



AGENDA
ANDERSON COUNTY COUNCIL
SPECIAL CALLED MEETING/WORKSHOP
Tuesday, December 9, 2025, at 6:30 p.m.
Executive Conference Room
1428 Pearman Dairy Road
Anderson, South Carolina
Chairman Tommy Dunn, Presiding

1. CALL TO ORDER

2. INVOCATION AND PLEDGE OF ALLEGIANCE

Hon. Brett Sanders

3. LAND USE UPDATE

Mr. Tommy Dunn

4. REMARKS FROM COUNCIL

5. ADJOURNMENT

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures in order to participate in this program, service or activity please contact the office of the program, service or activity as soon as possible but no later than 24 hours before the scheduled event. For assistance, please contact the Clerk to Council at (864) 260-1036.

Tommy Dunn
Chairman, District Five

Chris N. Sullivan
District One

Greg Elgin
District Three

M. Cindy Wilson
District Seven



Brett Sanders
V. Chairman, District Four

Glenn Davis
District Two

Jimmy Davis
District Six

Renee Watts
Clerk to Council

Rusty Burns
County Administrator

ANDERSON COUNTY, SOUTH CAROLINA

ORDINANCE NO. 202X-XX

AN ORDINANCE TO AMEND THE ANDERSON COUNTY LAND DEVELOPMENT STANDARDS ORDINANCE TO INCORPORATE PROVISIONS FOR MINIMIZING MASS GRADING, PRESERVING NATURAL TOPOGRAPHY, REQUIRING TREE PRESERVATION, AND ESTABLISHING DEVELOPMENT INCENTIVES FOR RESIDENTIAL SUBDIVISIONS.

WHEREAS, Anderson County is experiencing significant growth, and it is in the public interest to ensure this development protects the environment, minimizes soil erosion, manages stormwater runoff, preserves natural topography, and protects mature trees; and

WHEREAS, mass grading practices and indiscriminate tree removal degrade the natural environment and local aesthetics, and the County wishes to incentivize sustainable residential land development practices that mitigate these impacts;

NOW, THEREFORE, BE IT ORDAINED by the County Council of Anderson County, South Carolina, that the Anderson County Land Development Standards Ordinance is hereby amended as follows:

Article 1: Title and Purpose

This ordinance shall be known as the "Subdivision Minimal Disturbance and Tree Preservation Ordinance of Anderson County." The purpose is to establish standards that encourage site-sensitive design, minimize land disturbance, protect natural features, reduce reliance on mass grading techniques, mandate the preservation of significant trees, and provide clear incentives for developers who exceed these standards.

Article 2: Definitions

For the purpose of this ordinance, the following terms shall have the meaning ascribed to them:

Critical Root Zone: A more or less circular area on the ground equivalent to a circle around the trunk with a radius equivalent to 1 foot for every 1 inch in DBH.

Diameter at Breast Height (DBH): Diameter at Breast Height is used for measuring all trees greater than twelve inches caliper. The DBH of a tree is the total diameter in inches of a tree trunk or trunks measured in inches at a height of 4.5 feet above existing grade (at the base of the tree). If a tree trunk splits at ground level and does not share a common base, then each trunk shall be measured as a separate

tree. If a multi-trunk tree splits below the 4.5' mark, all trunks shall be measured separately and count as one tree.

Land Disturbing Activity: Any use of the land by any person that results in a change in the natural cover or topography that may cause Erosion and contribute to Sediment and alter the quality and quantity of Stormwater Runoff. Such activities include, but are not limited to: clearing, removal of vegetation that disturbs the soil, stripping, grading, grubbing, excavating, filling, logging and storing of materials. Clearing of areas where soils are not exposed and an adequate vegetative structure is left in place is not considered land disturbance, provided that the clearing is not in anticipation of other construction activities such as grubbing and grading.

Lot Mass Grading: The practice of clearing and grading more than fifteen (15) lots concurrently to create artificially uniform and flat homesites, rather than limiting the disturbance and adapting the development to the existing natural contours.

