AGENDA
ANDERSON COUNTY COUNCIL
REGULAR MEETING
Tuesday, December 16, 2025, at 11:00 a.m.
Anderson County Sports & Entertainment Center
3027 Martin Luther King, Jr. Boulevard
Anderson, South Carolina
Chairman Tommy Dunn, Presiding

1. CALL TO ORDER

2. INVOCATION AND PLEDGE OF ALLEGIANCE Hon. Glenn Davis

3. RESOLUTIONS/PROCLAMATIONS:

a. 2025-054: A Resolution honoring Medshore Ambulance for fifty years of service to Anderson County and recognizing its outstanding contributions to emergency medical care; and other matters related thereto.

All Council

b. 2025-057: A Resolution honoring the Honorable Sherry E. Mattison for her many years of distinguished service as an Anderson County Magistrate Judge and recognizing her outstanding contributions to the citizens of Anderson County; and other matters related thereto.

All Council

4. APPROVAL OF MINUTES November 18, 2025, December 2, 2025

5. CITIZENS COMMENTS Agenda Matters Only
THREE-MINUTE TIME LIMIT

6. ORDINANCE THIRD READING: NONE

7. ORDINANCE SECOND READING:

a. 2025-061: An Ordinance to amend an agreement for the development of a joint county industrial and business park (2010 Park) of Anderson and Greenville counties so as to enlarge the park [Project Silver]; and other matters related thereto.

Mr. Burriss Nelson (allotted 5 minutes)

b. 2025-062: An Ordinance to amend Article 7 of Chapter 48 of the Code of Ordinances, Anderson County. South Carolina, to remove all special exception permits; and other matters related thereto.

Ms. Cindy Wilson (allotted 5 minutes)

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

8. ORDINANCE FIRST READING:

a. 2025-058: An Ordinance to adopt Part I of the 2026 Anderson County Comprehensive Plan which includes the following elements: population, housing, priority investment, land use, community facilities along with maps and other descriptive matter contained therein.

Ms. Alesia Hunter (allotted 5 minutes)

b. 2025-059: An Ordinance to amend Ordinance #99-004, the Anderson County Zoning Ordinance, as adopted July 20, 1999, by amending the Anderson County Official Map to rezone +/- 45 acres from Residential Agricultural (R-A) to Single-Family Residential District (R-20) on a parcel of land identified in Fork No. 2 Precinct as shown in Deed Book 13937 at page 138. The parcel is further identified as TMS # 6-00-04-002 and 6-00-04-009.

Ms. Alesia Hunter (allotted 5 minutes)

c. 2025-060: An Ordinance to amend Ordinance #99-004, the Anderson County Zoning Ordinance, as adopted July 20, 1999, by amending the Anderson County Official Zoning Map to rezone +/- 30.87 acres from Commercial Rural (C-1R) to Residential Agricultural District (R-A) on a parcel of land identified in the Fork No. 2 Precinct as shown in Deed Book 17746 at page 00253. The parcel of land is further identified as TMS# 6-00-003-001.

Ms. Alesia Hunter (allotted 5 minutes)

d. 2025-065: An Ordinance to approve ground lease agreements between Anderson County, South Carolina and Carolina Real Estate Consultants, LLC and Heartland Properties of New Ulm, LLC for location of aircraft hangars at Anderson Regional Airport; and other matters related thereto.

Mr. Rusty Burns (allotted 5 minutes)

e. 2025-066: An Ordinance to amend Section 24-118 of the Code of Ordinances, Anderson County, South Carolina, regarding intensity standards and traffic impact analysis requirements; to include specific road capacity limits and level of service standards as a condition of development approval; and other matters related thereto. **(TITLE ONLY)**

Mr. Jonathan Fox(allotted 5 minutes)

9. RESOLUTIONS:

a. 2025-055: A Resolution authorizing the execution and delivery of a fee in lieu of tax and special source credit agreement by and between Anderson County, South Carolina and Project Next, whereby the project would be subject to payment of certain fees in lieu of taxes, and whereby the project will be provided certain credits against the fee payments in reimbursement of investment in related qualified infrastructure; and providing for related matters. [Project Next]

Mr. Burriss Nelson (allotted 5 minutes)

b. 2025-056: An Inducement Resolution identifying a power generating project of Duke Energy Carolinas, LLC as economic development property pursuant to the enhanced fee under the South Carolina Fee in Lieu of Tax Simplification Act whereby Anderson County, South Carolina will enter into a fee agreement to permit under certain conditions fees in lieu of ad valorem property taxes, special source revenue credits and, to the extent necessary, the inclusion of the company's property in a joint county industrial and business park, all as an inducement to the company to locate its project within Anderson County, South Carolina; and matters related thereto.

Mr. Burriss Nelson (allotted 5 minutes)

10. APPROVAL OF A MEMORANDUM OF UNDERSTANDING BETWEEN ANDERSON COUNTY AND THE SOUTH CAROLINA OPIOID RECOVERY FUND BOARD

Mr. Jordan Thayer

11. EXECUTIVE SESSION:

a. Receipt of legal advice subject to the attorney-client privilege regarding a personnel matter involving a former employee.

b. Action following executive session.

12. BID APPROVALS/CHANGE ORDERS:

a. RFP #25-032 Package Software Solution for Public Safety

13. REQUEST BY COUNCIL:

a. Hejaz Shrine Circus-All Districts

b. Crescent Elite Shooters-District 3

14. ADMINISTRATOR'S REPORT Mr. Rusty Burns

a. Building & Codes Report

b. Special Projects

15. CITIZENS COMMENTS Non-Agenda Matters

THREE-MINUTE TIME LIMIT

16. REMARKS FROM COUNCIL

17. 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.

RESOLUTION 2025-054

A RESOLUTION HONORING MEDSHORE AMBULANCE FOR FIFTY YEARS OF SERVICE TO ANDERSON COUNTY AND RECOGNIZING ITS OUTSTANDING CONTRIBUTIONS TO EMERGENCY MEDICAL CARE; AND OTHER MATTERS RELATED THERETO.

Whereas Medshore Ambulance, originally founded in 1976 by Greg Shore as Anderson Ambulance Service, has grown from a local emergency service provider into a regional leader in patient care, professionalism, and EMS innovation; and

Whereas as the company expanded into neighboring Greenville County, it adopted the name Medshore Ambulance, and in 1987 began its long-standing 9-1-1 partnership with Anderson County, strengthening public safety throughout the community; and

Whereas Greg Shore has remained a guiding force in Medshore's development, serving as President and shaping the company's values and mission, joined in service by his wife, Bunny, and their sons Chris, Josh, and Justin, all of whom remain actively involved in the organization; and

Whereas in 2001, Medshore became the first ambulance service in South Carolina to earn national accreditation from the Commission on Accreditation of Ambulance Services (CAAS), receiving its ninth consecutive accreditation in 2025; and

Whereas Medshore's commitment to quality and innovation continued in 2017 when it joined the Priority Ambulance family of companies, the second-largest private medical transportation provider in the nation, enabling Medshore to deliver enhanced patient-centered care while benefiting from expanded resources and a national support network; and

Whereas Medshore, in collaboration with Anderson County EMS, received the South Carolina EMS System of the Year Award, and was later recognized as the first private, non-hospital Pediatric Ready EMS Agency in the state; and

Whereas Medshore now celebrates fifty years of service, during which its leadership, professionalism, and compassion have played a vital role in protecting the health and safety of Anderson County residents;

Now, therefore be it resolved, in a meeting duly assembled this sixteenth day of December 2025, that the Anderson County Council honors and recognizes Medshore Ambulance for fifty years of exemplary service, expresses its deep appreciation for its enduring commitment to public safety and emergency medical care, and extends its gratitude to the Shore family, Medshore employees, and all who have contributed to this legacy of excellence.

FOR ANDERSON COUNTY:

Tommy Dunn, Chairman District Five	Chris N. Sullivan District One	Glenn Davis District Two	Greg Elgin District Three
	Brett Sanders, Vice Chairman District Four	Jimmy Davis District Six	M. Cindy Wilson District Seven

ATTEST:

Rusty Burns County Administrator	Renee Watts Clerk to Council

RESOLUTION #2025-057

A RESOLUTION HONORING THE HONORABLE SHERRY E. MATTISON FOR HER MANY YEARS OF DISTINGUISHED SERVICE AS AN ANDERSON COUNTY MAGISTRATE JUDGE AND RECOGNIZING HER OUTSTANDING CONTRIBUTIONS TO THE CITIZENS OF ANDERSON COUNTY; AND OTHER MATTERS RELATED THERETO.

Whereas the Honorable Sherry E. Mattison was born on October 10, 1960, and has devoted her adult life to serving the people of Anderson County with integrity, diligence, and respect; and

Whereas she began her County service in April 1982 as a court clerk and, in 1986, began work in Belton, becoming a reliable and respected presence in the court system for nearly four decades; and

Whereas Judge Mattison has served as a magistrate judge for Anderson County for more than thirty years, since her appointment in April 1993, presiding over the Belton Summary Court and hearing thousands of criminal and civil matters impacting the community; and

Whereas throughout her judicial career Judge Mattison has been known for her even temperament, fairness, and commitment to treating every person who appears before her with dignity, earning the respect of law enforcement officers, attorneys, court staff, and the public; and

Whereas Judge Mattison has also been active in her church and community, supporting efforts that strengthen families and neighborhoods, and has shared this life of service with her husband, Van Mattison, their children, Johnathan and April, and their grandchildren, Emmah and Carter, who are her pride and joy; and

Whereas Judge Mattison will conclude her service as an Anderson County magistrate at the end of December 2025, marking more than forty years of combined service to Anderson County government and leaving a legacy of professionalism, compassion, and dedication to justice;

Now, therefore be it resolved, in a meeting duly assembled this sixteenth day of December 2025, that the Anderson County Council honors and recognizes the Honorable Sherry E. Mattison for her many years of distinguished service as an Anderson County magistrate judge, expresses its sincere appreciation for her enduring contributions to the citizens of Anderson County, and extends to her and her family its best wishes for a happy and well-deserved retirement.

FOR ANDERSON COUNTY:

Tommy Dunn, Chairman District Five	Chris N. Sullivan District One	Glenn Davis District Two	Greg Elgin District Three
	Brett Sanders, Vice Chairman District Four	Jimmy Davis District Six	M. Cindy Wilson District Seven

ATTEST:

Rusty Burns County Administrator	Renee Watts Clerk to Council

State of South Carolina)

County of Anderson)

ANDERSON COUNTY COUNCIL

SPECIAL PRESENTATION MEETING

NOVEMBER 18, 2025

IN ATTENDANCE:
TOMMY DUNN, CHAIRMAN
CHRIS SULLIVAN
GLENN DAVIS
GREG ELGIN
BRETT SANDERS
CINDY WILSON

ALSO PRESENT:
RUSTY BURNS
LEON HARMON
RENEE WATTS

TOMMY DUNN: At this time I'd like to call the special presentation meeting of November the 18th to order. Like to welcome each and every one of y'all. Thank y'all for coming out tonight.

At this time, we'll ask -- this is from all Council members, but we'll ask Councilman Chris Sullivan if he'll read this in. It's Resolution/ Proclamation 2(a), 2025-049. Councilman Sullivan.

CHRIS SULLIVAN: Thank you, Mr. Chairman.

This is resolution 2025-049, a resolution honoring and recognizing the Area 14 Special Olympic athletes, coaches and volunteers of Anderson County for their dedication, achievements and spirit in year-round competition and other matters related thereto.

Whereas the Area 14 Special Olympics program in Anderson County provides year-round training and competition in 13 sports for athletes with intellectual disabilities and unified partners who inspire all of us through their unwavering sportsmanship, discipline and determination, proudly representing our community at local, regional and statewide levels; and

Whereas the program's teams - including the Dolphins (swimming), Bowler Rollers (bowling), the Mud Dawgs (softball), Blue Lightning (cheer), Warriors (basketball), the Fire Ants (flag football), Bulls (masters bocce), and tennis and pickle ball teams - are led by dedicated coaches and fueled by the support of volunteers and families throughout Anderson County; and

Whereas the athletes of Area 14 Special Olympics exemplify outstanding dedication and achievement in their respective sports; and

Whereas the coaches who stand by these athletes with unwavering commitment, including Madison Harrell, Annette Beard, Sam Gregory, Angela Gregory, Barry Barnes, Kim Barnes, Brittany Hart, Daniel Hart and Chris Simcoe; and

Whereas Anderson County takes immense pride in the Area 14 Special Olympics organization whose athletes, coaches and volunteers, embody the values of perseverance, inclusion and community spirit, forging connections that build confidence, friendship and a stronger community for all.

Now, therefore, be it resolved in a meeting duly assembled this 18th day of November 2025 that the Anderson County Council honors and recognizes the

Area 14 Special Olympic athletes, coaches and volunteers for their outstanding commitment, competitive success and lasting contributions to the citizens of Anderson County.

And I'll make that in the form of a motion.

BRETT SANDERS: Second.

TOMMY DUNN: Have a motion from Councilman Sullivan. I think all Council seconds it. Open the floor up for discussion now.

BRETT SANDERS: Mr. Chairman?

TOMMY DUNN: Councilman Sanders.

BRETT SANDERS: I just want to thank everyone involved, and the parents, I know, and the coaches. It's a lot of hard work, but it sure is great to look out and see all the smiling faces. And we appreciate what you do, and we appreciate you participating. Thank you.

TOMMY DUNN: Thank you. Councilman Glenn Davis.

GLENN DAVIS: Thank you, Mr. Chairman. I'd just like to say, if you guys could come back every first and third Tuesday, all the energy that you're bringing, we need this. We need it. If you could come back every first and third Thursday.

TOMMY DUNN: Tuesday.

GLENN DAVIS: I meant Tuesday. Good gracious alive. I'm so excited. But yeah, thank you guys for the energy that you're bringing. I mean, I was coming up the steps and I heard that, I said, oh man, it's going to be a good meeting. But congratulations to all of you guys.

TOMMY DUNN: Councilman Elgin.

GREG ELGIN: I wanted to say the same thing that Mr. Davis did there. Great crowd. We love all of y'all. Appreciate y'all coming back. We're glad to see you every year about this time, because y'all are always doing good, and we appreciate what y'all are doing. Y'all are making Anderson County proud, and we appreciate it.

And like he said, y'all keep coming back, because this is the most enthusiastic people we've had here in a while. So thank y'all.

TOMMY DUNN: Thank you. Anyone else?

CHRIS SULLIVAN: Mr. Chairman?

TOMMY DUNN: Councilman Sullivan.

CHRIS SULLIVAN: So I got here a little early. Whoever the group was that came through the door and walked in this place with, oh my gosh, this place is awesome. I invite you every first and third Tuesday to join us, like everybody else said. But thank you for all you do. We're so excited to have y'all here tonight.

TOMMY DUNN: Thank you. Ms. Wilson.

CINDY WILSON: Thank y'all for giving us an enthusiastic start for the evening. It's very inspiring, and we appreciate y'all. You've made us so proud, and I hope you'll be back again next year. Thank you.

TOMMY DUNN: Also want to thank y'all very much. I want to thank y'all athletes for what y'all do. Y'all made us very, very proud. I want to thank the coaches, the families, for supporting them getting through this.

I also want to thank the leader of his thing, Ms. Schofield. You've done an outstanding job, and we're very, very proud. Give her a hand.

APPLAUSE

TOMMY DUNN: I think she leads the outstanding program. And I don't think Anderson County takes back seat to no one on this. We really do appreciate it. And y'all are welcome back anytime.

Now, all in favor of the motion show of hands. All opposed like sign. Show the motion carries unanimously.

Mr. Burns, Mr. Sullivan.

PRESENTATION OF RESOLUTION

APPLAUSE

MS. SCHOFIELD: (Inaudible.)

TOMMY DUNN: This concludes this part of our meeting. We'll be back here at 6:30 to start our regular Council meeting.

(SPECIAL PRESENTATION MEETING ADJOURNED AT 6:09 P.M.)

State of South Carolina)

County of Anderson)

ANDERSON COUNTY COUNCIL

COUNTY COUNCIL MEETING

NOVEMBER 18, 2025

IN ATTENDANCE:
TOMMY DUNN, CHAIRMAN
CHRIS SULLIVAN
GLENN DAVIS
GREG ELGIN
BRETT SANDERS
JIMMY DAVIS
CINDY WILSON

ALSO PRESENT:
RUSTY BURNS
LEON HARMON
RENEE WATTS

TOMMY DUNN: At this time I'd like to call the regular Anderson County Council meeting of November 18 to order. I'd like to welcome each and every one of you here tonight. And thank y'all for coming out to participate in your local government.

At this time I'd like for us to all rise for the invocation and pledge of allegiance by Councilman Brett Sanders.

BRETT SANDERS: Let's bow our heads.

INVOCATION AND PLEDGE OF ALLEGIANCE BY BRETT SANDERS

TOMMY DUNN: At this time are there any changes or corrections to be made to the October 21st Council meeting.

CINDY WILSON: Mr. Chairman, I found none. May I make a motion that we accept the minutes as presented for October 21st?

TOMMY DUNN: Ms. Wilson makes a motion to accept them as presented. Do we have a second?

GLENN DAVIS: Second.

TOMMY DUNN: Second by Councilman Davis, Glenn Davis. All in favor of the motion show of hands. All opposed like sign. Show the motion carries unanimously.

Moving on now to item number -- November the 4th, 2025 Council meeting. Any corrections to be made to those?

CINDY WILSON: Actually I think I found one if I can find my page. On page 8, line 34, I think it was meant to be their industrial coating division, and they've got coders, like computer coders. And that was the only correction I found. Is it ---

BURRISS NELSON: Industrial coaters.

CINDY WILSON: C-o-a-t-e-r?

BURRISS NELSON: E-r.

CINDY WILSON: So it's not c-o-d-e-r?

BURRISS NELSON: Right.

CINDY WILSON: Okay. Thank you.

TOMMY DUNN: You make a motion, Ms. Wilson?

CINDY WILSON: I'll put that in the form of a motion.

TOMMY DUNN: Ms. Wilson makes a motion. Do we have a second?

CHRIS SULLIVAN: Second.
TOMMY DUNN: Second by Councilman Sullivan. All in favor of the motion show of hands. All opposed like sign. Show the motion carries unanimously.

For the record, let it be known, item number 11(b) has been pulled.

We'll move on now to citizens' comments. The first go-around is on agenda items only. You have three minutes. Please state your name and district for the record. And again, it's on agenda items only and please address the chair. Mr. Harmon.

LEON HARMON: Mr. Chairman, first speaker is Wesley White.

WESLEY WHITE: I'm Wesley White. I live in District One.

Appreciate you guys giving me a chance to come up and speak. This is specifically regarding ordinance 2025-057. This ordinance, if passed, will effectively stop 95% of residential growth in Anderson County. Been doing this for over 23 years. We've looked through this ordinance. There's just not a way to design anything the way this ordinance is written.

I know I've spoken with several of y'all, and hopefully, you know, going forward, there will be some proposed changes.

Some of the impacts that it's having already in ordinances like this have, within the last two meetings, there's been eight at least agreements to bring industry in that's been brought before Council. Those industries currently don't have the housing to support their workforce. Spoke to someone recently this last week, and their -- most of their employees are having to drive an hour, hour and a half, just to reach employment here in Anderson County.

So I applaud the county for their efforts. I've been a lifelong resident of Anderson, and applaud the efforts to bring industry here. But with -- part of economic development is residential growth.

There's currently, in the last 12 to 18 months, a dozen or so ordinance changes that have already taken place by this Council, including ordinance changes to the stormwater ordinance by referendum. Changes like the steep slope ordinance, the riparian buffers and extended detention times. Those are all things that I deal with on a day to day basis, and we're down just now. It's taken that long to start seeing the effects of these and how that affects our design.

So I just ask Council to pause a little bit. Let

CodeRight finish what they're doing, let the ordinances that y'all have already changed take effect. If the Council wants to explore this further, I'd ask that, you know, a committee be formed. There's plenty of us, like myself, other surveyors, engineers, Realtors in the county who would be more than willing to provide insight and help develop this into something that actually protects property rights.

I appreciate you guys. Thanks.

TOMMY DUNN: Thank you.

Mr. Harmon.

LEON HARMON: Mr. Chairman, next speaker is Alan Goldsmith.

ALAN GOLDSMITH: Hi. My name is Alan Goldsmith and I live at Boscobel in Pendleton.

Tonight, I'd like to begin with the ordinance regarding solar energy facilities. I'm a big fan of renewables and getting away from reliance on fossil fuels. To me, though, the most obvious location for solar installations is not an open farm field, meadow or forest, but the flat roofs of box stores, shopping mall buildings and factories, of which there are plenty here in Anderson County.

To me, setting standards for setbacks and screening for rural solar facilities, desirable as they are, is grudging recognition that they're an unwelcome eyesore, not to mention their environmental downsides.

By contrast, rooftop solar on large commercial buildings is largely invisible to the general public. For years, major tech and retail companies like Meta, Amazon, Walmart, Target and Home Depot have led the way by placing electricity generating solar equipment on their roofs.

I encourage the Council to start moving in this direction by promoting and facilitating similar efforts here.

Turning now to the proposed fee in lieu of taxes agreement with the company temporarily known as Project Visionary. Based on a chart provided by State Representative April Cromer, in the fiscal year 2023-24 a total of approximately $14 million was collected by the county in lieu of almost $40,500,000 in abated taxes. That's more than $26 million that could have gone into the county's coffers.

My understanding is that fees don't come close to covering the impact to infrastructure and services that result from these corporate giveaways. If

Anderson County is such an attractive location for new business, maybe it's time to revisit the formulas that govern these arrangements. At the very least, I believe the tax paying public deserves to know in advance just what products and/or services we're subsidizing.

To end on a more upbeat note, kudos to the Council for taking steps to limit the environmental destruction caused by unbridled housing construction, and to undertake a developmental impact fee study that's long overdue.

Good work, Councilors, and thank you for your time and attention.

TOMMY DUNN: Mr. Harmon.

LEON HARMON: Mr. Chairman, no one else is signed up.

TOMMY DUNN: Thank you, Mr. Harmon.

Moving on to item number 5(a), third reading, 2025-045, an Ordinance to amend Sections 2-33 and 2-925 of the Anderson County Code of Ordinances to remove administrative deadlines; and other matters related thereto.

This will be a public hearing. Anyone wishing to speak to this matter, please step forward, state your name and district. You've got three minutes. Please address the chair, please. Anyone at all?

Seeing and hearing none, the public hearing will be closed. Do we have a motion to move this forward? Motion by Ms. Wilson. Do we have a second?

GREG ELGIN: Second.

TOMMY DUNN: Second by Councilman Elgin. Open the floor up for discussion. Hearing and seeing none, all in favor of the motion show of hands. All opposed like sign. Show the motion carries unanimously.

TOMMY DUNN: Moving on to item number (b), 2025-046, an Ordinance to amend section 44-143 of the Anderson County Code of Ordinances to add an administrative fee; and other matters related thereto.

This will be a public hearing. Anyone wishing to speak to this matter, again, please step forward, state your name and district. You have three minutes. And please address the chair, please. Anyone at all? Anyone? Seeing and hearing none, the public hearing will be closed. Do we have a motion to move this forward?

BRETT SANDERS: So moved.

CINDY WILSON: So moved.

TOMMY DUNN: Motion Mr. Sanders; second Ms. Wilson. Open the floor up for discussion.

CINDY WILSON: May I?

TOMMY DUNN: Ms. Wilson.

CINDY WILSON: It's important to note that our sewer fund is an enterprise fund, and it has to operate in a more business-like manner, having sufficient revenue to meet its budget. So this is a good move. Thank you.

TOMMY DUNN: Thank you. Anyone else?

Moving on to item number (c), 2025-052, an Ordinance amending ---

LEON HARMON: Mr. Chairman, you need to vote on that.

TOMMY DUNN: I'm sorry. Anymore discussion? Hearing none, all in favor of the motion show of hands. All opposed like sign. Show the motion carries unanimously.

Now moving on to item number (c), 2025-052, an Ordinance amending Ordinance No. 99-004, the Anderson County Zoning Ordinance, as adopted July 20, 1999, by amending the Anderson County Official Zoning Map to adopt a zoning map in the Shirley Store Voting Precinct, Anderson County, South Carolina; and other matters related thereto.

This will be a public hearing. Anyone wishing to speak to this matter, please step forward and state your name and district for the record, and address the chair. You have three minutes. Anyone at all?

TIM SONEFELT: I'm Tim Sonefelt from District One, and I just wanted to publicly thank Greg Elgin for all of his hard work with all these precincts being zoned.

So thank you, Councilman.

TOMMY DUNN: Anyone else? Seeing and hearing none, the public hearing will be closed. Do we have motion to move this forward?

GREG ELGIN: So moved.

CINDY WILSON: Second.

TOMMY DUNN: Motion by Councilman Elgin; second by Councilman Sanders. Any discussion? Councilman Elton.

GREG ELGIN: I'd just like to say, and I'll say it for the next two, as well, if anybody has any problems or anything, and I know we may not have any people from those zoning districts out here, but any problems that we show come up, at least contact me or our county staff so we can get

some of those straightened out. But I think everything looked good and everybody was happy. So thank you. And thank you to our staff.

TOMMY DUNN: Thank you. Anyone else? All in favor of the motion show of hands. All opposed like sign. Show the motion carries unanimously.

Moving on to item number (d), 2025-053, an Ordinance amending Ordinance No. 99-004, the Anderson County Zoning Ordinance, as adopted July 20, 1999, by amending the Anderson County Official Zoning Map to adopt a zoning map in the Neal's Creek Voting Precinct, Anderson County, South Carolina; and other matters related thereto.

Again, this will be a public hearing. Anyone wishing to speak to this matter, please step forward and state your name and district for the record. You have three minutes. And please address the chair, please. Public hearing will be opened. Anyone at all? Anyone at all? Public hearing will be closed.

Do we have a motion to move this forward?

GREG ELGIN: So moved.

CINDY WILSON: Second.

TOMMY DUNN: Motion by Councilman Elgin; second by Ms. Wilson. Open the floor up for discussion. All in favor of the motion show of hands. All opposed like sign. Show the motion carries unanimously.

We're going to move on to item number (e), 2025-054, an Ordinance amending Ordinance No. 99-004, the Anderson County Zoning Ordinance, as adopted July 20, 1999, by amending the Anderson County Official Zoning Map to adopt a zoning map in the Rock Spring Voting Precinct, Anderson, South Carolina; and other matters related thereto.

Again, this will be a public hearing. Anyone wishing to speak to this matter, please step forward and state your name and district for the record. You have three minutes. And please address the chair. Anyone at all? All in favor of the motion show of hands. All opposed like sign. Show the motion carries unanimously.

Moving on to item number 6(a), 2025-043, an Ordinance to amend the Anderson County Land Use Ordinance, by adding a Section 24-151, to provide regulations for solar energy facilities in the unincorporated part of Anderson County; and other matters related thereto.

Make that in the form of a motion. Have a second?

JIMMY DAVIS: Second.
TOMMY DUNN: Second by Councilman Jimmy Davis. Open the floor up for discussion.
GREG ELGIN: Mr. Chairman?
TOMMY DUNN: Councilman Elgin.
GREG ELGIN: I'd just like to say, I know after reading over it, there was a lot of stuff that wasn't mentioned that we had spoke of, like the bonding stuff and a bunch of that stuff, so I believe we've got a little more work to do before third reading. I just wanted to make sure we had everything in there we needed, because there was a lot of stuff missing that we had spoke of the other day. So thank you, sir.
TOMMY DUNN: Anyone else?
JIMMY DAVIS: Mr. Chair.
TOMMY DUNN: Councilman Davis, Jimmy Davis.
JIMMY DAVIS: Was the motion to pull it off the table or ...
TOMMY DUNN: Yep. I'm sorry. I misunderstood that. A motion to pull it off the table. And I'm sorry. Let me back up. I mixed that up. We've got a motion to get it off the table.
JIMMY DAVIS: And I second that.
TOMMY DUNN: You second it. And that's non-debatable. So all in favor of the motion, again, show of hands. All opposed like sign. Show the motion carries unanimously.
Now I make the motion to put it back on the floor.
JIMMY DAVIS: Second.
TOMMY DUNN: Second by Jimmy Davis.
JIMMY DAVIS: I make a motion to put it on the floor, sir.
TOMMY DUNN: And Mr. Elgin made his statement, he said for the record.
Now I open the floor up for further discussion.
CINDY WILSON: May I?
TOMMY DUNN: Ms. Wilson.
CINDY WILSON: It was very helpful to have the meeting with Duke Energy. I think the long and the short of it is, this is a method by which Duke meets the clean energy requirements without expending a great deal of money.

And I know Mr. Elgin and I both have prospects of huge projects in our district. And I'll support this on second reading, but I do feel like we need to do a little more cleaning up before we get to third reading. It's a very serious, long term situation. And as some of my constituents who may have agreed to contracts with these solar farm developers, I'm not sure they were sophisticated enough or had good legal advice to protect themselves. And that's the short issue.

But the decommissioning and clean-up, we're hearing nightmare stories from big farms over in Georgia that have now had major lawsuits. And I think this is a wise course to fully examine it and put measures in place so that not only are the neighborhoods and constituents protected, but the county, in the long run, because if, if a mess is made and the people can't clean up, if we can't find money for roads, do you really think we can find money to clean up solar farms? Thank you.

TOMMY DUNN: Thank you. Anyone else? I just want to say, as Councilman Elgin said, we had a workshop. There are several other things we need to get this on or we're going to lose the time we have on second reading.

Before third reading, things will be put in place such as bond and other things. As far as the gentleman who spoke a while ago, right now we don't have no rules. Very few. They can come to Anderson and do what they want to do. We need to have rules if they're going to come to Anderson, very much so, and put that in place as far as setbacks, bonds, and Ms. Wilson talked about clean-up and everything. So that's where we're headed, trying to get ahead of this thing. And that will be in place and fully vetted before third reading.

Anymore discussion? All in favor of the motion show of hands. All opposed like sign. Show the motion carries unanimously.

Moving on to item number (b), 2025-055, an Ordinance authorizing the execution and delivery of a fee in lieu of tax agreement by and between Anderson County, South Carolina and a company known to the county at this time as Project Visionary with respect to certain economic development property in the county, whereby such property will be subject to certain payments in lieu of taxes, including the provision of certain special source credits; the execution and delivery of a special source credit agreement by and between Anderson County, South

Carolina and Project Visionary with respect to certain property in the county, whereby such property will be provided certain special source credits; and other matters related thereto.

Mr. Nelson.

BURRISS NELSON: Thank you, Mr. Chairman, members of Council. This is a project that the city of Belton asked us to partner with them on. This is a local, family owned business. There's a man, his wife, his daughter and his mother are all part of the business, as well as their other 50 employees. And they're expanding their operation into the city of Belton. He was born and raised in the Belton community. Very proud to be able to bring jobs creation to the town of Belton that has lost hundreds of jobs over the last 15 to 20 years; textiles and many others, particularly Sapa Hydro, or Hydro Aluminum. Sapa, the company, that was over there at one time, and others that have vacated and left.

This is a company that is moving from the southwestern part of the Anderson County to Belton, creating 69 jobs, investing $10.5 million. The 69 jobs' average pay $26.33 an hour, for a new annual payroll going into downtown Belton of $3.6 million. First year community impact, $436,000 and over 30 years, $11.5 million.

Thank you, Mr. Chairman.

TOMMY DUNN: Thank you.

Do we have a motion to put this on the floor?

GREG ELGIN: So moved.

CINDY WILSON: Second.

TOMMY DUNN: Motion by Mr. Elgin; second by Ms. Wilson. Any discussion?

GREG ELGIN: Mr. Chairman?

TOMMY DUNN: Mr. Elgin.

GREG ELGIN: And I understand some of the things that were said earlier. I know the building where this is going. I actually live right across the street from it. Belton has been trying to find somebody to come into that building for years. And they asked us to help with this. We've now got four pizza places in Anderson, so we've got to have -- or in Belton -- so we've got to have, we've got to have people to fill them up.

But seriously, without the jobs -- I mean, all of the textile mills are gone. Goodman Conveyor, which was right down the street. Basically, there's no big jobs in Belton or large corporations. I know we're building the wood plant right now, but it's, it's

going to take a while. But I think these, these people can get in and get moving quickly.

But with the city of Belton asking us to do it and that building being vacant for so long, I mean, I don't have, you know, I don't have a problem with helping Belton get some more industry to the town, especially some of our small towns where we don't, we don't have much. We're not on the 85 corridor. So a lot of that stuff doesn't, doesn't come to us. So anytime Belton can get something, I think it's a good thing. So thank you.

TOMMY DUNN: Thank you. Ms. Wilson.

CINDY WILSON: May I?

I echo Mr. Elgin. The fee in lieu of taxes, I do feel like should be applied to all businesses in the county. And it's been the special source revenue credits that have given me a hang-up in some of our deals, but this one and the one in Honea Path, these are suffering areas, and the jobs are going to be very welcome and help revitalize a once vital community. So it has my support too. Thank you.

TOMMY DUNN: Anyone else? Mr. Nelson. Been doing this a long time, got a lot of contacts. In your opinion, would this company be coming to Belton if it wasn't for fee in lieu of?

BURRISS NELSON: Yes, sir. If you'll think about it ---

TOMMY DUNN: The reason they're coming is because of fee in lieu of; right? They wouldn't be coming -- if they wasn't getting no fee in lieu of, they wouldn't have come to Belton.

BURRISS NELSON: It wouldn't work for them.

TOMMY DUNN: That's right.

BURRISS NELSON: Because the taxes, if you add the county's millage to the city's millage, it's almost 500 mills.

TOMMY DUNN: So we would get no tax revenue? Nothing? A hundred percent of nothing is what?

BURRISS NELSON: Zero.

TOMMY DUNN: Okay. And I agree wholeheartedly with the gentleman that spoke earlier about it needs to be redone. It does. It starts at the state. We've got one of the highest corporate tax rates -- corporate -- in the southeast. This allows us to compete. That's just the bottom line.

Earlier this week there was a ribbon cutting --

last week, I'm sorry -- at a new Sheetrock place over on 28 Bypass. There was a gentleman that come up there to Mr. Burns. He had lost his job at a company, they laid him off because they had shut that part of the factory down. He was tickled to death to have that new company to have a job over there so he could finish out and make his retirement.

That's what this is all about. There's a lot of people going around talking about fee in lieu of, you know, it's all about -- we can debate, but they need to know the facts. Fee in lieu of come up here when -- when we started this stuff, it was cotton mills. That's all Anderson County had, was cotton mills.

Now, all of y'all's folks ain't around here when that was happening. I grew up in Anderson County. Born and raised here my whole life. Cotton mills. When cotton mills went out there wasn't no jobs in Anderson County. First thing that come to Anderson County was Michelin. And it come here because of fee of lieu of. Biggest things. And they still come.

I ain't going to apologize. Take no backseat to nobody about creating jobs. Or helping get people to come to Anderson County. That's a bonafide fact.

Now, anymore discussion?

CINDY WILSON: May I add to that? Several years ago, we made a couple of attempts with resolutions that were unanimously accepted up here to respectfully request our general assembly change the 10 and a half percent industrial tax assessment ratio to put it down to six or 4 percent and we wouldn't need fee in lieu of tax agreements.

And we never even got a thank you note or jump in the lake note, or anything. But we did make the effort, because that is something that the state is hostage to because of an 1895 constitution. And believe it or not, the effort by pitchfork Ben Tillman was to keep minorities out of office and carpet baggers out of business in South Carolina. It has come back to haunt us in a really bad way. It's time for our state to modernize and level the playing field. Thank you.

TOMMY DUNN: Thank you, Ms. Wilson. That's well put. Councilman Sanders.

BRETT SANDERS: Mr. Nelson, I'm not wanting to correct our chairman, but he said we had the highest in the southeast.

TOMMY DUNN: One of the highest.

BRETT SANDERS: We're

probably the highest in the world; aren't we?
BURRISS NELSON: On property tax, manufacturing is the highest on the planet. That's right.
JIMMY DAVIS: The planet?
BRETT SANDERS: The planet?
BURRISS NELSON: Yes, sir.
BRETT SANDERS: And no one would come here, but what people have a hard time understanding, and I've got to chime in on this as well, most of these big companies coming in, getting fee in lieu, Arthrex, look at Arthrex, the jobs it created, the millions it pays in taxes, the trickle down, the money being spent in local businesses, and that property had been in agricultural use. And I'm not -- don't hold me to these facts, but I think they pay about $10 an acre. So would you rather have 100 percent of $10 an acre, or which from -- or 1 percent of a million is better. You got the jobs, you got the benefits, you got the trickle down effects. And I stand wholeheartedly behind Chairman Dunn. I appreciate Ms. Wilson's comments. I know we requested from the state. It can be changed at the state, and let's just get them to work and try to level the playing field, instead of putting it back down here and pointing the blame on us.
But I appreciate all your staff does and what you do in economic development, and please just keep up the good work, sir. Thank you.
BURRISS NELSON: Thank you, sir.
TOMMY DUNN: Anyone else?
JIMMY DAVIS: Mr. Chair?
TOMMY DUNN: Councilman Jimmy Davis.
JIMMY DAVIS: Ms. Wilson, pitchfork Tillman's plan to keep the Yankees out did not work.
CINDY WILSON: Well, that's because the south really did win.
JIMMY DAVIS: But I am -- I'm thankful for my little Yankee wife. But would I be correct in saying that the amendment to the state constitution could change -- they don't have to change the constitution, they would just amend it to change the tax structure and we wouldn't necessarily have to have these agreements.
Is that a correct statement?
TOMMY DUNN: It could be done, but I think it's got to be done by voters on a

referendum petition thing, but that could be done and we wouldn't have to have these things. That's exactly right.

JIMMY DAVIS: I mean, I would think that, to me, that would make the most sense, as you take -- to get the General Assembly to amend it, or whatever, to make it to where counties don't have to do this kind of mess and keep us out of it and let economic development thrive and pay their taxes, and everything's above board. To me, that just -- my statement on the record is that would be the, the win/win for everybody. And we would, we would no longer have, as you stated, the highest industrial tax record in the -- I guess, I don't know about the universe, but the planet.

Thank you, Mr. Chair.

TOMMY DUNN: Thank you.

All in favor of the motion show of hands. All opposed like sign. Show the motion carries unanimously.

Moving on to item number (c), 2025-056, an Ordinance to amend an agreement for the development of a joint county industrial and business park (2010 Park) of Anderson and Greenville counties so as to enlarge the park to include certain property owned by [Project Visionary]; and other matters related thereto.

Mr. Nelson.

BURRISS NELSON: Thank you, Mr. Chairman.

This puts Project Visionary into the multi County Park agreement that allows them to access all the state incentives that could be available to them, as well as other incentives that can be available. And it's just part of the state statute for fee in lieu of taxes. Thank you, sir.

TOMMY DUNN: Thank you. Do I have a motion to move this forward?

BRETT SANDERS: So moved.

CINDY WILSON: Second.

TOMMY DUNN: Motion by Mr. Sanders; second Ms. Wilson. Open the floor up for discussion.

JIMMY DAVIS: Mr. Chair, if I may?

TOMMY DUNN: Councilman Jimmy Davis.

JIMMY DAVIS: Just to clarify, the state statute says we have to do this. And Greenville County gets a kick off of it, and we

get a kick off anything they do. Is that correct, Mr. Nelson?

BURRISS NELSON: That's exactly right.

JIMMY DAVIS: And just another mess the state has created for us. That's all I've got.

TOMMY DUNN: Thank you.

All in favor of the motion show of hands. All opposed like sign. Show the motion carries unanimously.

BURRISS NELSON: Thank you so much for your support, all of you. Thank you.

TOMMY DUNN: Thank you and your team, and your advisory board.

Item number 7(a), Ordinance first reading, 2025-057, 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; and other matters related thereto.

I put this in the form of a motion.

CINDY WILSON: Second.

TOMMY DUNN: Second Ms. Wilson. I'll start off with discussion. I asked Matt Hogan to present this. It's something we're starting to work with. And this document needs a lot of work, and I plan on putting a committee together to work on this thing. But swiftly. And I think we've got to get something -- and as far as CodeRight, CodeRight was consulted on this. Been talking to CodeRight quite a bit. And we've got to get something in the works, and some things done to improve the product that we've got coming on in my estimation, and this is a starting point. The clock is ticking on the moratorium to end, and I can promise you, they're lined up to get started. So we better have something in place to take care of it, what not. And so this does need -- it's a moving -- it does need a lot of work, but in the interest of time and to get back, I would like to pass it on first reading. So open the floor up for more discussion.

CINDY WILSON: May I?

JIMMY DAVIS: Mr. Chair?

TOMMY DUNN: Ms. Wilson.

CINDY WILSON: Thank you.

There were a few questions that I had on section 24-1233, the grading setbacks and buffers. How does

this relate to the 100 foot riparian buffer that we have in place now?

MATT HOGAN: I think our riparian -- what we have currently would be -- would stay in place.

CINDY WILSON: Okay. So this is just simply the natural side and rear property lines. But it says and from all natural drainage features. That's what ---

MATT HOGAN: This will again, be changed to -- this was just a rough draft to get started the discussion.

CINDY WILSON: All right, thank you. The other one is that the flexible design standards, and I think this comes under the incentives, but they would reduce the building setbacks by up to five feet, or reduced road width standards, if certified by the county engineer for safety. I'm not sure that's real good. I think we need to look at that carefully.

And then on enforcement and penalties. It doesn't state what they are, and I didn't look up the code of ordinances and civil penalties, but it would be nice if we could state specifically what they are.

TOMMY DUNN: They will be. Yes, ma'am.

BRETT SANDERS: Mr. Chairman?

TOMMY DUNN: I think -- was it you next or Jimmy, Councilman Davis?

JIMMY DAVIS: I'll yield the floor to Mr. Sanders first.

TOMMY DUNN: Okay.

BRETT SANDERS: Again, on first reading, I'll be happy to support this, being explained to me a little better in the thing. But you know, I saw a lot of conflicting things. I know now that it is a work in progress. I had -- I'm not going to go into it, but I had over two and a half pages of notes on this. And I look forward to seeing us get something formed to turn out a better product, and also not penalize property owners, not penalize the people behind the scenes that work to create jobs, to generate and build. And that's pretty much all I'm going to say at this time. Thank you, sir.

TOMMY DUNN: Thank you. Councilman Jimmy Davis.

JIMMY DAVIS: Thank you, Mr. Chair. Just to be clear, you made the motion and Ms. Wilson seconded it; right?

TOMMY DUNN: Correct.

JIMMY DAVIS: Okay. You know the hot topics on here to me, as far as I'm concerned, are, you know, the mass grading and the tree preservation, but the middle thing is ultra important to me, and I just want to go on the record saying, you know, we've talked about preserving topography across the landscape. And that seems to be one of our biggest problems, and that in itself, could, if we -- I think if we address that first, then maybe that handles -- takes care of some of the other issues. And we've all sat here and witnessed and gone out and watched stormwater issues, especially with the way some of these builders stair step down the slope, and that creates a problem in itself. And people can say all they want to about, well, that, you know, that design works, that design works. And we've all gone out and seen that it doesn't work.

But I would think, and just my opinion, that looking at the topography -- and we did some work with the slope ordinance that we passed, but I would think if we started with that, that may, that may incorporate some solutions for the other two pieces of the pie, and it may undercover some -- uncover some other things we need to address.

But I'm encouraged that we're starting to work on this, and I'm thankful to see it tonight. And I will support it on first reading.

TOMMY DUNN: Thank you. Anyone else? All in favor of the motion show of hands. All opposed like sign. Show the motion carries unanimously.

Thank y'all very much.

There are no resolutions.

Moving on to item number 9, road acceptance discussion. Ms. Wilson.

CINDY WILSON: Thank you. This is food for thought. Our voters have hired us to solve problems for our county. The recent 80 percent no on the one percent tax referendum for county roads presents us with a clear mandate to find the funds for adequate road maintenance, whether through reallocation of funds, like redoing the FILO formula appropriations, and other ideas like impact fees, when we should leave no stone unturned.

With this backdrop considered, please, let's review and discuss the potential of no longer accepting new subdivision roads into our county system to be maintained by the county. I guess that comes under the heading when you're in a hole, it's

not good to keep digging and making a deeper hole.
As we already have approximately 1600 miles of county roads to maintain that we lack sufficient funds for, we need to look at this.
Greenwood County just did. We've requested from the Greenville clerk to council a copy of their ordinance or resolution, but we have yet to get it. But I'm just throwing this out. This is an effort, like I said, to leave no stone unturned, to try and come up with more funds for our roads.
TOMMY DUNN: Thank you, Ms. Wilson, I think that's something that needs to be looked at. Everything needs to be looked at. We've looked -- don't think we ain't looked at this before. We're fixing to talk about impacts. We've looked at all of this stuff before, but we'll look at it again. You know, hopefully, you know, fixing to say again about the impact fees. You know, impact fees, we're tied -- our hands are tied to a certain thing, again, by what the state legislature does, what state law does, dictates us. But we'll look at that.
CINDY WILSON: I was informed by Representative Blake Sanders that he has filed something to address that issue. We'll see how far they're able to get with it.
TOMMY DUNN: Good luck. That's good.
CINDY WILSON: Thank you.
TOMMY DUNN: Thank you.
Moving on to item number 10, authorization for development of impact fee study. Mr. Davis, Jimmy Davis.
JIMMY DAVIS: Thank you, Mr. Chair. And Ms. Wilson, I'll come back on the roads, because I got some comments on that. I'll just do that in my remarks of Council.
But the -- as we look forward, and I was, I was encouraged to hear that Representative Sanders was filing something in Columbia to help us with that, as we have all looked and if -- I think it would be helpful, because I get a lot of calls about impact fees, I think it would be helpful if we got something on our -- something, a link on our website that would have the state impact fee law for everybody's pleasure of reading. Because, I mean, it's a joyous thing to read, I can tell you that.
But I have read it multiple times over the last six or seven years just to refresh myself. And it is quite restrictive. And the state, I'm not sure what they were thinking when they wrote this thing, but it

is, it is quite restrictive on what counties can and can't do.

But all that being said, I felt it an appropriate time for the county to do an impact fee study. That is part of what state law requires. A county just cannot levy impact fees, or they can, they can levy permit fees, I guess, but they can't levy impact fees just willy nilly. Part of the state requirement is to do a study. And the group that everybody uses is TischlerBise and Carson Bise has been here. That's who all the school districts use across the state and across the country.

So we did get the quote from them to do the impact fee study, and it came back about exactly what I thought it was going to come back in, around $50,000. And that's pretty apropos of what everybody else is paying.

So you know, that being said, I felt like it was a time to -- for the county to look at the study and for TischlerBise to be able to say, this is the impact of what it costs when a building permit or a building is built in Anderson County, whether it be on the roads, public safety, whatever, whatever infrastructure it may be. It's not going to hurt us any to do the study and see what it says. It doesn't mean we have to go forward with it, but I think we need to, I think we need to look at a lot of different ways to see what we can do to not just put the tax burden on the existing people's backs.

And so that's why I had this put on the agenda, or asked for it to be put on the agenda tonight for our review. And I would like to see us move forward with this.

Thank you, Mr. Chair.

TOMMY DUNN: Thank you. Mr. Davis, if you would, I would like to put this in a committee and you head it up, and Brett Sanders and Greg Elgin. What I'd like for y'all to do is contact this company and find out what we're going to get for our money and what -- either they come here or either teleconference.

JIMMY DAVIS: Kind of like what we did with CodeRight.

TOMMY DUNN: That's right. See what we're going to get for the money, explore it and what we can expect from them. Is that agreeable?

JIMMY DAVIS: Yes, sir.

BRETT SANDERS: Do we have to put this out for bid?

TOMMY DUNN: Not it being

a ---
JIMMY DAVIS: Sole provider or ---
TOMMY DUNN: What he just said.
JIMMY DAVIS: Mr. Harmon, you might want to ---
TOMMY DUNN: Special services. It goes in proposals. But they can look at this. That's what y'all ought to look at. There might be somebody else out there. That's what I'm saying. Everybody good with that?
JIMMY DAVIS: Yes, sir.
TOMMY DUNN: Okay.
CINDY WILSON: May I?
TOMMY DUNN: Ms. Wilson.
CINDY WILSON: It comes back to leaving no stone unturned. It's so important for everything that we consider that we're -- our public is notified and informed and fully participates in, because however any of this ends up, we've got to have our public support to move forward. Thank you.
TOMMY DUNN: Thank you.
Moving on to item number 11(a). This is a bid approval/change orders. It's going to be change order number 4, Bid 25-015, Piedmont Riverfront Park Project. Mr. Burns, do you want to take this?
RUSTY BURNS: (Inaudible.)
TOMMY DUNN: Thank you. Do we have a motion to move this forward?
CINDY WILSON: So moved.
JIMMY DAVIS: So moved.
TOMMY DUNN: Motion Mr. Jimmy Davis; second Ms. Wilson. Open the floor up for discussion. All in favor of the motion show of hands. All opposed like sign. Show the motion carries unanimously.
And I said earlier, 14(b) has been pulled. We're going to go now to -- I mean 11(b) has been pulled. We're going to 11(c), reduction in retainage for the new Anderson County Detention Center. Who's got that?
RUSTY BURNS: (Inaudible.)
TOMMY DUNN: Everybody over the jail that's managing, agrees to that?
RUSTY BURNS: Yes, sir.
TOMMY DUNN: All right. Do we have a motion?
BRETT SANDERS: So moved.
TOMMY DUNN: Motion by

Councilman Sanders. Do we have a second?

GREG ELGIN: I second.

TOMMY DUNN: Second by Councilman Elgin. Open the floor up for discussion. All in favor of the motion show of hands. All opposed like sign. Show the motion carries unanimously.

We're going to move on now to item number 12, requests by Council members. Councilman Jimmy Davis.

JIMMY DAVIS: Thank you, Mr. Chair. I'll make these in the form of one motion, if that's okay. From District Six appropriations account, New Foundations Home for Children, $250; Anderson Chapter National Federation of the Blind, $250. I'll make that in the form of a motion.

BRETT SANDERS: Second.

CINDY WILSON: Second.

TOMMY DUNN: Motion by Councilman Davis; and second by Councilman Sanders. Open the floor up for discussion. All in favor of the motion show of hands. All opposed like sign. Show the motion carries unanimously.

Moving on to Councilman Sanders.

BRETT SANDERS: Thank you, Mr. Chairman. Out of my appropriations account, I'd like to request the amount of 200 for New Foundations Home for Children. And I meant to ask, could I combine them?

TOMMY DUNN: Yes, sir.

BRETT SANDERS: Thank you, sir. And 500 for the Anderson Chapter National Federation of the Blind. I put that in the form of motion, sir.

CINDY WILSON: Second.

TOMMY DUNN: We have a motion by Councilman Sanders; and second by Councilman Wilson. Open the floor up for discussion. All in favor of the motion show of hands. All opposed like sign. Show the motion carries unanimously.

Moving on to Councilman Glenn Davis.

GLENN DAVIS: Thank you, Mr. Chair. If I may put both of these in the form of one motion?

TOMMY DUNN: Yes sir.

GLENN DAVIS: Thank you, sir. From District Two appropriations account, New Foundation Home for Children, 250; Anderson Chapter National Federation of the Blind, 1000. Put that in

the form of a motion.
BRETT SANDERS: Second.
CINDY WILSON: Second.
TOMMY DUNN: We have a motion by Councilman Glenn Davis; and second by Councilman Sanders. Open the floor up for discussion. All in favor of the motion show of hands. All opposed like sign. Show the motion carries unanimously.
Moving on to Councilman Elgin.
GREG ELGIN: Thank you, Mr. Chairman. If I could, I'll combine all of these in one motion, please, sir.
TOMMY DUNN: Yes, sir.
GREG ELGIN: For New Foundation Home for Children, 250; Friends of Broadway Lake, 250; Anderson Chapter National Federation of the Blind also 250. Make that in the form of a motion.
CINDY WILSON: Second.
TOMMY DUNN: We have a motion by Councilman Elgin; second by Ms. Wilson. Open the floor up for discussion. All in favor of the motion show of hands. All opposed like sign. Show the motion carries unanimously.
Moving on to Councilman Sullivan.
CHRIS SULLIVAN: Thank you, Mr. Chairman. This is from the District One appropriation account. So I'm totaling up right now. It looks like for New Foundations, we're at 950. And for the Federation of the Blind is 2000. So I'll do for New Foundations, move $250; and for the Chapter for the Federation of the Blind, I'm going to do $500. Make in the form of a motion.
CINDY WILSON: Second.
TOMMY DUNN: Motion by Councilman Sullivan; second Ms. Wilson. Open the floor up for discussion. All in favor of the motion show of hands. All opposed like sign. Show the motion carries unanimously.
Moving on to Ms. Wilson.
CINDY WILSON: Thank you. District Seven would like to appropriate $250 for the Anderson Chapter National Federal of the Blind. I wish we had more in our district to cover everything, but that's -- we're low. Thank you.
TOMMY DUNN: Thank you.
Do we have a second for Ms. Wilson's?
CHRIS SULLIVAN: Second.
TOMMY DUNN: Second by

Councilman Sullivan. Open the floor up for discussion. All in favor of the motion show of hands. All opposed like sign. Show the motion carries unanimously.

Out of District Five's special appropriation account, New Foundation Home for Children, I believe Mr. Sullivan said they've already been fulfilled. Anderson Chapter Federation of the Blind, I think is 1250 short. I'll put $1000 in the Anderson Federal of the Blind. And put that in the form of a motion.

CINDY WILSON: Second.

TOMMY DUNN: Second by Councilman Sanders. Open the floor up for discussion. All in favor of the motion show of hands. All opposed like sign. Show the motion carries unanimously.

Moving on now to Administrator's report.

RUSTY BURNS: Nothing at this time, Mr. Chairman.

TOMMY DUNN: Thank you.

Now moving on to comments from Council members. Ms. Wilson.

LEON HARMON: Mr. Chairman, you've got citizens ---

TOMMY DUNN: I'm sorry.

Open the floor up for citizens' comments. When Mr. Harmon calls your name, please address the chair. You have three minutes. And please state your name and district for the record. Mr. Harmon.

LEON HARMON: Mr. Chairman, first speaker is Dave Phillips.

DAVE PHILLIPS: Mr. Chairman, and honorable members of the Council, thank you for allowing me to speak. Last week you may remember, we had a serious cold snap come through, and so we were able to operate the warming center Monday night and Tuesday night. Monday night, we had 60 of our citizens in the warming center. Tuesday night, 53 members in there. I have a couple of graphs for you to look at, but as you can see, we see mostly men in the warming center, as opposed to women. And most of our -- most of those that we see at the Mission all the time are 40 and older.

So we're very privileged to be able to have a building that is built like Fort Knox. And we've been to Fort Knox, so I can tell you, it's a solid building. It's well heated. The county is incredible for being behind us in that and we are, we are blessed and honored to be able to serve.

And thank you for allowing us to keep about 70

unique individuals safe this past week. And sadly, we look forward to a lot of cold nights coming up in the winter, but thank you guys for your help. We greatly appreciate you.

TOMMY DUNN: Appreciate y'all. Think y'all are doing God's work.

Moving on, Mr. Harmon.

LEON HARMON: Mr. Chairman, next speaker is Brian Shanahan.

BRIAN SHANAHAN: Thank you. Good evening, Chairman Dunn. I know that -- I'm sorry. Brian Shanahan, District One.

I just want to talk a little bit about the moratorium, and I know we're coming up to about a little over a month left on that. The reason why is that I was driving up with a, with a neighbor. We were crossing from Anderson into Greenville County. And you can just see the number of housing developments that are going on, and some of it is incredibly dense. It looks basically like government housing or government complex. They're so dense.

I would ask that, you know, the Council really takes a retrospective look and say, you know, what type of development do we want here? Do we want that high density? Do we want reasonable, controlled growth that benefits everyone.

I know I don't sound like everybody here, and I know there was comments made about people that aren't from here. But just know that I care very deeply. I brought my family here. My daughter has represented a fifth generation from where I came from. So I see this county as a beautiful place. It has a unique character that could be taken away very easily from what I see up in Greenville County. And I just, I just hope that you all are thinking hard and fast about how we want to go forward as a community with this.

And I thank you for your time. Thank you so much.

TOMMY DUNN: Thank you. Mr. Harmon.

LEON HARMON: Mr. Chairman, no one else has signed up.

TOMMY DUNN: Thank you, Mr. Harmon.

Now comments, remarks from Council members. Ms. Wilson, Councilman Wilson.

CINDY WILSON: Thank you, Mr. Chairman. What an incredible week we had. The Veterans commemorative services were absolutely heart

rending, especially private Curtis Adams. I don't know what was worse, the barbaric behavior of the SS troops toward that dear man, or our government ignoring him. But that was one service.

And the Palmetto Air Force ROTC unit put on the most amazing program. The whole auditorium was packed. And I sat next to a couple of veterans who've moved here. They have served in almost every arm of the armed services.

And then we had a new monument over in Pelzer to commemorate those who served from that area. That'll be going up soon.

But I think where we all began in this county was General Robert Anderson. There was a very amazing service for him at Old Stone Church. And Mr. Burns and Ms. Childs put it together with the museum committee. It's hard to believe that we came from such amazing stock as the people who settled this county in the late 1700s, as those dear people. And to think that General Pickens and General Anderson are buried right next to each other.

We come from hard working people who, as my late grandmother used to say, they had to root hog or die poor. They had to grow their own food and do a lot of things that we've become very spoiled. So we're blessed to have our veterans. We're blessed for what they have given us in the way of freedom. Thank you.

TOMMY DUNN: Thank you. Councilman Sullivan.

CHRIS SULLIVAN: Thank you, Mr. Chairman. I did want to kind of piggyback on what Dave just said with Hope Missions. We don't really -- it doesn't get publicized a whole bunch, but there is a large group of people working on the homelessness task force in this county. I cover -- I come to -- on the county side. The city’s involved with it, Sheriff's Department. I mean, everybody from all walks is becoming more and more involved with this task force. We've got Ryan Dirk from Miracle Hill Ministries that came and spoke to a couple of us a few weeks ago about the progress being made in Anderson. But you're going to see a lot of it. It's on the streets. I know it is. It's frustrating. Some of y'all don't feel safe with it. If you don't feel safe, I suggest call the city or the county police, wherever you are. But there is a group of fairly intelligent people. I'll take myself out of that. But there is a group of people that are working on this daily to come up with a solution for the entire Anderson County on this. And it's -- as

everything, it's going to cost money. It's expensive. You've got to build shelters. You've got to have sprinklers in everywhere people are living. There's a lot to this, but don't think it's being ignored and being pushed aside. We are actively trying to get a solution, a short term and a long term solution. So I just want to make everybody here aware of that, that it has kind of become a passion of mine to help work on this and move this forward.

So if y'all care to get involved with it, feel free to contact me, and I'll gladly help, and kind of add you to our commission on that. Thank you.

TOMMY DUNN: Thank you. Councilman Sullivan, I want to appreciate your hard work. We've had self discussion on this and other folks too, greatly needed and greatly appreciated.

Councilman Elgin.

GREG ELGIN: Thank you, sir. Just want to say tis the season. It's going to be a busy next couple of weeks. Got Thanksgiving next week. A lot of communities are having tree lightings and so on and so forth. So wherever you live, get out to those towns and communities and support them. I know Belton is having theirs this Thursday night, with some other awards given out. So just get in the community and enjoy the season and hope everybody has a happy Thanksgiving and safe one. Thank you.

TOMMY DUNN: Thank you. Councilman Glenn Davis.

GLENN DAVIS: Thank you, Mr. Chairman. Again, I just want to say thank you to Dave and Zoe. You guys are doing a tremendous work. Sometimes you look behind you, you don't see anybody saying thank you. I want to say thank you openly and publicly for the job you're doing.

And Happy Thanksgiving to everyone. Thank you, sir.

TOMMY DUNN: Thank you.

Councilman Sanders.

BRETT SANDERS: Thank you, Mr. Chairman. Thank you, Mr. Sullivan, for serving on that. We're all God's children. I'm a firm believer that everyone needs to be treated equally. A lot of people fall on hard times for reasons. A lot of times it's out of their control. But I appreciate what you guys do at Hope Missions. I appreciate a lot of our other organizations who step up.

And especially in this holiday season, I just

want to remind everyone to be grateful and thankful for what they have. And if you have a little extra, be willing to share it with someone.

Thank you, sir.

TOMMY DUNN: Thank you. Councilman Jimmy Davis.

JIMMY DAVIS: Thank you, Mr. Chair. I'd like to see us -- you know, we -- that one thing I took off the agenda tonight, but somehow or another, Mr. Harmon, I don't know how we go about this, but maybe when we put a -- when we -- and we do our bid process out like we're supposed to, but maybe when we only get one bidder back, that Council can review that before it comes up for a vote, and then decide whether to throw it out or not and make sure that we're putting the right information out there. Just an idea that maybe Council can review stuff before it gets down the road too far. And if we don't like what we see, we throw it out and it gets -- and we can, we can put stuff back out and hopefully get some more competition on that.

One of the things that's been kind of on my mind, we were talking about the roads earlier. And I know I'm not the only one that has seen this problem, but as developments do happen, residential developments do happen in Anderson County, a lot of times we do adopt the roads. Let's just say a developer develops 100 houses, and we adopt those roads, and then that developer, or whoever, buys the adjoining property and goes for a second phase, and then in building the second phase, they tear all the roads up that we just adopted. And there's nothing to go back.

So I would like to see, for you know, see us work towards something that would prohibit anything that happens from that second phase until the roads in phase one are brought back up this county's standards. And that would protect our investment. If we're going to adopt the roads, let's protect it and make sure these developers go back and fix what they've torn up. And it's not just them, it's all the contractors and such.

But if we're going to adopt roads, we need to protect them. And there's a way to do that. I'm sure maybe CodeRight can help us with that.

That being said, I mean, I've looked at other states and in some some areas, actually, all developments are private roads. The local municipalities don't adopt them. They're all private. And you know, like you say, we can't pave

roads, so why keep adopting them? And that may be something we look at as developers -- everything stays private, and they create a special tax district that those residences pay to keep up with the, keep up with the roads, and assign a trustee to take care of the financials and the county's out of that business. And I think anytime the county can get out of any business, we're a lot better off.

So just some thoughts that I wanted to throw out there about the road thing and the phases of development. Thank you, Mr. Chair.

TOMMY DUNN: Thank you.

Just a few things. I want to thank Randy Bratcher and his wife. They've been putting the Veterans Day Parade on now for several years. Bless their heart. They do a good job and come out, but it is honoring our vets and want to appreciate what they do.

I know we had the thing over on 81 at the Legion Post. For some reason, many people didn't make it. I think me and the sheriff was ones that made it down to Richard Campbell this year. That's one of the best services they had. They had a great speaker this year. Real good thing honoring the vets down there. And it was a real blessing to be involved with them.

Also as Ms. Wilson alluded to, the thing -- the service Saturday at Clemson, Robert Anderson, I was pleasantly surprised. Good crowd there for citizens, I thought, and the old building. And it's amazing how a namesake Robert Anderson from Pickens, lifelong friends, served together and now they're buried side by side. So something to be said for that.

It is the holiday season coming up. Hope everybody has a Happy Thanksgiving. Let's keep everybody in our mind and thoughts and prayers if we can do anything.

Unfortunately, Anderson County has got 59 suicides as of right now. So let's try to reach out. If we know anybody in mental things, reach out to them. That's way, way, way, way too many. We're going to beat -- have a record this year, as it looks like, as we come up on the holiday season. So let's try to reach out and keep everybody in your thoughts and prayers. Thank you all for coming out.

And one last thing, as I said, going to be reaching out and appointing a committee on this mass grading thing, put a couple Council members on it. We're going to put about five or six citizens on there. Might be some engineers, might be just

regular citizens. I'm going to be working with staff, putting that together. And that -- and we'll be meeting next week. Thank y'all.

(MEETING ADJOURNED AT 7:28 P.M.)

State of South Carolina)

County of Anderson)

ANDERSON COUNTY COUNCIL

SPECIAL PRESENTATION MEETING

DECEMBER 2, 2025

IN ATTENDANCE:
TOMMY DUNN, CHAIRMAN
CHRIS SULLIVAN
GLENN DAVIS
GREG ELGIN
BRETT SANDERS
JIMMY DAVIS
CINDY WILSON

ALSO PRESENT:
RUSTY BURNS
LEON HARMON
RENEE WATTS

TOMMY DUNN: At this time I'd like to call the special presentation meeting of Tuesday, December 2nd to order, 2025. I'd like to welcome each and every one of y'all here tonight. Thank y'all for coming out.

At this time we're going to do resolutions/ proclamations, (a), 2(a), 2025-050. Councilman Jimmy Davis. Councilman.

JIMMY DAVIS: Thank you, Mr. Chair.

THIS IS RESOLUTION 2025-050, A RESOLUTION RECOGNIZING DAYA ROSS FOR WINNING THE 2025 SOUTH CAROLINA CLASS 4A GIRLS CROSS COUNTRY STATE CHAMPIONSHIP AND FOR HER OUTSTANDING ATHLETIC ACCOMPLISHMENTS; AND OTHER MATTERS RELATED THERETO.

Whereas Daya Ross has distinguished herself as an exceptional student-athlete at Wren High School, whose work ethic, discipline, and leadership have made her a role model for her teammates and community; and

Whereas during the 2025 season Ms. Ross earned the Region 1-4A championship with a time of 18:03, placed in the top division at the Eye Opener, achieved fourth place in an elite race in Alabama, secured third place in the Wendy's Invitational elite race in Charlotte, and earned third place in the Coaches Classic elite division; and

Whereas Ms. Ross recorded a personal-record time of 17:47 at the Starlight Invitational, finishing second, and went on to win first place in the 4A Qualifier and the 2025 South Carolina Class 4A State Championship; and

Whereas Ms. Ross has officially signed to run collegiately for Catawba College, a nationally ranked Division II program, where she will continue to represent her school and community with excellence;

Now, therefore be it resolved, in a meeting duly assembled this second day of December 2025, that the Anderson County Council recognizes and congratulates Daya Ross for her exceptional achievements, her championship victory, and the positive example she sets for young athletes throughout Anderson County.

Mr. Chairman, I make that in the form of a motion.

BRETT SANDERS: Second.

TOMMY DUNN: We have a motion and second, I think, by the whole Council.

Mr. Davis.

JIMMY DAVIS: Thank you, Mr. Chair. Ms. Ross, I just want to say that you have made, not only your community and Wren High School very proud of you, but the whole county of Anderson and the state of South Carolina. And congratulations. Thank you, Mr. Chair.

TOMMY DUNN: Thank you. Anyone else?

CINDY WILSON: May I?

TOMMY DUNN: Ms. Wilson.

CINDY WILSON: I just met the family a few minutes ago. And that's so exciting. I was speaking with our Clerk to Council, and she was saying her niece runs with Daya and looks up to her as a real hero; and we do, too. Thanks so much.

TOMMY DUNN: Anyone else?

I just want to say congratulations. Appreciate it. You make Anderson County proud. It's people like you that makes Anderson County something special. Appreciate you and your family.

All in favor of the motion show of hands. All opposed like sign. Show the motion carries unanimously.

Mr. Davis.

PRESENTATION OF RESOLUTION

APPLAUSE

TOMMY DUNN: We're going to move on to item number 2(b), 2025-051, a resolution celebrating Sargent Metal on the Fiftieth Anniversary of establishing operations in Anderson County; and other matters related thereto.

WHEREAS, Sargent Metal has been a valued member of the Anderson County business community since establishing operations in 1975; and

WHEREAS, the company has demonstrated consistent excellence in metal fabrication, engineering, and manufacturing, earning a strong reputation for innovation, quality, and dependable service; and

WHEREAS, Sargent Metal has contributed significantly to the economic vitality of Anderson County by creating quality jobs, supporting workforce development, and investing in advanced manufacturing technologies; and

WHEREAS, the company's leadership and employees have shown a longstanding commitment to integrity, continuous improvement, and responsible corporate citizenship;

NOW, THEREFORE, BE IT RESOLVED, in a meeting duly assembled this second day of December 2025, that the

Anderson County Council hereby recognizes and celebrates Sargent Metal on the occasion of its fiftieth anniversary and expresses sincere appreciation for its contributions to the prosperity and strength of Anderson County.

Put that in the form of a motion.

GREG ELGIN: Second.

TOMMY DUNN: I'd just like to add that Sargent Metal has come a long way. They started out years ago. They've built armor cars. Then he went to building -- they built some fire trucks. And they've done a great job. And the family has continuously upgraded and made it what it is today; something to be proud of.

And this will be presented to them Friday morning at Burriss's thing.

Anyone else?

CINDY WILSON: May I?

TOMMY DUNN: Ms. Wilson.

CINDY WILSON: (Inaudible) remember we were visiting with our Administrator and someone ran in and said, Vice President Pence wanted to come by for a campaign stop, and what company would be a good candidate to host that meeting? And we said Sargent Metal. And they had a wonderful visit with Sargent Metal. A great company.

TOMMY DUNN: Thank you. Anyone else? All in favor of the motion show of hands. All opposed like sign. Show the motion carries unanimously.

We're going to move on to item number (c), a proclamation designating December 2025 as Arbor Day Month in Anderson County.

Chris Sullivan will be doing this.

CHRIS SULLIVAN: Thank you, Mr. Chairman.

ARBOR DAY PROCLAMATION

Whereas, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and

Whereas, the holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and

Whereas, Arbor Day is now observed throughout the nation and the world, and

Whereas, trees can reduce the erosion of our precious topsoil by wind and water, lower our heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife, and

Whereas, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products, and

Whereas, trees increase local property values, enhance the economic vitality of business area, and beautify our community, and

Whereas, trees, whenever they are planted, are a source of joy and spiritual renewal,

Whereas, Anderson County values having trees in our community so much, that it has earned and maintained the Tree City USA designation since 2003.

NOW THEREFORE, we the Anderson County Council of Anderson, South Carolina, do hereby proclaim December 2025 as Arbor Day Month in the County of Anderson, South Carolina, and we urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and

Further, we urge all citizens to plant and care for trees to gladden the heart and promote the well-being of this and future generations.

Proclaimed on the 2nd day of December, 2025.

I make that in the form of a motion.

CINDY WILSON: Second.

TOMMY DUNN: Thank you. Second by Ms. Wilson. Any discussion?

CINDY WILSON: May I?

TOMMY DUNN: Ms. Wilson.

CINDY WILSON: What an appropriate resolution when we have the mass grading and tree ordinance coming up. Thank you.

TOMMY DUNN: Anyone else?

All in favor of the motion show of hands. All opposed like sign. Show the motion carries unanimously.

This meeting will be adjourned. We'll meet back here at 6:30 to start our regular Council meeting.

SPECIAL PRESENTATION MEETING ADJOURNED AT 6:10 P.M.

State of South Carolina)

County of Anderson)

ANDERSON COUNTY COUNCIL

COUNTY COUNCIL MEETING

DECEMBER 2, 2025

IN ATTENDANCE:
TOMMY DUNN, CHAIRMAN
CHRIS SULLIVAN
GLENN DAVIS
GREG ELGIN
BRETT SANDERS
JIMMY DAVIS
CINDY WILSON

ALSO PRESENT:
RUSTY BURNS
LEON HARMON
RENEE WATTS

TOMMY DUNN: At this time I'd like to call the regular Anderson County Council meeting of December 2nd to order, 2025. I'd like to welcome each and every one of y'all here tonight. And thank y'all for coming out and participating in your local government.

