citizens regarding issues that substantially affect them.

Important Trends for Basic Consideration

- **Population Growth - Where and how much?**
- **Economic Development - Job and business growth - Where and how much?**
- **These two items affect everything else . . .**

Public Services and Infrastructure - Roads, water, sewer, storm water, schools, emergency services, etc.

All items feed into the land use element where we study the needs associated with these services and facilities and how we will choose to grow. It should address better land use policy decisions and regulations if citizens are not satisfied with the way things are going.

But there are only so many resources to be allocated. It is ultimately up to the County Council to decide how to balance the needs.

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 population changes affect the existing situation and future potential of the area.

Where/how much are we growing?

Do we want to grow?

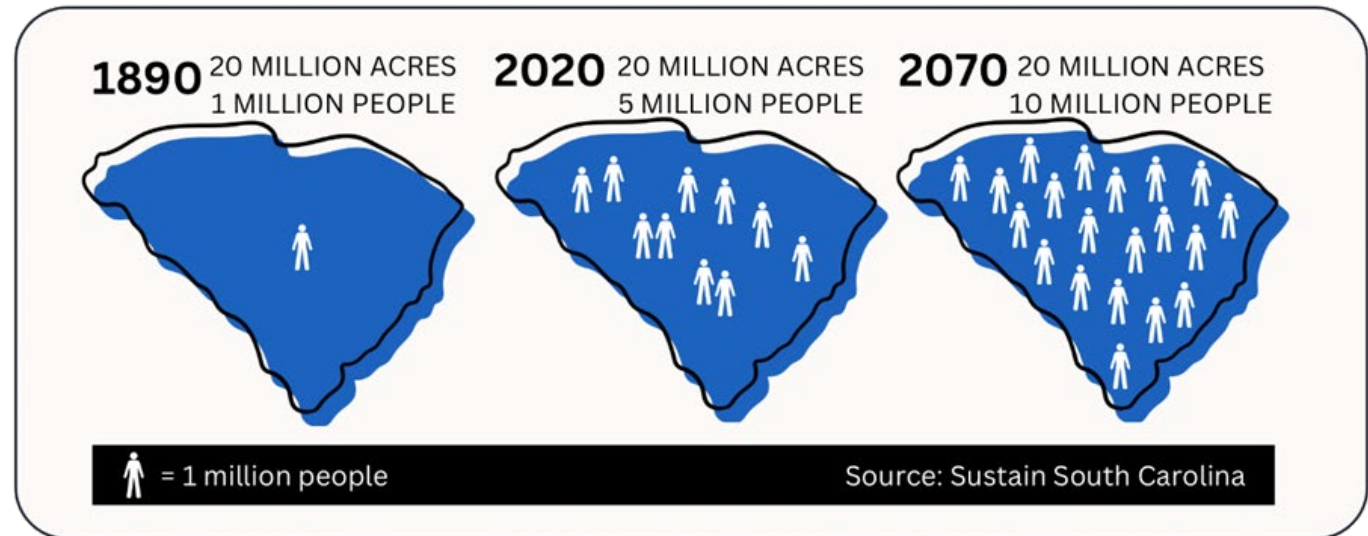
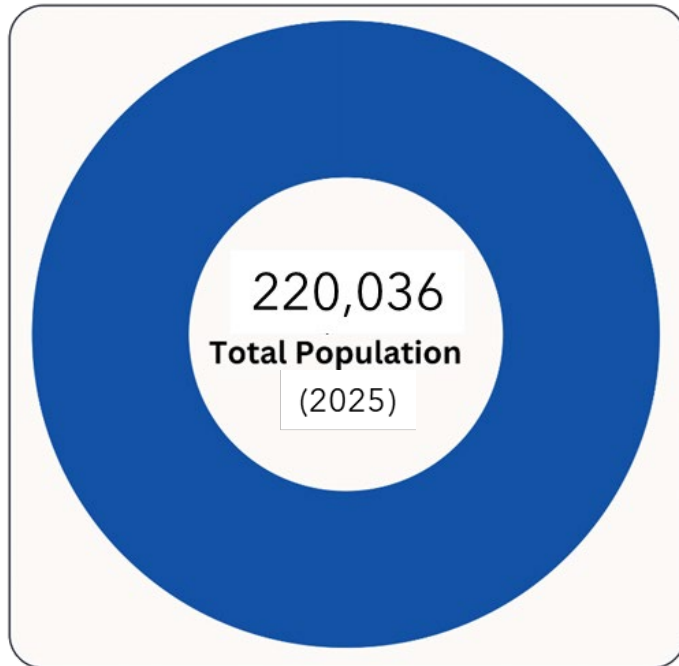
What are the effects of growth on the County?

Can we affect what that growth looks like?

Do we let growth takes its own course?

Population Growth in the State

Anderson County
Current Estimate



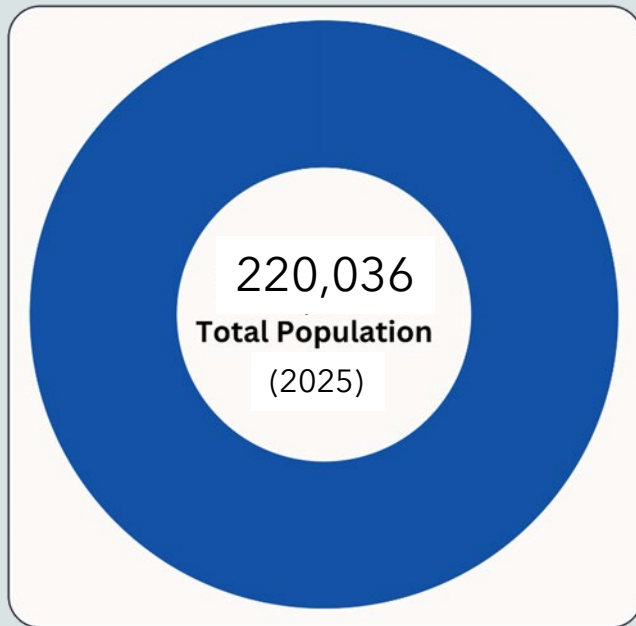
How has the population changed in Anderson County?

The population of **Anderson County, South Carolina** in **2022** was **209,581** **12% up** from the **187,095** who lived here in **2010**.

For comparison, the US population grew **7.7%** and South Carolina's population grew **14%** during that period.

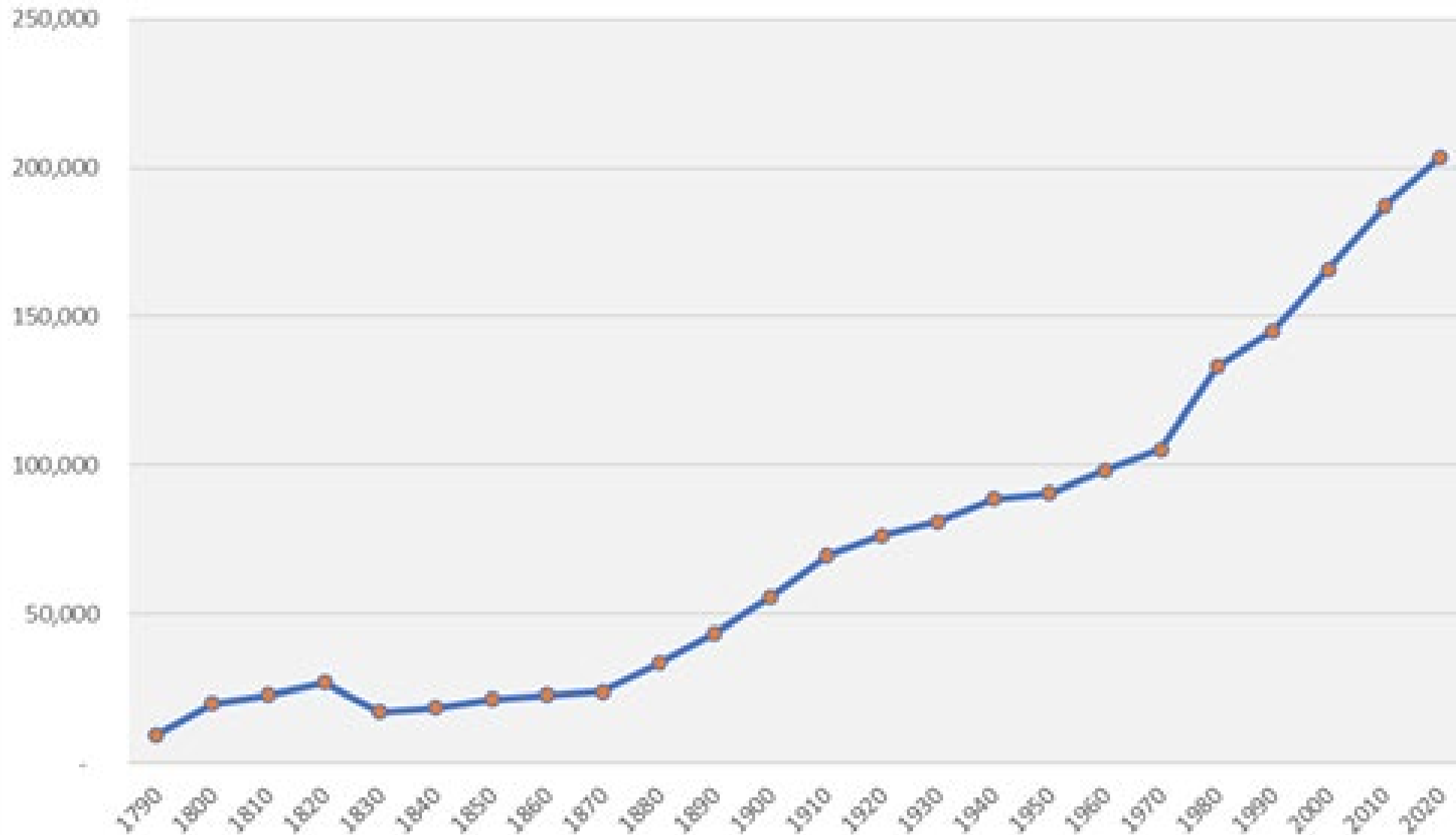
- ***213,076 July 1, 2023 – up 13.9% since 2010***
- ***216,500 in 2024 - up 15.7% since 2010***
- ***220,036 in 2025 - up 17.6% since 2010***

Anderson County Growth

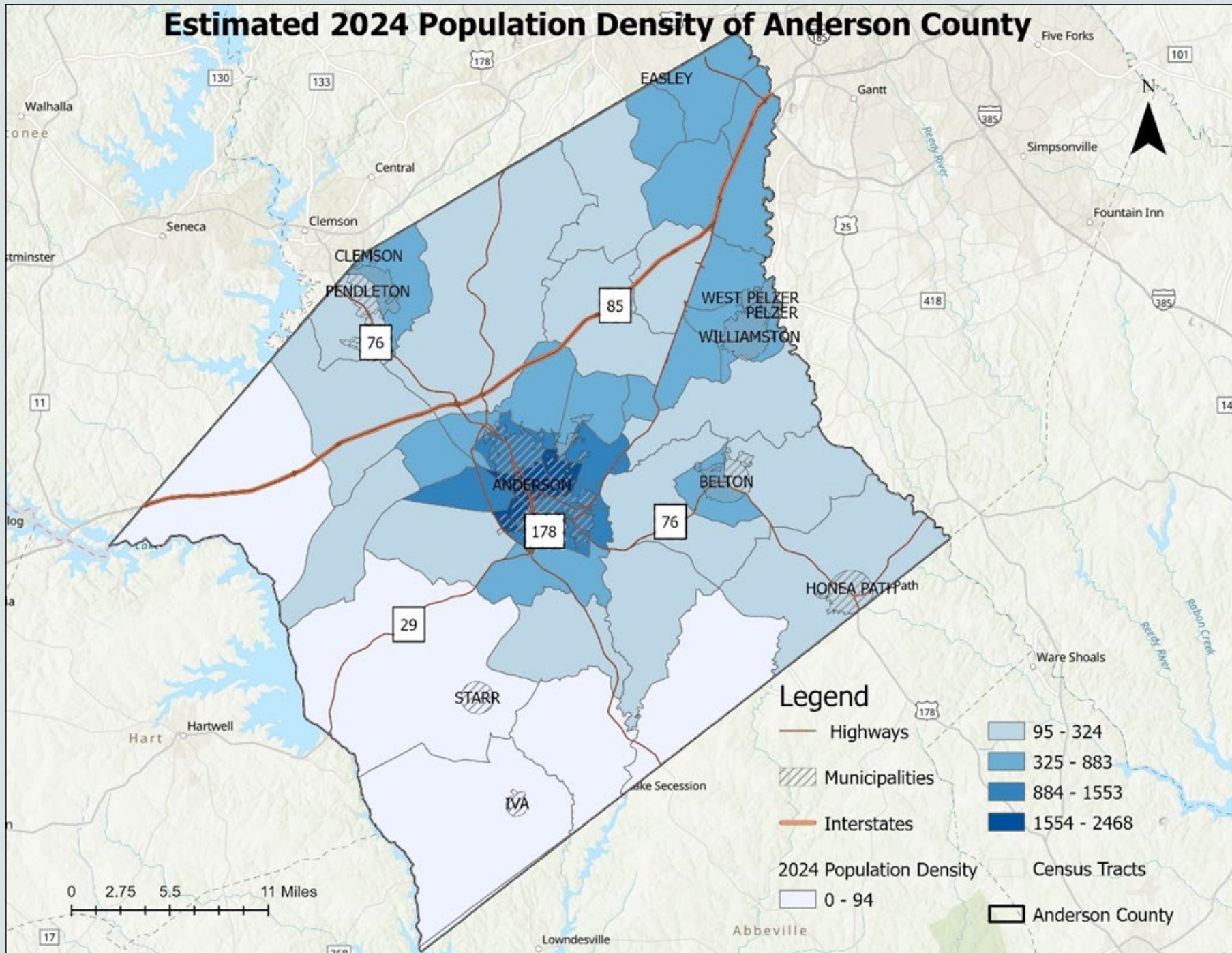


By 2030, we are expected to have reached a total population of 233,095 in Anderson County (*SC Revenue and Fiscal Affairs Office; Population Predictions from 2020 to 2035*). That is over 13,000 people in the next 5 years . . . which would translate into a need for approximately 5,200 more dwelling units at 2.5 people per unit.

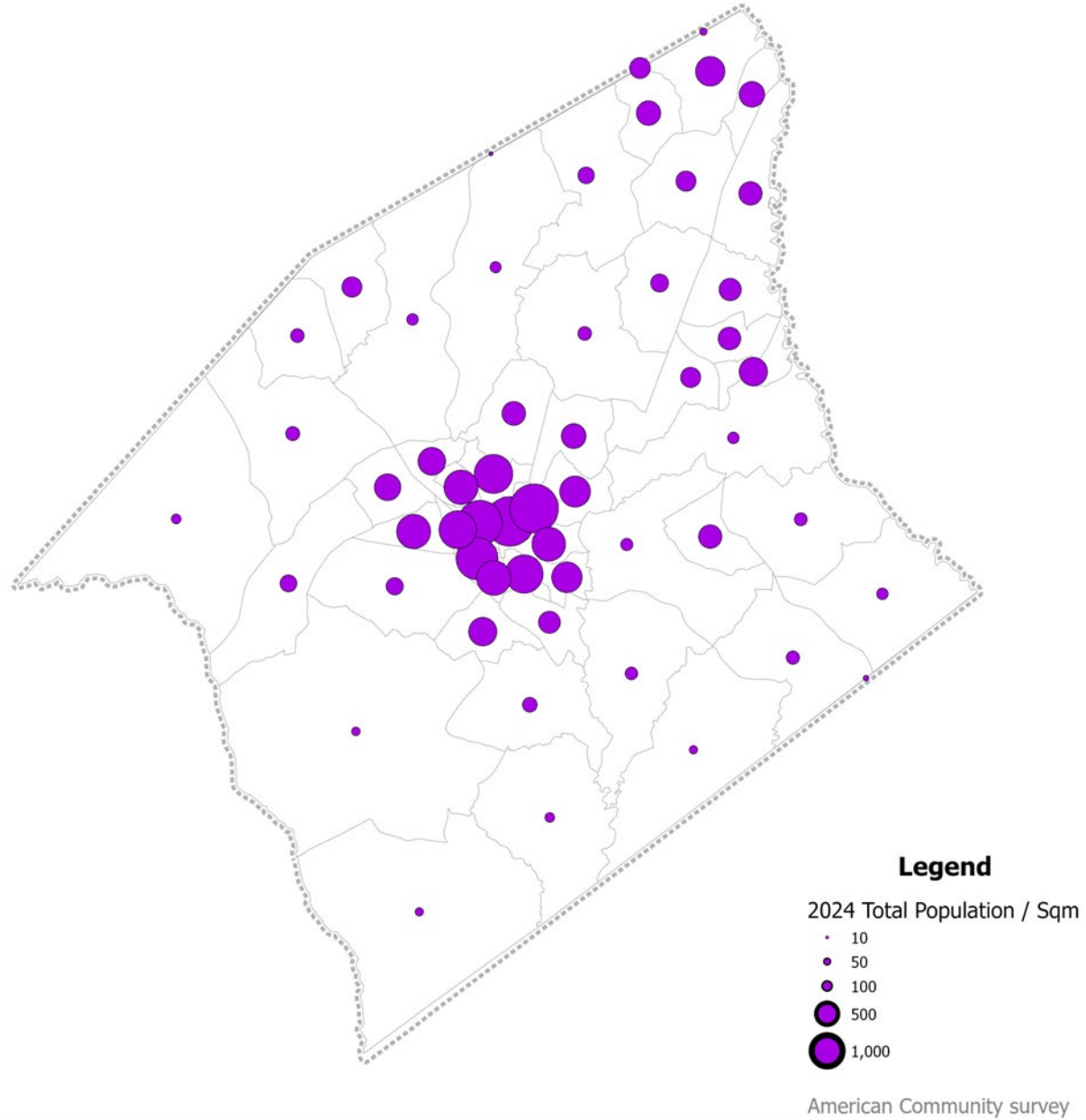
Historic Population Growth Trends 1790-2020

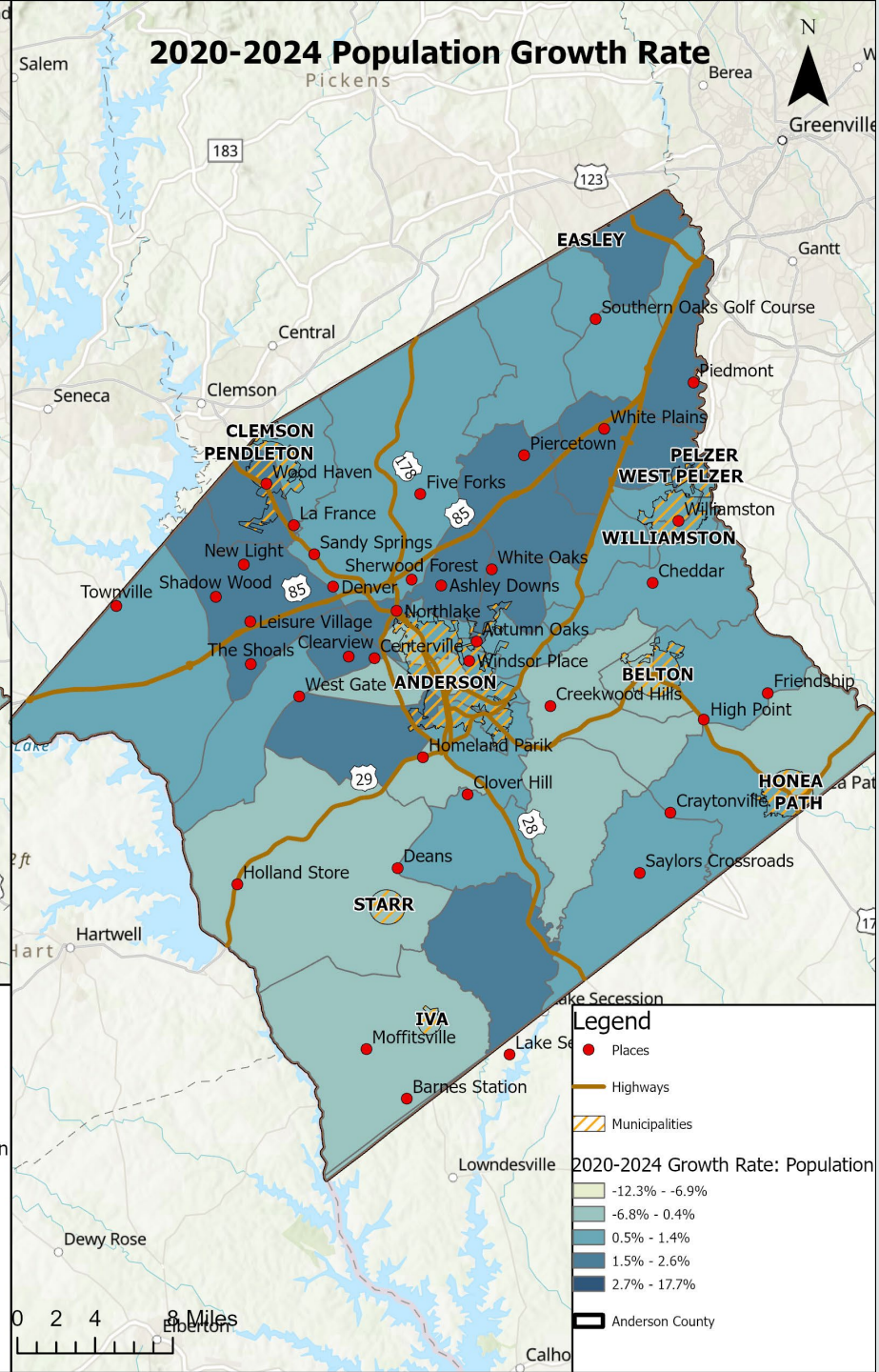
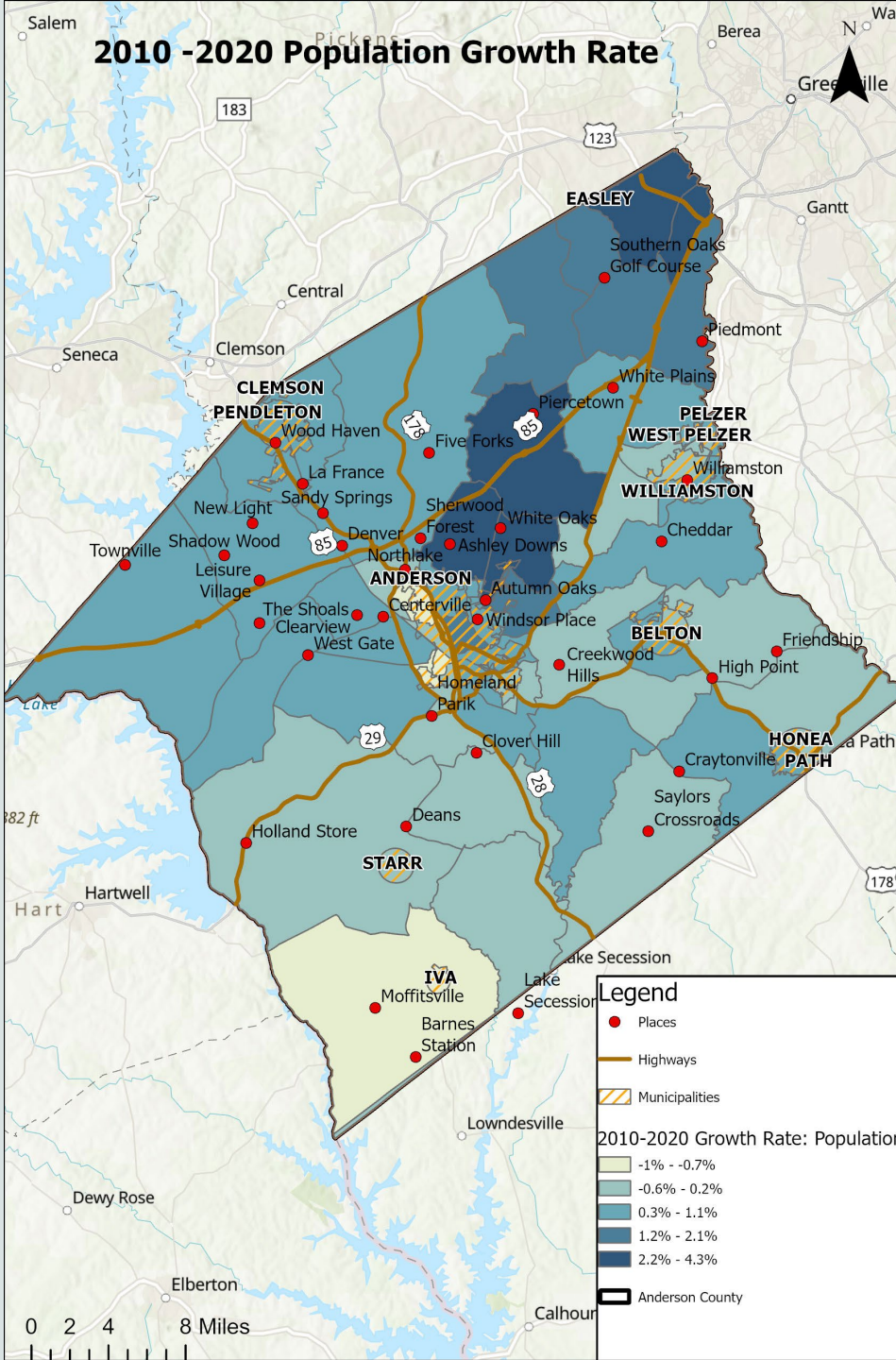