Mass Grading: Land disturbing activity of an area greater than twenty (20) acres at any given time.

Phasing: Dividing a subdivision into sequential stages where land disturbing activity may occur within each phase at one time. A subsequent phase may not begin land disturbing activity until the previous phase reaches a 70% uniform permanent stabilization density.

Replacement Tree: A tree planted to achieve the required density units and warranted by the developer for one (1) year from adoption of the final plat or planting, whichever is greater.

Site Fingerprinting: A construction technique that restricts land disturbance (clearing, grubbing, grading) to the minimal area required for roadways, utilities, amenities, and stormwater management facilities without Lot Mass Grading.

Specimen Tree: Any broad-leaved large canopy tree with a Diameter at Breast Height (DBH) of twelve inches (12") or greater or any understory tree with a DBH of six inches (6") or greater. Specimen trees are awarded double density credits.

Superior Environmental Design (SED) Project: A project that meets specific criteria established in Section 5.7 for advanced land preservation and is eligible for county incentives.

Tree Density Unit: A unit of measurement used to prescribe and calculate required tree coverage on a site. Unit measurements are based upon tree size.

Tree Preservation Plan (TPP): A formal plan prepared by a certified arborist, landscape architect, surveyor, or engineer detailing which trees will be preserved, how they will be protected during construction (e.g., fencing), and mitigation strategies for unavoidable removal.

Undisturbed Buffer: A designated area where no land alteration, including clearing, grading, soil removal, or placement of fill, is permitted.

Article 3: General Grading Standards and Prohibitions

All land-disturbing activities shall adhere to the following standards:

3.1. Conformity to Natural Grade: Development plans must demonstrate a genuine effort to minimize disruption to the natural topography. Building sites, roads, and infrastructure should conform to existing terrain as much as possible to avoid extensive cut and fill operations and implement site fingerprinting.

3.2. Prohibition of Lot Mass Grading: Lot Mass Grading where more than fifteen (15) lots are cleared and graded concurrently to create artificially uniform and flat homesites is hereby prohibited. All development plans for residential subdivisions shall include a note on the plans defining and prohibiting Lot Mass Grading.

3.3. Prohibition of Mass Grading: Mass grading is hereby prohibited. All development plans for residential subdivisions shall include a note on the plans stating the site will not be mass-graded.

3.4. Maximum Cut and Fill Limits:

Cut and fill slopes shall be no steeper than a ratio of three (3) horizontal to one (1) vertical (3H:1V) unless the development qualifies as a SED. Slopes may not exceed 2H:1V unless a geotechnical engineer certifies stability and specialized stabilization is used.

3.5. Topsoil Preservation: Topsoil stripped during construction must be stockpiled on-site in designated, protected areas and reapplied to disturbed areas after finish grading to facilitate revegetation.

Article 4: Tree Preservation Requirements

4.1. Intent: It is the intent of this ordinance to prevent clear-cutting of land when possible and preserve mature and specimen trees.

4.2. Tree Preservation Plan (TPP) Requirement: A TPP shall be submitted for all subdivisions seeking tree density credits for the preservation of existing trees. Replacement tree information must be provided when existing tree densities are not

adequate to meet the applicable tree density. The TPP must be approved by the Planning Department before any land disturbance (clearing, grading, grubbing) can commence.

4.3. Tree Density Plan (TDP) Requirement: A TDP shall be submitted for all subdivisions seeking tree density credits where the preservation of existing trees is not proposed. The location, variety, and size of replacement trees must be identified. The TDP must be approved by the Planning Department before any land disturbance (clearing, grading, grubbing) can commence.

4.4. Designated Preservation Areas: The TPP shall clearly delineate "Tree Preservation Areas." Protective fencing shall be erected at the outer limits of the Critical Root Zone of all trees within these areas prior to construction activity, and no grading, storage of materials, or vehicular traffic shall occur within these protected zones.

4.5. Removal of Specimen Trees: The preservation of specimen trees is highly encouraged. Mitigation (replacement tree plantings) is required for compliance with applicable tree density requirements. Compliance with applicable specimen and replacement tree densities shall be reflected in the TPP or civil plans when a TPP is not required due to no existing trees being preserved.