At this time I'd like to ask Councilman Glenn Davis if he'll lead us in the invocation and pledge of allegiance. And ask us all to rise, please.

GLENN DAVIS: Let us pray.

INVOCATION AND PLEDGE OF ALLEGIANCE BY GLENN DAVIS

TOMMY DUNN: At this time we'll go on to item number 3. There are no minutes at this time received to approve.

Before we move on to anything else, I'd like to recognize the Mayor of Belton, some of their Council members, and Administrator being here. Appreciate y'all coming out tonight and being here.

At this time, citizens' comments. First go-around is on agenda items only. You have three minutes. When Mr. Harmon calls your name, for the record, if you would, please state your name and district. If you don't know your district, the road name. Address the chair, please.

Mr. Harmon.

LEON HARMON: Mr. Chairman, first speaker is Ryan Hall.

RYAN HALL: (Inaudible.)

TOMMY DUNN: Yes, sir.

RYAN HALL: I want to talk about the new ordinance.

TOMMY DUNN: You can. It's better if you talk now. Come and state your name for the record and you can go ahead and talk.

RYAN HALL: Ryan Hall. I'm not a citizen of Anderson County. I have some property here.

But I'm a civil engineer, work with commercial and industrial developers mostly. Had some concerns on the proposed ordinance changes with tree ordinances and stuff like that.

One of the big things, and I've gotten some feedback from clients, is there's -- it's pretty gray on the specimen trees and what, what exactly they are, other than 24 inches. It kind of leaves it open for interpretation of staff to decide that. And there's no -- nothing that specifies what needs to be replaced for these specimen trees if they're taken down. Don't have any issues with, with doing it. We just want to know what, what it is, you know.

TOMMY DUNN: And I understand. I'll take a point of order. Before third reading and it's voted on, it'll be clear.

RYAN HALL: All right. And then the other thing is, like the mass grading part of it. On some of these bigger industrial sites, like Arthrex, for instance, it's -- when you do those things, you -- the amount of dirt that you need to move it around, if you don't masquerade a site like that, day one, you end up spending tens of millions of dollars of importing dirt, exporting dirt, etc. So be nice to see some kind of -- something in there for those types of situations. I completely understand for single family and all that kind of stuff that we don't want to see track home subdivisions everywhere.

TOMMY DUNN: All this ordinance pertains to is residential.

RYAN HALL: Oh, okay.

TOMMY DUNN: There will be come changes and be some things. Yes, sir.

RYAN HALL: All right. Thank you.

TOMMY DUNN: Mr. Harmon.

LEON HARMON: Next speaker is Brian Shanahan.

BRIAN SHANAHAN: Good evening. Brian Shanahan. I'm in District One.

And I'm, you know, in support of the ordinance for the land development standards, specifically, maintaining natural features during land development is important because it provides a wide range of essential environmental, economic and social benefits.

Integrating natural elements into urban planning and architectural creates more sustainable, resilient and livable communities that harmonious coexist with the natural world.

Let me start with the environmental benefits. First, natural landscapes, especially forests and wetlands, act as a vital carbon sink, absorbing and storing excess carbon dioxide from the atmosphere. Trees also help reduce the urban heat island effect by providing shade and cooling. As we know it gets quite warm here.

A bio diversity protection. Developed land often encroaches on critical habitats, leading to bio diversity loss. Preserving natural features provides essential food and shelter for native plants, animals and pollinators, maintaining the complex web of life

that may -- that humans depend on for ecosystem stability and resilience.

Water and air quality. Natural vegetation, soil and wetlands filters pollutants from rain water, improve water quality for drinking and aquatic life and helping to replenish groundwater sources. Plants also clean the air we breathe by absorbing air pollutants.

Flood and erosion control. Natural landscape like forests and grasslands slow down water runoff, allowing the soil to absorb rainfall and thereby reducing the risk of flooding and soil erosion. Leaving riparian buffers of vegetation along streams and rivers intact, is a cost effective way to manage the stormwater.

The economic benefits cost savings. Incorporating native landscapes, which are adapted to the local climate can reduce long term maintenance costs, less water, fertilizer and pest control needed.

Green Infrastructure Solutions. Example, rain gardens and permeable pavements are often more cost effective for managing stormwater than traditional gray infrastructure. Green spaces and natural beauty enhance the esthetic appeal of the area, which can produce -- can boost property values and attract business and tourism, thereby supporting our local economy.

Job creation. Conservation and sustainable land management practices support jobs and feel like ecological restoration, landscape architecture and outdoor recreation, the social and health benefits to finish.

Physical and mental health. Spending time in nature or simply having access to green spaces has been shown to improve physical and mental health, reducing stress levels, lowering blood pressure, enhancing mood, and encouraging physical activity.

Community cohesion and education. Parks and community gardens serve as social hubs, fostering a sense of community and belonging. They also provide opportunities for environmental education and outdoor learning, instilling a sense of environmental responsibility in people.

Enhanced quality of life. Preserving natural features make cities and communities more inviting, esthetically pleasing places to live and work, which directly contributes ---

LEON HARMON: Time, Mr. Chairman.

TOMMY DUNN: That'll be time.

BRIAN SHANAHAN: Appreciate it. Thank you, sir.

TOMMY DUNN: Yes, sir. Next, Mr. Harmon.

LEON HARMON: Next speaker is Tim Sonefelt.

TIM SONEFELT: Good evening, Mr. Chairman and members of Council. I'm Tim Sonefelt from District One, and I'm here in support of ordinance 2025-057, the new standards for mass grading, topography and tree preservation.

Chairman Dunn, you have said many times you want development standards that deliver a better quality product for this county. And I couldn't agree more with you. This ordinance does exactly that. And thank you for bringing it forward.

Last meeting, an opponent claimed this ordinance would stop 95% of new home construction. Let's be clear. It would only stop 95% of the way some builders are doing things now, a way that is clearly not sustainable for our county and the current infrastructure. That same speaker said his friend's employees drive an hour each way to work in Anderson because they can't find homes. That's simply not true. Mr. Chairman, as of 6am this morning, realtor.com shows 1823 existing homes for sale in the county. Home prices in our county have dropped almost 4% from September to October, and no more current data was available.

And before the moratorium went into effect, your Planning Commission already approved roughly 13,000 new units, many of which haven't even broken ground yet. Let's be honest here, there is no housing shortage in Anderson County.

Thank you for your leadership on this issue, and I urge you all to pass 2025-057. Thank you.

TOMMY DUNN: Mr. Harmon.

LEON HARMON: Next speaker is Wayne Scott.

WAYNE SCOTT: Thank you, Mr. Chairman and the members of the board.

As you can tell from my accent, I'm not from around here. I'm a California refugee. So I've been here for six years and trying to participate in this so we have a good place to live.

I have a question pertaining to the fee in lieu of taxes, and I have to preface it first. According to the FILOT Act, it calls out financial investments,

thresholds and guidelines that are 2.5 million as a minimum level to negotiate a fee in lieu of taxes. It also states that it's a five year period allowed for minimum investment, with an additional five years to complete the project with county approval and subject to a fee.

With this minimum investment, it gives a project a tax rate drop from state level of 10 and a half percent down to 6%. You all know this. The greater investment gets a drop down to 4%, same as any homeowner's primary residence. Plus they also get a little longer to build. They can actually get up to 13 years.

Here's my question, how soon do they start paying on the fees? Is it the beginning of the project or at the end or completion? It would just be a good thing for the public to know.

TOMMY DUNN: Yes, sir. Thank you.

LEON HARMON: Mr. Chairman, next speaker is Sherry Hodges.

SHERRY HODGES: Good evening. Sherry Hodges, I live in District Four.

I'm speaking regarding the fees in lieu of. So on November 4th, the voters sent a clear and resounding message asking you to change some of the procedures in which you operate, giving tax incentives to businesses, corporations who come here. The county, as far as I can tell, doesn't support corporate welfare. This is a conservative county, and we don't support socialism, which is what it is. And the taxpayers, what they were really telling you is give them a tax incentive and reprioritize your dollars. These corporations coming here to Anderson County should be paying taxes the same as everyone else who moves here, whether they own a corporation or not. And there's a lot of corporations in Anderson County who don't receive social welfare.

Also, I would say to you, we don't have a jobs shortage. I know that it's listed and sold in the public as tax incentives and as bringing in new jobs, but I know several people who work for large corporations and even family members who own small businesses, and they say, we hire them if they breathe. They have a hard time finding people to work for them. We don't have a shortage of jobs. We have a shortage of people who are -- can take these jobs.

And so I would encourage you to, please, make these corporations pay taxes, just as all the other

citizens of Anderson County do. And I would ask you to, please, seriously take a look at the way business is being done, and think of the residents here and let our corporations pay taxes as they should, as the rest of us do. Thank you.

LEON HARMON: Mr. Chairman, next speaker is Yvette Ruzicka.

YVETTE RUZICKA: Hey guys, how are you doing? I'm in District Six.

First I want to read this, and the person that wrote is probably going to remember that they wrote this. The biggest fallacy in local government -- let me get my glasses -- we have a 10.5 property tax rate for industrial which is the highest in the country. State gives counties the right to reduce it to 6% rate to complete. That 4.5% reduction isn't money lost. We don't get it at all if we don't reduce. It's a tool to attract industry, jobs and investments. Anderson has done a great job with it. Lots of amazing companies now doing business in Anderson.

Arthrex land was agriculture, paying a few hundred in property taxes. Now their tax is near $1 million.

On Anderson SC Community Group, three days ago, one person was looking for a job. Four days ago, Adam said he needed a job. Five days ago, somebody said they're starting over at 40. They need a job. We drop down to the next door, we have Roger on 11/19 said he needs a job. On 11/23 someone says her husband needs a job. On 11/24 someone was looking for a job. There was four others over the next few days in November. That's all the people on those two biggest, largest sites in Anderson County that said they needed a job.

Well, the reason we're attracting these businesses is because we feel that we need them here to provide jobs for them. I can tell you back 10 years ago, when I opened up my little business, oh my gosh, people were begging for jobs. They needed that work so bad. I could go out there on Craigslist, and I could ask people to come and talk to me about a job, and I would get 100 emails. That's not happening now.

And so to turn around and reduce this -- and let me, let me say this. I've mentioned my little Airbnb that I have for my grandkids, money for Christmas and stuff. I'm not making that much money on it. But it's not fair for me to pay 6%, and then bring in these people that are making millions of dollars and

say, oh, you only have to pay 6% or maybe we'll even give you a lower deduction, because we really need you, because we need the jobs.

Folks, we don't, we don't have that many people out here looking for jobs, not anymore. So I think it's time that we stop doing that and maybe actually make them pay what the rest of us are paying. Thank you.

TOMMY DUNN: Mr. Harmon.

LEON HARMON: Mr. Chairman, no one else is signed up.

TOMMY DUNN: Moving on to number 5(a), ordinance third reading, an Ordinance authorizing the execution and delivery of a fee in lieu of tax agreement by and between Anderson County, South Carolina and Advanced Metalworks, LLC (previously identified by the County as Project Visionary) with respect to certain economic development property in the county, whereby such property will be subject to certain payments in lieu of taxes, including the provision of certain special source credits; the execution and delivery of a special source credit agreement by and between Anderson County, South Carolina and Advanced Metalworks, LLC with respect to certain property in the county, whereby such property will be provided certain special source credits; and other matters related thereto. Project Visionary.

This will be a public hearing. Anyone wishing to speak to this matter, please step forward and address the chair. State your name and district. You have three minutes.

JOSH DAVIDSON: Josh Davidson, city of Belton, District Three.

If you haven’t been through Belton lately, you go up South Main Street, big, new, nice conglomeration going up. That’s thanks to Palmetto Project, which is an agreement y’all have between Eastern Engineer Wood Products. This is something we’ve needed in Belton for a long time. We need some industry. We need some jobs.

And now with this ordinance here, we’ll incentivize a business to bring roughly 100 jobs to Belton. Not all areas are the same. I understand that. Our area needs it. We appreciate it.

Also, being part of a small business that’s been in Belton for almost 50 years, these folks, these jobs you’re going to bring to our area will patronize our businesses, help our economy, whatnot. Appreciate it. Thank y’all.

TOMMY DUNN: Thank you. Anyone else? Anyone else? Anyone? Seeing and hearing none, the public hearing will be closed.

Do we have a motion?

CINDY WILSON: So moved.

TOMMY DUNN: Motion by Councilman Elgin; second by Ms. Wilson. Open the floor up for discussion.

CINDY WILSON: May I?

TOMMY DUNN: Yes, ma'am.

CINDY WILSON: Belton is just outside of my district. But my address is Belton. Belton was once upon a time the envy or the state. It had a vibrant economy. Still has great people. But the textile industry dried up and left, and Belton languished for, I guess, 30 years. It's still the tennis capital of the state. And it's very well regarded for its good people.

This is one fee in lieu of tax agreement, along with the special source credits, that is well deserved. It's going into an empty business that had left a long time ago, and brings in more people to be well-paid, a good $26.33 an hours, is a good job salary. I mean a good deal.

But I will support this. In fact, I think all of our businesses in the county should have at least a 6% fee in lieu of tax. It's the special source credits that we need to be very judicious in applying. And in this case it certainly is very well deserved. Thank you.

TOMMY DUNN: Mr. Nelson? I'm sorry. You got anything you want to say or add to this?

BURRISS NELSON: (Inaudible.)

TOMMY DUNN: One question, Mr. Nelson. This company comes here and we pass this, are they going to be paying taxes?

BURRISS NELSON: (Inaudible.)

TOMMY DUNN: They are paying taxes?

BURRISS NELSON: Oh, yes, sir, they'll be paying ---

TOMMY DUNN: It's a corporate thing now, they're not paying taxes. I've heard that about four times tonight. They're paying taxes.

BURRISS NELSON: (Inaudible.)

TOMMY DUNN: Thank you. Anyone else?

GREG ELGIN: Mr. Chair?

TOMMY DUNN: Mr. Elgin and then Mr. Davis.

GREG ELGIN: Thank you, sir. First of all, I'd like thank the Mayor, the City Administrator, Assistant Administrator, and some of the City Council members from Belton for being here tonight.

I heard what everybody said about these fee in lieu of stuff. I don't know how many people are from Belton. I know from the people that spoke, you're not from Belton. I've lived there my whole life. I've seen all the businesses we had years ago. I'm 51 so years ago we had plenty of textile mills. We had on the other end of the road I grew up on was Goodman Conveyor. We had Wells Aluminum, which turned into the Sapa. We've had -- all of those businesses are now gone.

As he said awhile ago, the only business we have now is one we did six or eight months ago, which is Eastern Engineered Wood Products that's just now being built. This business is going basically right across the street from my house, which that building has been empty, as Ms. Wilson said, for many years. I know they've been working hard to try to get somebody in there. And I don't believe without our help, we could have, we could have got them in there.

And as I said, Belton's got a lot of stuff going on now. Now we've got four pizza places, so we have plenty of places for them to eat lunch. And we need people to eat lunch in those places. So these businesses are going to bring those people to eat in our city for lunch, patronize our businesses, spend money in our town. It's well needed and well deserved, and I'm glad to support it, so ...

And again, I know everything's not the same across the county, but I can tell you, where I live and what -- we need it. So I'm proud to support it. So thank you.

TOMMY DUNN: Thank you. Mr. Davis.

GLENN DAVIS: Thank you, Mr. Chairman. I just wanted to -- were there any other counties in the race for this company or is homegrown?

TOMMY DUNN: Was it a homegrown company, Mr. Nelson, or is this ---

BURRISS NELSON: (Inaudible.)

TOMMY DUNN: Thank you. Anyone else?

GREG ELGIN: Mr. Chairman,

I forgot something.

TOMMY DUNN: Mr. Elgin.

GREG ELGIN: Sorry about that. I forgot to say something earlier.

And the City of Belton did get together last night and do a proclamation saying that they support this, and they want this, and they appreciate our help on that.

TOMMY DUNN: Thank you. Mr. Sullivan.

GREG ELGIN: Could they read that proclamation?

TOMMY DUNN: If they want to.

TOMMY DUNN: If they want to.

FEMALE: (Inaudible.)

TOMMY DUNN: Be fine.

Mr. Sullivan.

CHRIS SULLIVAN: Thank you, Mr. Chairman. So I've grown up here in Anderson. My family knew the Rice family very well. Back in the 80s and early 90s, Belton was the place, and I'd always heard the fact that Camden and Belton were two of the richest cities in the entire state of South Carolina back in those days. And then NAFTA happened in 1993 under the Clinton administration, and everything changed. Like Ross Perot said, that giant sucking sound was all the jobs going to Mexico from the United States.

So I know what Belton used to be. Such a beautiful place. It still is a beautiful place. Great people there. Got a great football team over there, too, as well, which I'm excited about.

But I'm just excited to see -- it seems like we've been talking about Belton so much in the past couple months. I love seeing it. I'm so excited for Belton and what y'all have done there. And I'm happy to support Mr. Elgin and hope y'all continued success. That's all, Mr. Chairman.

TOMMY DUNN: Thank you. Anyone else? All in favor of the motion show of hands. All opposed like sign. Show the motion carries unanimously.

Going to move on now to item number 5(b), 2025-055, an Ordinance to amend an agreement for the development of a joint county industrial and business park (2010 Park) of Anderson and Greenville counties so as to enlarge the park to include certain property owned by Advanced Metalworks, LLC; and other matters

related thereto.
Mr. Nelson.
BURRISS NELSON: (Inaudible.)
TOMMY DUNN: Thank you. This will be a public hearing. Anyone wishing to speak to this matter, please step forward and state your name and district. You have three minutes. Please address the chair, please.
ALAN SIMS: Thank you, Mr. Chairman, members of Council, I'm Alan Sims. I'm with the City of Belton, and live in District Three.
Again, this is a resolution that the City Council and Mayor passed last night in support of this proclamation.
Resolution 2025-005 was adopted on December 1, 2025. A resolution to approve amendment of the agreement for the establishment of a multi county industrial business park by and between Greenville County, South Carolina and Anderson County, South Carolina, so to include additional property in the City of Belton as part of the multi county industrial business park.
Whereas Greenville County, South Carolina and Anderson County, South Carolina, jointly counties, are authorized under Article Eight, Section 13 of the South Carolina Constitution to jointly develop an industrial business park with geographical boundaries of one or more member counties; and
Whereas in order to promote the economic welfare of the citizens of the counties by providing employment and other benefits to the citizens of the counties, the counties entered into the agreement for the development of a joint county industrial business park, 2010 park, effective December 1, 2010, is the original agreement, to develop jointly an industrial business park, the park, as provided by Article Eight, Section 13 of the South Carolina Constitution in accordance with section 4-1-170 of the code of laws of South Carolina, 1976 and amended the act; and
Whereas the original agreement has been amended from time to time to add additional property to the park or to remove property from the park; and
Whereas the original agreement as amended is referred to herein as agreement; and
Whereas the agreement contemplates the inclusion and removal of additional property within the park from time to time. Section 3(a) of the agreement requires in the case of inclusion of additional property, if the property proposed for addition to the park is located within the corporate limits of a

municipality, then the county shall obtain such municipality's consents by ordinance or resolution to the addition of such property to the park; and

Whereas the county's desire to further amend the agreement to include certain additional parcels in order to fulfill commitments made to the companies which are considering expansion or location decisions in the City of Belton; and

Whereas all property to be added lies within the City of Belton, and city desires as evidence to -- its approval of the addition of such property.

Now therefore, be it resolved by the City Council of the City of Belton, South Carolina, the Council in a meeting duly assembled. Section one, the City of Belton hereby approves the expansion of the park to include that property within the city limits, City of Belton set forth in Exhibit A.

This resolution effectively immediately upon its adoption by City Council.

This was on December the 1st, 2025 that Mayor and Council adopted this in reference to Anderson County.

TOMMY DUNN: Appreciate you.

ELEANOR DORN: Thank you, Administrator. I'm Eleanor Dorn. I'm the Mayor of Belton. I'm here with all of our available Council people, our Administrator and our Assistant Administrator. I live in the city limits in Anderson District Three under Greg Elgin.

Last night, without any issues, the Belton City Council unanimously approved resolution 2025-005 agreeing to the establishment of the multi county industrial park in the City of Belton. We look forward to Advanced Metalworks being a part of the Belton community. The opportunities that they will bring will make a long lasting economic impact for the future of Belton.

We'd like to thank Anderson County, the Anderson County Council, for all the efforts in bringing Anderson Advanced Metalworks and the Boggs family home to Belton. Thank you.

TOMMY DUNN: Thank you. Anyone else? Anyone at all? Public hearing will be closed. Do we have a motion to move this forward?

GREG ELGIN: So moved.

CINDY WILSON: Second.

TOMMY DUNN: Motion by Councilman Elgin; second by Ms. Wilson. Open the floor up for discussion.

CINDY WILSON: May I?

TOMMY DUNN: Ms. Wilson.
CINDY WILSON: It can be predicted that with this judicious use of fee in lieu of taxes and special credits with the Eastern Engineered Wood Products and some other businesses moving into Belton, Belton is on the rise again, and it's very heartening to see that, especially the good people that live there. Thank you.
TOMMY DUNN: Thank you. Anyone else? All in favor of the motion show of hands. All opposed like sign. Show the motion carries unanimously.
Thank you, Mr. Nelson.
BURRISS NELSON: Thank you, Mr. Chairman.
TOMMY DUNN: We’re going to move on to item number 6(a), second reading, 2025-057, 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; and other matters related thereto.
Make the motion to move this forward.
CINDY WILSON: Second.
TOMMY DUNN: Second by Ms. Wilson. Open the floor up for discussion. Ms. Wilson. Ms. Wilson, ...
CINDY WILSON: I’m sorry. I was not aware of a meeting that discussed this, I guess, last week, but I spoke with Mr. Matt Hogan, and there were a couple of things that I needed some clarifications on.
One was, how does the 100 foot riparian buffer relate to item -- I guess it's the grading setbacks and buffers, because it deals with streams and wetlands and so forth.
And also, I felt like, under the incentives part of this ordinance that the select -- the flexible design standards reducing building setbacks by up to five feet or reduced road width standards, is certified by the county engineer for safety. That kind of negates the whole purpose of the ordinance, and I think we need to look at it a little more carefully on that item.
And I also requested that we have a definition of the actual civil penalties. It seems that some of the civil penalties that we have are dictated by the state, and they're very minimal.
TOMMY DUNN: Penalties are

in there. I'll make sure you get a copy of it. They're in our ordinance now.

CINDY WILSON: Okay. Are they substantial enough?

TOMMY DUNN: Well, that's that's up to opinions. I'll let you look and make sure you get a copy of it to see.

CINDY WILSON: We have an example out across the boundary line of my district where, I think it's the Ducworth playing fields, multiple cease and desist orders, and several other places too.

So some of the, some of the people involved with that feel it's easier and less expensive to pay fines than it is to obey the rules.

So those are some things that I'm requesting some clarification on. Thank you.

TOMMY DUNN: Thank you. Anyone else?

JIMMY DAVIS: Mr. Chair, if I may?

TOMMY DUNN: Mr. Davis.

JIMMY DAVIS: Thank you, Mr. Chair. Just a point of clarification. It took me a little while to look through this to realize that the change was made from the original first reading to include that this is for residential only. It's not for commercial/industrial?

TOMMY DUNN: Let me -- yes, sir. Let me say this. Everybody's got a copy of the proposed change, whatnot.

JIMMY DAVIS: The blue lined ---

TOMMY DUNN: And everything -- it's a moving, working document. The goal is to get everything up and all the amendments to be done on third reading. And we'll have a meeting before third reading to vet this out.

JIMMY DAVIS: Thank you, Mr. Chair, for that clarification.

TOMMY DUNN: Yes, sir. Anyone else? Mr. Elgin.

GREG ELGIN: Yeah, I was going to say the same thing. I know this is a work in progress and I know we're making changes as we go, and there will be more changes made before third reading.

And I know -- I saw several people that were coming in to work on it. So we've got some good people, I think, on that committee helping out.

TOMMY DUNN: Yes, sir. Appreciate it.

Mr. Hogan, you got anything to say?

MATT HOGAN: I do not.

TOMMY DUNN: Thank you.

Mr. Sullivan.

CHRIS SULLIVAN: I would like to say I think this is one of the great things that County Council has done this year since I've been here. This is something that needed to be addressed. People were getting angry about it. We kind of didn't lose control of the situation, but I think we can do a better job. And this, I mean, from what we've gone from first reading to second reading, what we've got here is, I think, a beautiful thing that a lot of folks in the audience will be very supportive of, to see us get this under control, tighten up what these builders and developers are allowed to do, and preserve Anderson County for what it is, the great hills and valleys and trees and everything around here, the ponds and the lakes and everything. We've been trying to kind of nibble at it the whole time, but this is a huge step. Takes a major step on this, and I appreciate the Council taking this on.

TOMMY DUNN: Thank you. Anyone else?

CINDY WILSON: Mr. Chairman, may I?

TOMMY DUNN: Ms. Wilson.

CINDY WILSON: We have access to the South Carolina Forestry Commission's Urban and Community Forestry Program. And they offer help. And I'll get this to you, Matt, before we leave.

On the tree canopy cover data and map ecosystems benefits, modeling, tree codes audit, emergency forest and storm planning, tree planting plan, tree inventory, urban forest management plan, green infrastructure plan, tree replacement plan, tree design manual.

We've got this in our state government offered, and of course, we have the School of Forestry up at Clemson, so I think we'll get plenty of help on that.

TOMMY DUNN: Anyone else?

All in favor of the motion show of hands. All opposed like sign. Show the motion carries unanimously.

We're going to move on to item number 7(a), ordinance first reading. Ms. Wilson.

CINDY WILSON: Thank you,

Mr. Chairman. I want to make sure I've got the right number here. This is the road -- okay. I'd like to make a motion to take off the table Ordinance 2025-031.

TOMMY DUNN: We have a motion by Ms. Wilson. Do we have a second?

JIMMY DAVIS: Second.

TOMMY DUNN: Have a second. That is a non-debatable issue. So now we'll call for the vote. All in favor of moving this from the table show of hands. All opposed like sign. Show the motion fails. Mr. Davis, Ms. Wilson, Mr. Sullivan vote in favor. Opposed, Mr. Elgin, Mr. Dunn, Mr. Glenn Davis, and Mr. Brett Sanders.

Moving on now to item number 7(b), 2025-061.

This is an Ordinance to amend an agreement for the development of a joint county industrial and business park (2010 Park) of Anderson and Greenville counties so as to enlarge the park [Project Silver]; and other matters related thereto.

Mr. Nelson.

BURRISS NELSON: (Inaudible.)

TOMMY DUNN: Thank you. Do we have a motion to move this forward?

CINDY WILSON: So moved.

TOMMY DUNN: Motion Ms. Wilson. Do we have a second?

GREG ELGIN: Second.

TOMMY DUNN: Second by Councilman Elgin. Open the floor up for discussion. All in favor of the motion show of hands. All opposed like sign. Show the motion carries unanimously.

Moving on to item number 7(c), 2025-062, an Ordinance to amend Article 7 of Chapter 48 of the Code of Ordinances, Anderson County, South Carolina, to remove all special exception permits; and other matters related thereto. Ms. Wilson.

CINDY WILSON: Thank you, Mr. Chairman.

Many decades ago, apparently, special exceptions were put into our codes of ordinances where land use and development standards were concerned. And a lot of these had in mind smaller projects than what we're seeing now.

For example, there's a church in my community that came in under a special exception, and far be it from me to want to deny someone to save souls in the community. However, it's a huge church. It has no septic system -- I mean, has a septic system and no

sewer, right above a pond and spring.

More recently, another very large project went through the zoning appeals board. These are projects that don't receive any attention from us. We may not even receive notice that they're being proposed in our districts. That one is like 100,000 square foot building. We've just had one thing after another.

We had one not long ago. I guess it's been several years ago. It was a recreation designation. It basically was a shooting range. That was a total, absolute nightmare. And in that case, it was the zoning appeals board that heard it. They didn't even have the right property in mind.

So I'm requesting that we take the special exceptions out of our ordinance, and they go through a proper process with proper considerations, because these big projects are not what the special exceptions originally envisioned. It merits a better look and making sure that things work well in a community than just one zoning appeals meeting, and sometimes they don't always have all the information.

So I'm putting that in the form of motion and as we work through CodeRight's efforts, hopefully they'll put something in place that will address how we put churches in and other things other than just one little zoning appeals visit.

So I put that in the form of motion that we remove that until CodeRight comes up with something.

TOMMY DUNN: We have a motion. Do we have a second?

JIMMY DAVIS: Second.

TOMMY DUNN: Second by Councilman Davis, Jimmy Davis. Now open the floor up for discussion. Councilman Elgin.

GREG ELGIN: I think -- I mean, I'm not completely against it. I think the thing is some of those special exceptions -- and I don't mind having a process that we can vet some of those because I understand that larger stuff. I think my concern is the special exceptions, a lot of those are for older people that have been moved out of their homes and want to move on the same property as their kids to take care of them while they're, you know, while they're going through sick times or whatever.

So I'm just afraid that some of that stuff would, would take just some of that stuff away until we get that in there. I guess we need to have something to look at that side of it, versus just doing away with everything. Because I know if something happened to

my parents, I would want to be able to do something, maybe to get them closer. You know, that's part of that special exemption.

CINDY WILSON: Why don't I make a motion to amend that it's only the big projects that we should require a process.

TOMMY DUNN: What's your definition of a big project?

CINDY WILSON: Pardon?

TOMMY DUNN: Your definition of a big project. You're going to have to have something to go by.

CINDY WILSON: Well, let's get through first reading. At second reading we'll have a definition.

TOMMY DUNN: Anymore discussion?

JIMMY DAVIS: Mr. Chair, if I may?

TOMMY DUNN: Councilman Jimmy Davis. Then we'll go to Councilman Sanders.

JIMMY DAVIS: Would this -- Mr. Harmon, would this address the issue that I think has plagued some of Anderson County on the park -- with the number of parking spaces on large projects not having to go to the Planning Commission?

LEON HARMON: No, I'm not sure it does, Mr. Davis. Excuse me, I'm having trouble with a cold tonight. I think that's part of the definition of a large project, is that section of the code that talks about the number of parking spaces for larger projects.

JIMMY DAVIS: Thank you.

TOMMY DUNN: Councilman Sanders.

BRETT SANDERS: Thank you, Mr. Chairman. I understand what we're trying to accomplish here. I would think, I mean, we need to see what CodeRight's doing. I mean, we spent taxpayer money for CodeRight to come in, I think a large sum of money. I think they're in the button-up process.

And like Councilman Elgin brought up a good case or a good example, and Ms. Wilson's brought up a couple of good examples. Is this something that could go to a committee to determine how to classify and quantify and put a size on the size of buildings instead of, you know, I know you say, oh, a large project, but everything has to be defined.

I'd like to see it, you know, possibly go to a

committee to work out some of the details and then come before Council, especially after CodeRight has completed, and maybe have their involvement and come up with something better than just throwing something up on the wall. Thank you.

TOMMY DUNN: Thank you.

CINDY WILSON: Well, I will withdraw my motion and we will get busy on that.

BRETT SANDERS: Like I said, I understand what we're trying to do here, but I think we get a good, a good ordinance or something good to bring before Council to answer everyone's questions and then move forward from there. Maybe Planning Works. I don’t know where it goes from there.

TOMMY DUNN: Thank you.

Ms. Wilson withdraws that, so we’ll move on to item number (d), 2025-063, an Ordinance to add Section 24-3 and amend Article 2 of Chapter 48 of the Anderson County Code of Ordinances to require notification to County Council members; and other matters related thereto.

Ms. Wilson.

CINDY WILSON: Thank you. I’m having problems getting notifications. For example, the special exception on 81, I had constituents calling me wanting to know what church was going in. I looked. I finally got a copy of the application. It was dated October 15. I didn't get it until like November the 4th. There's a variance before the zoning appeals board coming up this next week, I believe. It's dated October 31. I just got it yesterday.

We've had several others in my district. I never got notification of the 48 unit townhouse rental property that had already been turned down three times by the Planning Commission, two different names, two different numbers of dwellings, like 38 and 30, and then it's put through surreptitiously -- interesting timing, we might add -- under a commercial use permit. No notification to the Council person or the neighbors that thought the company would be coming back with a little less dense proposal than the previous 30.

And this is not acceptable. I mean, how many of you are not getting notifications of projects and you're getting constituents calling you wanting to know what's going on? Any of y'all getting that? I've had a standing request -- requirement, really, of our Planning Department, I want notification of

everything going in my district when they receive the application. I need to have information to give constituents when they call. I've had egg on my face too many times lately because our department has failed to even give me notification until way further into the game.

So I'm asking your indulgence here. Do you have any other ideas that might be helpful?

TOMMY DUNN: You make that in the form of a motion. Do we have a second?

JIMMY DAVIS: Second by Councilman Davis. Open the floor up for discussion.

I'll support this on first reading. I think it needs some work done to it, because the way I read it, it's on every building permit. I don't need to be notified on every single residential house being pulled up. And I think that would be awful to the staff to put them through all of that right there. But I'll support -- anybody should be notified of your stuff. Anyone else?

All in favor of the motion show of hands. All opposed like sign. Show the motion carries unanimously.

Moving on to item number 8(a), Resolution 2025-053, a Resolution to state the commitment of Anderson County to enter into a fee in lieu of tax agreement with a company known to the County and identified for the time being as "Project Bento", to provide the general terms of the fee in lieu of tax agreement; to identify the project for purposes of the fee in lieu of tax simplification act; to state the commitment of Anderson County to place the project's subject property in a multi-county park; and to provide for other matters related thereto.

Mr. Nelson.

BURRISS NELSON: (Inaudible.)

TOMMY DUNN: Thank you. Do we have a motion?

CINDY WILSON: So moved.

TOMMY DUNN: Have a second?

CHRIS SULLIVAN: Second.

TOMMY DUNN: Second by Councilman Sullivan. Motion made by Ms. Wilson. Open the floor up for discussion. All in favor of the motion show of hands. All opposed like sign. Show the motion carries unanimously.

Thank you, Mr. Nelson.

BURRISS NELSON: (Inaudible.)

TOMMY DUNN: Appreciate

y'all from Belton coming out tonight. Have a good night. Thank y'all.

Moving on to item number 9(a), bid approval/ change orders. Bid number 26-013, annex roof project.

RUSTY BURNS: Mr. Chairman, the county received a contract. We had eight contractors submit bids. The low bid is $426,920, and it will go to Lloyd Roofing of Greenwood. They're currently the company that's putting the roof on top of the courthouse.

TOMMY DUNN: Do we have a motion to move this forward?

BRETT SANDERS: So moved.

TOMMY DUNN: Motion by Mr. Sanders; and second by Ms. Wilson. Open the floor up for discussion. All in favor of the motion show of hands. All opposed like sign. Show the motion carries unanimously.

Move on to item number 10, transfers. Chairman Sanders.

BRETT SANDERS: Thank you, Mr. Chairman. Basically this is just some housekeeping. I know that we had some mowing contracts and things that we had additional to, and some insurance increases, switching from our accounts to pay contractual obligations. Everyone has a copy in their statement or their packet and with all the information listed and I submit it to Council to be approved. Thank you, sir.

TOMMY DUNN: Thank you.

We have a motion from Chairman Sanders. Do we have a second?

JIMMY DAVIS: Second.

TOMMY DUNN: Second Councilman Jimmy Davis. Open the floor up for discussion. Ms. Wilson. Ms. Wilson, you got ---

CINDY WILSON: I had requested some backup information, the bus routes. And I know several years ago, we were getting regular reports. And I think this is run by the city of Anderson. The numbers back then were not real big. I know there's a need for a small segment of population down in that area.

I would like for us to look at the numbers, and wouldn't we be better off to have a van rather than a large bus? I don't know what the current status is. But those were the thoughts that we had back then. Just don't know what they are now.

TOMMY DUNN: Mr. Hogan?

MATT HOGAN: I have those if you want them.
CINDY WILSON: Can you get copies for us?
MATT HOGAN: Yeah, I'll be glad to. (Inaudible.)
CINDY WILSON: Well, get us the numbers, please.
MATT HOGAN: Yeah, I'll do that.
CINDY WILSON: Okay. Thank you.
TOMMY DUNN: Anyone else? All in favor of the motion show of hands. All opposed like sign. Show the motion carries unanimously.

Moving on now to administrator's report.

RUSTY BURNS: Nothing at this time, Mr. Chairman.
TOMMY DUNN: Thank you.

Moving on to item number 12, citizens' comments. When Mr. Harmon calls your name, please step forward and state your name and district for the record. You have three minutes. And address the chair, please.

Mr. Harmon.

LEON HARMON: Mr. Chairman, no one is signed up to speak at this time.
TOMMY DUNN: Thank you, Mr. Harmon.

Now remarks from Council members. Councilman Jimmy Davis.

JIMMY DAVIS: Thank you, Mr. Chair. You know, had some interesting conversations with some people since we're working on this mass grading and tree ordinance thing. And you know, I've heard the -- still having a lot of people call asking if we could do something to require larger lot sizes. And the normal opposition to that is it will drive the cost of housing through the roof, and that, you know, that people won't be able to afford -- we won't have affordable housing.

And the more I think about the more I kind of disagree with that. I think, I think if we did have larger lot sizes, that the market would adjust and that things would still sell, and it's just my two cents on it.

Thank you, Mr. Chair.

TOMMY DUNN: Thank you, Mr. Davis. Moving on to Councilman Sanders.
BRETT SANDERS: Thank you,

Mr. Chairman. I understand where Councilman Davis is coming from, but as you group things together, if we did, and this is just my thought, say we require one acre, two acre lots. Well, if someone's building 400 houses, or however many houses, it's going to create more sprawl, instead of trying to keep the growth and the housing where the areas it needs to be.

So there's a lot to look at there, and I think we do need to look at some of that things. I know that maybe half acre lots. I know county controls the septic tank sizes. Which state allows us to do half acre. And I think the county requires a little bit more. So there's a lot of things that we can look at in your ordinance that's coming up. Thank you.

TOMMY DUNN: Thank you. Councilman Davis, Glenn Davis.

GLENN DAVIS: Nothing at this time, Mr. Chairman.

TOMMY DUNN: Thank you. Appreciate it. Thank you. Councilman Elgin.

GREG ELGIN: Thank you, sir. Just want to mention that I know it was mentioned earlier by somebody else, but Friday BHP plays for the state championship at 12 o'clock in Orangeburg. So supposed to be 43 degrees and pouring down rain, but at least we run the ball a lot. So hope that goes good.

The other thing is, it's been a rough week for some law enforcement families. We've got two funerals coming up this week, so if y'all would just keep those families in your prayers, and several of them that were -- that I've known for a long time. So just, just keep those families in prayers. Got one tomorrow and one Thursday. Thank you, sir.

TOMMY DUNN: Thank you. Councilman Sullivan.

CHRIS SULLIVAN: Nothing at this time, Mr. Chairman.

TOMMY DUNN: Thank you. Councilman Wilson.

CINDY WILSON: Thank you, Mr. Chairman. I was disappointed that we couldn't at least get the no longer accepting subdivision roads -- of subdivision roads into the county system, at least up for discussion. Greenwood County has a five year moratorium on that. Pickens, I understand, is no longer taking them. And Greenville has an informal, unwritten rule, they're no longer taking subdivision roads into the system.

This should come under the premise of, when

you're in a hole, do you want to keep digging? We've already got about 1600 roads that we can't afford to take care of now. And this is one of the stones we should not leave unturned. We need to at least discuss it. It would not affect roads that have already been accepted. It wouldn't accept plats that have already -- final plats that have already been accepted. It would simply start when final plats have not been accepted. It's a practice everywhere but Anderson. And we just keep digging that hole deeper, don't we? Thank you.

TOMMY DUNN: Thank you. Just want to clear up a few things. Greenville is not doing that. I checked personally. Greenville is accepting roads, number one. Pickens is revisiting theirs because they're having trouble. So this is something that needs to be looked at, but I also want to tell you about it. It's one of them feel good measures. It would take 25 years just to have an impact on us, because that's how long the roads are going to last. Subdivision is paying for it. The person's going to hurt is the person buying that home, not developer. That’s going to slow us down.

This is something that needs to be looked at, but let's get the facts and what it is, because that's who I'm concerned about, just like Mr. Nelson said a while ago, it's people graduating from Tri County Tech and High School, a job and being able to afford a house.

And I also want to remind everybody that the tree lighting is Friday night. Hope you can come out. Next Council meeting will be at the Civic Center. It’s our annual -- last regular Council meeting. Lunch will be served. Having business.

And we'll have a meeting sometime coming up before third reading on this ordinance, mass grading.

Appreciate everybody coming out.

Be adjourned.

(MEETING ADJOURNED AT 7:26 P.M.)

ORDINANCE NO. 2025-061

AN ORDINANCE TO AMEND AN AGREEMENT FOR THE DEVELOPMENT OF A JOINT COUNTY INDUSTRIAL AND BUSINESS PARK (2010 PARK) OF ANDERSON AND GREENVILLE COUNTIES SO AS TO ENLARGE THE PARK (PROJECT SILVER), AND OTHER MATTERS RELATED THERETO.

WHEREAS, pursuant to Ordinance No. 2010-026 enacted October 19, 2010 by Anderson County Council, Anderson County entered into an Agreement for the Development of a Joint County Industrial and Business Park (2010 Park) dated as of December 1, 2010, as amended, with Greenville County (the "Agreement"); and

WHEREAS, pursuant to Section 3(A) of the Agreement, the boundaries of the park created therein (the "Park") may be enlarged pursuant to ordinances of the County Councils of Anderson County and Greenville County; and

WHEREAS, in connection with certain incentives being offered by Anderson County, it is now desired that the boundaries of the Park be enlarged to include certain parcels in Greenville County;

NOW, THEREFORE, be it ordained by Anderson County Council that Exhibit A to the Agreement is hereby and shall be amended and revised to include property located in Greenville County described in the schedule attached to this Ordinance, and, pursuant to Section 3(B) of the Agreement, upon adoption by Greenville County of a corresponding ordinance, the Agreement shall be deemed amended to so include such property and Exhibit A as so revised, without further action by either county.

DONE in meeting duly assembled this _____ day of _____, 2026.

ATTEST:

_____
Rusty Burns
Anderson County Administrator

ANDERSON COUNTY, SOUTH CAROLINA

_____
Tommy Dunn
Chairman Anderson County Council

_____
Renee Watts
Clerk to Council

APPROVED AS TO FORM:

_____
Leon C. Harmon
Anderson County Attorney

First Reading: _____
Second Reading: _____
Third Reading: _____
Public Hearing: _____

Addition to Exhibit A to
Agreement for the Development of a Joint County Industrial and
Business Park dated as of December 1, 2010, as amended,
between Anderson County and Greenville County

Project Silver

All that certain piece, parcel or lot of land, lying and being in the State of South Carolina, County of Greenville, containing 2.46 acres, more or less, on the southern side of Pelham Road, as shown on a plat of property entitled "Survey for 7680 Pelham, LLC" prepared by SDI Site Design, Inc., dated June 29, 2006 and recorded in Plat Book 1016 at Page 87 in the records of the Register of Deeds of Greenville County, with reference being had to said recorded plat for the exact meets and bounds description thereof.

Greenville County TMS: 0530.05-01-022.02

Street Address: 7640 Pelham Road, Greenville, SC 29615

STATE OF SOUTH CAROLINA)
)
COUNTY OF ANDERSON)

I, the undersigned Clerk to County Council of Anderson County, South Carolina, do hereby certify (i) that attached hereto is a true, accurate and complete copy of an ordinance which was given reading, and received majority approval, by the County Council at meetings of _____, _____, and _____, at which meetings a quorum of members of County Council were present and voted, and an original of which ordinance is filed in the permanent records of the County Council; and (ii) the public hearing for the attached ordinance was conducted by County Council at the County Council meeting of _____.

_____
Clerk, Anderson County Council

Dated: _____, 20____

ORDINANCE NO. 2025-058

AN ORDINANCE TO ADOPT PART I OF THE 2026 ANDERSON COUNTY COMPREHENSIVE PLAN WHICH INCLUDES THE FOLLOWING ELEMENTS: POPULATION, HOUSING, PRIORITY INVESTMENT, LAND USE, COMMUNITY FACILITIES ALONG WITH MAPS AND OTHER DESCRIPTIVE MATTER CONTAINED THEREIN.

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, (Planning Enabling Act) South Carolina Code of Laws, Title 6, Chapter 29, as amended, and to develop and maintain a planning process which will result in the ongoing re-evaluation and updating of those elements considered critical, necessary, and desirable to guide the development and redevelopment of Anderson County. This Plan was developed based on studies of existing conditions, probable future development, and public input; and

WHEREAS, Section 6-29-520 and Section 6-29-530 of the Planning Enabling Act require that a planning commission may recommend adoption of a comprehensive plan as a whole by a single ordinance or by elements of the plan by several ordinances, and any recommendations of the Plan or any element, amendment, or update to the Plan must be by resolution of the Planning Commission; and

WHEREAS, the Anderson County Planning Commission held a duly advertised Public Input Session on December 9, 2025, during which time it reviewed the Anderson County 2026 Comprehensive Plan, Part I and by the affirmative vote of a majority of its membership, recommended it to Anderson County Council for adoption, the action of which is recorded in the official minutes of the Planning Commission; and

WHEREAS, the Anderson County Council reviewed said Comprehensive Plan and held a duly advertised Public Hearing regarding the 2026 Comprehensive Plan on January 20, 2026; and

WHEREAS, Anderson County Council desires to adopt Part I to the 2026 Anderson County Comprehensive Plan, which includes the following elements: Population, Housing, Priority Investment, Land Use, Community Facilities along with maps and other descriptive matters contained therein.

NOW, THEREFORE, be it ordained by the Anderson County Council, in meeting duly assembled this _____ day of _____, 2026 that:

1. The Anderson County Council hereby finds that the 2026 Comprehensive Plan, Part I together with all maps and materials contained therein, is consistent with requirements of the South Carolina Code of Laws, Title 6. Chapter 29. Article 3.

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:

ANDERSON COUNTY, SOUTH CAROLINA

_____
Rusty Burns
Anderson County Administrator

_____
Tommy Dunn
Chairman Anderson County Council

_____
Renee Watts
Clerk to Council

APPROVED AS TO FORM:

_____
Leon C. Harmon, County Attorney

1st Reading:	December 16, 2025
2nd Reading:	January 6, 2026
3rd Reading:	January 20, 2026
Public Hearing:	January 20, 2026



2026-2036 Comprehensive Plan Part 1

Celebrating Anderson County Bicentennial 1826-2026

Recommended for adoption by Anderson County Planning Commission on:

Adopted by Anderson County Council on:

"While I breathe, I hope"
Dum Spiro Spero

PLAN COMMISSIONED & COORDINATED BY:

ANDERSON COUNTY PLANNING COMMISSION

Scott Junkins, District 1
Brad Burdette, District 2
Steven Gilreath, District 3
Will Moore, Vice Chair, District 4
David Cothran, District 5
Jane Jones, District 6
Dan Harvell, District 7
Wesley Grant, Chair, At Large
Michael Burns, At Large

ANDERSON COUNTY COUNCIL

Hon. Chris N. Sullivan, District 1
Hon. Glenn A. Davis, District 2
Hon. Greg Elgin, District 3
Hon. Brett Sanders, District 4
Hon. Tommy Dunn, District 5
Hon. Jimmy Davis, District 6
Hon. M. Cindy Wilson, District 7

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:

Dennis P. Tobin, PhD., Deputy Director
Joan E. Holliday, AICP, MCRP, Administrator
Sarah N. Lyons, Planner
Julia N. A. Aryee-Atta, Intern
Franklin C. Izundu, Intern

WITH ASSISTANCE FROM:

STEWART

CodeWright PLANNERS

INTRODUCTION

The adoption of the 2026 County Comprehensive Plan coincides with the Anderson County Bicentennial Celebration (1826 – 2026). The 1976 United States Bicentennial of American Independence was a celebration of the past and symbol of the future. The county's 200th year replicates the country's by acknowledging the past and projecting a plan with confidence. Both citizens and government recognize unprecedented population and economic growth and the need for ensuring a quality of life. This 2026 Comprehensive Plan accommodates growth with lifestyle by providing an opportunity to unite with a consensus of the future landscape.

This Plan's purpose is to establish a common vision for the future physical form, economic health, and quality of life and to express the community's collective policy recommendations in order to help frame that vision. That common vision provides a foundation for land use management in the County through implementation of policy and proposed regulations via appointed and elected officials, as well as agencies.

According to the South Carolina's Comprehensive Planning Enabling Act of 1994 (SC Code of Laws, Title 6, Chapter 29) - the Planning Commission must prepare and recommend a new Comprehensive Plan to the County Council every ten years. Additionally, the Planning Commission is required to review or amend the Plan every five years after adoption. The previous Anderson County Comprehensive Plan was adopted by the County Council in 2016 (180 pages) and updated in 2023 (delayed due to COVID pandemic). Prior comprehensive plans also include 2006 (130 pages) and 1999 (95 pages). In contrast to the previously adopted plans, this more recent (2026) plan focuses on future projections due to development pressure. Crafting the 2026 Plan is coupled with an adopted development moratorium and the assistance of an outside contractor for writing several elements or chapters. Earlier plans, especially 2016, focused on developing a thick description and inventory of county landscape.

Due to the concurrent timing of a contracted comprehensive re-write of the current land use development ordinance (LUDO), the adoption of this plan is separated into two parts with 5 elements in each part. All 10 elements must include 1) an inventory of existing conditions, 2) a statement of needs and goals, and (3) implementation strategies with time frames. (SC Code of Laws, Section 6-29-510-C).

Furthermore, there are 10 elements included in a comprehensive plan and 4 specific elements must be adopted before a land use ordinance can be adopted

(SC Code of Laws Section 6-29-510-D1-10, E; Section 6-29-720 A; Section 6-29-1130-A). Therefore, Part 1 of the 2026 Plan contains the following 5 elements:

Chapter 1, 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.

Chapter 2, 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.

Chapter 3, 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.

Chapter 4, 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.

Chapter 5, 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.

The timing of the adoption of the 2026 Comprehensive Plan – Part 1 is contingent upon the Planning Commission receiving and adopting it by the end of 2025, followed by the County Council holding a public hearing and adopting it in January 2026. This time schedule readily accommodates the completion and adoption of Part 2 within the required year ending on December 31, 2026. Additionally, this supports the processing and adoption of the newly contracted Land Use Development Ordinance (LUDO) crafted by the land use consultant CodeWright Planners.

Part 2 of the 2026 Comprehensive Plan is scheduled for crafting in the Spring of 2026 with anticipated approval in the Fall of that year. It will include the remaining required elements:

Chapter 6, 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.

Chapter 7, 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.

Chapter 8, 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.

Chapter 9, 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.

Chapter 10, 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

In summary, the Comprehensive Plan sets the foundation for decisions relating to land use and closely associated community matters. Its aim is purposeful planning, and it is mandated by the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 for jurisdictions that have land development and zoning regulations. It is the essential first step of the planning process. The Plan in itself, however, is not a regulatory document, but a vision with which plans and regulations are consistent. Its maps and policies are intended to shape local

decisions regarding land use, infrastructure, economic development, housing, and other fundamental decision-making. The scope and substance of the plan's contents are set forth in the Act, along with the requirements for its adoption.

This 2026 Comprehensive Plan meets the requirements of the Statute, as well as all its subsequent revisions. The 1994 Act provides local governments with the legal authority to undertake a continuous planning process for growth and development in their jurisdictions. Upon adoption, it will serve as the new ten-year Comprehensive Plan for Anderson County. It will be a framework for guiding long-range policy decisions related to the physical, social, and economic development of Anderson County through the year 2036. It gives the County an opportunity to consider thoughtful and deliberate planning meant to yield specific, positive results that have fully considered the following items:

- The need to house all Anderson County citizens,
- The need for protection of existing and potential drinking water supplies,
- The use of cluster/conservation developments,
- Patterns of development protecting public infrastructure integrity,
- Protection and preservation of agriculture,
- A well-documented inventory of existing conditions, including physical, social, economic and governmental conditions and trends,
- A well thought out approach to needed regulatory changes that will help resolve "hot button" land use issues,
- An assessment of the capital and staffing needs of the County government required to accomplish Plan goals, and
- Identification of Policy Champions who have a stake in implementing the Plan

In order to be effective, the Comprehensive Plan must evolve as community priorities change and new issues arise. According to the State Statute, the Planning Commission may review the Comprehensive Plan or any particular elements of the Plan as often as necessary. Changes in the growth or direction of development taking place in the community dictate when a review is necessary. In any case, the Planning Commission must re-evaluate the Comprehensive Plan elements at least every five years.

Anderson County's Comprehensive Plan development was crafted by the Planning and Community Development Department and their consultant Code-Wright Planners. Advice was received from the Planning Commission. All efforts were made to make this process as inclusive as possible. Public meetings were conducted across the County during 2025-26. Both survey and public meetings were advertised in the local press and on the County's website. The project team also conducted stakeholder interviews with various department heads and representatives from boards, commissions, and other advocacy groups.

This 2026 County Comprehensive Plan is a demonstration of Anderson County's independence and innovation. Most importantly it coincides with a Bicentennial celebration (1826 – 2026).

Happy Birthday Anderson County, South Carolina!

REFERENCES:

South Carolina Code of Laws
Title 6 – Local Government -
Provisions Applicable to Special Purpose Districts and other Political Subdivisions

Chapter 29 – South Carolina Local Government Comprehensive Planning Enabling Act of 1994

Article 3 – Local Planning – The Comprehensive Planning Process
Section 6-29-510-C – Planning processes; elements; comprehensive plan
Section 6-29-510-D1-10, E – Planning processes; elements; comprehensive plan
Section 6-29-520 – Advisory committees; notice of meetings; recommendations by resolution, transmittal of recommended plan
Section 6-29-530 – Adoption of plan or elements; public hearing
Section 6-29-720 – Zoning districts; matters regulated; uniformity; zoning techniques

Article 5 – Local Planning - Zoning
Section 6-29-720 A – Zoning districts; matters regulated; uniformity; zoning techniques

Article 7 – Local Planning – Land Development Regulation
Section 6-29-1130 - Regulations

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South Carolina Code of Laws (6-29-510): (D) A local comprehensive plan must include . . . (1) a population element which considers historic trends and projections, household numbers and sizes, educational levels, and income characteristics . . .



1 Population



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INTRODUCTION

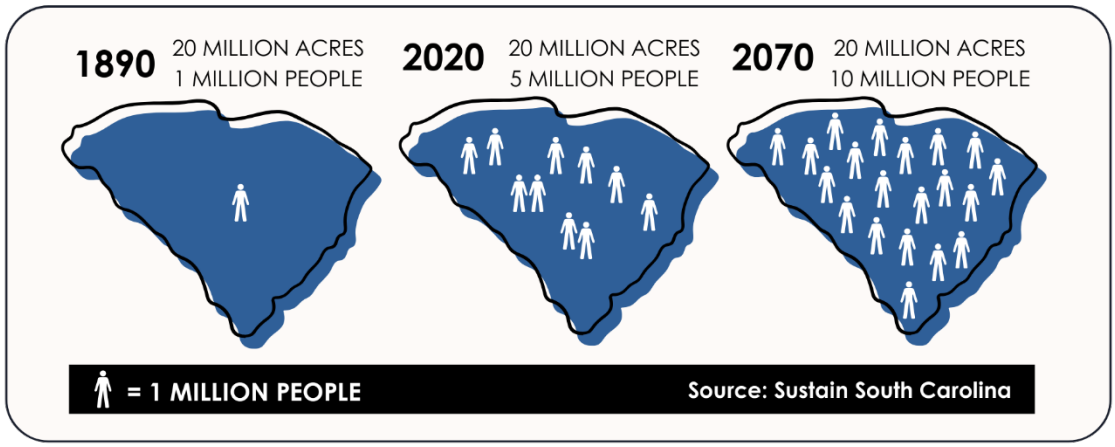
The Population Element of the Comprehensive Plan analyzes historic and current population and demographic trends and provides reasonable population projections to help formulate policy decisions through the lifespan of the Plan. Each of the chapters, called Elements, contained within this Plan, will utilize these projections to inform recommendations. The main population estimates used throughout the Comprehensive Plan Elements are the "Vintage 2023 South Carolina Population Projections" developed by the South Carolina Revenue and Fiscal Affairs Office. The Plan also utilizes counts from the U.S. Bureau of the Census, as well as updated and estimated information compiled in the American Community Survey (also conducted by the US Bureau of the Census), along with other relevant sources where the information can be presented in a format that aids in understanding the County's current and future demographics. The numbers vary but show the same trends.

From 2025 to 2030, Anderson County is expected to add well over 14,000 people, reaching an estimated population of 233,103 (SC Revenue and Fiscal Affairs Office). At its current growth rate, it will likely surpass this number. This Element is about how the County and its partners choose to accommodate these additional people along with all the land uses necessary to adequately support them. The growth in population will certainly demand an increase in land consumption, the amount of which will depend on the path chosen for how the County will grow.

Continued population growth will have tremendous policy implications for the provision of public services and facilities, the transportation network, affordable housing, natural resources, water quality, and land use regulations. The population growth has brought about some notable shifts in the County's demographic characteristics. Much of the recent growth is a result of people moving into Anderson County from other states and nations for reasons such as retirement or economic opportunities. Compared to 1960, today's population is older, better educated, wealthier, and lives with a smaller number of persons per household. However, these demographic trends do not apply evenly to all

population subgroups or across geographic regions of the County.

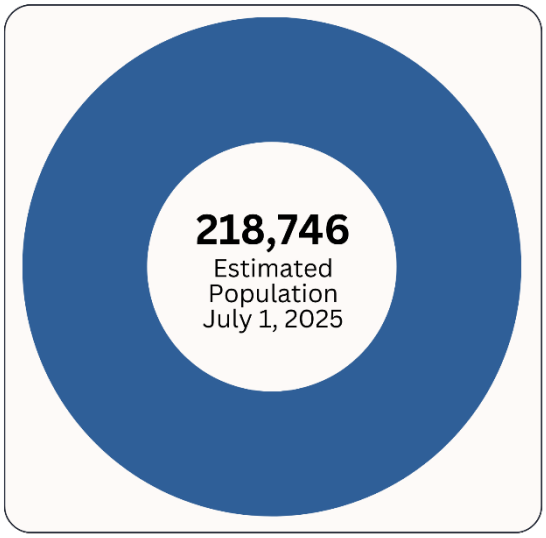
This continued expansion of population and density is not just an Anderson County issue. The growth pressure is occurring now and will continue to be a concern statewide, and so it must be thoughtfully and deliberately integrated into plans for our collective future. The following figure helps put the State's anticipated population growth into perspective. From 1890 to 2020, a 230-year period, the State added only 4 million people. The State is expected to add 5 million people by 2070, doubling its 2020 population to 10 million people in only 50 years.



HISTORIC, CURRENT AND PROJECTED GROWTH TRENDS

Current Population

Anderson County's population has grown at a consistent rate throughout its history as a county. The US Bureau of the Census's 2020 count placed Anderson County's population at 203,718 people, his represented an 8.9% increase in population since 2010. This is a slower growth rate compared to South Carolina (10.7%); but a high growth rate compared to the US (7.4%) during the same period. The County's current population is estimated to lie between 218,746 and 221,585 as estimated by the South Carolina Revenue and Fiscal Affairs Office.



POPULATION ESTIMATE (AS OF JULY 1, 2025)

Geographic Area	April 1, 2020 Estimates Base	2020	2021	2022	2023	2024	2025	2026
Anderson County, South Carolina	203,718	204,192	206,949	210,069	213,998	217,183	218,746	221,585

Source: U.S. Bureau of the Census, SC Revenue and Fiscal Affairs

The table below compares Anderson County to both the State and Nation from 1980 to 2025. With some variation Anderson County has grown approximately 10% each decade, which equates to around 1% per year. This growth has generally occurred in an uneven manner across the County and will likely continue to do so, with the greatest increases occurring in the Anderson, Powdersville-Piedmont, Williamston, Pelzer, Pendleton, and Townville CCDs (northern Anderson County).

Comparison of Growth Rates, 1980-2025

	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
2020	203,718	5,118,425	331,449,281
2025	218,746	5,542,140	342,034,432
% Change 1980-1990	9%	11.7%	11.7%
% Change 1990-2000	14.1%	15.1%	15.1%
% Change 2000-2010	12.9%	15.3%	15.3%
% Change 2010-2020	8.9%	10.7%	7.2%
% Change 2020-2025	7.4%	8.3%	3.2%

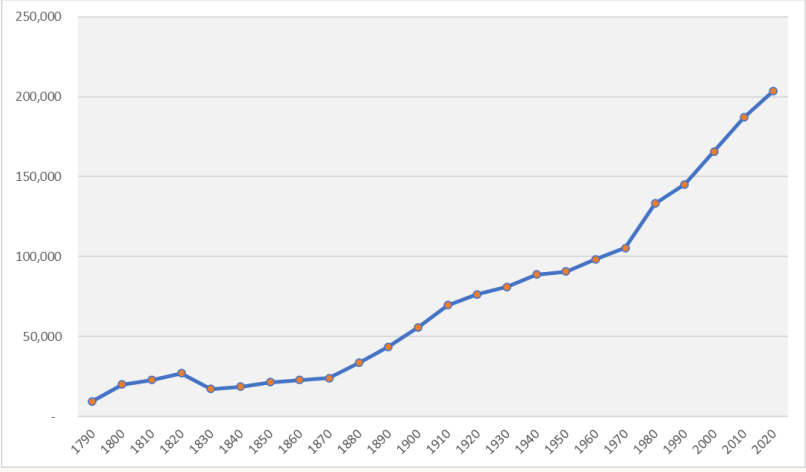
Source: U.S. Bureau of the Census and SC Revenue and Fiscal Affairs Office

Anderson County Population Growth 1790-2024	
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
2020*	203,718
2023*	213,076
2024*	216,500
*Pendleton District	

Anderson County has been growing consistently throughout its 235-year history. Modern Anderson County was originally part of the Pendleton District, established in 1790. It became a County in 1826, 200 years ago. That decade is the only decade that population decreased, perhaps due to the geographical division that made it a County.

The most recent occurrence of Anderson County growing 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 began to attract foreign investors to locate their headquarters in the State to take advantage of its mild climate, low wage rates, and lack of labor unions. Today, Anderson boasts over 200 major companies that have played a major role in people relocating to the County for work.

Historic Population Growth Trends 1790-2020



Source: www.sccounties.org

In the 60 years from 1960 to 2020, Anderson County grew at a steady rate. In 1960, the US Census reported that the County had 98,478 people. The 2010 Census reported that the County's population exceeded 187,000 people. The 2020 Census reported that Anderson County population was

203,718. Anderson County's estimated 2024 population was 216,500 with a growth rate of 1.61% in that year. Anderson County, South Carolina is currently the 9th largest county in South Carolina in terms of its estimated 2024 population and 15th in terms of land area. The County saw a growth rate of 15.72% from 2010 to 2024 ("Land Area and Population Density," 2024).

SOUTH CAROLINA OFFICE OF REVENUE AND FISCAL AFFAIRS

South Carolina is the 23rd most populous state with an estimated 5,373,555 residents as of July 1, 2023. This is 90,600 more people than the 2022 population of 5,282,955, making South Carolina the fastest growing state by percent change, and the 5th fastest by numeric change (SC Population Estimates & Projections Dashboard, 2023).

Average Daily Population: *In addition to Anderson County's permanent population, tourists/other visitors and seasonal residents, along with workers coming into the County, increase the County's population. 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.*

Population Projections

The imperfect nature of population projections results in a number of different predictions of future growth in the County. This model utilizes projections compiled by the SC Revenue and Fiscal Affairs Office. Within each, historic growth rates, development patterns and land capacity are used to predict future growth. The northern 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.

Anderson County Population Counts and Projections

Year	Population	Year	Population	Year	Population
2010	187,095	2022	209,652	2033	241,964
2011	188,046	2023	213,076	2034	244,959
2012	188,992	2024	215,901	2035	247,980
2013	190,311	2025	218,746	2036	251,036
2014	191,996	2026	221,585	2037	254,112
2015	193,825	2027	224,427	2038	257,222
2016	195,917	2028	227,282	2039	260,365
2017	198,127	2029	230,178	2040	263,534
2018	200,253	2030	233,103	2041	266,721
2019	202,291	2031	236,046	2042	269,931
2020	204,195	2032	238,999	2043	273,162
2021	206,885				

Source: U.S. Bureau of the Census and SC Revenue and Fiscal Affairs Office, 2023 Population Projections, 2025.

Comparison of Population Growth by Anderson County CCDs, 1990-2030

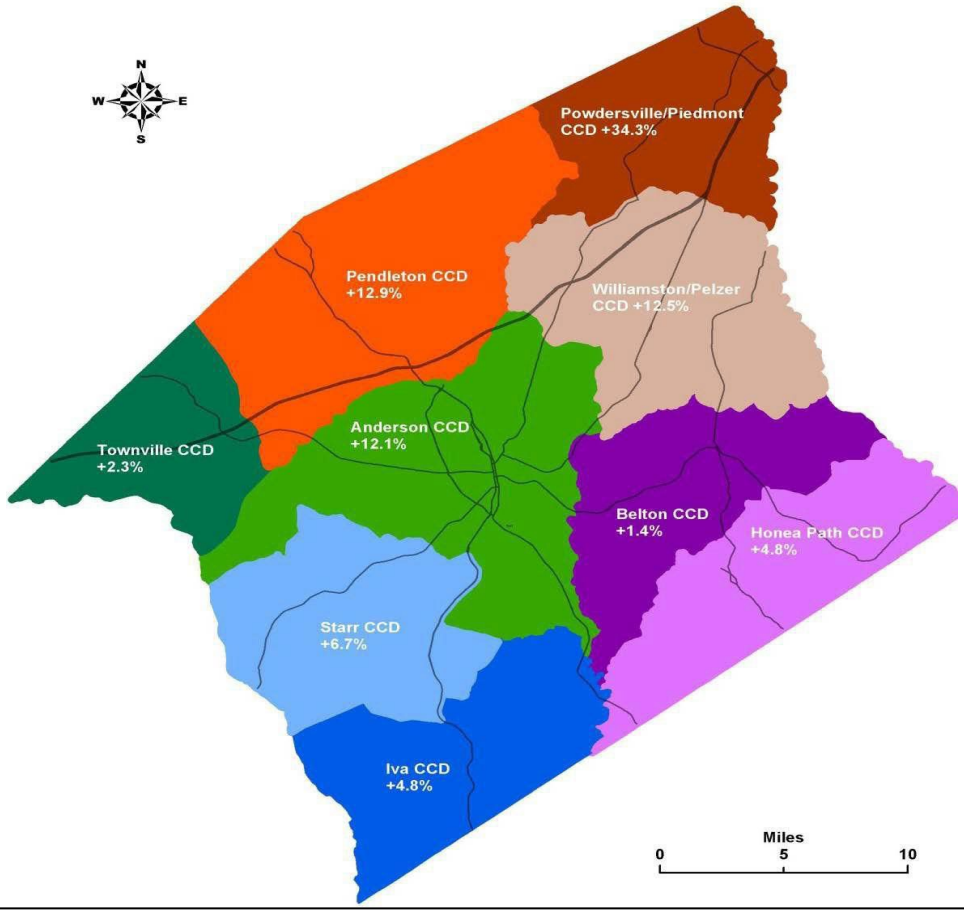
CCD's	1990	2000	2010	2020	2030
Anderson	66,650	72,556	81,309	87,369	93,429
Belton	12,812	14,264	14,457	14,932	15,407
Honea Path	7,621	7,944	8,324	8,486	8,648
Iva	5,342	6,044	6,335	5,930	5,525
Pendleton	13,846	15,903	17,948	19,319	20,690
Powdersville-Piedmont	15,667	19,665	26,414	32,704	38,994
Starr	3,860	5,132	5,476	5,513	5,550
Townville	2,663	3,993	4,085	4,504	4,923
Williamston-Pelzer	16,735	20,239	22,778	24,961	27,144

Source: U.S. Bureau of the Census and SC Revenue and Fiscal Affairs Office, 2023 Population Projections, 2025.

Anderson County's most populated Census County Division (CCD) is the Anderson CCD, which includes the City of Anderson; however, the Powdersville-Piedmont CCD is growing at a rapid pace, as seen in the table above. The Powdersville-Piedmont CCD grew by the largest percentage since 2000 (66.3% from 2000 to 2020). The spillover of people who live in Anderson County and commute to Greenville County for work account for much of this growth. The economic development along the Interstate is also a contributory factor. See the CCD locations in the map below.

Census County Divisions

U.S. Bureau of the Census



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 CCDs.

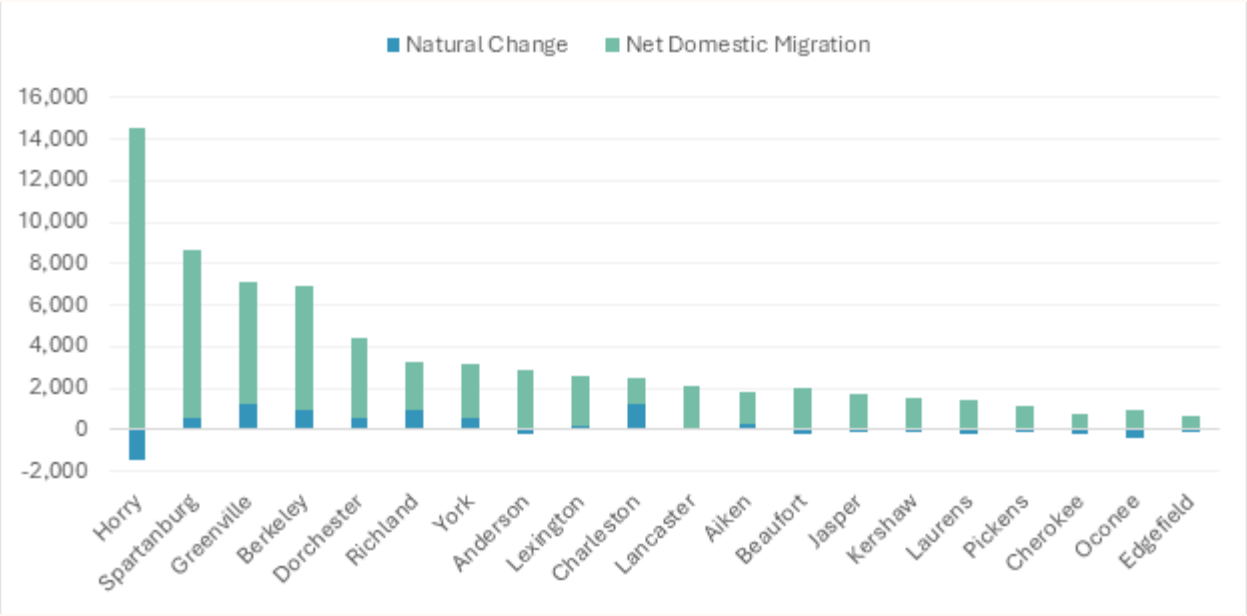
Population Growth Comparisons in the State

For 2024, the largest counties in Upstate South Carolina were Greenville, Spartanburg, and Anderson, according to estimates from the U.S. Census Bureau and the South Carolina Department of Employment and Workforce. The region's population continues to grow, primarily driven by migration.