Estimated 2024 Population Density of Anderson County

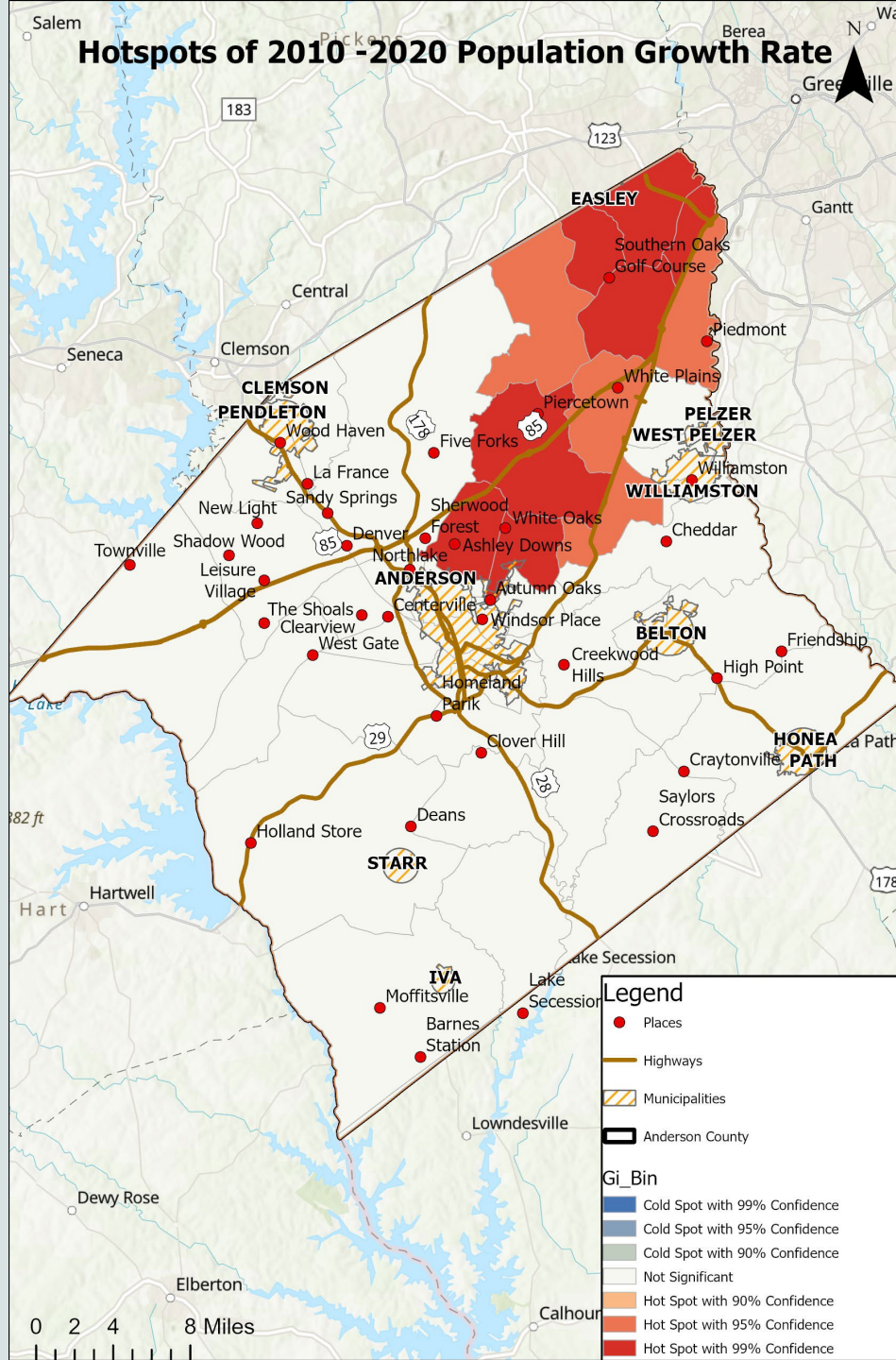


Population Density

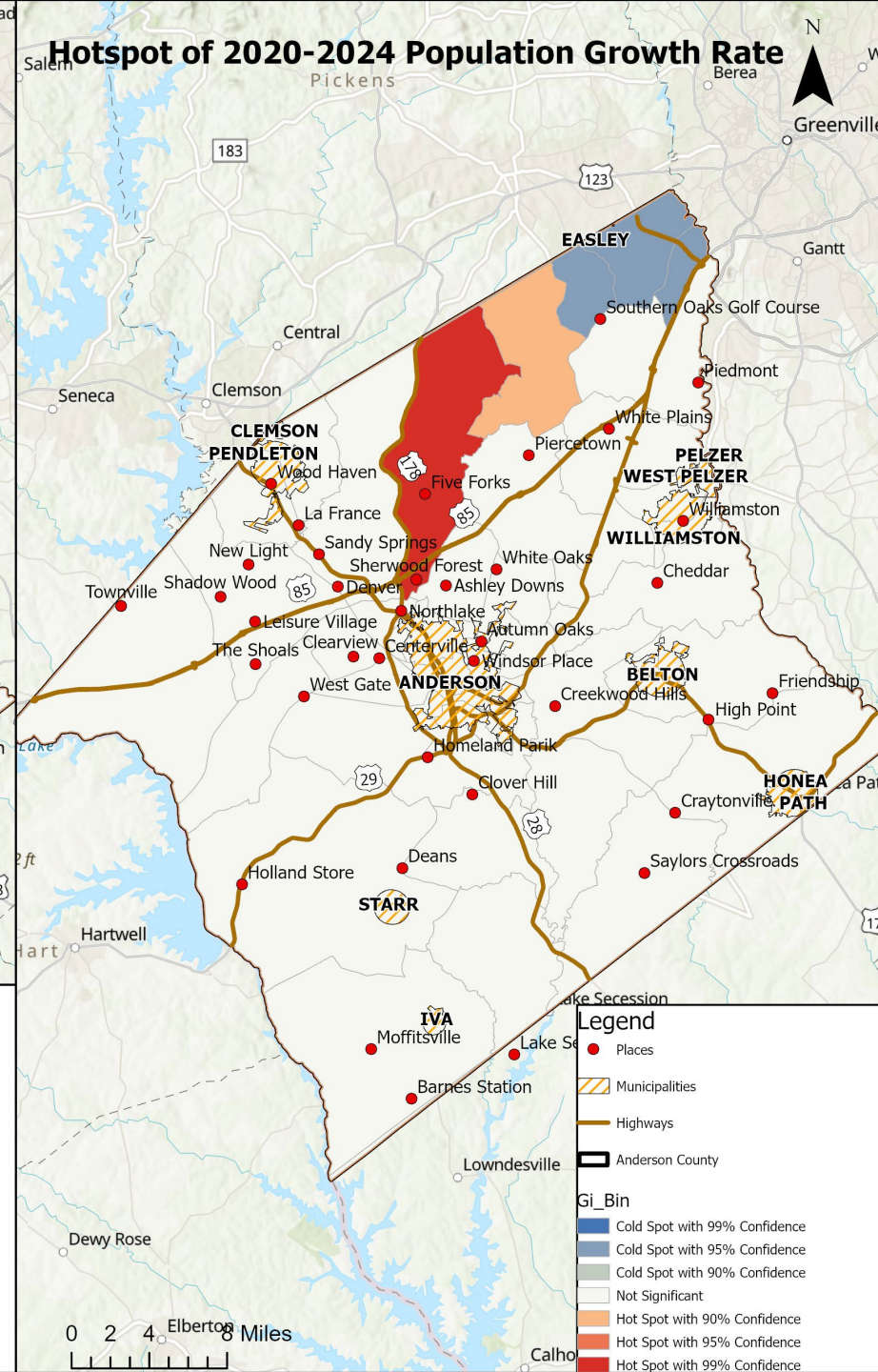


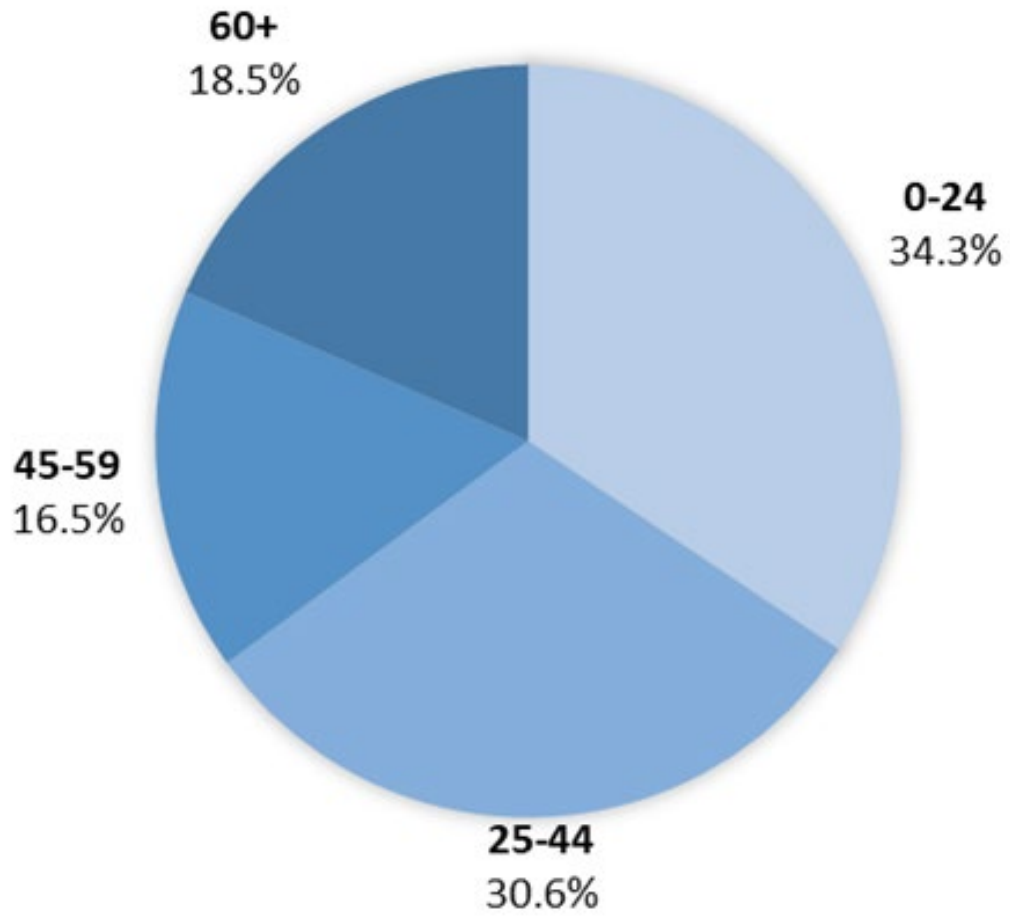


Hotspots of 2010 -2020 Population Growth Rate

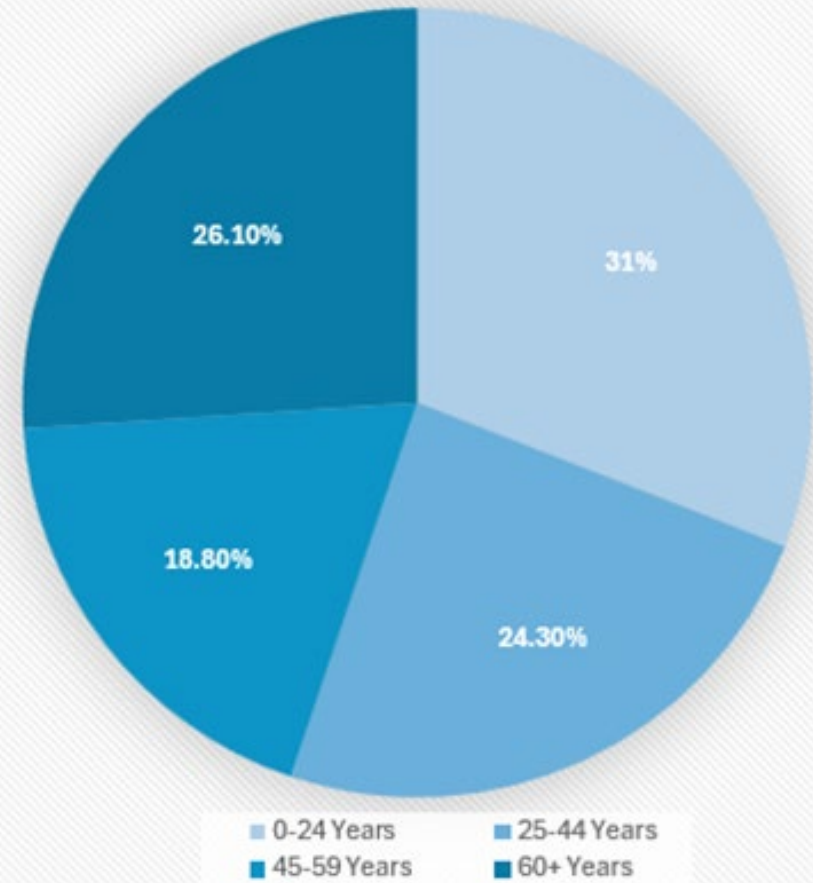


Hotspot of 2020-2024 Population Growth Rate





1990 Distribution of Population Among Age Groups
 Source: U.S. Census Bureau



2022 Distribution of Population Among Age Groups
 Source: U.S. Census Bureau

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.

- Will we have jobs for the new residents?
- Will they have to travel outside the County for work?
- Do we want to attract business/industry with higher paying jobs?
- Will we support the small businesses who employ the bulk of the workforce and contribute to community wealth building and a resilient local economy?

Work Force in Anderson County

☆ Civilian Labor Force in Anderson County, SC (SCANDE7LFN)

DOWNLOAD 

Observation:
Oct 2024: **96,294**

(+ more)

Updated: Nov 27, 2024 10:12 AM CST

Units:
Persons,
Not Seasonally Adjusted

Frequency:
Monthly

1Y | 5Y | 10Y | Max

1990-01-01

to

2024-10-01

EDIT GRAPH 

FRED 

— Civilian Labor Force in Anderson County, SC

VIEW MAP 



Shaded areas indicate U.S. recessions.

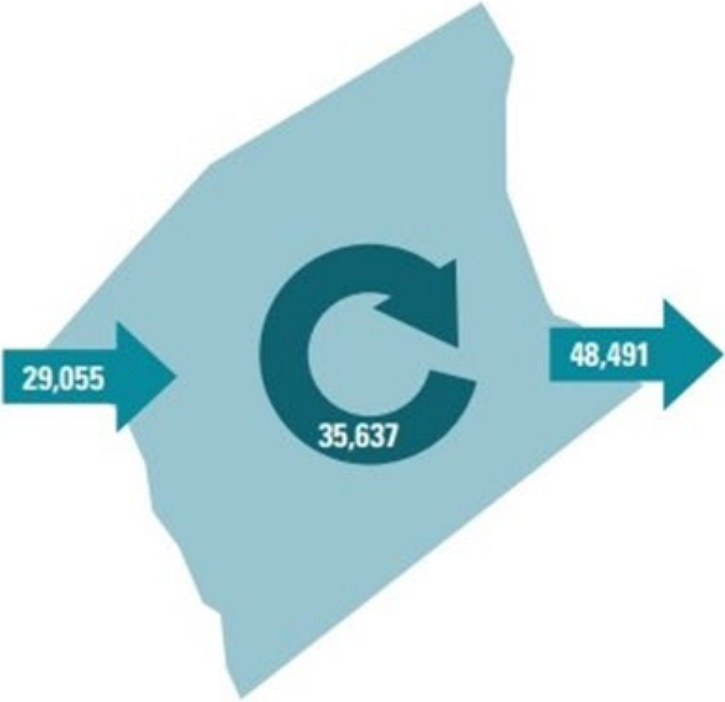
Source: U.S. Bureau of Labor Statistics

fred.stlouisfed.org

Commuting Patterns of Workforce

COMMUTING PATTERNS

WORKER INFLOW & OUTFLOW



Live and work in Anderson County	35,637
Commute into Anderson County	29,055
Commute out of Anderson County	48,491

TRAVEL DISTANCE TO WORK

Less than 10 miles	43.9%
10-24 miles	30.3%
25-50 miles	13.3%
50 miles or more	12.4%



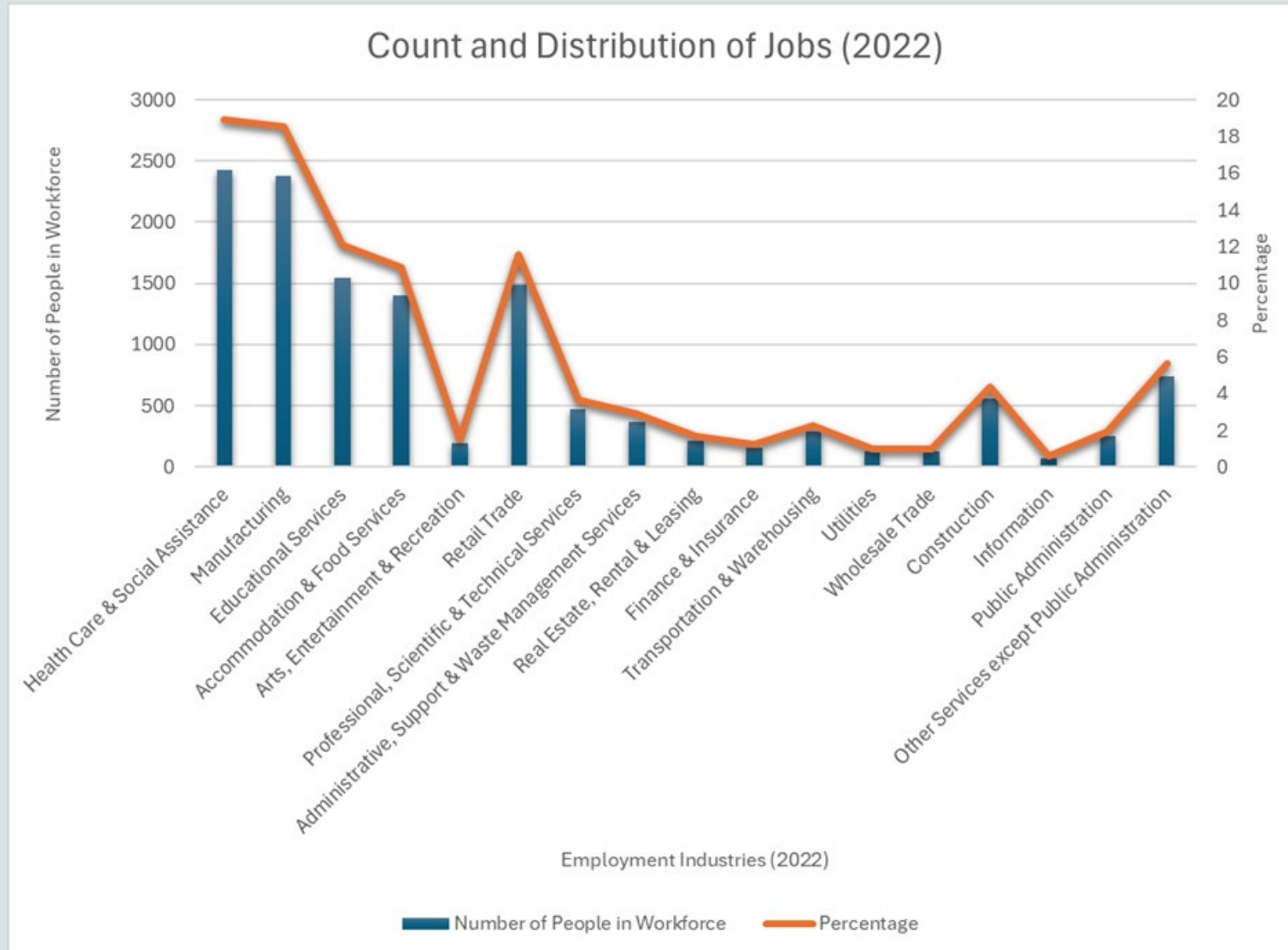
WHERE DO WORKERS LIVE?