Article 5: Plan Submission Requirements and Development Incentives

All subdivision plans must meet the requirements of this section. Projects that meet the minimum requirements for preserving natural land features outlined in subsection 5.7 are eligible for the incentives found there.

5.1. Phased Grading Plans: For all subdivisions that require more than twenty (20) acres of land disturbance, phasing of the disturbed areas not to exceed twenty (20) acres at any given time must be implemented. The phasing of the disturbed areas must be clearly delineated in the civil plans.

When clearing and grading lots not in conformity with natural topography and creating artificially uniform and flat homesites, a phased disturbance plan for lots must be implemented. Phasing consists of limiting the lot disturbance to any fifteen (15) lots per phase. At any given time, the total area of land disturbance may not exceed twenty (20) acres.

Each phase must be clearly delineated and permanently stabilized to a density of seventy percent (70%) before the next phase begins.

5.2. Disturbance Area Calculation: The plan shall clearly indicate the proposed limits of disturbance. The total disturbed area for each lot in a subdivision shall be identified and limited.

5.3. Grading Setbacks and Buffers: A minimum ten-foot (10') undisturbed natural buffer shall be maintained from all subdivision side and rear property lines. These buffers shall be designated as Tree Preservation Areas if they contain significant vegetation.

5.4. Tree Density: Minimum preserved or planted trees shall be equal to 10 density units per disturbed acre (see charts in sections 5.5 and 5.6) with a one (1) tree per lot minimum. The preservation of two (2) or more Specimen Trees on a delineated acre in the TPP will waive the one (1) tree per lot requirement on lots that are primarily (greater than 50%) within the delineated acre.

5.5. Density Units for Planted Trees

Conversion from DBH to Density Units for Replacement/Planted trees*

Caliper - dbh	Density Units
1.25"	0.5
2"	1.0
3"	1.2
4"	1.4
5"	1.6
6"	1.8
7" and larger	2.0

5.6. Density Unit Credit for Preserved Trees

Conversion from DBH to Density Units for Preserved Trees

Caliper - dbh	Density Units
1 - 2"	1.0
3 - 4"	1.4
5 - 7"	1.8
8 - 9"	2.0
10"	2.4
11"	2.8
12"	3.2
13"	3.3

14"	3.4
15"	3.5
16"	3.6
17"	3.7
18"	3.8
19"	3.9
20"	4.0
21"	4.8
22"	5.2
23"	6.7
24"	9.3
25"	10.2
26"	11.2
27"	12.0
28"	12.9
29"	13.8
30"	14.7
31"	15.5
32"	16.8
33"	17.7
34"	18.9
35"	20
36"	22
36 - 42"	27
43 - 48"	36
49 - 54"	45
55 - 60"	54
61 - 66"	63
67 - 72"	72

5.7. Superior Environmental Design (SED):

5.7.1 Eligibility: A project is eligible for SED incentives if the developer formally commits to and receives approval for:

Preserving at least thirty percent (30%) of the site's area as permanent, undisturbed open space/natural buffer excluding standard required setbacks on lots and stormwater management facilities. Floodplains and riparian buffer areas may apply.

Preserving or planting trees in the developed area at sixteen (16) density units per acre with a minimum of one (1) tree per lot.

Using on-site Low Impact Development (LID) techniques to manage at least the first inch of stormwater runoff from at least 10% of the project's disturbed area while incorporating "site fingerprinting" techniques. Acceptable LID practices are Anderson County Standard Specification WQ-03 – WQ-09 and WQ-11 found in Appendix K of the Anderson County Stormwater Design Manual.

5.7.2 Density Bonus (Residential): Eligible residential SED projects may apply for a density bonus, allowing a decrease in the lot area by up to ten percent (10%), but in no case may a lot be less than 6,000 square feet, provided that adequate infrastructure capacity exists and the bonus area is used to cluster units, maximizing open space preservation.