Growth leaders: Greenville County remains the most populous county in the Upstate, though Spartanburg and Anderson counties also showed strong growth in 2024. This trend is driven by domestic migration into the state's metropolitan areas (Fastest Growing Counties in South Carolina (2025), 2025).

Growing areas: Many Upstate counties, particularly those along the I-85 corridor, are experiencing steady growth. Spartanburg County showed one of the highest growth rates in the region at 3.0% (Stalnaker, 2025).

Population Change by County, SC, 2023-2024



Source: South Carolina Department of Employment and Workforce

CHARACTERISTICS OF THE POPULATION

In addition to population growth and distribution across the County, it is also essential from a planning perspective to understand demographic characteristics of the population. An important factor to consider when developing policies around demographics is to know not only where growth is occurring, but also its characteristics. This section explores various aspects of Anderson County's population including household size and type, homelessness, income, poverty, educational attainment, race and ethnicity, and age. A noteworthy trend includes the increased proportion of residents over 45 years of age.

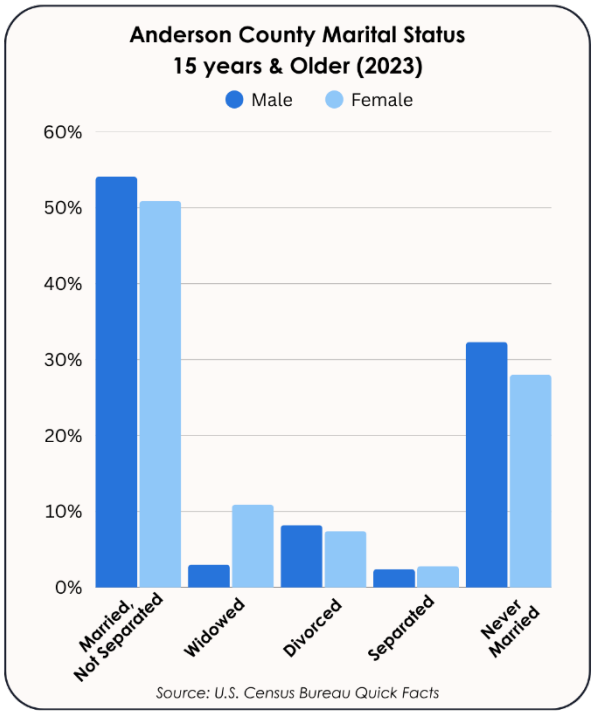
Household Size and Composition

According to U.S. Census Bureau Quick Facts, the average household in Anderson County in 2020 contained 2.51 persons increased slightly from 2.50 persons in 2010. This slight increase in household size mirrors the national and state figures, with numbers still below what they were in 1990, after which there was an overall trend towards smaller families, single parent households and an aging population.

Comparison of Persons Per Household, 1990-2020

	1990	2000	2010	2020
United States	2.63	2.59	2.59	2.55
South Carolina	2.68	2.53	2.51	2.62
Anderson County	2.58	2.48	2.50	2.51

Source: U.S. Census Bureau Quick Facts



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. In 2022, it was reported that 53% of all households were married couples. The percentage of female householders with children under 18 and no husband present in 2022 was 25.8%; however, the new designation of male householder, with children under 18 and no wife present was created in 2000. In 2022, this category made up 16.4% of family households. The classification of unmarried-partner households jumped between 1990 and 2000 from 0.8% to 3.9% and again in 2019 to 6.3%. Also noteworthy, the percentage of females 65 years old or older, living alone has increased to 31.7%. This is 13% more than males 65 years old or older, living alone.

Unhoused Population

Each year a census is taken of the unhoused population. Local law enforcement agencies, and other volunteers count homeless individuals. The number of homeless people in Anderson County has tripled in the past three years. The national housing crisis has no doubt affected these numbers. Any local housing efforts must take note of this sudden rise in the sector of our population who are unhoused.

Growth in Adult Homelessness in Anderson County

	2022	2023	2024
Homeless Adults Counted	83	137	296
Homeless Adults Unsheltered	12	72	232
Chronically Homeless	15	29	44
% of Homeless Unsheltered	14%	53%	78%

Source: Annual Point in Time Counts conducted locally by the Upstate Continuum of Care

Educational Attainment

Another significant change over the last 20 years in Anderson County's population is educational attainment. From 2000 to present, Anderson County went from having 26% of its population lacking a high school diploma to less than

Anderson County Educational Attainment, 2000-2020

	2000	2010	2020
No High School Diploma	26.6%	14.9%	14.7%
High School Graduate	32.6%	29%	31.2%
Some College, No Degree	17.6%	20.6%	20.2%
Associate's Degree	7.1%	7.5%	11.7%
Bachelor's Degree	11%	17.6%	14.1%
Graduate/Professional Degree	4.9%	10.3%	8.1%

Source: 2000, 2010, 2020 Census Data, U.S. Bureau of the Census

15% in 2020. In 2020, 33.9% of persons 25 years old or older had an associate degree or higher compared to 23% in 2000. This important demographic statistic is one of several that companies consider important when making decisions to locate businesses here. A balanced mix of large and small employers is needed for local economic stability and prosperity.

Income Characteristics

In terms of per capita and median income, Anderson County is not as prosperous as South Carolina and the U.S. Anderson County's per capita income is reported (2022) at $34,788 compared to $36,675 for the State and $41,804 for the Nation. Its median household income (2022) stands at $62,720 in contrast to the State's $64,115 and the Nation's $74,755. In 2022, Anderson County's poverty rate stood at 16%, higher than the State's 14% and the Nation's 12.6%. Income figures are an indication of whether people are able to afford housing and other basic needs.

To better understand the measures of income and their comparisons, these definitions are included:

Per Capita Income - Per capita income is a measurement of the average income earned per person in a specific geographic area, calculated by dividing the total income by the total population. It provides a broad indication of economic health and standard of living and serves as a good indicator for comparison among areas.

Median Family Income - Median family income refers to the combined income of all members of a family. It is the income level at which half of all families earn more and half earn less. In contrast, average family income is calculated by adding all family incomes together and dividing by the number of families.

Median Household Income - Median Household Income refers to the combined income of all members of a household. It is the income level at which half of all households earn more and half earn less. In contrast, average Household income is calculated by adding all household incomes together and dividing by the number of households.

Over the two decades from 1990 to 2020, the per capita and median household incomes have increased, but not in the same percentage as the State.

Anderson County Income Growth 1990-2023

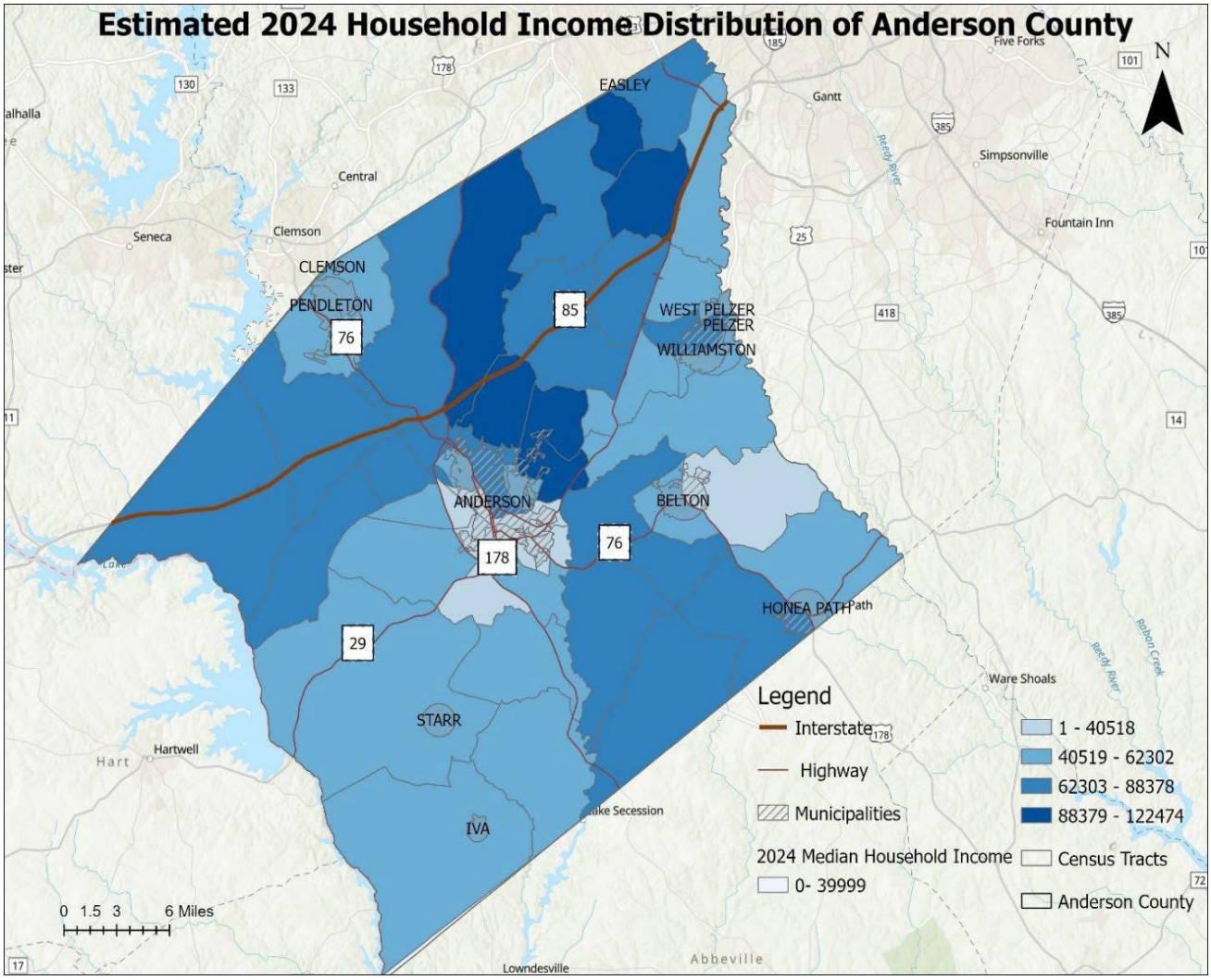
Anderson County	1990	2010	2020	2023
Median Household Income	$25,748	$42,334	$50,865	$64,645
Per Capita Income	$12,027	$22,117	$27,552	$33,714
Persons in Poverty, Percent	12.0%	15.8%	14.0%	15.3%

Source: U.S. Census Bureau

South Carolina Income Growth 1990-2023

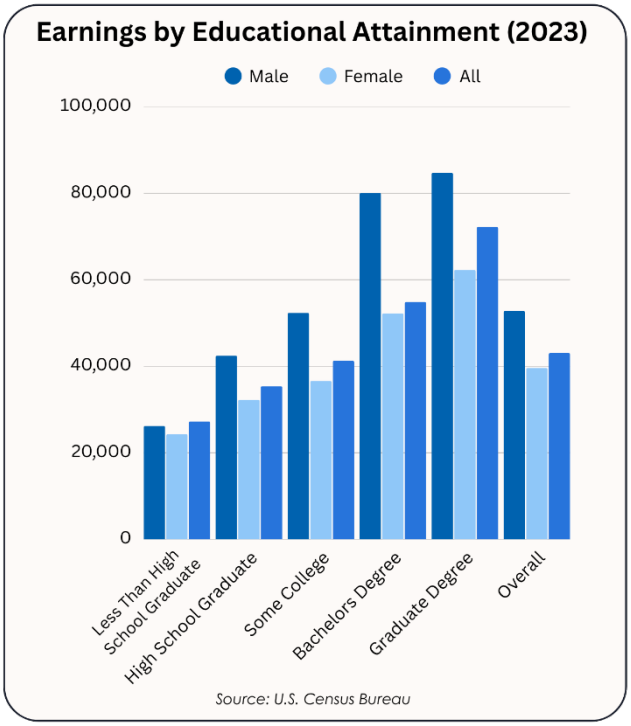
South Carolina	1990	2010	2020
Median Household Income	$26,256	$43,939	$53,199
Per Capita Income	$11,897	$23,443	$29,426
Persons in Poverty, Percent	15.4%	16.4%	13.8%

Source: U.S. Census Bureau



Source: Data from US Bureau of the Census, mapped by Anderson County staff

It is clear that higher educational attainment earns higher wages. Some effort should be focused on retaining local college graduates. This will further aid in attracting new industry and higher paying jobs to the County.



Poverty

Poverty is a condition where individuals or households lack sufficient resources to meet basic needs, which can be measured through various income thresholds and living standards. It is a minimum income that assesses the amount necessary to achieve a minimum socially acceptable living standard. The U.S. Bureau of the Census uses several variables by which it measures poverty - household income, size of family, cost of necessities, geographic adjustments for housing costs, availability of social programs, etc.

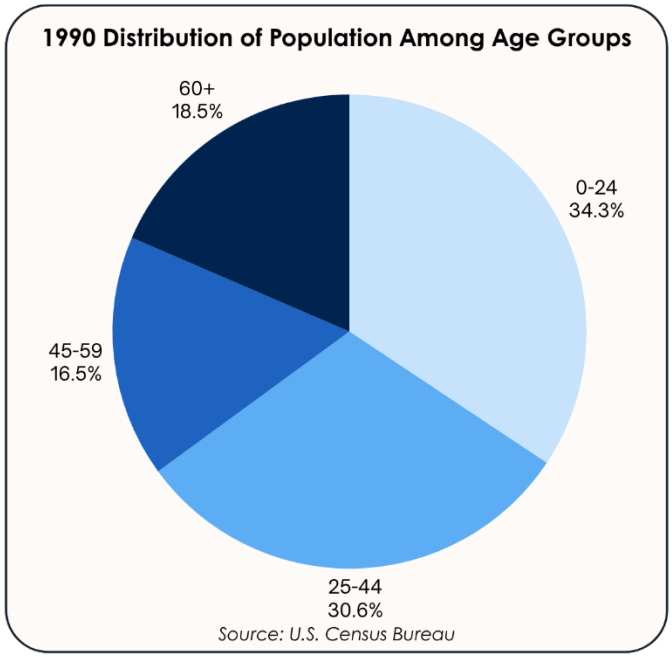
The rate of poverty in the U.S. has remained between 11 and 15% over time. In Anderson County, the 2024 poverty rate was 13.5% slightly less than that of the State at 13.9%. The number of children under 18 years of age in poverty measured 19% and the poverty rate for seniors 65 and over was 14 %.

Other Key Population Characteristics

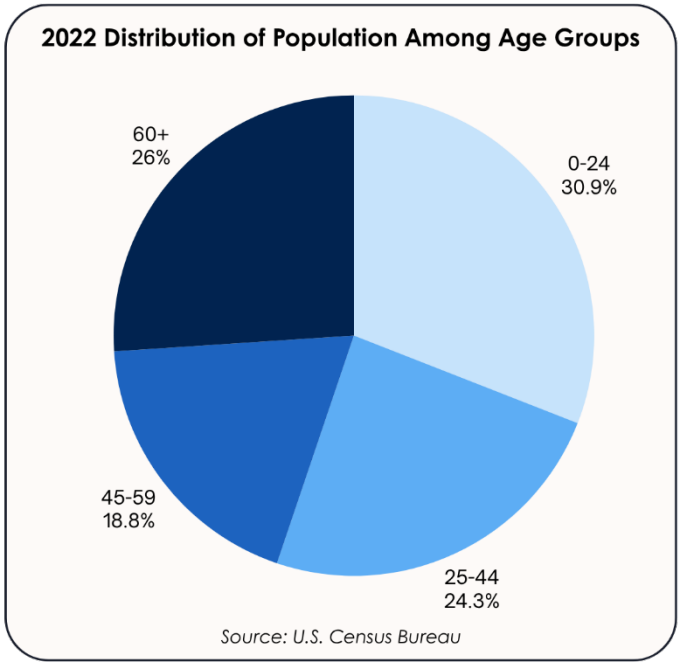
Age and Gender

The age of Anderson County's population has changed 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. In 2020, the median age was calculated to be 40.5, which is higher than both the state of South Carolina (39.9) and the Nation (38.5). 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 20.6% were 60 years old or older. In 2022, 44.9% were 45 years or older and 26.1% were 60 years old or older. Again, this is higher than both the State of South Carolina and the Nation.



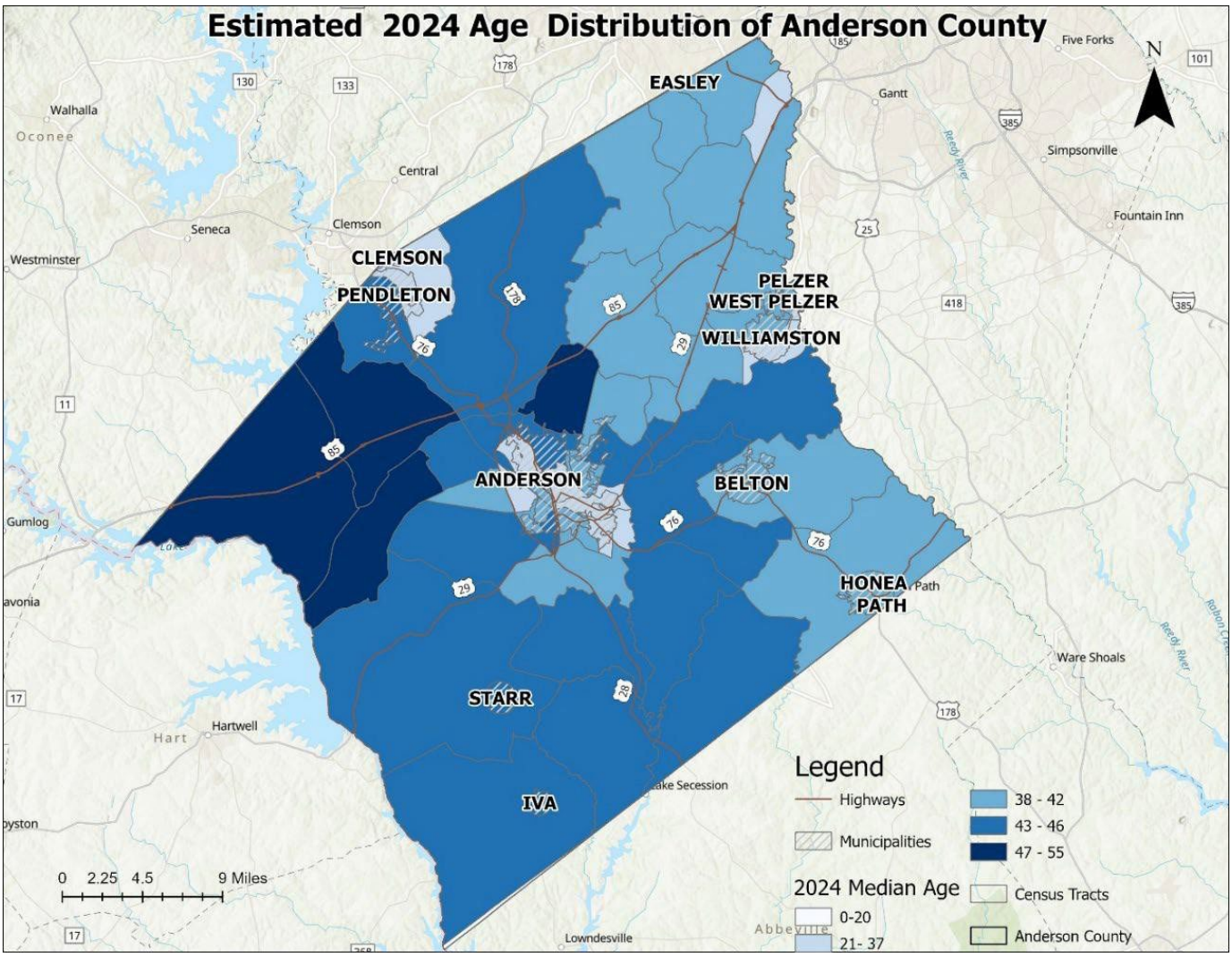
Anderson County's aging population can be attributed to several factors, primarily the County's popularity as a retirement destination. The advancement of the Baby Boomer generation is also a contributing factor to the aging populace. In 2024, the last of the Baby Boomers turned 65 years old. In 2019, there were 52.7 million in the 65 years and older population accounting for 16.5% of the US population. This national demographic trend is anticipated to have significant impact and policy implications on Anderson County and the surrounding areas.



The aging of the population will certainly have land use, housing, and transportation consequences relevant to Anderson County.

An ever-increasing elderly population in Anderson County suggests there will be a growing demand for services to meet the needs of this group. The data shows that the Townville CCD is the oldest and varies the least in terms of race and ethnicity, while

the Starr CCD has the youngest ages and the Anderson CCD is the most diverse in race and ethnicity. Strategies that can address an aging population are found in the Housing Element, the Community Facilities Element, and the Transportation Element.



Source: Data from American Community Survey, mapped by Anderson County staff.

Race and Ethnicity

Demographic Profile of Anderson County CCD's, 2020

CCD	Total Population	% Under 18 years	% 65 and older	% White	% Black	% Other	% Hispanic or Latino (of any race)
Anderson	87,369	22.5%	18.5%	67.2%	22.7%	10.1%	5.4%
Belton	14,932	22.3%	18.9%	76.2%	16.7%	7.1%	3.0%
Honea Path	8,486	23.2%	20.3%	86.1%	9.3%	4.6%	1.6%
Iva	5,930	20.3%	19.4%	85.4%	8.4%	6.2%	2.2%
Pendleton	19,319	20.6%	18.2%	79.4%	11.8%	8.8%	3.2%
Powdersville-Piedmont	32,704	25.4%	14.5%	83.1%	6.7%	10.2%	4.8%
Starr	5,513	28.3%	13.3%	82.0%	10.9%	7.1%	3.2%
Townville	4,504	16.8%	24.1%	91.7%	3.1%	5.2%	2.1%
Williamston-Pelzer	24,961	23.8%	16.9%	83.2%	6.6%	10.2%	6.7%

Source: U.S. Census Bureau

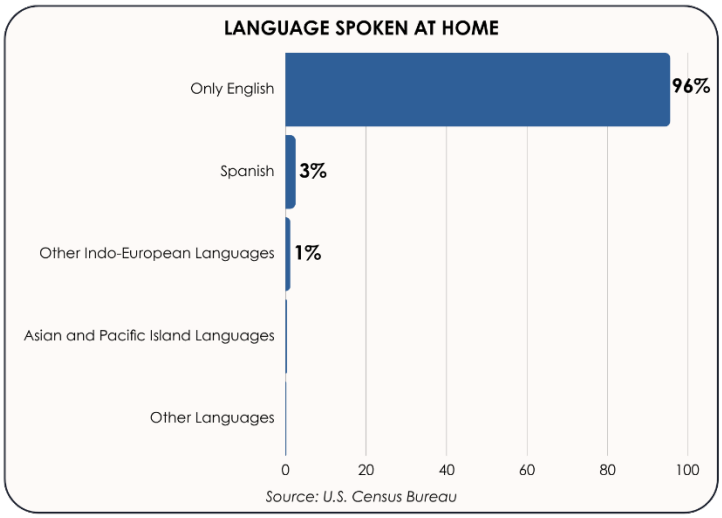
Another significant trend is the growth of Anderson County's Hispanic community. Nationally, the Hispanic population is the fastest growing demographic segment. In 1990 Anderson County's Hispanic population percentage stood at 0.4%. South Carolina's Hispanic population grew by 211% from 30,551 in 1990 to 96,178 in 2010. From 2010 to 2020, Anderson County's Hispanic population rose from 2.9% to 4% but continues to be a lower percentage than the State at 6% and the Nation at 18.5%.

Racial Trends, 1990-2020

	1990	2000	2010	2020
White	82.8%	81.6%	80.1%	77.1%
Black	16.6%	16.6%	16.0%	16.3%
Native Indian/ Alaska Native	0.2%	0.2%	0.3%	0.3%
Asian	0.3%	0.4%	0.8%	1.0%
2 or more races	NA	0.8%	1.5%	1.8%
Hispanic/Latino origin	0.4%	1.1%	2.9%	4.0%

Note: 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 considered Hispanic origin a race. The 2020 data and beyond follows federal guidelines that Hispanic is an ethnicity rather than a race. Analysis of changes in ethnicity and race are estimates. Source: U.S. Census Bureau

The percentage of a language other than English being spoken at home (5 years old and older) has increased from 2.3% in 1990 to 4.5% in 2019.



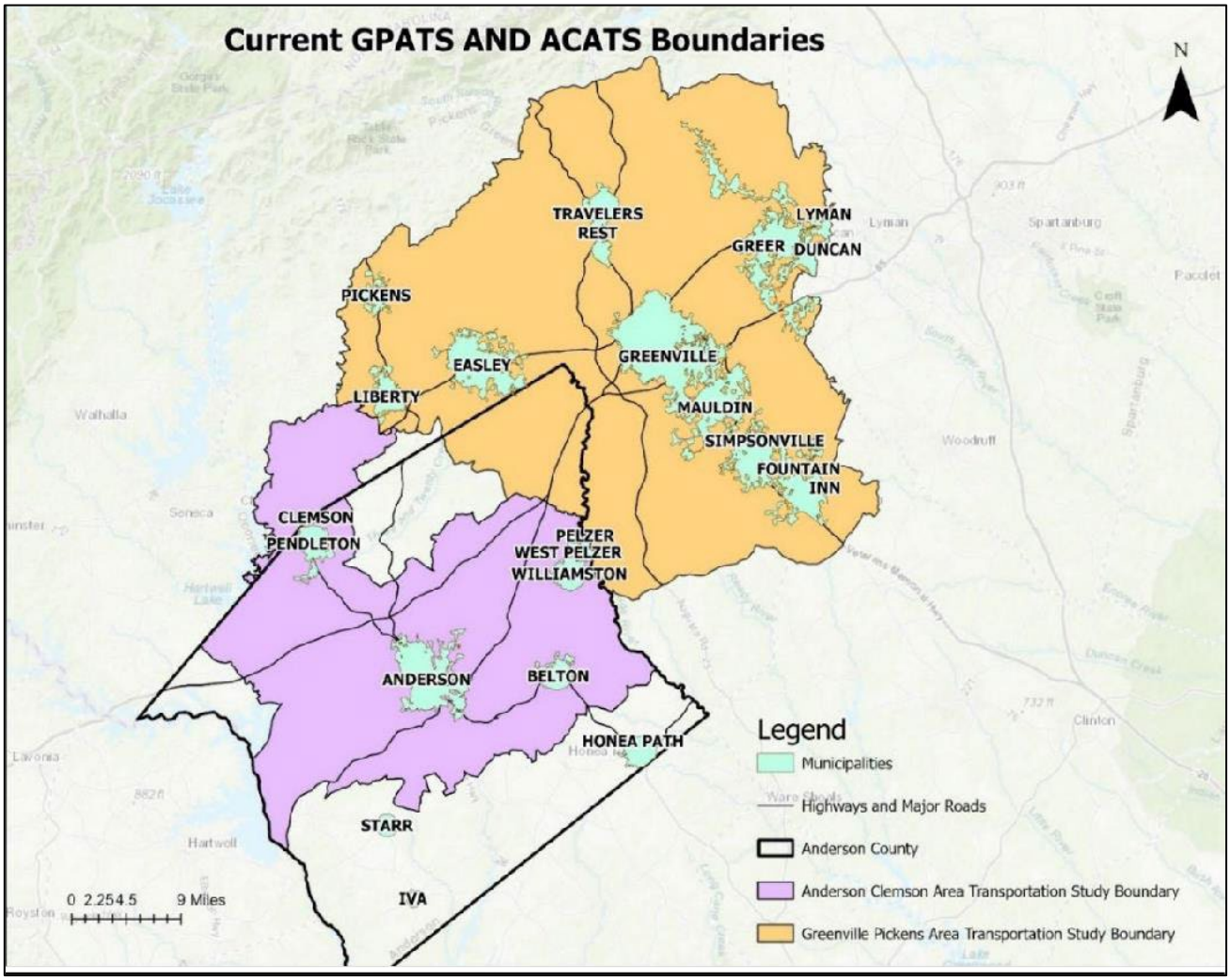
Rural Population

Despite its rural character, Anderson County is a growing area experiencing new residential and commercial development which is changing the landscape and prompting discussions about managing growth to preserve community character. Anderson County is known for its agricultural productivity. It is the Upstate County with the most remaining agricultural lands.

The Census Bureau does not actually define "rural." Rather, rural areas include all geographic areas that are not classified as urban. Urban areas are defined based on population density.

For a census block to qualify as **urban**, it must have a density of 1,000 people per square mile (ppsm). Using an automated process, qualifying blocks are aggregated to form a central core area. Once the initial identification process is concluded, a second automated pass is initiated with a lower density threshold, 500 ppsm. This aids in identifying blocks that do not meet the initial density threshold but may contain a mix of residential and non-residential land use (parks, schools, commercial, retail, or industrial uses), and, therefore, should be included within the urban area. **Rural** areas include all territory, population, and housing that are outside of these urban areas and clusters. This can include open country, small towns, villages, and even parts of a city that are not densely settled.

The following map shows what is considered urban and rural for the purposes of the Metropolitan Planning Areas in Anderson County. The USDOT uses census-defined urban areas to distribute urban transportation funds. The remaining white area is considered by default to be rural.



Source: South Carolina Department of Transportation, Metropolitan Planning Organization data mapped by Anderson County staff.

Veterans

The percentage of veterans in Anderson County has declined from 1990 to 2010 and has continued to do so. 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%. In 2010, there were 15,912 veterans, making up 8.5% of the County population. In 2022, there were 17,112 veterans, making up 8.4%, which is still a significant percentage of the population of the County. Even though the percentage has declined a bit, our Veterans remain underserved (Schaeffer, 2021).

Anderson County has a large number of veterans with needs beyond that of the general population. There are varying levels of difficulties facing veterans as they transition from the military, health and other issues associated with their service. There are transportation issues for disabled veterans seeking medical attention. Veterans have a higher likelihood than nonveterans of becoming displaced from their homes. Navigating the bureaucracy to receive benefits is many times challenging. The growing disparity between housing costs and income has a disproportionate effect on veterans. Tracking this special population will help the County better serve them.

RECOMMENDATIONS

Guiding Policy

The Anderson County government seeks to learn from ever-evolving demographics in order to make appropriate adjustments to their policies, budgets, and ordinances to update policies and regulations accordingly, and to ensure, the limited amount of funding available can be focused on the most important challenges.

The 2026 Anderson County Comprehensive Plan lays out some options and recommendations for handling population growth, along with all its consequences. The question addressed throughout the Plan is not whether we will grow, but how we choose to channel this growth as a county.

General observations about a growing population include the following considerations:

<u>Population growth comes with challenges:</u>

- Demands on infrastructure
- Housing supply issues
- Increasing density and loss of vacant land
- Increasing traffic congestion
- Higher infrastructure costs--schools, water, sewer, storm water, solid waste disposal, roads, etc.
- Loss of open space and green infrastructure
- Rising land and housing prices resulting from greater demand and stretched public infrastructure

Population growth comes with opportunities:

- An increase in businesses and growth of the local tax base
- Potential for increasing diversity of housing supply
- Prosperity brought about by growth can potentially increase the quality of life for all citizens
- An aging population may support a new market for independent living/lifestyle change housing for seniors.

Recommended Policy Champions

Anderson County's Planning and Community Development Department will play a major role in tracking where and how much the population grows each year. The department can identify future partnerships to play a role of champion or affiliate. See Appendix A.

Population Strategies

A local government follows population trends for application to local issues. It needs more than 10-year census data to be useful for policy-making purposes -- growth data that comes from the County's permit and development data needs to be mapped in GIS and tracked to provide a clear picture of where and what type of growth and density are occurring.

Land Use Issues Related to Population: The Clemson University SWOT (Strengths, Weaknesses, Opportunities, Threats) Analysis (2025) pointed out that there is room in Anderson County for its growing population. This fact, combined with a strong desire on behalf of the County leaders and citizens to maintain the rural character of the outlying areas, will help concentrate growth and increasing density in and near the developed areas. The County will position itself to monitor the amount and location of population growth and economic development in an attempt get ahead of the consequences of this continuing unfocused growth.

Housing Issues Related to Population: Housing strategies should be aimed at making housing attainable to all citizens. Changing demographic

characteristics have an effect on the larger housing market. The County can track and share that information with community housing partners and the private sector who are involved in the provision of housing. This information can feed into community collaboration on a study of housing that includes demographic characteristics and trend analyses. The County can then find out definitively whether we have an entire class of people who are struggling with housing affordability.

Recommended Actions

A Long-Range Planning Division shall be created within the Planning Department. One charge of the division is to tabulate an annual demographic profile of Anderson County.

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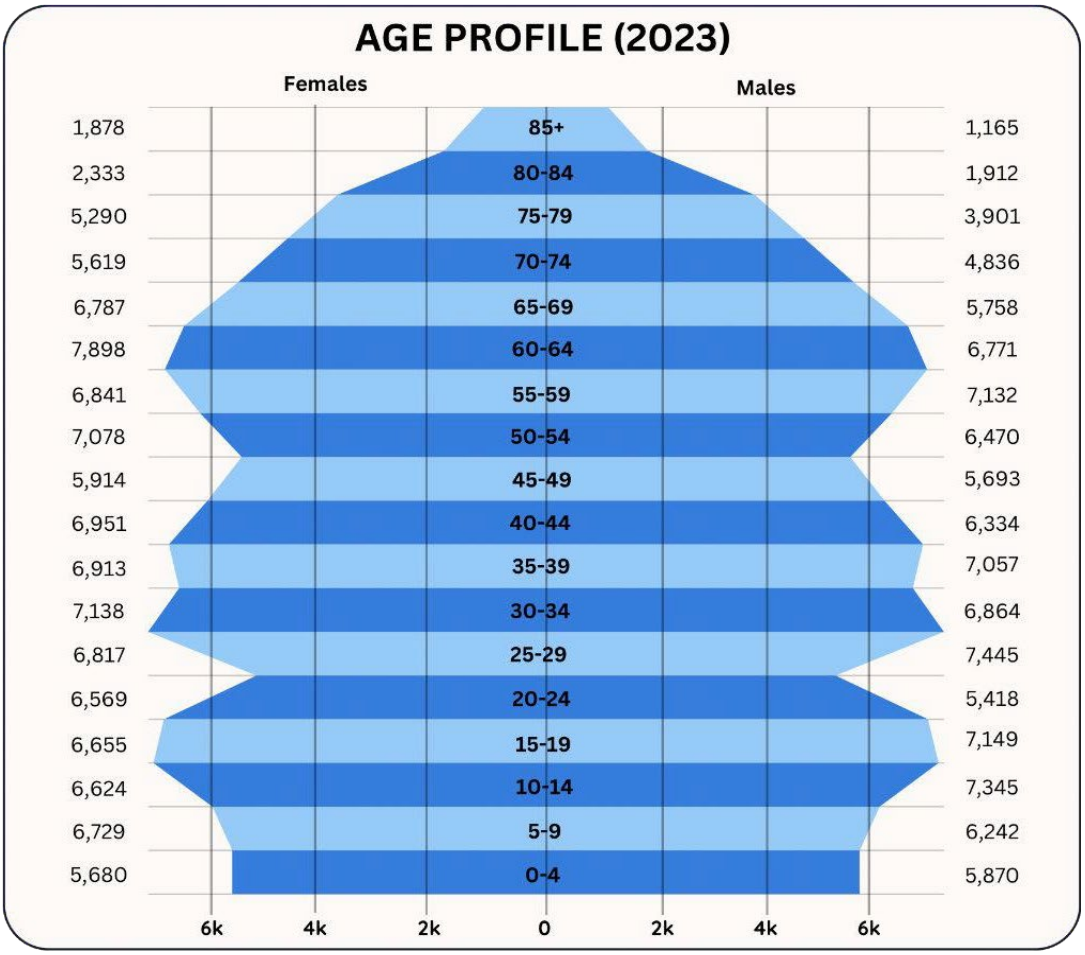
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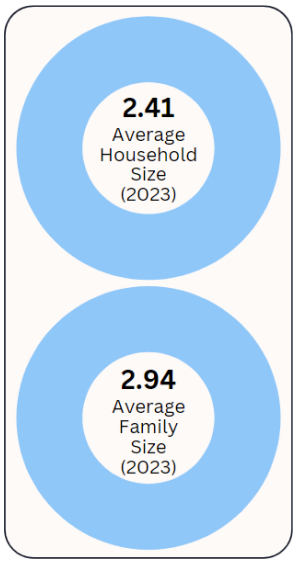
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"Vintage 2025 South Carolina Population Projections," Draft data obtained from the South Carolina Revenue and Fiscal Affairs Office.

APPENDIX A

Assorted Graphics





One item of note, according to the American Community Survey, is that households consisting of relatives tend to be a bit larger than households where the residents are not related.

Population Percent Change for Anderson County's CCDs, 2000-2020					
	2000 Population	**2010 Population**	**2020 Population**	**% Change, 2000-2010**	**% Change, 2010-2020**
Anderson CCD	72,556	81,309	87,369	12.1%	7.5%
Belton CCD	14,264	14,457	14,932	1.4%	3.3%
Honea Path CCD	7,944	8,324	8,486	4.8%	1.9%
Iva CCD	6,044	6,335	5,930	4.8%	-6.4%
Pendleton CCD	15,903	17,948	19,319	12.9%	7.6%
Powdersville-Piedmont CCD	19,665	26,414	32,704	34.3%	23.8%
Starr CCD	5,132	5,476	5,513	6.7%	0.7%
Townville CCD	3,993	4,085	4,504	2.3%	10.3%
Williamston-Pelzer CCD	20,239	22,778	24,961	12.5%	9.6%

Proposed Guide to Monitoring Population Characteristics

1. Given the concern for shortcomings in any U. S. Census Bureau count, implement all measures possible to ensure an accurate count for every census count.
    a. Continue to provide the Census Bureau with the best mapping and addressing data for Anderson County.
    b. Coordinate preparations with all municipalities in the County.
    c. Work cooperatively with the entire region on census preparations.
    d. Explore the possibility of a publicity campaign to assist in maximizing the count response from the public.

2. Work with local partners to gather data on health, education, and other characteristics of our population that require due consideration in planning and policy matters.
    e. Identify and collaborate with community partners to ensure that information is collected and assembled for the County's guiding population policy.
    f. Create a database to identify future community partners. Possible partners may include: United Way, the Economic Development Department, the Anderson Area Chamber of Commerce, Anderson University, AnMed, and Clemson University.

South Carolina Code of Laws (6-29-510): (D) A local comprehensive plan must include . . . (6) a housing element which 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 . . .



2 Housing



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INTRODUCTION

Housing is a fundamental building block of communities; it is the foundation of a thriving County. For millions of Americans, buying a home is the largest financial investment they will make. But homeownership is more than just a financial investment – it brings empowerment, self-sufficiency, and independence to families and communities. The Department of Housing and Urban Development says "as access to homeownership opportunities is expanded, individuals are not just being uplifted—families are being strengthened and communities are being revitalized. The mission should be to empower Americans to reach a place of self-sufficiency and independence. This is done by supporting their journey with dignity, purpose, and the faith that each person is capable of building a better future."

A well-thought-out housing element includes possible strategies to attain housing for people of all incomes, ages, and household types. The Plan must also consider the great extent to which housing shapes the local landscape. Once neighborhoods are built, the landscape is permanently changed for generations to come. These basic concerns must be taken into account as the community considers how to manage housing issues in Anderson County.

New housing developments largely determine where and how the county grows. In order to retain community character and reduce sprawl, growth needs to be mindfully directed to areas with the infrastructure and ability to handle the growth so the County is able to reduce the pressure on rural lands and natural resources. Decisions regarding the location and density of housing must be considered if the County is to retain community character and reduce sprawl. Directing growth to areas with established infrastructure is an example of the strategies to be considered.

The Housing Element is structured to support the triangulation of the American Planning Association best practices, public input during the planning process, and staff recommendations. The result of the triangulation is found in the following twelve planning principles.

PLANNING PRINCIPLES

Intentional Location Decisions	A Mixture of Housing Types
Reduction of Sprawl	Adequate Open Space in Neighborhoods
Economic Viability	Data Driven + Ecologically Minded Approach
Housing Affordability	Improved Livability
Complete Communities	A Sense of Place
Healthy Environment	Transit Oriented Development

The creation of neighborhoods must contribute to a sense of place where people feel rooted and connected. New and existing housing will foster social interactions through adequate open space in neighborhoods so inhabitants can have the connections that build community. Housing has to be attainable – a mixture of housing types should be available to meet the needs of all residents, regardless of age, income, ability, or household type. Housing should improve livability and enhance quality of life by ensuring safe, healthy, and well-designed environments that are adaptable to evolving community needs. Transit oriented development reduces time spent in traffic and increases safety for all modes of transportation. In the urban core, housing development should be integrated with employment opportunities, schools, services, parks, and cultural amenities to support vibrant, economically viable, and complete communities through intentional location decisions. Strategically placed housing protects our natural resources, strengthens existing communities, and reduces sprawl minimizing harm to the environment through methods that reduce disturbance and integrate green infrastructure to support healthy housing developments. A data-driven and ecologically minded approach proactively addresses pre-construction, construction, and post construction issues.

Identified Issues

One of the most pressing issues for the County is what type of housing and where new housing needs to be located given the public outcry to manage growth. Successful growth management demands carefully considered land use regulations. The County will study where water and sewer infrastructure can handle new neighborhoods and what areas can accept more housing density in

order to preserve rural areas. Citizens' access to safe and sanitary housing conditions should be examined as a part of a larger housing study.

A pressing issue for longtime residents is that the newly transplanted middle-to-upper-middle income wage earners and retirees have been the focus of new housing development in Anderson County. The remaining longtime residents are being priced out of the housing market. While the County needs housing at all income levels, many developers have concentrated on this profitable retirement and higher-end housing markets and fewer are producing workforce housing. High housing demand and a shortage of supply coupled with the tightening of credit makes homeownership difficult. The combination of these issues has created an environment where many low-to-moderate income residents are unable to obtain affordable housing.

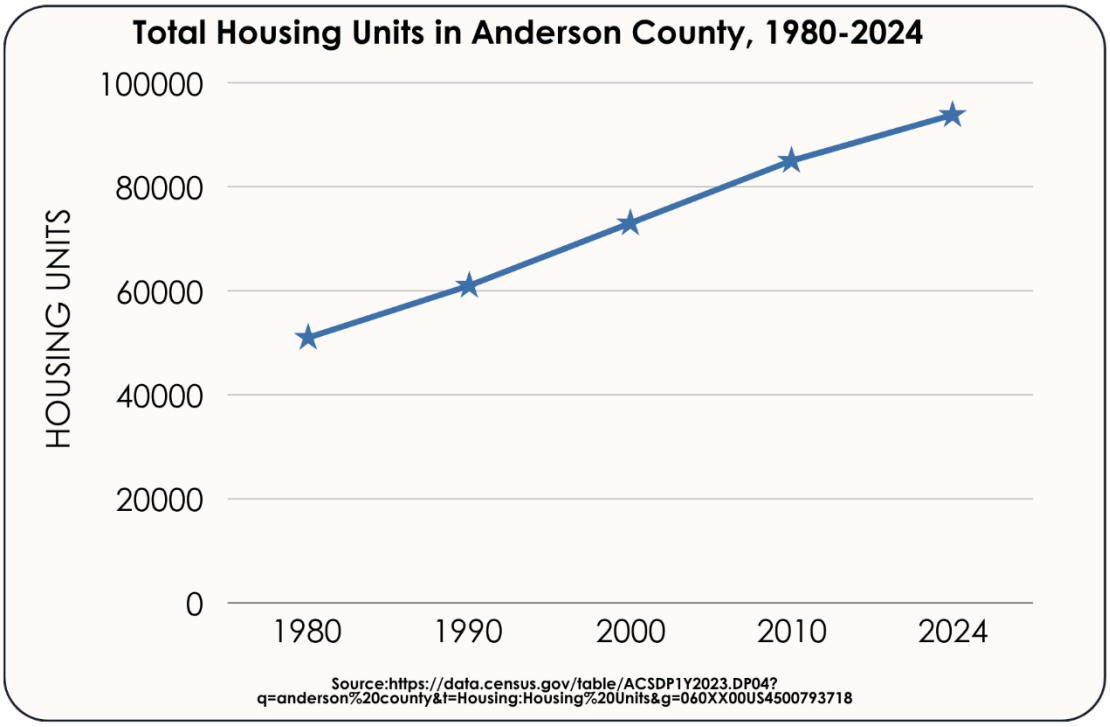
The roles of the public and non-profit sectors are more important than ever in the provision of affordable housing. Partnerships must be cemented in order to provide for affordable housing. Anderson County needs a champion to manage the conversation on housing collaboration, pulling together the players, developing data resources, and formulating a joint plan to tackle housing issues.

EXISTING HOUSING CHARACTERISTICS

Housing Stock Data

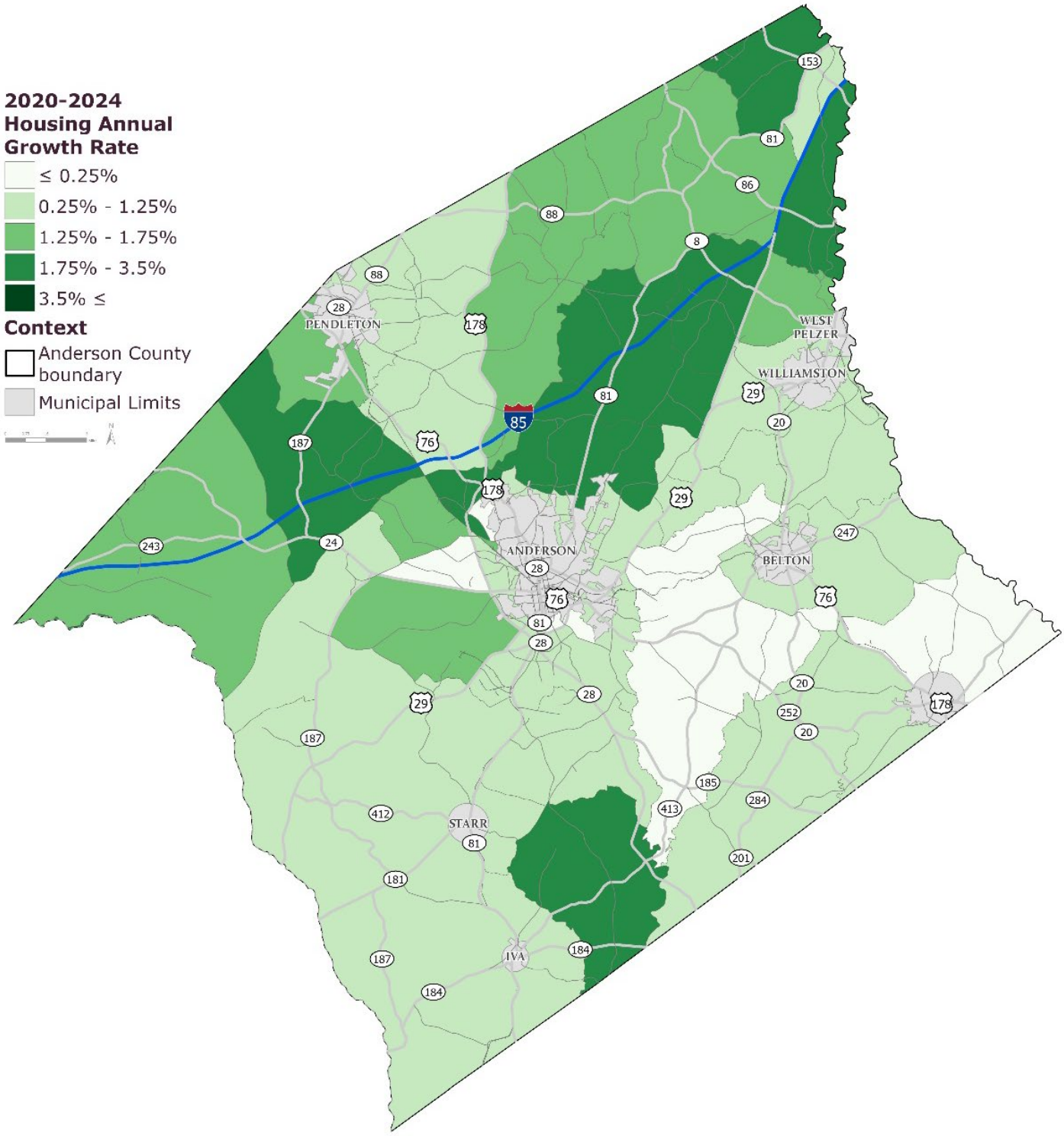
The data in this Element has been gathered from sources including the United States Census-American Community Survey, the full list of references is at the end of this element. Additionally, the collection of community feedback has included residents and stakeholders sharing a diverse range of experiences.

As illustrated in the following table and map, Anderson County saw an increase in its housing stock by 9,031 units from 2010 to 2023, this equates to over a 10.65% increase since 2010. The map illustrates where housing growth was concentrated between 2020 and 2024.



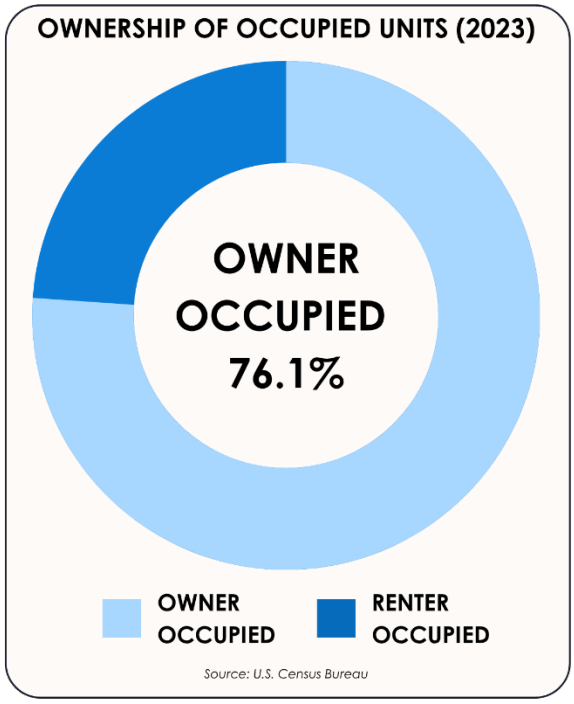
	Total Units				Change	Percent Change
Jurisdiction	***2010***	***2019***	***2021***	***2023***	***2010-2023***	***2000-2023***
Anderson County	84,774	88,209	93,820	93,805	9,031	10.65%

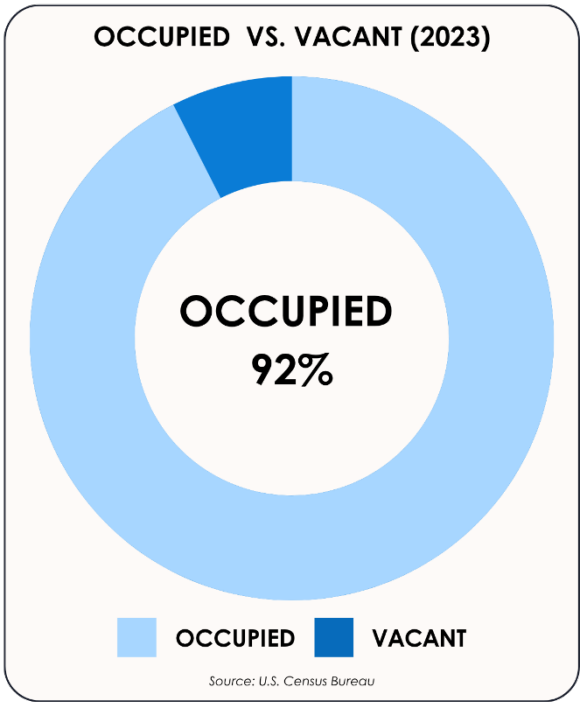
Source:https://data.census.gov/table/ACSDP1Y2023.DP04?q=anderson%20county&t=Housing:Housing%20Units&g=060XX00US4500793718

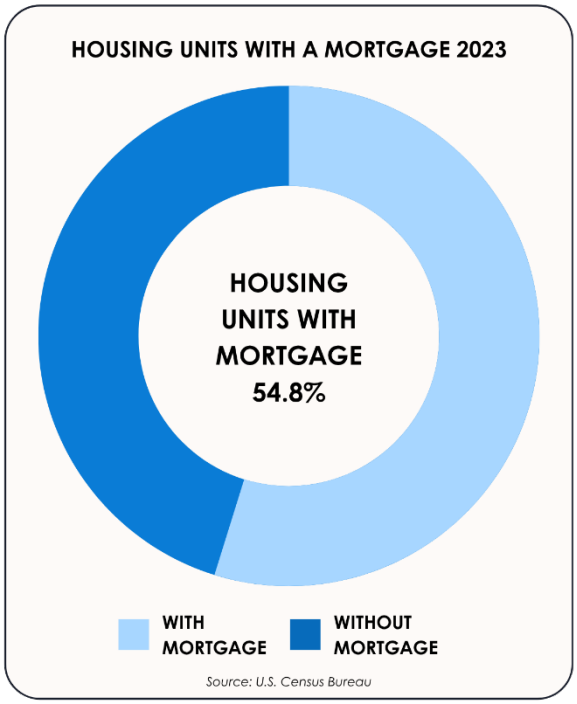


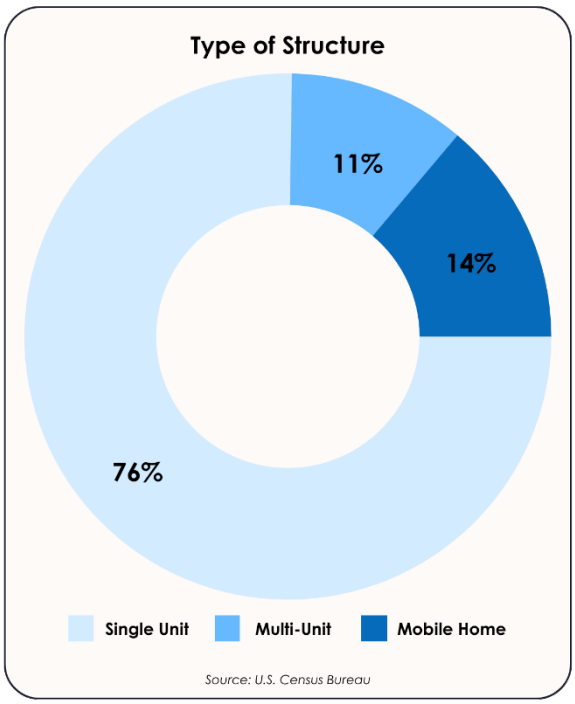
Source: U.S. Census Bureau, mapped by Stewart

The following four pie charts represent owner occupancy, vacancy, units with a mortgage, and structure type.

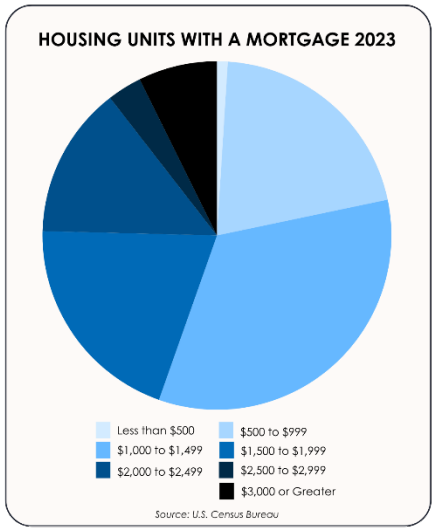


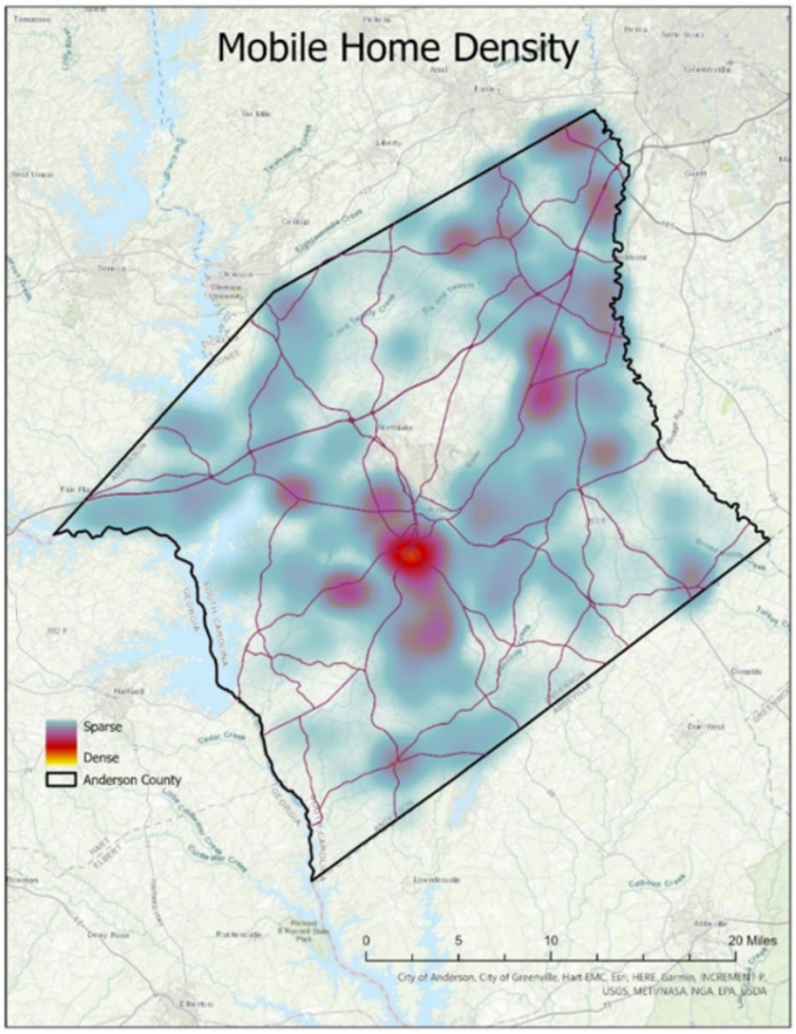




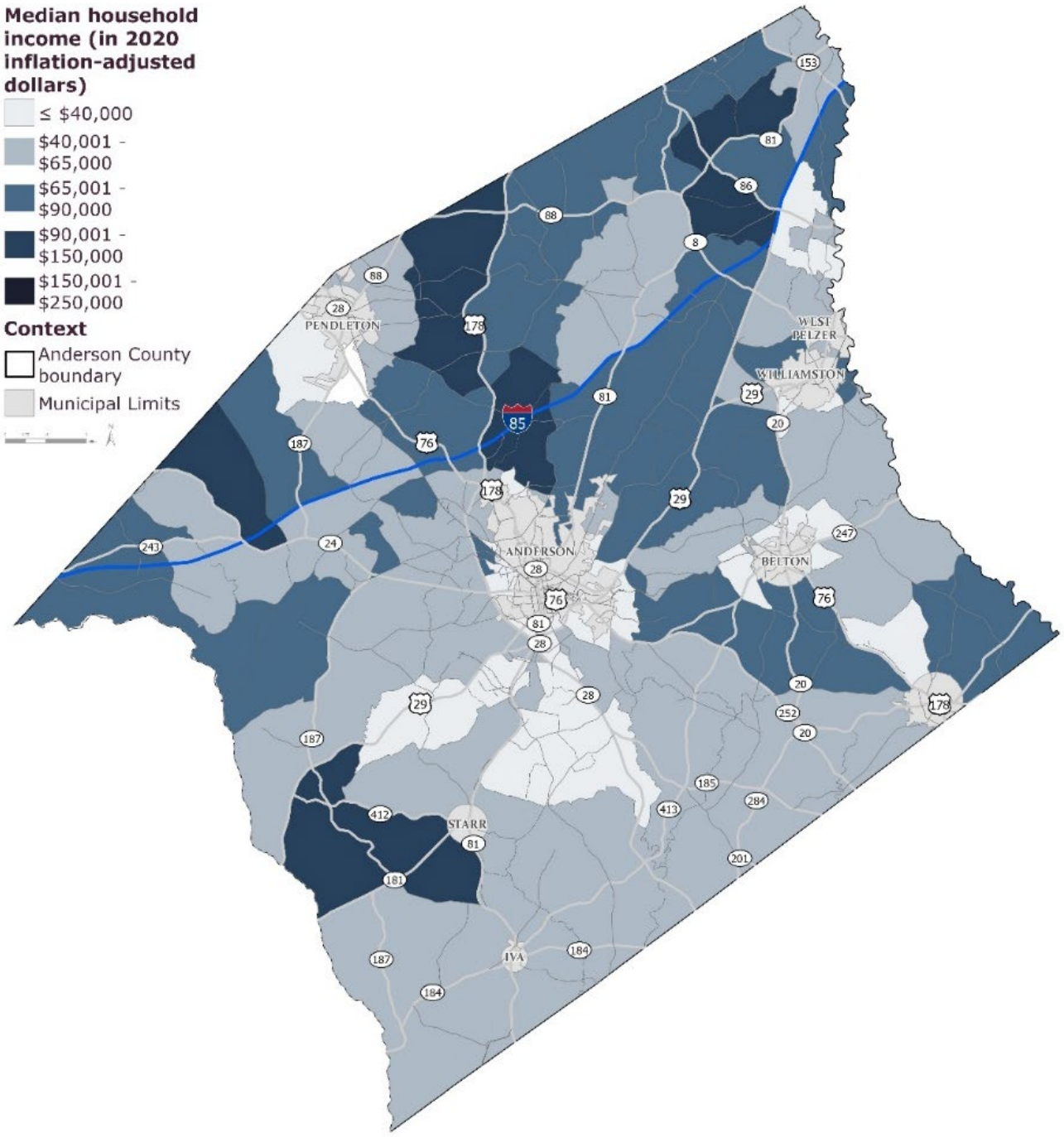


Anderson County has 95,126 housing units as of 2024, making up just under 4% of South Carolina's housing stock. 76% of housing units in the County are single-unit structures. Mobile homes make up 14% of structures and multi-unit structures such as townhomes and apartments make up just 11% of the total housing. 92% of the housing stock is occupied, with vacant units making up a small portion of the total. 76.1% of the occupied units are occupied by the owner, leaving 23.9% of the occupied units renter occupied.





The map on the left shows the relative density of mobile homes in Anderson County, ranging from blue (lower density) to red (average density), to yellow (higher density). The Varenness/ Homeland Park areas, which are just 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, Pelzer, portions of the Pendleton area and the southern region of the County.



Source: U.S. Census Bureau, mapped by Stewart

In examining the rise of housing costs in four Upstate counties (Homes Sold in the Upstate 2020-2025), it has been found that Anderson County's housing costs increased at a rate faster than Greenville, Spartanburg, and Greenwood Counties. Anderson County's housing has steadily increased in lot size, while Spartanburg County's lot size requirements have been allowed by their land use regulations to decrease. Spartanburg has seen a $87k price appreciation during this time. It is also interesting to note that Greenville County has remained relatively the same in lot size for new homes with an increase in price of $116K. Anderson has gradually increased in lot size while having a home price increase of $174K. The data supports a direct correlation between regulatory requirements for increased lot sizes, making it more difficult to build smaller homes to make the lot size and pricing work for affordability.

Homes Sold in the Upstate (2020-2025)

___New ___Resale

	Anderson			Spartanburg			Greenville			Greenwood		
	Homes Sold	Average Price	Average Lot Size	Homes Sold	Average Price	Average Lot Size	Homes Sold	Average Price	Average Lot Size	Homes Sold	Average Price	Average Lot Size
2020	780	$239,753	.39 Ac	2,537	$235,092	.46 Ac	2124	$309,142	.28 Ac	67	$278,615	.5 ac
	896	$303,312	.83 Ac	1,728	$252,847	.62 Ac	3375	$331,087	.49 Ac	155	$264,701	1.5 Ac
2021	772	$273,663	.33 Ac	2,303	$265,301	.36 Ac	2490	$332,377	.24 Ac	67	$277,045	.53 Ac
	1039	$349,455	.8 Ac	1,978	$302,414	.65 Ac	3561	$395,050	.5 Ac	138	$327,926	1.4 Ac
2022	842	$332,348	.46 Ac	2,604	$306,410	.31 Ac	2281	$405,304	.25 Ac	85	$310,796	.4 Ac
	881	$400,379	.85 Ac	1,638	$350,454	.65 Ac	2634	$455,062	.5 Ac	76	$503,076	2.4 Ac
2023	914	$344,616	.41 Ac	2,004	$321,362	.37 Ac	2574	$416,150	.3 Ac	53	$328,249	1.1 Ac
	650	$414,528	1 Ac	1,291	$351,098	.7 Ac	2035	$482,116	.58 Ac	60	$453,581	2.4 Ac
2024	544	$375,815	.54 Ac	2,772	$316,310	.25 Ac	2386	$398,640	.25 Ac	61	$388,253	.6 Ac
	561	$422,916	.9 Ac	1,247	$366,814	.74 Ac	2234	$514,299	.53 Ac	74	$476,807	2.1 Ac
2025	272	$413,009	.5 Ac	1,429	$322,504	.25 Ac	999	$425,835	.23 Ac	48	$500,781	.4 Ac
(6 mos.)	212	$452,740	.8 Ac	667	$373,735	.57 Ac	1038	$541,931	.63 Ac	20	$462,055	.9 Ac

Source: GroundWork by Smart Real Estate Data

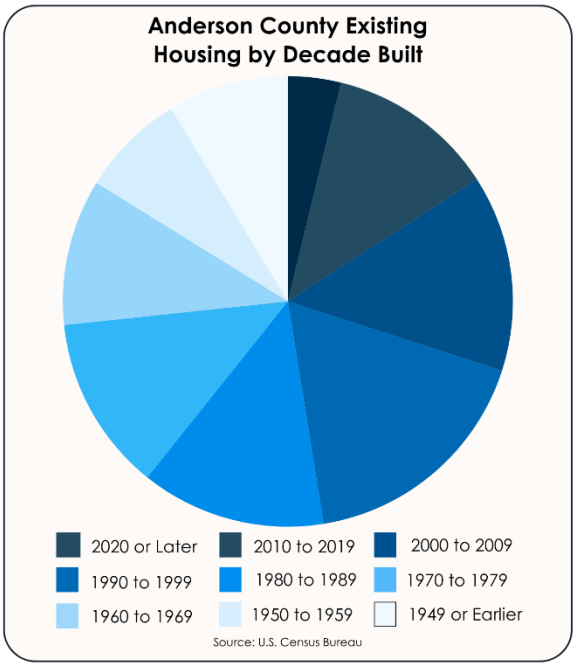
Applications submitted to Anderson County show that residential developments have been concentrated in the higher-end, larger lot housing markets, while few attainable housing projects have been undertaken. Also, increased housing costs along with high interest rates and inflation have created an environment where many residents are unable to afford housing. It is going to require participation of

the public and non-profit sectors to fill this affordable housing void. Providing incentives, such as tax credits, is one way to drive the creation of attainable housing. Relaxing regulations in the Opportunity Zones could be helpful. Small scale infill development in urban areas could help to address some affordable housing. An Anderson County housing study would determine the ways to increase housing for lower-to-middle income residents as well as finding the best locations for new neighborhoods.

Market Trends

Recent data on move-in dates tells an interesting story about Anderson County's shifting population trends. While only 9% of residents have lived in their homes since before 1990, a significant number - 24% - moved in between 2010 and 2017, and another 19% between 2018 and 2020. Most notably, 24% of current residents have moved in since 2021 (Clemson Studio Report).

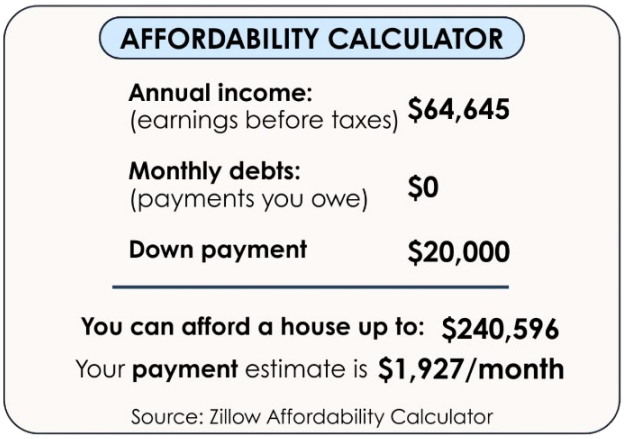
Housing tends to be built close to jobs, it is essential to be mindful of where industry is located as housing will follow behind as jobs are created. If not done strategically, this can cause the County to sprawl, resulting in pressure on rural lands and infrastructure. Development that is spread out over a broad area (sprawled) is expensive to maintain, and without constant growth that provides revenue, the sprawled development does not bring in enough revenue to maintain infrastructure. This leads to a backlog of infrastructure maintenance with no funding source – it takes one million dollars to pave one mile of road. The core problem to these infrastructure funding issues is *unproductive* growth – forcing the County to grow quickly and inefficiently or not have the funding to prevent the infrastructure from falling apart (Strong Towns).



The pie chart to the right shows the decades in which housing was built. It is interesting to note that housing growth was fairly consistent over six decades.

Affordability of Housing

Anderson County, along with the nation, is experiencing an affordable housing crisis – it is relying on the private market to supply the bulk of its housing needs. In the mid-1950's an average thirty-year-old worker could purchase a median-priced house for just 14% of his or her gross earnings. Thirty years later, it would take 44% of that workers' income to purchase the same house. The median sales price of new homes increased by a factor of four, from $23,000 in 1970 to more than $92,000 in 1986, and more than doubling again to $236,000 in 2017 (Gottdiener, Hohle, & King, 2019). The upward cost trend has continued in Anderson County; in 2024 the average new home price was $375,815. The average resale price was $422,916, costing even more than a new home. With a median household income of $64,645 in 2023, housing is out of reach for even the median-income earners. From 2010 to 2022, housing prices in South Carolina increased at more than twice the rate of household income levels (SC Housing). During the same period there was a significant increase in homelessness (2024 PIT - Point in Time Count).



It is important to acknowledge the direct correlation between the lack of affordable housing in the County, the high number of cost-burdened households, and the growth in local homelessness (SC State of Homelessness Report). According to the 2023 Palmetto State Housing Study, 18% of households with a mortgage in Anderson County are cost burdened and 43.3% of renters are cost burdened. "Cost-burdened" households spend more than 30% of their income on rent, mortgage payments, and other housing costs. Severely cost-burdened households spend more than 50% of their income on these items. The data used to make this determination came from the 2021 American Community Survey. During the same time period housing costs also increased hinting that cost-burdened households might have been underestimated. Also, according to the 2025 Status of Women and Girls Report, one out of every three households in South Carolina cannot afford basic needs like childcare, housing, and food. Minimum

wage workers must work 91 hours per week to afford a one-bedroom apartment in South Carolina.