Anderson County

Anderson County	55.1%
Greenville County	11.8%
Pickens County	7.6%
Oconee County	3.9%
Spartanburg County	2.8%
Abbeville County	2.2%
Greenwood County	1.4%
Laurens County	1.2%
Richland County	1.1%
Hart County, GA	1.0%

In 2023, the Anderson County labor force totaled 94,227 workers and unemployment remained low at 2.8%.



Relative Size of Job Sectors in the Local Economy



What Makes Anderson County Attractive to Locating Businesses

- Available and qualified workforce (professional, skilled, and unskilled)
- Relatively low cost of living for employees
- Relatively low cost of land
- Quality of Life
- Tax and other incentives
- and . . .

What Makes Anderson County Attractive to Locating Businesses

 <h2>AIRPORT</h2> <h3>GREENVILLE-SPARTANBURG INTERNATIONAL AIRPORT</h3> <ul style="list-style-type: none"> • 50 non-stop daily departures • 24 major cities & 27 airports • 2.6 million passengers flown in 2023 • 78,715 tons of air cargo moved in 2023        <h3>ANDERSON REGIONAL AIRPORT</h3> <ul style="list-style-type: none"> • 6,001+ foot runway • Category 1 Instrument Landing System 	 <h2>PORT</h2> <h3>INLAND PORT GREER</h3> <ul style="list-style-type: none"> • 43 miles from the heart of the county • 175,873 rail lifts in 2023 <h3>PORT OF CHARLESTON</h3> <ul style="list-style-type: none"> • 217 miles from the heart of the county • 2.5 million TEUs handled in 2023 	 <h2>HIGHWAY</h2> <h3>INTERSTATES</h3>  <ul style="list-style-type: none"> • 37 miles of I-85 and 8 interchanges <h3>HIGHWAYS</h3>     	 <h2>RAIL</h2> <h3>MAJOR PROVIDERS</h3>   <h3>SHORT-LINE PROVIDERS</h3> <p>Greenville & Western</p> <hr/> <p>Carolina Piedmont</p> <hr/> <p>Pickens</p> <hr/> <p>All major MSAs in the US are accessible by rail within 3 to 6 days</p>
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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.

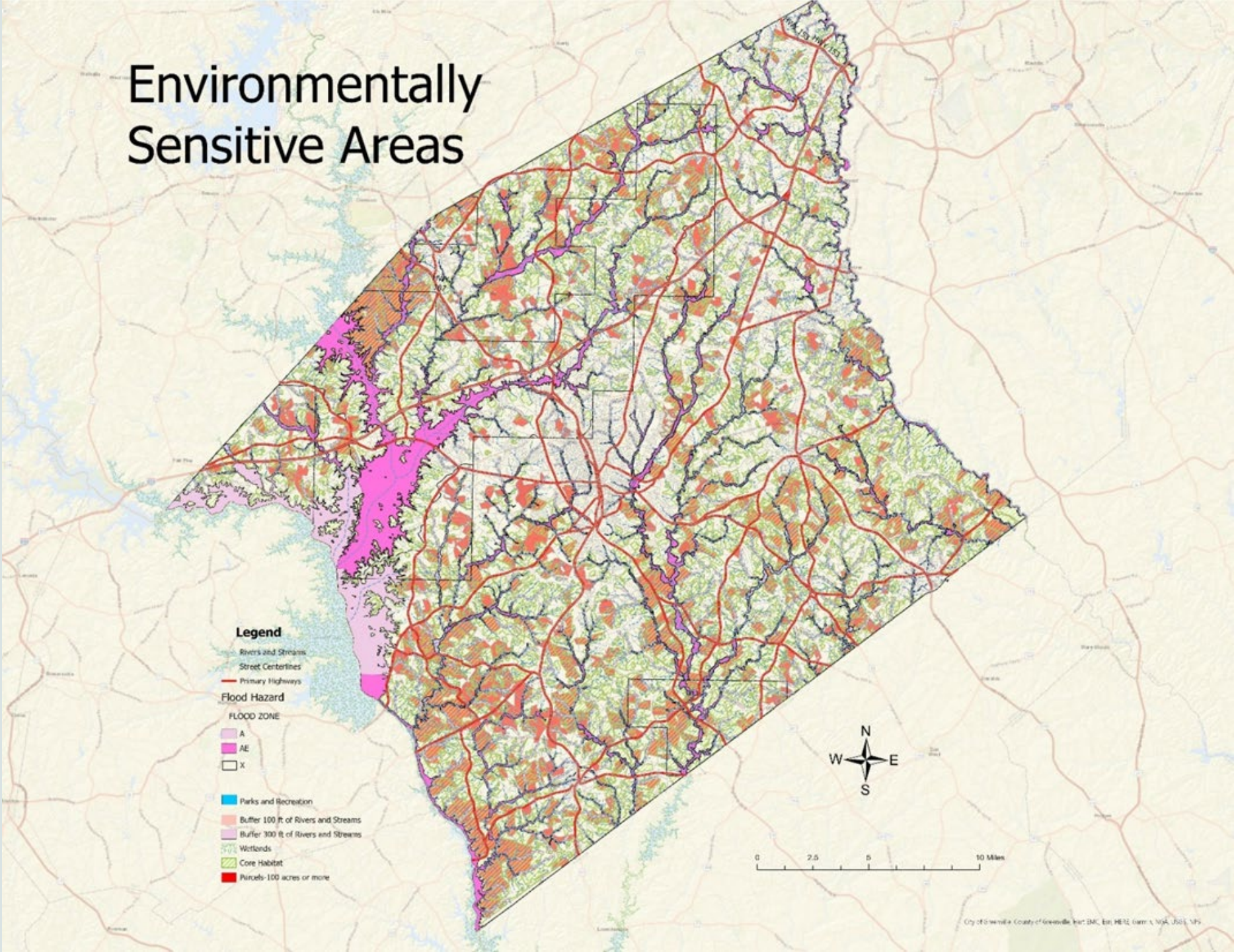
What resources do we want/need to protect?

How do natural resources affect our local land use decisions?

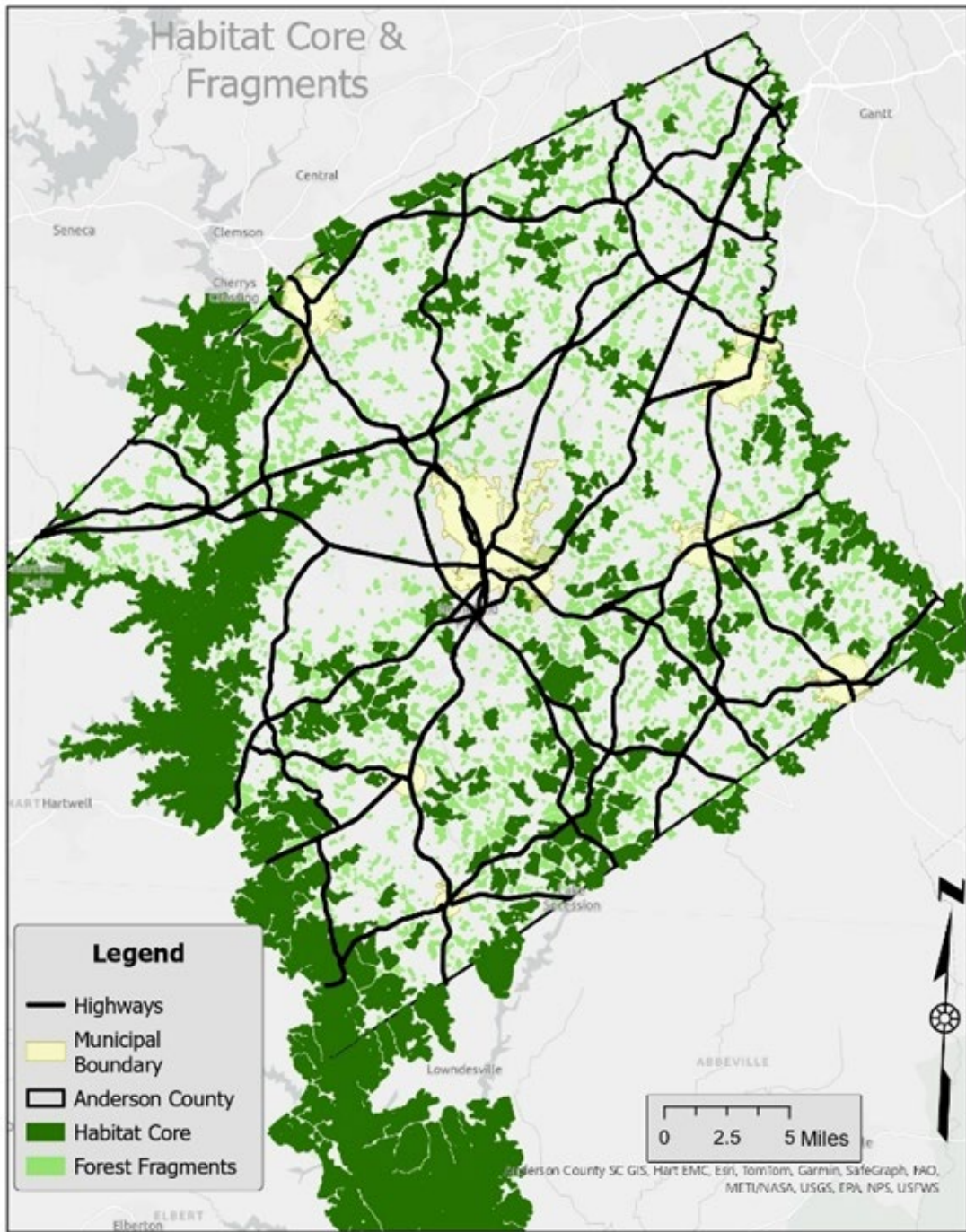
Should protections be regulatory? (Some already are at the State and National levels.)

Environmentally Sensitive Areas

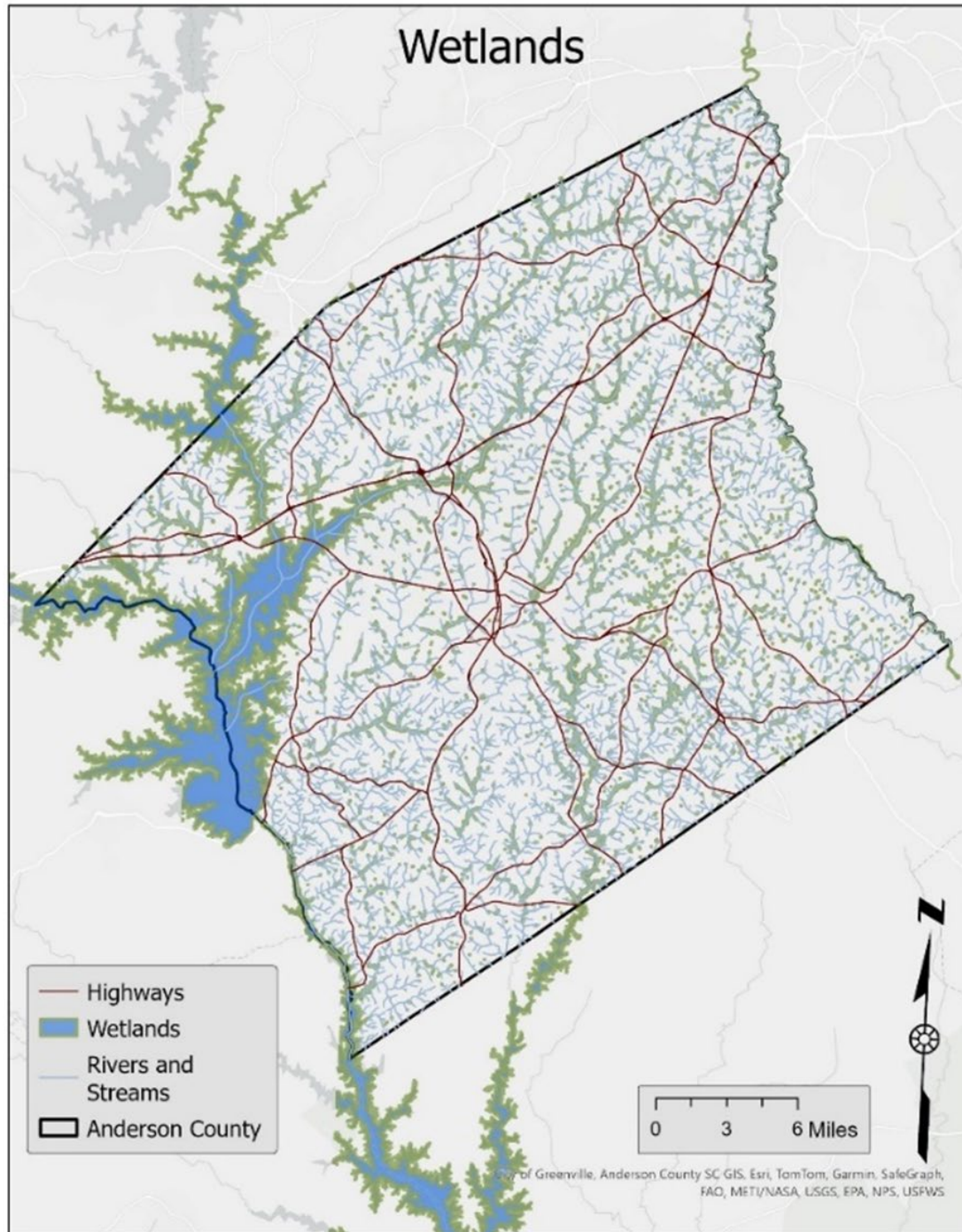
- Floodplains
- Wetlands
- Hydric Soils
- 100' Stream Buffer
- Core Habitat



Habitat Core & Fragments



Wetlands



- Highways
- Wetlands
- Rivers and Streams
- Anderson County

0 3 6 Miles

City of Greenville, Anderson County SC GIS, Esri, TomTom, Garmin, SafeGraph, FAO, MET/NASA, USGS, EPA, NPS, USFWS

The Importance of Anderson County's Prime Farmland

Agricultural: The Natural Resource Conservation Service (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.

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".

Prime Agricultural Lands

- Prime Farmland
- Farmland of Statewide Importance
- Not Prime Farmland



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.

Significance of the Cultural Element

Culture can be defined in many ways, but cultural issues in the context of this Comprehensive Plan are economic development and quality of life issues. For the purposes of this Element, we will look at those resources in our community that define its livability, that make it a more attractive and interesting place to live, that attract visitors and new residents to come here, and that bring us together as a community.

Historic Resources

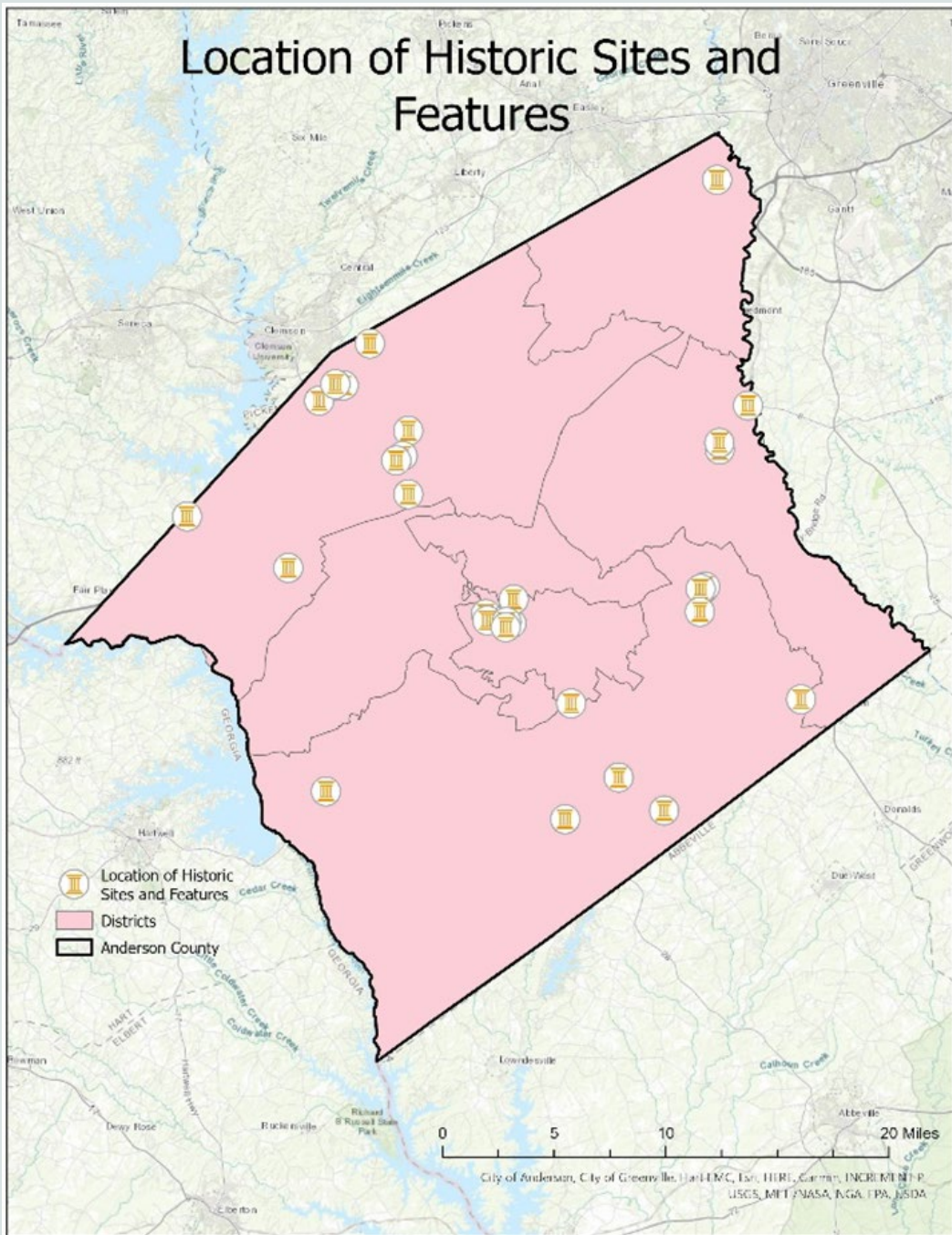
Anderson County is blessed with a number of important historic buildings and sites. The South Carolina State Historic Preservation Office (SHPO), as well as the County and its municipalities, have devoted much time and effort to both inventorying these sites and creating the necessary regulatory framework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



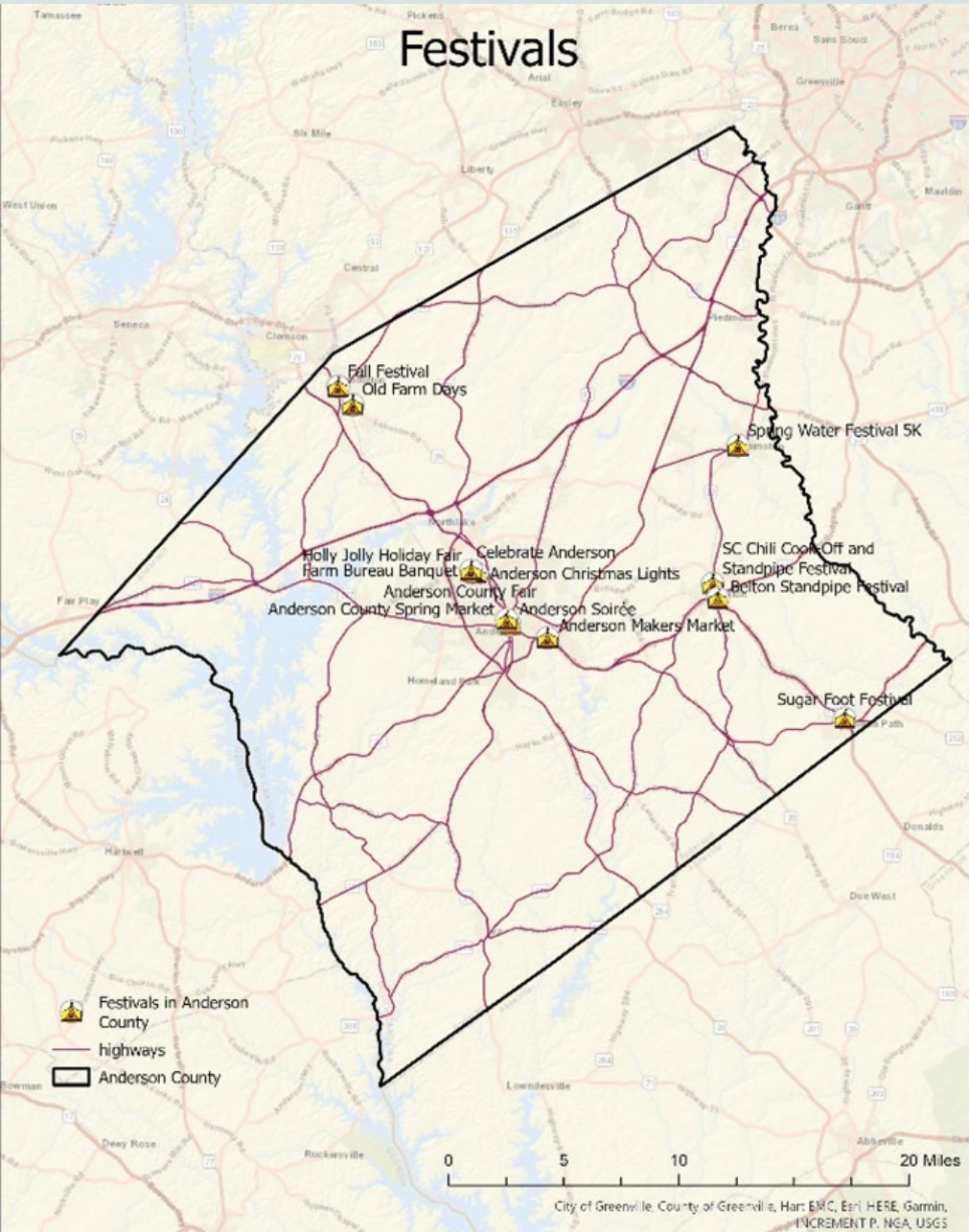
Faith Cabin Library, Pendleton



Ashtabula Plantation



- [**Anderson College Historic District**](#)
- [**Anderson Downtown Historic District**](#)
- [**Anderson Historic District**](#)
- [**Ashtabula**](#)
- [**Belton Standpipe**](#)
- [**Belton Depot**](#)
- [**Boone-Douthit House**](#)
- [**Caldwell-Johnson-Morris Cottage**](#)
- [**Chamberlain-Kay House**](#)
- [**Denver Downs Farmstead**](#)
- [**Faith Cabin Library at Anderson County Training Center**](#)
- [**Kennedy Street School**](#)
- [**North Anderson Historic District**](#)
- [**Dr. Samuel Marshall Orr House**](#)
- [**Obediah Shirley House**](#)
- [**Pendleton Historic District**](#)
- [**Pelzer Presbyterian Church**](#)
- [**Ralph John Ramer House**](#)
- [**Woodburn**](#)
- [**Woodson Farmstead**](#)