5.7.3 Flexible Design Standards: For eligible SED projects, the County may approve modifications to standard development regulations, subject to the following limitations:

Setbacks: Required yard setbacks may be reduced by up to ten (10) feet; however, no resulting setback may be less than ten (10) feet in width.

Slopes: Slopes steeper than the standard 3 horizontal feet to 1 vertical foot (3H:1V) ratio may be permitted. However, approved slopes must be permanently stabilized within five (5) business days of completion and must not exceed a ratio of 2 horizontal feet to 1 vertical foot (2H:1V).

All approved modifications must demonstrate that the proposed design furthers the goal of minimizing overall site disturbance.

Article 6: Enforcement and Penalties

Violations of this ordinance, including failure to adhere to approved TPPs or grading plans, are subject to penalties outlined in the Anderson County Code of Ordinances, including civil penalties, fines for unpermitted tree removal, and orders to stop work. Failure to maintain the standards required for an awarded incentive may result in revocation of permits and required modifications to meet standard ordinance requirements.

Article 7: Severability and Effective Date

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

This ordinance shall become effective immediately upon its final passage and approval by the Anderson County Council.

SO ORDAINED this ____ day of _____, 20.

Anderson County Council Chairman

ATTEST:

Clerk to Anderson County Council

APPENDIX A RECOMMENDED TREE LIST

* Adaptable to urban conditions

I. LARGE OR CANOPY TREES		
	Common Name	Botanical Name
*	Ash, White	Fraxinus Americana, 'Georgia Gem'
	Basswood, American (Linden)	Tillia Americana
	Beech, American	Fagus Grandifolia
*	Blackgum (Tupelo)	Nyssa Sylvatica
	Coffee Tree, Kentucky	Gymnocladus Dioicus, 'Espresso', 'Stately Manor'
	Elm, American	Ulmus Americana, 'Princeton', 'New Harmony', 'Valley Forge'
*	Elm, Chinese	Ulmus Parvifolia, 'Allee', 'Bosque'
*	Elm, Winged	Ulma Alata
*	Ginkgo (Male)	Ginkgo Biloba
	Hackberry, Sugar	Celtis Laevigata
*	Magnolia, Southern	Magnolia Grandiflora, 'Bracken Brown Beauty', 'Little Gem', 'Claudia Wannamaker'
*	Maple, Red	Acer Rubrum, 'October Glory', 'Red Sunset', 'Autumn Flame'
*	Maple, Southern Sugar	Acer Barbatum
	Maple, Suar	Acer Saccharum, 'Green Mountain', 'Legacy', 'Autumn Blaze'
	Oak, Laurel	Quercus Hemisphaerica, 'Darlington'
	Oak, Nuttall	Quercus Nuttalli
	Oak, Pin	Quercus Palustris
	Oak, Shumard	Quercus Shumardii

	Oak, Water	Quercus Nigra
	Oak, Willow	Quercus Phellos
	Planetree, London	Platanus Acerifolia, 'Bloodgood', 'Columgia', 'Liberty', 'Yarwood'
	Poplar, Yellow (Tulip)	Liriodendron Tulipifera
	Redwood, Dawn	Metasequoia Glyptostrodoides
	Yellowwood, American	Cladrastis Kentukea
	Zelkova, Japanese	Zelkova Serrata, 'Green Vase'