PLANNING FOR HOUSING

Senior Housing

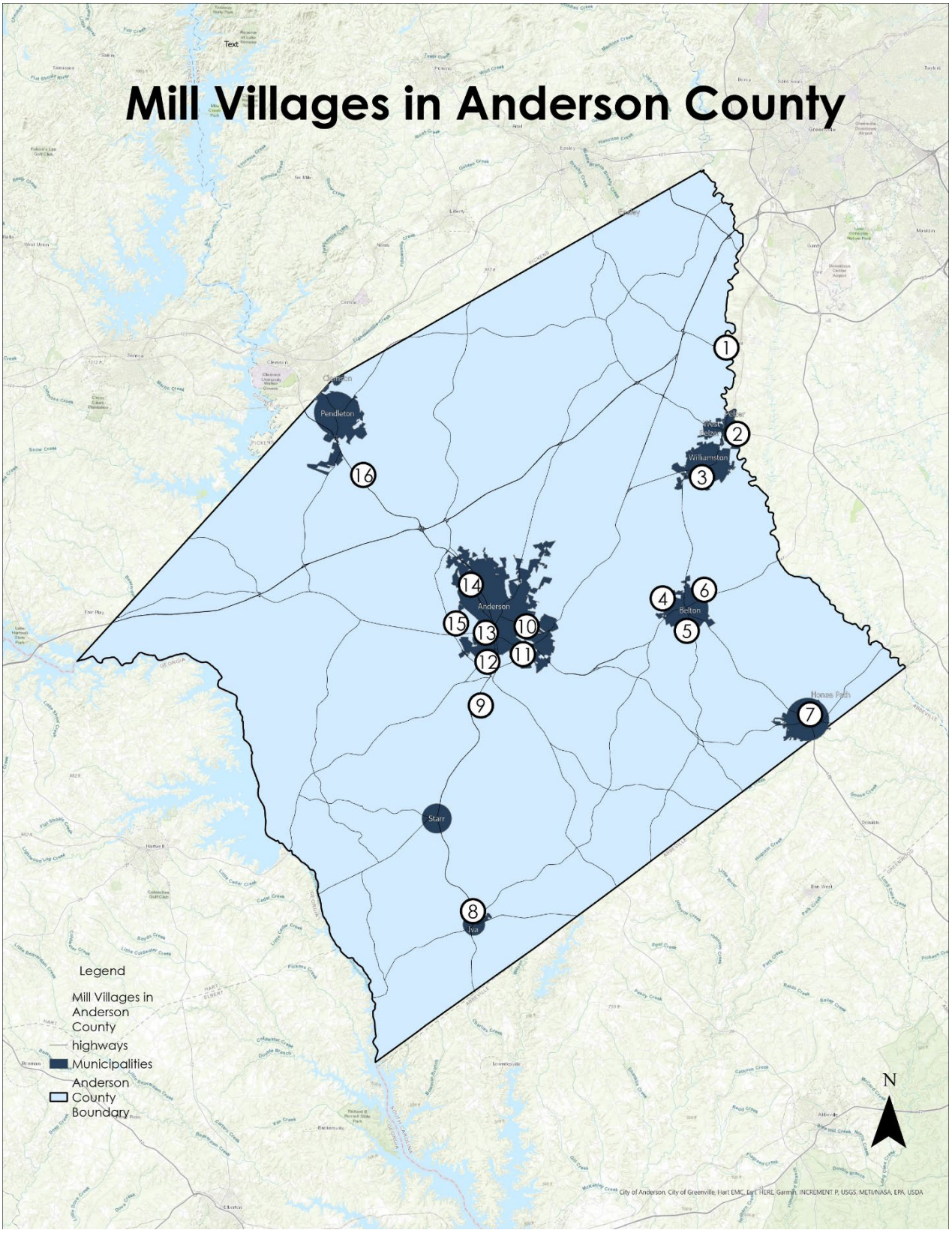
Population projections for the County indicate continued growth over the coming years, but the composition of the population is changing. The central challenge of the next 20 years will be accommodating an aging population. AARP has named Anderson County as one of the best places to live and retire – resulting in a growing share of households headed by individuals ages 65 and older. The demographic shift that the County is undergoing will have significant implications for accessible housing demand. Health care will be an issue for the growing senior population.

Older residents will increasingly require housing options that support aging in place, provide access to services, and reduce physical and financial burdens. This includes accessible single-story homes, smaller units with lower maintenance needs, and proximity to transit, health care, and daily amenities. On the other end of the spectrum, younger residents, first-time home buyers, and a diversifying workforce will seek a range of attainable housing choices that reflect shifting lifestyles and economic realities.

Workforce Housing

To meet this broad range of needs, it is necessary to expand beyond traditional single-family housing and encourage and incentivize a broader mix of housing types. The County needs an adequate supply of workforce housing that is affordable for the workers who are the economic drivers of the County. Housing opportunities close to job centers can help reduce long commutes that lead to increased transportation costs, environmental impacts, and negative health outcomes. Providing alternative modes of transportation such as public transit, pedestrian and bicycle infrastructure can help increase access to jobs and reduce commute strain (Clemson Studio Report). Promoting a variety of housing options will improve affordability and if done strategically, reduce sprawl, and create complete communities where residents of all ages, incomes, and abilities can live, work, have more personal time, and thrive.

Mill Village Housing



MILL VILLAGES IN ANDERSON COUNTY

1. Piedmont Mill Village (Piedmont Manufacturing Company)
2. Pelzer Mill Village (Pelzer Manufacturing Company)
3. Williamston Mill Village
4. Belton Mill Village (Blair Mill)
5. Belton Mill Village (Rice Mill)
6. Belton Mill Village
7. Honea Path Mill Village (Chiquola Mill)
8. Iva Mill Village (Jackson Mill)
9. Gluck Mill Village
10. Toxaway Mill Village
11. Riverside Mill Village
12. Orr Mill Village
13. Anderson Mill Village (Abney Mill)
14. Equinox Mill Village
15. Appleton Mill Village
16. La France Mill Village (Pendleton Manufacturing Company)

Mill villages provide great examples of "missing middle" housing. The villages were built prior to land use regulations and typically have a wide variety of housing options – from one- and two-story single-family homes to accessory dwelling units resulting in more density but at a human scale. One can find renovated larger mill homes that have been converted into duplexes, triplexes, and fourplexes – garage apartments, and even attainable infill development on vacant lots that fits the scale and character of the community. Mill villages were built to be walkable, close to work and basic needs – grocery store, pharmacy, recreation opportunities, and parks. Many people who lived in these mill villages prior to the mills closing, have very fond memories and recall a strong sense of community. These locations can serve as the existing framework for how missing middle housing can return in Anderson County and are an excellent opportunity for human scale infill development that meets the character of the existing community.

"Missing middle" is a term frequently used to describe the gap in housing for middle income families and individuals which tends to be medium density housing usually catering to those middle-income residents such as teachers, civil servants, policemen, and firemen. Missing middle housing refers to house-scale buildings with multiple units in walkable neighborhoods. "These building types, such as duplexes, fourplexes, cottage courts, and courtyard buildings, provide diverse housing options and support locally serving retail and public transportation options. They are called "Missing" because they have been typically illegal to build since the mid- 1940's and "Middle" because they sit in the middle of a spectrum between detached single-family homes and mid-rise to high-rise…buildings, in terms of form and scale, as well as number of units and often, affordability" (Missing Middle).

RECOMENDATIONS

Guiding Policy

The housing guiding policy involves expanding attainable housing options, encouraging infill development of a range of housing types in appropriate areas, ensuring development is economically viable, considering transit-oriented development in the urban core, and promoting conservation of our natural resources, prime agricultural land, and rural areas so that everyone's needs are met while retaining the County's rural character.

Anderson County will explore housing on several levels in order to address the issues identified by this Housing Element: 1) Locate new housing based on a number of factors that include preserving rural/agricultural lands and protecting public investment in infrastructure, 2) foster a balance among housing types and price points to promote housing affordability for all income levels, and 3) identify ways to increase the roles of public and non-profit sectors in the provision of housing alternatives to relieve local housing hardships for cost-burdened families and the rising number of unhoused citizens.

The goals of this Element are to guide growth in a way that preserves rural lands and to maintain and enhance the affordability of housing in Anderson County. Citizens need to have access to safe and affordable housing. This housing vision has been repeated in studies and plans over the years with little advancement due largely to the challenges in the national and local economies, the pandemic, and other factors. A major part of this goal is to guide the development of new housing to areas that will result in protecting rural/agricultural lands and not overextend public infrastructure, especially water, sewer, roads, and storm water infrastructure.

Recommended Policy Champions

The policy champions include the Anderson County Council, the Planning Commission, the department of Planning and Community Development, Building and Codes Division, Anderson County Governmental Affairs, Hope Missions, Anderson Housing Authority, and City of Anderson. The Planning Department can identify future partnerships to play a role as champion or affiliate. See Appendix B.

Strategies

The current national affordable housing crisis requires a great deal of collaboration between local jurisdictions, non-profits, and the private sector. It is recommended to create a countywide housing committee that includes policy champions led by the Planning Department to consider the following:

- Formulate land use regulations that will preserve rural and agricultural areas
- Consider the barriers to affordable housing such as land cost, land supply, construction costs, market dynamics, development incentives, and zoning/land use regulations.
- Formulate land use regulations that protect public investment in infrastructure and continue to evaluate their effectiveness.
- Build a consensus on policies and strategies to meet the needs for workforce and other forms of affordable housing in Anderson County through collaboration that will begin with the identified policy champions.
- Ensure a variety of housing types to accommodate the full range of income, age, cultural groups, disabilities, and special needs in the community.
- Ensure that most affordable housing is located near major concentrations of employment, service, and commercial uses.
- Pursue regional cooperation of public and non-profit agencies in meeting area housing needs, including an examination of the possible HUD entitlements for Anderson County.

Strategies that may undergo consideration by a countywide housing study/plan include:

1. Expand attainable housing options, encourage infill development of a range of housing types in appropriate areas, ensure development is economically viable, consider transit-oriented development in the urban core, and promote conservation of our natural resources, prime agricultural land, and rural areas so that everyone's needs are met while retaining the County's rural character.

2. Allow higher density housing to be located in the already dense urban core to direct growth away from rural areas to protect the community character, farmland, and natural resources.
3. Review zoning and land use regulations to identify modifications that may be necessary to support the development of housing in existing sewer service areas.
4. Encourage housing conservation in traditional neighborhoods and continued preservation of traditional neighborhood character.
5. Consider non-traditional housing types that would ease the burden of cost on individuals, such as tiny home villages, housing for the unsheltered, infill housing projects that could provide more density in the urban areas, etc. In addition, Accessory Dwelling Units (ADUs) might be considered in select locations or by special exception. Some good alternatives in support of affordable housing would be smaller homes and congregate housing.
6. Expand access to housing by encouraging a diverse range of housing types to meet the needs of families, young adults, aging residents, people with disabilities, multi-generational households, and other challenged households. Neighborhoods within walking distance of goods and services are quality of life issues for these groups.
7. Stabilize existing housing stock by preserving and improving it in order to avoid displacement, loss of generational wealth, and investor buy up.
8. Reduce or eliminate development fees as an incentive for projects meeting certain criteria to encourage affordable housing development.
9. Explore housing options and opportunities within the County's Enterprise Zones.
10. Identify and execute opportunities to leverage funding opportunities through SC Housing such as the SC Housing Trust Fund.
11. Support and allow urban farming in residential areas where appropriate that have been identified as food deserts to expand access to food.
12. Improve communication, collaboration, and coordination between the County and its municipalities to identify solutions to expand access to housing inside their jurisdictions.
13. Prioritize connectivity among communities by expanding sidewalks, trails, and bikeways between neighborhoods so that they are accessible to jobs,

schools, food, and open space. Connect communities to blue ways if they are nearby.

14. Explore having new developments provide sufficient revenue to cover the costs of maintaining the infrastructure through the lifecycle to prevent the County from accumulating a backlog of deferred maintenance with no funding source.
15. Research/create strategies to reduce the cost of building affordable housing through a variety of innovative ideas and methods.
16. Promote conversion of non-residential buildings in commercial mixed-use corridors that are close to job centers.
17. Modify land use regulations to allow housing types affordable to those experiencing or transitioning out of homelessness. Support and expand low barrier housing opportunities in proximity to the needed resources.
18. Explore strengthening flood plain requirements through a study and an interdepartmental county workshop on up-to-date First Street flood data.

Recommended Actions

The short-term housing actions will be to work with CodeWright Planners to rewrite land use regulations that will consider the preservation of rural agricultural lands and reduce the costs of public infrastructure. In the mid-term, the Planning staff will lead a Countywide housing study that will include an examination of housing affordability.

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APPENDIX B

Steps for Citizen Participation

1. Get involved in your community, get to know your neighbors. Join your local community organization and if there is not one, create one.
2. Humbly observe where people in your community struggle. Figure out through collaboration what the next smallest thing you can do right now to address the identified struggle. Do the thing you identified, then repeat.
3. Attend public meetings. Engage with your elected officials.
4. Support the recommended policy champions
5. Advocate for your community.

Potential Policy Champions or Affiliates

Anderson County Citizens
Hope Missions
Anderson County Homebuilders Association
Habitat for Humanity
The Lot Project
Other housing groups/advocates.

Others will be identified as the County moves through the process of finding housing resolutions.

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South Carolina Code of Laws (6-29-510): (D) A local comprehensive plan must include . . . (9) a priority investment element that analyzes the likely federal, state, and local funds available for public infrastructure and facilities during the next ten years, and recommends the projects for expenditure of those funds during the next ten years for needed public infrastructure and facilities such as water, sewer, roads, and schools. . . .



3 Priority Investment



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INTRODUCTION

The Priority Investment element evaluates needs, costs, feasibility, and coordination of public infrastructure 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 combined with the County's Capital Improvements Plan and ancillary funding, a central feature in the analysis. This funding is earmarked for specific purposes.

According to the South Carolina Priority Investment Act of 2007, every local comprehensive plan must include a Priority Investment Element, appearing as a chapter while focusing on how a county government plans, coordinates, and funds its public facilities. It looks at existing and future needs for things like roads, water, sewer, schools, public safety, and parks. The priority investment element selects targeted improvements for the next 10 years while listing optional funds and grants with defined priorities. Its role in South Carolina county comprehensive plans cannot be over emphasized. Simply put, it makes a plan complete and ready for implementation.

Past, present, and potential future sources of funding activity available for Anderson County public infrastructure and facilities over the ten-year planning horizon are identified below. The listing captures a priority investment time span of 20 years from 2016 to 2036, the span of the 2016 Plan to the end of the 10-year life span of the 2026 plan. The list is not inclusive due to capturing a window of activity, in contrast to an entire scene. It is recommended that this list be updated during the mandated five-year Plan review scheduled for 2031. 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.

Grant-Funded Capital Projects Overview

Description Key

A Airport

AJ Adjacent Jurisdictions

B Brownfields redevelopment

F Federal funding

H Housing

HY Hybrid federal, state, local

L Local funding

NH Natural hazards

PC Planning Commission Involvement

R Roads

P Private funding

PR Parks & Recreation

S State funding

SW Sewer

STW Stormwater

W Water

Past Projects

Anderson Regional Airport (FAA designation KAND), including acquisition of avigation easements; runway and taxiway reconstruction; and master planning. These have typically been funded by aviation-specific program grants from FAA & SC Aeronautics with a local match. **Code = A, HY**

A new terminal at KAND using a $500,000 Appalachian Regional Commission (ARC) grant combined with a state legislative appropriation and local funds. **Code = A, HY**

Anderson County has invested several hundred thousand dollars in substandard housing abatement activities with occasional supplemental grant funding. For example, a one-time funding via SC Housing known as the Neighborhood Initiative Program (NIP), through which the county acquired 70 properties and demolished the substandard units on them. These lots have recently been turned over to local non-profit groups for redevelopment. Additionally, CDBG funds enabled demolition of 20+ dilapidated houses in the Homeland Park Community. **Code = F, H, HY S**

The best way to prevent dilapidated homes is to assist homeowners with repairs before the situation becomes dangerous. The County participates in HUD's HOME Repair Program as well as SC Housing's Disaster Assistance Program. These funds allow us to assist low-income homeowners, most of whom are elderly, with major repairs. **Code = F, H, HY**

Anderson County has received several brownfields grants from EPA. Phase I assessments have been completed on almost all of the old textile mill sites. With EPA assistance, Anderson County remediated environmental hazards at Toxaway and Riverside mills on Gossett Street and are assisting Honea Path in cleanup efforts at the old Chiquola Mill. **Code = B, F**

The county recently completed development of a new branch library in the Town of Iva with assistance from the CDBG program as well as a state legislative appropriation. The Anderson County Library System is its own unique entity operating under the auspices of a lease agreement. **Code = F, S, L, HY**

The Anderson County Wastewater Department has used funding from the US Economic Development Administration (EDA), US EPA, ARC, and other sources to conduct various infrastructure projects. The County also received a Federal Congressionally Directed Spending allocation for the Pendleton/Clemson/ Anderson WWTP. Most of these grants-funded projects have a significant economic development component. The state Rural Infrastructure Authority provided grant contributions, as well. **Code = F, S, HY, SW**

Energy-Efficiency Community Block Grant (EECBG) program funds were used to install energy-efficient upgrades to eight major county buildings. **Code = F, H**

PARD (Parks and Recreational Development program) grants from SCPRT (typically $10K-$50K) **Code = PR, S**

Undiscovered SC grants from SCPRT. These funds are more substantial and intended for major recreation projects, such as improvements at Green Pond Landing on Lake Hartwell. **Code = PR, S**

Land & Water Conservation Fund (LWCF). This is a federal program intended for major recreational projects. **Code = F, PR**

Private grant sources, such as the Duke Energy Foundation. **Code = P, PR**

State legislative appropriations as authorized in the budget adopted by the General Assembly and signed by the Governor. **Code = PR, S**

Water Recreation Resource Fund. We use this to improve public access points on navigable lakes and rivers. **Code = HY, PR**

We are able occasionally to access Local Access Road (LAR) program funds from ARC. These grants support road improvements necessary to facilitate major economic development projects. **Code = F, R**

Current Projects

- The county was awarded a $200,000 Safe Streets For All (SS4A) grant to conduct planning activities. The project elements include Stakeholder Engagement; Technical Analysis of Crash Data; Emphasis of Areas & Priority Projects, and Safety Action Plan. **Code = F, R**
- $150,000 of funding from funding from Undiscovered SC for lighting and electrical upgrades at Green Pond Landing (GPL). The total economic impact of events held at GPL in the last decade exceeds $120 million. **Code = PR, S**
- There is an ARC-LAR project underway to improve I-85 Exit 27 to accommodate TTI/Ryobi and other manufacturing concerns at 85 and the SC 81corridor. The $9.2 million grant is being used to support improvements to the I-85 Exit 27 southbound off-ramp as well as construction of an extension to Orange Way, creating a new access roadway between Martin Road (S-4-166) and SC 81 North. **Code = F, R**

- Anderson County was awarded a $500,000 grant from the US Department of Interior Land and Water Conservation Fund (LWCF) to be used towards the development of a new recreation facility on the Saluda River in Piedmont. The facility is under development in the historic village of Piedmont on county-owned property located at 550 River Road at the confluence of the Saluda River and Big Brushy Creek, just north of Piedmont Dam. LWCF funds will assist in development of Phase I of the new park, which will include an ADA-accessible kayak launch facility, 5,000 linear feet of ADA-accessible paved sidewalk, improved parking area and access, initial development of nature paths, shoreline access trails, and habitat enhancements. **Code = F, PR**

- Piedmont Riverfront Park is the fifth access facility developed by Anderson County to support the Upper Saluda River Blue Trail. The Blue Trail provides over 70 miles of beginner-friendly and nearly 50 miles of more advanced paddling opportunities.
  Code = L, PR

- State Legislative Appropriations have been used over the years for several recreational and other infrastructure projects. Some projects currently underway are:
  Pickleball courts, play structure, lighting improvements, pedestrian upgrades, and a restroom facility at Dolly Cooper Park in Powdersville
  Major renovation of facilities at Hurricane Springs Park in Wren
  Substandard housing abatement
  Pedestrian connection in Honea Path
  Code = PR, S

- In partnership with HOPE Missions, Anderson County is using $1.6 million HOME-ARP funds to develop HOPE Village on county-owned property adjacent to the Toxaway Mill site. The village will consist of transitional housing units and a community building. **Code = F, H**
- The county has partnered with the Nehemiah Community Housing Development Organization (CHDO) on development of five scattered-site LMI units in the Appleton-Equinox mill village. **Code = H, HY, L**

Potential Future Projects

- The County has several grants pending with FEMA, including funds for a generator to serve the Special Needs Emergency Shelter at the Civic Center as well as a generator at the Annex Building and a scoping study to address flooding issues in the Lower Mill community in Pelzer. **Code = F, NH**

- Grant funds will be needed to build an LMI housing complex on the old Riverside Mill site. This will probably be some combination of CHDO funds, HOME allocations, and state legislative grants. **Code = B, F, H, HY**

- When the SS4A Planning project is complete then implementation funding will be required. These projects will likely be suitable for ARC, CDBG, FHWA, and/or SCDOT funding. **Code = F, HY, R**

- The infrastructure at I-85 Exit 21 (US 178/Liberty Highway crossing) is in dire need of upgrade but does not rank high on SCDOT's priority list. Anderson County needs major grant support for this project from the SC State Transportation Infrastructure Bank (STIB). **Code = S, R**

- Several properties were recently acquired by Anderson County in the Town of Pelzer associated with the Upper and Lower Pelzer Mills. An application for preservation planning funds to restore the Lower Mill Office has been submitted to SC SHPO. Grant funds are needed to support pre-development and infrastructure activities prior to working with private sector partners on reuse. We'll also need funds to support a trail system offering enhanced access to the Saluda River. **Code = B, HY, L, P, PR, S**

- Grant funds are needed to support wastewater, stormwater, and related infrastructure projects as needed. **Code = F, HY, S, STW, SW, W**

- Federal Housing and Urban Development HOME Program currently administered by
  ACOG. **Code = F, H, L**

- Federal CDBG (Community Development Block Grant) Program for Affordable Housing/Housing Rehabilitation and Community Improvements. This entitlement will be available to Anderson County when the unincorporated portion of the County reaches a population of 200,000, which should be in the next 3-5 years. **Code = F, H**

County Funding

Several standard county operational funds are found in the fiscal budget process. They include both current utilized sources, as well as potential sources which could be adopted by the County Council:

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, but can include licenses, permits, fees for services, fines, intergovernmental revenue, and miscellaneous revenue. General government services, public safety, infrastructure projects, and services are usually paid for through the general fund. General fund expenditures usually include salaries, operating costs, fuel costs, as well as building and equipment renovations. The status of the General Fund varies from year to year through the adoption of the annual budget. The Local Government Fund provides resources to the County from the State to help defray the costs of delivering mandated state services such as administration of the judicial system, housing of state agencies, etc.

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. Through the regular budgetary process, these funds are dedicated to capital projects.

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 principal and interest on the bonds are paid through a dedicated debt service levy of ad valorem/property taxes.

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/infrastructure for the new development. While Anderson County does not currently utilize impact fees for development projects. It continues to revisit the possibility of adopting such fees.

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. For example, if a county decided to build a water or sewer facility, the bond would be paid with the revenue from selling the service. Other examples could be hospitals, stadiums, and convention centers.

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, South Carolina Parks, Recreation, and Tourism Grants, and others.

Stormwater Management Fund

While Anderson County does not currently utilize storm water management funds, a user fee may help fund the management and maintenance of its storm water infrastructure.

Solid Waste Fund

Every household in Anderson County pays a landfill fee, also known as a solid waste fee,

State Revolving Fund

State revolving funds are federally capitalized loan programs jointly administered by the SC Rural Infrastructure Authority (for financial) and the SC Department of Environmental Services, formerly SC DHEC (for technical). The funds provide low interest loans for investment in water and sanitation infrastructure.

Hospitality Tax funds

Tourist-related expenses from the collection of the County's 2% tax on prepared meals and beverages. This tax is collected by business owners in unincorporated areas and remitted directly to Anderson County. Proceeds from the collection of Hospitality tax funds:

- Debt service obligations related to tourism focused parks,
- the promotion of Anderson County for tourism purposes, and
- capital projects and operational expenditures incurred for tourism.

Accommodations Tax

Funds tourism promotion and tourism related expenditures. This 3% tax on lodging is imposed on all accommodations in the State of South Carolina. These funds are collected by the State and then distributed to all counties and municipalities. Tourism projects and promotions are reviewed by the County Accommodations Tax Advisory Committee, and a funding recommendation is presented to County Council for review and consideration.

911 Phone Fund

Another source of funding for CIP projects and the program which receives the revenue is the 911 Phone Fund for Public Safety and Technology at County Buildings and Facilities. Funding may be used for employees hired for training and addressing purposes.

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. They identify projects in the five-year period beyond the scope of the CIP 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.

Funds previously mentioned in the element are described below:

Federal Funding

Appalachian Regional Commission (ARC) grant program

The ARC is a Federal-State Partnership that supports tourism, economic development, infrastructure and workforce projects across Appalachian counties in South Carolina by funding them. Being an Appalachian county, Anderson County can benefit from this. ARC supports various kinds of projects. However, Projects must align with ARC's investment priorities.

Federal Aviation Administration (FAA) Grants

The FAA is a national association that supports and takes care of airports. It provides funding for fixing runways, lights and safety equipment and to make airports safer and bigger for planes and passengers. Anderson County local airports can benefit from this grant too.

HUD Home Repair Programs

HUD runs a federal program that assists home owners to fix or improve their homes, These include loans, plumbing and roofing materials as well as the necessary assistance to fix them and make homes safer. This help is often rendered to families that with lower incomes, such residents in Anderson County can benefit from this program.

United Staes Environmental Protection Agency (US EPA)

US EPA is a Federal agency that ensure the safety of human health and the environment. It assists local communities through programs and grants that focuses on cleaning up pollution, improving water and air quality, restoring polluted land and creating healthier neighborhoods. Some of the common EPA funding sources are the brown field program, water infrastructure finance and innovation act (WIFIA) and the environmental justice grants.

FEMA Grants

This refers to a federal funding source set apart for pre and post emergency or disaster related projects. These funds support critical recovery initiatives, innovative research and many other programs. Grants are the principal funding mechanism FEMA uses to commit and award federal funding to eligible state, local, tribal, territorial, certain private non-profits, individuals and institutions of higher learning.

Energy Efficient Community Block Grant (EECBG)

EECBG is a federal program that assists local governments to cut pollution and save energy. It provides funding for projects like building upgrades, EV charging stations and LED streetlights. Furthermore, it helps to lower energy costs and provide support for sustainable growth in communities.

Safe Streets and Roads for All (SS4A) Grant Program

The SS4A program funds regional, local, and Tribal initiatives through grants to prevent roadway fatalities and serious injuries. Almost $2 billion is still available for future funding rounds.

HOME American Rescue Plan (HOME-ARP)

This provides $5 billion in funding to assist with homelessness and supportive services. The funds are administered by HUD and are intended to benefit qualifying individuals and families through activities such as development and support of affordable housing, tenant-based rental assistance (TBRA) and provision of supportive services.

Federal Congressionally-Directed Spending Allocation

This refers to federal funding directed specifically to local projects by members of the US Congress these funds are often called "earmarks." They are used to develop and maintain community projects such as infrastructure, housing and public safety.

Community Development Block Grant (CDGB)

(CDGB) is a federal government grant that helps cities and counties create better communities, its funding comes from U.S. Department of Housing and Urban and Urban Development (HUD). Anderson County can benefit from (CDGB) to fix water and sewer lines and roads.

The U.S. Department of Transportation (USDOT) Funding

The USDOT provides grants to support the development and maintenance of a safe, efficient, and accessible transportation system. These grants are designed to help communities implement transformative infrastructure projects and services.

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.

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-DES 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.

State Funding

South Carolina Aeronautics Commission Grants

(SCAC) provides supports for airports in the state by providing them with funding for small repairs, new buildings, safety projects or lightning. Sometimes, (SCAC) collaborates with FAA to support projects.

South Carolina Parks and Recreation Development Funds

The Park and Recreation Development (PARD) Fund is a state-funded, noncompetitive, reimbursable grant program for eligible local governments or special purpose district entities which provide recreational opportunities within each county. PARD assists in the development of new public recreation facilities or with the enhancement/renovation of existing facilities. Projects need the endorsement of a majority weighted vote factor of County Legislative Delegation members. Eligible entities are notified of new allocation amounts each July.

South Carolina Housing Disaster Assistance Program

This refers to State grants offered basically for home repairs after storms and disasters. It is mostly for the low income families.

Undiscovered South Carolina Grant Program

The Undiscovered SC grant program is designed to assist communities with the development of publicly owned tourism products and attractions that will encourage visitation to South Carolina.

Land and Water Conservation Fund

The Land and Water Conservation Fund (LWCF) was established by Congress in 1964 to fulfill a bipartisan commitment to safeguard natural areas, water resources and cultural heritage, and to provide recreation opportunities to all Americans. The fund helps strengthen communities, preserve history and protect the national endowment of lands and waters.

State Legislative Appropriations

This refers to a state funding source where lawmakers set aside some money for a specific project. mostly used for roads, parks, public buildings and other community developments.

Water Recreational Resources Fund

This is a program that is legislatively mandated and provides funds to support water recreational activities or facilities for public use. Where one percent of the proceeds from thirteen cents of the gasoline tax only imposed must be transmitted to the Department of Natural Resources to be placed to the credit of a special water recreational resources fund.

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. It is a revolving

loan fund program established and administered by the State to provide low-cost loan financing to surface transportation projects within the State. SIB loans can be capitalized with Federal-aid surface transportation funds and matching state funds or capitalized with a Transportation Infrastructure Finance and Innovation Act (TIFIA) loan to lend to rural infrastructure projects. A federally capitalized SIB can offer loans and credit assistance to public and private sponsors of Title 23 highway construction projects, Title 49 transit capital projects, and Title 49 (subtitle V) railroad projects.

Regional Mobility Funds

Regional Mobility Funds(formerly Guideshare) 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 Regional Mobility Funds are set through the annual budget for highway improvements with SCDOT and within each Metropolitan Planning Organization (MPO) or Council of Government (COG). As discussed in greater detail in the Transportation Element of this Comprehensive Plan, Anderson County is home to portions of two MPOs, Anderson Clemson Area Transportation Study (ACATS) and Greenville Pickens Area Transportation Study (GPATS). The Appalachian Council of Governments (ACOG) also shares a role in the County's rural areas.

State 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 are allocated to the County for projects approved by the County Transportation Committee

Local Funding

Neighborhood Initiative Program

(NIP) helps to improve local neighborhoods, its major aim is to ensure that people live in clean and safe places, they improve these local neighborhoods by providing funds for fixing sidewalks, planting trees repairing old houses, cleaning empty lots and building new parks and playgrounds. NIP helps to improve local neighborhoods. It ensures major that people live in clean and safe places, by providing funds for fixing sidewalks, planting trees, repairing old houses, cleaning empty lots, and building new parks with playgrounds.

Local Access Road Program Fund

The LAR program is a federal-state infrastructure fund that supports building or improving roads mainly to facilitate economic development.

Private Funding

The Duke Energy Foundation is focused on strengthening and uplifting communities with grant funding. Applicants shall contact their state representative to discuss a proposal before filing an application.

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 may need to be provided to those specified, according to the State Statute:

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 *

Elbert County, GA *

Hart County, GA *

Municipalities (Internal)

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 Environmental Services (formerly SC Department of Health and Environmental Control)

South Carolina Department of Public Health (formerly SC Department of Health and Environmental Control)

South Carolina Department of Transportation (SCDOT)

South Carolina State Housing Finance and Development Authority

Regional Agencies (Government and Non-Profit)

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

New Career Center Building at Tri County Tech

New Oak Hill Elementary School in School district 5

New Pendleton High School

Utilities

Anderson Regional Joint Water System[1]

Blue Ridge Electric

Duke Energy

Piedmont Natural Gas

Pioneer Water (Fairplay)

Renewable Water Resources (ReWa)

Little River (Abbeville)

The Town of Pelzer recently sold water facilities to Greenville Water & sewer facilities to ReWa.

Other Agencies/Organizations

Anderson Area Chamber of Commerce

AnMed Health Medical Center

Prisma Health

[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.

Priority Investment

Guiding Policy: The policy statement for this element of the 2026 Comprehensive County Plan shares the same guideposts found within the County's Fiscal year 2025-2026 operating and capital budget. As stated in the Administrator's introduction, "on June 17, 2025, Anderson County Council adopted the FY 25-26 operating and capital budget….The total fiscal year 2025 and 2024 operating and capital budgets are $345,207,135 and $331,856,570, respectively….The current budget balances the needs of the community while providing for departmental needs….and meets the community while maintaining our fiscal sustainability and accountability. In short, this plan provides a balanced approach to our diverse and dynamic community…"

The budget document then contains a Financial Policies and Goals section which is carried forth in this Comprehensive County Plan as the Priority Investment Guiding Policy:

Twelve financial policies and goals form the basis for the budgeting, accounting, and financial reporting in Anderson County:

1. Debt Service for long-term obligations should not exceed 10 - 15% of the General Fund budget.

2. Maintain a balanced budget for the general fund which is when the sum of estimated net revenues and appropriated fund balances is equal to appropriations. The FY 2026 budget meets this objective for all funds.

3. Long-range projections of revenues, expenditures and fund balances should be developed as appropriate. These should be updated annually.

4. The Capital Improvement Plan, which includes anticipated capital projects and related debt service and operating costs, should be updated annually.

5. The County Council prefers to limit the growth in the annual operating budget to an amount which can be accommodated by growth in the tax base as well as other local, state, and federal revenues, without a tax rate increase, whenever possible.

6. The County does not expect to undertake any major new programs, projects, or expansion of services without substantial public support for both the services and the tax rate increase, if necessary, to support them.

7. We should evidence the quality of our Annual Comprehensive Financial Report by receiving the Government Finance Officers Association Certificate of Achievement for Excellence in Financial Reporting.

8. The Treasurer has adopted an investment policy with the objectives of safety, liquidity and yield, in that order. That policy and the relevant state law place emphasis on credit quality and maturity.

9. Management provides financial and operating reports to the Administrator on a regular basis.

10. The County maintains aggressive safety and risk management programs to protect employees and minimize financial exposure to the County.

11. The County shall adopt a policy of inventorying and assessing the condition of all major assets on an annual basis.

12. The County is committed to simplicity in its financial accounting and reporting. However, property taxes are levied and accounted for in the respective fund for which they were collected - General Fund and selected special revenue, debt service, capital projects, proprietary, and agency funds.

Recommended Policy Champions: County Council, County Administrator, Finance Department, Governmental Affairs Department, Roads & Bridges Department, A proposed Geographic Information Systems department or coordinator.

Priority Investment Strategies: County Council will concurrently pursue and promote applicable County Departmental/Fund appropriations targeted for public infrastructure coinciding with grant monies and regional planning.

Priority Investment Recommended Actions: Create a county-wide interdepartmental Priority Investment Committee responsible for producing an annual report and map of previous fiscal year grant funds associated with tangible infrastructure projects. Projected funds/grants will also be reported and mapped. The annual reports shall accumulate for the purpose of being compiled every five years; firstly, for the 5-year County Comprehensive plan review (2031) followed by a new 10-year Plan (2036).

REFERENCES

Annual Operating & Capital Budget, Anderson County, South Carolina, adopted June 17, 2025.

Burns, Rusty, Anderson County Administrator's Message, July 1, 2025

Newton, Steve, Government Affairs – Anderson County, Grant-Funded Projects Overview,

email memo, October 8, 2025

SELECTED INTERNET SITES:

https://www.arc.gov/grants-and-opportunities/
https://www.faa.gov/about/office_org/headquarters_offices/ang/grants
https://www.hud.gov/
https://www.epa.gov/grants
https://www.fema.gov/grants
https://energy.sc.gov/programs/funding/energy-efficiency-and-conservation-block-grant-eecbg-program
https://www.transportation.gov/grants/SS4A
https://schousing.sc.gov/development/HOME-ARP-Program
https://www.appropriations.senate.gov/fy-2025-appropriations-requests-and-congressionally-directed-spending
https://www.hudexchange.info/programs/cdbg/
https://www.transportation.gov/grants/dot-navigator/overview-funding-and-financing-usdot
https://aeronautics.sc.gov/airport-development/scac-grants
https://www.scprt.com/recreation/recreation-grant-programs/park-and-recreation-development-fund
https://schousing.sc.gov/development/south-carolina-housing-trust-fund-htf
https://www.scprt.com/tourism/grants/undiscovered-sc-grant
https://www.doi.gov/lwcf
https://www.scstatehouse.gov/budget.php

https://www.scprt.com/recreation/recreation-grant-programs/land-and-water-conservation-fund
https://www.schousing.com/library/NIP/Program-Manuals/Implementation%20Manual%20FINAL%206%209%2017.pdf
https://www.arc.gov/local-access-road-projects/
https://foundation.duke-energy.com/

APPENDIX C

SECTION 6-29-510.Planning process; elements; comprehensive plan.
(A) 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 considered critical, necessary, and desirable to guide the development and redevelopment of its area of jurisdiction.

(B) Surveys and studies on which planning elements are based must include consideration of potential conflicts with adjacent jurisdictions and regional plans or issues.

(C) The basic planning process for all planning elements must include, but not be limited to:

(1) inventory of existing conditions;

(2) a statement of needs and goals; and

(3) implementation strategies with time frames.

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

(9) a priority investment element that analyzes the likely federal, state, and local funds available for public infrastructure and facilities during the next ten years, and recommends the projects for expenditure of those funds during the next ten years for needed public infrastructure and facilities such as water, sewer, roads, and schools. The recommendation of those projects for public expenditure must be done through coordination with adjacent and relevant jurisdictions and agencies. For the purposes of this item, "adjacent and relevant jurisdictions and agencies" means those counties, municipalities, public service districts, school districts, public and private utilities, transportation agencies, and other public entities that are affected by or have planning authority over the public project. For the purposes of this item, "coordination" means written notification by the local planning commission or its staff to adjacent and relevant jurisdictions and agencies of the proposed projects and the opportunity for adjacent and relevant jurisdictions and agencies to provide comment to the planning commission or its staff concerning the proposed projects. Failure of the planning commission or its staff to identify or notify an adjacent or relevant jurisdiction or agency does not invalidate the local comprehensive plan and does not give rise to a civil cause of action;

CAPITAL BUDGET - FY26			
Building	**Project**	**$ Requested**	**Notes**
FACILITIES			
Sports Complex	New shed	$ 80,000.00	To house equipment
New Courthouse	Fire alarm	$ 400,000.00	Sole Source
Civic Center	Air handlers	$ 1,500,000.00	Phase III - Air Handlers
Annex	Roof	$ 900,000.00	Needs replacing due to age
NCH - 1st & 3rd Floors	Paint & Flooring	$ 400,000.00	Worn out carpet/tile & paint chipping
Sports Complex	Grounds Work	$ 28,000.00	Sod Infields
Sports Complex	Grounds Work	$ 22,000.00	Fencing back of ballfields
DHEC	Elevators	$ 90,000.00	Needs replacing due to age-Hard finding replacement parts
Voters Registration	Elevators	$ 80,000.00	Needs replacing due to age-Hard finding replacement parts
Forensics	Roof	$ 240,000.00	Needs replacing due to age
Sheriff Warehouse-1428	Roof	$ 400,000.00	Needs replacing due to age
Trailer Mount-Facilities	Generators	$ 45,000.00	For emergencies
Fleet	Upfit	$ 300,000.00	Expansion for Stone
Coroner	Generators	$ 48,000.00	60 KW for Coroner building to meet accreditation standards
Coroner	Upfit	$ 240,000.00	Expand building, roof, gutters, caepet, paint, HVAC
ASEC	Walking Track 1st Phase	$ 1,000,000.00	Old track broken/bulked badly-Unsafe
INFORMATION TECHNOLOGY			
911 Dispatch	Replacement of generator, transfer switch and rewire	$ 350,000.00	Needed in case of critical failure of power at dispatch.
Public Safety	Tower Site Expansion	$ 350,000.00	Needed for better coverage for first responders

ROADS & BRIDGES			
Walker Rd	Construction	$ 3,250,000.00	Bridge
Hampton Rd	H&H Study/Engineering Design	$ 577,500.00	Bridge
Large Culvert Rehab.	Culvert Rehabilitation	$ 200,000.00	Culvert Lining
Paving	Paving multiple roads	$ 8,500,000.00	Paving
PARKS & RECREATION			
McFalls Landing	Property Purchase	$ 140,000.00	
Green Pond Landing	Property Purchase #1 - two acre site	$ 140,000.00	
Green Pond Landing	Property Purchase #2 - corner lot	$ 55,000.00	
Green Pond Landing	East Lanes, Dock and Weigh-In-Dock	$ 3,500,000.00	
River Forks	Host Site	$ 130,000.00	
Double Springs	Playground Replacement	$ 240,000.00	
Pendleton Community Club	Playground Replacement	$ 110,000.00	
Dolly Cooper Park	Baseball Field Regrading	$ 50,000.00	
Dolly Cooper Kayak Launch	Sidewalk Turndown	$ 5,000.00	
McFalls Landing	Reconstruction	$ 126,200.00	
Green Pond Landing	Amphitheater Power & Lighting	$ 300,000.00	
Wellington Park	Parking Lot Extension & Paving	$ 20,000.00	
Dolly Cooper Park	Baseball Field Regrading	$ 50,000.00	
Dolly Cooper Park	Porta John Pads	$ 15,000.00	
East-Wet Parkway	Extension Expansion	$ 1,380,000.00	
Piedmont Riverfront Park	Phase II	$ 1,033,000.00	
Dolly Cooper Park	Pickleball Courts	$ 530,000.00	
Green Pond Landing	Restroom Climate Control	$ 35,000.00	
KidVenture 2.0	Gate Improvements	$ 20,000.00	
Hurricane Springs	Field Lighting Renovation	$ 1,180,000.00	
Dolly Cooper Park	Restroom and Parking Lot Paving	$ 100,000.00	
Wellington Field	Revitalization	$ 450,000.00	
Sheriff's Office	Boat House	$ 83,450.00	

Green Pond Landing	Perimeter Road Widening	$ 50,000.00	
AIRPORT			
Runway	Runway 17-35 Runway Rehab/Reconstruction	$ 6,100,000.00	Rehab secondary runway
WASTEWATER			
Hurricane Creek - Phase II - Force Main	Installation	$ 9,600,000.00	
Hembree Creek Pump Station	Replacement & Sewer Rehab	$ 2,000,000.00	
Clemson/Pendleton Wastewater Treatment Plant	Upgrade & Expansion	$ 22,000,000.00	
Hwy 24 Force Main	Installation	$ 1,000,000.00	
SOLID WASTE			
Convenience Center Improvements	Carswell, Friendship & Townville	$ 650,000.00	Convenience Center improvements
Convenience Center Improvements	Manse Jolly Road	$ 1,340,680.00	Add two additional lanes, two concrete pads, two compactors, one precrusher, relocate utilities and improve the stormwater structures
Davis, Rita - Anderson County Finance Department, Capital Budget Overview, email November 14, 2025			

CAPITAL BUDGET - FY27			
Building	**Project**	**$ Requested**	**Notes**
FACILITIES			
Sports Complex	LED Lighting	$ 800,000.00	More efficient & better lighting
Civic Center - Walking Track	Grounds Work-Chris Taylor Park	$ 1,000,000.00	Replace walking track gravel with Concrete
NCH Plaza	ADA/Landscaping Upfit	$ 160,000.00	ADA compliants, Security improvements, Landscape and Irrigation
HCH - Basement/Finance/ Lobby	Paint & Flooring	$ 300,000.00	Worn out carpet/tile & paint chipping
VA	Paint & Flooring	$ 20,000.00	Worn out carpet/tile & paint chipping

Museum	Grounds Work	$ 50,000.00	Beverly requested Trees and Fence
New Courthouse	Upfit Elevators	$ 1,500,000.00	Needs replacing due to age-Hard finding replacement parts
Historic Courthouse	Upfit Elevators	$ 1,200,000.00	Needs replacing due to age-Hard finding replacement parts
ASEC	Walking track 2nd Phase	$ 1,500,000.00	Old track broken/bulked badly-Unsafe
Courthouse Annex	Paint/Flooring	$ 300,000.00	Worn out carpet/tile & paint chipping
INFORMATION TECHNOLOGY			
911 Dispatch	Replacement of generator, transfer switch and rewire	350,000.00	Needed in case of critical failure of power at dispatch.
Public Safety	Tower Site Expansion	350,000.00	Needed for better coverage for first responders
ROADS & BRIDGES			
Durham Rd	Construction	1,700,000.00	Bridge
Hampton Rd	Utility Coordination/ROW Acquisition	198,000.00	Bridge
Scotts Bridge Rd	H&H Study/Engineering Design	605,000.00	Bridge
Large Culvert Rehab.	Culvert Rehabilitation	200,000.00	Culvert Lining
Paving	Paving multiple roads	9,000,000.00	Paving
PARKS & RECREATION			
Weldon Island Park	Host Site	130,000.00	
McFalls Landing	Reconstruction	955,400.00	
Hurricane Springs Field	Lighting Renovation	1,180,000.00	
Mount Bethel Park	Picnic Shelter	100,000.00	

Sandy Springs Park	Fall Zone Replacement	50,000.00	
Muldrow Park	Dock Replacement	100,000.00	
Haynie Park	Dock Replacement	100,000.00	
Piedmont Riverfront Park	Phase II	750,000.00	
Dolly Cooper Park	Restroom and Parking Lot Paving	2,000,000.00	
Green Pond	Amphitheater Shade System	500,000.00	
KidVenture 2.0	Phase III	200,000.00	
Sheriff's Office	Boat House	117,200.00	
Mountain View Park	Host Site	150,000.00	
AIRPORT			
	Relocate storm water pond	1,200,000.00	Relocation required prior to building new T-Hangars
WASTEWATER			
Starr/Iva Sewer Line	Valve install	1,000,000.00	
Operations Building	Construct New Building	850,000.00	
Stonehaven Force Main	Replacement	900,000.00	
Charlie T Pump Station	Upgrade	750,000.00	
Convenience Center Improvements	Slab Town	1,085,900.00	Add two additional lanes, two concrete pads, two compactors, one precrusher, relocate utilities and improve the stormwater structures
Davis, Rita - Anderson County Finance Department, Capital Budget Overview, email November 14, 2025			

CAPITAL BUDGET - FY28			
Building	**Project**	**$ Requested**	**Notes**

FACILITIES			
ASEC	Elevator Upfit	$ 150,000.00	Needs replacing due to age- Hard finding replacement parts
Civic Center	Elevator Upfit	$ 150,000.00	Needs replacing due to age- Hard finding replacement parts
Dispatch	Roof Replacement	$ 500,000.00	Needs replacing due to age
New Courthouse	Generator Replacement	$ 250,000.00	For power when electrical failure occurs
INFORMATION TECHNOLOGY			
911 Dispatch	Replacement of generator, transfer switch and rewire	$ 350,000.00	Needed in case of critical failure of power at dispatch.
Public Safety	Tower Site Expansion	$ 350,000.00	Needed for better coverage for first responders
ROADS & BRIDGES			
Hampton Rd	Construction	$ 1,900,000.00	Bridge
Scotts Bridge Rd	Utility Coordination/ROW Acquisition	$ 207,000.00	Bridge
Benton Rd	H&H Study/Engineering Design	$ 632,500.00	Bridge
Large Culvert Rehab.	Culvert Rehabilitation	$ 200,000.00	Culvert Lining
Paving	Paving multiple roads	$ 9,500,000.00	Paving
PARKS & RECREATION			
Muldrow Park Dock	Replacement	$ 500,000.00	
Haynie Park	Dock Replacement	$ 500,000.00	
Dolly Cooper Park	Restroom and Parking Lot Paving	$ 1,000,000.00	
KidVenture	2.0 Phase III	$ 2,000,000.00	
Sheriff's Office Boat House	Construction	$ 1,883,000.00	
Green Pond	Perimeter Road Widening	$ 400,000.00	
AIRPORT			
Hangar	New 10 unit T-Hangar building	$ 1,000,000.00	Accommodate exiting waiting list of customers

WASTEWATER			
Broadway Pump Station	Upgrade	$ 2,500,000.00	
Neals Creek	Upgrade and Relocation	$ 150,000.00	
North & South Bound Rest Stop PS	Upgrade	$ 350,000.00	
SOLID WASTE			
Convenience Center Improvements	King David	$ 687,700.00	
Davis, Rita - Anderson County Finance Department, Capital Budget Overview, email November 14, 2025			

CAPITAL BUDGET - FY29			
Building	**Project**	**$ Requested**	**Notes**
FACILITIES			
McCants	Roof Replacement	$ 1,000,000.00	Needs replacing due to age
Sheriffs Office	Upfit Elevator	$ 350,000.00	Needs replacing due to age- Hard finding replacement parts
ROADS & BRIDGES			
Scotts Bridge Rd	Construction	$ 1,370,000.00	Bridge
Benton Rd	Utility Coordination/ROW Acquisition	$ 216,000.00	Bridge
Bessie Rd	H&H Study/Engineering Design	$ 362,250.00	Culvert
Large Culvert Rehab.	Culvert Rehabilitation	$ 200,000.00	Culvert Lining
Paving	Paving multiple roads	$ 10,000,000.00	Paving
AIRPORT			
Hangar	New corporate box hangar	$ 750,000.00	To house more corporate aircraft
WASTEWATER			
Highway 24 Pump Station	Upgrade	$ 1,500,000.00	

Starr,West and East Lagoon	Control panels upgrade	$ 450,000.00	
Steele Creek line and Pump Station	Upgrade	$ 1,200,000.00	
Liberty Hwy Pump Station	Upgrade	$ 550,000.00	
SOLID WASTE			
Convenience Center Improvements	Whitefield	$ 1,276,900.00	Add two concrete pads, two compactors, one precrusher, resurface some asphalt areas, relocate utilities and improve the stormwater structures
Davis, Rita - Anderson County Finance Department, Capital Budget Overview, email November 14, 2025			

CAPITAL BUDGET - FY29			
Building	**Project**	**$ Requested**	**Notes**
FACILITIES			
Animal Shelter Building	Roof Replacement	$ 1,000,000.00	Needs replacing due to age
Ronald P Townsend Building	Roof Replacement	$ 1,000,000.00	Needs replacing due to age
ROADS & BRIDGES			
Benton Rd	Construction	$ 2,200,000.00	Bridge
Large Culvert Rehab.	Culvert Rehabilitation	$ 200,000.00	Culvert Lining
Paving	Paving multiple roads	$ 10,500,000.00	Paving
AIRPORT			
	New 10 unit T-Hangar building	$ 1,000,000.00	Accommodate exiting waiting list of customers
WASTEWATER			
LINWA Pump Station	Upgrade	$ 500,000.00	
Supreme Pump Station	Upgrade	$ 750,000.00	
Falcons Landing	Upgrade	$ 400,000.00	

SOLID WASTE			
Convenience Center Improvements	White Street	$ 535,100.00	Add two concrete pads, two compactors, and resurfact some asphalt areas
Davis, Rita - Anderson County Finance Department, Capital Budget Overview, email November 14, 2025			

HISTORICAL CAPITAL BUDGETS FY16 - FY25		
	FY 25	
Government-Wide Assets	Dolly Cooper Play Structure	484,233.96
Government-Wide Assets	ASEC Marquee Sign	266,246.96
Government-Wide Assets	Civic Center Boiler	334,546.02
Government-Wide Assets	Kid Venture 2.0 Phase II	1,401,273.54
Government-Wide Assets	Dolly Cooper Ballfield Lighting	631,037.24
Government-Wide Assets	Probate Judge's Office New software	54,470.00
Government-Wide Assets	Hurricane Springs Picnic Shelter & Table	141,649.96
Government-Wide Assets	Sheriff's generator	133,828.92
Airport Improvements	Taxiway A Pavement Improvements	7,662,791.98
Airport Improvements	Airport Monument Sign	21,309.32
Airport Improvements	Airport Playground	536,189.51
Sewer Infrastructure	Exit 14	10,448,945.90
Sewer Infrastructure	Boscobel & Clemson Research Park	3,061,718.95
Sewer Infrastructure	Hanna/WCI Pump Station	1,320,376.00
Sewer Infrastructure	Hurricane Creek Force Main Replacement-Boring under Lake Hartwell	3,300,176.36
Sewer Infrastructure	Exit 14-Arnold Rd Extension	55,219.12
Solid Waste Infrastructure	MRF Tire Loading Dock	535,050.65
Solid Waste Infrastructure	Agnew & Craytonville Convenience Center Improvements	329,341.86

Road Infrastructure	Improvements	6,417,433.00
	FY 24	
Government-Wide Assets	New Sheriff's Boat	190,948.27
Government-Wide Assets	New Fleet Services Gate at Entrance	28,077.64
Government-Wide Assets	Health Dept Elevator	194,565.00
Government-Wide Assets	Health Dept Roof	1,035,286.75
Government-Wide Assets	Powdersville Annex & Library Roof	56,421.38
Government-Wide Assets	Voter Registration Roof	202,463.99
Government-Wide Assets	Central Square Software	961,597.37
Government-Wide Assets	GPL Dock Lighting	16,141.55
Sewer Infrastructure	Upper Five Mile	777,156.94
Sewer Infrastructure	Hurricane Creek Pump Station Renovation	1,707,926.39
Sewer Infrastructure	Rexam, Gilmer, Regatta	1,670,545.69
Solid Waste Infrastructure		
Road Infrastructure	Improvements	2,965,405.00
	FY 23	
Government-Wide Assets	Purchase 311 Deep Creek Church Road Land	19,950.00
Government-Wide Assets	Equinox Park-Baseball Field Fencing & Gate	16,426.00
Government-Wide Assets	ASEC Chiller	692,721.00
Government-Wide Assets	Dolly Cooper Picnic Shelter	690,102.00
Government-Wide Assets	Green Pond Host Site	197,545.40
Government-Wide Assets	1428 Entryway	1,413,894.99
Government-Wide Assets	1428 Reroof-Warehouse	709,900.00

Government-Wide Assets	1428 Cisco switch	14,539.53
Government-Wide Assets	1428 Warehouse camera & card reader	17,457.85
Government-Wide Assets	New Fleet Building	10,382,028.81
Government-Wide Assets	Amphitheater Band Shell	955,398.66
Government-Wide Assets	Powdersville Fuel Station	202,902.22
Government-Wide Assets	Kid Venture	2,884,954.77
Government-Wide Assets	Museum Courtyard Project	110,045.79
Government-Wide Assets	Museum Fountain	115,238.16
Government-Wide Assets	Hurricane Springs Pickleball Court	308,532.00
Government-Wide Assets	Firemen's Memorial	52,003.17
Government-Wide Assets	New Courthouse Elevator	509,980.00
Government-Wide Assets	Great Lawn Project	382,595.72
Government-Wide Assets	ASEC Lighting & Scoreboard	501,964.98
Sewer Infrastructure	Bradley Road Interceptor	1,567,398.19
Solid Waste Infrastructure	King David Convenience Center	715,324.51
Solid Waste Infrastructure	Parker Bowie Convenience Center	1,256,887.97
Road Infrastructure	Improvements	2,170,287.00
	FY 22	
Government-Wide Assets	Dolly Cooper Baseball Field	408,555.89
Government-Wide Assets	Hurricane Springs	124,440.06
Government-Wide Assets	Wellington Park	200,185.00
Government-Wide Assets	PAWS Dog Park	610,812.28
Government-Wide Assets	Green Pond Amphitheatre	809,363.37

Government-Wide Assets	Green Pond Dock Expansion	1,697,102.04
Government-Wide Assets	Public Defender's Building	543,224.01
Sewer Infrastructure	Stonehaven Subdivision	915,558.36
Sewer Infrastructure	Welpine Gravity Sewer	2,141,465.04
Solid Waste Infrastructure	Starr Landfill Improvements	2,812,763.97
Road Infrastructure	Improvements	2,823,641.00
	FY 21	
Government-Wide Assets	Green Pond Phase II Improvements	1,183,588.00
Government-Wide Assets	Green Pond Power Supply Project	71,885.62
Government-Wide Assets	Chris Taylor Memorial Park	276,540.72
Government-Wide Assets	Saluda ADA Kayak Launch	354,237.65
Government-Wide Assets	TTI Building-Anderson	489,883.09
Government-Wide Assets	Zeucher Software	1,590,747.07
Airport Improvements	Airport Terminal	3,700,394.58
Sewer Infrastructure	Hurricane Creek Pump Station Rehab	760,761.92
Road Infrastructure	Improvements	5,628,435.00
	FY 20	
Government-Wide Assets	Green Pond Restroom Design	574,685.94
Government-Wide Assets	Haynie Park	53,181.22
Government-Wide Assets	East-West Parkway	540,069.12
Government-Wide Assets	1428 Pearman Dairy Rd-Anderson	6,035,397.50
Airport Improvements	Avigation Easements	1,007,909.65
Airport Improvements	Runway Rehabilitation	6,751,108.84
Airport Improvements	Obstruction Removal	428,614.10

Sewer Infrastructure	Arthrex	834,072.00
Solid Waste Infrastructure	Whitefield Convenience Center	514,344.57
Solid Waste Infrastructure	Wren Recycling Center	15,220.00
Solid Waste Infrastructure	Two-Ram Baler	458,602.00
Road Infrastructure	Improvements	3,714,514.00
	FY 19	
Government-Wide Assets	Dolly Cooper Football Field	348,505.47
Government-Wide Assets	NCH ADA Accessible Doors/Ramps/Parking	350,667.02
Sewer Infrastructure	Betsy Tucker Gravity Sewer	1,527,850.11
Sewer Infrastructure	5-Mile Inceptor Line-Phase II	2,045,888.82
Sewer Infrastructure	Green Pond Landing Waterline & Septic System	117,795.00
Road Infrastructure	Improvements	2,542,187.00
	FY 18	
Government-Wide Assets	Green Pond Upper Parking Lot	191,820.33
Government-Wide Assets	Green Pond Docks	1,048,395.24
Sewer Infrastructure	Leeward Landing Lift Station Rehabilitation	261,658.20
Sewer Infrastructure	5-Mile Inceptor Line-Phase I	52,344.60
Sewer Infrastructure	Shiloh Church Road Force Main Replacement with new lines	185,482.50
Solid Waste Infrastructure	Townville Convenience Center	800,085.06
Road Infrastructure	Improvements	1,803,376.00
	FY 17	
Government-Wide Assets	Museum Roof	507,266.04
Government-Wide Assets	Broadway Lake Dam & Retaining Wall	785,046.08
Government-Wide Assets	ASEC Roof	1,181,456.56

Government-Wide Assets	Timmerman Improvements	128,190.45
Sewer Infrastructure	5-Mile Inceptor Line	3,085,201.58
Road Infrastructure	Improvements	8,039,352.00
	FY 16	
Government-Wide Assets	Green Pond Event Landing	249,999.99
Government-Wide Assets	Green Pond Event Landing	2,922,311.60
Government-Wide Assets	Green Pond Event Landing	38,508.75
Government-Wide Assets	Brown Road	290,189.81
Government-Wide Assets	Equestrian Trail Home	380,629.27
Solid Waste Infrastructure	Slabtown Convenience Center	1,336,061.32
Road Infrastructure	Improvements	2,150,904.00
Davis, Rita - Anderson County Finance Department, Capital Budget Overview, email November 14, 2025		

South Carolina Code of Laws (6-29-510): (D) A local comprehensive plan must include . . . (7) a land use element which 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 . . .



4 Land Use Element



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ANDERSON COUNTY
SOUTH CAROLINA

Prepared by the Planning and Community Development Department with assistance from:

STEWART

Code Wright PLANNERS

INTRODUCTION

The Land Use Element provides a framework for future land use in Anderson County.



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

With a steadily growing population of 203,718 (2020 Decennial Census) covering 755 square miles, Anderson County has been traditionally rural but is seeing increased population growth and associated development pressure due to its proximity to the more urbanized Greenville County to the east and the I-85 corridor that runs east-west through the northern part of the County. This plan element represents a proactive effort to address concerns related to land use, growth and development.

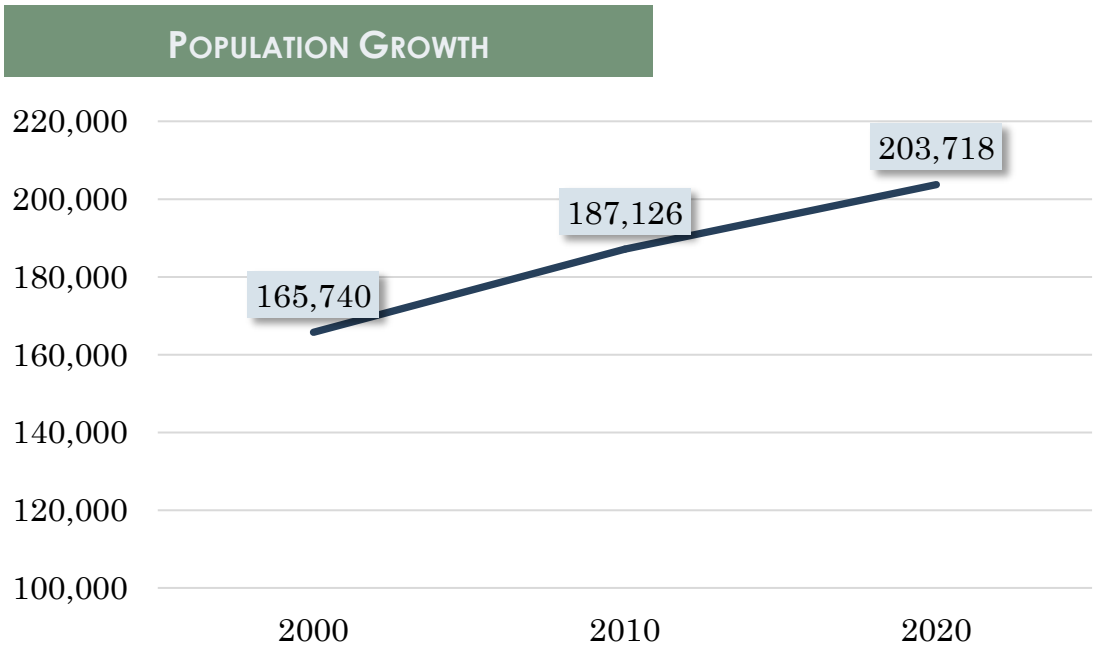


Figure 0-1: Population Growth (Decennial Census 2000, 2010, 2020)

PROCESS

The South Carolina Local Government Comprehensive Planning Act was passed in 1994 and requires all governing bodies that exercise planning authority or enact zoning or land development ordinances to have a current comprehensive plan. Adopted plans must be reevaluated every five years and updated every ten years to remain current with the community's value and responsive to emerging trends. Anderson County's last comprehensive plan was adopted in 2016. Due to increased growth pressure and concern about development, the County took steps to update the comprehensive plan and regulations.

The Land Use Element was developed over an eight-month period between the spring of 2025 and winter of 2025. This update occurred concurrently with the update of the Community Facilities, Population, Housing and Priority Investment elements of the Anderson County Comprehensive Plan.



The planning process combined community input, background analysis, and guidance from elected and appointed boards to gain an understanding of

current conditions, local priorities, and direction that is included in this document. The plan was completed in four phases:

- Phase 1: Initiation & Analysis
- Phase 2: Engagement & Visioning
- Phase 3: Draft Land Use & Community Facilities Element
- Phase 4: Review and Adoption

Phase 1 included a tour of the county, data collection, mapping and demographic analysis, plan review, and stakeholder meetings. Phase 2 included a community survey, public workshops, and coordination with county staff and the Planning Commission. Phase 3 included the drafting of recommendations and the Future Land Use Map. This phase occurred concurrently with the drafting of recommendations for the Community Facilities Element and other plan elements led by County staff including the Housing, Population, and Priority Investment Elements. A summary of input received, and draft recommendations were presented at a public forum in late October. The draft plan document was available for review and comment in advance of a public hearing in December at the Planning Commission meeting.

PUBLIC ENGAGEMENT

Public engagement was a critical piece of the planning process. The process began with stakeholder interviews in July and August of 2025. The project team met with representatives from County Administration, Parks and Recreation, Public Safety, Public Works, GIS, developers, County Council members, citizens, non-profits, and local governments within the county to discuss issues and priorities.

Public meetings were initiated by County staff in July of 2025. Additional meetings were held in different areas of the county in August, September, and October. See the table below for a list of public meeting locations and dates.

PUBLIC MEETINGS

Meeting Location	Meeting Dates
Friendship Fire Department	July 2025

Meeting Location	Meeting Dates
Whitefield Baptist Church	July 2025
Cedar Grove Elementary School	July 2025
Long Branch Baptist Church	August 2025
Tri-County Tech	September 2025
Mount Airy Baptist Church	September 2025
Anderson County Civic Center	October 2025

PUBLIC MEETING RESULTS

Each public meeting had a different format based on the phase of the planning process. Initial meetings in July asked a variety of questions about values and priorities related to growth and development, housing, community facilities, and transportation. Themes from these meetings are listed below:

Themes from July Meetings

- Attendees valued rural areas, agricultural land, rivers, lakes, and the character of Anderson County.
- Improvement priorities included roads, trails, preservation of natural resources, and attainable housing.
- There was concern expressed over subdivision size, high density development and over-development in rural areas.

The public workshops in August and September included a short presentation and a series of exercises where attendees could provide input on land use and open space priorities, issues and priorities in their part of the County, and bigger picture goals.

Residential Preferences

Community input indicated a clear preference for low-density residential development with Large Lot Residential receiving the most votes and Conservation Design receiving the second most votes. Conservation Design is a technique where large areas of open space are preserved and development is

clustered away from natural resources.

LARGE LOT RESIDENTIAL





CONSERVATION DESIGN





Secondary preferences included Pocket Neighborhoods and Farmhouse Cluster subdivisions. Pocket neighborhoods are versions of a conservation design subdivision with lower overall densities. Pocket neighborhoods are small footprint homes clustered around a shared open space or plaza.

FARMHOUSE CLUSTER





POCKET NEIGHBORHOOD



Higher density housing types received the least amount of votes. These included medium density subdivisions, townhomes and apartments.

Parks and Open Space Priorities

The highest ranked parks and open space priorities included:

1. Agricultural Preservation
2. Protecting Water Quality
3. Scenic Views and Rural Landscapes tied with Protecting Habitats and Rare Species, and Mature Forests
4. Greenways and Trails

Other Development Priorities

For Development Priorities, *Protection of Farms and Open Space* received the highest level of support, followed by *Transportation Improvements* and *Utility and Infrastructure Upgrades*. Common concerns included infrastructure not keeping pace with residential growth, with an emphasis on improving roads and schools

prior to the approval of additional subdivisions.

COMMUNITY SURVEY

A community survey was conducted to inform the development of the Comprehensive Plan. The survey was advertised on social media, at public meetings and other events, on the County website, and at locations throughout the County. The survey was open from August 7 - October 6, 2025 and received 674 Responses.



COMMUNITY SURVEY RESULTS

The survey asked a variety of questions about feelings and challenges related to growth, preferred land use types, neighborhood design qualities, and community facilities priorities.

Challenges

When asked about the top three challenges facing the County respondents cited management of residential growth, traffic and infrastructure capacity, and loss of farmland and rural character.

Top Survey Responses

1. Management of residential growth
2. Traffic and infrastructure capacity
3. Loss of farmland/rural character

Land Use Preferences

Land use preferences from the community survey indicated that residents strongly prefer infill development and reuse of buildings and sites, agriculture and forestry uses, recreation uses, and small-scale commercial development. Based on survey results there was a preference towards discouraging residential subdivisions and certain high-impact land uses, including mining.

LAND USE PREFERENCES FROM SURVEY





Perception of Growth and Development

When asked about "How do you feel about growth and development in Anderson County?" a majority of respondents (79.5%) indicated that they felt like growth should be slowed and managed more effectively. Thirty-nine percent (39%) felt that growth should be more targeted.

Growth Management Measures

The survey inquired about which growth management measures respondents would support. Top responses included restricting the density or scale of residential growth, increasing standards to control the design or character of new development, and additional restrictions to high-impact land uses.

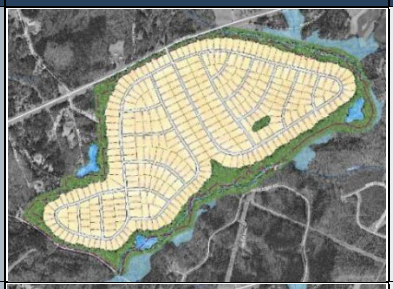
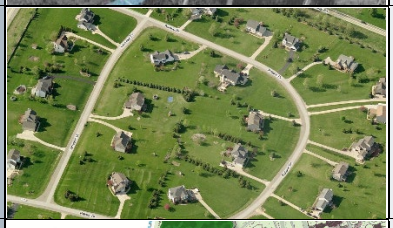
Growth Management Measures Supported

1. Restricting the density or scale of residential growth
2. Increasing standards
3. Restrictions on high-impact land uses

Neighborhood Design Preferences

Anderson County is growing and residential growth in the County can take different forms based on land use regulations and options. The survey asked which subdivision design type was preferred. Respondents indicated that there was a preference for subdivision design methods that preserved more open space or emphasized larger lots. The images and table below show results.

Neighborhood Design Preferences from Survey

Subdivision Type	Image	Support	Do Not Support	Neutral
Conventional subdivisions		12.99%	**64.80%**	22.20%
Conservation design		**46.36%**	33.77%	19.87%
Large lot subdivisions		**58.98%**	23.89%	17.13%
Farmhouse clusters		**66.72%**	10.33%	22.95%

In addition to overall neighborhood design type preferences respondents also indicated that preservation of natural areas and limiting overall density of development were the top two qualities that they thought were most important to new neighborhoods.

EXISTING CONDITIONS

ANALYSIS AND TRENDS

STUDY AREA

Anderson County is located in the northeastern portion of South Carolina, bordered by the State of Georgia on its western border and the counties of Oconee, Pickens, Greenville, and Abbeville. The county is bisected by key transportation routes including Interstate 95, US Highway 178, US Highway 76, and US Highway 29. Anderson County is southwest of Greenville and partially within the jurisdiction of the Greenville-Pickens Area Transportation Study and the Appalachian Council of Governments. Within the county, there are eight municipalities (including Anderson, Honea Path, Pelzer, and others) and many unincorporated areas (including the historic mill village of Piedmont). Lake Hartwell, the Savannah River, and the Saluda River are all located within or bordering Anderson County and provide water and recreational access.

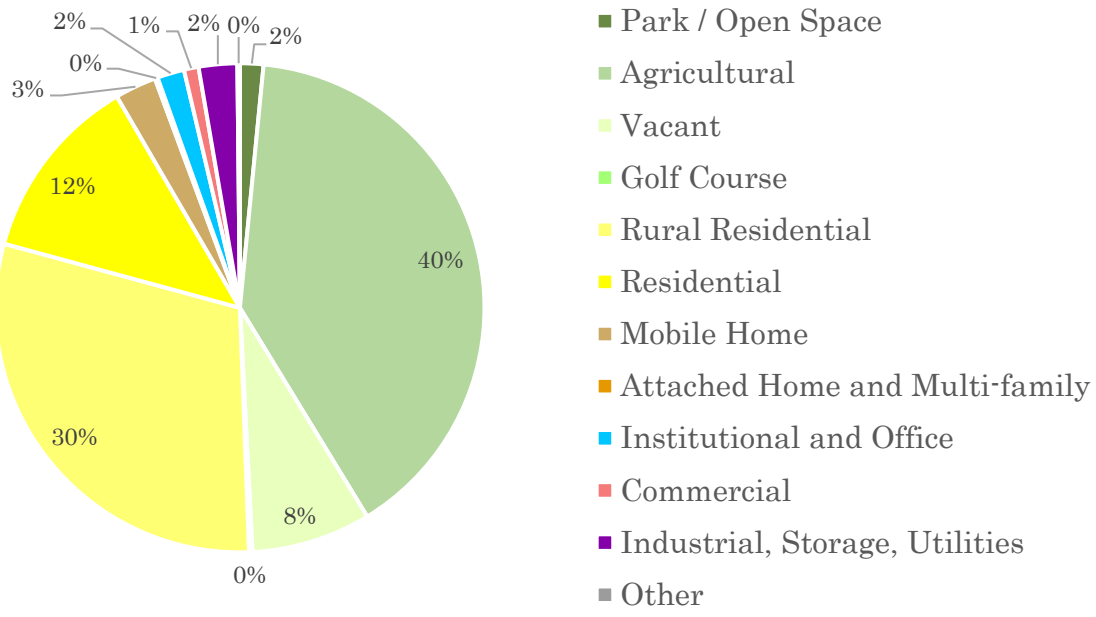
EXISTING LAND USE

Existing land use is determined using a combination of parcel and building function data and aerial imagery. As opposed to zoning, it represents an inventory of how the land in an area is currently being used. It also shows the quantities of individual uses and their spatial patterns.