Festivals

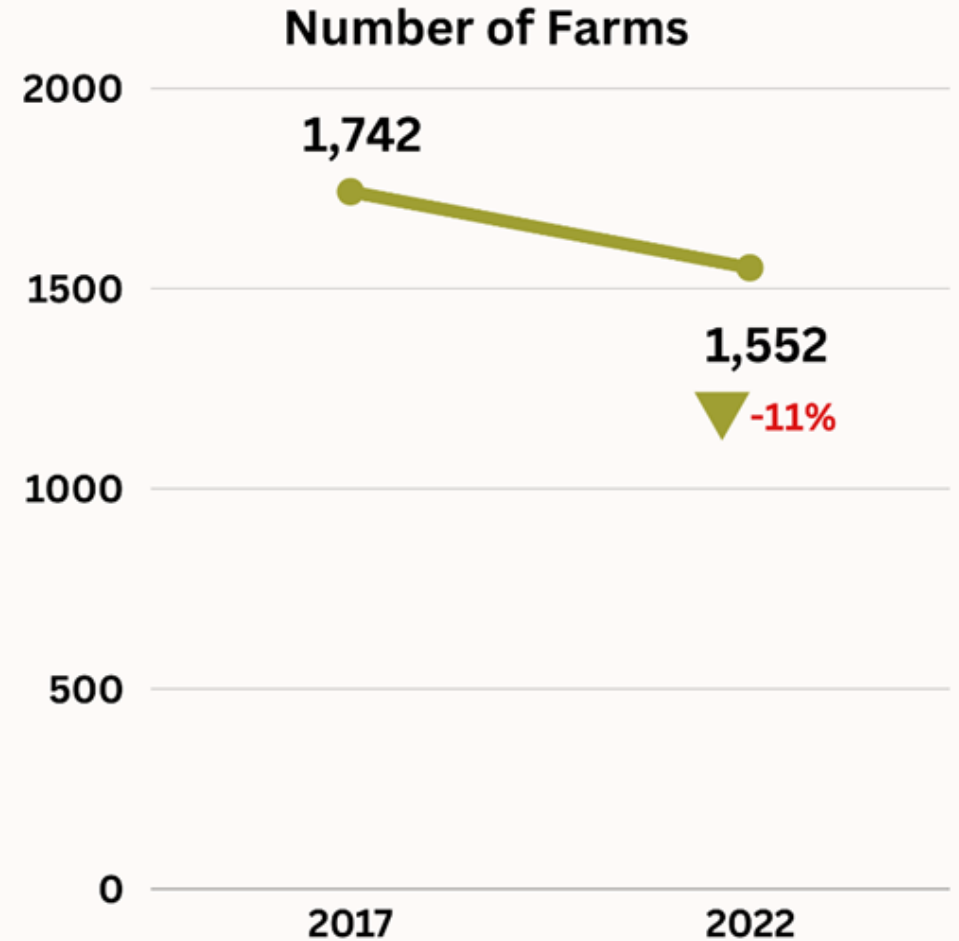
ANDERSON COUNTY FESTIVALS

- Anderson Soirée: City of Anderson
- Balloons Over Anderson-A Hot Air Affair
- Anderson County Fair: September
- The Great Anderson County Fair: May
- Anderson Makers Market
- Anderson County Spring Market
- Anderson Christmas Lights
- Holly Jolly Holiday Fair
- Annual Celebrate Anderson Weekend
- Rock the Country: Anderson
- Nexus Nebula-A Festival for the Arts: Anderson
- Standpipe Heritage and Arts Festival: Belton
- SC Chili Cook-Off: Belton
- Sugar Foot Festival: Honea Path
- Depot Day Heritage Fall Festival: Iva
- Dog Days of Summer Dog Show: Pelzer
- Pumpkinpalooza Fall Festival: Pelzer
- Fall & Farm Fest: West Pelzer
- Fall Festival at Denver Downs: Pendleton
- FreedomFest: Pendleton
- Old Farm Days: Pendleton
- Spring Jubilee Festival: Pendleton
- Sunflower Festival: Denver Downs Farm
- Spring Fling: Starr
- Fall Festival: Starr
- Mistletoe Market on Main: West Pelzer
- Pig in the Park: Williamston
- Spring Water Festival: Williamston
- Not on map

Agricultural Heritage



174,494
Total Farmland
Acres
(2022)





**Anderson County
South Carolina**



Total and Per Farm Overview, 2022 and change since 2017

	2022	% change since 2017
Number of farms	1,552	-11
Land in farms (acres)	174,494	-5
Average size of farm (acres)	112	+7
Total	(\$)	
Market value of products sold	84,372,000	+12
Government payments	360,000	-81
Farm-related income	4,546,000	+7
Total farm production expenses	77,845,000	+12
Net cash farm income	11,434,000	-1
Per farm average	(\$)	
Market value of products sold	54,364	+26
Government payments *	6,794	-3
Farm-related income *	13,026	+6
Total farm production expenses	50,158	+25
Net cash farm income	7,367	+12

2 Percent of state agriculture sales

Share of Sales by Type (%)

Crops	20
Livestock, poultry, and products	80

Land in Farms by Use (acres)

Cropland	56,252
Pastureland	62,333
Woodland	45,822
Other	10,087

Acres irrigated: 3,212

2% of land in farms

Land Use Practices (% of farms)

No till	7
Reduced till	4
Intensive till	9
Cover crop	7

Farms by Value of Sales

	Number	Percent of Total ^b
Less than \$2,500	701	45
\$2,500 to \$4,999	207	13
\$5,000 to \$9,999	208	13
\$10,000 to \$24,999	200	13
\$25,000 to \$49,999	113	7
\$50,000 to \$99,999	40	3
\$100,000 or more	83	5

Farms by Size

	Number	Percent of Total ^b
1 to 9 acres	130	8
10 to 49 acres	702	45
50 to 179 acres	489	32
180 to 499 acres	153	10
500 to 999 acres	51	3
1,000+ acres	27	2

Number of Farms 1582

Acres of farmland 174,454

Market value of products sold 84,372,000

Other Cultural Considerations

- **Recreation - Parks and Trails**
- **Visual and Performing Arts**
- **Museums**
- **Water Heritage**

Community Facilities Element

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

Will public services and facilities keep up with growth?

How will we deal with the strain that growth is placing on public infrastructure?

Community Facilities Includes the Following:

- The Comprehensive Plan examines public infrastructure and services for adequacy. The focus is on infrastructure and services that the County owns or has a responsibility to protect through local development requirements.

Roads Bridges Storm Water Infrastructure Water Sewer
County Buildings Parks Trails Emergency Services and Facilities

Emergency Services

- Dispatch Center
- Emergency Preparedness
- Emergency Medical Services
- HAZMAT
- Fire Protection
- Environmental Enforcement

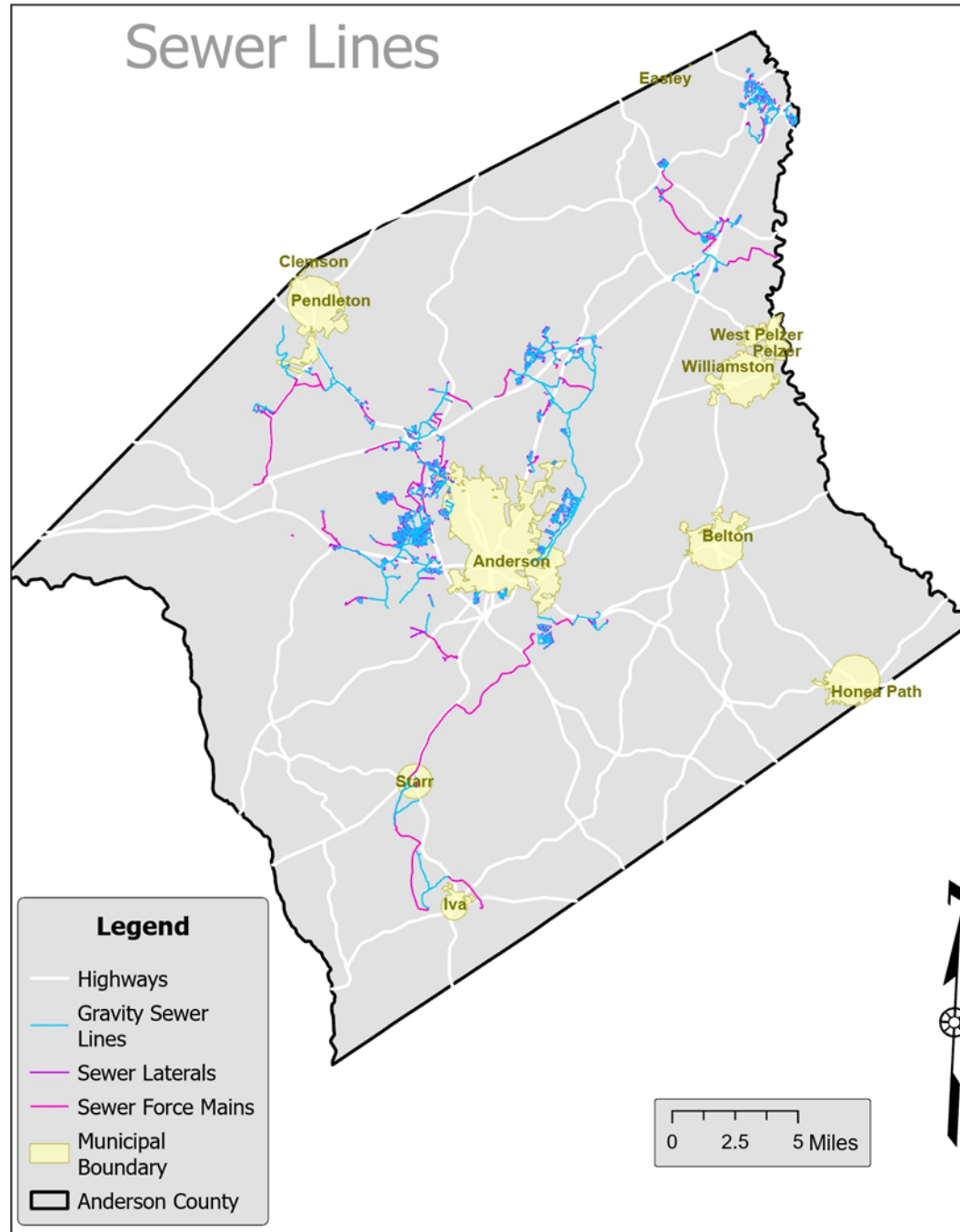
Solid Waste and Recycling

- 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 10 full-service convenience centers, 1 half-service convenience center, 4 manned and 1 unmanned recycling centers, and 1 material recovery facility)

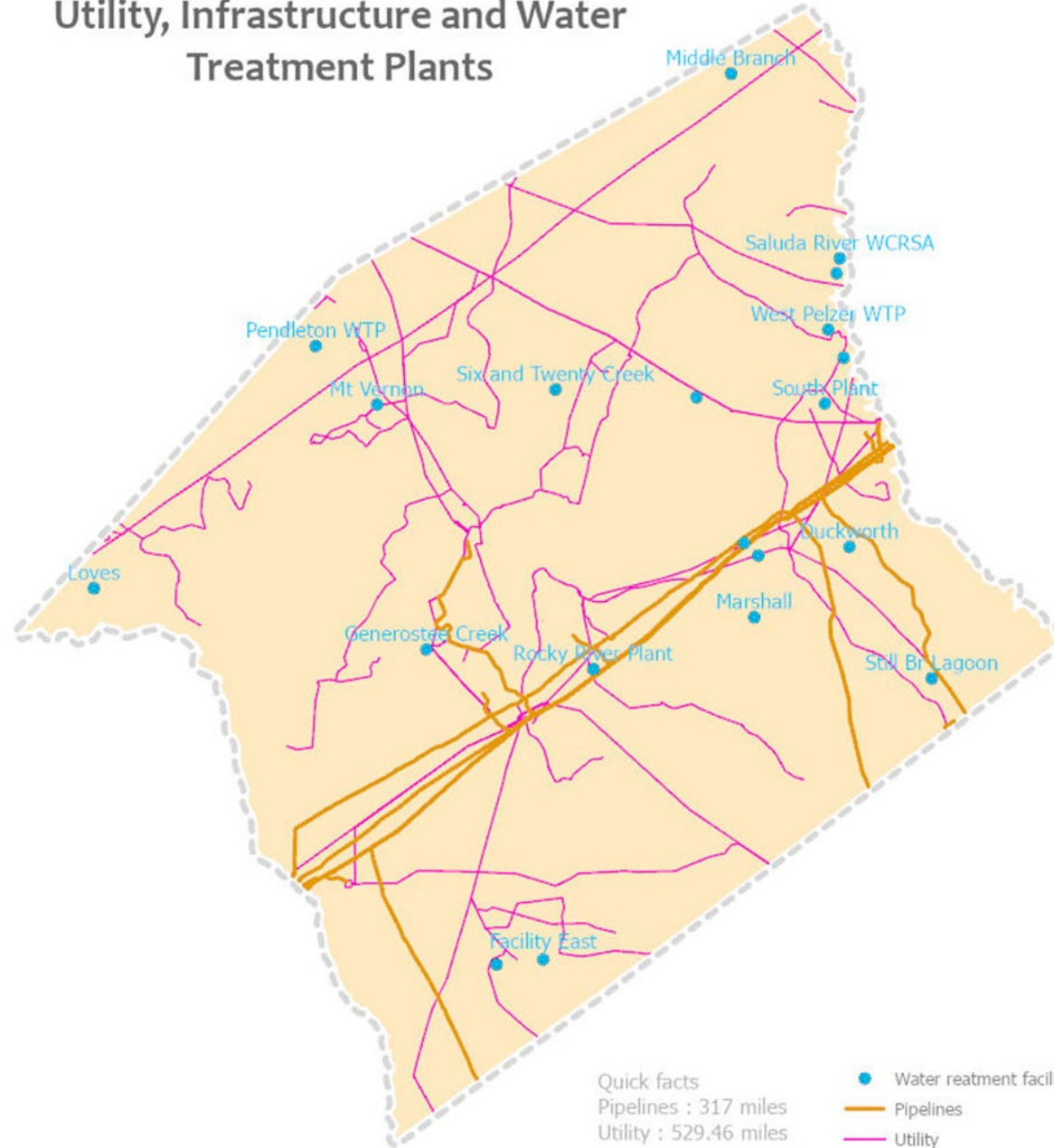
Water Supply and Waste Treatment

- Water services in Anderson County are currently provided by approximately (18) 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 ARJWA to ensure consistency for its customers.

Sewer Lines



Utility, Infrastructure and Water Treatment Plants



School System

- 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 32,000 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 recent surge in school enrollment and need for additional schools falls in line with data reported in the Population Chapter.

Housing Element

The housing element considers location, types, age, and condition of housing, owner and renter occupancy, and affordability of housing. This element includes an analysis to ascertain nonessential housing regulatory requirements, as defined in this chapter, that add to the cost of developing affordable housing but are not necessary to protect the public health, safety, or welfare and an analysis of market-based incentives that may be made available to encourage development of affordable housing, which incentives may include density bonuses, design flexibility, and streamlined permitting processes. The planning commission must solicit input for this analysis from homebuilders, developers, contractors, and housing finance experts when developing this element.

Will we be able to offer housing that is attainable for our citizens?

Should alternatives to single family dwellings be offered if they are well-placed?

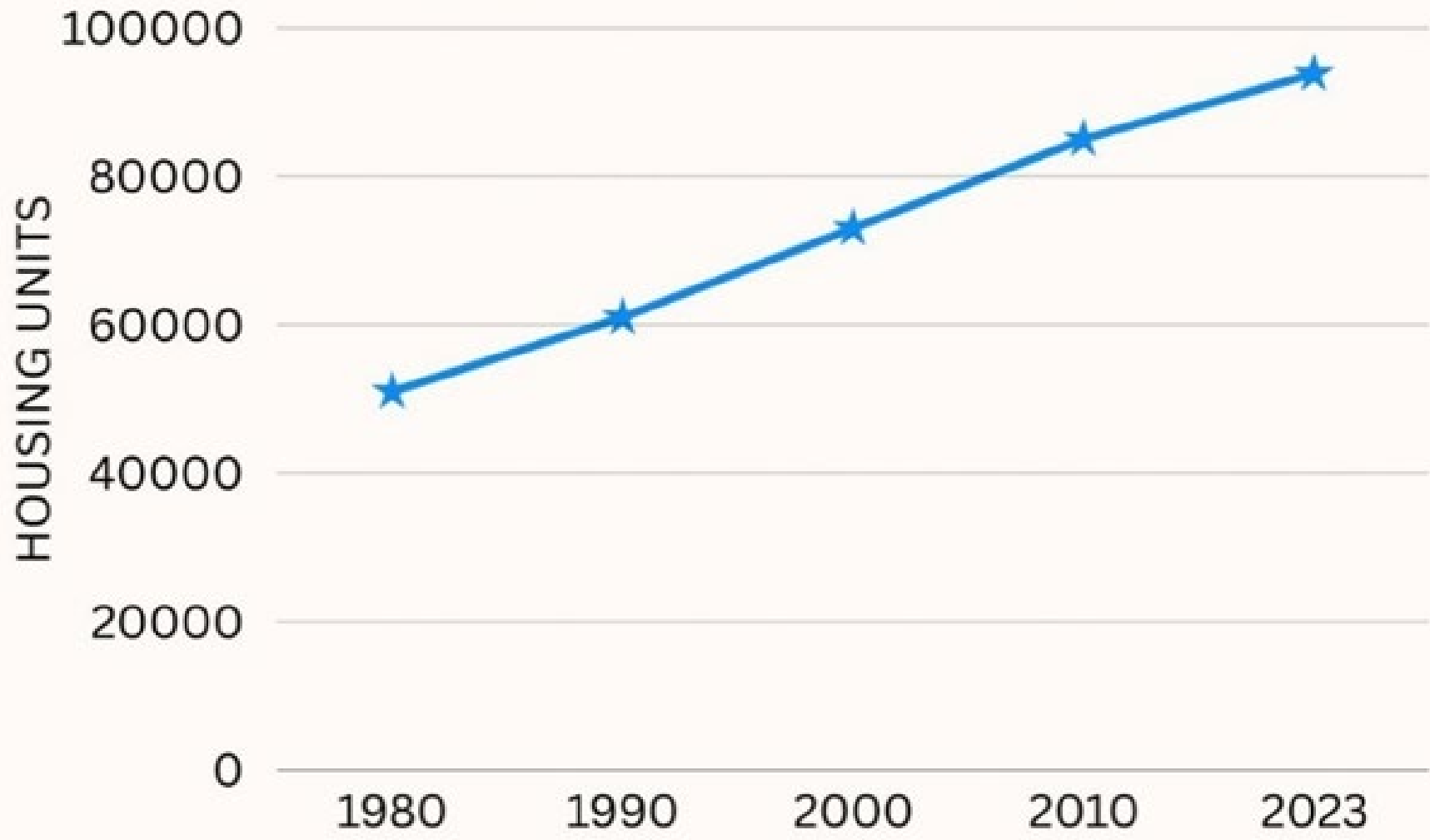
Should there be a community discussion about how to approach the issue of housing?

The goal of the Housing Element is to maintain and enhance the diversity of housing in Anderson County by providing the opportunity for its citizens to have access to safe and affordable housing.