II. MEDIUM OR UNDERSTORY TREES

	Common Names	Botanical Names
	Birch, River 'Heritage'	Betula Nigra 'Heritage', 'Dura-Heat'
	Cedar, Deodora	Cedrus Deodora
	Cedar, Japanese	Cryptomeria Japonica
	Cedar, Eastern Red	Juniperus Virginiana
	Cherry, Autumnalis	Prunus Subhirtella 'Autumnalis'
	Cherry, Yoshino	Prunus X Yeodoensis
	Crape Myrtle	Lagerstroemia Indica
	Cypress, Leyland	Cupressocyparis Leylandii
	Dogwood, Kousa	Cornus Kousa
	Flame Tree, Chinese	Keolreuteria Bipinnata
	Golden Rain Tree	Koelreuteria Paniculata, 'September'
	Holly, American	Ilex Opaca
	Holly, Variety	Ilex Species Ilex X Attenuata, 'Foster', Ilex X Attenuata, 'Savannah'
	Holly, Yaupon	Ilex Vomitoria
	Honey Locust	Gleditsia Triacanthos, Var. Inermis
	Hophorn Beam, American	Ostrya Virginiana
	Hornbeam, European	Carpinus Betulus
	Hornbeam, American (Ironwood, Blue Beech)	Carpinus Caoliniana
	Katsuratree	Cercidiphyllum Japonicum
	Magnolia, Sweet Bay	Magnolia Virginiana
	Magnolia, Hedge	Acer Campestre, 'Queen Elizabeth'
	Pistache, Chinese	Pistacia Chinensis
	Redbud, Eastern	Cercis Canadensis 'Forest Pansy', 'Oklahoma', 'Texas White'
	Sourwood	Oxydendrum Arboreum

III. SMALL TREES

	Common Name	Botanical Name
	Fringe Tree (Grancy Brey Beard)	Chionanatus Virginicus
	Maple, Amur	Acer Ginnala
	Maple, Japanese	Acer Palmatum

	Maple, Trident	Acer Buergeranum
	Serviceberry, Downy	Amelanchier Arborea

ANDERSON COUNTY, SOUTH CAROLINA

ORDINANCE NO. 202X-XX

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WHEREAS, Anderson County is experiencing significant growth, and it is in the public interest to ensure this development protects the environment, minimizes soil erosion, manages stormwater runoff, preserves natural topography, and protects mature trees; and

WHEREAS, mass grading practices and indiscriminate tree removal degrade the natural environment and local aesthetics, and the County wishes to incentivize sustainable residential land development practices that mitigate these impacts;

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For the purpose of this ordinance, the following terms shall have the meaning ascribed to them:

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Commented [JB1]: Taken from the SC Forestry Commission's sample urban tree ordinance.

tree. If a multi-trunk tree splits below the 4.5' mark, all trunks shall be measured separately and count as one tree.

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Mass Grading: Land disturbing activity of an area greater than twenty (20) acres at any given time.

Phasing: Dividing a subdivision into sequential stages where land disturbing activity may occur within each phase at one time. A subsequent phase may not begin land disturbing activity until the previous phase reaches a 70% uniform permanent stabilization density.

Replacement Tree: A tree planted to achieve the required density units and warranted by the developer for one (1) year from adoption of the final plat or planting, whichever is greater.

Site Fingerprinting: A construction technique that restricts land disturbance (clearing, grubbing, grading) to the minimal area required for roadways, utilities, amenities, and stormwater management facilities without Lot Mass Grading.

Specimen Tree: Any broad-leaved large canopy tree with a Diameter at Breast Height (DBH) of twelve inches (12") or greater or any understory tree with a DBH of six inches (6") or greater. Any healthy tree of a notable size (e.g., 24 inches Diameter at Breast Height - DBH) or of particular historical, ecological, or aesthetic value as defined by the County Arborist or Planning Director. Specimen trees are awarded double density credits.

~~Replacement Tree: A tree planted to achieve the required density units.~~

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Commented [JB2]: Taken from the SC Forestry Commission's sample urban tree ordinance.

Superior Environmental Design (SED) Project: A project that meets specific criteria established in Section 5.4.7 for advanced land preservation and is eligible for county incentives.

Tree Density Unit: A unit of measurement used to prescribe and calculate required tree coverage on a site. Unit measurements are based upon tree size.

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~~Tree Density Unit: A unit of measurement used to prescribe and calculate required tree coverage on a site. Unit measurements are based upon tree size.~~

Article 3: General Grading Standards and Prohibitions

All land-disturbing activities shall adhere to the following standards:

3.1. Conformity to Natural Grade: Development plans must demonstrate a genuine effort to minimize disruption to the natural topography. Building sites, roads, and infrastructure should conform to existing terrain as much as possible to avoid extensive cut and fill operations and implement site fingerprinting.