The table, map, and chart below shows Anderson County's existing land use as of mid-2025. Anderson County is predominantly rural, with agricultural and rural residential (residential lots larger than 3 acres) uses accounting for 69.5%, or 296,393 acres, of land use in the county. Other residential uses, including single family, mobile homes, and multifamily/attached account for another 15.3% of land use. Industrial areas are mostly found on the outskirts southwest, east and northwest of Anderson, along Interstate 85, and the US 76 corridor between Anderson and Pendleton. Commercial areas are concentrated in and near municipalities and along major corridors. Concentrations of commercial uses exist

in the county along US 29, in Powdersville along Highway 153, along Highway 81, west of the City of Anderson and near Lake Hartwell along Highway 24. Unincorporated communities, including historic mill villages also have existing commercial uses and a history of these uses.

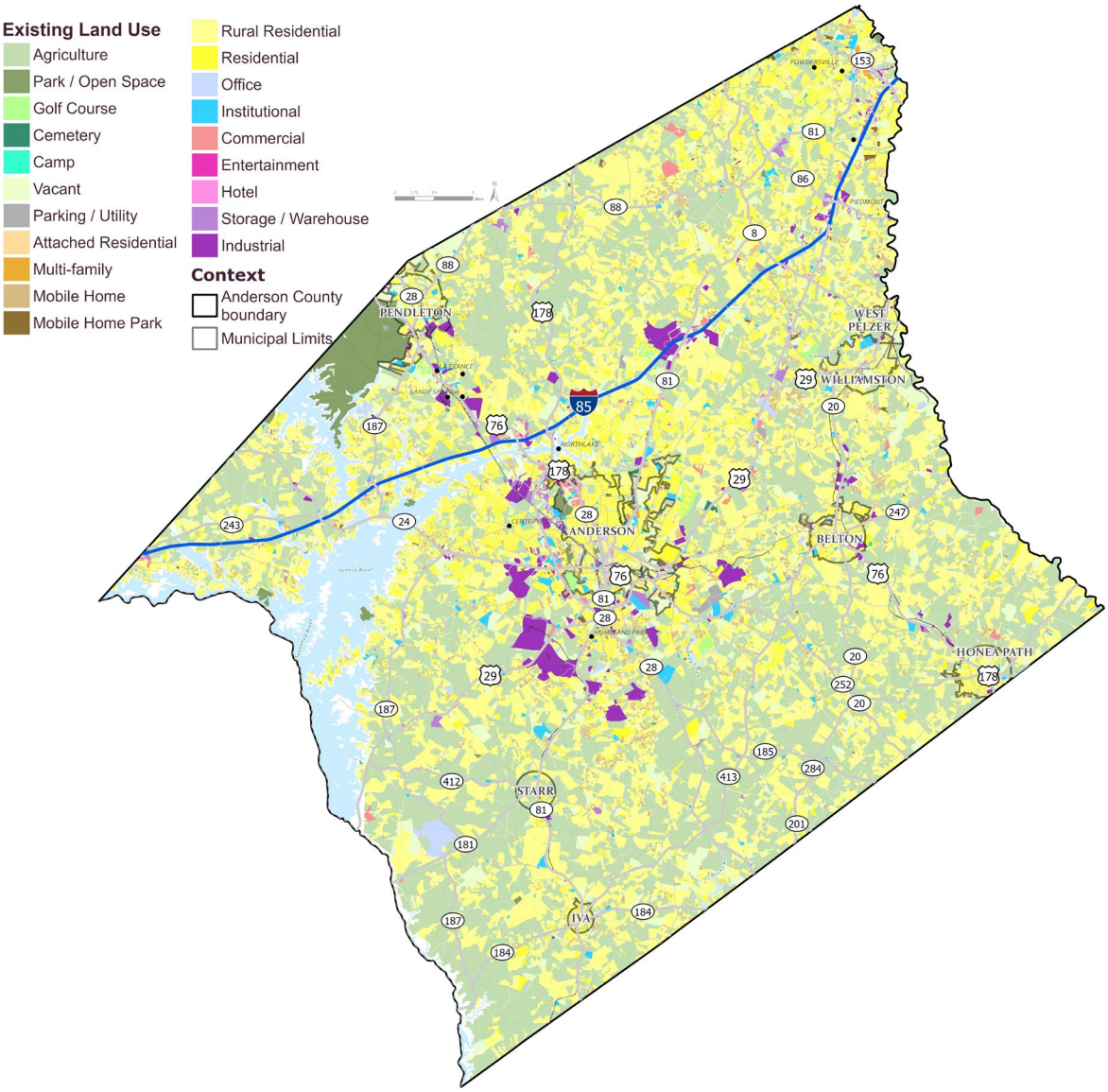
Existing Land Use Chart



Existing Land Use Table

Existing Land Use	Parcels	Acres	Percent
Park / Open Space	93	6,601	1.5%
Agricultural	8073	169,325	39.7%
Vacant	7974	33,643	7.9%
Golf Course	12	973	0.2%
Rural Residential	8925	127,068	29.8%
Residential	74007	52,765	12.4%
Mobile Home	11929	11,678	2.7%
Attached Home and Multi-family	1902	802	0.2%
Institutional and Office	1399	7,618	1.8%
Commercial	2151	4,120	1.0%
Industrial, Storage, Utilities	1142	10,845	2.5%
Other	126	704	0.2%
		426,144	100.00%

Existing Land Use Map



NATURAL RESOURCES

Anderson County is located in the Upstate of South Carolina with rolling hills that become more pronounced in the northwestern part of the County as it nears the Blue Ridge Mountains. The county is home to a variety of natural resources including its expansive forests, 41 parks and other conservation areas, agricultural lands, wetlands, and over 300 miles of shoreline along Lakes Hartwell and Russell. The County is bordered by the Savannah River, which is formed in Lake Hartwell, to the west and the Saluda River in the east. Nearly 10% of the County lies within the 100-year floodplain, including both wetlands and water.

483,632
ACRES OF LAND
39,888
ACRES OF WETLANDS
22,491
ACRES OF FLOODPLAIN
7,776
ACRES OF PUBLIC LAND AND PARKS

Tourism and recreation bring in 10.5 million visitors annually, with many being drawn by fishing opportunities on Lake Hartwell. These opportunities include tournaments held at Green Pond Landing, which brought in $116 million in visitor spending between 2014 and 2024.

LAND COVER

According to the US Department of Agriculture's CropScape dataset, which relies on satellite imagery for its data, 49.7% of Anderson County's land cover is classified as agricultural. Forested and developed land account for 23% each of the County, while water and wetlands combine to cover 3.4%.

AGRICULTURE

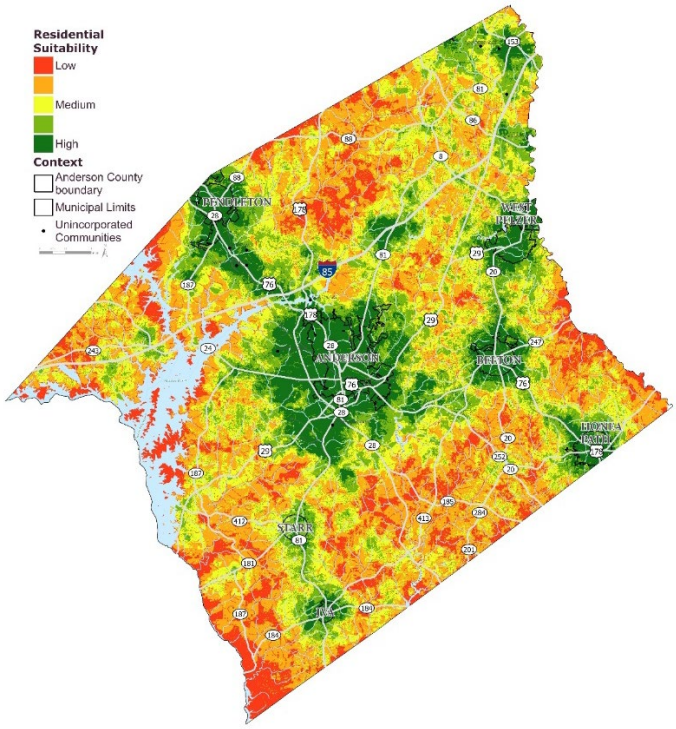
According to the Census of Agriculture in 2022, Anderson County had 1,552 farms, which covered 174,494 acres and had an average size of 112 acres. Farms sold $8,437,000 worth of products, with hay and miscellaneous crops being the most sold crops, followed by grains and dry beans. Poultry was the most commonly sold livestock, followed by cattle.

LAND USE SUITABILITY

A land use suitability analysis was conducted using Geographic Information

Systems (GIS) software. The analysis took into account environmental and economic factors that make land attractive for different types of development. The analysis was used to create suitability maps for residential, commercial, and industrial land uses. These maps were used as an input, along with community and stakeholder input for identifying land use recommendations in the plan.

RESIDENTIAL SUITABILITY MAP



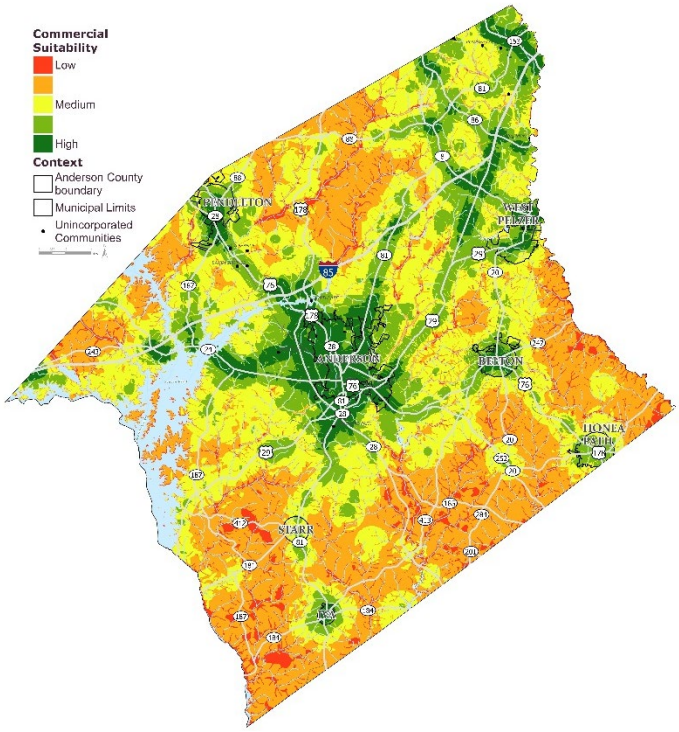
See appendix for larger version of map.

The areas with the highest suitability for residential development are primarily concentrated around the incorporated areas of Anderson County. There are also corridors of higher suitability linking Anderson to Pendleton and Belton, and between Honea Path, Belton, and West Pelzer. The Powdersville area near Greenville in the far northern tip of the county also has higher suitability which is likely due to existing development, utilities, and proximity to commercial.

Residential suitability inputs included:

- Street density
- Proximity to existing residential development
- Proximity to commercial services
- Proximity to schools and parks
- Distance from existing industrial areas
- Environmental constraints (proximity to streams, floodplains, and wetlands)
- Lands not on steep slopes
- Proximity to utilities infrastructure
- Proximity to major intersections
- Parcel size

COMMERCIAL SUITABILITY MAP



See appendix for larger version of map

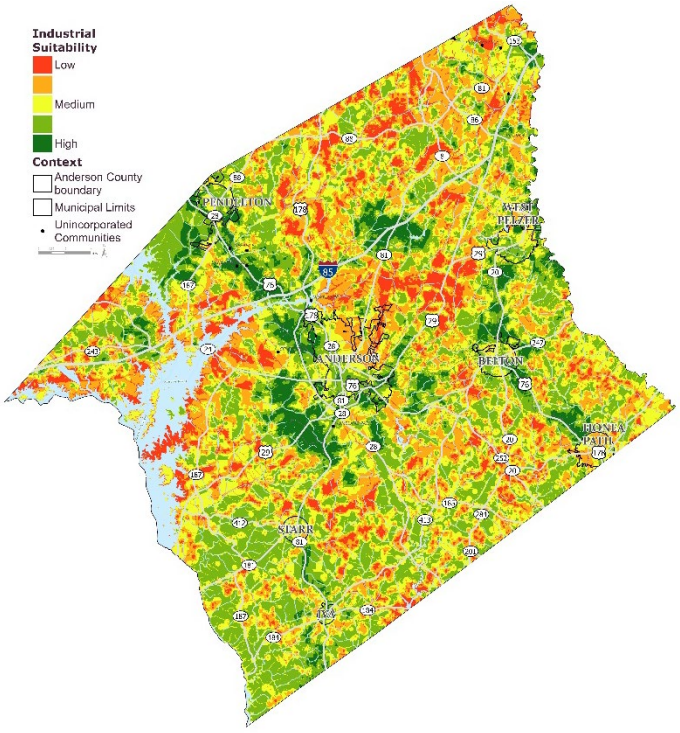
The areas with the highest suitability for commercial development are in the central part of the county, surrounding Anderson, within the city limits of the other incorporated towns, and in the far northern tip closest to Greenville. Outside of

the above areas, suitability is concentrated in corridors along US 76, US 29, SC 81, and SC 24.

Commercial suitability Inputs include:

- Density of existing residential development
- Proximity to commercial and services
- Proximity to high traffic roadways
- Proximity to major intersections and exits
- Proximity to city limits and unincorporated community centers
- Environmental constraints (proximity to streams, floodplains, and wetlands)

INDUSTRIAL SUITABILITY MAP



See appendix for larger version of map.

The areas with the highest suitability for industrial development are close to, but outside, the city limits of the incorporated areas. These include areas to the south and west of Anderson, again forming a corridor to Pendleton, south and west of Starr and Iva, and along the Honea Path-Belton-West Pelzer corridor. There is also

a pocket of higher suitability near the junction of SC 81 and Interstate 85.

Industrial suitability Inputs include:

- Distance from existing residential development
- Proximity to existing industrial development
- Proximity to major intersections and exits
- Environmental constraints (proximity to streams, floodplains, and wetlands)
- Proximity to utilities infrastructure
- Parcel size

GOALS AND RECOMMENDATIONS

GOALS

The following goals for the Land Use Element were developed based on stakeholder and citizen input during the planning process. Land use recommendations in this element are meant to advance these goals over time through incremental County decisions and initiatives, partnerships, and private actions.

Goal LU-1: Improve growth management in unincorporated Anderson County.

Goal LU-2: Protect natural resources, agriculture, and rural character.

Goal LU-3: Update standards and processes to mitigate impacts of new development.

Goal LU-4: Promote a balanced mix of land uses that supports a diverse tax base and quality jobs.

FUTURE LAND USE MAP

OVERVIEW

The Future Land Use Map and associated character areas represent the intended development pattern for the County for the next 5-10 years. The map in tandem with the policy recommendations in this element provide strategic direction on how and where to encourage different types of development, including residential, commercial, industrial growth and where growth management is necessary to protect natural resources, agriculture, and rural character.

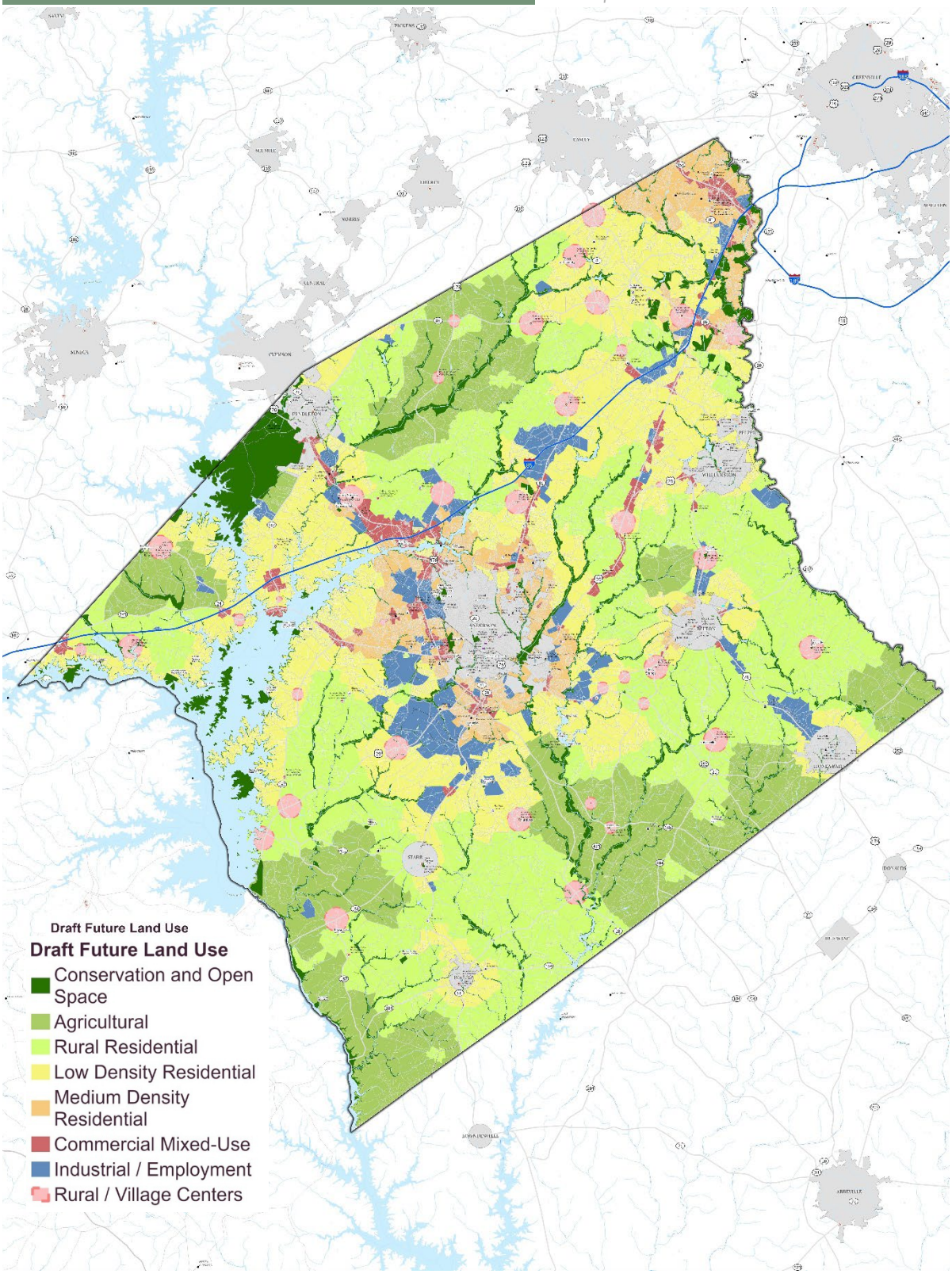
The Future Land Use Map includes eight character areas. These areas are described on the following pages. These descriptions include predominant land uses, relative intensity, locational characteristics, and shared design features needed in future development. The Future Land Use Map is meant to guide land use decisions, including application of zoning, rezonings, development design and infrastructure investment. The map should be consulted by staff, the private sector, and appointed and elected boards regularly. The map should be periodically updated as development occurs or changes in infrastructure access or capacity occur.

Future Land Use Map Highlights

- **Agricultural areas** show where concentrations of intact farmland and forestry areas are located
- **New residential character areas** differentiate residential areas based on density recommendations
- **Areas where growth can be managed** and existing development is reflected
- **Rural Centers** provide opportunities for small-scale commercial and civic uses
- **Commercial Mixed-Use areas** identify key commercial corridors
- **Industrial / Employment areas** identify strategic economic development opportunities

Future Land Use Map

See the Appendix for larger versions of this map.



Land Use Character Areas

AGRICULTURAL & RESIDENTIAL AREAS



Agricultural

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



Rural Residential

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



Low Density Residential

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



Medium Density Residential

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

Land Use Character Areas

COMMERCIAL & INSTITUTIONAL AREAS



Parks and Open Space

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



Rural/Village Center

- Small-scale commercial/non-residential activity
- Some residential, including single family detached and some attached housing where appropriate



Commercial Mixed-Use

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



Industrial Employment

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

RECOMMENDATIONS

Goal LU-1: Improve growth management in unincorporated Anderson County.

1.1: DIRECT GROWTH TOWARDS AREAS WITH ADEQUATE INFRASTRUCTURE AND SERVICES AND MANAGE GROWTH IN AREAS LESS SUITABLE FOR DEVELOPMENT.

A. Encourage growth within municipalities to reduce sprawl, limit impacts on existing transportation networks, and efficiently utilize infrastructure and services.
B. Encourage a mix of land uses and compact development patterns near municipal limits and in areas with adequate transportation and utility infrastructure.
C. Encourage infill development and reuse of underutilized commercial properties.
    - Create custom land use regulations or a zoning overlay to allow for context-sensitive infill development in rural centers and historic mill villages.
    - Consider incentives for infill development or redevelopment of vacant properties on commercial corridors that serve as gateways into the County and municipalities.
D. Discourage large-scale subdivisions and dense residential development in agricultural and rural areas without adequate utility and transportation infrastructure.





Despite recent growth, Anderson County is still predominately agricultural and rural. The County also has a number of unique unincorporated communities such as the historic mill village of Piedmont on the banks of the Saluda River.

1.2: CONSIDER NEW GROWTH MANAGEMENT INITIATIVES TO MANAGE THE LOCATION, PACE AND SCALE OF GROWTH.

A. Update land use regulations and zoning rules through the creation of a new Unified Development Ordinance.
   - An updated UDO should seek to provide clarity and predictability for landowners, developers and citizens.
   - Consolidation of zoning districts and updates to standards are recommended to improve development quality and better reflect community character.



Recently built residential subdivision in Anderson County

B. Consider adopting land use regulations or zoning that reduce development pressure areas in rural and agricultural areas and encourage growth in more suitable areas.
   - Rural Residential and Agricultural areas on the Future Land Use Map are target areas for rural / low-density land use regulations or zoning that steer higher density residential growth to more suitable areas.
   - Short-term changes to land development regulations could include:
     - *Increasing minimum lot width or lot size requirements*
     - *Implementing rural road buffers to reduce visual impacts of new development*
     - *Creating a minimum open space requirement for all major subdivisions*
     - *Establishing an agricultural protection overlay*

C. Consider updates to the zoning process.
   - The current process for establishing zoning for growing areas of the County is overly cumbersome compared to other counties in South Carolina.
   - Changes could be made to the process of getting zoning to a referendum and/or the role of the County Council in establishing zoning and/or assigning zoning districts.

D. Coordinate utility providers to establish an urban growth boundary.

E. Conduct small area planning efforts to refine land use recommendations for areas of the County with unique development challenges or opportunities, and/or areas with significant growth pressure.
   - These studies could recommend specific growth management techniques or priority areas for zoning initiatives.

Goal LU-2: Protect natural resources, agriculture, and rural character.

2.1: SUPPORT THE PROTECTION OF KEY AGRICULTURAL LANDS AND NATURAL RESOURCES.

A. Maintain and support agricultural operations.
   - Support efforts by the Cooperative Extension to provide assistance to agricultural and forestry operations.
   - Provide educational materials to landowners and coordinate with land trusts in efforts to permanently preserve land in Anderson County via voluntary conservation easements.

B. Consider the establishment of a purchase of development rights (PDR) program or a transfer of development rights (TDR) program to protect farmland and/or important habitats.

Case Study: Charleston County Green Belt Program

In 2004 and 2016 Charleston County voters passed a half-cent sales tax which funded transportation improvements and a land protection program. The funds dedicated to land protection have been used to implement a Comprehensive Greenbelt Plan and permanently protect rural lands and open space near urban areas. Since 2004 the program has protected 7,000 acres of working farm and timberlands as well as 21,000 acres of the County's most vulnerable properties.

For more information see:

- https://coastalconservationleague.org/projects/support-greenbelt-program/
- https://greenbelt.charlestoncounty.org/cgp.php

C. Consider updates to land use regulations to reduce development impacts on working farms.
    - Consider requiring additional setbacks or buffers in new residential subdivisions that are proposed adjacent to working agricultural operations.
    - Consider the creation of an agricultural overlay to reduce development pressure and/or impacts through new use standards, dimensional requirements, and/or notification requirements.

2.2: PLAN FOR A CONNECTED SYSTEM OF OPEN SPACE IN GROWING AREAS OF ANDERSON COUNTY.

A. Implement recommendations from the Anderson County Green Infrastructure Plan (2016).
    - Preserve mature forests and habitat cores by incentivizing development design that clusters development away from intact habitats.
    - Consider updating the Green Infrastructure Plan in the next two years with a focus on studying one or two growing areas of the County and developing recommendations for water quality improvement, habitat preservation and/or other policy changes.
B. Implement a minimum open space requirement for most residential subdivisions.
    - Currently only cluster developments and multifamily residential development have a minimum open space requirement. A modest minimum requirement of 10-15% open space for residential subdivisions with lots under a certain size or access to public utilities is recommended.
C. Encourage true conservation subdivisions that preserve large amounts of open space in exchange for flexibility in lot sizes or other dimensional requirements.
    - Currently conservation subdivisions allowed in the ordinance require only 20% open space. This should be revised and tailored to protect more open space.

- Two options for conservation subdivisions should be explored in the UDO update including:
    - *Conservation Subdivision: A conservation subdivision option available for development with access to water and sewer that requires at least 40% open space.*
    - *Farmhouse Cluster: A low-density version of a conservation subdivision that is feasible on well and septic that allows some flexibility in by-right lot size if open space and buffer requirements are exceeded. This style of development would allow for some flexibility to meet market demands while preserving rural character.*

2.3: ENCOURAGE DEVELOPMENT DESIGN AND ENFORCEMENT ACTIVITIES THAT PROTECT WATER QUALITY.

A. Maintain stream buffers and consider incentives for exceeding minimum buffer requirements.
    - Newly established riparian buffer requirements include a 50-foot riparian buffer on streams in watersheds that are less than 50 acres and a 100-foot riparian buffer on streams in watersheds greater than 50 acres.
B. Evaluate the effectiveness of the riparian buffer requirements adopted in 2025 and amend to ensure long-term water quality.
C. Require on-site stormwater control measures that reduce impacts of new development on waterways.
    - Stormwater requirements should seek to mimic pre-development hydrologic conditions, limit impacts on adjacent properties, and reduce the rate of stormwater runoff into streams.
D. Maintain adequate personnel and expertise for development review, permitting and enforcement activities.
E. Encourage or require Low Impact Development (LID) Techniques in new development.
    - Urban / suburban LID techniques should be used in Commercial / Mixed Use areas, Medium Density Residential areas, and Industrial / Employment areas. These techniques include clustering development,

managing stormwater close to the source, disconnecting impervious surfaces, and green stormwater infrastructure including rain gardens, stormwater planters, infiltration trenches, pervious pavements, and green roofs.

- Rural LID techniques should be used in Rural / Village Centers, Low Density Residential areas, and in Rural Residential areas. These include minimizing disturbed areas through the use of cluster / conservation development design, using bioretention swales, and reducing impervious surfaces to encourage infiltration and groundwater recharge.

2.4: IMPROVE TREE PRESERVATION REQUIREMENTS AND INCENTIVES.

A. Update existing ordinances to encourage protection of existing trees, discourage mass grading, and require tree planting for new developments.
B. Consider the establishment of a Grand Tree designation program.

2.5: ENCOURAGE ENVIRONMENTALLY SENSITIVE DEVELOPMENT ALONG THE SHORES OF LAKE HARTWELL AND ADJACENT TO MAJOR RIVERS IN THE COUNTY.

A. Require adequate setbacks, buffering, and building standards to preserve natural resources including water quality and limit visual impacts to viewsheds.

Goal LU-3: Update standards and processes to mitigate impacts of new development.

3.1: CONSIDER CHANGES TO REVIEW AND APPROVAL PROCESSES FOR DEVELOPMENT AND/OR ZONING.

A. Evaluate and development approval and permitting processes.
B. Streamline the approval process to allow for administrative approvals when appropriate.
C. Create and/or revise the applications for development review processes and add them to the website.

3.2: UPDATE STANDARDS AND PROCESSES TO MITIGATE IMPACTS OF NEW DEVELOPMENT.

A. Regularly evaluate and update zoning and land use regulations to assist in implementing the Comprehensive Plan.
B. Require adequate standards and improvements concurrent with development (e.g. open space reservation and transportation improvements).
C. Encourage multimodal transportation options including greenways, trails, and bike lanes in new development.
D. Consider local funding options for infrastructure and service improvements including roadway and intersection improvements, roadway repairs and resurfacing, safety initiatives, school expansions and improvements to maintain public safety levels of service.
E. Consider the utilization of a conditional use or special exception approval process with defined development standards for certain types of uses to mitigate impacts and/or require an extra level of review.

Goal LU-4: Promote a balanced mix of land uses that supports a diverse tax base and quality jobs.

4.1: PROMOTE A BALANCED MIXTURE OF USES IN STRATEGIC AREAS.

A. Coordinate with water and sewer providers to ensure capacity to support diverse uses.
B. Promote small-scale retail shops, large-scale retail, and offices near municipalities and in Rural Centers and Village Centers on the Future Land Use Map.
C. Encourage mixed-use development with retail, offices, and residential in municipalities and in Village Centers, and Commercial Mixed-Use Areas on the Future Land Use Map.
D. Encourage redevelopment and infill to revitalize aging shopping centers and commercial corridors.
E. Establish review and approval processes that allow for flexible uses with design review in key areas near Lake Hartwell and other appropriate areas.

F. Encourage office, manufacturing, and other industrial uses in Industrial / Employment areas shown on the Future Land Use Map.
    - Smaller-scale office, flex, or light industrial uses may be appropriate in other areas if adequate roads are present and conflicts with existing land uses can be minimized through site design techniques or other supplemental standards.

4.2: PROTECT PRIME INDUSTRIAL LANDS.

A. Study key corridors to identify prime industrial sites.
B. Coordinate with Development Corporation of Anderson County (DCAC) to maintain an inventory of available sites.
C. Discourage rezonings that could compromise prime industrial sites by introducing conflicting residential land uses.
D. Require adequate buffers and screening between proposed residential uses and existing and planned industrial uses.

4.3: ACCOMMODATE A MIXTURE OF HOUSING TYPES IN APPROPRIATE AREAS.

A. Encourage a mix of housing types in key areas based on surrounding context, zoning, and available utilities.
B. Consider updates to zoning and land use regulations to define and establish standards for a greater variety of housing types including missing middle housing types and pocket neighborhoods.

Note: See the Housing Element for more detailed recommendations related to housing.

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South Carolina Code of Laws (6-29-510): (D) A local comprehensive plan must include . . . (5) 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…



5 Community Facilities Element



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ANDERSON COUNTY
SOUTH CAROLINA

Prepared by the Planning and Community Development Department with assistance from:

STEWART

Code Wright PLANNERS

INTRODUCTION

The Community Facilities Element provides an assessment of Anderson County's facilities currently and a set of goals and recommendations that position it well for continuing to provide services for the next 10 years.

With a steadily growing population of 203,718 (2020 Decennial Census) covering 755 square miles, Anderson County has been traditionally rural but is seeing increased population growth and associated development pressure due to its proximity to the more urbanized Greenville County to the east and the I-85 corridor that runs east-west through the northern part of the County.

This plan element represents a proactive effort to address concerns related to its community facilities.

The Community Facilities Element provides an overview of public facilities and services available in Anderson County.



PROCESS

The Community Facilities Element was developed over an eight-month period between the spring and winter of 2025. This update occurred concurrently with the update of the Land Use, Population, Housing and Priority Investment elements of the Anderson County Comprehensive Plan.

The planning process combined community input, background analysis, and guidance from elected and appointed boards to gain an understanding of current conditions, local

priorities, and direction that is included in this document.

The plan was completed in four phases:

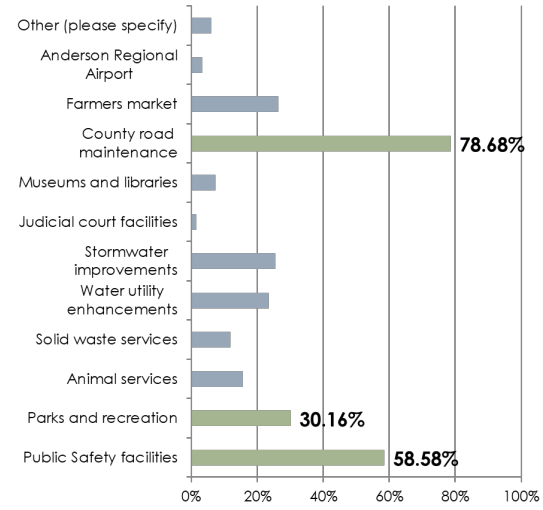
- Phase 01: Initiation & Analysis
- Phase 02: Engagement & Visioning
- Phase 03: Draft Land Use & Community Facilities Elements
- Phase 04: Review and Adoption



PUBLIC ENGAGEMENT- COMMUNITY FACILITIES

A Community Survey was conducted from August 7 to October 6, 2025 and we received 670 responses. A full summary of the responses is found in the Appendix. Three questions on the survey asked specifically about Anderson's facilities and services.

As Anderson County grows, what services should the County invest in?

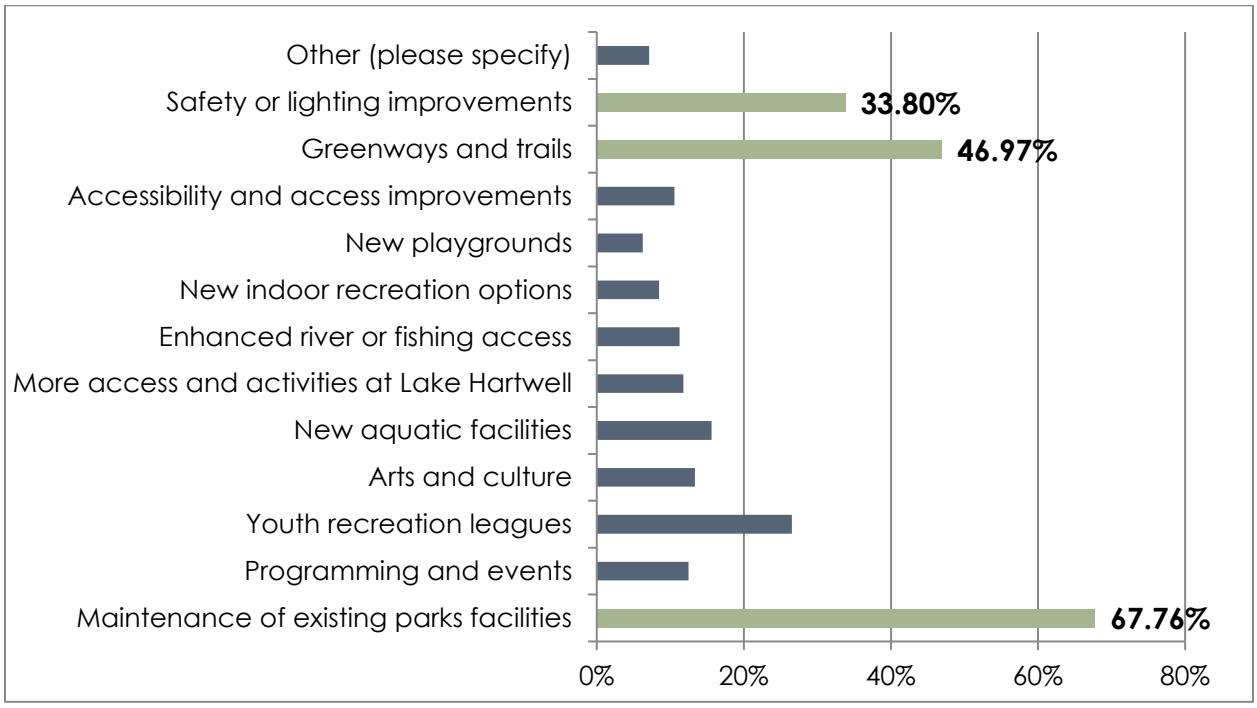


TOP 3

1. County Road Maintenance
2. Public Safety Facilities
3. Parks and Recreation

The Top 3 responses to this question were road maintenance, public safety facilities, and parks and recreation.
The next two questions asked were specifically about Anderson's parks and recreation. Anderson County maintains over 35 parks and facilities.

What are your priorities for Anderson County Parks and Recreation?



Maintenance of Anderson's parks was the #1 priority, but greenways and trails were a priority of almost half of the survey respondents. Safety and lighting improvements ranked third.

As a follow-up, the next question asked what specific park or area of Anderson County needed improvements or additional recreational opportunities.
From those who responded, the Piedmont/Powdersville area in northeast Anderson received the most requests for park improvements, followed by the Belton area and recreation areas around Lake Hartwell and the Saluda River.
Common requested improvements, regardless of location, were

- Basic parks upkeep and cleanup throughout the year
- More walking/running trails to connect neighborhoods to the nearest parks
- More recreational opportunities near the smaller communities so residents

do not have to travel so far

- Setting aside more land for passive recreational opportunities, like hiking and camping
- More dog parks
- Safety upgrades.

EXISTING CONDITIONS

Community facilities in Anderson County include parks, public works, public safety, and schools and libraries.
Some of these services are provided fully or partially by County Departments while others are provided by other service providers or partners.

PARKS

Anderson County has a diverse network of parks and recreation areas that enhance residents' quality of life by promoting health, social interaction, and community engagement. Located across the County, these parks contain a variety of amenities ranging from active recreation (i.e. sports fields and playgrounds) to passive recreation facilities including picnic areas, walking trails and water access facilities.



Hurricane Springs Park in northeast Anderson County. Photo courtesy County Park staff.

Table 1: List of Parks in Anderson County

Parks	Acreage	Descriptors
ASEC	51.14	7 baseball fields, 6 tennis courts, and 8 pickleball courts.
Beaverdam Creek WMA	181.7	Habitat for wood ducks, mallards, and Canada geese
Brown Road Ramp	2.27	Boat Ramp and 2 Fishing Piers
Cheddar Community Park	9.74	Walking trail and Playground
Chris Taylor Memorial Park	12.46	Pond, paved walking trails , playground, and picnic area
Courthouse Annex Park	0.68	Green Space next to Anderson County Courthouse
Cove Inlet Ramp	0.15	Singular boat ramp in a heavy residential area
Dolly Cooper Sports Complex	50.5	Baseball field, soccer field, kayak launch on Saluda river, and one playground
Double Springs Park	2.88	Walking trail, playground, and open space
Ebenezer Park	2.49	Walking trail and playground; Smaller church park
Equinox Park	8.41	Playground and one singular baseball field
Fants Grove WMA	7444	Hiking/Horseback trails, camping areas, and waterfowl sanctuary
Flat Rock Community Park	2.9	Walking trail and open space
Francis M. Crowder Park	56	Walking trails, open space, fishing areas, and picnicking
Friendship Community Park	2.07	Walking trail and playground; Smaller park behind Fire Department
Green Pond Landing & Event Center	39.83	Large Complex with 4 fishing docks, 2 boat ramps, and amphitheatre for events
Haynie Park	3.74	Lakeside green space with a gazebo on site
Hurricane Creek Ramp	1.38	Singular boat ramp and a fishing dock near townhomes; Island like
Hurricane Springs Park	19.31	4 baseball fields, 8 tennis courts, disc golf course, and 1 playground
Jacks Landing	0.66	Singular boat ramp at end of the road; close to Green Pond Landing
Kidventure 2.0	1.48	Outdoor interactive park; playground and splash pad
McFalls Landing	3.16	Boat Ramp, Event/Community center, 3 fishing docks;
Mountain View Park	21.21	End of the road boat ramp; rest area
Mt. Bethel Community Park	3.73	Singular baseball field and walking track
Muldrow Park	0.91	Lakeside rest area; one fishing dock
Parker Bowie Sports Complex	31.93	4 baseball fields
Pendleton Community Park	3.42	Baseball field, 2 basketball courts (full), and a playground
River Forks Recreation Area	101.08	Swimming area, singular playground, walking trails, and picnic shelters
Sadlers Creek State Park	398	Water recreation areas, rv and camping spots, fishins areas, and picnic shelters
Sandy Springs Community Park	12.18	Lighted walking trail with large open space in the middle
Starr Athletic Complex	12.71	2 baseball fields, 2 tennis courts, a sports field for soccer/football, and practice facilities
Starr Walking Track	6.5	Paved walking trail and playground
Susan St. Park	0.55	Smaller greenspace, residential park
Thomas Crate Watt Park	1.22	Rural baseball field with a paved walking track
Tilley Ramp	0.39	Boat ramp at the end of a residential street; Lake Hartwell connection
Timmerman Jr Ramp	1.39	Boat ramp, fishing pier, and tree swing over water; swimming area
Townville Elementary Park	9.64	Walking trail, baseball fields, and playgrounds
Weldon Island Recreation Area	14.28	Boat ramp, picnic shelters, playground, and walking trails
Wellington Park	3.81	Playground, Baseball field, and full-length basketball court
White City Ramp	0.56	Boat Ramp; Swimming spot (Tree Swing)

ACCESS TO WATER

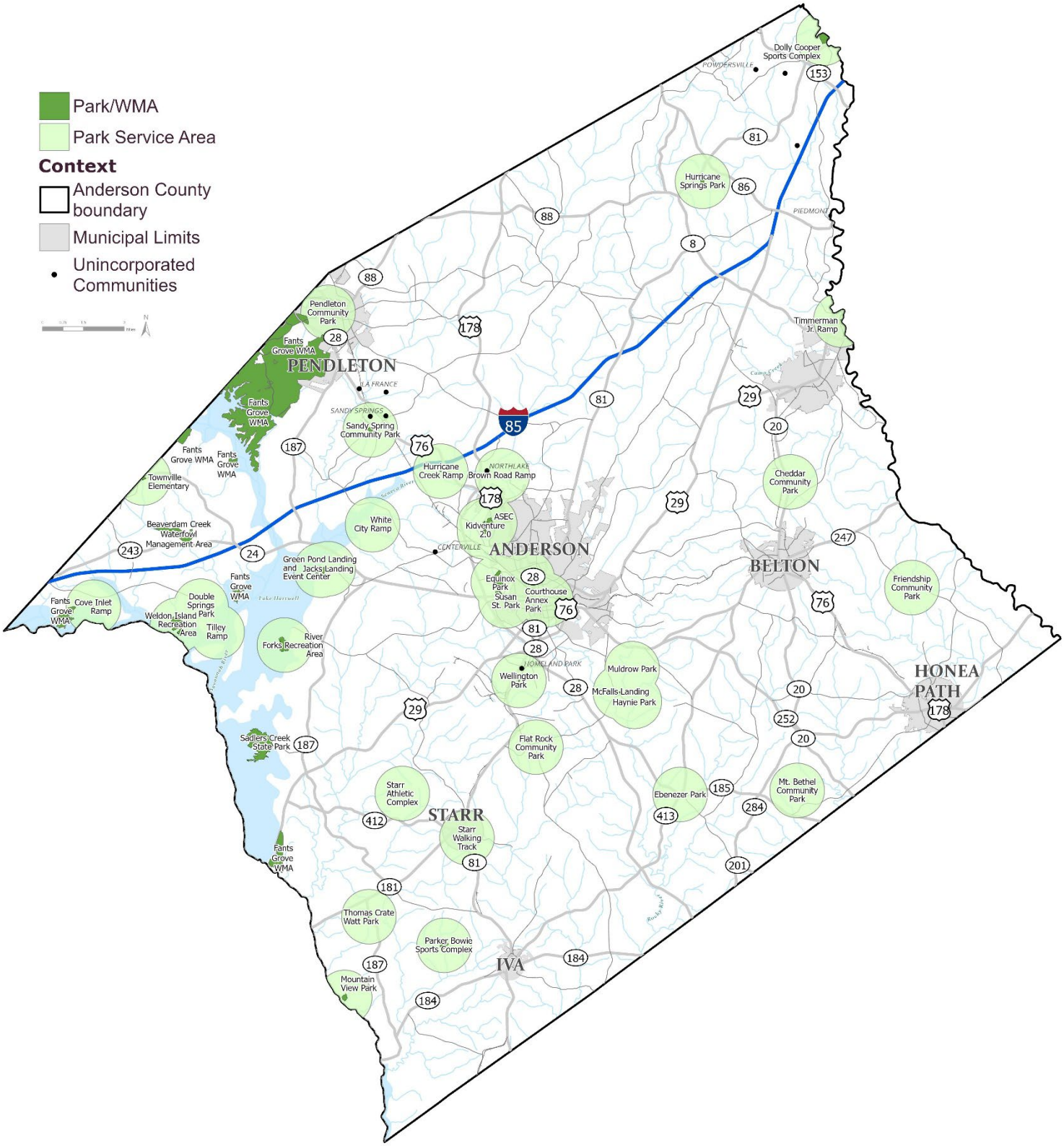
Anderson County has extensive access to water activities on both the east and west sides of the County. Highlights include

- River Forks Recreation Area- 182 acres leased from the Army Corps of Engineers on Lake Hartwell. Offers swimming areas, fishing, boat ramps and a separate hunting area.
- Green Pond Landing Event Center- Serves a host to numerous national-level tournament fishing events.
- Dolly Cooper Park- Bordering the Saluda River in northeast Anderson County, this park provides multiple recreational amenities like baseball and soccer fields, a frisbee golf course, access to the Saluda River for fishing or kayaking, and a trail running along the River.
- Piedmont Riverfront Park- A 30-acre park currently under construction along the Saluda River and, along with Dolly Cooper Park, part of the Saluda River Blueway. It will provide extensive access to the Saluda River for kayaks and boats, as well as an extensive trail network.

LEVEL OF SERVICE

Anderson has many parks but residents do not necessarily have equal access to them, based on where they live. This Level of Service map depicts a one-mile radius of each park and it identifies many areas in the County that could benefit from additional recreational opportunities.

EXISTING PARKS LEVEL OF SERVICE MAP



Map of Parks in Anderson County with 1-mile Level of Service

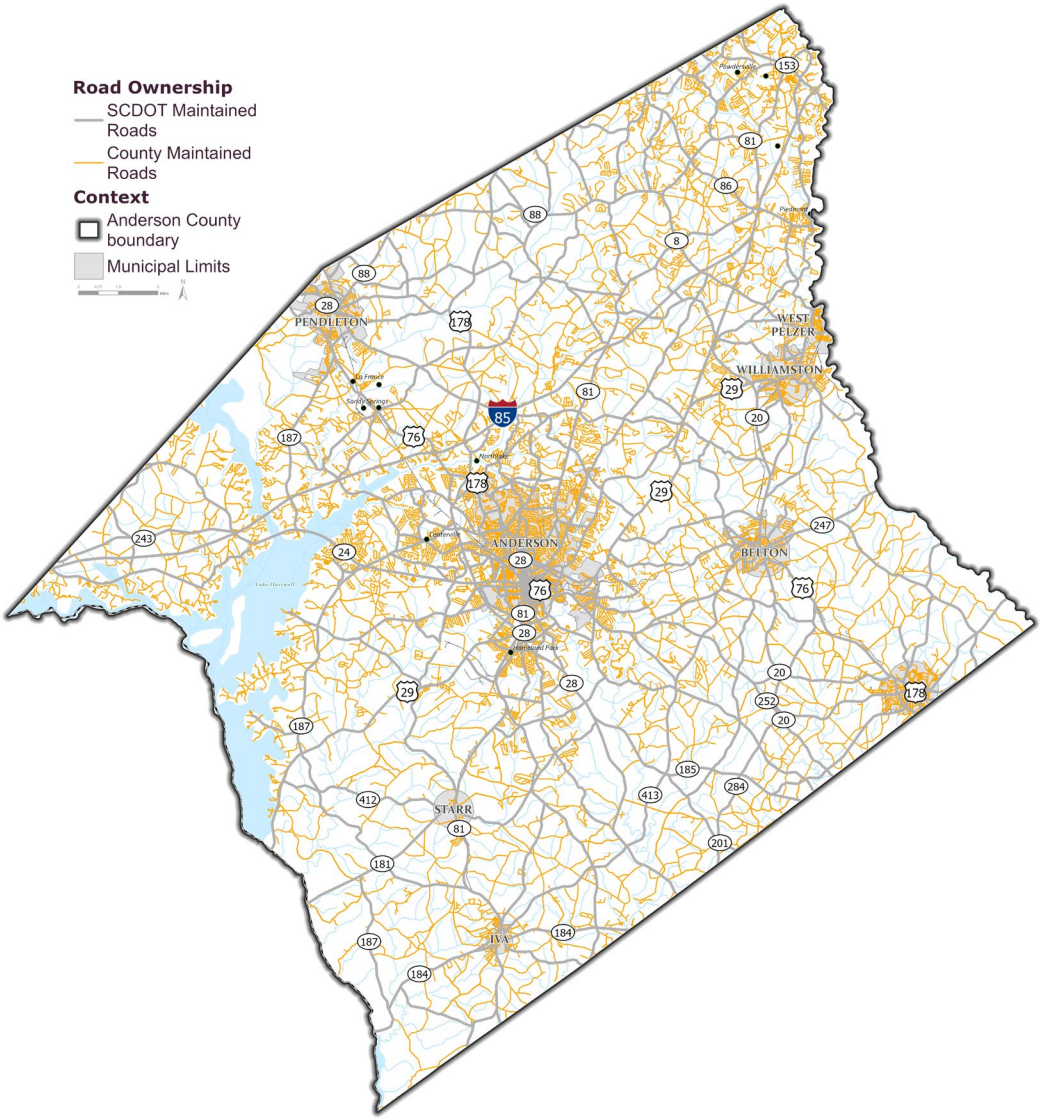
FUNDING

Funding for Anderson County Parks is limited to grants and state legislative appropriations. Revenue from a County hospitality tax or development impact fees have been discussed but are not have not been implemented.

PUBLIC WORKS

ROADS AND BRIDGES

Anderson County's Roads and Bridges Department maintains all County roads and the South Carolina Department of Transportation maintains all of the state roads.



The Roads and Bridges Department maintains 1,553 miles, compared with the 1,300 miles of state-owned roads. Of the 89 full-time positions, 79 are currently filled and the Department is seeking to add an additional special projects crew of 8 additional employees.

Two corridor studies have recently been conducted for SC Highway 81 and US Highway 29.

- Anderson County hired AECOM to conduct a corridor study of SC Highway 81 (Anderson Road) in the busy northeast area of the County near the Powdersville community. Specifically, the study area began at the intersection of Lake Road/Wren School Road and ended at the intersection of Powdersvile Main/Piedmont Road, approximately 5.7 miles. Short-term improvements recommended by the study include new turn lanes and signals near the intersection of Highway 81 and Old Williamston Road, Sherman/Pine Road, and Circle Road.
- The Appalachian Council of Governments conducted a separate corridor study on US 29, which connects the City of Anderson to I-85, in 2024. Short-term recommendations include multiple intersection improvements between Whiten Road and Rogers Road.

WATER AND WASTEWATER

Anderson County does not operate its own water supply service. Most residents receive their water from water suppliers who are members of the Anderson Regional Joint Water System (ARJWS) and the County works closely with ARJWS to ensure quality water is being provided consistently within the service area. Lake Hartwell is the water source for all of the 14 member utilities, except for Belton-Honea Path Water Authority, which receives its water from the Saluda River, along Anderson County's eastern border.

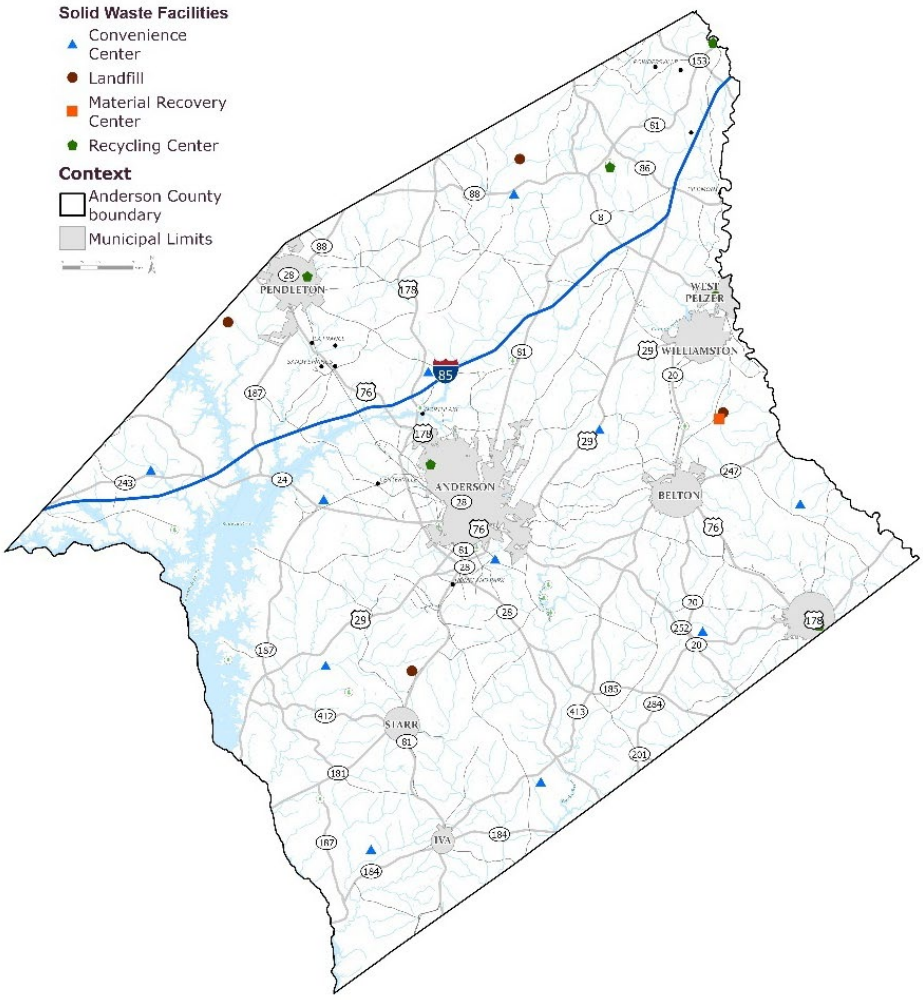
For many years, Anderson County operated the Six and Twenty Wastewater Treatment Plant, but since being decommissioned in 2025, wastewater from the County now runs to 2 plants in the City of Anderson and 1 plant in Pendleton.

For residents not on a wastewater system, on-lot septic systems are required. If not maintained by the owner, septic systems can have a damaging effect on the

quality of groundwater, which may serve as a source of drinking water for those using wells.

SOLID WASTE

This division operates 11 convenience centers, 5 recycling centers, the Starr C&D Landfill, and a Materials Recovery Facility near Belton. Residential garbage collection is provided by multiple private haulers throughout the County.



Map of Solid Waste Facilities across Anderson County.

STORMWATER

The goal of Anderson County's Stormwater Department is to protect the County's lakes, streams, and groundwater from pollution. With 6 full-time positions, the Stormwater Department

- manages stormwater runoff from County facilities

- permits and inspects stormwater management on private land development
- identifies pollution sources contributing to the County's stormwater system and works to reduce or eliminate them.
- coordinates with the South Carolina Department of Environmental Services to monitor impaired streams and develop plans for remediation. These streams have a total maximum daily load of pollutant discharge that must be maintained.

Table 1: TMDL Watersheds in Anderson County

TMDL Watershed	Pollutant of Concern	Effective TMDL Date
Upper Saluda River Basin	Fecal Coliform	September 2004
Upper Savannah River	Fecal Coliform	July 2005
Big Generostee Creek	Fecal Coliform	September 2004
Rocky River-Wilson Creek	Fecal Coliform	September 2004
Broad Mouth Creek	Fecal Coliform	May 2005

In 2025, Anderson County adopted a riparian buffer ordinance that protects streams and wetlands during development.

AIRPORT

Established in 1938, the Anderson Regional Airport's mission is to provide a self-sustaining, premier regional airport facility that encourages economic growth in the area. Located west of the City of Anderson, the Airport employs four full-time employees and four part-time employees. Recent investments include a new terminal building, re-paving of the primary runway and the paving of a second runway currently under construction. Demand for more hangars to serve individual and corporate customers continues to increase, but public funding for the hangars has not been identified.

PUBLIC SAFETY

SHERIFF'S DEPARTMENT

The Sheriff's Department, which is headquartered at 305 Camson Road, currently employees 230 sworn officers. The Department has a support division and an operations division. The support division includes the school resource officers, court security, detention center operations, emergency management and dispatch. Investigations, patrolling, animal control, and lake patrol are among the services located in the operations division.



New County Detention Center under construction in the City of Anderson

NEW DETENTION CENTER

Expected to be completed by the end of 2026, Anderson County's new Detention Center will house 650 inmates and will be located adjacent to current detention center at Matthew Drive and Martin Luther King Boulevard.

E-911/DISPATCH CENTER

The County's 911 Dispatch Center handles dispatch responsibilities for all public safety agencies throughout Anderson County, including for all municipalities.

MARINE RESPONSE

Because of large number of residents and activity on Lake Hartwell, the Sheriff's Department also maintains a number of boats and trained personnel to respond to marine emergencies.

FIRE DEPT. / COMMISSION

The Anderson County Fire Protection Commission oversees fire services for all areas of the County not served by municipal fire departments. The Fire Protection Commission depends largely on volunteers, currently numbering at close to 850. When volunteer positions become vacant and go unfilled, the County will have to create new paid positions to keep the same level of service and ISO rating. Equipment upgrades have occurred recently, resulting in no fire truck older than 10 years. Communication equipment is needed and will be a major investment in the near future.

According to the South Carolina State Firefighter's Association, Anderson County operates with a 3/3y ISO rating, meaning
Class 3: within 5 miles of a station and 1,000 ft from a certified water source.
Class 3Y: within 5 miles of a station but beyond 1,000 ft from a certified water source.



Piercetown Fire Station

Anderson County Rural Fire Departments by Physical Location		
Anderson County Fire Protection Commission HQ	210 McGee Rd	Anderson SC 29625
Anderson County Fire Service Training Facility	845 Hillhouse Rd	Anderson SC 29625
Broadway Station 8	1704 Speedway Dr	Anderson SC 29621
Broadway Station 8 Substation	101 Wentzky Cir	Anderson SC 29621
Center Rock Station 11	5125 Dobbins Bridge Rd	Anderson SC 29626
Centerville Station 9	196 Sullivan Rd	Anderson SS 29625
Cheddar Station 12	13715 Hwy 20	Belton SC 29627
Craytonville Station 21	1118 Trail Rd	Belton SC 29627
Double Springs Station 5	2601 Old Dobbins Bridge Rd	Townville SC 29689
Ebenezer Station 23	1416 Due West Hwy	Anderson SC 29621
Flat Rock Bowen Station 25	3115 Airline Rd	Starr SC 29684
Friendship Station 15	1938 Abercrombie Rd	Honea Path SC 29654
Friendship Station 15 Substation	4125 Shady Grove Rd	Honea Path SC 29654
Grove Station 18	1012 Brown Rd	Iva SC 29655
Homeland Park Station 3	3299 S Main St	Anderson SC 29621
Hopewell Station 20	2850 Concord Rd	Anderson SC 29621
Iva Station 10	9711 Hwy 81S	Iva SC 29655
Pendleton Station 2	108 S Depot St	Pendleton SC 29670
Piercetown Station 13	5150 Hwy 81N	Williamston SC 29697
Powdersville Station 7	10600 Anderson Rd	Easley SC 29642
Rock Springs Station 1	135 Hwy 413	Belton SC 29627
Sandy Springs Station 26	740 Blackmon Rd	Pendleton SC 29670
Slabtown Substation (For Stations 16 & 19)	715 Pickens Dr	Pendleton SC 29670
Starr Station 4	7771 Hwy 81S	Starr SC 29684
Three & Twenty Station 19	1301 Three & Twenty Rd	Easley SC 29642
Townville Station 17	8508 Hwy 24 W	Townville SC 29689
Walker McElmoyle Station 16	7101 Hwy 178	Pendleton SC 29670
West Pelzer Station 6	97 Main St	Pelzer SC 29669
Whitefield Station 22	4000 Hwy 29N	Williamston SC 29697
Williford Station 27	3738 Hwy 187S	Anderson SC 29624
Wren Station 24	2209 Hwy 86	Piedmont SC 29673
Zion Station 14	5503 Hix Rd	Anderson SC 29625

EMERGENCY MANAGEMENT

Operating within the Sheriff's Department, Emergency Management employs 4 full-time personnel, 3 part-time, and one intern. Because of reductions in federal emergency management assistance, this division will take on a larger role and may require more funding. Anderson County has numerous industries and manufacturers that use hazardous materials, the emergency management division trains to respond to incidents involving these materials. In 2024, following Hurricane Helene and the Rock the Country concert event, the division was recognized as the South Carolina Emergency Management agency of the year for the way it responded to these events.

EMERGENCY MEDICAL SERVICES (EMS)

Anderson County has 48 full-time employees, 15 part-time employees, and 6 administrative personnel. Recognized as the EMS system of the year in 2021, With 15 paramedic quick response vehicles owned by the County and 17 more transport units from a private EMS provider, Anderson County EMS is able to provide a high level of care and response time much better than the national average.

SCHOOLS AND LIBRARIES

SCHOOLS

Five public school districts, operating under the jurisdiction of the state, cover Anderson County. The Districts combine to serve over 32,200 pre-k to 12th grade students countywide while employing approximately 2,000 teachers.

Recently completed or planned additions to school facilities include:

- District 1: Oak Hill Elementary (open in 2026)
- District 2: Proposed new consolidated middle school
- District 3: New Crescent Middle School planned to be built next to Crescent High School
- District 4: New high school in Pendleton and current high school will become new Riverside Middle School
- District 5: Renovation of a building in Downtown Anderson for additional office space.

Among the facility and program updates at the Anderson campus of Tri-County

Technical College is a renovated Oconee Hall for academic classes and plans for a new physical therapy program beginning in 2027.

LIBRARIES

The Anderson County Library System provides services from 9 locations throughout the County. The system has a collection size of 334,292, split between print and digital media, and has been in operation for 117 years.

GOALS AND RECOMMENDATIONS

GOALS

The following goals for the Community Facilities Element were developed based on stakeholder and citizen input during the planning process:

Goal CF-1: Provide quality active and passive recreational opportunities for all ages and areas of the County.

Goal CF-2: Prioritize water and sewer system upgrades that support economic development and land use goals.

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

RECOMMENDATIONS

Goal CF-1: Provide quality active and passive recreational opportunities for all ages and areas of the County.

1.1: INVEST IN FACILITY MAINTENANCE AND UPGRADES AT EXISTING PARK FACILITIES.

A. Identify locations for modernization and beautification projects for existing facilities.
B. Improve safety through lighting improvements and increased police and park ranger presence at existing trails and facilities.
C. Promote accessibility by ensuring all facilities are ADA compliant.
D. Seek funding sources from County revenue (tourism-related) and parks and recreation grants.
E. Consider the creation of programming to meet needs of county residents.

1.2: IMPROVE ACCESS TO RECREATIONAL OPPORTUNITIES, PARTICULARLY IN UNDERSERVED AREAS OF THE COUNTY.

A. Study ways to serve underserved area northeast of the City of Anderson between Anderson, Belton and I-85.
B. Engage local communities to help determine maintenance and upgrade priorities at existing facilities.

1.3: DEVELOP A COMPREHENSIVE PARKS AND RECREATION MASTER PLAN WITH SHORT- AND LONG-TERM GOALS FOR CAPITAL INVESTMENT AND SERVICES.

1.4: WORK TOWARDS DEVELOPING MORE GREENWAY CONNECTIONS AND TRAILS.

A. Plan for a connected system of greenways and trails in growing areas of the county and near public lands.
B. Expand the greenway connections to and from the greenway adjacent to the East-West Connector.
C. Add wayfinding signage to existing trails and facilities.

D. Promote connectivity between parks, facilities, and subdivisions.
E. Work with municipalities to build connectivity throughout the County with attention to providing access to the more populated areas.

Goal CF-2: Prioritize water and sewer system upgrades that support economic development and land use goals.

2.1: PLAN FOR TARGETED EXPANSIONS OF UTILITY SERVICE IN AREAS OF ANTICIPATED GROWTH.

2.2: STUDY THE NEEDS REQUIRED TO EXPAND ECONOMIC DEVELOPMENT OPPORTUNITIES.

2.3: LIMIT THE EXPANSION OF UTILITIES IN RURAL/AGRICULTURAL AREAS OF ANDERSON COUNTY.

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

3.1: MAINTAIN AND IMPROVE PUBLIC SAFETY SERVICES.

A. Conduct a needs assessment to identify future equipment, building, and personnel needs, both short-term and long-term.
B. Explore funding opportunities including targeted impact fees that may allow a consistent level of service as population increases.
C. Continue to monitor population growth in the County and invest equipment and personnel where most needed to improve emergency response time.
D. Invest in more marine equipment to better respond to emergencies on Lake Hartwell, Saluda River, and other bodies of water where surrounding populations are increasing.
E. Train with local industries handling hazardous materials to prepare for and improve responses to emergencies.

3.2: MAINTAIN SOLID WASTE INFRASTRUCTURE SERVING THE COUNTY.

A. Upgrade convenience centers and landfills.
B. Coordinate with residential solid waste service providers to ensure

responsive and adequate service is being maintained as the population increases.

3.3: ENHANCE COMMUNICATION WITH ANDERSON COUNTY SCHOOL DISTRICTS TO UNDERSTAND SCHOOL ENROLLMENT TRENDS AND CAPACITY ISSUES.

A. Coordinate with the school districts on proposed developments to determine adequacy of facilities.
B. Consistently communicate plans for long-term growth, including partnering on long-term studies, to ensure continued high level of education.
C. Study fiscal impacts of growth and corresponding schools infrastructure needs.

3.4: ACTIVELY ENGAGE WITH THE SOUTH CAROLINA ASSOCIATION OF COUNTIES TO LEARN BEST PRACTICES FROM OTHER COUNTIES EXPERIENCING SIMILAR GROWTH PATTERNS.



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PLAN ASSESSMENT

2016 ANDERSON COUNTY COMPREHENSIVE PLAN

The Anderson County Comprehensive Plan serves as the framework for guiding long-term policy through 2036 to preserve and enhance the physical, social, and economic development of the county. The plan notes the population growth the county continues to see (projected to surpass 240,000 by 2030), as well as economic development successes with the county's I-85 frontage. The comprehensive plan is separated into nine distinct elements: Population, Economic Development, Natural Resources, Cultural Resources, Community Facilities, Housing, Land Use, Transportation, and Priority Investment.

As it relates to this plan assessment, the 2016 Anderson County Comprehensive Plan defines land use as "an analysis of existing development patterns, recent planning and plan implementation efforts, and a vision for future land use and growth management policies." Additionally, the plan defines community facilities development as "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."

COMMUNITY SERVICES & FACILITIES ELEMENT

Within the Community Services & Facilities element, the plan discusses the services provided by the county (mentioned in definition) and an assessment of the existing conditions of these services, as well as future needs and recommendations of funding options. Listed below are the services with current conditions and future recommendations.

Sheriff's Office and Detention Center

Anderson County currently has one dedicated sheriff's office, employing more than 450 personnel and operates the County Detention Center, County Emergency Management, Building Security, Animal Control, and the move to the E-911 service. The County's current detention center was built in 1956 and has a capacity of 93. In a study in 2007, the suggested action was to implement reconstruction to increase capacity to 448 beds (totaling around $36 million in 2007).

EMS and Fire
Anderson County is divided into 5 fire response districts and a total of 27 fire stations, 61 fire engines, 27 water tankers, 28 grass trucks, and more than 800 volunteer firefighters. Previous studies for the county recommend investment in additional ambulances and 2-4 additional rapid response units.

Water Supply & Wastewater Treatment
The primary water and wastewater treatment provider in Anderson County is the Anderson Regional Joint Water System (ARJWS), as well as 3 water companies that are not part of the ARJWS (Highway 88 Water Company, Pioneer Rural Water District, and Southside Rural). For more rural areas, septic systems are installed to manage sewage disposal.

Parks, Recreation, and Open Space
The current inventory of parks and open space total to about 2,165 acres in both county and municipal parks. Additionally, Anderson County has 300 miles of shoreline which calls for public access opportunities to be incorporated. Multi-use pathways are part of a larger goal of a complete streets resolution adopted by the Board of Commissioners. The county is looking into adding 100 additional acres to the park system over the next 20 years.

School Systems
The Anderson County School System is comprised of 5 districts totaling 28 elementary schools, 12 middle schools, and 9 high schools. Combined, these schools serve 31,000 students and employ 2,000 teachers and faculty. In 2014 a vote was approved to instate a 1-cent sales tax which will be used for school improvements as well as a new college and career center. As reported in the population section, surges in school enrollment will result in the need for more campuses in the future.

LAND USE ELEMENT

Current Land Use
Anderson County has a total land area of 715 sq. miles, with the majority of that being under private ownership. Most residents within the county are classified to be in "urban environments". The current land use of the county is primarily "Agriculture/Resource Extraction", which is to be expected for areas outside of municipality boundaries. Closer to municipal boundaries, you can see a shift to a mix of uses that could be feasible for future municipal annexation or Extra Territorial Jurisdictions.

Future Land Use
Using existing development patterns and anticipating future development leads to decisions for more efficient land uses. As defined by the Anderson County Comprehensive Plan, the future land use map serves as a permitting tool, economic development tool, database for citizens and staff, and an overall

guide to future projects within county jurisdiction. One of the more sizable shifts is seen in the Council District 1 and 2 maps, which shows a recommendation of nearly all residential with some commercial developments, most likely to support the City of Anderson's growing population and housing needs.

ZONING ORDINANCE AND SUBDIVISION REGULATIONS

Anderson County as a whole does not have land use zoning, but zoning does apply in 22% of the County. Voters elect to have zoning for their specific voting precinct, and it is voted on as a referendum.

The Anderson County land use regulations were set to be consistent with the area's comprehensive plan while also lessening traffic congestion, prioritize public safety, promote general health and welfare, provide adequate light and air, prevent overcrowding, and facilitate public requirements.

OVERVIEW OF CURRENT ORDINANCE

Anderson County has 2 Chapters in its Code of Ordinances dealing with Land Use: Chapter 24: Land Use and Chapter 48: Zoning.

OUTLINE

The current Zoning Ordinance is divided into 12 Articles and the Land Development Regulations contain 16 Articles.