Jurisdiction	Total Units				Change	Percent Change
	2010	2019	2021	2023	2010-2023	2000-2023
Anderson County	84,774	88,209	93,820	93,805	9,031	10.65%

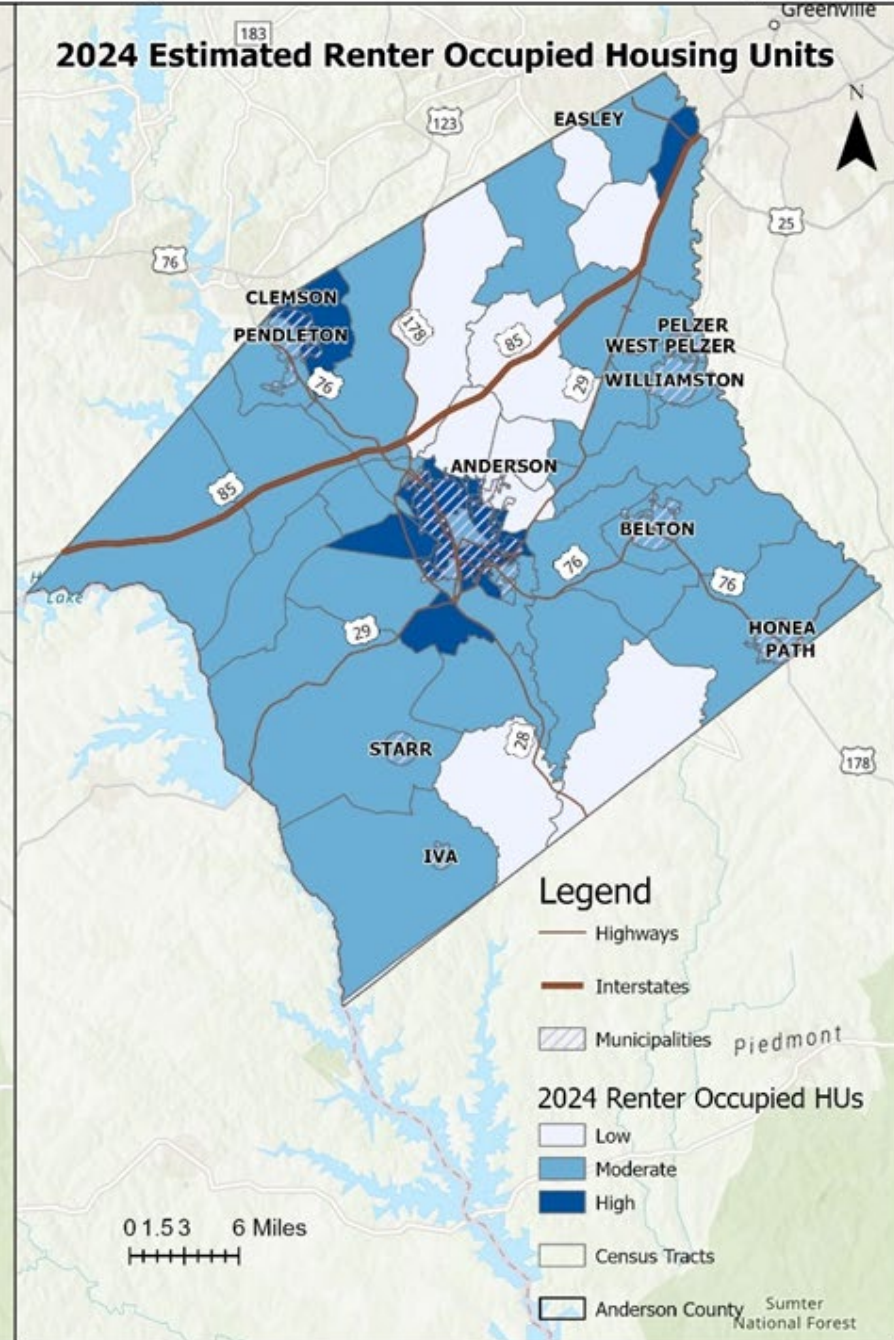
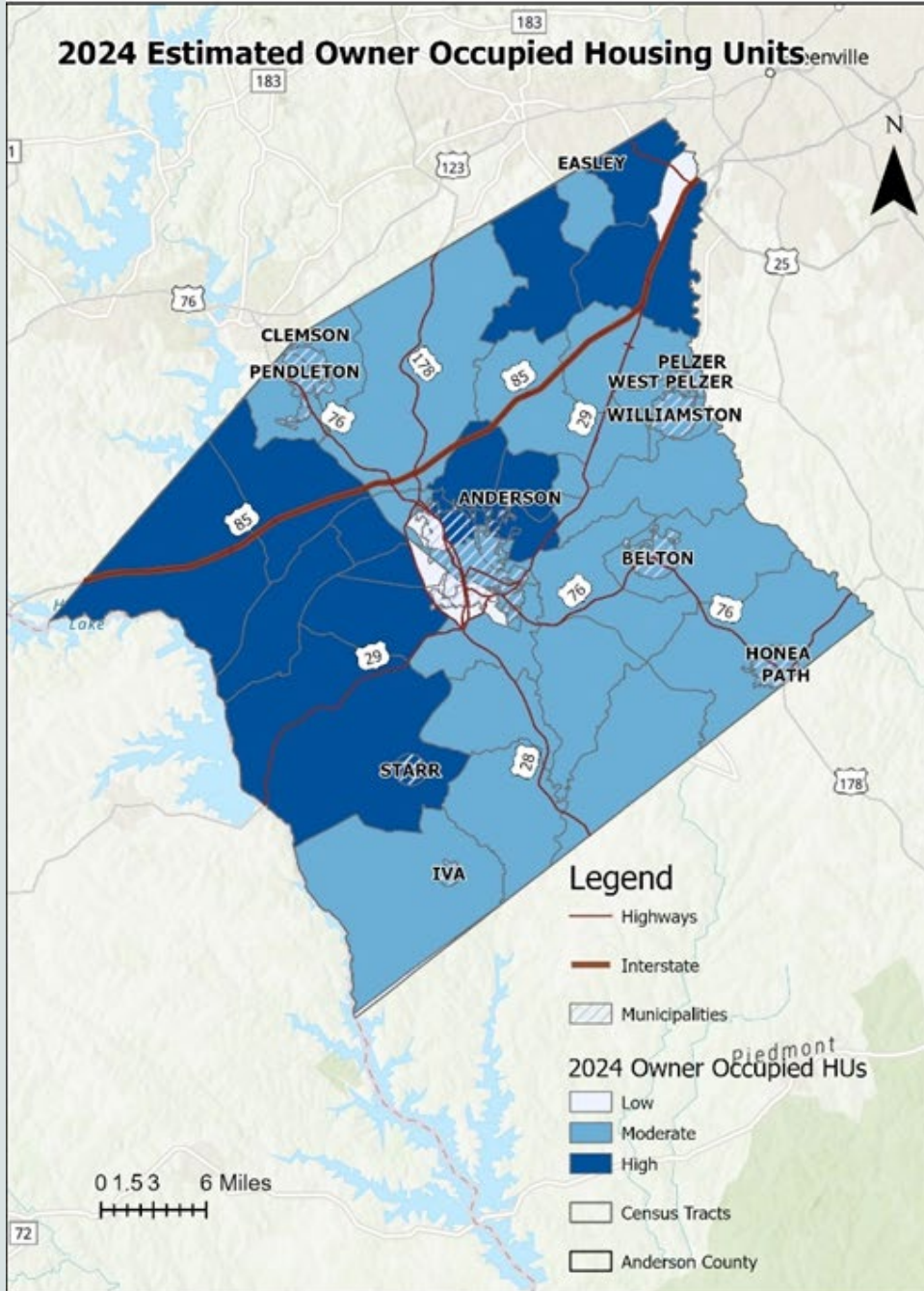
Source: <https://data.census.gov/table/ACSDP1Y2023.DP04?q=anderson%20county&t=Housing:Housing%20Units&g=060XX00US4500793718>

Total Housing Units in Anderson County, 1980-2023



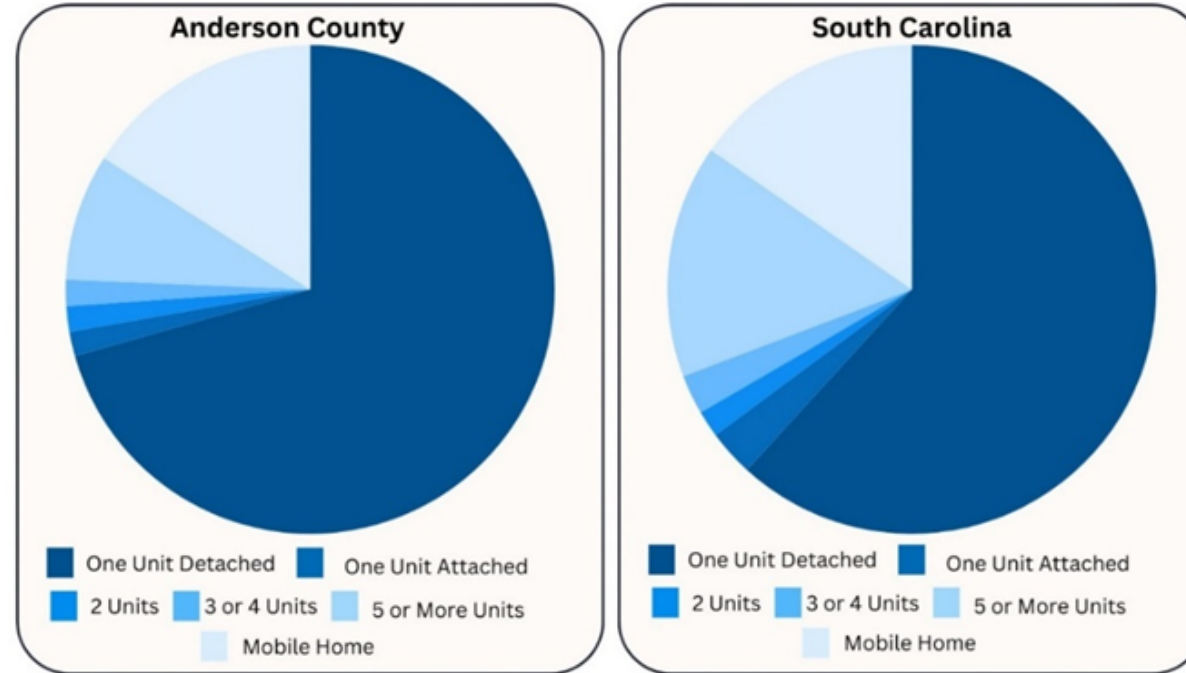
Source: <https://data.census.gov/table/ACSDP1Y2023.DP04?q=anderson%20county&t=Housing:Housing%20Units&g=060XX00US4500793718>

2024 Estimated Owner and Renter Housing Units of Anderson County



HOUSING MIX - Anderson County and South Carolina

Percent of Units by Type (2023)



Percentage of Housing Type, County and State

	Anderson County	South Carolina
One Unit Detached	70.56%	63.80%
One Unit Attached	1.62%	3.16%
2 Units	1.68%	1.82%
3-4 Units	1.73%	2.71%
5 or More Units	8.39%	15.94%
Mobile Homes	15.96%	15.84%
Other	0.06%	0.10%

Anderson County Existing Housing by Decade Built



Source: <https://data.census.gov/table/ACSDP1Y2023.DP04?q=anderson%20county&t=Housing:Housing%20Units&g=060XX00US4500793718>

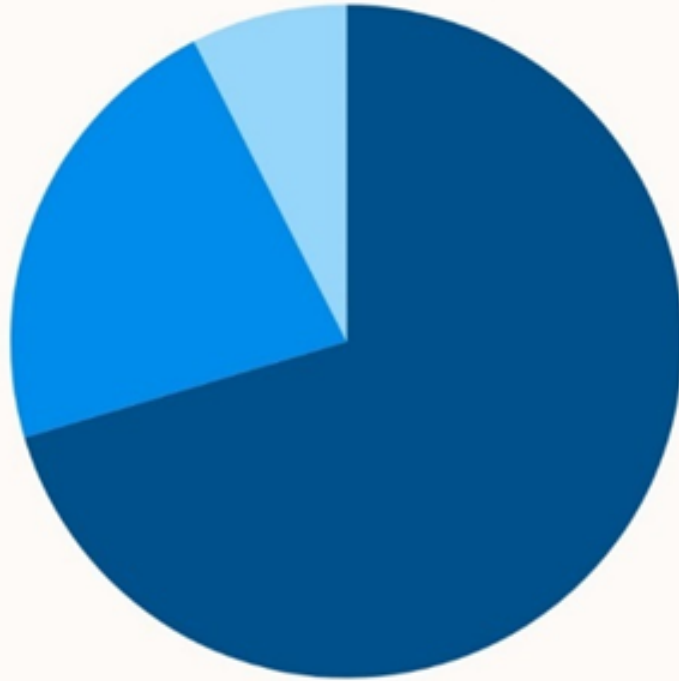
Anderson County Existing Housing by Decade Built

	2020 or Later	2010 to 2019	2000 to 2009	1990 to 1999	1980 to 1989	1970 to 1979	1960 to 1969	1950 to 1959	1949 & Earlier
Anderson County	3,544	11,320	13,272	16,417	12,518	11,822	9,823	7,017	8,072
	2020 or Later	2010 to 2019	2000 to 2009	1990 to 1999	1980 to 1989	1970 to 1979	1960 to 1969	1950 to 1959	1949 & Earlier
Anderson County	3.8%	12.1%	14.1%	17.5	13.3%	12.6%	10.5%	7.5%	8.7%

Source: <https://data.census.gov/table/ACSDP1Y2023.DP04?q=anderson%20county&t=Housing:Housing%20Units&g=060XX00US4500793718>

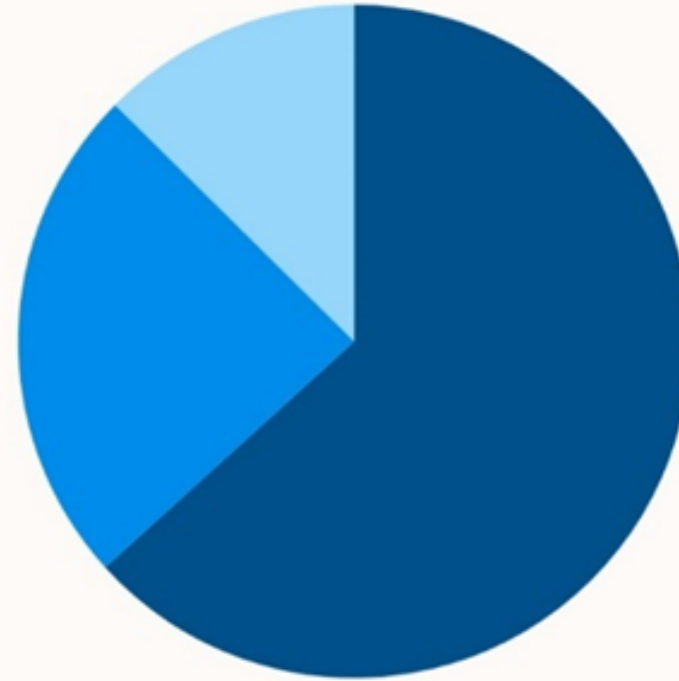
Anderson County & South Carolina Housing Tenure + Vacancy Rates 2023

Anderson County



■ Owner occupied
■ Renter Occupied
■ Vacant Housing

South Carolina



■ Owner occupied
■ Renter Occupied
■ Vacant Housing

	Owner Occupied Units	Renter Occupied Units	Vacant Units
Anderson County	66,034	20,739	7,032
South Carolina	1,576,678	601,054	313,781

Source: <https://data.census.gov/table/ACSDP1Y2023.DP04?q=anderson%20county&t=Housing:Housing%20Units&g=060XX00US4500793718>

A Place for Moderate Income Households

- Moderate-income households – policemen, firemen, teachers - are finding it increasingly difficult to find a place within the community. 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 essential for the prosperity of Anderson County's citizens, as homeownership serves as the benchmark of greater economic independence.

Land Use Element

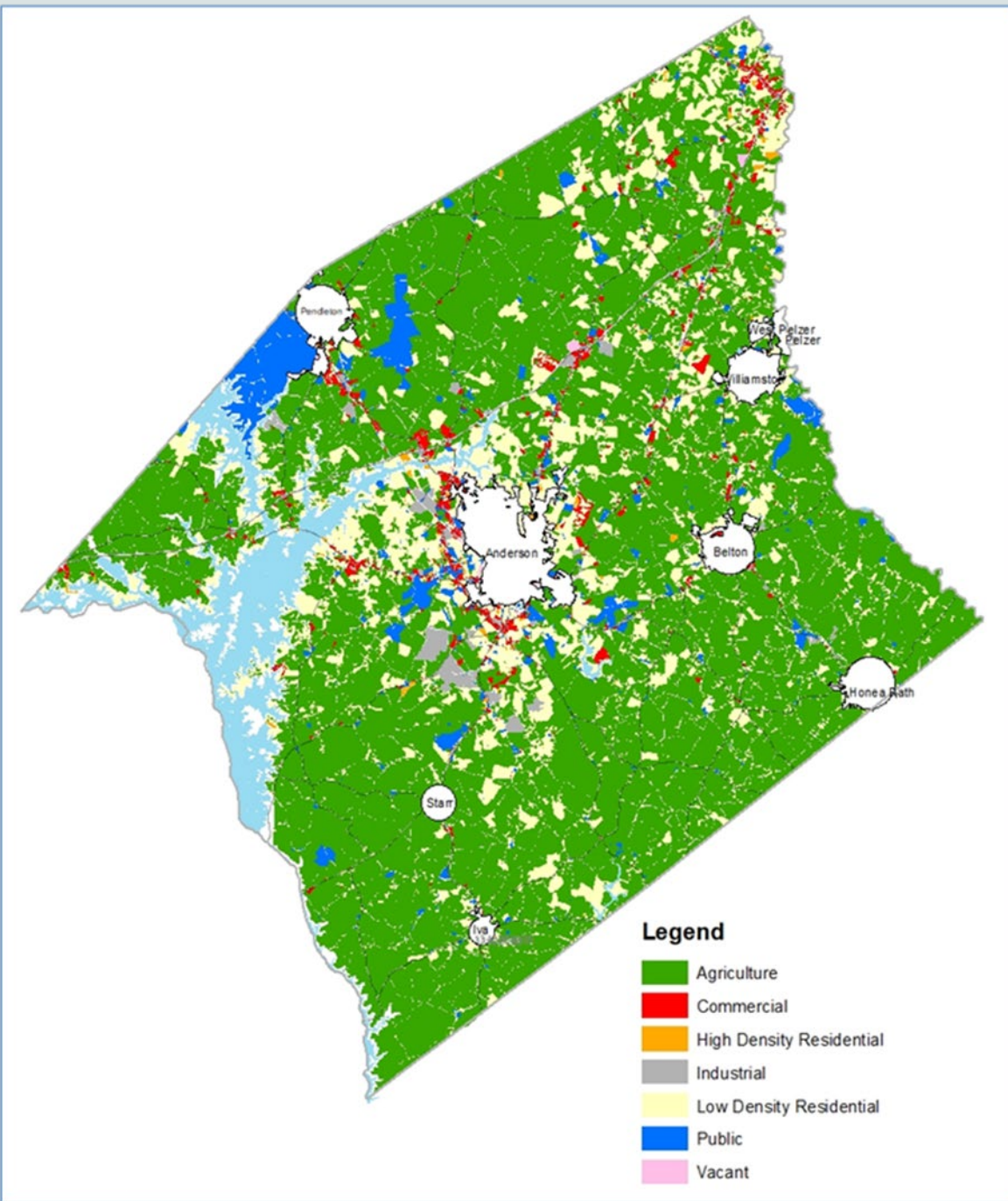
The land use element provides an analysis of existing development patterns, recent planning and plan implementation efforts, and a vision for future land use and growth management policies.

Do we want to change anything about the way we are developing?

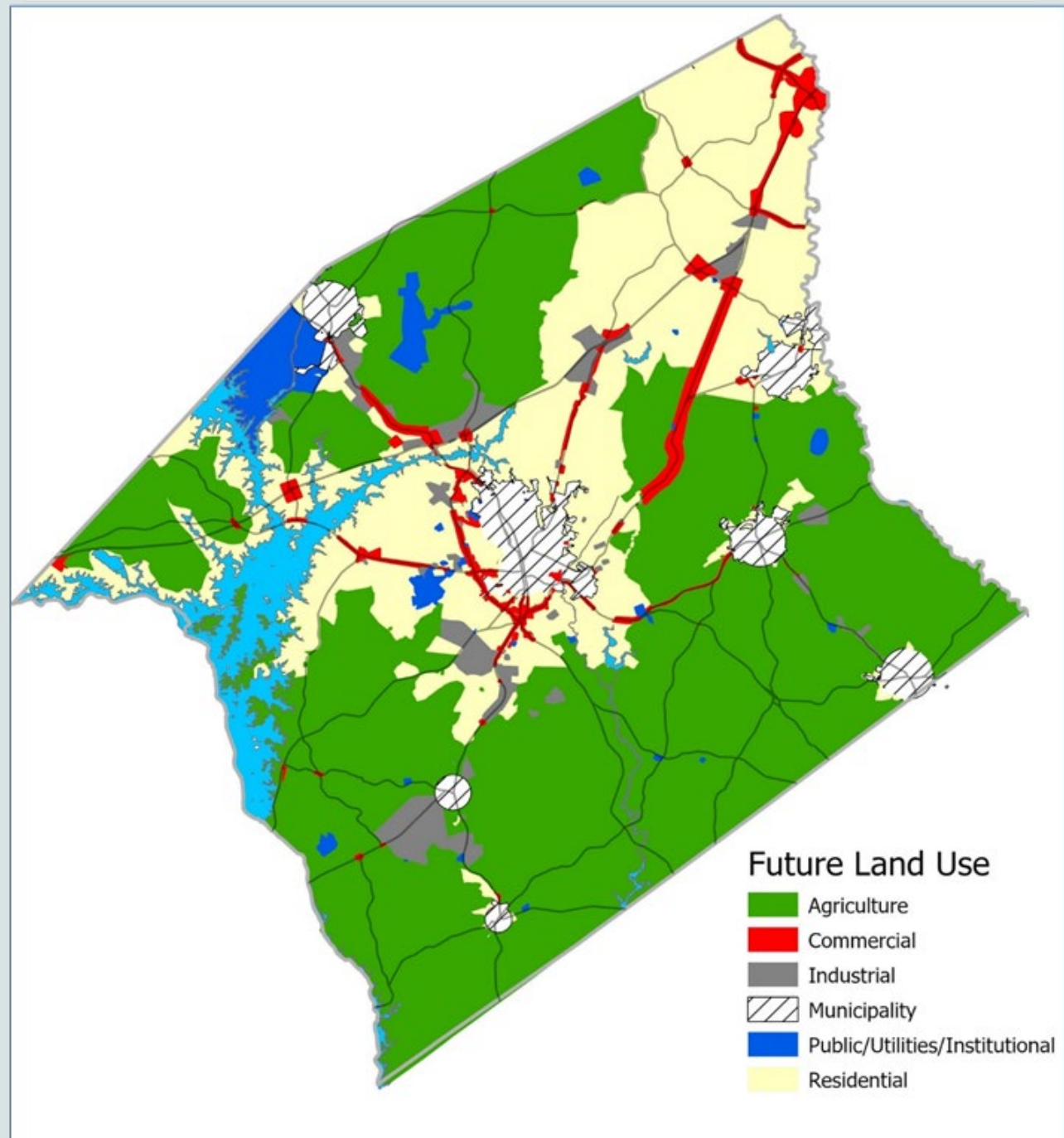
Is it possible to preserve certain lands?

Do we want to continue to be prosperous, but better control how and where we grow?