3.2. Prohibition of Lot Mass Grading: Lot Mass Grading where ~~ten (10) or more~~ more than fifteen (15) lots are cleared and graded concurrently to create artificially uniform and flat homesites is hereby prohibited. All development plans for residential subdivisions shall include a note on the plans defining and prohibiting Lot Mass Grading.

3.3. Prohibition of Mass Grading: Mass grading is hereby prohibited. All development plans for residential subdivisions shall include a note on the plans stating the site will not be mass-graded.

3.34. Maximum Cut and Fill Limits:

Cut and fill slopes shall be no steeper than a ratio of three (3) horizontal to one (1) vertical (3H:1V) unless the development qualifies as a SED. Slopes may not exceed 2H:1V unless a geotechnical engineer certifies stability and specialized stabilization is used.

3.45. Topsoil Preservation: Topsoil stripped during construction must be stockpiled on-site in designated, protected areas and reapplied to disturbed areas after finish grading to facilitate revegetation.

Article 4: Tree Preservation Requirements

4.1. Intent: It is the intent of this ordinance to prevent clear-cutting of land when possible and preserve mature and specimen trees.

4.2. Tree Preservation Plan (TPP) Requirement: A TPP shall be submitted ~~with preliminary plats~~ for all subdivisions seeking tree density credits for the preservation of existing trees. Replacement tree information must be provided when existing tree densities are not adequate to meet the applicable tree density. The TPP must be approved by the Planning Department before any land disturbance (clearing, grading, grubbing) can commence.

4.3. Tree Density Plan (TDP) Requirement: A TDP shall be submitted for all subdivisions seeking tree density credits where the preservation of existing trees is not proposed. The location, variety, and size of replacement trees must be identified. The TDP must be approved by the Planning Department before any land disturbance (clearing, grading, grubbing) can commence.

4.34. Designated Preservation Areas: The TPP shall clearly delineate "Tree Preservation Areas." Protective fencing shall be erected at the ~~dripline~~ outer limits of the Critical Root Zone of all trees within these areas prior to construction activity, and no grading, storage of materials, or vehicular traffic shall occur within these protected zones.

4.45. Removal of Specimen Trees: The preservation of specimen trees is highly encouraged. Mitigation (replacement tree plantings) is required for compliance with applicable tree density requirements. Compliance with applicable specimen and

replacement tree densities shall be reflected in the TPP or civil plans when a TPP is not required due to no existing trees being preserved.

Article 5: Plan Submission Requirements and Development Incentives

All subdivision plans must meet the requirements of this section. Projects that meet the minimum requirements for preserving natural land features outlined in subsection 5.4-7 are eligible for the incentives found there.

5.1. Phased Grading Plans: For all subdivisions that require more than twenty (20) acres of land disturbance, phasing of the disturbed areas not to exceed twenty (20) acres at any given time must be implemented. The phasing of the disturbed areas must be clearly delineated in the civil plans.

~~clearing~~ When clearing and grading lots not in conformity with natural topography and creating artificially uniform and flat homesites, ~~a~~ a phased ~~grading and construction~~ disturbance plan for lots ~~shall~~ must be implemented. Phasing consists of limiting the lot disturbance to any ~~nine~~ fifteen (15) lots per phase. At any given time, the total area of land disturbance may not exceed twenty (20) acres.

Each phase must be clearly delineated; ~~and~~ permanently stabilized to a density of seventy percent (70%) before the next phase begins.

5.2. Disturbance Area Calculation: The plan shall clearly indicate the proposed limits of disturbance. The total disturbed area for each lot in a subdivision shall be identified and limited.

5.3. Grading Setbacks and Buffers: A minimum ten-foot (10') undisturbed natural buffer shall be maintained from all subdivision side and rear property lines. These buffers shall be designated as Tree Preservation Areas if they contain significant vegetation.

5.4. Tree Density: Minimum preserved or planted trees shall be equal to 10 density units per disturbed acre (see charts in sections ~~10-5.5~~ and ~~115.6~~) with a one (1) tree per lot minimum. The preservation of two (2) or more Specimen Trees on a delineated acre in the TPP will waive the one (1) tree per lot requirement on lots that are primarily (greater than 50%) within the delineated acre.