Chapter 24 Land Use

Article 1: General
Article 2: Land Use and Development Standards
- Division 1. Generally
- Division 2: Administration
- Division 3: Site Analysis
- Division 4: Development Standards
  - Landscape and Open Space Standards
  - Intensity Standards
  - Impervious surface standards
  - Setbacks
  - Building Height Standards
  - Bufferyards
- Division 5: Supplemental Development Standards for Certain Land Uses and Large Scale Projects
- Division 6: Performance Standards for Nonresidential Uses
- Division 7: Off-Street Parking and Loading Standards
- Division 8: Sign Regulations

Article 3: Subdivisions
- Division 1: Generally
- Division 2: Administrative Procedures
- Division 3: Final Plat
- Division 4: Design Standards
- Division 5: Lot Dimensions
- Division 6: Water Supply and Sewage Disposal System
- Division 7: Other Improvements
- Division 8: Violations and Penalties

Article 4: Flood Damage Prevention
Article 5: Stormwater Management and Sedimentation Control
Article 6: Road Standards

Chapter 48 Zoning
Article 1: Purpose, Authority
Article 2: Jurisdiction
Article 3: Zoning Districts and Zoning Map
Article 4: Definitions
Article 5: Zoning District Regulations
Article 6: General Provisions
Article 7: Provisions for Uses Permitted by Special Exception
Article 8: Administration
Article 9: Board of Zoning Appeals
Article 10: Amendments
Article 11: Provisions of Ordinance Declared to be Minimum Requirements
Article 12: Complaints Regarding Violations
Article 13: Remedies
Article 14: Penalties for Violation
Article 15: Separability
Article 16: Effective Date of Chapter

CHAPTER 24 LAND USE

Sec. 24-26 Jurisdiction states that this article shall apply to all unincorporated portions of the County. This chapter is regulating land whether it is zoned or not.

The Planning Commission is empowered and entrusted with the authority to enforce this Chapter.

Certificate of compliance required (Section 24-52): This is issued by staff and is a requirement for establishing a use on a property. But some exemptions are listed:

1. Ag land
2. Reuse of an existing building for a substantially similar use

3. Conduct of a home business
4. Single-family detached dwellings
5. Reuse of an existing dwelling site

Sec. 24-53 describes the requirements for an application for certificate of compliance:

1. DES approval related to proposed water and sewage facilities
2. Site analysis (Described in Divison 3)
3. "Assurances as to the acceptable nature of any nonresidential uses"
    a. This is a very unclear requirement
4. A plat showing locations and dimensions of all improvements, including number of dwelling units, parking, bufferyards,

Sec. 24-56 Establishes a Board of Land Use Appeals

1. Powers
    a. Appeals of staff decisions
    b. Variances (same conditions as for BZA)

Note: No mention of path for appeal of Board decisions, like Circuit Court.

Division 4 Development Standards

- Landscape and Open Space discussed together. For residential, only cluster developments and multifamily projects require open space or landscaping. Conventional subdivisions have no common space/open space/landscaping requirements listed.
- Intensity has a Traffic Impact study requirement for all new uses generating 75 or more trips per day at peak hours. Developer is responsible for making all recommended improvements.
- Impervious surface: Residential maximum permitted is 55%.
- Setbacks: Side and Front setbacks are established according to road type
    - Residential roads:
        - Front setback: 30 feet from road right-of-way.
        - Sideyard setbacks: 15 feet from road right-of-way for corner lots only.
    - Collector roads:
        - Front setback: 40 feet from road right-of-way.
        - Sideyard setbacks: 40 feet from road right-of-way for corner lots only.
    - Arterial roads:
        - Front setbacks: 50 feet from the road right-of-way.
        - Sideyard setbacks: 50 feet from road right-of-way for corner lots only

- Side setbacks are required on one side only, with some exceptions
- Accessory uses can be located within any setback

- Some dimensional requirements are based on zoning or utility access.
  - Public Water and Sewer
    - Minimum Lot Size:
      - Unzoned areas
        - Lot with single family residence: 10,000 sq ft
        - Conservation subdivision 5, 000 sq ft
        - Lots with twin home (single structure on 2 separate lots): combined 10,000 sq ft, each lot must be at least 5,000 sq ft.
        - Conservation subdivision 5,000 sq ft total for 2 lots, each lot must be at least 2,500 sq ft
      - Zoned areas
        - Zoning District dimensional standards apply, subject to DES approval.
    - Front Setback
      - Minimum depth as required to meet minimum area requirements for minimum lot size and minimum lot width
    - Lot Width (Unzoned and Zoned)
      - Lot with single family residence: 60 feet measured at building line
      - Lots with twin home: combined 40 feet measured at building line, at least 20 for each lot
    - Side/Rear Setback (Unzoned and Zoned) (only residential roads, side setbacks on other roads are listed above)
      - 15 feet
      - Conservation subdivisions- 5 feet
  - Well and Septic
    - Minimum Lot Size:
      - Unzoned areas
        - Lot with single family residence: 1 acre minimum
        - Lots with twin home (single structure on 2 separate lots): combined 2 acres, each lot must be at least 1 acre.
      - Zoned areas
        - Zoning District dimensional standards apply, subject to DES approval.
    - Lot Width (Unzoned and Zoned)
      - Lot with single family residence: 100 feet measured at building line
      - Lots with twin home: combined 150 feet measured at building line

        - Front Setback
            - Based on road type.
        - Side/Rear Setback (Unzoned and Zoned) (only residential roads, side setbacks on other roads are listed above)
            - 15 feet
            - No residence within 15 feet of side or rear property line.
    - Public Water and Septic:
        - Minimum Lot Size
            - Unzoned areas
                - Lot with single family residence: 25,000 square feet
                - Lots with twin home (single structure on 2 separate lots): combined 25,000 square feet. Each lot must be at least 11,500 sq ft.
            - Zoned areas
                - Zoning District dimensional standards apply, subject to DES approval.
        - Lot Width (Unzoned and Zoned)
            - Lot with single family residence: 100 feet measured at building line
            - Lots with twin home: combined 150 feet measured at building line. Each lot must be at least 49 feet wide at building line.
        - Front Setback
            - Based on road type.
        - Side/Rear Setback (Unzoned and Zoned) (only residential roads, side setbacks on other roads are listed above)
            - 15 feet
            - No residence within 15 feet of side or rear property line.
- Bufferyards: Appendix D lists the trees required for certain buffers. No specifications on spacing. Vague descriptions of plant size and when required. Zoning districts are listed in the appendix. Uses are not listed, so it is difficult to determine what buffer is required when for areas without zoning.

Division 5 Supplemental Standards for Certain Land Uses and Large Scale Projects

- Standards apply to certain uses only: hazardous waste, nuclear waste, motorsports and tracks, mining, shooting ranges, certain public service uses, adult uses, stockyards, slaughterhouses, animal auction houses, large scale projects, mobile home parks, tattoo facilities
- Planning Commission approval is required.
- Very basic mining standards including separation from residential use of 2,500 ft.

    - No additional buffers or other standards that would be expected.
- Largescale projects – those that result in 100 or more off street parking spaces.
    - Not clear if this applies to residential subdivisions.
- Uses listed subsequent to this list with standards:
    - Substance abuse treatment facility
    - RV parks

Division 6 Performance Standards for Nonresidential Uses

- Fires and Explosives
- Noise
- Air pollution
- Odor
- Fumes, vapors and gases
- Heat, cold, dampness or movement of air
- Toxic matter
- Exterior illumination
- Compliance guarantee

Division 7 Parking
Sets parking minimum standards based on use, ADA spaces,

- Standard requirements.
- 1.5 spaces for each one bedroom unit, two spaces for each unit of two or more bedrooms.
- High requirements for some uses
    - Grocery: 3.5 spaces for each 1,000 square feet gross floor area
- Allowance for 50% of parking spaces to be joint use with written agreement.

Division 8 Signs

- Basic ordinance regulating signs. Needs updating to conform with content neutral statutes.

ZONING DISTRICTS

Anderson County has approximately 107,000 acres of land zoned, approximately 22% of the total acreage in the County (including Lake Hartwell). While it has 26 zoning districts in the ordinance, overwhelmingly these zoned properties are zoned R-A Residential Agricultural at 61% and to a lesser degree R-20 at 28%. A table of acreage by district is shown below. Given many districts with less than 100 acres there is likely a potential to consolidate districts.

ZONE	FREQUENCY	ACRES
Airport Protected Zone	1	1,318.69
C-1	64	130.48
C-1N	101	173.73
C-1R	44	347.35
C-2	573	1,921.68
C-3	51	131.56
I-1	207	2,025.62
I-2	159	1,899.26
IZD	77	199.26
O-D	7	23.07
PD	697	562
POD	2	5.43
R-10	202	78.9
R-12	581	333.01
R-15	543	346.43
R-20	15363	30,285.00
R-40	12	52.1
R-8	151	134.7
R-A	6911	64,894.83
R-A2	63	717.27
R-D	144	134.01
R-M	644	175.83
R-M1	150	68.02
R-M7	237	93.51
R-MHP	5	36.01
S-1	62	480.55

CONSERVATION SUBDIVISIONS

Standards for conservation subdivisions are specified in the Subdivision Article. Standards include:

- 50 ft perimeter buffer
- Open space can be utilized as areas of undisturbed vegetation, greenways, landscaped areas (including gravel and tile), and/or recreational areas such as play areas, pools, tennis courts, etc.
- Sliding scale open space requirement based on average lot size. Average lot sizes under 0.5 acres require 25% open space.

GREEN FOR FUTURE GENERATIONS (ANDERSON COUNTY GREEN INFRASTRUCTURE PLAN 2016)

The Green for Future Generations Plan 2016 serves as a guide to planning for future green infrastructure improvements within Anderson County. Major considerations for green infrastructure improvements include the major growth the county is expected to have, as well as fears over the loss of character due to the fragmentation of more rural areas. The plan is divided into various sections pertaining to definitions of green infrastructure, existing conditions, benefits of investment, and future considerations.

CURRENT GREEN INFRASTRUCTURE

- 22,234 acres (5% of properties) were ranked as a quality core or higher. 9,114 of these acres (2% of county) were ranked as the highest quality core.
- Largest core habitats in the county are located along major waterways (such as Saluda River, Rocky River, Savannah River, and Lake Hartwell.
- Anderson County has 31 National Pollutant Discharge Elimination System permits. These typically relate from wastewater treatment systems, cooling water discharges, and stormwater discharges from construction activities.

RECOMMENDATIONS FOR IMPLEMENTATION

1. Coordinate with adjoining jurisdictions and stakeholder agencies on future growth and natural resources issues.
2. Continue participation in the Tree City USA Program.
3. Help pollinators by planting flower hedges on agricultural lands, native flowers in yards, landscaped areas and roadsides, and strive to keep these areas free of pesticides.
4. Consider a riparian buffer. Buffer could be uniform, such as 50 feet on all waterways or a range between 25 and 50 feet dependent upon land use.
    a. In 2020. Added language requiring a 50 foot buffer along waterways, but only for conservation subdivisions.
5. Promote the importance of walking and biking and its role in health, recreation, and air quality.
6. Promote the County's natural resources to attract tourism.
7. Consider requirement of new developments to connect in both green and gray infrastructure.

8. Coordinate, promote and support conservation easement efforts through other agencies.
9. Consider a land conservation bank for landowners who wish to permanently protect lands.
10. Begin a TDR (Transfer of Developmental Rights) or PDR (Purchase of Developmental Rights) program.
11. Collaborate with area organizations (Soil and Water Conservation District and area garden clubs) to create a certified rain gardens program.
12. Develop a community wide challenge to register their "Acts of Green."
13. Encourage or incentivize developers to build conservation developments, unique to each site.
14. Encourage or incentivize industries to plan for undisturbed open space or participate in SC WAIT program or comparative.
15. Encourage the use of LID when conservation is not possible.
16. Support and assist in local efforts to create and connect multi-use paths throughout the County.
17. Consider the development of additional zoning classifications for lands with or without a residential dwelling and lands in a conservations easement, such as Natural, Conservation or a Planned Agricultural District.
18. Adopt an Anderson County-specific landscape using native plants and encourage developers and homeowners to participate.
19. Support agritourism, local farmer's markets and encourage participation in Buy SC Grown programs.
20. Review Green Infrastructure yearly with an update every 5 years.
21. Increase open space (undisturbed space) requirements in Land Use Chapter of the Code of Ordinance.
22. Include results of the green infrastructure prioritization process and its guiding principles in all County documents, such as the Future Land Use Map, Wastewater and Road Studies and the upcoming Master Recreation Plan.
23. Develop special area plans as detailed in the latest Comprehensive Plan.
24. Update the Master Recreation Plan.
25. Create Anderson County-specific scenic corridors.
26. Create a tree planting program, such as Neighborwoods.

27. Consider a tree canopy ordinance
28. Consider an ordinance that prevents clear-cutting and scrapping of land without approved site plans.
29. Designate Highway 24 as a "Gateway to Anderson" corridor.

ANDERSON COUNTY & OCONEE COUNTY NATURAL HAZARDS MITIGATION PLAN

Enacted by the Disaster Mitigation Act of 2000, all local and state governments must adopt Hazard Mitigation Plans in order to remain eligible for federal disaster assistance funds. This HMP has been updated in 2017, and serves as the comprehensive re-evaluation of all parts of the original 2006 HMP. Hazard Mitigation is important to everyone in the community, by reducing the effects of natural hazards by using hazard profiles, risk assessments, mitigation goals, strategies, and mitigation priorities.

The 2017 Anderson County & Oconee County Natural Hazards Mitigation Plan is separated into six chapters: Background, Approval & Adoption, Planning Process, Hazard Identification & Vulnerability Risk Assessment, Mitigation Strategy, and Plan Monitoring. These chapters are detailed below.

1. Local government will have the capability to develop, implement and maintain effective mitigation programs to protect its residents from natural hazards
    a. Objective 1.1: The effectiveness of mitigation initiatives implemented in the community will be measured and documented.
    b. Objective 1.2: There will be a program to derive mitigation "lessons learned" from each significant disaster event occurring in or near the community.
    c. Objective 1.3: Up-to-date technical skills in mitigation planning and programming will be available for the community.
2. Local communities will have the capability to initiate and sustain emergency response operations during and after a natural disaster to build and support local efforts and commitment to become less vulnerable to natural hazards
    a. Objective 2.1: Designated evacuation shelters will be retrofitted or relocated to ensure their operability during and after disaster events.

b. Objective 2.2: Emergency services organizations will have the capability to detect emergency situations and promptly initiate emergency response operations.
c. Objective 2.3: Emergency services facilities will be able to withstand the structural impacts of disasters.
d. Objective 2.4: Response capabilities will be available to protect visitors, special needs individuals, and the homeless from a disaster's health and safety impacts.
e. Objective 2.5: Utility and communications systems supporting emergency services operations will be retrofitted or relocated to withstand the impacts of disasters.

3. The continuity of local government operations will not be significantly disrupted by natural disasters
    a. Objective 3.1: Buildings and facilities used for the routine operations of government will be retrofitted or relocated to withstand the impacts of disasters.
    b. Objective 3.2: Important local government records and documents will be protected from the impacts of disasters.
    c. Objective 3.3: Plans will be developed, and resources identified, to facilitate reestablishing local government operations after a disaster.
    d. Objective 3.4: Redundant equipment, facilities, and/or supplies will be obtained to facilitate reestablishing local government operations after a disaster.
4. The health, safety and welfare of the community's residents and visitors will not be significantly disrupted or threatened by natural disasters
    a. Objective 4.1: Adequate systems for notifying the public at risk and providing emergency instruction during a disaster will be available in all identified hazard areas.
    b. Objective 4.2: Facilities in the community posing an extra health or safety risk when damaged or disrupted will be made less vulnerable to the impacts of a disaster.
    c. Objective 4.3: Public and private medical and health care facilities in the community will be retrofitted or relocated to withstand the impacts of disasters.
    d. Objective 4.4: Structures, facilities and systems serving visitors to the community will be prepared to meet their immediate health and safety needs.

    e. Objective 4.5: There will be adequate resources, equipment and supplies to meet victims' health and safety needs after a disaster.
5. The policies and regulations of local governments will support effective hazard mitigation programming throughout the community thereby reducing the potential impact of natural disasters on the community
    a. Objective 5.1: All reconstruction or rehabilitation of local government facilities will incorporate techniques to minimize the physical or operational vulnerability to disasters.
    b. Objective 5.2: Land use policies, plans and regulations will discourage or prohibit inappropriate location of structures or infrastructure components in areas of higher risk.
    c. Objective 5.3: Local governments will establish and enforce building and land development codes that are effective in addressing the hazards threatening the community.
    d. Objective 5.4: New local government facilities will be located outside of hazard areas and/or will be designed to not be vulnerable to the impacts of such hazards.
6. The availability and functioning of the community's infrastructure will not be significantly disrupted by a natural disaster; communities will better maximize resources for investment in hazard mitigation; Thereby protecting both existing and new properties
    a. Objective 6.1: Local governments will encourage hazard mitigation programming by private sector organizations owning or operating key community utilities.
    b. Objective 6.2: Routine maintenance of the community's infrastructure will be done to minimize the potential for system failure because of or during a disaster.
    c. Objective 6.3: Transportation facilities and systems serving the community will be constructed and/or retrofitted to minimize the potential for disruption during a disaster.
    d. Objective 6.4: Water and sewer will not fail because of a disaster.

Additionally, the Anderson County & Oconee County Natural Hazards Mitigation Plan promotes the public safety and welfare of the region. This plan, in part with coordination with local municipalities, will serve as a toolkit to protect the lives and property of residents within the area. Most notably, some specific recommendations included:

1. Investing in community-wide shelters which can serve as protection for vulnerable populations and property owners who lost their homes in natural disasters
2. Encouraging local municipalities to invest in weather radios for populations who may not have access to televisions or other early warning systems (However, it would be beneficial to use FEMA grant funding and distribute these to the municipalities to ensure higher adoption, if applicable.)
3. Encouraging voluntary water conservation strategies to combat future droughts. This program can help decrease damage to crops in droughts, as well as ensure reservoir systems are equipped to handle times of low water intake.
4. Encouraging adoption of Floodplain Management Ordinances. These ordinances will help prepare the county for the next major flood event, as well as serve as framework for municipalities to update their current flood and flash flood procedures.
5. Ensuring the protection of socially vulnerable populations. Not all populations are equipped with the same tools and background to manage natural hazards. The social vulnerability index serves as a tool to ensure that all populations are prepared for natural hazards by marking areas to better protect

Appalachian Council of Governments 2045 Rural Transportation Plan

The 2045 Rural Transportation Plan from the Appalachian Council of Governments is required to be updated evert five years, with a planning horizon of at least twenty years. This plan is used to identify transportation needs across the ACOG jurisdiction, creating a more unified, safe, and connected region. The goals listed in the ACOG Rural Transportation Plan include:

1. Identifying current conditions
2. Provide research & data analysis to state governments
3. Assisting local governments with transportation & LU planning
4. Coordinating transit efforts with regional transit agencies
5. Identify and prioritize transportation needs using STIP
6. Implement a transportation planning process that complies with federal regs.
7. Develop a Rural Planning Work Program (RPWP)

ANDERSON COUNTY SPECIFIC DATA

While most outlying areas of Anderson County are served by the Appalachian Council of Governments, areas near the City of Anderson are served by the Anderson Area Transportation Study (ANATS). The 2045 Rural Transportation Plan signals that Anderson County is a continually growing county, which will require further investments on the transportation side. The ACOG mentioned in their findings that the levels of service on roadways across their jurisdiction are declining, indicating further population growth and usage of roadways. Recommendations for improvements in Anderson County include:

1. SC252 at Wright School Road: Road Improvements & Resurfacing
2. SC252 at SC413: Road Improvements & Resurfacing
3. US29 at SC329: Road Improvements & Resurfacing
4. US178 at SC29: Road Improvements & Resurfacing
5. US178 at SC88: Road Improvements & Resurfacing
6. SC185 at SC284: Road Improvements & Resurfacing
7. SC413 at Broadway Lake Road: Road Improvements & Resurfacing
8. SC29 at Eastview Drive: Road Improvements & Resurfacing
9. SC81 at Cherokee Road: Road Improvements & Resurfacing
10. US76 (Chapman Road to La France Road): Road Improvements & Resurfacing
11. US29 Corridor Study: Special Studies
12. US29 Weigh-In-Motion Study: Special Studies

ANDERSON AREA TRANSPORTATION STUDY 2040 LONG-RANGE PLAN

The Anderson Area Transportation Study (ANATS) is a Metropolitan Planning Organization encompassing the City of Anderson, as well as the City of Belton and portions of greater Anderson County. Similar to the Appalachian Council of Government's transportation plan, this plan's goals include:

1. Providing a safe transportation system for all users
2. Minimizing environmental impacts of the transportation system
3. Seek transportation alternatives to decrease current demand
4. Develop a sustainable and efficient transportation system
5. Provide performance-based results to ensure project efficiency

While this report focuses more on the municipalities needs within Anderson, the goals can be beneficial for future needs of Anderson County. The plan also includes the Downtown Anderson Bicycle and Pedestrian Connectivity Plan, emphasizing the benefits of including multi-use paths into future development.

WREN RECREATION PARKS AND RECREATION 2022 MASTER PLAN

This Master Plan addresses the issues and opportunities for the parks located in the Wren area of Anderson County, located in the vicinity of Piedmont. Piedmont is located in northeast Anderson County, between I-85 and I-185. south of Powdersville and north of Pelzer. This Master Plan lists 3 parks, but only provides details on Hurricane Springs Park.

- Hurricane Springs Park
    - Located west of I-85.
    - 25 acres, baseball, soccer, pickleball
    - Provide additional picnic shelters and playgrounds
    - Create large multi-use space
    - Provide ADA accessibility to connect all facilities; replace or repair amenities that do not meet or exceed ADA standards
    - Develop a plan for a gymnasium, shared-use path, and event lawn

COMMUNITY SURVEY

ANDERSON COUNTY
SOUTH CAROLINA

COMMUNITY SURVEY RESULTS

October 7, 2025

SURVEY OVERVIEW

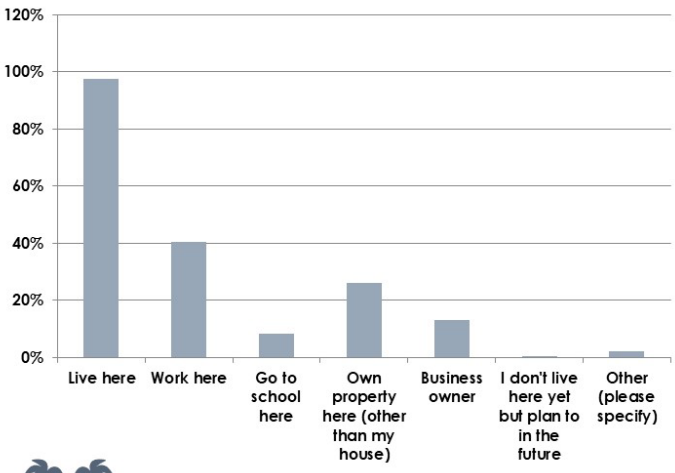
- Date Opened: 8/7/25
- Date Closed: 10/6/2025
- 670 Responses
- Advertised via social media, public meetings, and events.



Q1: How do you relate to Anderson County?

Answer Choices	Responses	
Live here	97.61%	654
Work here	40.45%	271
Go to school here	8.06%	54
Own property here (other than my house)	25.97%	174
Business owner	12.99%	87
I don't live here yet but plan to in the future	0.15%	1
Other (please specify)	2.09%	14

Most survey respondents live and/or work in Anderson County.



Other Responses Include:

Member of community groups for improvement & preservation of history

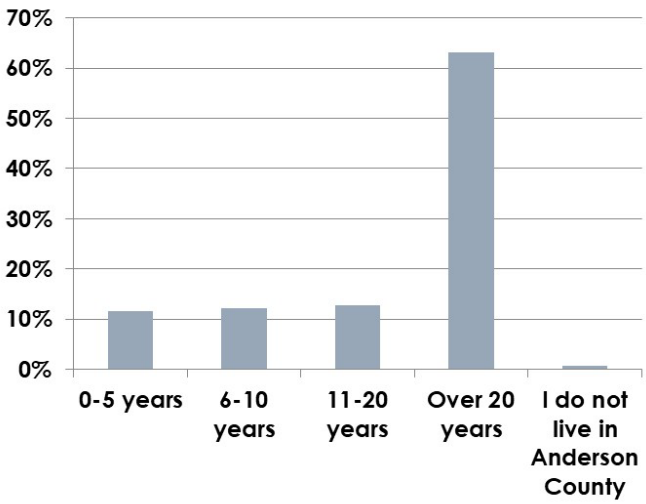
Retired Here

3

Q2: How long have you lived in Anderson County?

Answer Choices	Responses	
0-5 years	11.49%	77
6-10 years	12.09%	81
11-20 years	12.69%	85
Over 20 years	63.13%	423
I do not live in Anderson County	0.60%	4

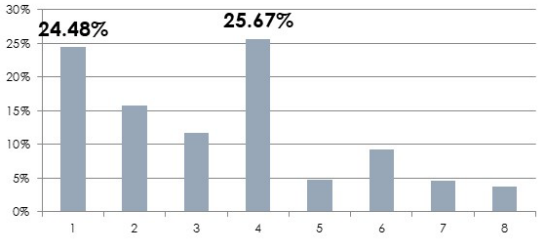
Most survey respondents have lived in Anderson County for over 20 years.



4

Q3: What part of Anderson County do you spend the most time?

	Answer Choices	Responses	
1	Within the municipalities of Anderson, Belton, Pelzer, West Pelzer or Pendleton	24.48%	164
2	Western Anderson County (West of the City of Anderson, Townville, near Lake Hartwell)	15.82%	106
3	Northwestern Anderson County (I-85 corridor west of Highway 81, near Pendleton)	11.64%	78
4	Northeastern Anderson County (Powdersville, Piedmont, I-85 corridor north of US 29, US 29 corridor north of Anderson)	25.67%	172
5	Eastern Anderson County (US 76 corridor, near Belton or Honea Path)	4.78%	32
6	Central Anderson County (outside of the City of Anderson)	9.25%	62
7	Southern Anderson County (US 29 corridor south of Anderson, Craytonville, Saylors Crossroads, near Starr, Iva)	4.63%	31
8	Other (please specify)	3.73%	25



Respondents spend most of their time in the County's municipalities and in the northeastern area near Powdersville and Piedmont.

Other Responses Include:

-Neals Creek

-Centerville/Wildhog area

-Fair Play

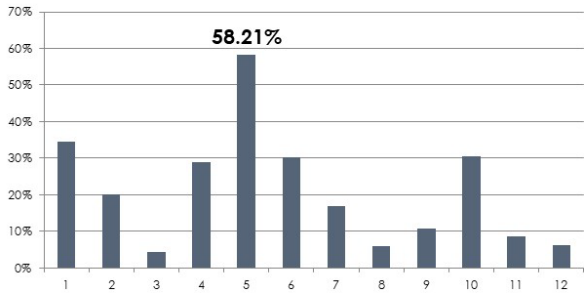
-Ebenezer Crossroads area



5

Q4: What do you value most about Anderson County?

	Answer Choices	Responses	
1	Cost of living	34.48%	231
2	Low taxes	20.00%	134
3	Employment opportunities	4.33%	29
4	Schools/education (K-12)	28.81%	193
5	Farmland/rural character	58.21%	390
6	Ease of getting around/accessibility	30.30%	203
7	Access to parks and recreation opportunities	16.87%	113
8	Housing options or affordability	5.82%	39
9	Attractive cities and towns	10.75%	72
10	Sense of safety	30.60%	205
11	Healthcare access	8.66%	58
12	Other (please specify)	6.27%	42



Well over half of the respondents put a high value on Anderson County's traditionally agrarian culture.

Other Responses Include:



The people



The Lake

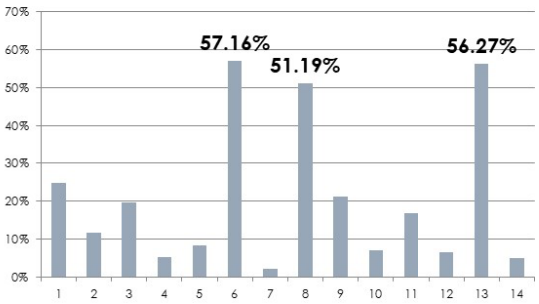


Proximity to Clemson University

6

Q5: What are the top three challenges facing Anderson County moving forward?

	Answer Choices	Responses	
1	Cost of living / keeping taxes low	24.93%	167
2	Housing availability or affordability	11.64%	78
3	Loss of history, culture, and/or community character	19.70%	132
4	Recruitment of new employers and businesses	5.22%	35
5	More retail and restaurant options	8.36%	56
6	Managing residential growth and development	57.16%	383
7	Commercial site and building design	2.24%	15
8	Loss of farmland and rural character	51.19%	343
9	Impacts to natural resources including forest cover and/or water quality	21.19%	142
10	Improving access to parks and recreation opportunities	7.01%	47
11	Quality of schools and education (K-12) and/or avoiding overcrowding	16.72%	112
12	Quality of public services (e.g. fire, sheriff, utilities)	6.42%	43
13	Traffic and congestion, road conditions, or infrastructure capacity	56.27%	377
14	Other (please specify)	5.07%	34



Management of residential growth, loss of farmland/rural character, and traffic/infrastructure are the top three challenges facing the County.

Other Responses Include:

-Too much uncontrolled growth

-Overwhelming amount of trash and litter around County

7

Q6: What is your biggest priority for the future of Anderson County?

Top Responses, Ranked	
Road/Traffic Updates	131
Smart Growth	119
Decrease in Residential Sprawl	49
Taxes/Tax Distribution	25

This open-ended question allowed respondents to discuss their biggest priorities for Anderson County to accomplish in the coming years. Key priorities include enhanced growth management and maintenance of existing road and traffic infrastructure

COMMON THEMES:

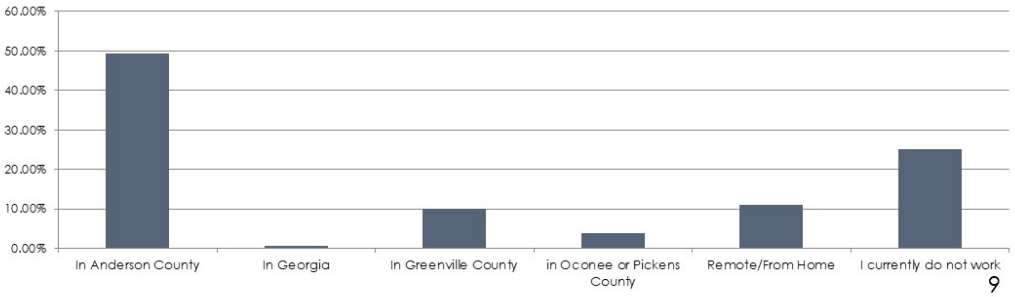
- Increased road quality and traffic management.
- Ensuring residential growth is harmonious with infrastructure upgrades
- Increased greenway and trail connections
- Focus on conservation efforts and minimizing environmental impacts
- Increased public safety efforts to address increasing crime.
- More effective use of tax dollars towards new projects/current uptick in taxes

8

Q7: Where do you work?

Answer Choices	Responses	
In Anderson County	49.27%	303
In Georgia	0.65%	4
In Greenville County	10.08%	62
In Oconee or Pickens County	3.90%	24
Remote/From Home	10.89%	67
I currently do not work	25.20%	155

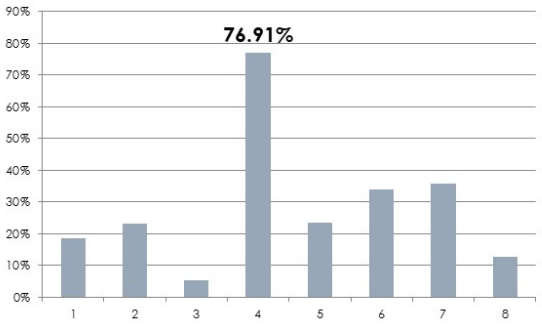
The top two responses from respondents are that they either work within Anderson County or that they currently do not work at all.



9

Q8: What should be the top priority for economic development in Anderson County?

	Answer Choices	Responses	
1	Recruitment of new businesses and jobs	18.54%	114
2	Better paying jobs	23.25%	143
3	Increased tax base	5.20%	32
4	Investing in infrastructure (i.e. roadway capacity, utilities, etc.)	76.91%	473
5	Vibrant cities and downtowns	23.41%	144
6	Education and training to prepare young people for careers	33.82%	208
7	More amenities to make Anderson County an attractive place to live (recreation, culture, entertainment, etc.)	35.61%	219
8	Other (please specify)	12.68%	78



Other Responses Include:

-"Stop over building!

-"Decrease traffic"

-"Providing maintained natural areas"

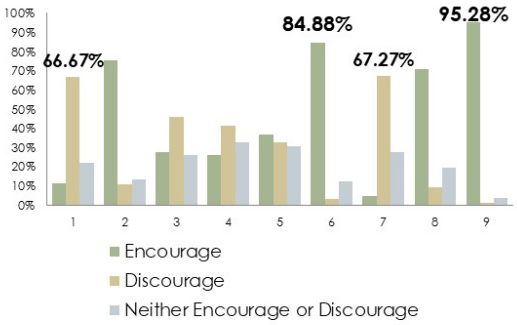
-"Tax breaks for business to come so properties can be built for homeowners. Build it and they will come"

According to responses, the top economic development priority is road and utility improvements.

10

Q9: Should Anderson County encourage or discourage the following land uses in unincorporated areas?

	Answer Choices	Encourage		Discourage		Neither		Total
1	Residential subdivisions	11.44%	70	66.67%	408	21.90%	134	612
2	Small-scale retail shops, restaurants, or businesses	75.49%	462	10.95%	67	13.56%	83	612
3	Large-scale retail	27.61%	169	46.08%	282	26.31%	161	612
4	Offices / business parks	26.14%	160	41.18%	252	32.68%	200	612
5	Industrial / manufacturing or distribution	36.76%	225	32.68%	200	30.56%	187	612
6	Agriculture and forestry activities	84.88%	522	2.93%	18	12.20%	75	615
7	Mining or resource extraction	4.91%	30	67.27%	411	27.82%	170	611
8	Recreation and tourism uses	71.08%	435	9.31%	57	19.61%	120	612
9	Reuse and redevelopment of existing buildings/sites	95.28%	586	0.98%	6	3.74%	23	615

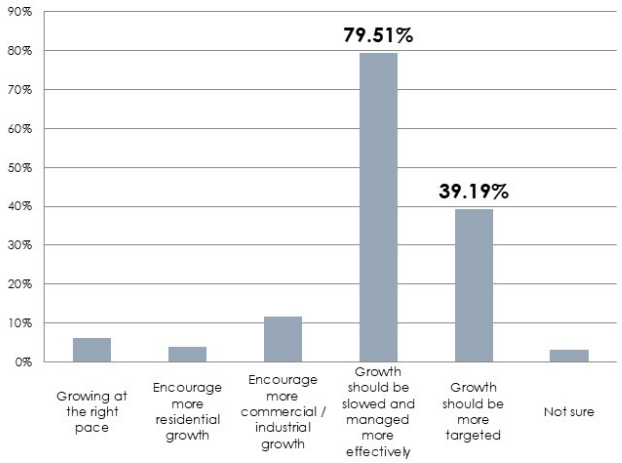


Respondents tend to value reuse and redevelopment programs towards existing sites while disagreeing most with new residential subdivisions

11

Q10: How do you feel about growth and development in Anderson County?

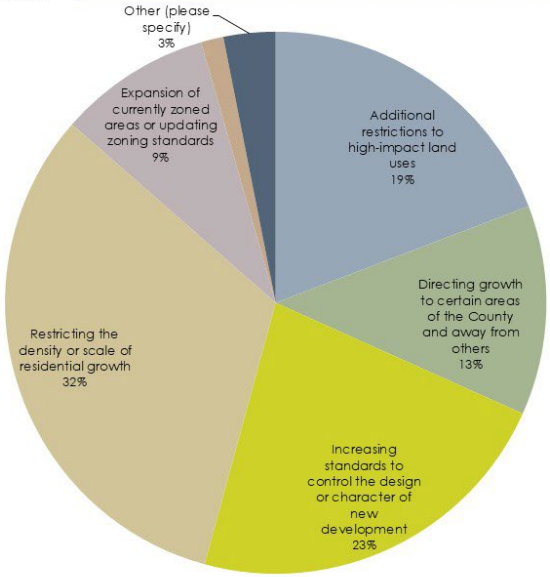
Answer Choices	Responses
Anderson County is growing at the right pace.	6.02%
More residential growth should be encouraged.	3.74%
More commercial and/or industrial growth should be encouraged.	11.54%
Growth should be slowed and managed more effectively.	79.51%
Growth should be more targeted	39.19%
Not sure	3.09%



Most respondents prefer for growth in Anderson County to be slower and more targeted.

12

Q11: Which growth management measures do you support?

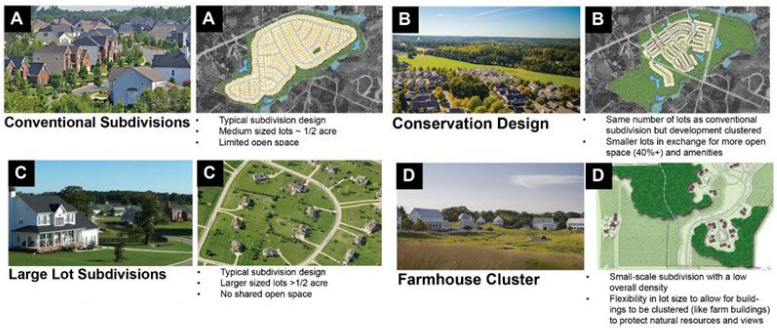


Answer Choices	Responses
Additional restrictions to high-impact land uses	44.23%
Directing growth to certain areas of the County and away from others	28.78%
Increasing standards to control the design or character of new development	51.87%
Restricting the density or scale of residential growth	74.15%
Expansion of currently zoned areas or updating zoning standards	20.98%
No additional policies or controls are needed	3.09%
Other (please specify)	7.15%

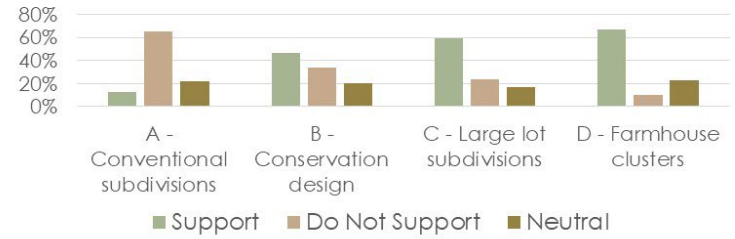
To support growth management, responses favor restricting density of residential growth, increasing design standards, and additional restrictions on high-impact land uses.

13

Q12: Residential growth in the county can take many forms. Indicate your support for the neighborhood design types below.



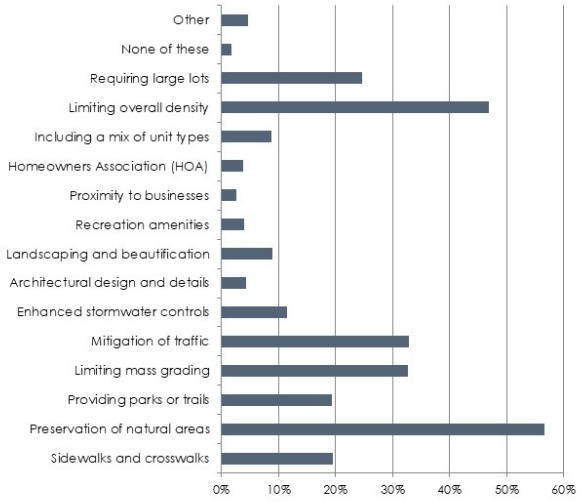
	Support	Do Not Support	Neutral
Conventional subdivisions	12.99%	64.80%	22.20%
Conservation design	46.36%	33.77%	19.87%
Large lot subdivisions	58.98%	23.89%	17.13%
Farmhouse clusters	66.72%	10.33%	22.95%



Out of 4 neighborhood design types, respondents favored farmhouse clusters and large lot subdivisions the most, with most showing dissatisfaction towards conventional subdivisions.

14

Q13: For new neighborhoods, what qualities do you think are the most important?



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

Other Responses Include:

Community Connectivity & Multimodal Transportation

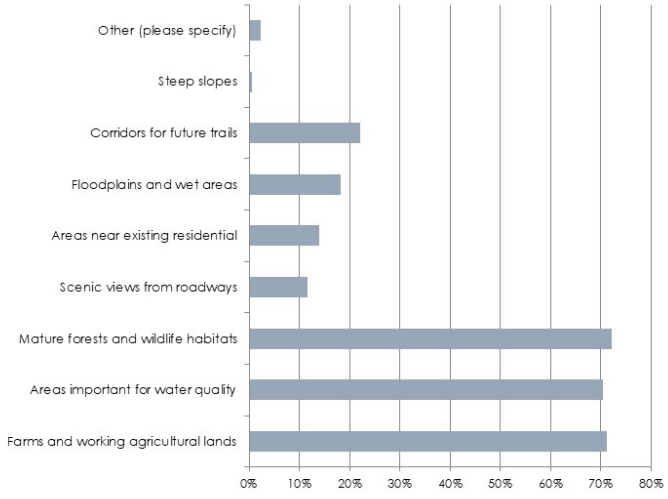
Natural Spaces that Encourage Outdoor Activities

15

Q14: Which areas should Anderson County prioritize for open space preservation?

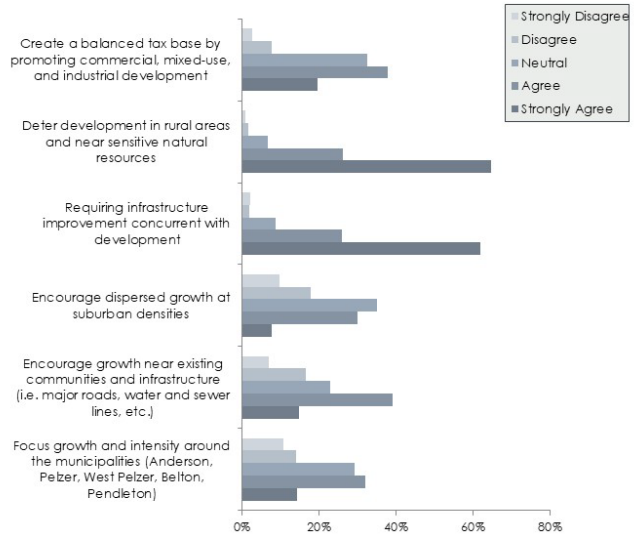
Answer Choices	Responses
Farms and working agricultural lands	71.23%
Streams and areas important for water quality	70.54%
Mature forests and wildlife habitats	72.27%
Scenic views from roadways	11.61%
Areas near existing residential development	14.04%
Floodplains and wet areas	18.20%
Corridors for future greenways and trails	22.18%
Steep slopes	0.52%
Other (please specify)	2.25%

Responses are primarily focused on the preservation of farmland, mature forests, and bodies of water.



16

Q15: Indicate your support for the following policies related to the future development pattern in Anderson County



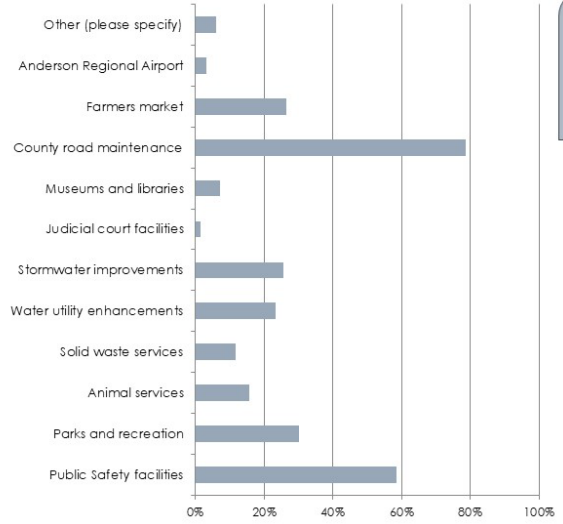
Top Priorities for Development

- Deter Development from Natural Resources
- Require Infrastructure Improvements
- Encourage Growth Near Existing Communities

Responses prioritize development being deterred from sensitive natural areas, as well as requiring infrastructure improvements concurrent with development.

17

Q16: As Anderson County grows, what services should the County invest in?



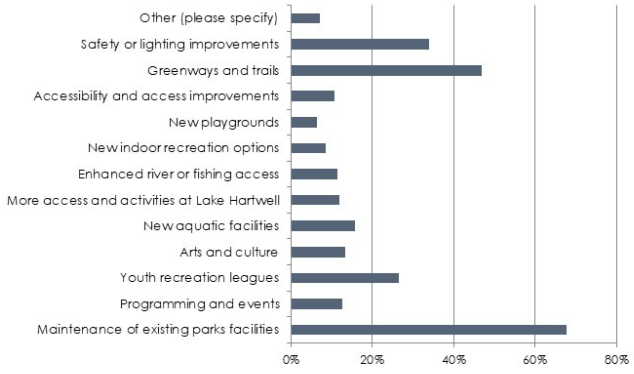
Responses share that Anderson County should prioritize investment into road maintenance, public safety facilities, and agricultural & recreational facilities.

Other Responses Include:

- Public Transportation and Pedestrian Safety
- Effective Code Enforcement of R20 Properties
- Protection of Natural Resources

18

Q17: Anderson County maintains over 30 parks and facilities. What are your priorities for Anderson County Parks and Recreation?



Respondents are primarily focused on maintenance of existing facilities, expansion of greenways and trails, and overall safety improvements.

Answer Choices	Responses
Maintenance and improvement of existing parks and facilities	67.76%
Programming and events	12.48%
Youth recreation leagues and associated sports fields, courts, etc.	26.52%
Arts and culture: events exhibits, classes	13.34%
New aquatic facilities	15.60%
More access and activities at Lake Hartwell	11.79%
Enhanced river or fishing access	11.27%
New gymnasium or indoor recreation options	8.49%
New playgrounds	6.24%
Accessibility and access improvements	10.57%
Greenways, including bicycle and pedestrian trails	46.97%
Safety or lighting improvements	33.80%
Other (please specify)	7.11%

19

Q18: What is a specific park or area of Anderson County that needs improvements or additional recreational opportunities?

Top Responses, Ranked	
Piedmont / Dolly Cooper Park	36
Powdersville	22
Waterways of Anderson County	17
Belton Recreation Area	8

This open-ended question allowed respondents to share areas of the County that may need additional recreational investment in the future. Key corridors identified include Powdersville, Piedmont, Belton, and the multitude of waterways within the county.

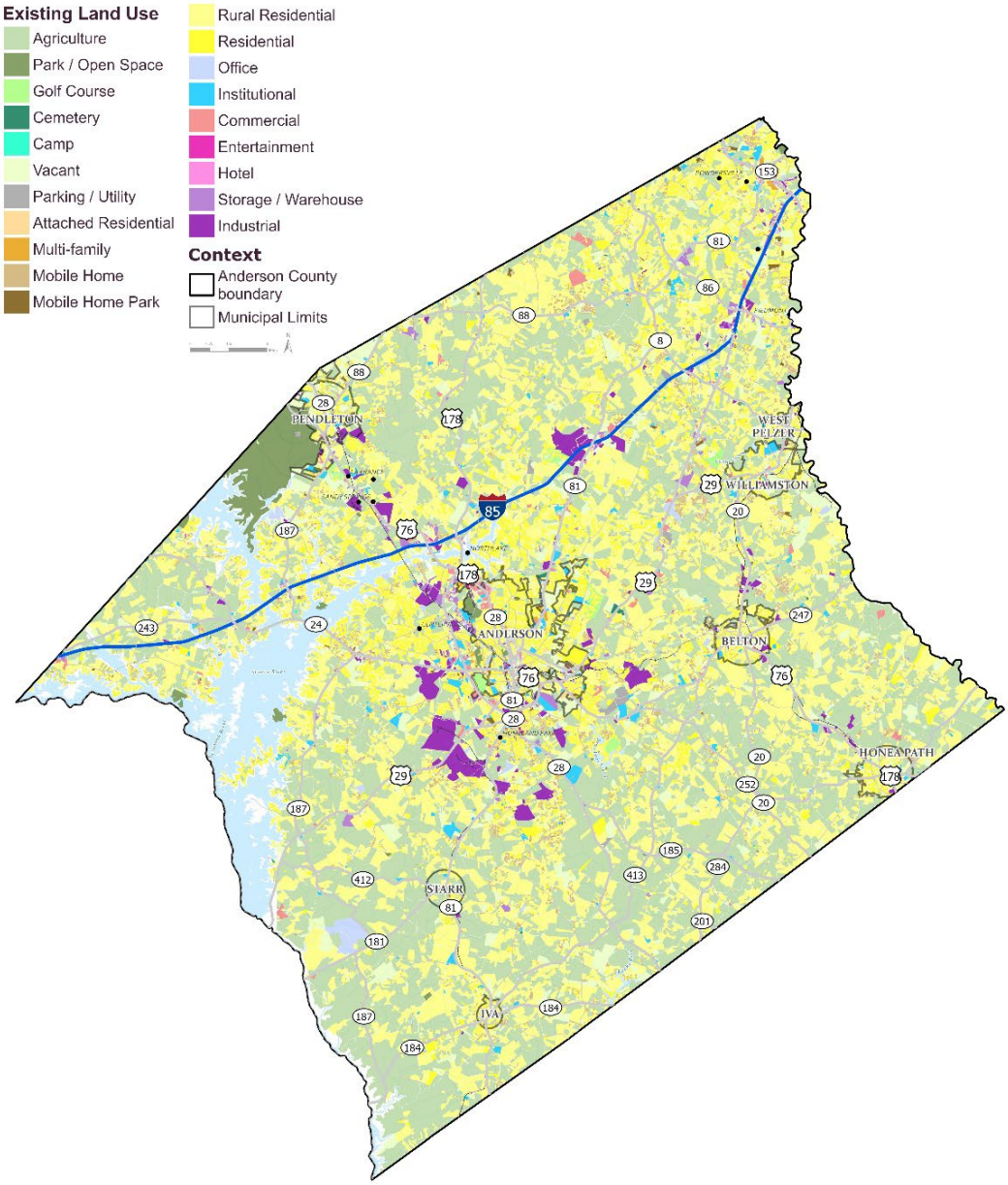
COMMON THEMES:

- Basic upkeep and cleanup year-round
- More walking/running trails to connect the community to their park.
- More recreation fields and sports complexes in smaller communities so residents don't have to travel so far for sports and athletics.
- Keeping true to Anderson County's rural character through conservation efforts.
- More areas for dog parks and dog walking.
- Safety within parks through new/better lighting.