Current Land Use, Anderson County



Future Land Use, Anderson County



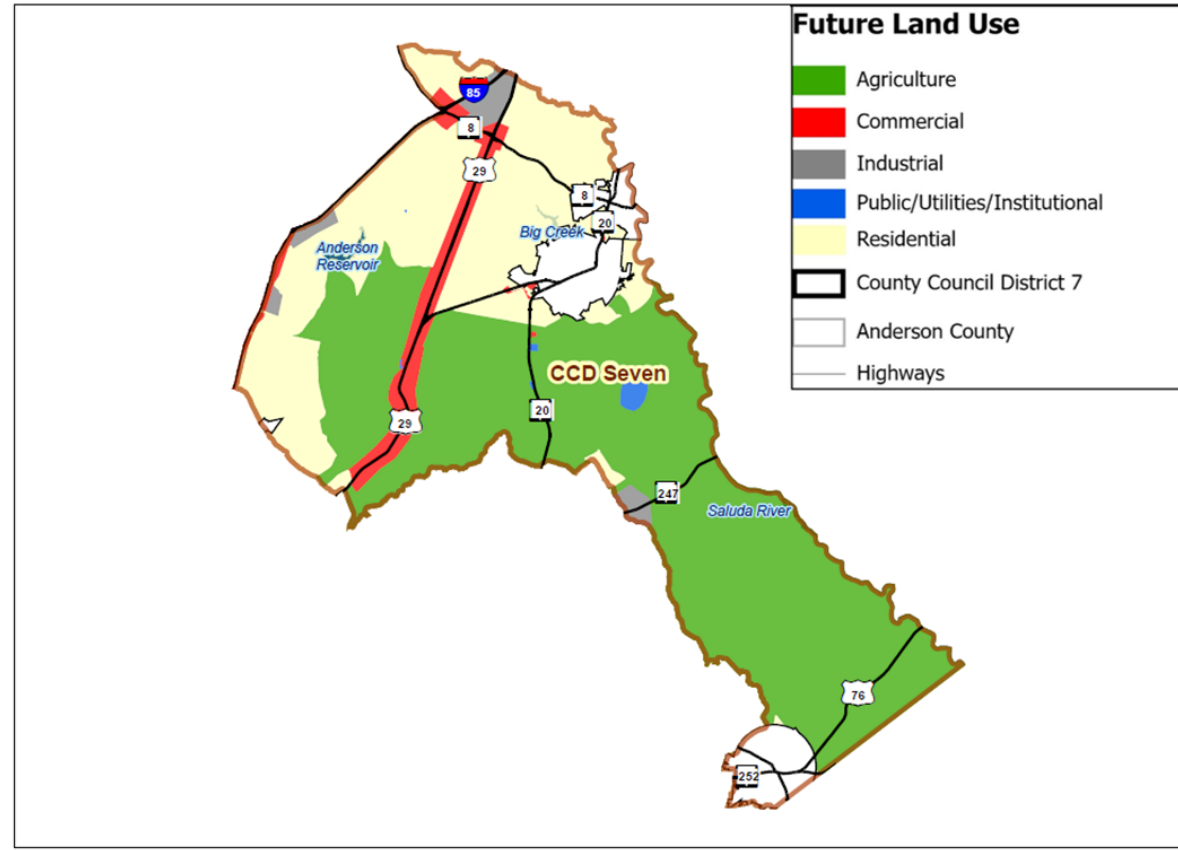
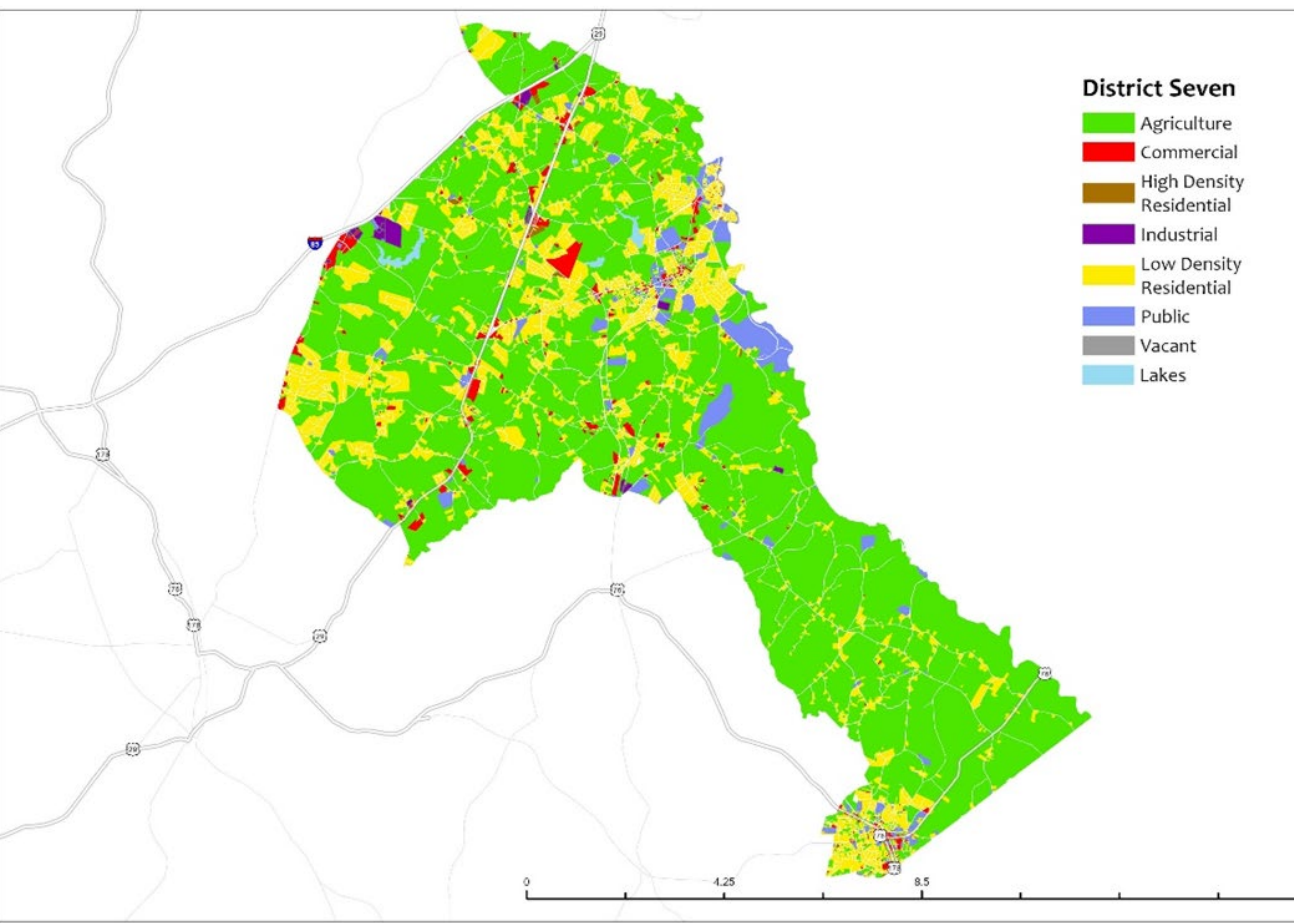
Council District 7 Future Land Use

District Seven

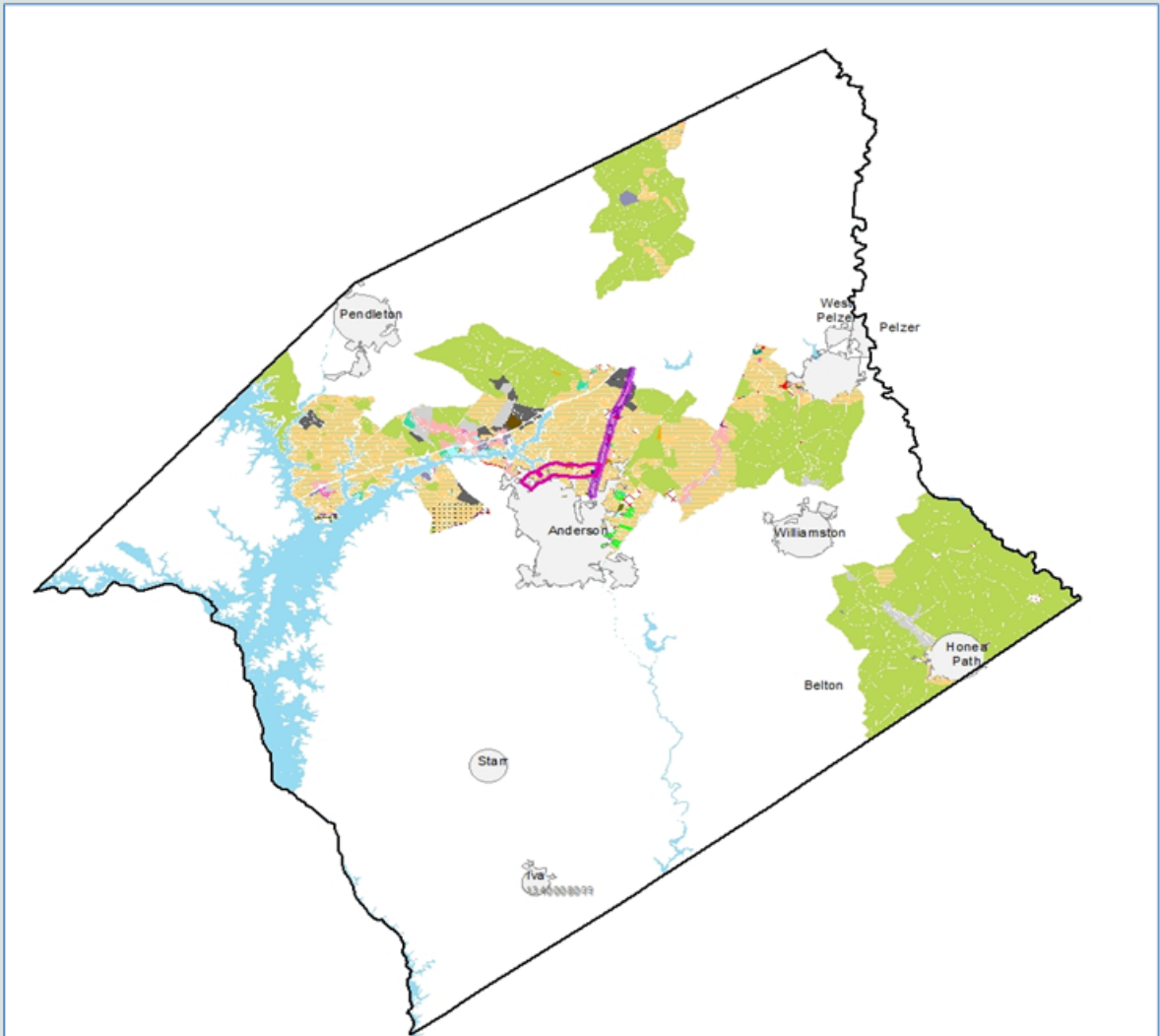
- Agriculture
- Commercial
- High Density Residential
- Industrial
- Low Density Residential
- Public
- Vacant
- Lakes

Future Land Use

- Agriculture
- Commercial
- Industrial
- Public/Utilities/Institutional
- Residential
- County Council District 7
- Anderson County
- Highways



Zoning, Anderson County



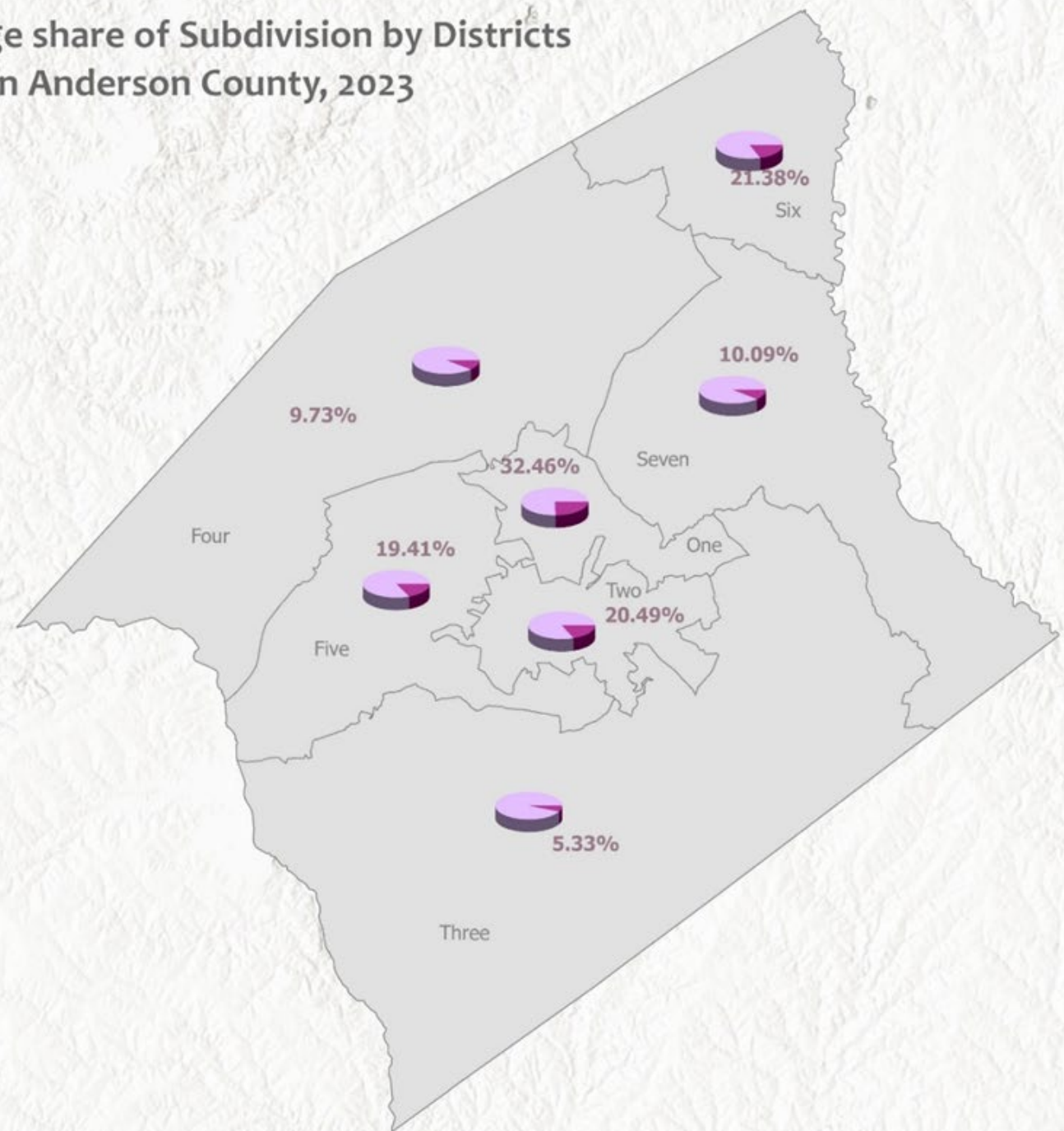
Legend

East West Pkwy Overlay Dist	R-15	R-M2	POD	S-1
Gateway to Anderson	R-12	R-M7	C-1N	I-1
Airport Protected Zone	R-10	R-M	C-1R	I-2
R-A	R-8	R-MA	C-1	PD
R-40	R-D	R-MHP	C-2	IZD
R-20	R-M1	O-D	C-3	AP
				RRD

Subdivisions

- Subdivisions, and the infrastructure that accompanies them, create a very long-lasting impact on the face of a community. These new roads, homes, and water and sewer infrastructure are built to last for more than one hundred years. The bulk of new subdivisions in the past year have been largely located in Council Districts One, Two and Five as one might expect since these are the more urban areas.
- With the announcements of new economic development projects comes the need for housing for the employees who will fill the new jobs. This prosperity brings along with it, as soon as there are enough rooftops, an increase in commercial development to support the new residents. There will also be noticeable stress on local school systems, the road network, and other public infrastructure as a result of the economic prosperity.

Percentage share of Subdivision by Districts in Anderson County, 2023

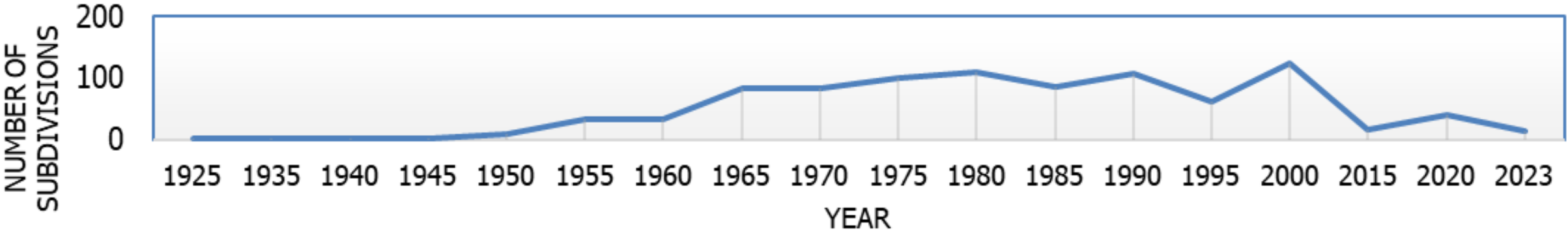


Districts

Percentage of Subdivision

- Total Area
- Subdivision Area

Change in Number of Subdivisions (1925-2023)