5.5. Density Units for Planted Trees

Conversion from DBH to Density Units for Replacement/Planted trees*

Caliper - dbh	Density Units
1.25"	0.5

Commented [JB3]: Hopeful this will incentivize the preservation of existing trees by softening the 1 tree per lot minimum.

2"	1.0
3"	1.2
4"	1.4
5"	1.6
6"	1.8
7" and larger	2.0

5.6. Density Unit Credit for Preserved Trees

Conversion from DBH to Density Units for Preserved Trees

Caliper - dbh	Density Units
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18"	3.8
19"	3.9
20"	4.0
21"	4.8
22"	5.2
23"	6.7
24"	9.3
25"	10.2
26"	11.2
27"	12.0
28"	12.9
29"	13.8

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31"	15.5
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34"	18.9
35"	20
36"	22
36 - 42"	27
43 - 48"	36
49 - 54"	45
55 - 60"	54
61 - 66"	63
67 - 72"	72

5.7. Superior Environmental Design (SED):

5.7.1 Eligibility: A project is eligible for SED incentives if the developer formally commits to and receives approval for:

Preserving at least thirty percent (30%) of the site's area as permanent, undisturbed open space/natural buffer excluding standard required setbacks on lots and stormwater management facilities. Floodplains and riparian buffer areas may apply.

Preserving or planting trees in the developed area at sixteen (16) density units per acre with a minimum of one (1) tree per lot.

Using on-site Low Impact Development (LID) techniques to manage at least the first inch of stormwater runoff from at least 10% of the project's disturbed area while incorporating "site fingerprinting" techniques. Acceptable LID practices are Anderson County Standard Specification WQ-03 – WQ-09 and WQ-11 found in Appendix K of the Anderson County Stormwater Design Manual.

~~5.7.2 Expedited Review Process: Eligible SED projects shall be placed on an expedited review track by all county departments (Planning, Engineering, Stormwater, etc.). The County commits to a maximum permit review time of no more than fifteen (15) business days.~~

Commented [JB4]: There's no way of knowing if a project qualified for SED until after the review process.

5.7.3-2 Density Bonus (Residential): Eligible residential SED projects may apply for a density bonus, allowing an ~~increase-decrease~~ in the ~~maximum number of dwelling units permitted per acre/lot area~~ by up to ten percent (10%), ~~but in no case may a lot be less than 6,000 square feet.~~ provided that adequate infrastructure capacity exists and the bonus area is used to cluster units, maximizing open space preservation.

5.7.4-3 Flexible Design Standards: For eligible SED projects, the County may ~~allow approve~~ modifications to standard development regulations, ~~subject to the following limitations:~~

~~Setbacks: Required yard setbacks may be reduced by up to ten (10) feet; however, no resulting setback may be less than ten (10) feet in width.~~

~~Slopes: Slopes steeper than the standard 3 horizontal feet to 1 vertical foot (3H:1V) ratio may be permitted. However, approved slopes must be permanently stabilized within five (5) business days of completion and must not exceed a ratio of 2 horizontal feet to 1 vertical foot (2H:1V).~~

~~All approved modifications must demonstrate that the proposed design furthers the goal of minimizing overall site disturbance, such as reduced setbacks of ten (10) feet and slopes greater than 3H:1V, provided these modifications further the goal of minimizing overall site disturbance.~~

Article 6: Enforcement and Penalties

Violations of this ordinance, including failure to adhere to approved TPPs or grading plans, are subject to penalties outlined in the Anderson County Code of Ordinances, including civil penalties, fines for unpermitted tree removal, and orders to stop work. Failure to maintain the standards required for an awarded incentive may result in revocation of permits and required modifications to meet standard ordinance requirements.

Article 7: Severability and Effective Date

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

This ordinance shall become effective immediately upon its final passage and approval by the Anderson County Council.

SO ORDAINED this ____ day of _____, 20.