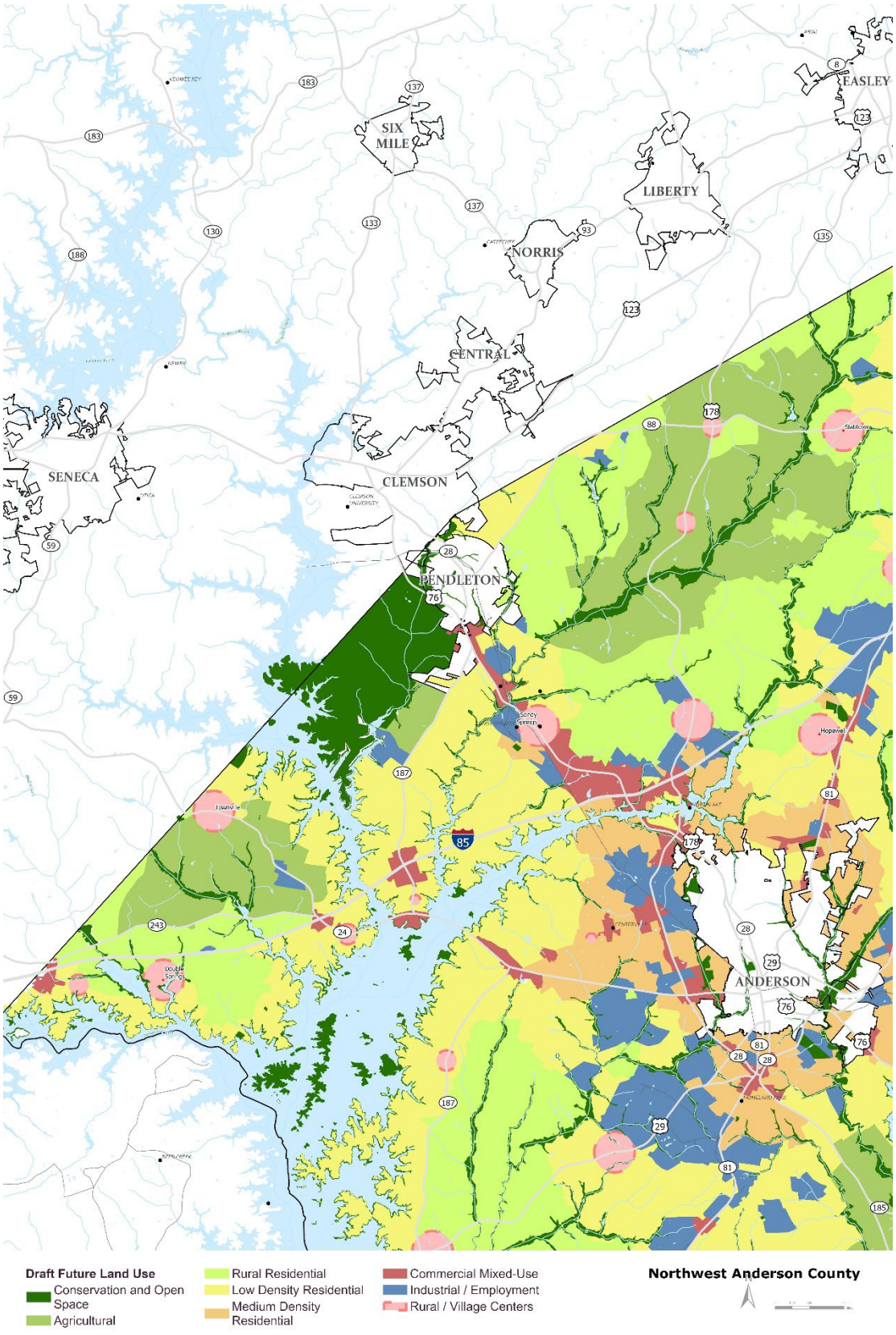
20

MAPS

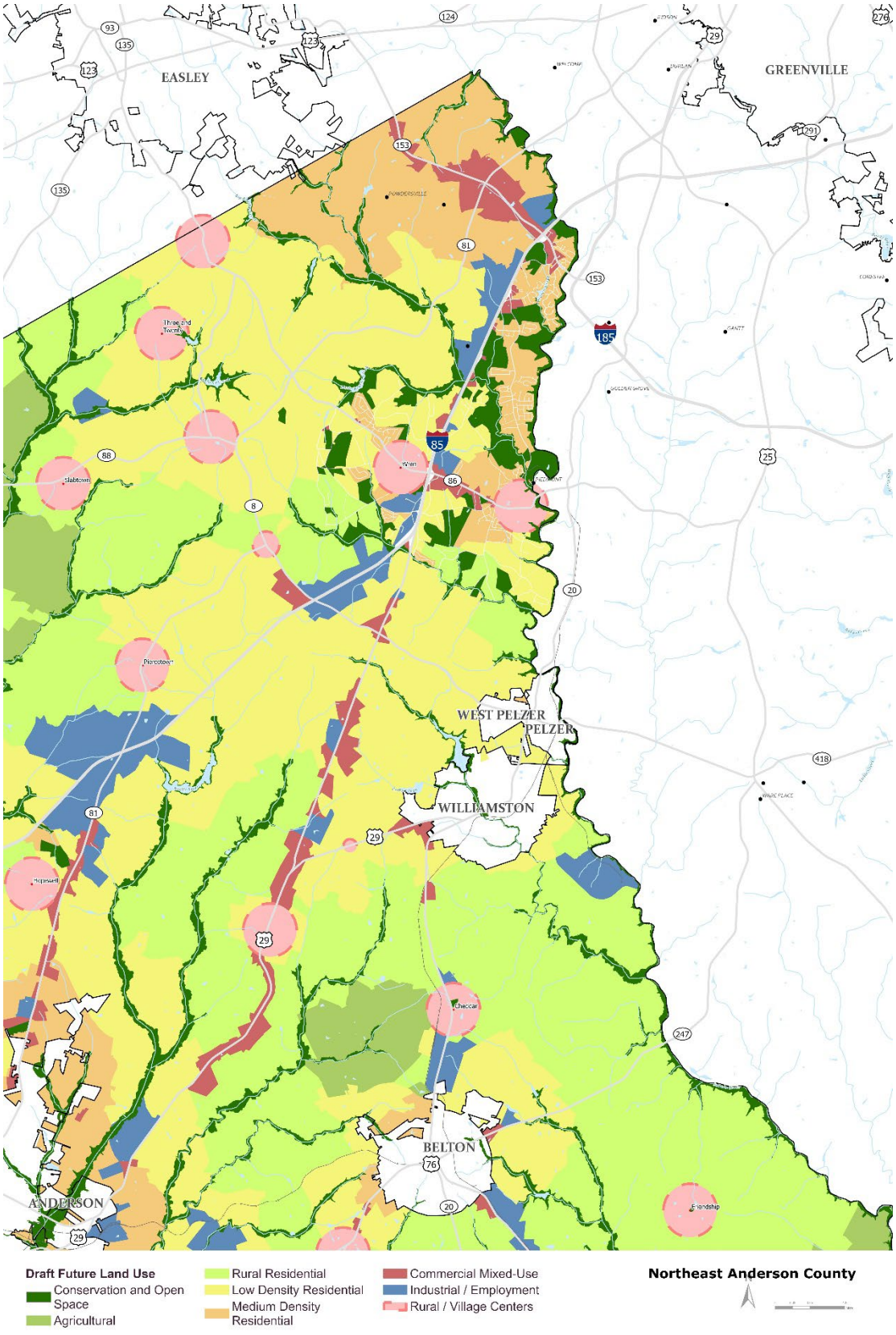
EXISTING LAND USE



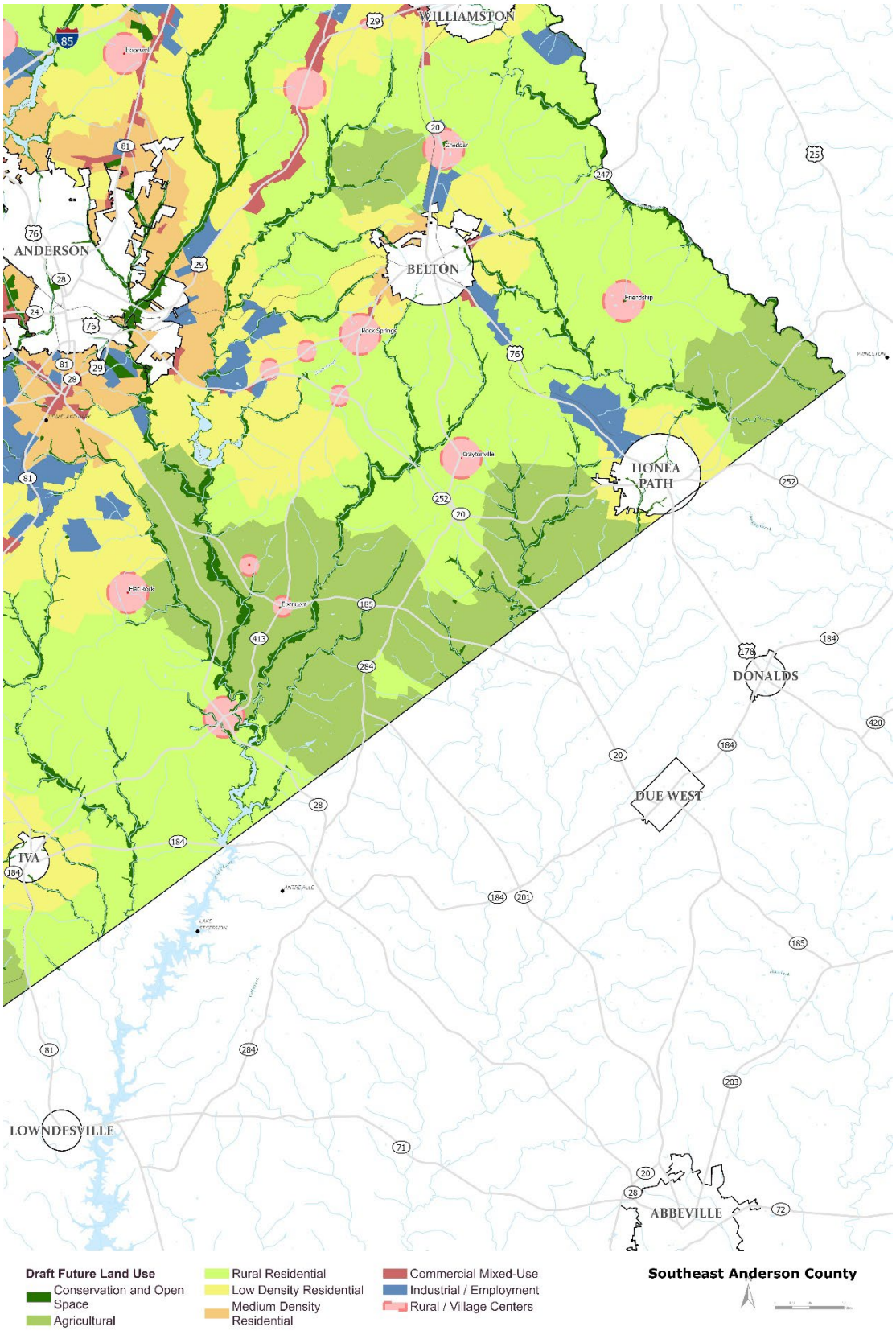
FUTURE LAND USE, NORTHWEST



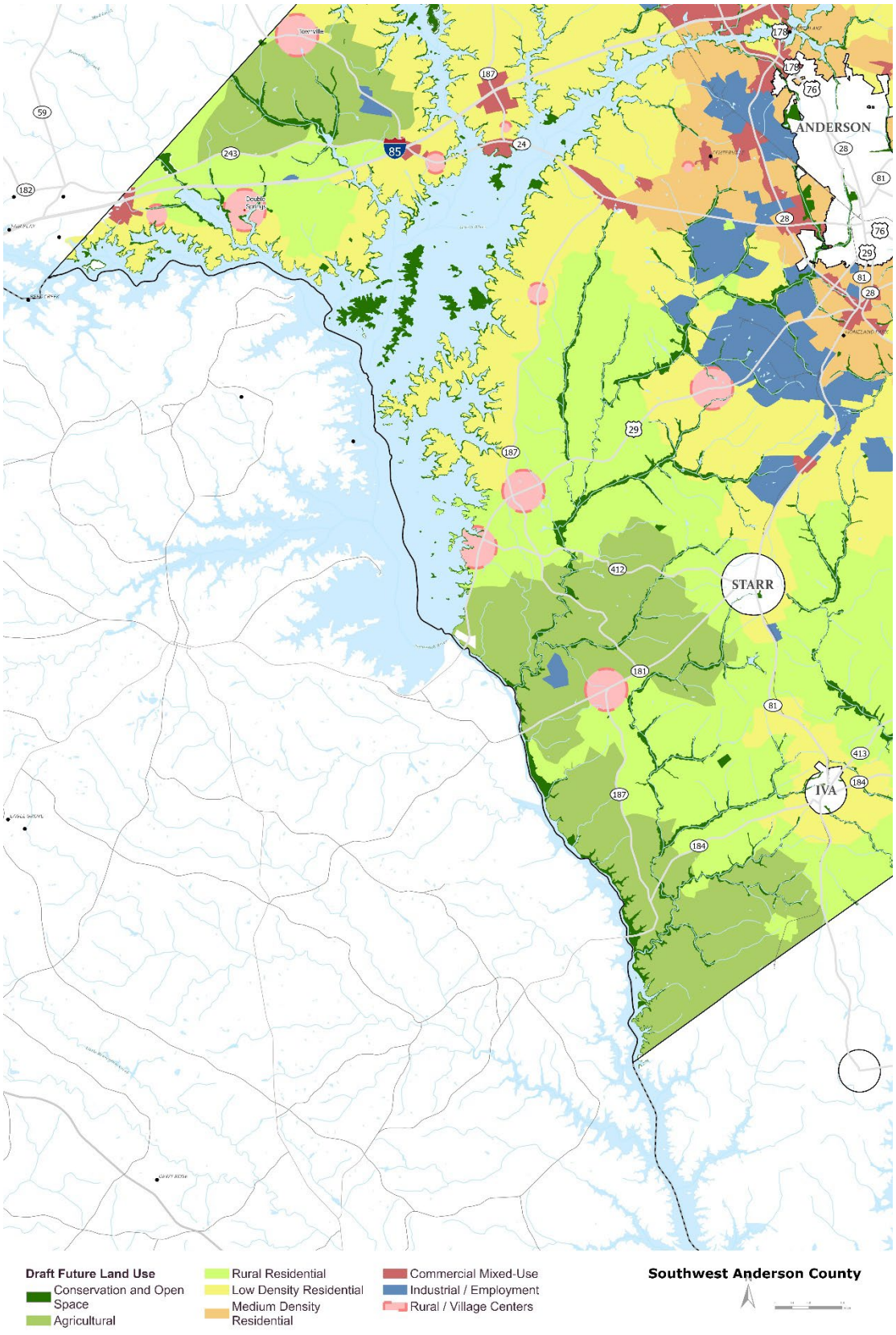
FUTURE LAND USE, NORTHEAST



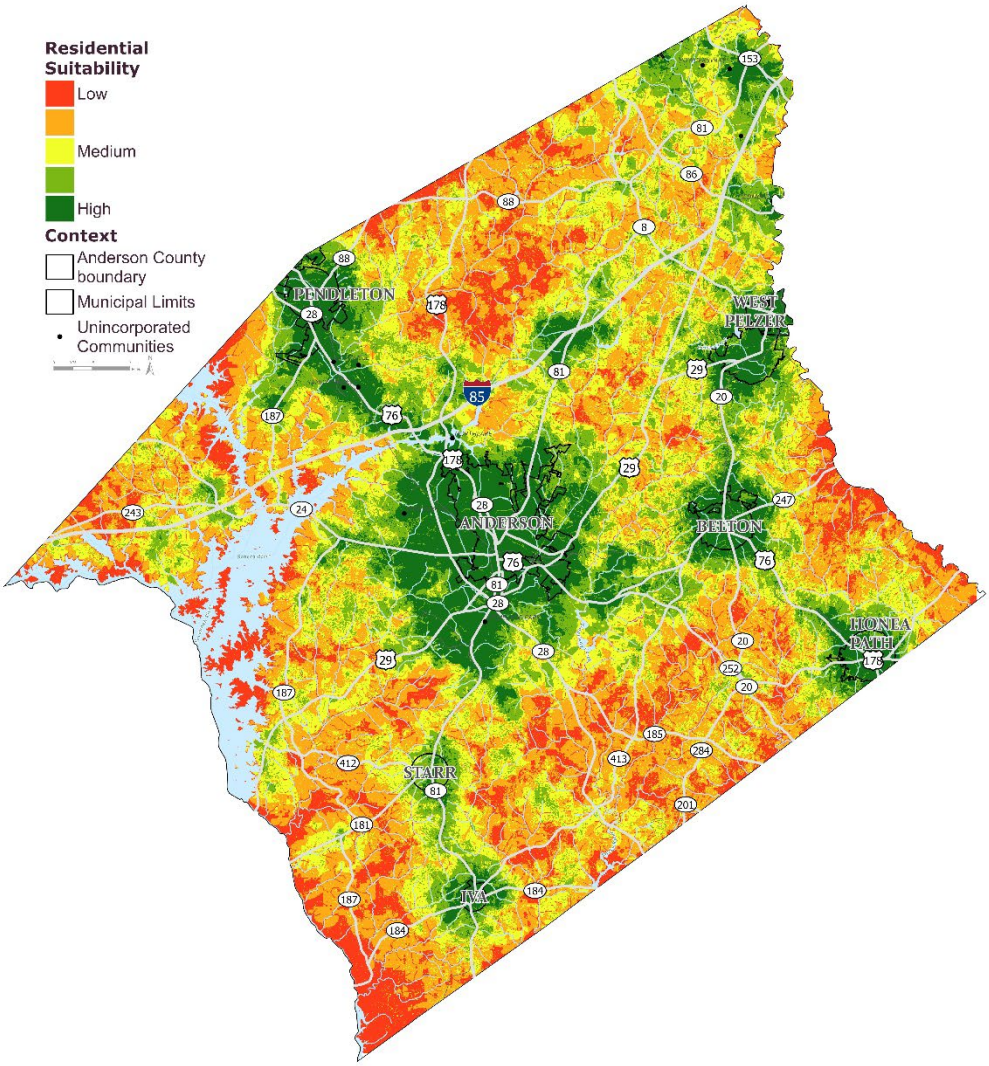
FUTURE LAND USE, SOUTHEAST



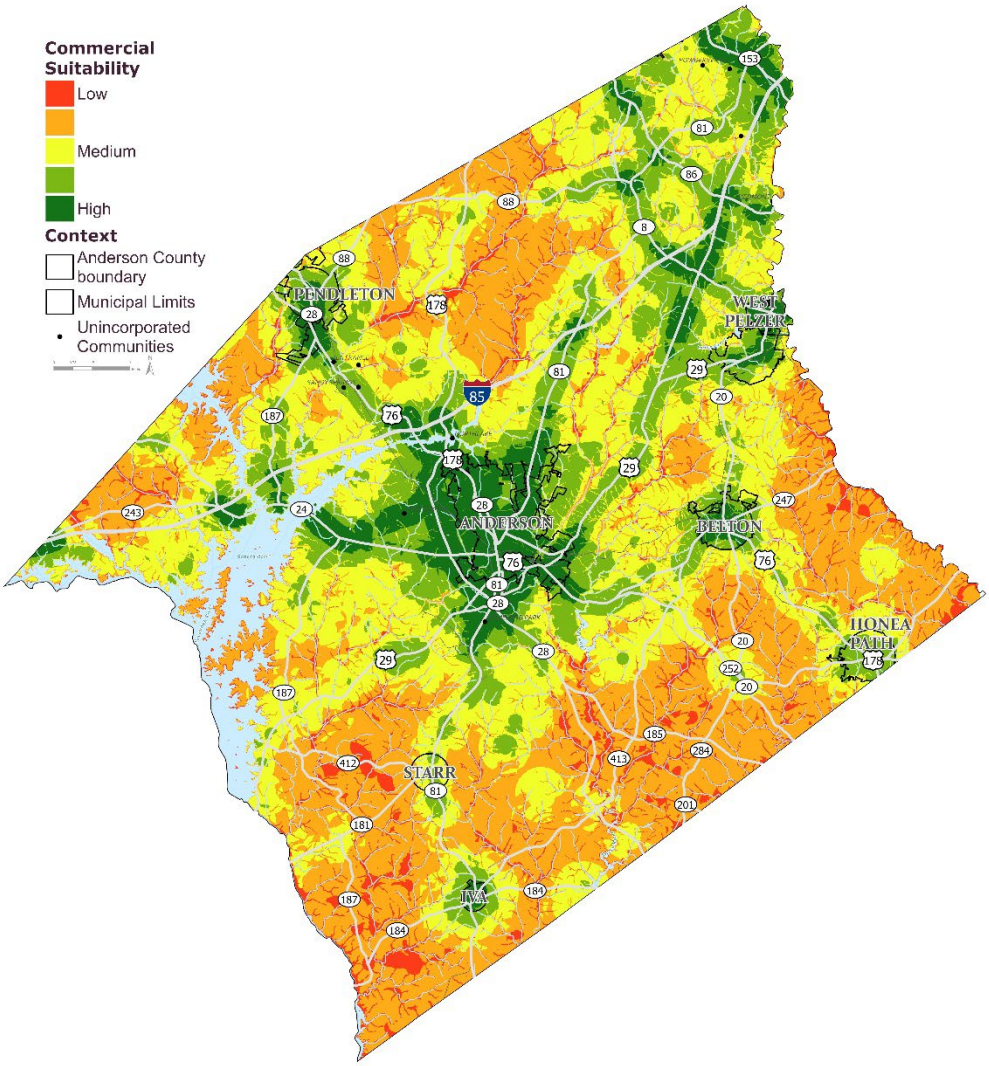
FUTURE LAND USE, SOUTHWEST



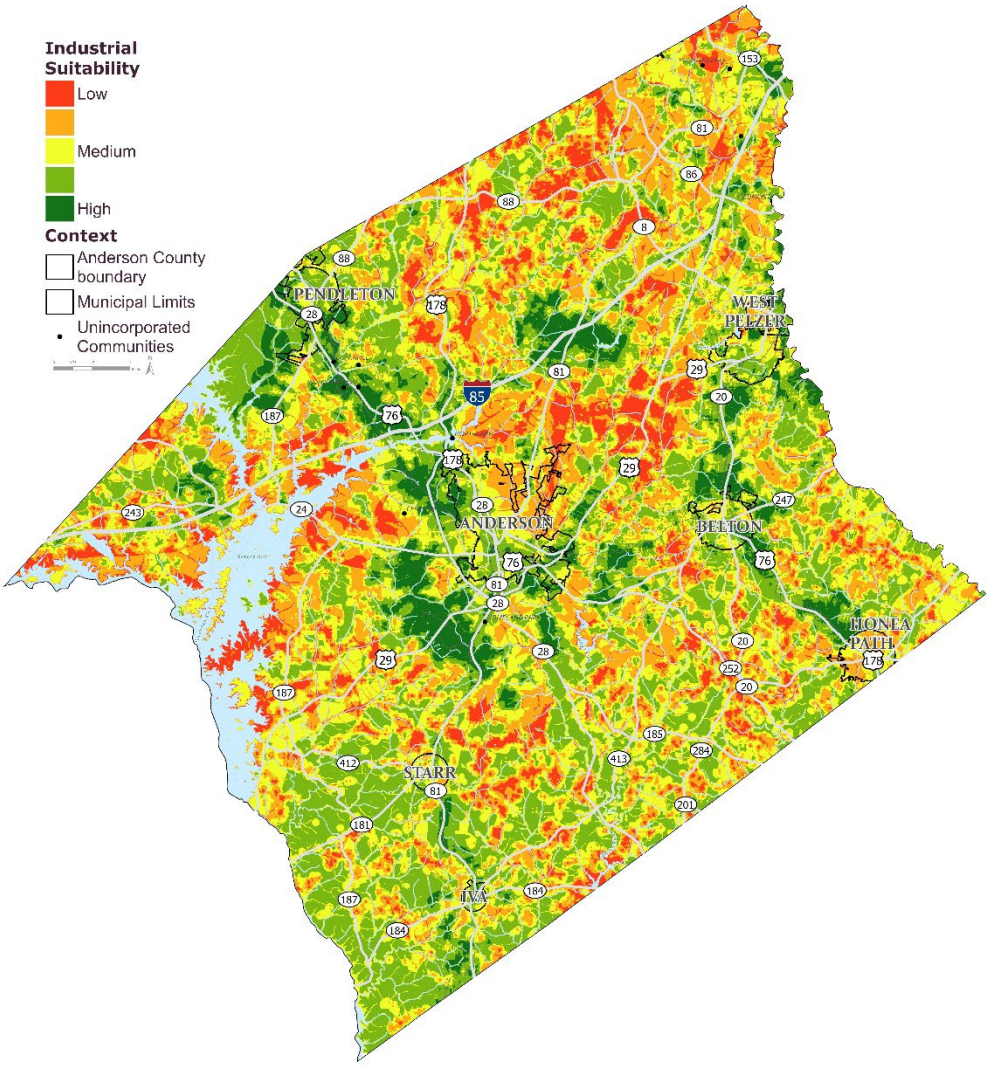
SUITABILITY, RESIDENTIAL



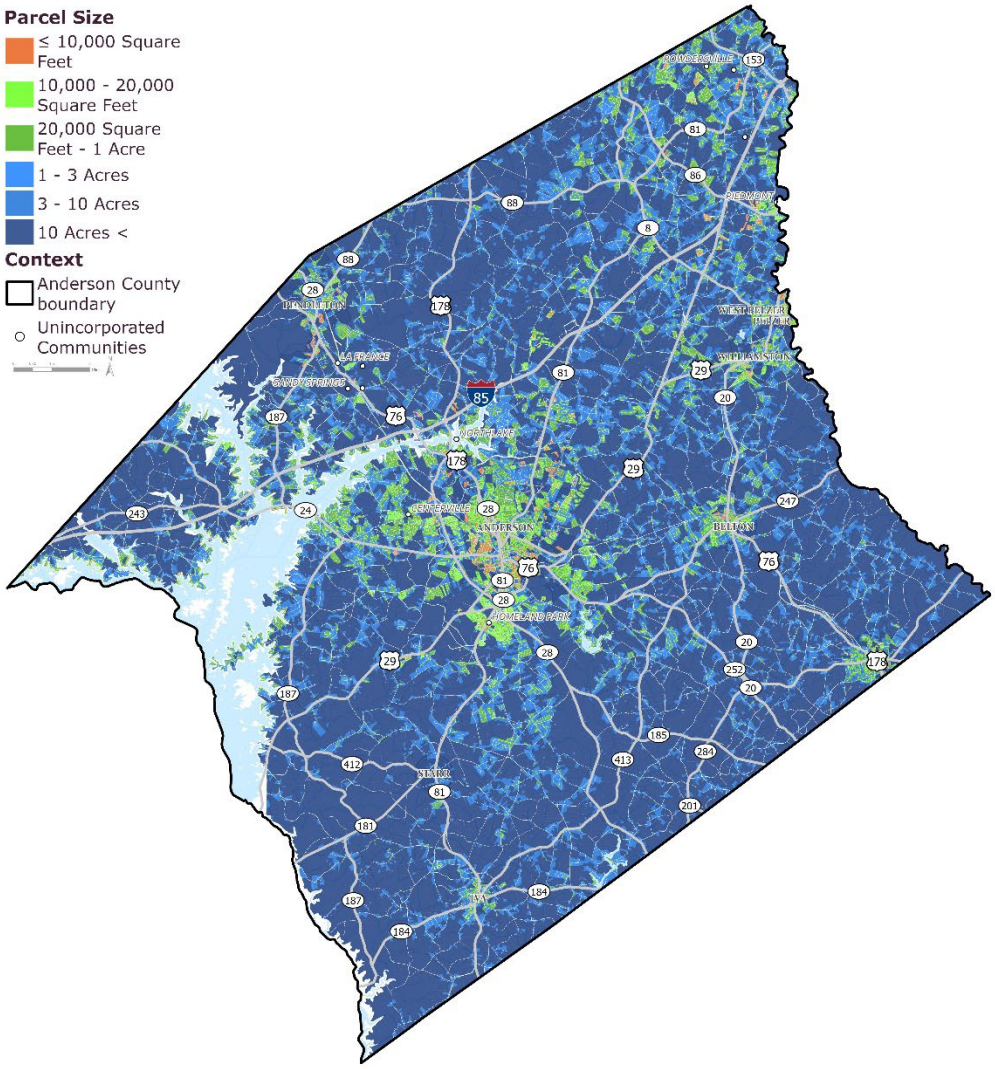
SUITABILITY, COMMERCIAL



SUITABILITY, INDUSTRIAL

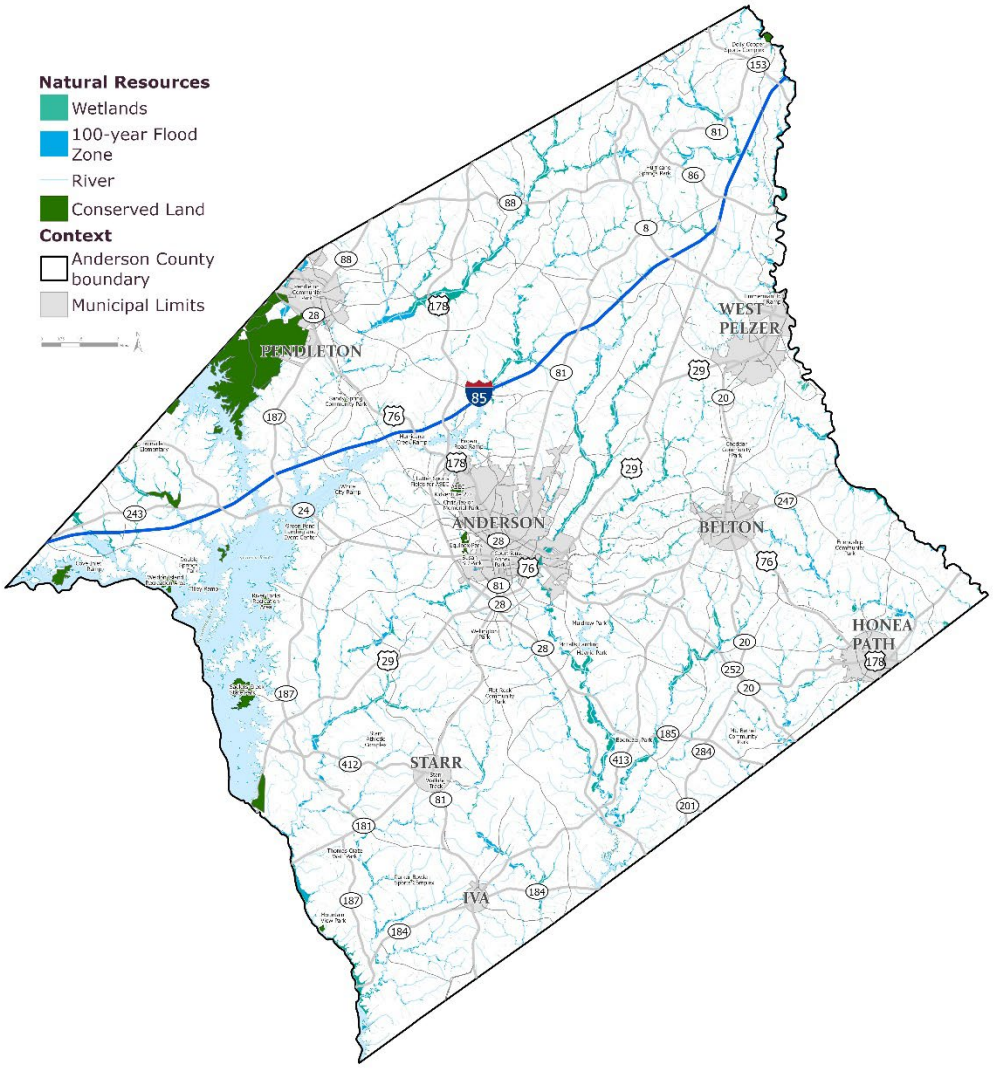


PARCEL SIZE


Parcel Size
≤ 10,000 Square Feet
10,000 - 20,000 Square Feet
20,000 Square Feet - 1 Acre
1 - 3 Acres
3 - 10 Acres
10 Acres <
Context
Anderson County boundary
Unincorporated Communities
ANDERSON
HONEA PATH
PENDLETON
LA FRANCE
SANDY SPRINGS
CENTERVILLE
BELTON
WILLIAMSTON
PIEDMONT
WEST PELZER
POWDERSVILLE
STARR

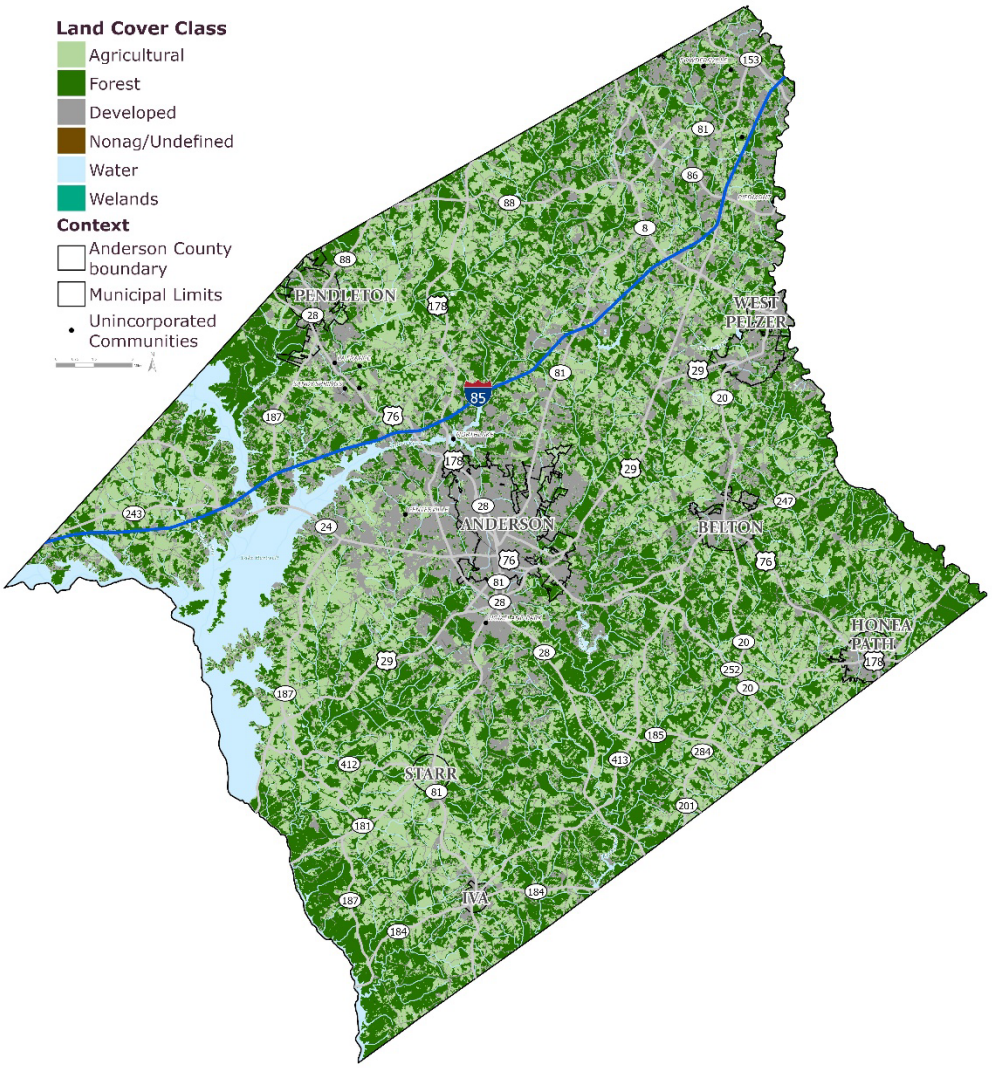

Parcel Size
Anderson County, SC
STEWART

NATURAL RESOURCES



Environmental Features
Anderson County, SC
STEWART

LAND COVER


Land Cover Class
Agricultural
Forest
Developed
Nonag/Undefined
Water
Welands
Context
Anderson County boundary
Municipal Limits
Unincorporated Communities
PENDLETON
WEST PELZER
ANDERSON
BELTON
HONEA PATH
STARR
IVA
85
Land Cover
Anderson County, SC
STEWART

Ordinance #2025-059

An Ordinance to amend Ordinance #99-004, the Anderson County Zoning Ordinance, as adopted July 20, 1999, by amending the Anderson County Official Map to rezone +/- 45 acres from Residential Agriculture (R-A) to Single-Family Residential District (R-20) on a parcel of land identified in the Fork No. #2 Precinct as shown in Deed Book 13937 at page 138. The parcel is further identified as TMS#: 6-00-04-002 and 6-00-04-009.

Whereas, Anderson County, a body politic and corporate and a political subdivision of the State of South Carolina (the "County"), acting by and through its County Council (the "County Council") has previously adopted Anderson County Ordinance #99-004, the Anderson County Zoning Ordinance (the "Ordinance"), which Ordinance contains the Anderson County Official Zoning Map (the "Map"); and,

Whereas, the Ordinance contains provisions providing for amendment of the map; and,

Whereas, County Council desires to amend the Map by adopting a zoning map amendment from R-A to R-20 for +/- 45 acres of TMS#: 6-00-04-002 and 6-00-04-009.

Whereas, the Anderson County Planning Commission has held a duly advertised Public Hearing on December 9, 2025, during which it reviewed the proposed rezoning from R-A to R-20 for +/- 45 acres of TMS#: 6-00-04-002 and 6-00-04-009.

Whereas, the Anderson County Council will hold a duly advertised Public Hearing on January 20, 2026, regarding said amendment of the Anderson County Official Zoning Map:

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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 this proposed rezoning is consistent with the Anderson County Comprehensive Plan and in accord with requirements of the South Carolina Code of Laws Title 6, Chapter 29, Article 5.

2. The Anderson County Council hereby amends The Anderson County Official Zoning Map to rezone 45.00 +/- acres from Rural Agriculture District (R-A) to Single-Family Residential District (R-20) adopted November 7, 2023, by Anderson County Ordinance #2023-022 to amend the R-A to R-20 for Anderson County TMS#: 6-00-04-002 and 6-00-04-002.

3. 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.

4. All orders, resolutions, and enactments of Anderson County Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked, and rescinded.

5. 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 2025-059

Rusty Burns
Anderson County Administrator

Tommy Dunn, District #5, Chairman

Renee D. Watts
Clerk to Council

APPROVED AS TO FORM:

Anderson County Attorney

1st Reading: December 16, 2025

2nd Reading:

3rd Reading:

Public Hearing:

Anderson County Planning Commission
Staff Report-Rezoning December 9, 2025

Applicant:	Lisa McAdams Duckett/Samual Glenn Duckett
Current Owner:	Lisa McAdams
Precinct:	Fork No.2 Precinct
Council District:	Four (4)
TMS#:	6-00-04-002 and 6-00-04-009
Acreage:	+/- 45 acres
Zoning History:	Ordinance # 2023-022 rezoned the entire Fork No. #2 Precinct. This portion of the precinct was rezoned to R-A and R-20.
Current Zoning:	R-A (Residential Agricultural)
Requested Zoning:	R-20 (Residential Single-Family)

These residential districts are established as areas in which the principal use of land is for single-family dwellings and for related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. The regulations for these districts are intended to discourage any use which, because of its characteristics, would interfere with the development of or be detrimental to the quiet residential nature of the area included in the districts.

Surrounding Zoning: North: R-A and C-1R
South: R-20
East: R-20
West: R-A and R-20

Current Land Use Map: Fork No. 2 Use Map indicates Agriculture and Residential use.
Future Land Use Map: Fork No. 2. Use Map indicates Residential and Commercial use.

Evaluation: To rezone to develop Single-Family Residential Housing Subdivision.

Public Outreach: Staff hereby certifies existing parcel that the required public notification actions have been completed on November 21, 2025 as follows:

Rezoning notification postcards were sent to 120 property owners within 2,000' of the subject property.

Rezoning notification signs posted on subject property.

Planning commission public hearing advertisement published in the Independent Mail.

Rezoning Application

Anderson County Planning & Development

Mar 18, 2025
Date of Submission

Approved/Denied

Applicant's Information

Applicant Name: Lisa McAdams Duckett Samual Glenn Duckett
Mailing Address: 3445 Old Dobbins Bridge Rd Fair Play SC 29643
Telephone: 864 760 8984
Email: knucklehead0602@gmail.com

Owner's Information
(If Different from Applicant)

Owner Name:
Mailing Address:
Telephone:
Email:

Designation of Agent: *(Complete only if owner is not the applicant)*

I hereby appoint the person named the Applicant as my agent to represent me in this request for rezoning:

Lisa M. Duckett — Owner's Signature
3/18/25 — Date

Project Information

Property Location: 3445 Old Dobbins Bridge Rd Fair Play SC 29643
Parcel Number(s)/TMS: 6000 4002 (026-00-04-009)
County Council District: 04
School District: 04
Total Acreage: 45
Current Land Use: ag/residential
Requested Zoning: R-20
Current Zoning: ag R-A
Purpose of Rezoning: Development ~~proposal~~ Proposal for future Projects

Are there any Private Covenants or Deed Restrictions on the ○ Yes ◉ No

Property? If you indicated no, your signature is required.

Usam Duckett Samuel & Dana — Mar. 18, 25

Applicant's Signature — Date

If you indicated yes, please provide a copy of your covenants and deed restrictions with this application, pursuant to State Law (Section 6-29-1145: July 1, 2007), determining existence of restrictive covenants. Copies may be obtained at the Register of Deeds Office. It is the applicant's responsibility for checking any subdivision covenants or private covenants pertaining to the property.

Additional Information or Comments: _____

An accurate plat (survey) of the property must be submitted with this application.

If pursuing a review district classification (IZOD, PC, PD, POD, RRD), a preliminary development plan, statement of intent and letters from appropriate agencies or districts verifying available and adequate public facilities must be submitted with the application.

Please refer to Chapter 48 of the Anderson County Code of Ordinances for further information regarding submission requirements.

As the applicant, I hereby confirm that all required information and materials for this application are authentic and have been submitted to the Planning & Development office.

Usam Duckett Samuel & Dana — Mar 18, 25

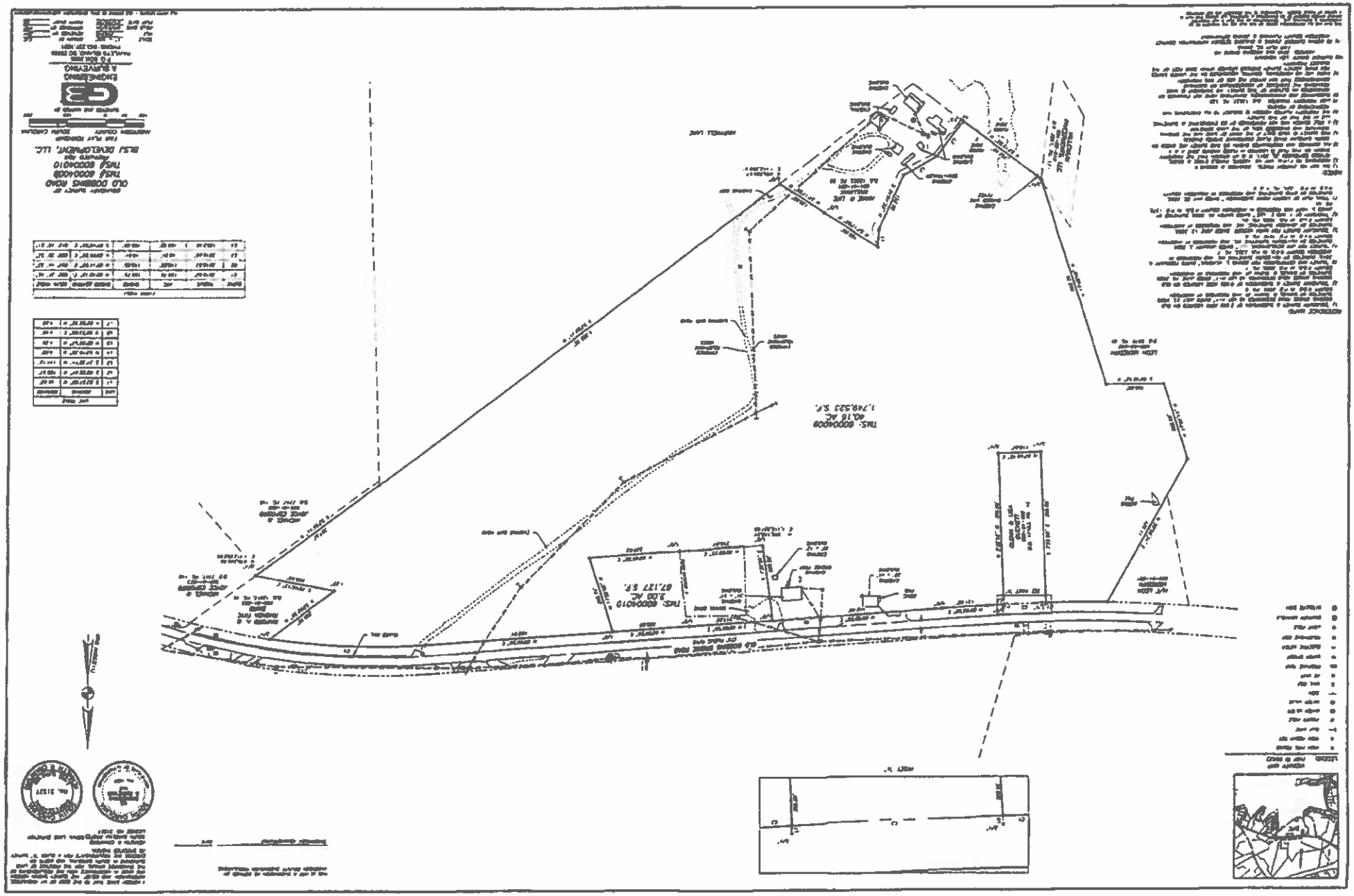
Applicant's Signature — Date

* A zoning map amendment may be initiated by the property owner(s), Planning Commission, Zoning Administrator or County Council. *

For Office Use Only:

Application Received By: _____ Complete Submission Date: _____

Commission Public Hearing: _____ Council Public Hearing: _____



Anderson County



April 10, 2025

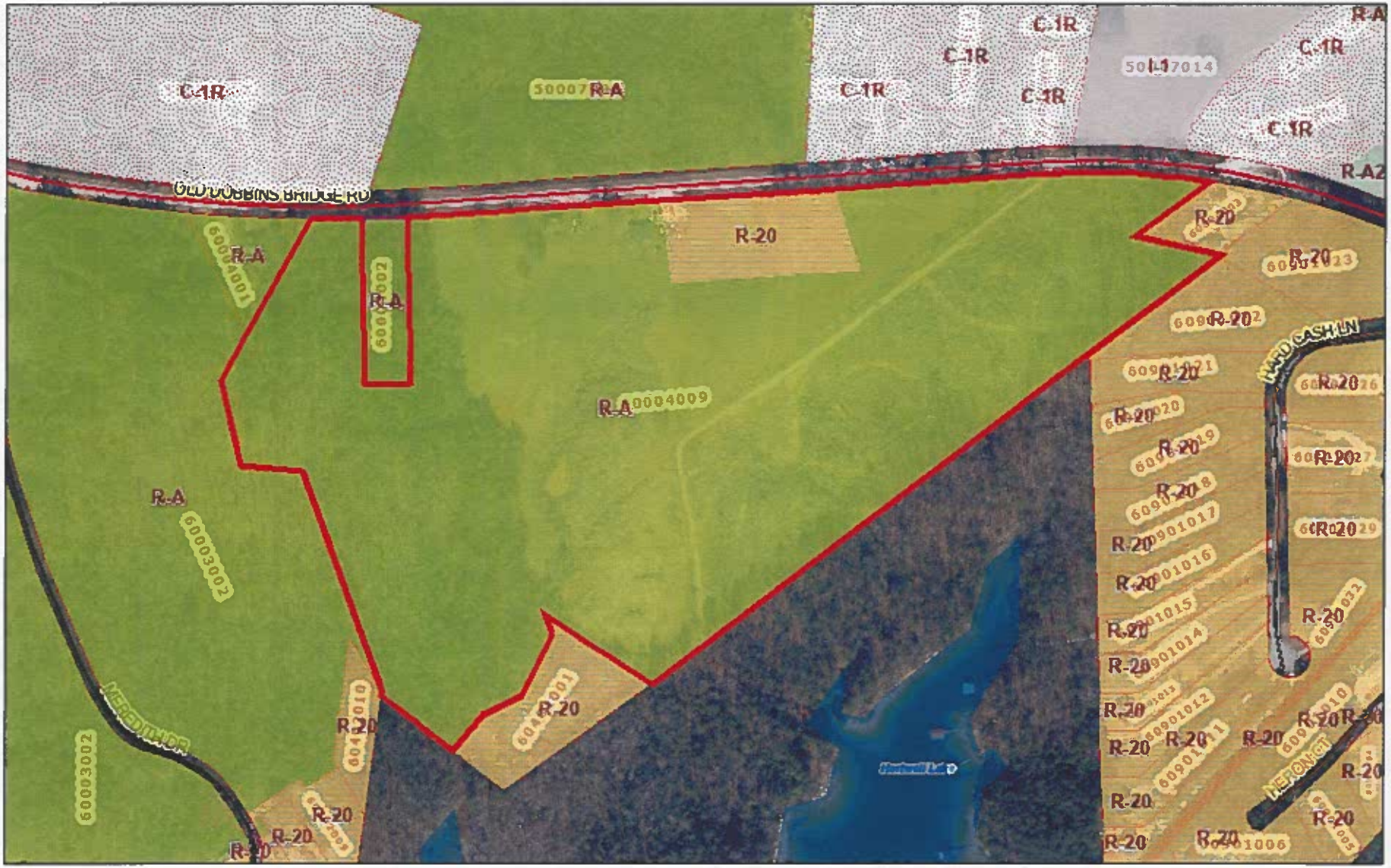
1:3,955

0 0.0325 0.065 0.13 mi

0 0.05 0.1 0.2 km

ESRI, Highland Mapping, and Anderson County GIS

Anderson County



April 10, 2025

1:3,955

0 0.0325 0.065 0.13 mi

0 0.05 0.1 0.2 km

ESRI, Highland Mapping, and Anderson County GIS

Anderson County



March 27, 2025

1:3,955

0 0.0325 0.065 0.13 mi

0 0.05 0.1 0.2 km

ESRI, Highland Mapping, and Anderson County GIS

Anderson County



April 10, 2025

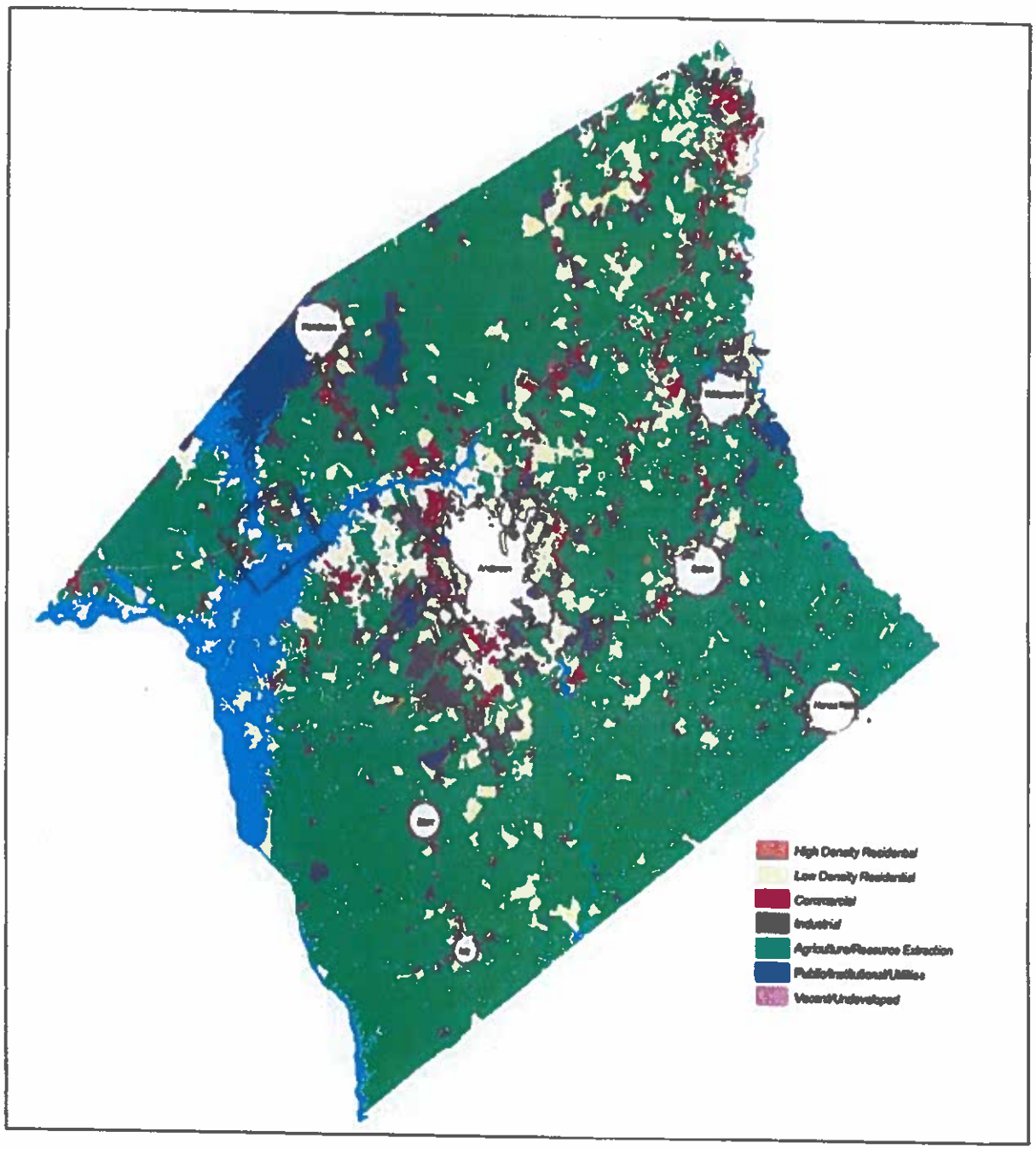
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0 0.0325 0.065 0.13 mi

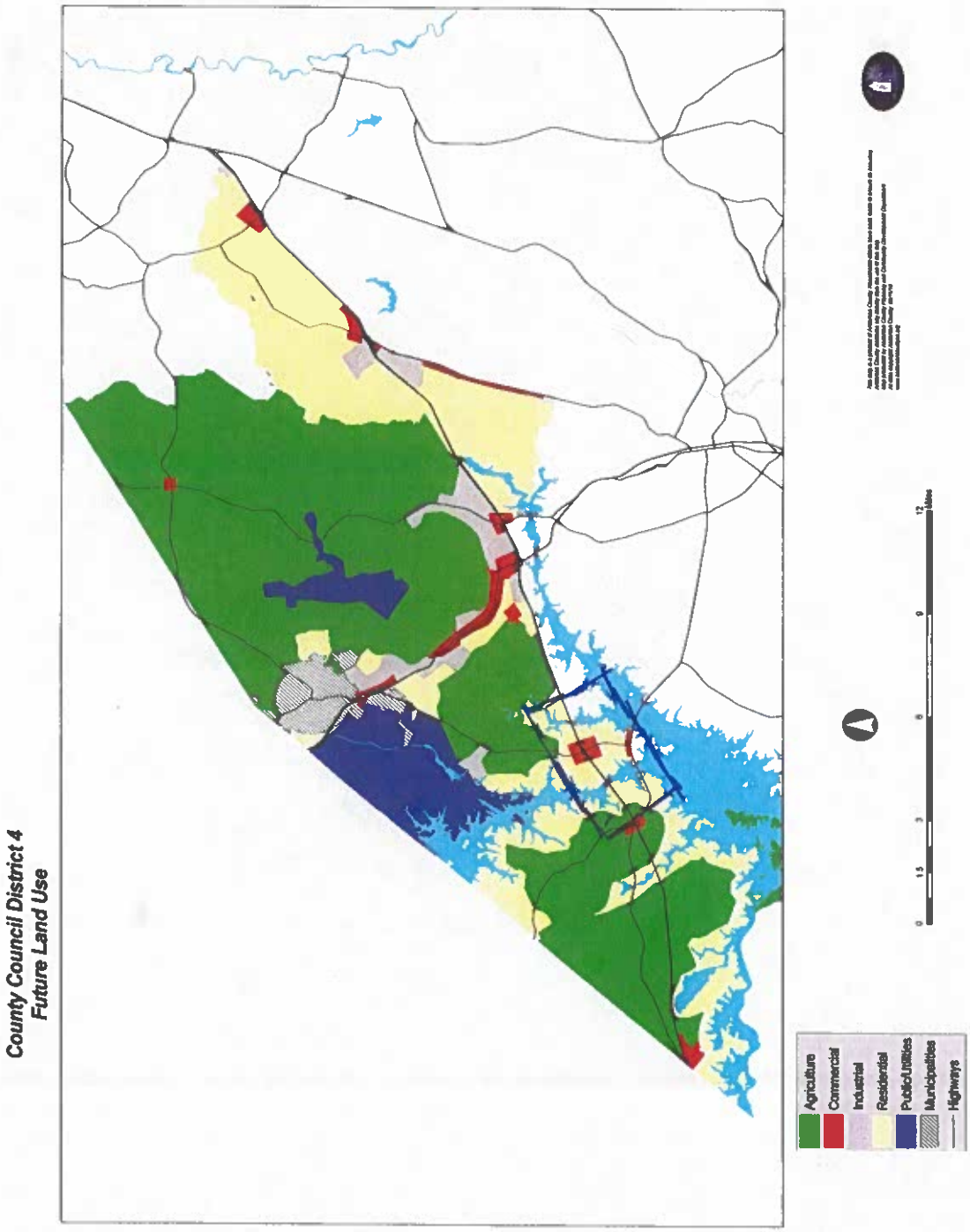
0 0.05 0.1 0.2 km

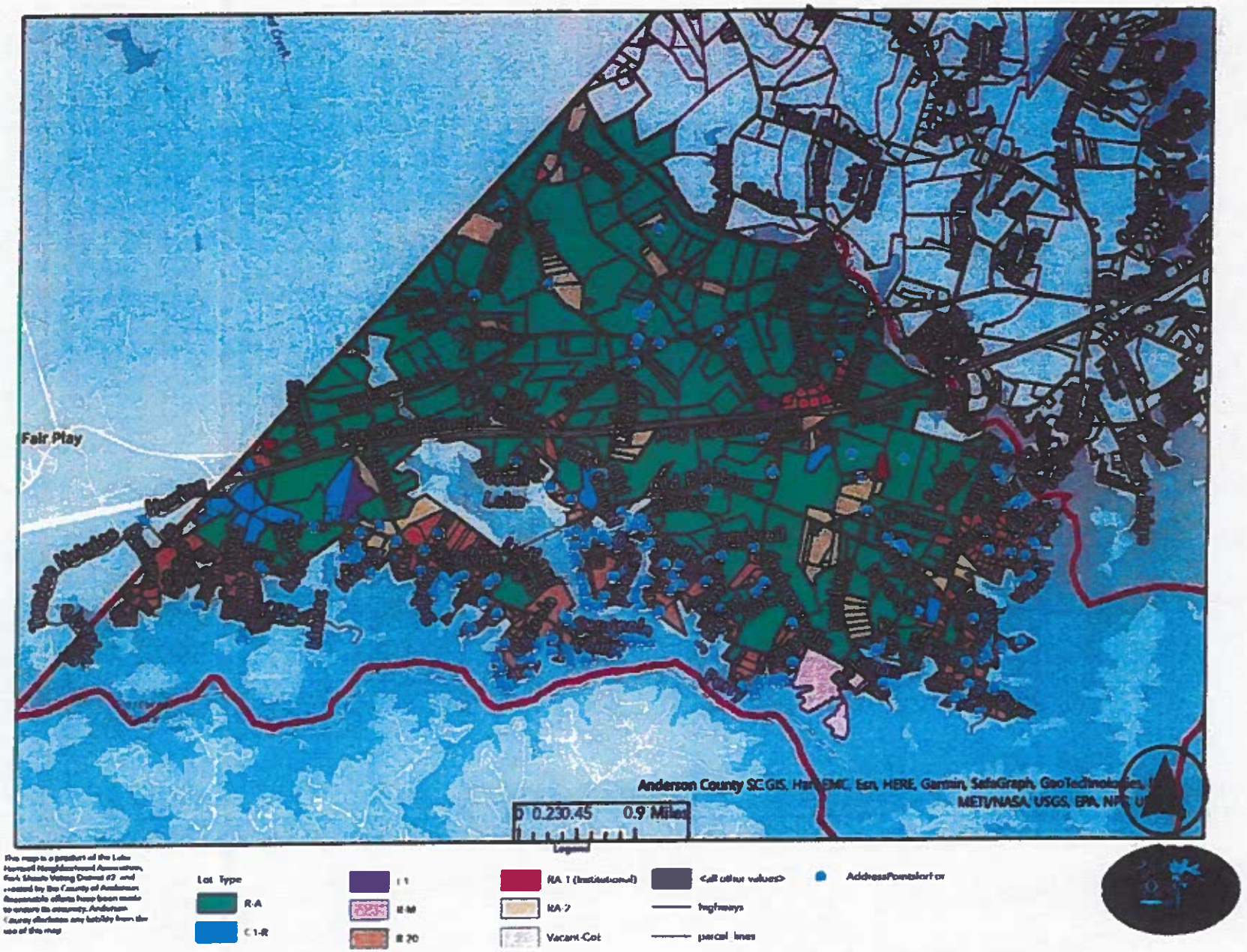
ESRI, Highland Mapping, and Anderson County GIS

Map 7.1 Current Land Use, Anderson County



Map 7.13 Future Land Use, Council District 4




Fair Play
Anderson County SC GIS, Harn, EMC, Esri, HERE, Garmin, SafeGraph, GeoTechnologies,
METI/NASA, USGS, EPA, NPS
0 0.230.45 0.9 Miles
Lot Type
R-A
C 1-R
I 1
R M
R 20
RA 1 (Institutional)
RA 2
Vacant Lot
<all other values>
highways
parcel lines
AddressPointsPoint

Planning Commission
December 09, 2025

Agenda Item: 6B

Project Information

☐ Subdivision ☐ Variance ☐ Land Use ☑ Rezoning

NAME OF APPLICANT/PROJECT: Lisa McAdams / Rezoning

PROPERTY LOCATION: Old Dobbins Bridge Road

COUNTY COUNCIL DISTRICT: 4

SCHOOL DISTRICT: 4

TOTAL ACREAGE: +/- 45

NUMBER OF LOTS: N/A

CURRENT ZONING: R-A

REQUESTED ZONING: R-20

PURPOSE: Rezoning

RECOMMENDATION/DECISION RENDERED

☐ **APPROVAL** ☑ **DENIAL** ☐ **TIED** ☐ **TABLED** **VOTE** 9 **TO** 0

X Compatibility with Future Land Use Map

__ Compatibility with Traffic Levels

__ Compatibility with Density Levels

__ The recommendation of staff

__ Compatibility with Surrounding Properties

__ Use and value of surrounding properties

__ Concerns for public, health, safety, convenience, prosperity and general welfare.
Concerns for the balance of the interest of sub-dividers, homeowners and public.
Concerns for the effects of the proposed development on the local tax base.
Concerns for the ability of existing or planned infrastructure and transportation system to serve the proposed development.

✓ Other (please elaborate): Tax payers expressed concerns considering they recently voted for Zoning

Planning Commission Chairman: _____ Date: 12/9/25

Anderson County Planning & Development
401 East River Street
Anderson, SC 29624 | Phone:(864) 260-4720

Planning Commission
December 09, 2025

Agenda Item: 6A

Project Information

☐ Subdivision ☐ Variance ☐ Land Use ☑ Rezoning

NAME OF APPLICANT/PROJECT: Cauldrick and Timber LLC / Rezoning

PROPERTY LOCATION: Old Dobbins Bridge Rd & Glenn Ferry Rd

COUNTY COUNCIL DISTRICT: 4

SCHOOL DISTRICT: 4

TOTAL ACREAGE: +/- 30.97

NUMBER OF LOTS: N/A

CURRENT ZONING: C-1R

REQUESTED ZONING: R-A

PURPOSE: Rezoning

RECOMMENDATION/DECISION RENDERED

☑ **APPROVAL** ☐ **DENIAL** ☐ **TIED** ☐ **TABLED** **VOTE** 9 **TO** 0

✓ Compatibility with Future Land Use Map

✓ Compatibility with Traffic Levels

__ Compatibility with Density Levels

✓ The recommendation of staff

✓ Compatibility with Surrounding Properties

__ Use and value of surrounding properties

__ Concerns for public, health, safety, convenience, prosperity and general welfare.
Concerns for the balance of the interest of sub-dividers, homeowners and public.
Concerns for the effects of the proposed development on the local tax base.
Concerns for the ability of existing or planned infrastructure and transportation system to serve the proposed development.

__ Other (please elaborate): _____

Planning Commission Chairman: _____ Date: 12/9/25

Anderson County Planning & Development
401 East River Street
Anderson, SC 29624 | Phone:(864) 260-4720

Ordinance #2025-060

An Ordinance to amend Ordinance #99-004, the Anderson County Zoning Ordinance, as adopted July 20, 1999, by amending the Anderson County Official Map to rezone +/- 30.87 acres from Commercial Rural (C-1R) to Residential Agricultural District (R-A) on a parcel of land identified in the Fork No. 2 Precinct as shown in Deed Book17746 at page 00253. The parcel is further identified as TMS#: 6-00-03-001.

Whereas, Anderson County, a body politic and corporate and a political subdivision of the State of South Carolina (the "County"), acting by and through its County Council (the "County Council") has previously adopted Anderson County Ordinance #99-004, the Anderson County Zoning Ordinance (the "Ordinance"), which Ordinance contains the Anderson County Official Zoning Map (the "Map"); and,

Whereas, the Ordinance contains provisions providing for amendment of the map; and,

Whereas, County Council desires to amend the Map by adopting a zoning map amendment from C-1R to R-A for +/- 30.87 acres of TMS#: 6-00-03-001.

Whereas, the Anderson County Planning Commission has held a duly advertised Public Hearing on December 9, 2025, during which it reviewed the proposed rezoning from C-1R to R-A for +/- 30.87 acres of TMS#: 6-00-03-001.

Whereas, the Anderson County Council will hold a duly advertised Public Hearing on January 20, 2026, regarding said amendment of the Anderson County Official Zoning Map:

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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 this proposed rezoning is consistent with the Anderson County Comprehensive Plan and in accord with requirements of the South Carolina Code of Laws Title 6, Chapter 29, Article 5.

2. The Anderson County Council hereby amends The Anderson County Official Zoning Map to rezone 30.87 +/- acres from Commercial Rural District (C-1R) to Residential Agricultural District (R-A) adopted November 7, 2023, by Anderson County Ordinance #2023-022 to amend the C-1R to R-A for Anderson County TMS#: 6-00-03-001

3. 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.

4. All orders, resolutions, and enactments of Anderson County Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked, and rescinded.

5. 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 2025-060

Rusty Burns
Anderson County Administrator

Tommy Dunn, District #5, Chairman

Renee D. Watts
Clerk to Council

APPROVED AS TO FORM:

Anderson County Attorney

1st Reading: December 16, 2025

2nd Reading:

3rd Reading:

Public Hearing:

Anderson County Planning Commission
Staff Report-Rezoning December 9, 2025

Applicant:	CAULDRICK LAND AND TIMBER LLC
Current Owner:	Same as noted
Precinct:	Fork No.2 Precinct
Council District:	Four (4)
TMS#:	6-00-03-001
Acreage:	+/- 30.97 acres
Zoning History:	Ordinance # 2023-022 rezoned the entire Fork No. #2 Precinct. This portion of the precinct was rezoned from Unzoned to C-1R.
Current Zoning:	C-1R (Commercial Rural)
Requested Zoning:	R-A (Residential Agricultural)

The purpose of this district is to provide for a full range of agricultural activities. This district also provides for spacious residential development for those who choose this environment and prevents untimely scattering of more dense urban uses that should be confined to areas planned for efficient extension of public services.

Surrounding Zoning:	North: R-A and C-1R South: R-20 East: C-1R, and R-A West: C-1R and R-A
Current Land Use:	Fork No. 2 Use Map indicates Agriculture use.
Future Land Use:	Fork No. 2 Use Map indicates Commercial use.
Evaluation:	To rezone to match the R-A Zoning on adjacent parcels.
Public Outreach:	Staff hereby certifies that the required public notification actions have been completed on November 21, 2025 as follows: Rezoning notification postcards were sent to 88 property owners within 2,000' of the subject property. Rezoning notification signs posted on subject property. Planning commission public hearing advertisement published in the Independent Mail.
Staff Assessment:	At the Planning Commission Meeting during which the rezoning is scheduled to be discussed, staff will present their report for consideration by the Planning Commission and their findings will be forwarded to County Council for consideration.

Rezoning Application

RZ-25-2

Submitted On: Jun 23, 2025

Applicant

David Patrick
864-506-0416
@ jpatrick@reedypg.com

Primary Location

Point Location: 34.5002, -82.9599

Applicant/Owner Information

Is applicant the same as the owner?

Yes

Project Information

County Council District

4

School District

4

Total Acreage

10

Please check the previous location page (step 2) or see the list of Zoning Districts (https://viewpointcloud.blob.core.windows.net/profile-pictures/Zoning_Districts_Wed_Jan_31_2024_00:49:43_GMT+0000_(Coordinated_Universal_Time).pdf) for more information.

Current Zoning

C-1R: Rural Commercial District

Requested Zoning

R-A: One acre minimum lot area

Purpose of Rezoning

Move Property to Residential from commercial

Additional Information or Comments

Owner is Cauldrick Land and Timber, LLC David J Patrick is Manager.

Are there any Private Covenants or Deed Restrictions on the Property?

No

If you indicated no, your digital signature is required.

true

Public Hearing Schedule

Verification of Acknowledgement

true

Planning Commission Meetings

Verification of Acknowledgement

true

For Office Use Only

Planning Commission Public Hearing

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Planning Commission Decision

--

County Council Public Hearing - 1st Reading

--

County Council 1st Reading Decision

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County Council Public Hearing - 2nd Reading

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County Council 2nd Hearing Decision

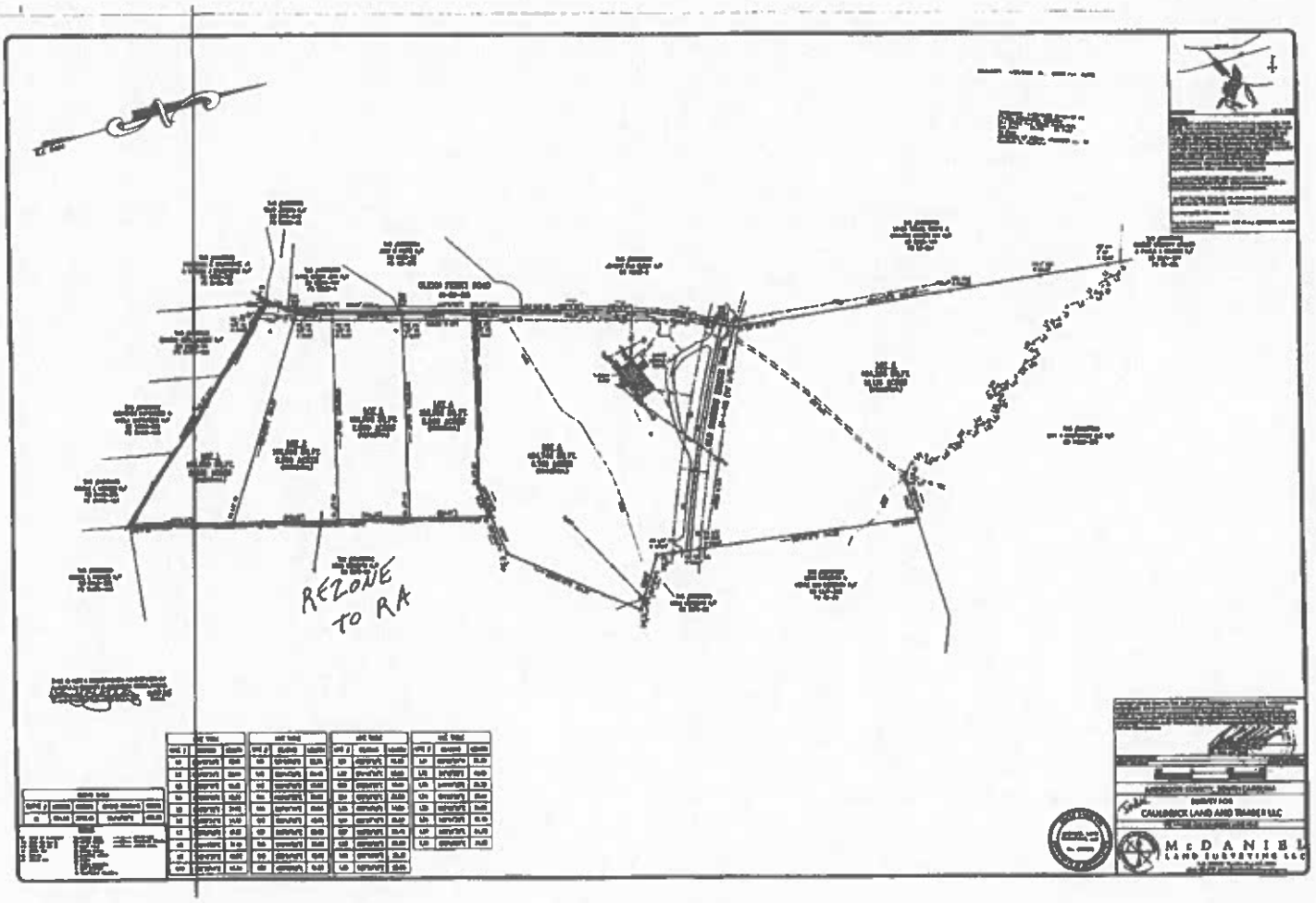
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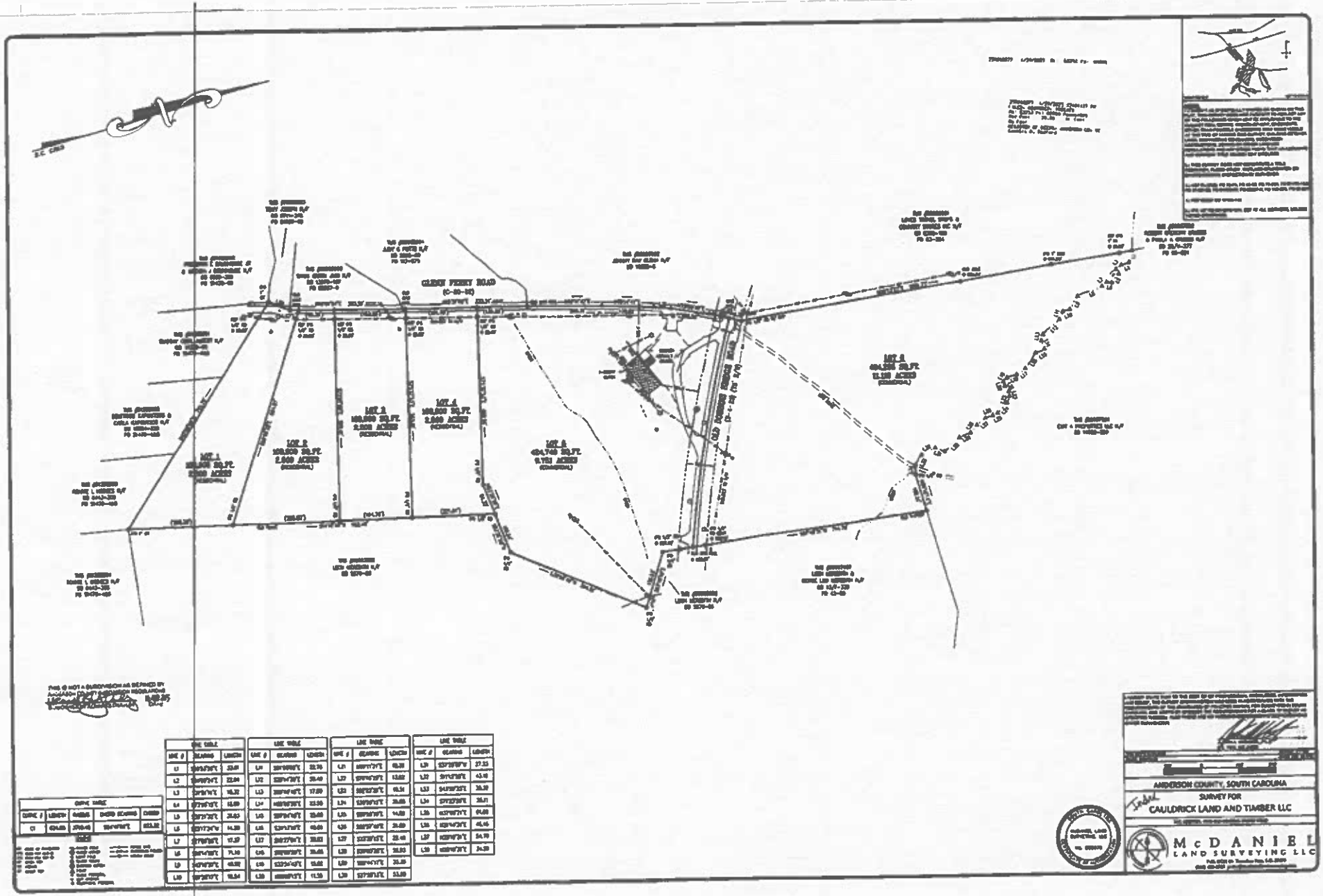
County Council Publi Hearing - Final Reading and Adoption

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County Council Final Reading and Adoption Decision

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REZONE
TO RA
McDANIEL
LAND SURVEYING LLC


GILBERT FERRY ROAD
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
AREA TO BE CONVEYED
AREA TO BE CONVEYED
AREA TO BE CONVEYED

Anderson County



July 25, 2025

1:3,955

0 0.0325 0.065 0.13 mi

0 0.05 0.1 0.2 km

ESRI, Highland Mapping, and Anderson County GIS

Anderson County



July 25, 2025

1:3,955

0 0.0325 0.065 0.13 mi

0 0.05 0.1 0.2 km

ESRI, Highland Mapping, and Anderson County GIS

Anderson County



July 25, 2025

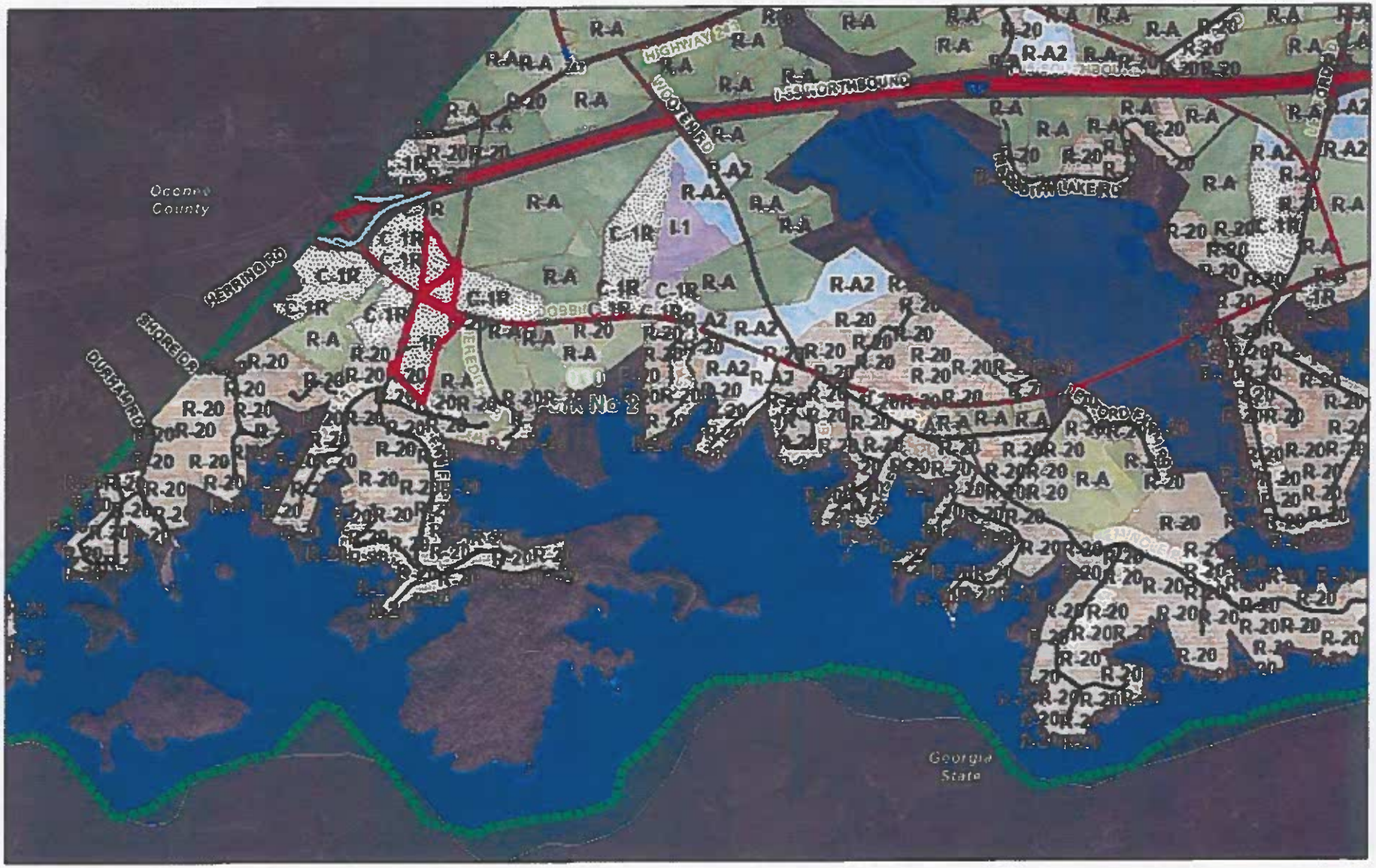
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0 0.225 0.45 0.9 mi

0 0.35 0.7 1.4 km

ESRI, Highland Mapping, and Anderson County GIS

Anderson County



July 25, 2025

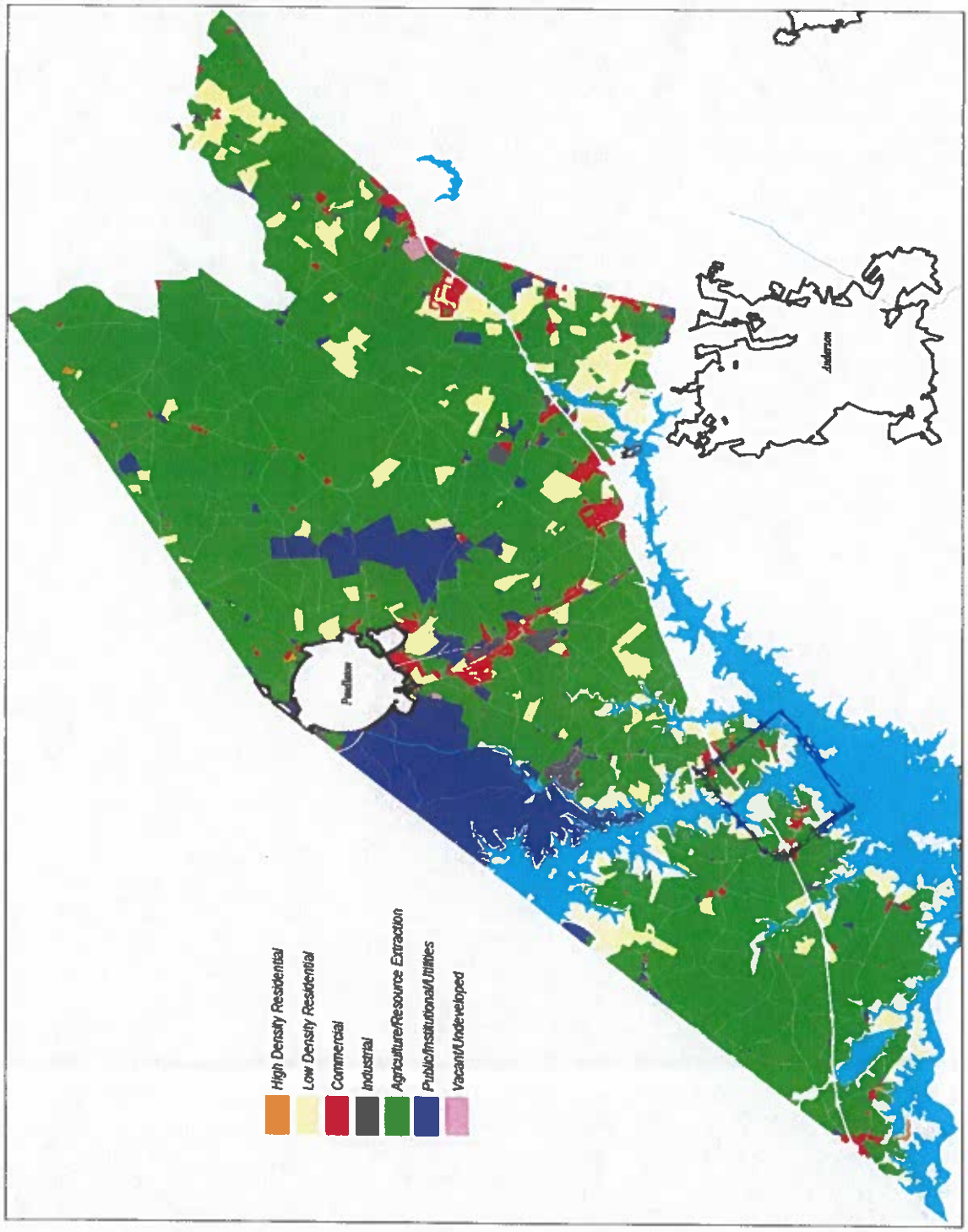
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0 0.225 0.45 0.9 mi

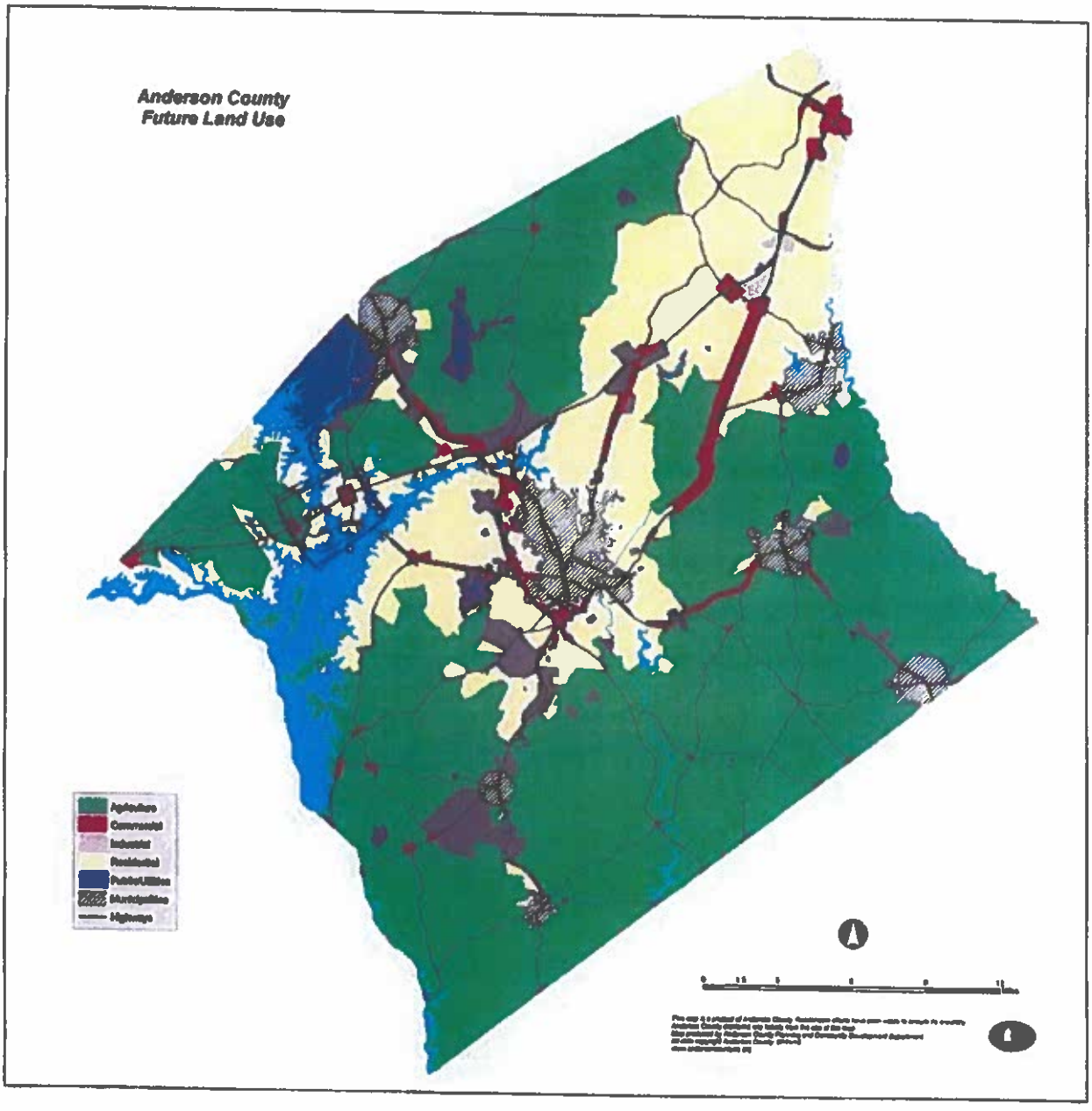
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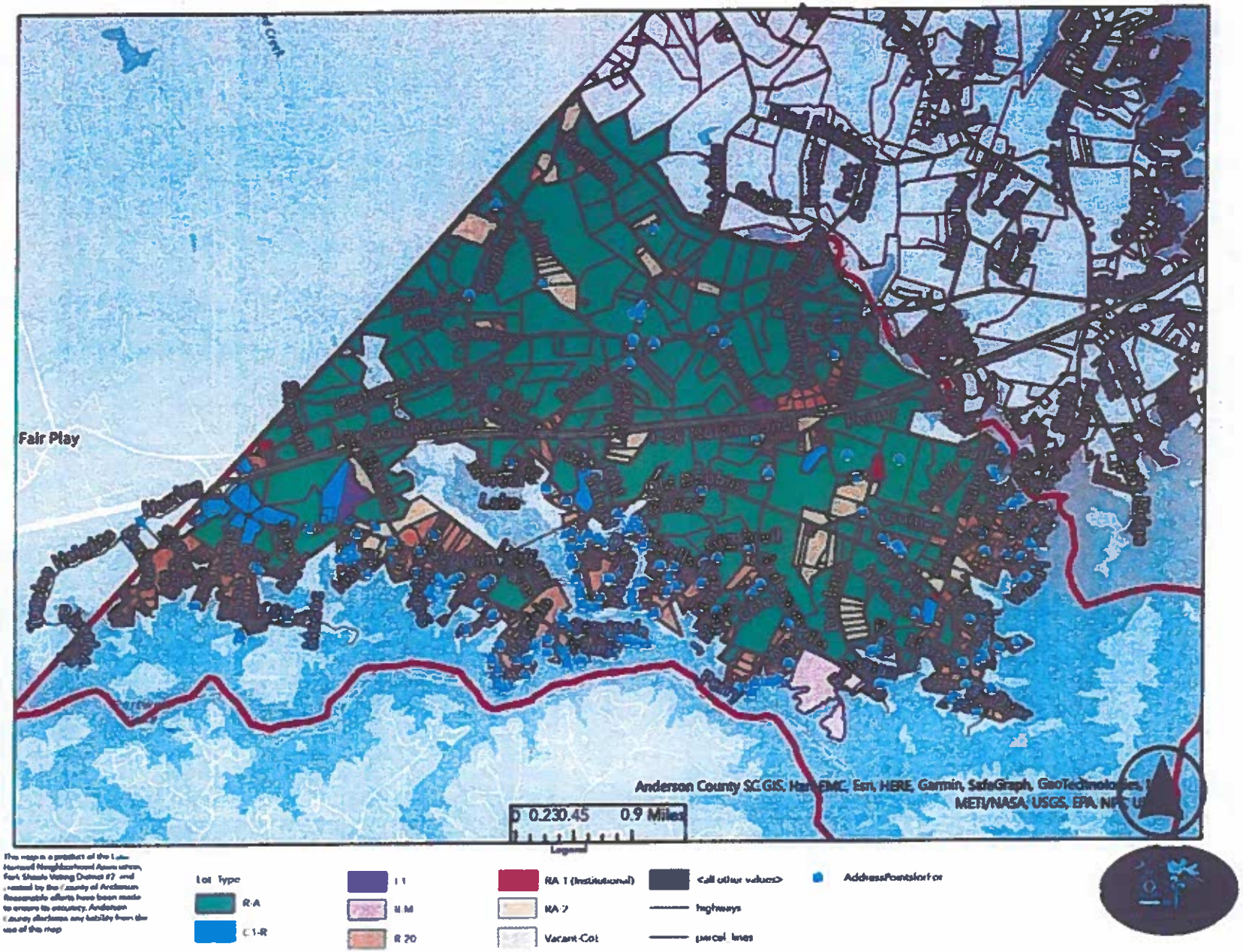
ESRI, Highland Mapping, and Anderson County GIS

Map 7.5 Current Land Use, Council District 4



Map 7.9 Future Land Use, Anderson County




Fair Play
Lake
0 0.230.45 0.9 Miles
Legend
Lot Type
R-A
C 1-R
I 1
R M
R 20
RA 1 (Institutional)
RA 2
Vacant-Col
<all other values>
highways
parcel lines
AddressPointsInfor

ORDINANCE NO.: 2025-065

AN ORDINANCE TO APPROVE GROUND LEASE AGREEMENTS BETWEEN ANDERSON COUNTY, SOUTH CAROLINA AND CAROLINA REAL ESTATE CONSULTANTS, LLC AND HEARTLAND PROPERTIES OF NEW ULM, LLC FOR LOCATION OF AIRCRAFT HANGARS AT ANDERSON REGIONAL AIRPORT; AND OTHER RELATED MATTERS.