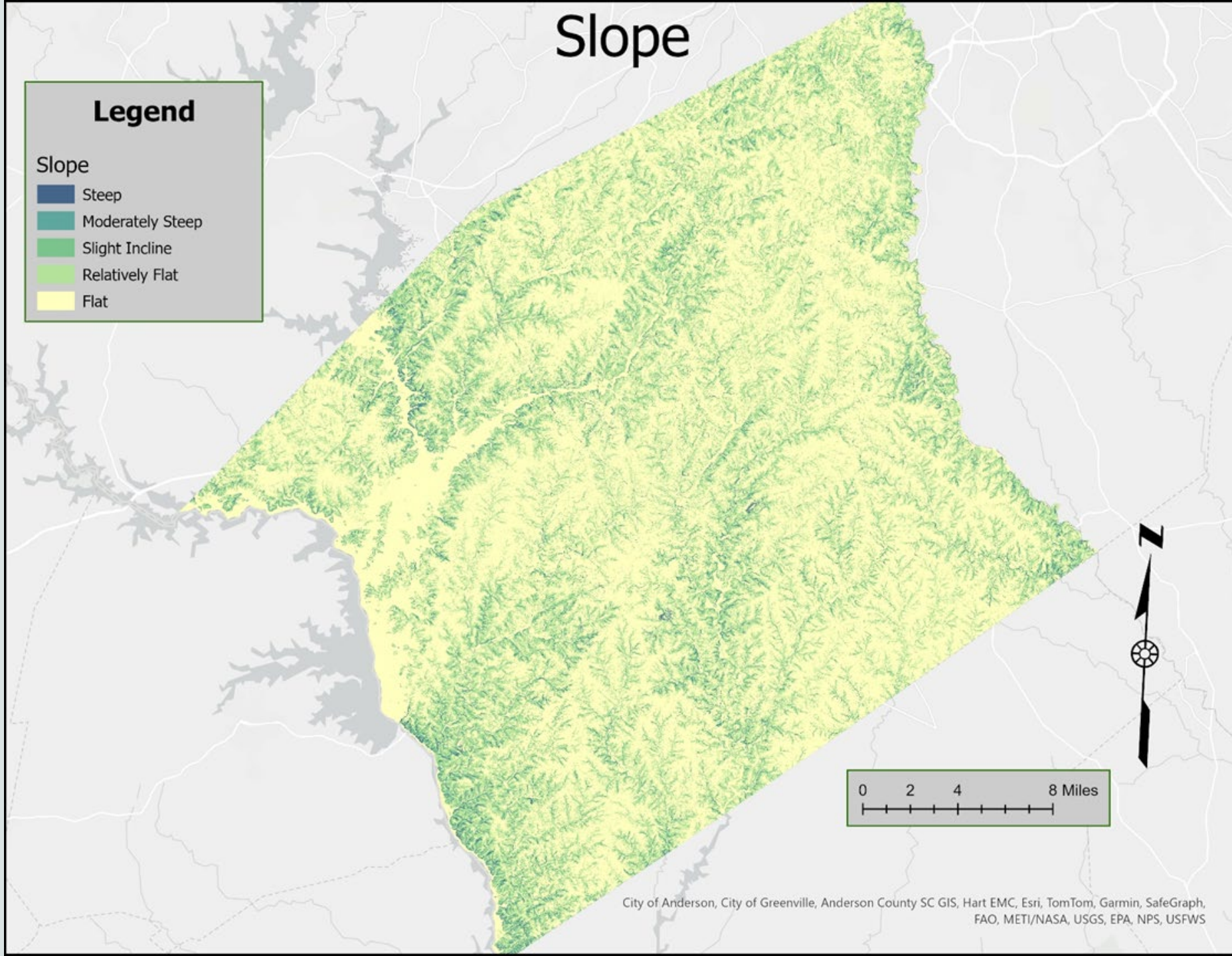


Slope

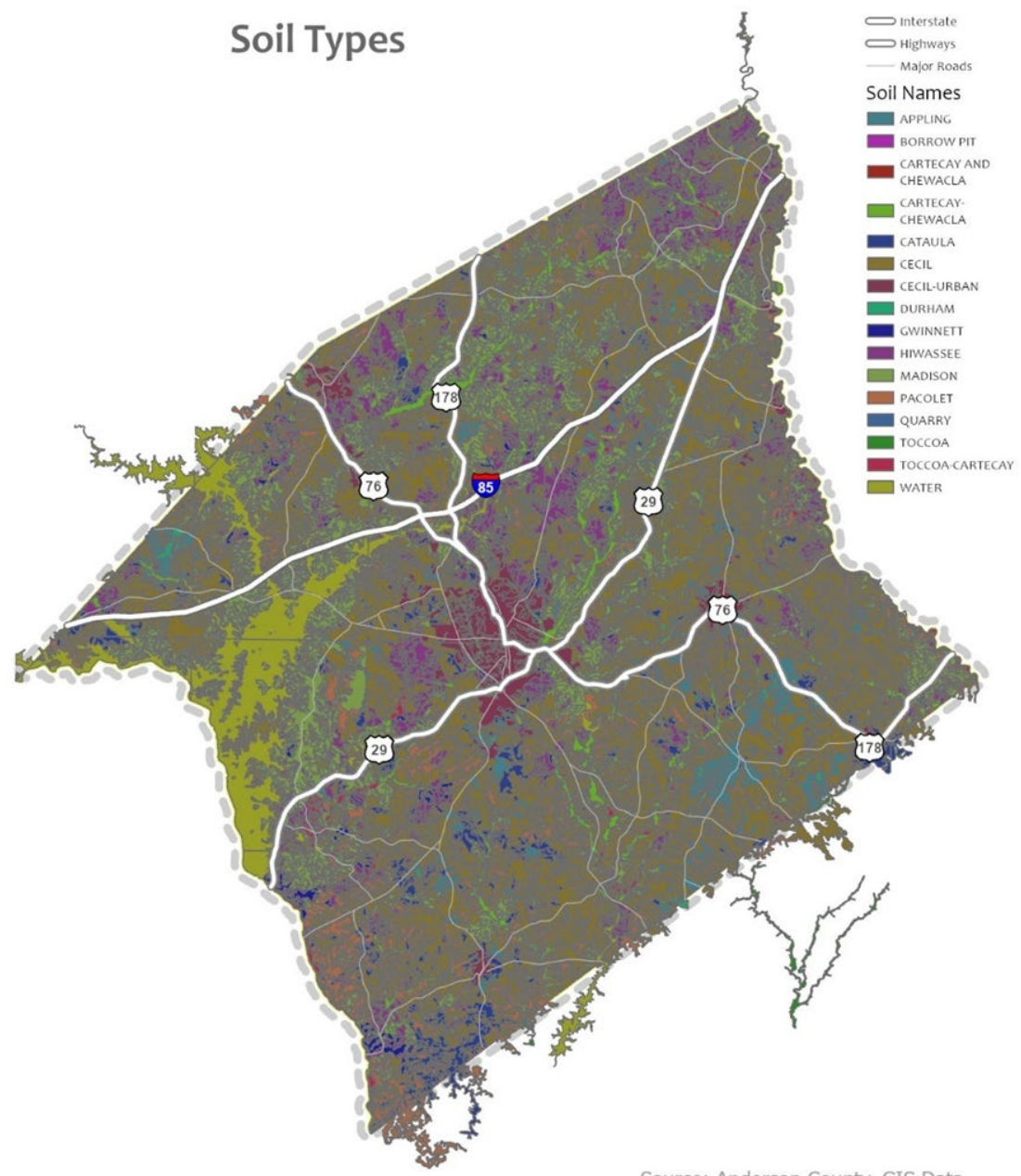
Legend

Slope

- Steep
- Moderately Steep
- Slight Incline
- Relatively Flat
- Flat

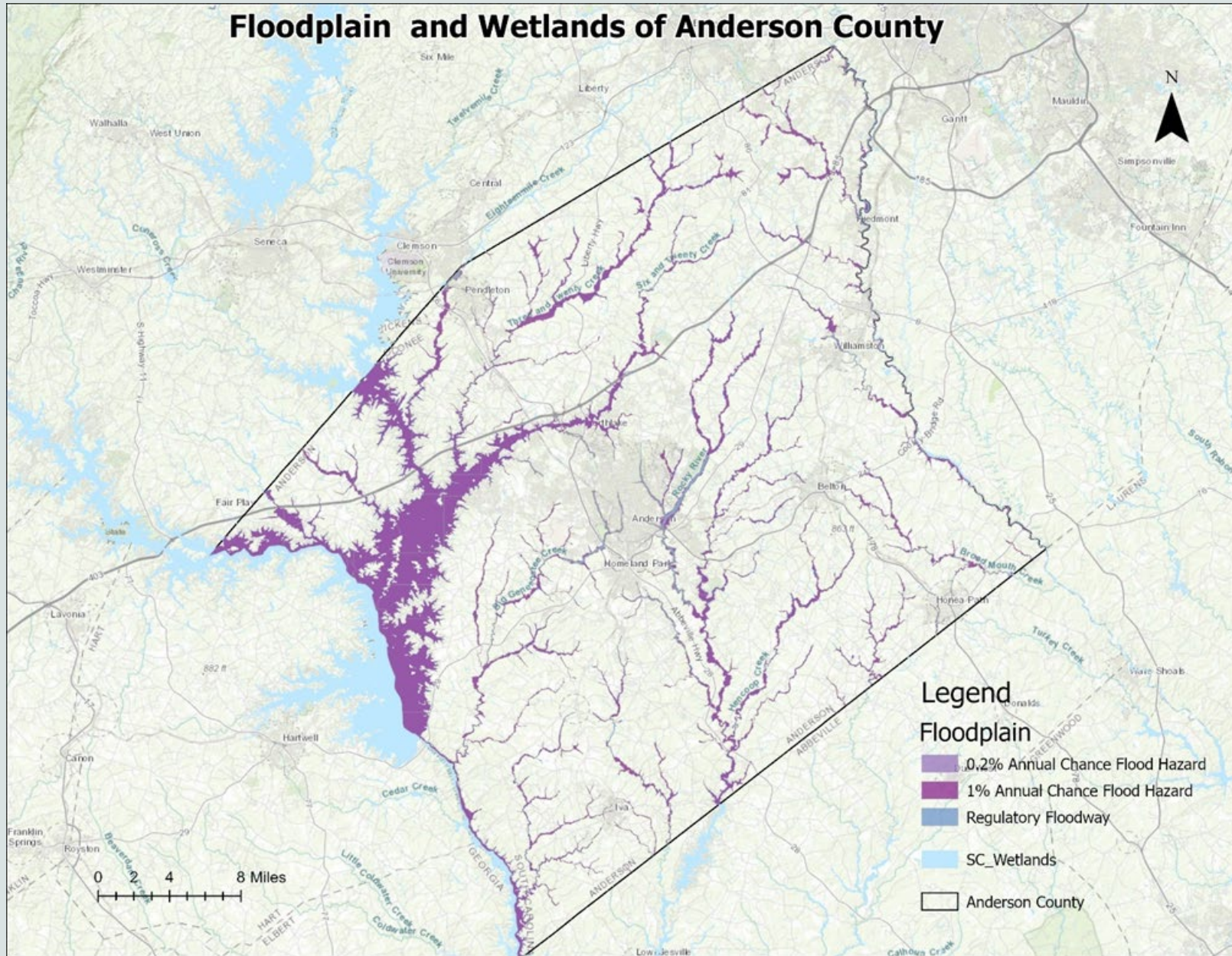


Soil Types



Source: Anderson County, GIS Data

Floodplain and Wetlands of Anderson County



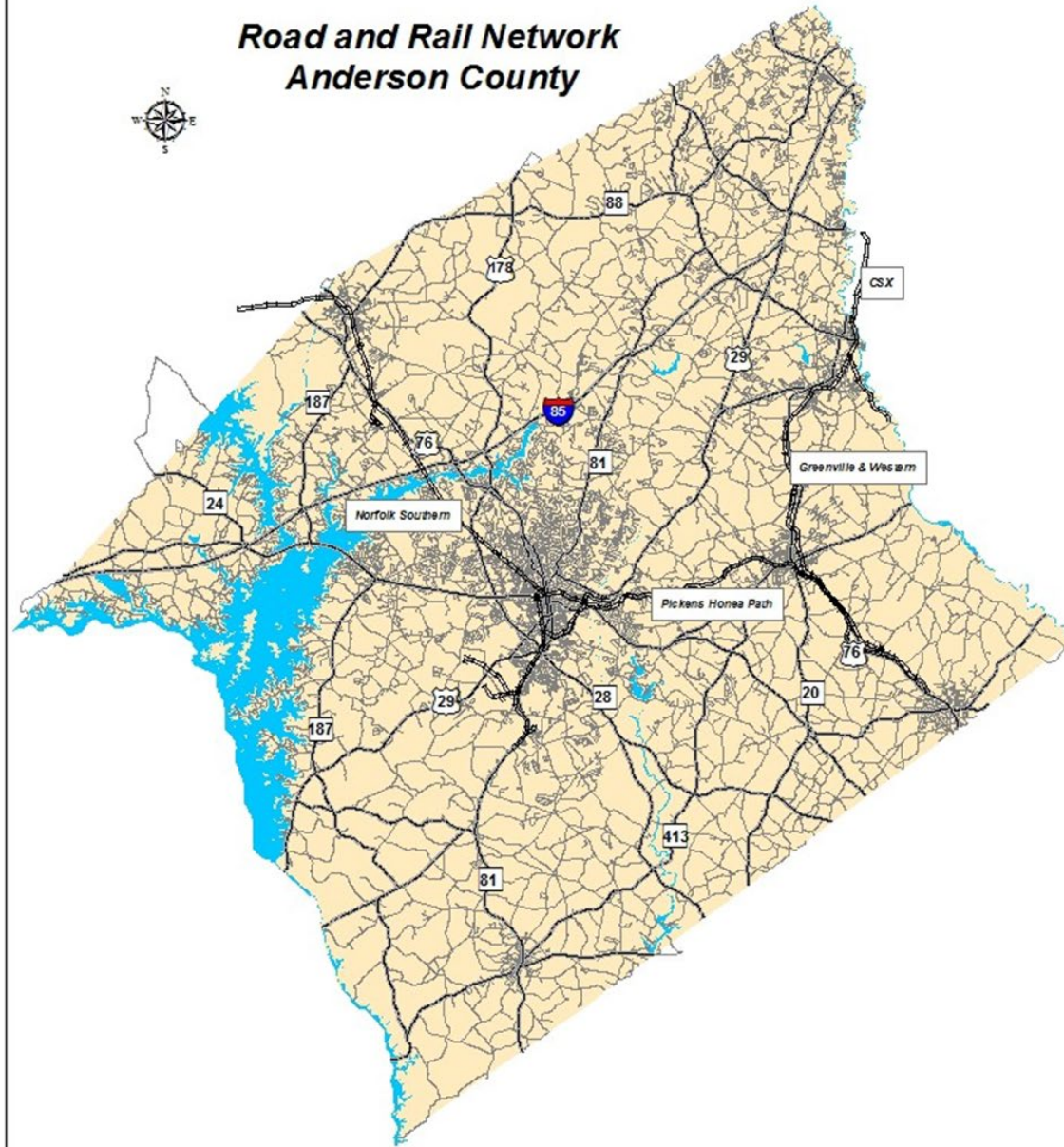
Transportation Element

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.

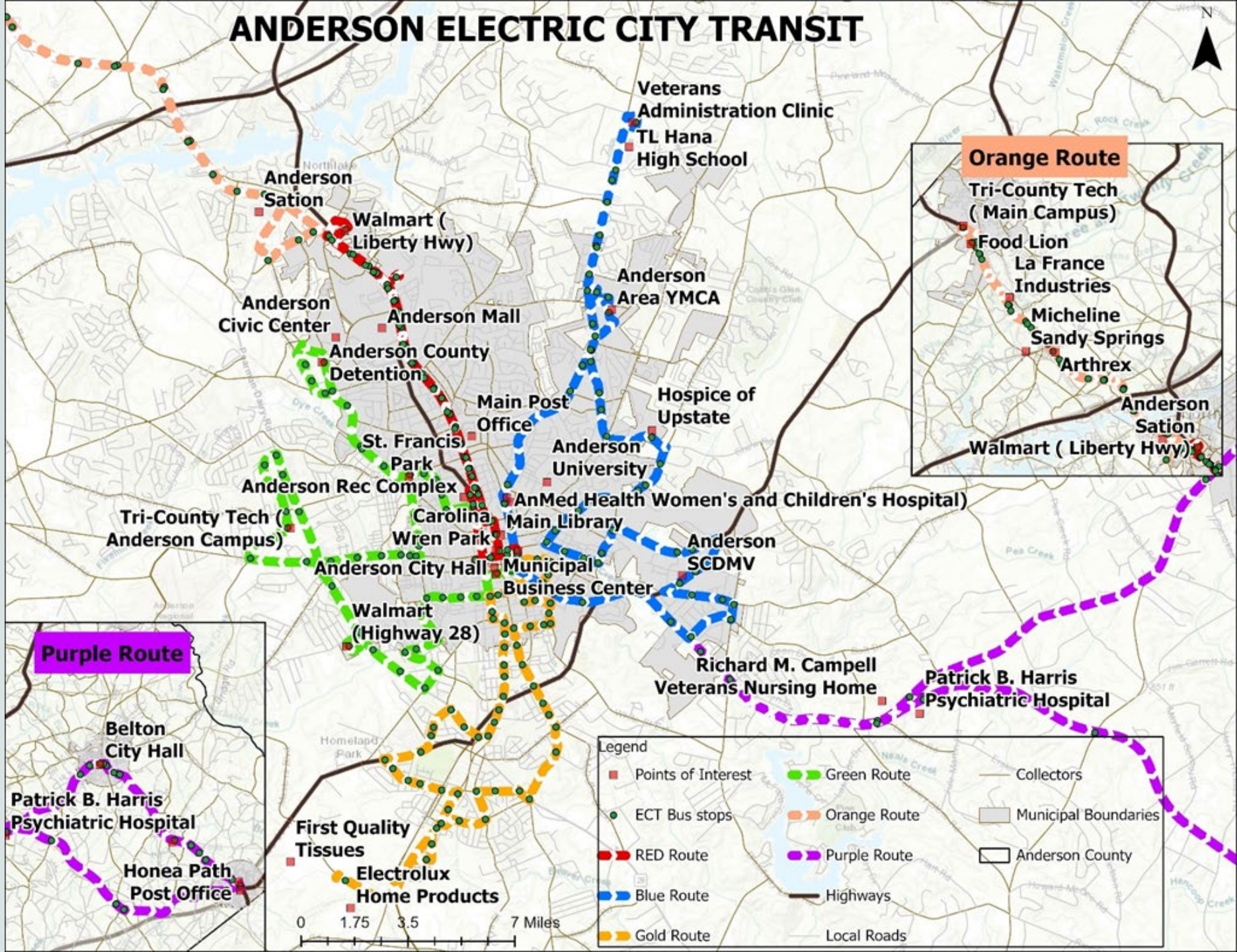
Anderson County and Municipal Roads

- Anderson County currently operates and maintains 1,576 miles of roads, 159 vehicle bridges and 865 large drainage culverts (36 inches or larger). These are local roads and bridges that are the responsibility of Anderson County and are not maintained by State or Federal agencies.
- The nine independent municipalities within Anderson County also have roads and bridges they are required to maintain.
- Many of the County's road and bridges were constructed in the 1950s and 1960s and, therefore, are deteriorating. Also, the majority of our older existing culverts were constructed of metal which has a much shorter life span than the concrete culverts typically used today.

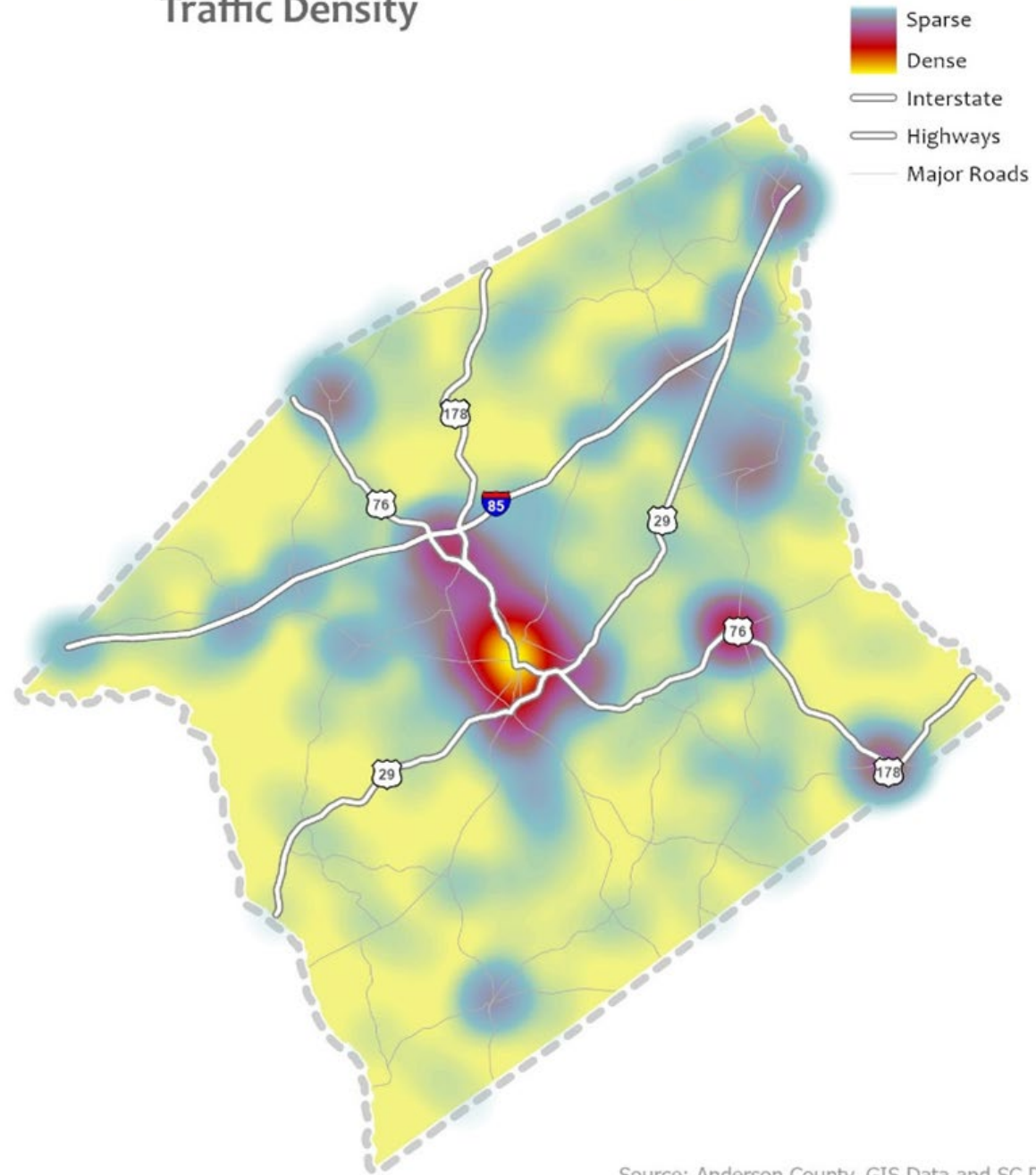
Road and Rail Network Anderson County



ANDERSON ELECTRIC CITY TRANSIT

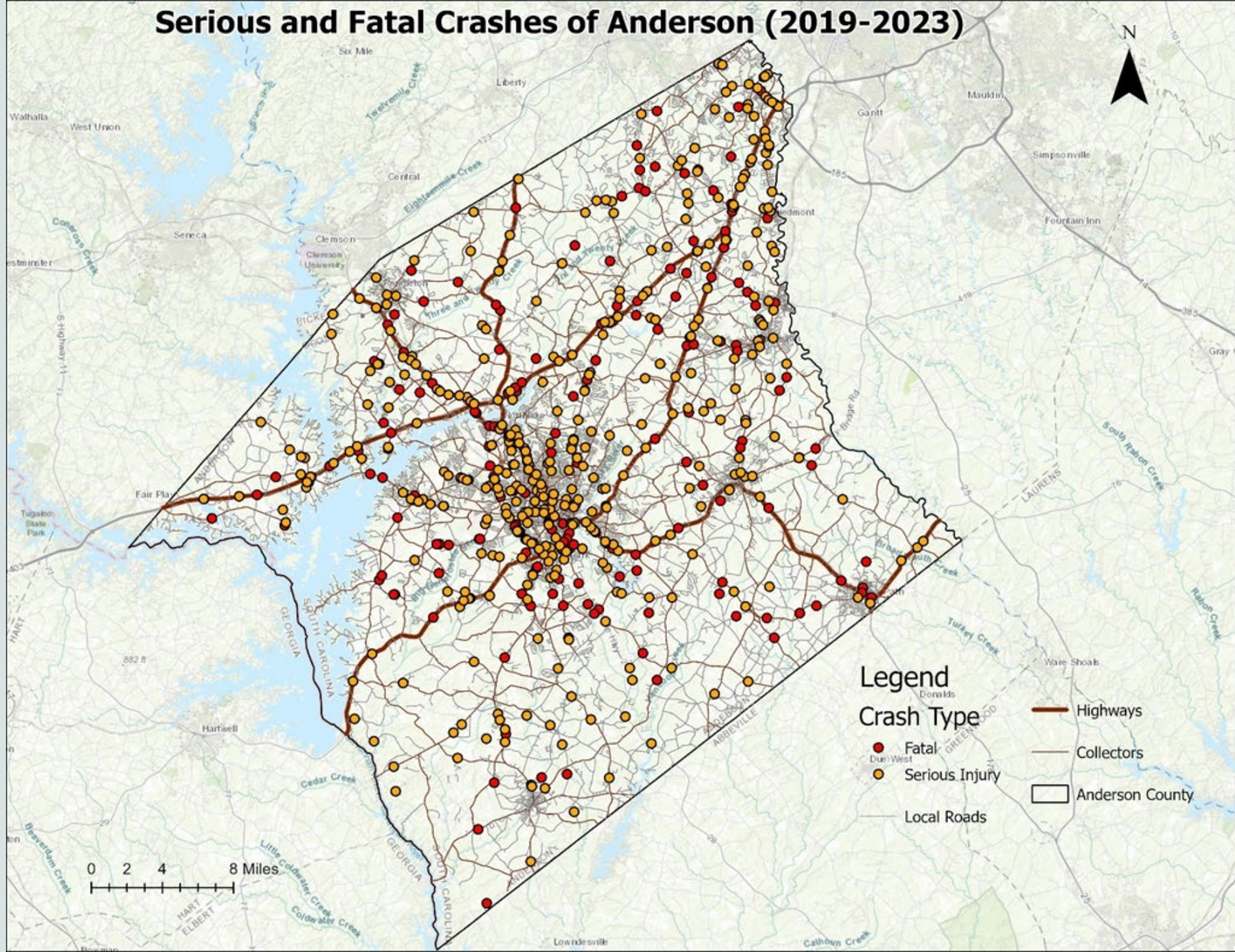


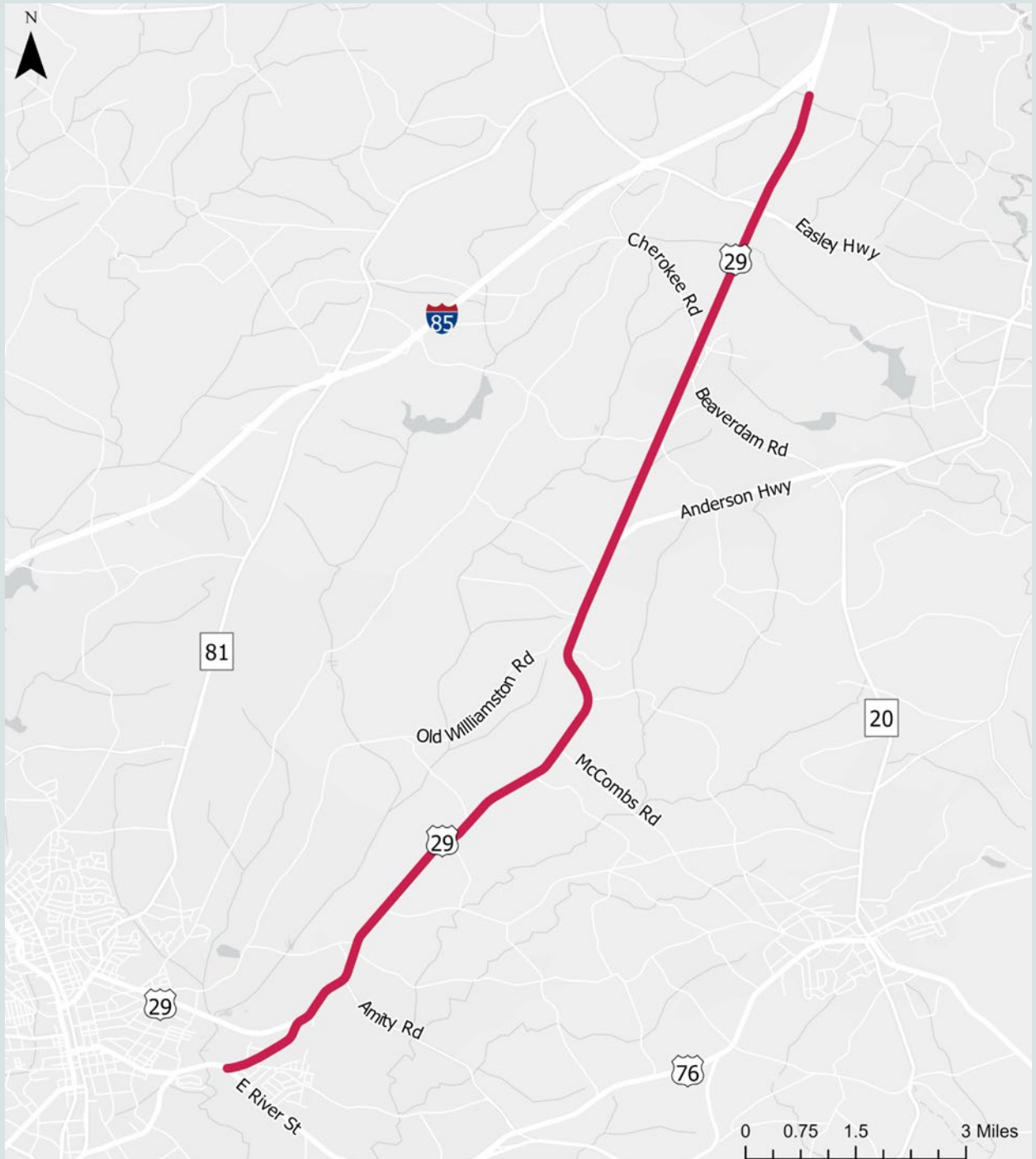
Traffic Density



Source: Anderson County, GIS Data and SC DOT

Serious and Fatal Crashes of Anderson (2019-2023)





85

29

Cherokee Rd

Easley Hwy

Beaverdam Rd

Anderson Hwy

81

Old Williamston Rd

20

29

McCombs Rd

29

Amity Rd

76

E River St

0 0.75 1.5 3 Miles

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.