Anderson County Council Chairman

ATTEST:

Clerk to Anderson County Council

APPENDIX A RECOMMENDED TREE LIST

* Adaptable to urban conditions

I. LARGE OR CANOPY TREES	
Common Name	Botanical Name
* Ash, White	Fraxinus Americana, 'Georgia Gem'
Basswood, American (Linden)	Tilia Americana
Beech, American	Fagus Grandifolia
* Blackgum (Tupelo)	Nyssa Sylvatica
Coffee Tree, Kentucky	Gymnocladus Dioicus, 'Expresso', 'Stately Manor'
Elm, American	Ulmus Americana, 'Princeton', 'New Harmony', 'Valley Forge'
* Elm, Chinese	Ulmus Parvifolia, 'Allee', 'Bosque'
* Elm, Winged	Ulmus Alata
* Ginkgo (Male)	Ginkgo Biloba
Hackberry, Sugar	Celtis Laevigata
* Magnolia, Southern	Magnolia Grandiflora, 'Bracken Brown Beauty', 'Little Gem', 'Claudia Wannamaker'
* Maple, Red	Acer Rubrum, 'October Glory', 'Red Sunset', 'Autumn Flame'
* Maple, Southern Sugar	Acer Barbatum
Maple, Sugar	Acer Saccharum, 'Green Mountain', 'Legacy', 'Autumn Blaze'
Oak, Laurel	Quercus Hemisphaerica, 'Darlington'
Oak, Nuttall	Quercus Nuttalli
Oak, Pin	Quercus Palustris
Oak, Shumard	Quercus Shumardii
Oak, Water	Quercus Nigra
Oak, Willow	Quercus Phellos
Planetree, London	Platanus Acerifolia, 'Bloodgood', 'Columgia', 'Liberty', 'Yarwood'
Poplar, Yellow (Tulip)	Liriodendron Tulipifera
Redwood, Dawn	Metasequoia Glyptostrodoides
Yellowwood, American	Cladrastis Kentukea
Zelkova, Japanese	Zelkova Serrata, 'Green Vase'
II. MEDIUM OR UNDERSTORY TREES	
Common Names	Botanical Names
Birch, River 'Heritage'	Betula Nigra 'Heritage', 'Dura-Heat'

Cedar, Deodora	Cedrus Deodora
Cedar, Japanese	Cryptomeria Japonica
Cedar, Eastern Red	Juniperus Virginiana
Cherry, Autumnalis	Prunus Subhirtella 'Autumnalis'
Cherry, Yoshino	Prunus X Yeodoensis
Crape Myrtle	Lagerstroemia Indica
Cypress, Leyland	Cupressocyparis Leylandii
Dogwood, Kousa	Cornus Kousa
Flame Tree, Chinese	Koelreuteria Bipinnata
Golden Rain Tree	Koelreuteria Paniculata, 'September'
Holly, American	Ilex Opaca
Holly, Variety	Ilex Species Ilex X Attenuata, 'Foster', Ilex X Attenuata, 'Savannah'
Holly, Yaupon	Ilex Vomitoria
Honey Locust	Gleditsia Triacanthos, Var. Inermis
Hophorn Beam, American	Ostrya Virginiana
Hornbeam, European	Carpinus Betulus
Hornbeam, American (Ironwood, Blue Beech)	Carpinus Caoliniana
Katsuratree	Cercidiphyllum Japonicum
Magnolia, Sweet Bay	Magnolia Virginiana
Magnolia, Hedge	Acer Campestre, 'Queen Elizabeth'
Pistache, Chinese	Pistacia Chinensis
Redbud, Eastern	Cercis Canadensis 'Forest Pansy', 'Oklahoma', 'Texas White'
Sourwood	Oxydendrum Arboreum

III. SMALL TREES

Common Name	Botanical Name
Fringe Tree (Grancy Brey Beard)	Chionanatus Virginicus
Maple, Amur	Acer Ginnala
Maple, Japanese	Acer Palmatum
Maple, Trident	Acer Buergeranum
Serviceberry, Downy	Amelanchier Arborea