Public Facilities and Infrastructure Projects

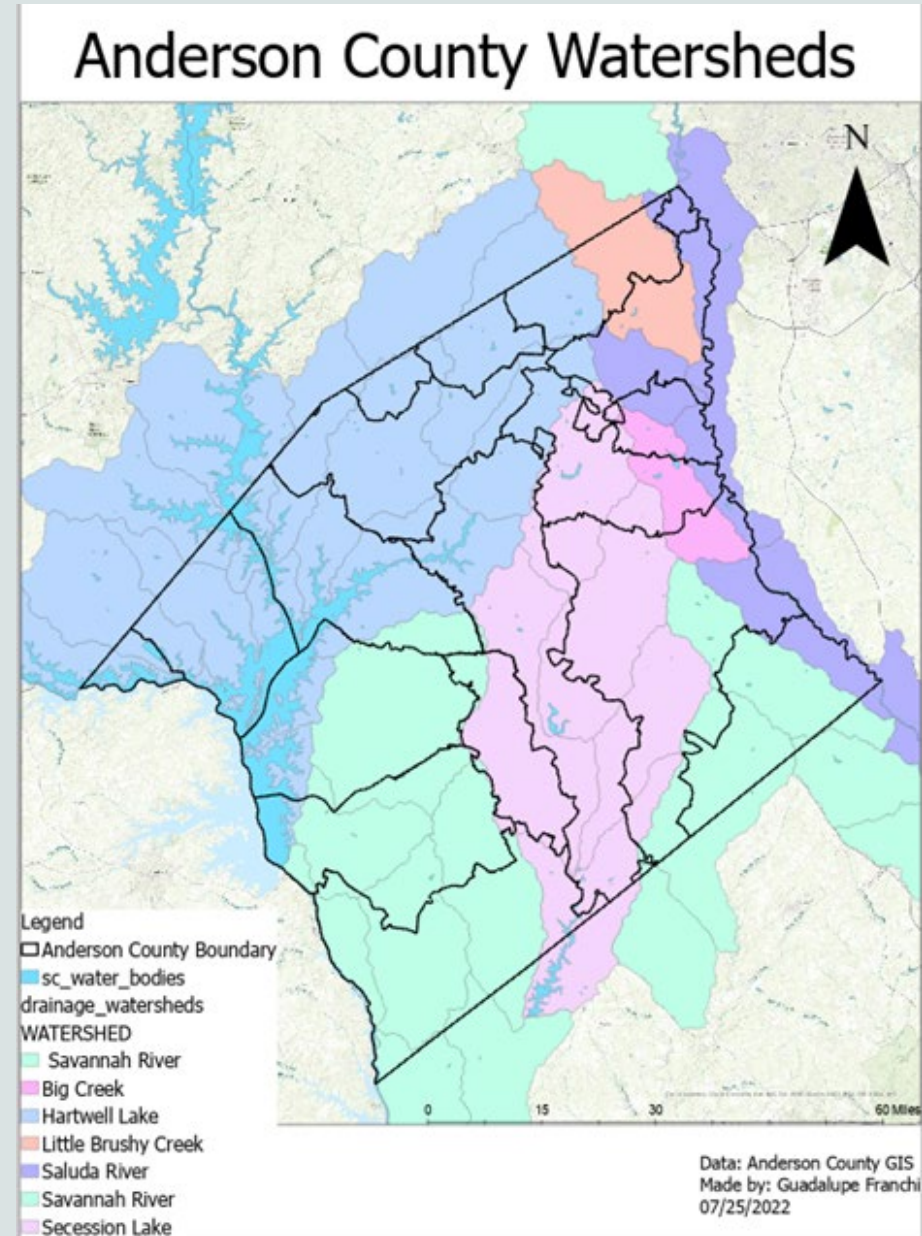
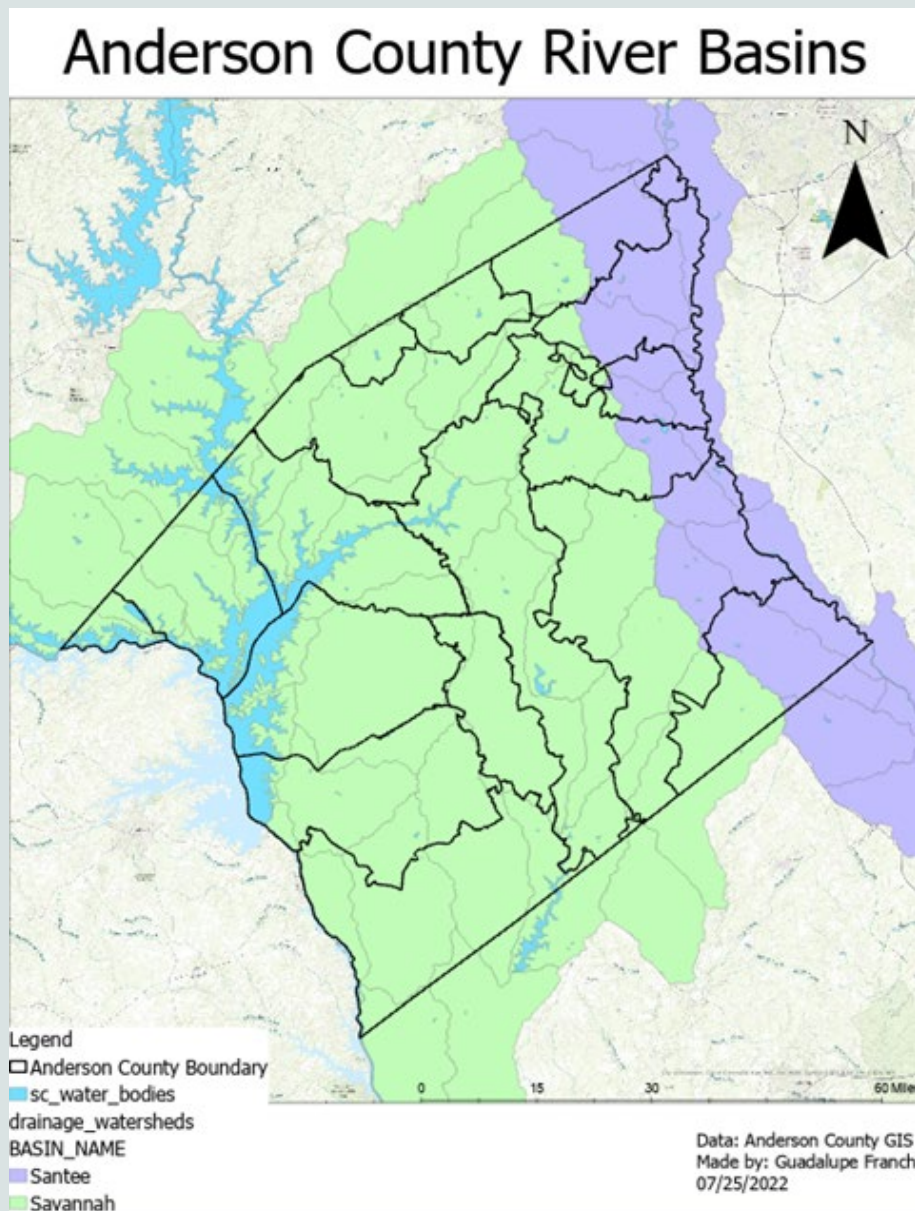
CIP Projects by Department	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Total
Airport	390,000	1,068,000			40,000	1,498,000
Facilities	200,000					200,000
Fleet	7,685,000					7,685,000
Library			3,600,000	185,000	195,000	3,980,000
PAWS		4,000				4,000
Roads & Bridges	180,000	40,000	100,000	225,000	250,000	795,000
Solid Waste	1,440,000	610,000	200,000	915,000	1,600,000	4,765,000
Stormwater Management	88,000	205,000	205,000			498,000
Technical Services	2,933,040	2,754,000				5,687,040
Wastewater	9,600,000	15,250,000	4,000,000	9,250,000		38,100,000
Total	22,516,040	19,931,000	8,105,000	10,575,000	2,085,000	63,212,040

CIP Total Funding Sources	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Total
Bonds	7,500,000	11,000,000	3,500,000			22,000,000
FAA	270,000	961,200				1,231,200
General Fund	3,508,040	2,851,400	200,000	410,000	485,000	7,454,440
Revenue Bond	500,000					500,000
SC Aeronautics	15,000	53,400				68,400
Sewer Fund	2,100,000	4,250,000	4,000,000	9,250,000		19,600,000
Solid Waste Fund	940,000	610,000	200,000	200,000	200,000	2,150,000
Unknown	7,683,000	205,000	205,000	715,000	1,400,000	10,208,000
Total	22,516,040	19,931,000	8,105,000	10,575,000	2,085,000	63,212,040

Resiliency Element

The resiliency element considers the impacts of flooding, high water, and natural hazards on individuals, communities, institutions, businesses, economic development, public infrastructure and facilities, and public health, safety and welfare. This element includes an inventory of existing resiliency conditions, promotes resilient planning, design and development, and is coordinated with adjacent and relevant jurisdictions and agencies. This element shall be developed in coordination with all preceding elements and integrated into the goals and strategies of each of the other plan elements.

Factors that Impact Vulnerability and Resiliency



Types of Hazards and Natural Disasters Possible in Anderson County

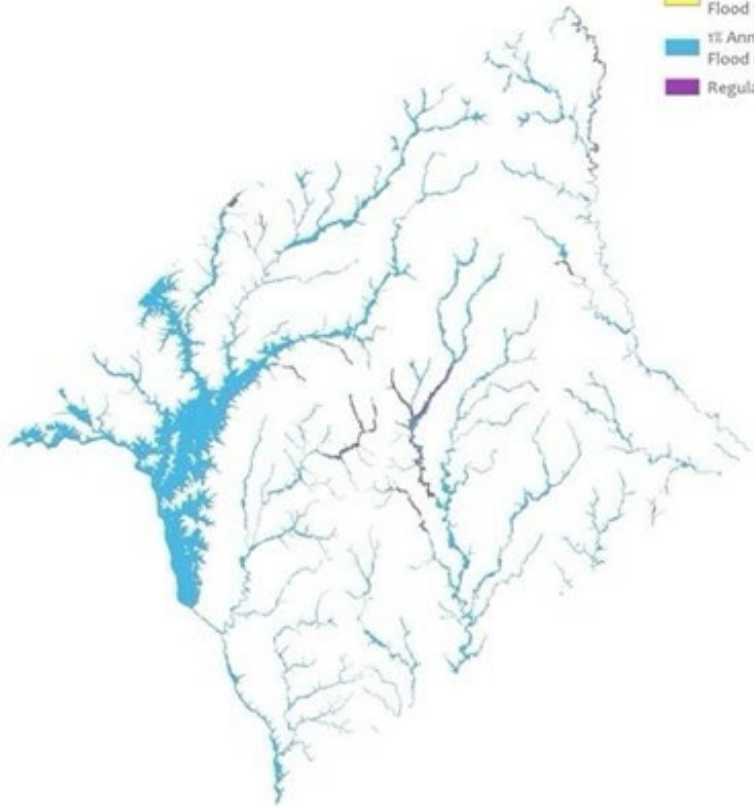
Based on the history of hazards and natural disasters in Anderson County and according to Emergency Operations Planning, the primary stressors and threats faced by Anderson County are:

- Flooding/Flash Flooding
 - Tornadoes
 - Tropical Storm/Hurricanes
 - Hailstorms, Thunderstorms and Heavy Precipitation Events
 - Drought
 - Extreme Heat
 - Earthquakes
 - Winter Weather
-

FEMA FLOOD CHANCES

Floodplains

- 0.2% Annual Chance Flood Hazard
- 1% Annual Chance Flood Hazard
- Regulatory Floodway



Esri Federal, FEMA 2018

Anderson County 100- and 500-Year Flood Zones

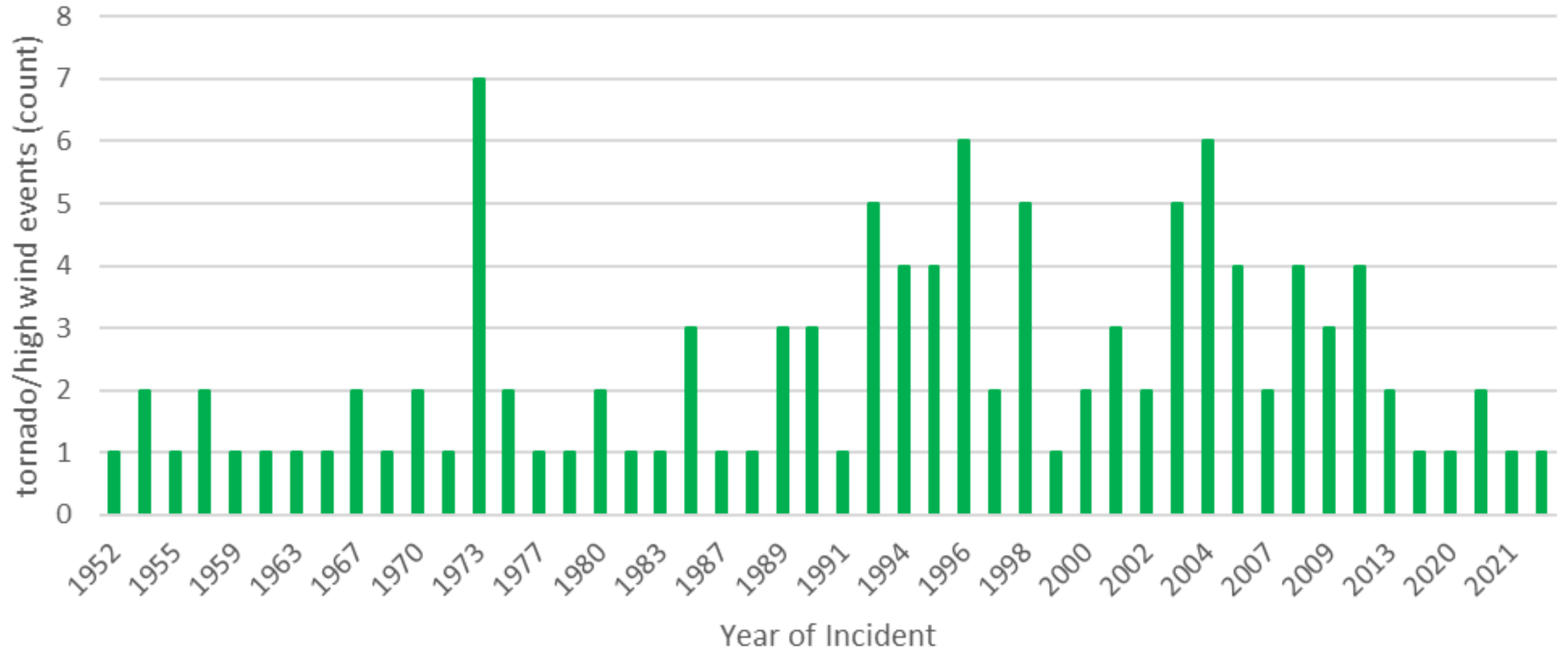


- 100-Year Flood Zone
- 500-Year Flood Zone

Source: Federal Emergency Management Agency

Anderson County Tornado and High wind events

Tornado/High wind in Anderson County (1950-2022)



Anderson County Tornado Information

Risk Level: **High**

Yearly Avg. of Tornadoes in Anderson County, SC

Yearly Avg. of Fatalities in Anderson County, SC

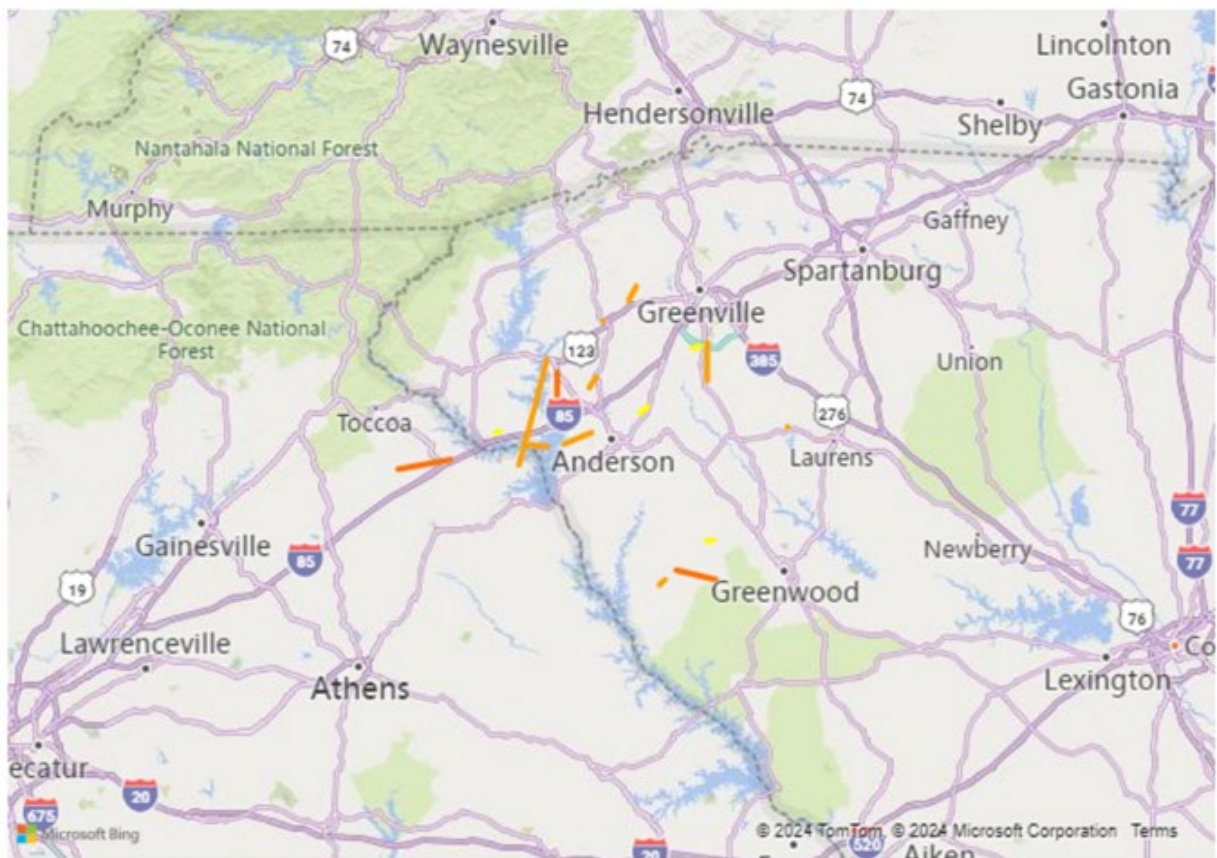
Tornadoes since 1950 in Anderson County, SC



2

0

114



Rating	Wind Speed	Expected Damage
EF-0	60-85 mph	Minor
EF-1	86-110 mph	Moderate
EF-2	111-135 mph	Considerable
EF-3	136-165 mph	Severe
EF-4	166-200 mph	Extreme
EF-5	>200 mph	Massive

NEXT STEPS

- Continue to schedule public meetings throughout 2025
- Evaluate surveys and public input for inclusion in the Plan
- Prepare Draft to bring back for public comment
- Present draft to Planning Commission for consideration and recommendation to be determined
- Present final draft to County Council mid-2026 for three readings and adoption by December 2026

Citizen Engagement

The Clemson University Planning Studio Class will help us gather information about your needs and concerns where the County's Comprehensive Plan is concerned. Dr. Barry Nocks will explain how they have organized the session. We will also have an online survey that will mirror the questions you will be answering this evening.

- What changes do you want to see included in the 2026 Comprehensive Plan?
- Answer the online survey to give us more detail about your ideas and concerns.



ANDERSON COUNTY
SOUTH CAROLINA