WHEREAS, Anderson County, South Carolina (the "County"), acting by and through its County Council (the "County Council") is authorized under Title 4 of the Code of Laws of South Carolina, as amended, to lease, sell or otherwise dispose of real property owned by the County;

WHEREAS, the County proposes to lease to Carolina Real Estate Consultants, LLC and Heartland Properties of New Ulm, LLC, parcels of the Anderson Regional Airport property for purposes of design and construction of hangasr for aircraft storage in the vicinity shown on Exhibit C; and

WHEREAS, the County has determined that in consideration of Carolina Real Estate Consultants, LLC and Heartland Properties of New Ulm, LLC's proposed development of hangars, substantial benefit would inure to the public by execution of these Lease Agreements.

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

1. The Anderson County Council hereby approves the ground lease agreement as shown in Exhibit A and Exhibit B attached hereto, for purposes of development and construction of two aircraft hangars on the Anderson Regional Airport property. The County Administrator is hereby authorized, empowered, and directed to execute, acknowledge, and deliver all documents in the name of and on behalf of the County to carry out the transactions authorized by this Ordinance.

2. All Ordinances, Orders, Resolutions, and actions of Anderson County Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked, and rescinded.

3. Should any part or provision of this Ordinance be deemed unconstitutional or unenforceable by a Court of competent jurisdiction, such determination shall not affect the rest and remainder of this Ordinance, all of which is hereby deemed separable.

4. This Ordinance shall take effect and be in full force upon the third reading and enactment of by Anderson County Council.

ORDAINED in meeting duly assembled this _____ day of _____, 2026.

ATTEST:

_____
Rusty Burns
Anderson County Administrator

_____
Tommy Dunn, Chairman
Anderson County Council

_____
Renee D. Watts
Clerk to Council

APPROVED AS TO FORM:

_____
Leon C. Harmon
Anderson County Attorney

First Reading: _____

Second Reading: _____

Third Reading: _____

Public Hearing: _____

Exhibit A

STATE OF SOUTH CAROLINA

COUNTY OF ANDERSON

GROUND LEASE AGREEMENT

THIS GROUND LEASE AGREEMENT, by and between **ANDERSON COUNTY, SOUTH CAROLINA** a political subdivision of the State of South Carolina (hereinafter referred to as the "Lessor" or "County") and **Carolina Real Estate Consultants, LLC**, organized and existing under the laws of the State of South Carolina (hereinafter referred to as the "Lessee");

W I T N E S S E T H:

WHEREAS, the Lessor is the owner of a tract of land which is known as Anderson Regional Airport (hereinafter referred to as "Airport") located in Anderson County, South Carolina; and

WHEREAS, Lessee desires to lease from Lessor, and Lessor desires to lease to Lessee, that property on the Anderson Regional Airport identified and more particularly described by the Exhibit A and made a part of this Lease; and

WHEREAS, Anderson County has determined that, in consideration of Lessee's proposed investment of the construction of hanger space, substantial benefit would inure to the public by execution of this Lease Agreement; and

NOW THEREFORE, for and in consideration of the premises and covenants herein contained and in further consideration of the payment of rent hereinafter stipulated, and of the terms and conditions herein set forth, the parties hereto do hereby agree as follows:

SECTION 1. LEASED PROPERTY:

A. Description. The leased property consists of the property described in Exhibit A, and as may be further defined with a Final Survey after appropriate approvals.

SECTION 2. USE OF LEASED PROPERTY:

A. Use by Lessee. Lessee shall use the Leased Property only for aircraft storage and incidental uses directly related to aircraft storage. Leased Property includes the following:

1. Land: Approximately _____ square feet to provide for building, parking, and required buffers as further described in Exhibit A.

2. Buildings (to be constructed by tenant): Approximately _____ square feet of properly lighted and heated building space for aircraft storage and incidental uses.

B. Ingress and Egress. Lessee shall have the right of ingress and egress from the Leased Property over airport roadways, expressly subject to such rules and regulations as may be established by the Airport Manager. Lessee shall have the right of ingress and egress from the Leased Property by way of aircraft taxiway or aircraft access way adequate for Lessee's aircraft.

SECTION 3. RESTRICTIONS ON USE OF LEASED PROPERTY:

A. Leased Property to Be Used for Designated Purposes. The Leased Property shall not be used for any purposes, except for the specific purposes herein designated, without the written consent of the Lessor.

B. Control of Lighting. Lessee agrees to control all future lighting on the Leased Property so as to prevent illumination from being a hazard to pilots landing on, taking off from, or taxiing on the Airport. The determination of whether lighting creates a hazard shall rest solely upon the reasonable judgment of the Airport Manager.

C. Commercial Operations. The Lessee, sublessees, or any future occupants shall be expressly prohibited from advertising, soliciting, or providing repair services, maintenance services, Fixed Based Operations services, or any other similar services without the expressed written consent of the Anderson County Airport Manager. Lessee shall be prohibited from any commercial activity that deals with fuel or fuel sales, as well as any commercial activity that deals with paint, paint application, paint stripping, or paint removal. For so long as Lessee does not operate a business that provides services that are substantially the same as or identical to services provided by the Lessor, the Lessee shall specifically have the right to operate offices for itself or any other entity owned or controlled by Lessee and its members.

D. Advertising Generally. No sign, advertisement, symbol, or corporate logo may be applied or affixed to the outside of any building without approval of the Airport Manager.

E. Airport Master Plan. Lessee will at all times cooperate with all provisions of any Airport Master Plan adopted by the Airport or approved by the Anderson County Council.

SECTION 4. TERM OF LEASE AGREEMENT:

The term of this Lease Agreement consists of two phases:

Phase I – Construction
Phase II –Thirty Year Term

Phase III-Option for Renewal Term

A. Phase I – Construction. This Lease Agreement shall commence and be effective on _____, and the term of Phase I of this Lease Agreement shall end no later than (1): 2 years and 6 months after the execution date of the Lease Agreement; or (2) the date of the issuance of a Certificate of Occupancy, whichever occurs first.

B. Phase II – Thirty Year Term. The term of Phase II of this Lease Agreement shall commence the next calendar day following the end of Phase I – Construction and shall be for a period of 30 years. This Lease Agreement shall terminate absolutely and without further obligation on the part of either Lessor or Lessee 30 years from the day following the end of Phase I, unless terminated earlier in accordance with the termination provisions of this Lease Agreement.

C. Phase III-Option for Renewal Term. At the end of the expiring term after Phase II, Lessor grants unto Lessee the right to renew this Ground Lease Agreement for five (5) years (One 5-year term) upon the terms contained within this paragraph, provided however, that Lessee provides notice to Lessor at least 180 days prior to expiration of the Phase II lease term of its intent to exercise this option for one additional term of five (5) years. The annual lease amount for this Option for Renewal Term shall be based upon a fair market lease rate for the land and building improvements (the "Leased Property" or "Property" as defined in Section 2.A herein). If Lessee fails to provide notice to Lessor at least 180 days prior to expiration of the Phase II lease term, Lessee shall be deemed to have rejected this Option for Renewal Term and Lessor shall have the right to leave third party based upon a fair market lease rate for the property.

SECTION 5. LEASE PAYMENT:

A. Phase I – Construction Rent. Lessee agrees to pay Lessor during the Phase I - Construction, an annual amount of $_____. Rent is accrued on a monthly basis and shall be paid in equal monthly installments, in the amount of $_____ due and payable on the first day of each month in advance during the term of this Lease Agreement.

B. Phase II – Thirty Year Term. Lessee agrees to pay Lessor, for the Leased Property, an annual amount of $_____ and subject to escalation as provided below. Rent is accrued on a annual basis and shall be paid in annual installments, in the amount of $ _____ due and payable on the first day the month after the end of Phase I and then due annually on such date in

advance during the term of this Lease Agreement.

C. Escalation Clause. Beginning 5 years after the execution date of this lease agreement, lease rates are subject to an increase of no more than ten percent (10%) during each succeeding five year period until the end of the period defined by Phase II described above, i.e. the 10% income applies to each year within the five year period..

D. Failure to Pay. On failure of Lessee to pay rental when due, and subject to the grace periods set forth in Section 20 hereof, Lessor has the right, subject to the provisions under Sections 17, 18, 19 and 20 hereof, at its option: (1) to declare this Lease Agreement void, and cancel the same, without the necessity of any legal proceedings; or (2) enter and take possession of the Leased Property. Lessor at its option, upon a breach of this contract for any reason, may then sublet the Leased Property at the best price obtainable for any reasonable effort through private negotiations and charge the difference when the same comes due monthly, if any, between said price of subletting and the contract price to Lessee and hold him liable therefor. Such subletting on the part of the Lessor will not in any sense constitute a breach of this contract on the part of the Lessor, but Lessor will act as agent for the Lessee to minimize the damage caused by Lessee's breach. These rights of the Lessor are cumulative and not restrictive of any other rights under the law, and failure on the part of the Lessor to avail himself of these privileges at any particular time shall not constitute a waiver of these rights.

SECTION 6. SCHEDULE OF IMPROVEMENTS BY LESSEE:

A. Minimum Improvements. Lessee shall, within the period of time set forth for Phase I – Construction in Section 4(A) hereinabove, complete the following capital improvements:

1. Construction of airport hangar of approximately _____ square feet, in accordance with Exhibit B, Hangar Site Plan and Hangar Floor Plan, which are hereby attached as Exhibit B and made a part of this Lease. A Certificate of Occupancy shall be issued no later than 2 years and 6 months after the execution date of the Lease Agreement. Failure of Lessee to obtain a Certificate of Occupancy shall be an Event of Default.

B. Maintenance by Lessee. Lessee shall be responsible for the required maintenance to keep the property in good condition, as determined by the Airport Manager, throughout the term of the Lease Agreement. Lessor shall be responsible for all lawncare and access road and Lessee shall be responsible for all shrubbery and landscaping maintenance.

C. Plans and Specifications.

1. No improvements, including landscaping, shall be erected or placed on the Leased Property, and no alterations shall be made in the improvements and facilities constructed, without prior written approval by the Airport Manager. Such approval shall not be unreasonably withheld.

2. Two complete sets of plans and specifications for all future buildings, alterations, and improvements and for all subsequent planned changes therein or alterations shall, at least 30 days prior to beginning of construction or changes, be signed by Lessee and delivered to the Airport Manager for his consideration and approval.

SECTION 7. CONSTRUCTION:

A. Schedule.

1. All information necessary for the submission of Notice of Construction or Alteration, FAA form 7460-1, shall be provided to the Airport Manager, for final approval by the Federal Aviation Administration, as required by Paragraph 77.13(a)(5)(1) of Part 77, Federal Aviation Regulations. Approval must be accomplished by Lessee, and Lessor has the right of final approval. The FAA Final Determination shall be hereby attached as Exhibit C, FAA Final Determination and made a part of this Lease.

2. Within the time schedule set forth in Section 6A, Minimum Improvements, Lessee agrees to construct or cause to be constructed and completed upon the Premises in accordance with the terms of this Lease and all applicable laws, ordinances, regulations and matters of record, the improvements and facilities set forth in Section 6A hereof. The date for completion may, however, be extended for the period of any unavoidable delay, if Lessee makes a claim for such delay in writing to Lessor within 10 days after the commencement of the cause for such delay. For the purpose of this Lease, the term "unavoidable delay" shall mean delay suffered by the Lessee or Lessee's contractors which necessarily and materially interferes with the progress and extends the time required for the completion of such work and which is caused by, but not limited to, such events as acts of nature or the elements, strikes, lockouts, fire, or other causes beyond the control of Lessee or Lessee's contractors.

B. Default by Failure to Construct. Any breach by Lessee of any of the terms and provisions of Section No. 5, Lease Payment; Section No. 6, Schedule of Improvements by Lessee; and Section No. 7, Construction, of this Lease shall constitute a material breach and shall be deemed to be "an event of default by Lessee" under Section 20, Events of Default by Lessee, unless cured as set

forth in Section 20.

SECTION 8. COMPLIANCE WITH LAWS AND REGULATIONS:

A. Subordination of Leased Property to United States It is agreed and understood that this Lease Agreement and the provisions hereof, shall be subject and subordinated to the terms and conditions of the instruments and documents under which Anderson County is authorized to use the airport property.

B. Non-Discrimination. Lessee agrees that in its operation and use of the Leased Property and/or the Airport it will not, on the basis of race, color, national origin, religion, sex, age or disability, discriminate against any person or group of persons in any manner prohibited by the Federal Aviation Regulations, federal, state or local laws. Lessee hereby agrees to include the aforesaid language in any agreement it has with a sub-tenant who operates from or uses the Leased Property.

C. Airport Rules and Regulations. Lessee agrees to abide by all ordinances, rules, and regulations concerning the Airport, operational safety, operational and airport security, parking of aircraft and other vehicles, and fire prevention promulgated by the Airport Manager or the Anderson County Council. Copies of such rules and ordinances are available to Lessee in the office of the Airport Manager. Any signage posted by the Airport Manager must be followed. Repeated failure to follow Airport Rules and Regulations shall be an Event of Default.

D. FAA Rules and Regulations. Lessee shall at all times act in a lawful manner and at all times conform to the rules and regulations of the Federal Aviation Administration (FAA) insofar as applicable to Lessee's possession and operation of its aircraft. Lessee agrees to include the language in this sub-section with any sub-tenant.

E. Non-Disturbance on Leased Property. Lessee shall not commit or suffer to be committed upon the Leased Property any act or thing which may unreasonably disturb the quiet use and enjoyment of any other tenant at the airport.

SECTION 9. UTILITIES:

A. Payment for Utilities. It is agreed that the rent as noted in Section 5 does not include payment for utilities. Lessee shall throughout the term of this Lease Agreement pay all utility bills which may accrue on the Leased Property, including, but not limited to, installation of meters and utility connections for the calculation of utility fees incurred by Lessee.

B. Right of Connection. Lessee may, at Lessee's expense, connect to all utilities at the nearest points of existing utility lines, and shall thereafter maintain, repair, and replace all such utilities to and including the points of such connections.

C. Waiver of Damage. Lessee hereby waives any claim against and releases Lessor (but not any third parties, such as other lessees) from any and all claims for damage arising or resulting from failures or interruptions of utility services, including but not limited to, electricity, gas, water, plumbing, sewerage, telephone, communications, heat, ventilation, or for the failure or interruption of any public or passenger services facilities.

SECTION 10. CHARACTER AND STANDARDS OF OPERATION:

A. Operate in a First-Class Manner. During the full term of this Lease Agreement, Lessee shall continuously operate and maintain, in a first-class manner, the existing grounds and facilities and all improvements on the Leased Property.

B. Supervision by Manager. The Lessee or its designee shall be available on the Property as required in order to ensure compliance with all responsibilities as set forth in this Lease.

C. Aircraft Housed in Hanger. Notwithstanding any provisions elsewhere in this Lease Agreement, the following provisions apply:

a. No aircraft shall be placed in the hanger unless the Lessee maintains at least a fifty-one percent (51%) ownership interest in the aircraft.

b. Only aircraft shall be placed in the hanger, i.e. no automobile, truck, recreational vehicle, motor home, ATV, or any other vehicle whatsoever shall be placed in the hanger on either a temporary or permanent basis, except that Lessee may park a personal vehicle in the hanger while flying and may house equipment necessary to move aircraft into and out of the hanger.

c. Lessee shall be solely responsible for physical placement and removal of aircraft from the hanger.

d. If maintenance on aircraft is to be performed in the hanger, Lessee must provide appropriate insurance coverage, including but not limited to pollution insurance coverage.

SECTION 11. LESSEE TO HOLD HARMLESS:

The Lessee shall be responsible from the time of signing this Lease Agreement for all injury or damage, of any kind, resulting from the work or the occupancy of the Leased Property to any persons or property. Except in cases of gross or willful negligence by Lessor, the Lessee shall exonerate, indemnify and hold harmless the Lessor from and against all claims or actions, and all expenses incidental to the defense of any such claims, litigation and actions, based upon or arising out of damage or injury (including death) to persons or property. This includes any third party, caused by or sustained in connection with the performance of this Lease Agreement or arising out of work performed under this Lease Agreement and shall assume and pay for, without cost to the Lessor, the defense of any and all claims, litigation and actions, suffered through any act or omission of the Lessee or any subcontractor or anyone directly or indirectly employed by or under the supervision of any of them, or in any way arising out of the use and occupancy of the Leased Property. The Lessee expressly agrees to defend at its expense against any claims brought or actions filed against the Lessor where and to the extent such claim or action involves, in whole or in part, the subject of the indemnity contained herein.

Notwithstanding any of the foregoing provisions Lessee shall have no duty, responsibility or obligation to indemnify Lessor in the event claims or action are asserted, made or filed against Lessor which are alleged to be attributed, in whole or in part, to Lessor's direct actions, s, gross negligence or willful negligence. In such cases Lessee shall have no duty to defend, indemnify or incur any expenses in defending Lessor from such claims.

SECTION 12. LIABILITY:

A. Liens. Lessee shall keep the Leased Property and all improvements thereon free from any and all liens and encumbrances arising out of any work performed, materials furnished, or obligation incurred by Lessee, Lessee's employees, agents, or contractors. Lessee agrees to indemnify and to hold Lessor harmless from any such liens and to pay to Lessor, upon demand, the cost of discharging such liens with interest at the rate of ten-percent (10%) per annum from the date of such discharge, together with reasonable attorneys' fees in connection with the settlement, trial, or appeal of any such lien matter.

B. Bankruptcy. In the event that bankruptcy or state insolvency or receivership proceedings shall be filed and sustained for a period of greater than 90 days against Lessee, its heirs, executors, administrators, successors or assigns, in any Federal or State Court, it shall give the right to Lessor, at its option, to immediately declare this contract null and void, and to at once resume possession

of the Leased Property and improvements thereon. No Receiver, Trustee, or other judicial officer shall ever have any right, title or interest in or to the Leased Property by virtue of this Lease Agreement.

C. Tenant at Will. If Lessee remains in possession of Leased Property after expiration of the terms hereof, without Lessor's acquiescence and without any express agreement of the parties, Lessee shall become a tenant at will at the rental rate of 150% of the rate in effect at the end of the term of this Lease Agreement; and Lessee shall be bound by the terms and conditions of this Lease Agreement as far as applicable; and there shall then be no renewal of this Lease Agreement by operation of law.

SECTION 13. LIABILITY INSURANCE:

A. Comprehensive General Liability. Lessee shall maintain at all times during the term of this Lease Agreement comprehensive general liability insurance coverage, for terms and conditions deemed appropriate by the Lessee to protect its interests, with a minimum _____ per occurrence limit. Comprehensive Liability coverage for Lessee's subcontractors, if any, shall be obtained by Lessee with a _____ policy limit. Lessee shall name Anderson County as Additional Insured including Completed Operations. These policy limits shall be subject to review at each five year period (see Escalation Clause in Section 5.C.).

B. Policies. All Liability Insurance policies required under Section 13 hereof shall include Lessor as additional insured under such policies of insurance. All applicable policies are to be Primary and Noncontributory with Waiver of Subrogation. A Minimum standard of acceptability of a carrier should be an A.M. Best's rating of A-VI.

C. Certificate of Coverage. Lessee shall furnish to the County within 30 days after execution of this Lease Agreement, or prior to the initiation of any construction or development on the Leased Property, which ever shall first occur, a certificate or certificates evidencing such insurance coverage with companies doing business in South Carolina and acceptable to Lessor covering:

i. The coverage and policy limits contained herein, including Anderson County as additionally insured.
ii. The location and the operation to which the insurance applies.
iii. The expiration date of the policy(ies).
iv. The name and address of the party to whom the certificates should be issued:

Anderson County
PO Box 8002

Anderson, SC 29622
Attention: County Administrator

If such coverage is canceled, reduced, or materially changed, Lessee shall, within 15 days of such event, notify the County of such cancellation, reduction, or material change of coverage and file with the County a certificate showing that the required insurance has been reinstated or is being provided through another insurance company or companies.

Prior to 10 days before the expiration of any such certificate, Lessee shall deliver to the County a certificate renewing or extending the terms for a period of at least 1 year, or a replacement certificate acceptable to Lessor evidencing the required insurance coverage.

SECTION 14. BUILDERS RISK INSURANCE:

During construction, Lessee Shall obtain and maintain property insurance written on a builder's risk "all-risks" completed value or equivalent policy form and sufficient to cover the total value of the entire Project on a replacement cost basis. Lessee shall obtain and maintain fire insurance with extended coverage in an amount equal to the estimated completed value of such building(s). Coverage shall be written on a "completed value" basis. The Lessee shall provide the Lessor with a certificate of insurance in the same manner as required in Section 13F Certificate of Coverage.

SECTION 15. PERMANENT PROPERTY INSURANCE:

Lessee shall provide to the Lessor evidence of coverage of an "all risk" property insurance policy, written on a "replacement cost" basis; it is understood by Lessor that such coverage shall be subject to exclusions and limitations to coverage by the Lessee's insurance company. The Lessee shall provide the Lessor with a certificate of insurance in the same manner as required in Section 13F Certificate of Coverage.

SECTION 16. DAMAGE, DESTRUCTION OR CONDEMNATION OF LEASED PROPERTY:

If the building or improvements on the Leased Property are destroyed by fire or any other cause, or substantially damaged as to be unusable, Lessee shall have the option to either (a) terminate this Lease Agreement upon payment to Lessor of an amount equal to $1/25^{th}$ of the insurance proceeds multiplied by the number of years the Lessee has been in possession under this Lease Agreement, which payment shall be made from the proceeds of insurance received by the Lessee and not from other assets of the Lessee; or (b) to rebuild as expeditiously as possible, using

insurance proceeds therefore and to treat this Lease Agreement as continuing in effect. Lessee shall notify Lessor in writing of which alternative it elects within 30 days after date of determination of the amount of insurance proceeds owed to Lessor.

In the event that a part of the improvements are damaged by fire or other cause, this Lease Agreement shall be treated as continuing in effect, and Lessee shall rebuild and/or repair as expeditiously as possible, and, so long as Lessee is, in good faith, taking the action required to rebuild and/or repair such portion of the improvements as required herein, rent shall be reduced pro rata, based on the square footage of the affected improvements, until such improvements are rebuilt and/or repaired, such that they may be occupied safely and used for their intended purpose by Lessee.

A. Partial Taking. In the event of the condemnation, or taking by eminent domain of a portion of the Leased Property, if the remainder of the leasehold is in an economically viable operating unit, as agreed by Lessor and Lessee, rental payments shall abate according to the ratio of square footage so taken. Condemnation award for the taking of any structure on the Leased Property shall be divided between Lessee and Lessor on the basis that Lessor shall receive an amount equal to the award divided by 30 and multiplied by the number of years remaining under this Lease Agreement.

SECTION 17. INSPECTION OF LEASED PROPERTY:

With ___ hours notice to Lessee, the Airport Manager, or designee, may enter upon the Leased Property at any and all reasonable times during the term of this Lease Agreement for the purpose of determining whether or not Lessee is in compliance with the terms and conditions hereof or for any other purpose incidental to the rights of Lessor. No notice will be required, or given, if it is prudent for Lessor to investigate, or prevent, an emergency or situation that could damage the Leased Property or any surrounding property.

SECTION 18. TITLE:

A. Newly Constructed Buildings and/or Replacement Structures: During the term of this Lease Agreement and upon completion of any improvements, title to any and all newly constructed buildings, i.e. new and/or replacement structures placed on the Leased Property by Lessee shall remain in Lessee. Consequently, the Lessee shall be responsible for paying any and all property taxes and the like on these newly constructed buildings and/or replacement structures through the

entire period of the Lease.

B. Existing Property and Structures: Unless Lessee extends this Lease as set forth herein, title to all existing structures and facilities revert to the ownership of Lessor 35 years from the day immediately following the end of Phase II of this Agreement. The determination of property taxes due remains with the Anderson County Assessor or appropriate taxing authority.

C. Reversion of Title: Title to any and all new improvements (including newly constructed buildings and/or replacement structures) on the Leased Property shall revert to the ownership of Lessor at the termination or expiration of this Lease Agreement.

SECTION 19. TAXES:

During the term of the Lease Agreement, Lessee shall pay or cause to be paid, prior to delinquency, all taxes, including possessory interest taxes, ad valorem taxes, and any other assessments levied or assessed:

(a) On the Leased Property;

(b) On all possessory interests hereunder or in the Leased Property;

(c) On any improvements, fixtures and equipment now or hereafter existing on the Leased Property and on any personal property situated in, on or about the Leased Property, or in, on or about any buildings or improvements thereon. Lessee shall obtain and deliver receipts or duplicate receipts for all taxes, assessments, and other items required hereunder to be paid by Lessee, promptly on payment thereof, if so required by Lessor, and;

(d) On Lessee's aircraft based on the Airport.

It is understood, however, that Lessee may pay any such taxes and assessments under protest, and may in good faith contest the validity or amount thereof.

SECTION 20. EVENTS OF DEFAULT BY LESSEE:

Each of the following events shall constitute an "event of default by Lessee", provided, however, that Lessee shall have 60 days, (except in the case of Subparagraph (a) below, 10 days) after the receipt of written and electronic notice from Lessor of any such "event of default by Lessee" to cure.

(a) Lessee's failure to pay the rent and other fees herein provided at the time fixed for payment thereof.

(b) Lessee's failure to pay any taxes, including possessory interest taxes or assessments, agreed to be paid by Lessee in Section 21, Results of Lessee's

Defaults, of this Lease Agreement in accordance with the terms of said Section. If the nature of any default by Lessee under this Subparagraph (b) is such that it cannot be cured within the 60 day cure period provided above, Lessee shall be deemed to have cured such default if it shall, within such 30 day period, commence performance and thereafter diligently prosecute the same to completion.

(c) Lessee's failure to keep, perform, or observe any term, covenant, or condition of this Lease Agreement, or the Commercial Service Agreement, to be kept, performed, or observed by Lessee.

(d) Lessee's filing of a voluntary petition in bankruptcy or the assignment of all or substantially all of Lessee's assets for the benefit of Lessee's creditors or the institution of proceedings in bankruptcy against Lessee or the appointment or a receiver of the assets of Lessee; provided, however, that if any such proceedings or appointments are involuntary, then they shall not be considered an event of default by Lessee unless Lessee fails to procure a dismissal thereof within 90 days after the institution of such involuntary bankruptcy proceedings or the appointment of such receiver.

SECTION 21. RESULTS OF LESSEE'S DEFAULT:

Upon the occurrence of an "event of default by Lessee", which is not cured within the time period given, Lessor, in addition to any other rights or remedies, shall have the immediate right of re-entry and may remove all persons and property from the Leased Property with no liability to the Lessor therefore; such property may be removed and stored in a public warehouse or discarded as trash by Lessor at the expense of Lessee. Should Lessor elect to re-enter, as herein provided, or should it take possession pursuant to legal proceedings or pursuant to any notice required by law, it may either terminate this Lease, or relet the Leased Property and any improvements thereon or any part thereof for such term or terms (which may be for a term extending beyond the term of this Lease Agreement) and at such rental or rentals and upon such other terms and conditions as Lessor in its reasonable discretion may deem advisable, with the right to make alterations and repairs to improvements on the Leased Property. Upon such reletting:

(a) Lessee shall be immediately liable to pay to Lessor, any indebtedness for the reasonable cost and expenses of such reletting and of such alterations and repairs incurred by Lessor, and the amounts, if any, by which the rent reserved in this Lease Agreement for the period of such reletting (up to but not beyond the term of this Lease Agreement) is less than the amount agreed to be paid as rent for the Leased Property for the period of such reletting, as the same comes due, or

(b) Rents received by Lessor from such re-letting shall be applied: first, to the payment of any indebtedness, other than rent, due hereunder from Lessee to Lessor; second, to the payment of any costs and expenses of such re-letting and of such alterations and repairs; third, to the payment of rent due and unpaid hereunder, and the balance, if any, shall be held by

Lessor and applied in payment to future rent as the same may become due and payable hereunder.

If Lessee has been credited with any rent to be received by such reletting under option (a) and such rent shall not be promptly paid to Lessor by the new tenant, or if such rentals received from such reletting under option (b) during any month be less than that to be paid during that month by Lessee hereunder, Lessee shall immediately pay any such deficiency to Lessor. Such deficiency shall be calculated and paid monthly by Lessee. No such re-entry or taking possession of the Leased Property and any improvements thereon by Lessor shall be construed as an election on its part to terminate this Lease Agreement unless a written notice of such intention is given to Lessee. Notwithstanding any such reletting without termination, Lessor may, at any time thereafter, elect to terminate this Lease Agreement for any breach, in addition to any other remedy it may have, and in such event, Lessee's interest in any and all buildings and improvements on the Leased Property shall, at the option of the Lessor, automatically pass to Lessor; and Lessor may recover from Lessee all reasonable damages it may incur by reason of such breach, including the cost of recovering the Leased Property. It is agreed by the parties that Lessor shall have no right to seek the remedy of acceleration of rent.

SECTION 22. NON-WAIVER OF DEFAULTS:

The waiver by Lessor or Lessee of any breach by Lessor or Lessee of any term, covenant, or condition hereof shall not operate as a waiver of any subsequent breach of same or any other term, covenant or condition of this Lease Agreement. No term, covenant, or condition hereof can be waived except by written consent of Lessor; and forbearance or indulgence by Lessor, in any regard whatsoever, shall not constitute a waiver of the term, covenant or condition to be performed by Lessee to which the same may apply; and until complete performance by Lessee of the term, covenant or condition, Lessor shall be entitled to invoke any remedy available to it hereunder by law, despite such forbearance or indulgence.

SECTION 23. LESSEE'S ENCUMBRANCES:

A. Obligation. Lessee shall not encumber, mortgage, pledge, or allow any lien upon Lessee's interest in the Leased Property or in any improvements Lessee places thereon without the prior written consent of the Airport Manager after approval by the Andeson County Council. Any such mortgage, deed of trust or other instrument consented to by Lessor shall expressly provide therein that the trustee, mortgagee, or beneficiary in such instrument or payee in the note or other

obligation secured by any such instrument shall provide Lessor with written notice of any event of default by Lessee or foreclosure action against Lessee, within 10 days of such event. In the event such encumbrance, pledge, mortgage, or lien is allowed, the trustee, mortgagee, or beneficiary in said instrument or payee in the note or other obligation secured by any such instrument may deliver to Lessor written notice showing:

(i) the amount of the obligation secured by such instrument and the date of maturity or maturities thereof; and

(ii) the name and post office address of such mortgagee, beneficiary, payee, or trustee. Lessor shall thereafter serve on such mortgagee, beneficiary, payee or trustee, by registered or certified mail at the address given or at any subsequent address thereafter given, a copy of every notice thereafter served by Lessor upon Lessee under the terms of this Lease, during the existence of such mortgage, deed of trust, or instrument.

B. Cure of Default by Mortgagee. In the event that Lessee defaults in the performance of any covenant or provision of this Lease Agreement to be performed by Lessee during the existence of any such mortgage, lien, deed of trust, or other instrument, the beneficiary, mortgagee, payee, or trustee named in any such notice, or their nominee, shall have the right, within the time herein provided, plus an additional 10 days, to perform and comply with all the covenants and provisions of this Lease to be performed by Lessee and to make all payments required of Lessee by this Lease and, by so doing, to cure and remove any such default.

C. Cure by Commencement of Performance. If the nature of any default by Lessee is such that it cannot be cured within the additional 10 days, such beneficiary, mortgagee, payee, or trustee shall be deemed to have cured such default if it or its nominee shall, within such 10 day period, commence performance and thereafter diligently prosecute the same to completion.

D. Foreclosure of Liens. If, at any time, foreclosure proceedings are begun to any lien secured by any mortgage, deed of trust, or other similar instrument on the Leased Property, for a period of 30 calendar days from the date Lessor receives notice of such foreclosure, Lessor shall have the first option of assuming or discharging said lien at its actual face value, according to the terms thereof, and thereupon to then terminate this Lease Agreement and all interest in it and relet the Leased Property.

E. Non-Relief of Liability. No such encumbrance, foreclosure, conveyance, or exercise of right shall relieve Lessee from its liability hereunder.

SECTION 24. TERMINATION BY LESSEE:

The Lessee may cancel this Lease Agreement at any time, without penalty, if the Airport ceases to be used for airport purposes, or if local/County/State/Federal/or FAA regulations, laws, or ordinances prevent Lessee from using its aircraft at the airport.

SECTION 25. RIGHTS PRIOR TO TERMINATION:

If Lessee is not in default hereunder, Lessee shall have the right to remove during the term hereof any fixtures which Lessee may have placed or installed upon the Leased Property; provided, however, that upon said removal, Lessee shall repair, at Lessee's expense, any damage resulting therefrom and leave the Leased Property in their original condition, normal wear and tear excepted.

SECTION 26. LESSOR'S LIEN:

If Lessee is in default under any covenant, term or provision of this Lease Agreement or has abandoned the Leased Property, in addition to the rights of Lessor under Section 12, Liability, hereof, Lessee hereby grants to Lessor a lien upon any improvements, personal property, and trade fixtures upon the Leased Property, which lien Lessor may satisfy by selling said improvements, personal property, or trade fixtures at public or private sale without notice to Lessee and from the proceeds of said sale satisfy first any costs of storage, removal and sale, and any other debts due from Lessee; and secondly, satisfy the total amount of unpaid rent due hereunder and hold any balance for the account of Lessee.

SECTION 27. SALE, ASSIGNMENT, TRANSFER AND SUBLETTING:

Lessee shall not, except as security as provided in Section 23, Lessee's Encumbrances, hereof, sell, assign, or transfer this Lease Agreement without the prior written consent of the Lessor. Lessee shall not sublease the Leased Property or any portion thereof, nor shall Lessee sublet any privileges granted with respect to the operation of said Leased Property or any portion thereof, without the prior written consent of the Lessor, unless said sublease is for storage of aircraft and/or other aviation business or use classified and interpreted as direct aeronautical use; provided, however, that Lessor shall have the right to purchase the leased property at the depreciated value of the hanger if the Lessee sells the remaining term of the lease to a third party. Notwithstanding the foregoing, Lessee shall have the right to sublease any portion of the Leased Property or assign this Lease unto any entity partially owned or controlled by Lessee without the

written consent of Lessor, i.e. this sublease provision does not apply such that it places Lessee in competition with operation of the airport by Lessor In such event of assignment or sublease, Lessee shall remain responsible for all terms of this Lease unless agreed to in writing by Lessor.

SECTION 28. SECURITY:

A. Access to Non-Movement Area / Ingress and Egress. Lessee is granted only that vehicular access which is reasonably necessary to allow Lessee access to the Leased Property once Lessee is on Airport property. Vehicular access to all movement areas, whether active or inactive, is expressly prohibited by this Lease. For the purpose of this Agreement, a movement area is any runway or taxiway utilized whether active or inactive for taxiing, takeoffs, and landings of aircraft, exclusive of aircraft loading ramps, taxi lanes, aircraft parking areas, and aircraft aprons and tie-down spaces.

1. Construction Traffic on Airport Roadways. Lessee acknowledges and agrees that he/she shall operate construction traffic in accordance with approval and direction from the Airport Manager.

B. Gate Combination and / or Access Code.

The Lessee acknowledges and agrees that he/she is totally responsible for the dissemination of any gate and/or access code given to provide access to the Airport through the use of Lessee's gate. If the Lessee gives this code to any other person for whatever reason, the Lessee shall defend and indemnify Lessor from any and all actions or claims of third parties resulting from the same.

Only authorized users with access to the Airport granted pursuant to this Lease should hold a device to access the Airport. Lost or stolen Airport-issued access devices shall, within 24 hours, be reported by any means possible to Airport Manager, whereupon the loss and/or theft will be recorded, and the card will be made "inactive" by the Airport for the access control point.

C. Security Responsibilities of Employees and Other Persons. No person may tamper, interfere with, compromise, modify, circumvent, or cause a person to tamper or interfere with, compromise, modify, or circumvent any security system, measure, or procedure. No person may be present within a secured area without complying with the systems, measures, or procedures being applied to control access to, or presence or movement in, such areas.

D. "On Airport Driver's Safety and Training Guide for the Anderson Regional Airport." Any person given access to the Airport shall be required to read and acknowledge having read and understood the current edition of the above document provided by the Airport, to qualify for access to the Airport.

E. Airport Safety and Security. In the event Lessee fails to abide by this Section of this Lease Agreement and provided Lessee is given 5 days written notice of the violation with a 10 day period to cure, the Airport Manager, is authorized to immediately declare this Lease void, to cancel the same without any legal proceeding and to reenter and take possession of the Leased Property.

SECTION 29. PUBLIC USE AND FEDERAL GRANTS:

A. Non-Exclusive Rights. Nothing contained in this Lease Agreement shall be construed to grant an exclusive right within the meaning of 49 USC Section 40103(e).

B. Right to Develop Airport. Lessor reserves the right to develop or improve the Airport and all roadways, parking areas, terminal facilities, landing areas, and taxiways as it may see fit.

C. Right to Amend. In the event that the Federal Aviation Administration or its successors shall require any modifications or changes in this Lease Agreement as a condition precedent to the granting of funds for the improvement of the Airport, Lessee hereby consents to such amendment, addition, or removal of any of the terms, conditions, or requirements of this Lease Agreement as may be required to obtain such funds; provided, however, that in no event will Lessee be required, to accept an increase in fees or rent provided for hereunder or accept a change in the use of, accept a reduction in the size of the Leased Property, or to accept any change which would adversely affect the rights of any mortgagee, beneficiary, payee or trustee registered with Lessor as provided in Section 23, Lessee's Encumbrances.

SECTION 30. BONDS:

Lessee shall be required to furnish to Lessor:

(a) Prior to the commencement of any construction or alteration upon the Leased Property, a surety bond, satisfactory to Lessor, in a sum not less than 100% of the estimated cost of construction, guaranteeing the faithful performance and the completion of such construction, all in accordance with final plans and detailed specifications to be approved in advance by Lessor. Said bond shall guarantee Lessor against any losses and liability, damages and

expenses (including attorney's fees), claims and judgments caused by or resulting from any failure of Lessee or Lessee's contractor to perform fully and faithfully the work in question within the time period herein provided for completion.

(b) Prior to the commencement of any construction work upon the Leased Property, a surety bond, satisfactory to Lessor, with Lessee's contractor or contractors as principal, in the sum equal to not less than 100% of the amount of the contract for the completion of such work guaranteeing the payments of wages for services engaged and of bills contracted for materials supplied and equipment used in the performance of such work, and protecting Lessor from any liability (including attorney's fees), loss or damage arising therefrom.

In the event that Lessee initially furnishes such bonds as required above, and thereafter obtains from its contractor or contractors such bonds in like amount which are satisfactory to Lessor, and which provide the same protection, Lessor, upon application by Lessee and upon naming Lessor as an additional obligee of Lessee's principal and contractor under such bonds, shall release Lessee from and consent to the cancellation of the bond or bonds originally furnished by Lessee.

SECTION 31. RELATIONSHIP BETWEEN THE PARTIES:

Lessor is not a joint venture with, partner, or associate of the Lessee with respect to any matter provided for in this Lease Agreement. Nothing herein contained shall be construed to create any such relationship between the parties other than that of Lessor and Lessee.

SECTION 32. TIME OF THE ESSENCE:

Time is of the essence in this Lease Agreement.

SECTION 33. LEASE MADE IN SOUTH CAROLINA:

This Lease Agreement has been made in and shall be construed in accordance with the laws of the State of South Carolina. All suits or causes of action arising out of this Lease Agreement shall be brought in the courts of South Carolina.

SECTION 34. NOTICES:

All notices to be given hereunder shall be in writing and shall be deemed given when deposited in the United States mail, postage prepaid, certified, and addressed as follows (or at such other address as from time to time may be designated by either party by written notice to other

party):

LESSOR:

Anderson County
PO Box 8002
Anderson, SC 29622-8002
ATTN: County Administrator

LESSEE:

_____
_____
_____
Attn: _____

SECTION 35. AS-BUILT PLANS TO BE FURNISHED:

Two complete certified sets of "as-built" plans and specifications for all buildings and improvements on the Leased Property shall be deposited with the Airport Manager. After the completion of any new construction by Lessee on the Leased Property, two complete sets of plans and specifications for all subsequent changes therein or alterations thereof shall, within l5 days after approval, be signed by Lessee and delivered to the Airport Manager.

SECTION 36. AIRPORT MANAGER:

The Lessor, through an Airport Manager, shall have the right during the term of this Lease Agreement of managing and operating said Airport for civilian flying adjacent to the Leased Property. The right includes the promulgating of such rules and regulations, including traffic rules, so that said Airport may be operated safely and conveniently.

SECTION 37. MAINTENANCE OF RUNWAYS AND TAXIWAYS:

Lessor will maintain runways and taxiways in useable and safe condition, considering the type and nature of the initial construction, except those portions which may be closed to air traffic during periods of repair or construction, or for any other purpose deemed necessary by the Lessor.

SECTION 38. OBSTRUCTION LIGHTING:

Lessee agrees to install and maintain, including the furnishing of electrical power, obstruction lights on all structures within the Leased Property required under all applicable FAA criteria.

SECTION 39. LATE PAYMENT CHARGE:

Lessee agrees to pay a penalty charge to Lessor in an amount equal to 5% of each monthly payment not received by Lessor within 10 days of date of which payment is due.

SECTION 40. AMENDMENT OF LEASE AGREEMENT:

All duties, obligations, and liability of Lessor and Lessee may only be amended in writing.

SECTION 41. ABSOLUTE NET LEASE:

From this date forward throughout the term of the agreement, the Lease Agreement is considered to be an "absolute net" lease whereas the Lessee is responsible for the all maintenance, routine and/or emergency, of all facilities and capital improvements, maintenance of insurance, regular and unscheduled / unforeseen / emergency maintenance on any part of the Leased Property.

SECTION 42. ENVIRONMENTAL LAWS:

Lessee shall follow all local, state, and federal laws relating to environmental matters, including without limitation, the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. § 9601 et seq.); the Hazardous Material Transportation Act (49 U.S.C. § 5101 et seq.); the Resource Conservation and Recovery Act of 1976 (42 U.S.C. § 6901 et seq.); the Clean Water Act (33 U.S.C. §1251 et seq.); the Clean Air Act (42 U.S.C. § 7401 et seq.); the Toxic Substances Control Act of 1976 (15 U.S.C. § 2601 et seq.); the Safe Drinking Water Act (42 U.S.C.§ 300f-§ 300h-11 et seq.); the Occupational Safety and Health Act of 1970 (29 U.S.C.§ 651 et seq.); the Emergency Planning and Community Right-to-Know Act (42 U.S.C. § 11001 et seq.); the State Underground Petroleum Environmental Response Bank Act of 1988 (South Carolina Code § 44-2-10, et. seq.); and the South Carolina Pollution Control Act, (§ 48-1-10, et. seq.), as amended.

SECTION 43. STORM WATER COMPLIANCE:

(A) Acknowledgements.

(1) Lessee acknowledges that it will apply for and obtain a Storm Water discharge permit. Lessee acknowledges that the Storm Water discharge permit issued to the Airport may name the Lessee as a co-permittee or operator.

(2) Notwithstanding any other provisions or terms of this Lease Agreement, including

the Lessee's right to quiet enjoyment, Lessor and Lessee both acknowledge that close cooperation is necessary to ensure compliance with any Storm Water discharge permit terms and conditions, as well as to ensure safety and to minimize costs. Lessee acknowledges that, as discussed more fully below, it may have to minimize the exposure of Storm Water to Significant Materials generated, stored, handled or otherwise used by the Lessee, as defined in the Federal Storm Water regulations, by implementing and maintaining "Best Management Practices" as listed in the Anderson Regional Airport Storm Water Pollution Prevention Plan.

(3) Lessee acknowledges that the Airport's Storm Water discharge permit is incorporated by reference into this Lease and made a part hereof.

(4) Lessee acknowledges that Anderson County and the Airport will pass all storm water fees as related to the Leased Property to the Lessee.

(B) Permit Compliance. Lessor will give Lessee written notice of any breach by Lessee of the Airport's Storm Water discharge permit or the provisions of this section. If such breach is material, and, if of a continuing nature, Lessor may seek to terminate the lease pursuant to the terms of this Lease Agreement. Lessee agrees to cure promptly any breach.

(C) Indemnification. Notwithstanding any other provisions of this Lease, Lessee agrees to indemnify and hold harmless Lessor for any and all claims, demands, costs (including attorneys fees), fees, fines, penalties, charges, and demands by and liability directly or indirectly arising from Lessee's actions or omissions, including failure to comply with Lessee's obligations under this Section, the applicable Storm Water regulations, and Storm Water discharge permit, unless the result of Lessor's sole negligence. This indemnification shall survive any terminations or non-renewal of this Lease.

SECTION 44. SEVERABILITY:

In the event any provision of this Lease Agreement is held to be unenforceable for any reason, the remainder of the Lease Agreement shall be in full force and effect and enforceable in accordance with its terms.

Carolina Real Estate Consultants, LLC

By:_____
Name:_____
Its:_____

ANDERSON COUNTY

_____
By: Rusty Burns
Anderson County Administrator

Exhibit A

Description of Leased Property

Exhibit B

Hangar Plan

Exhibit C

FAA Final Determination

Exhibit B

STATE OF SOUTH CAROLINA

COUNTY OF ANDERSON

GROUND LEASE AGREEMENT

THIS GROUND LEASE AGREEMENT, by and between **ANDERSON COUNTY, SOUTH CAROLINA** a political subdivision of the State of South Carolina (hereinafter referred to as the "Lessor" or "County") and **Heartland Properties of New Ulm, LLC, LLC**, organized and existing under the laws of the State of South Carolina (hereinafter referred to as the "Lessee");

W I T N E S S E T H:

WHEREAS, the Lessor is the owner of a tract of land which is known as Anderson Regional Airport (hereinafter referred to as "Airport") located in Anderson County, South Carolina; and

WHEREAS, Lessee desires to lease from Lessor, and Lessor desires to lease to Lessee, that property on the Anderson Regional Airport identified and more particularly described by the Exhibit A and made a part of this Lease; and

WHEREAS, Anderson County has determined that, in consideration of Lessee's proposed investment of the construction of hanger space, substantial benefit would inure to the public by execution of this Lease Agreement; and

NOW THEREFORE, for and in consideration of the premises and covenants herein contained and in further consideration of the payment of rent hereinafter stipulated, and of the terms and conditions herein set forth, the parties hereto do hereby agree as follows:

SECTION 1. LEASED PROPERTY:

A. Description. The leased property consists of the property described in Exhibit A, and as may be further defined with a Final Survey after appropriate approvals.

SECTION 2. USE OF LEASED PROPERTY:

A. Use by Lessee. Lessee shall use the Leased Property only for aircraft storage and incidental uses directly related to aircraft storage. Leased Property includes the following:

1. Land: Approximately _____ square feet to provide for building, parking, and required buffers as further described in Exhibit A.

2. Buildings (to be constructed by tenant): Approximately _____ square feet of properly lighted and heated building space for aircraft storage and incidental uses.

B. Ingress and Egress. Lessee shall have the right of ingress and egress from the Leased Property over airport roadways, expressly subject to such rules and regulations as may be established by the Airport Manager. Lessee shall have the right of ingress and egress from the Leased Property by way of aircraft taxiway or aircraft access way adequate for Lessee's aircraft.

SECTION 3. RESTRICTIONS ON USE OF LEASED PROPERTY:

A. Leased Property to Be Used for Designated Purposes. The Leased Property shall not be used for any purposes, except for the specific purposes herein designated, without the written consent of the Lessor.

B. Control of Lighting. Lessee agrees to control all future lighting on the Leased Property so as to prevent illumination from being a hazard to pilots landing on, taking off from, or taxiing on the Airport. The determination of whether lighting creates a hazard shall rest solely upon the reasonable judgment of the Airport Manager.

C. Commercial Operations. The Lessee, sublessees, or any future occupants shall be expressly prohibited from advertising, soliciting, or providing repair services, maintenance services, Fixed Based Operations services, or any other similar services without the expressed written consent of the Anderson County Airport Manager. Lessee shall be prohibited from any commercial activity that deals with fuel or fuel sales, as well as any commercial activity that deals with paint, paint application, paint stripping, or paint removal. For so long as Lessee does not operate a business that provides services that are substantially the same as or identical to services provided by the Lessor, the Lessee shall specifically have the right to operate offices for itself or any other entity owned or controlled by Lessee and its members.

D. Advertising Generally. No sign, advertisement, symbol, or corporate logo may be applied or affixed to the outside of any building without approval of the Airport Manager.

E. Airport Master Plan. Lessee will at all times cooperate with all provisions of any Airport Master Plan adopted by the Airport or approved by the Anderson County Council.

SECTION 4. TERM OF LEASE AGREEMENT:

The term of this Lease Agreement consists of two phases:

Phase I – Construction
Phase II –Thirty Year Term

Phase III-Option for Renewal Term

A. Phase I – Construction. This Lease Agreement shall commence and be effective on _____, and the term of Phase I of this Lease Agreement shall end no later than (1): 2 years and 6 months after the execution date of the Lease Agreement; or (2) the date of the issuance of a Certificate of Occupancy, whichever occurs first.

B. Phase II – Thirty Year Term. The term of Phase II of this Lease Agreement shall commence the next calendar day following the end of Phase I – Construction and shall be for a period of 30 years. This Lease Agreement shall terminate absolutely and without further obligation on the part of either Lessor or Lessee 30 years from the day following the end of Phase I, unless terminated earlier in accordance with the termination provisions of this Lease Agreement.

C. Phase III-Option for Renewal Term. At the end of the expiring term after Phase II, Lessor grants unto Lessee the right to renew this Ground Lease Agreement for five (5) years (One 5-year term) upon the terms contained within this paragraph, provided however, that Lessee provides notice to Lessor at least 180 days prior to expiration of the Phase II lease term of its intent to exercise this option for one additional term of five (5) years. The annual lease amount for this Option for Renewal Term shall be based upon a fair market lease rate for the land and building improvements (the "Leased Property" or "Property" as defined in Section 2.A herein). If Lessee fails to provide notice to Lessor at least 180 days prior to expiration of the Phase II lease term, Lessee shall be deemed to have rejected this Option for Renewal Term and Lessor shall have the right to leave third party based upon a fair market lease rate for the property.

SECTION 5. LEASE PAYMENT:

A. Phase I – Construction Rent. Lessee agrees to pay Lessor during the Phase I - Construction, an annual amount of $_____. Rent is accrued on a monthly basis and shall be paid in equal monthly installments, in the amount of $_____ due and payable on the first day of each month in advance during the term of this Lease Agreement.

B. Phase II – Thirty Year Term. Lessee agrees to pay Lessor, for the Leased Property, an annual amount of $_____ and subject to escalation as provided below. Rent is accrued on a annual basis and shall be paid in annual installments, in the amount of $ _____ due and payable on the first day the month after the end of Phase I and then due annually on such date in

advance during the term of this Lease Agreement.

C. Escalation Clause. Beginning 5 years after the execution date of this lease agreement, lease rates are subject to an increase of no more than ten percent (10%) during each succeeding five year period until the end of the period defined by Phase II described above, i.e. the 10% income applies to each year within the five year period..

D. Failure to Pay. On failure of Lessee to pay rental when due, and subject to the grace periods set forth in Section 20 hereof, Lessor has the right, subject to the provisions under Sections 17, 18, 19 and 20 hereof, at its option: (1) to declare this Lease Agreement void, and cancel the same, without the necessity of any legal proceedings; or (2) enter and take possession of the Leased Property. Lessor at its option, upon a breach of this contract for any reason, may then sublet the Leased Property at the best price obtainable for any reasonable effort through private negotiations and charge the difference when the same comes due monthly, if any, between said price of subletting and the contract price to Lessee and hold him liable therefor. Such subletting on the part of the Lessor will not in any sense constitute a breach of this contract on the part of the Lessor, but Lessor will act as agent for the Lessee to minimize the damage caused by Lessee's breach. These rights of the Lessor are cumulative and not restrictive of any other rights under the law, and failure on the part of the Lessor to avail himself of these privileges at any particular time shall not constitute a waiver of these rights.

SECTION 6. SCHEDULE OF IMPROVEMENTS BY LESSEE:

A. Minimum Improvements. Lessee shall, within the period of time set forth for Phase I – Construction in Section 4(A) hereinabove, complete the following capital improvements:

1. Construction of airport hangar of approximately _____ square feet, in accordance with Exhibit B, Hangar Site Plan and Hangar Floor Plan, which are hereby attached as Exhibit B and made a part of this Lease. A Certificate of Occupancy shall be issued no later than 2 years and 6 months after the execution date of the Lease Agreement. Failure of Lessee to obtain a Certificate of Occupancy shall be an Event of Default.

B. Maintenance by Lessee. Lessee shall be responsible for the required maintenance to keep the property in good condition, as determined by the Airport Manager, throughout the term of the Lease Agreement. Lessor shall be responsible for all lawncare and access road and Lessee shall be responsible for all shrubbery and landscaping maintenance.

C. Plans and Specifications.

1. No improvements, including landscaping, shall be erected or placed on the Leased Property, and no alterations shall be made in the improvements and facilities constructed, without prior written approval by the Airport Manager. Such approval shall not be unreasonably withheld.

2. Two complete sets of plans and specifications for all future buildings, alterations, and improvements and for all subsequent planned changes therein or alterations shall, at least 30 days prior to beginning of construction or changes, be signed by Lessee and delivered to the Airport Manager for his consideration and approval.

SECTION 7. CONSTRUCTION:

A. Schedule.

1. All information necessary for the submission of Notice of Construction or Alteration, FAA form 7460-1, shall be provided to the Airport Manager, for final approval by the Federal Aviation Administration, as required by Paragraph 77.13(a)(5)(1) of Part 77, Federal Aviation Regulations. Approval must be accomplished by Lessee, and Lessor has the right of final approval. The FAA Final Determination shall be hereby attached as Exhibit C, FAA Final Determination and made a part of this Lease.

2. Within the time schedule set forth in Section 6A, Minimum Improvements, Lessee agrees to construct or cause to be constructed and completed upon the Premises in accordance with the terms of this Lease and all applicable laws, ordinances, regulations and matters of record, the improvements and facilities set forth in Section 6A hereof. The date for completion may, however, be extended for the period of any unavoidable delay, if Lessee makes a claim for such delay in writing to Lessor within 10 days after the commencement of the cause for such delay. For the purpose of this Lease, the term "unavoidable delay" shall mean delay suffered by the Lessee or Lessee's contractors which necessarily and materially interferes with the progress and extends the time required for the completion of such work and which is caused by, but not limited to, such events as acts of nature or the elements, strikes, lockouts, fire, or other causes beyond the control of Lessee or Lessee's contractors.

B. Default by Failure to Construct. Any breach by Lessee of any of the terms and provisions of Section No. 5, Lease Payment; Section No. 6, Schedule of Improvements by Lessee; and Section No. 7, Construction, of this Lease shall constitute a material breach and shall be deemed to be "an event of default by Lessee" under Section 20, Events of Default by Lessee, unless cured as set

forth in Section 20.

SECTION 8. COMPLIANCE WITH LAWS AND REGULATIONS:

A. Subordination of Leased Property to United States It is agreed and understood that this Lease Agreement and the provisions hereof, shall be subject and subordinated to the terms and conditions of the instruments and documents under which Anderson County is authorized to use the airport property.

B. Non-Discrimination. Lessee agrees that in its operation and use of the Leased Property and/or the Airport it will not, on the basis of race, color, national origin, religion, sex, age or disability, discriminate against any person or group of persons in any manner prohibited by the Federal Aviation Regulations, federal, state or local laws. Lessee hereby agrees to include the aforesaid language in any agreement it has with a sub-tenant who operates from or uses the Leased Property.

C. Airport Rules and Regulations. Lessee agrees to abide by all ordinances, rules, and regulations concerning the Airport, operational safety, operational and airport security, parking of aircraft and other vehicles, and fire prevention promulgated by the Airport Manager or the Anderson County Council. Copies of such rules and ordinances are available to Lessee in the office of the Airport Manager. Any signage posted by the Airport Manager must be followed. Repeated failure to follow Airport Rules and Regulations shall be an Event of Default.

D. FAA Rules and Regulations. Lessee shall at all times act in a lawful manner and at all times conform to the rules and regulations of the Federal Aviation Administration (FAA) insofar as applicable to Lessee's possession and operation of its aircraft. Lessee agrees to include the language in this sub-section with any sub-tenant.

E. Non-Disturbance on Leased Property. Lessee shall not commit or suffer to be committed upon the Leased Property any act or thing which may unreasonably disturb the quiet use and enjoyment of any other tenant at the airport.

SECTION 9. UTILITIES:

A. Payment for Utilities. It is agreed that the rent as noted in Section 5 does not include payment for utilities. Lessee shall throughout the term of this Lease Agreement pay all utility bills which may accrue on the Leased Property, including, but not limited to, installation of meters and utility connections for the calculation of utility fees incurred by Lessee.

B. Right of Connection. Lessee may, at Lessee's expense, connect to all utilities at the nearest points of existing utility lines, and shall thereafter maintain, repair, and replace all such utilities to and including the points of such connections.

C. Waiver of Damage. Lessee hereby waives any claim against and releases Lessor (but not any third parties, such as other lessees) from any and all claims for damage arising or resulting from failures or interruptions of utility services, including but not limited to, electricity, gas, water, plumbing, sewerage, telephone, communications, heat, ventilation, or for the failure or interruption of any public or passenger services facilities.

SECTION 10. CHARACTER AND STANDARDS OF OPERATION:

A. Operate in a First-Class Manner. During the full term of this Lease Agreement, Lessee shall continuously operate and maintain, in a first-class manner, the existing grounds and facilities and all improvements on the Leased Property.

B. Supervision by Manager. The Lessee or its designee shall be available on the Property as required in order to ensure compliance with all responsibilities as set forth in this Lease.

C. Aircraft Housed in Hanger. Notwithstanding any provisions elsewhere in this Lease Agreement, the following provisions apply:

a. No aircraft shall be placed in the hanger unless the Lessee maintains at least a fifty-one percent (51%) ownership interest in the aircraft.

b. Only aircraft shall be placed in the hanger, i.e. no automobile, truck, recreational vehicle, motor home, ATV, or any other vehicle whatsoever shall be placed in the hanger on either a temporary or permanent basis, except that Lessee may park a personal vehicle in the hanger while flying and may house equipment necessary to move aircraft into and out of the hanger.

c. Lessee shall be solely responsible for physical placement and removal of aircraft from the hanger.

d. If maintenance on aircraft is to be performed in the hanger, Lessee must provide appropriate insurance coverage, including but not limited to pollution insurance coverage.

SECTION 11. LESSEE TO HOLD HARMLESS:

The Lessee shall be responsible from the time of signing this Lease Agreement for all injury or damage, of any kind, resulting from the work or the occupancy of the Leased Property to any persons or property. Except in cases of gross or willful negligence by Lessor, the Lessee shall exonerate, indemnify and hold harmless the Lessor from and against all claims or actions, and all expenses incidental to the defense of any such claims, litigation and actions, based upon or arising out of damage or injury (including death) to persons or property. This includes any third party, caused by or sustained in connection with the performance of this Lease Agreement or arising out of work performed under this Lease Agreement and shall assume and pay for, without cost to the Lessor, the defense of any and all claims, litigation and actions, suffered through any act or omission of the Lessee or any subcontractor or anyone directly or indirectly employed by or under the supervision of any of them, or in any way arising out of the use and occupancy of the Leased Property. The Lessee expressly agrees to defend at its expense against any claims brought or actions filed against the Lessor where and to the extent such claim or action involves, in whole or in part, the subject of the indemnity contained herein.

Notwithstanding any of the foregoing provisions Lessee shall have no duty, responsibility or obligation to indemnify Lessor in the event claims or action are asserted, made or filed against Lessor which are alleged to be attributed, in whole or in part, to Lessor's direct actions, s, gross negligence or willful negligence. In such cases Lessee shall have no duty to defend, indemnify or incur any expenses in defending Lessor from such claims.

SECTION 12. LIABILITY:

A. Liens. Lessee shall keep the Leased Property and all improvements thereon free from any and all liens and encumbrances arising out of any work performed, materials furnished, or obligation incurred by Lessee, Lessee's employees, agents, or contractors. Lessee agrees to indemnify and to hold Lessor harmless from any such liens and to pay to Lessor, upon demand, the cost of discharging such liens with interest at the rate of ten-percent (10%) per annum from the date of such discharge, together with reasonable attorneys' fees in connection with the settlement, trial, or appeal of any such lien matter.

B. Bankruptcy. In the event that bankruptcy or state insolvency or receivership proceedings shall be filed and sustained for a period of greater than 90 days against Lessee, its heirs, executors, administrators, successors or assigns, in any Federal or State Court, it shall give the right to Lessor, at its option, to immediately declare this contract null and void, and to at once resume possession

of the Leased Property and improvements thereon. No Receiver, Trustee, or other judicial officer shall ever have any right, title or interest in or to the Leased Property by virtue of this Lease Agreement.

C. Tenant at Will. If Lessee remains in possession of Leased Property after expiration of the terms hereof, without Lessor's acquiescence and without any express agreement of the parties, Lessee shall become a tenant at will at the rental rate of 150% of the rate in effect at the end of the term of this Lease Agreement; and Lessee shall be bound by the terms and conditions of this Lease Agreement as far as applicable; and there shall then be no renewal of this Lease Agreement by operation of law.

SECTION 13. LIABILITY INSURANCE:

A. Comprehensive General Liability. Lessee shall maintain at all times during the term of this Lease Agreement comprehensive general liability insurance coverage, for terms and conditions deemed appropriate by the Lessee to protect its interests, with a minimum _____ per occurrence limit. Comprehensive Liability coverage for Lessee's subcontractors, if any, shall be obtained by Lessee with a _____ policy limit. Lessee shall name Anderson County as Additional Insured including Completed Operations. These policy limits shall be subject to review at each five year period (see Escalation Clause in Section 5.C.).

B. Policies. All Liability Insurance policies required under Section 13 hereof shall include Lessor as additional insured under such policies of insurance. All applicable policies are to be Primary and Noncontributory with Waiver of Subrogation. A Minimum standard of acceptability of a carrier should be an A.M. Best's rating of A-VI.

C. Certificate of Coverage. Lessee shall furnish to the County within 30 days after execution of this Lease Agreement, or prior to the initiation of any construction or development on the Leased Property, which ever shall first occur, a certificate or certificates evidencing such insurance coverage with companies doing business in South Carolina and acceptable to Lessor covering:

i. The coverage and policy limits contained herein, including Anderson County as additionally insured.
ii. The location and the operation to which the insurance applies.
iii. The expiration date of the policy(ies).
iv. The name and address of the party to whom the certificates should be issued:

Anderson County
PO Box 8002

Anderson, SC 29622
Attention: County Administrator

If such coverage is canceled, reduced, or materially changed, Lessee shall, within 15 days of such event, notify the County of such cancellation, reduction, or material change of coverage and file with the County a certificate showing that the required insurance has been reinstated or is being provided through another insurance company or companies.

Prior to 10 days before the expiration of any such certificate, Lessee shall deliver to the County a certificate renewing or extending the terms for a period of at least 1 year, or a replacement certificate acceptable to Lessor evidencing the required insurance coverage.

SECTION 14. BUILDERS RISK INSURANCE:

During construction, Lessee Shall obtain and maintain property insurance written on a builder's risk "all-risks" completed value or equivalent policy form and sufficient to cover the total value of the entire Project on a replacement cost basis. Lessee shall obtain and maintain fire insurance with extended coverage in an amount equal to the estimated completed value of such building(s). Coverage shall be written on a "completed value" basis. The Lessee shall provide the Lessor with a certificate of insurance in the same manner as required in Section 13F Certificate of Coverage.

SECTION 15. PERMANENT PROPERTY INSURANCE:

Lessee shall provide to the Lessor evidence of coverage of an "all risk" property insurance policy, written on a "replacement cost" basis; it is understood by Lessor that such coverage shall be subject to exclusions and limitations to coverage by the Lessee's insurance company. The Lessee shall provide the Lessor with a certificate of insurance in the same manner as required in Section 13F Certificate of Coverage.

SECTION 16. DAMAGE, DESTRUCTION OR CONDEMNATION OF LEASED PROPERTY:

If the building or improvements on the Leased Property are destroyed by fire or any other cause, or substantially damaged as to be unusable, Lessee shall have the option to either (a) terminate this Lease Agreement upon payment to Lessor of an amount equal to $1/25^{th}$ of the insurance proceeds multiplied by the number of years the Lessee has been in possession under this Lease Agreement, which payment shall be made from the proceeds of insurance received by the Lessee and not from other assets of the Lessee; or (b) to rebuild as expeditiously as possible, using

insurance proceeds therefore and to treat this Lease Agreement as continuing in effect. Lessee shall notify Lessor in writing of which alternative it elects within 30 days after date of determination of the amount of insurance proceeds owed to Lessor.

In the event that a part of the improvements are damaged by fire or other cause, this Lease Agreement shall be treated as continuing in effect, and Lessee shall rebuild and/or repair as expeditiously as possible, and, so long as Lessee is, in good faith, taking the action required to rebuild and/or repair such portion of the improvements as required herein, rent shall be reduced pro rata, based on the square footage of the affected improvements, until such improvements are rebuilt and/or repaired, such that they may be occupied safely and used for their intended purpose by Lessee.

A. Partial Taking. In the event of the condemnation, or taking by eminent domain of a portion of the Leased Property, if the remainder of the leasehold is in an economically viable operating unit, as agreed by Lessor and Lessee, rental payments shall abate according to the ratio of square footage so taken. Condemnation award for the taking of any structure on the Leased Property shall be divided between Lessee and Lessor on the basis that Lessor shall receive an amount equal to the award divided by 30 and multiplied by the number of years remaining under this Lease Agreement.

SECTION 17. INSPECTION OF LEASED PROPERTY:

With ___ hours notice to Lessee, the Airport Manager, or designee, may enter upon the Leased Property at any and all reasonable times during the term of this Lease Agreement for the purpose of determining whether or not Lessee is in compliance with the terms and conditions hereof or for any other purpose incidental to the rights of Lessor. No notice will be required, or given, if it is prudent for Lessor to investigate, or prevent, an emergency or situation that could damage the Leased Property or any surrounding property.

SECTION 18. TITLE:

A. Newly Constructed Buildings and/or Replacement Structures: During the term of this Lease Agreement and upon completion of any improvements, title to any and all newly constructed buildings, i.e. new and/or replacement structures placed on the Leased Property by Lessee shall remain in Lessee. Consequently, the Lessee shall be responsible for paying any and all property taxes and the like on these newly constructed buildings and/or replacement structures through the

entire period of the Lease.

B. Existing Property and Structures: Unless Lessee extends this Lease as set forth herein, title to all existing structures and facilities revert to the ownership of Lessor 35 years from the day immediately following the end of Phase II of this Agreement. The determination of property taxes due remains with the Anderson County Assessor or appropriate taxing authority.

C. Reversion of Title: Title to any and all new improvements (including newly constructed buildings and/or replacement structures) on the Leased Property shall revert to the ownership of Lessor at the termination or expiration of this Lease Agreement.

SECTION 19. TAXES:

During the term of the Lease Agreement, Lessee shall pay or cause to be paid, prior to delinquency, all taxes, including possessory interest taxes, ad valorem taxes, and any other assessments levied or assessed:

(a) On the Leased Property;

(b) On all possessory interests hereunder or in the Leased Property;

(c) On any improvements, fixtures and equipment now or hereafter existing on the Leased Property and on any personal property situated in, on or about the Leased Property, or in, on or about any buildings or improvements thereon. Lessee shall obtain and deliver receipts or duplicate receipts for all taxes, assessments, and other items required hereunder to be paid by Lessee, promptly on payment thereof, if so required by Lessor, and;

(d) On Lessee's aircraft based on the Airport.

It is understood, however, that Lessee may pay any such taxes and assessments under protest, and may in good faith contest the validity or amount thereof.

SECTION 20. EVENTS OF DEFAULT BY LESSEE:

Each of the following events shall constitute an "event of default by Lessee", provided, however, that Lessee shall have 60 days, (except in the case of Subparagraph (a) below, 10 days) after the receipt of written and electronic notice from Lessor of any such "event of default by Lessee" to cure.

(a) Lessee's failure to pay the rent and other fees herein provided at the time fixed for payment thereof.

(b) Lessee's failure to pay any taxes, including possessory interest taxes or assessments, agreed to be paid by Lessee in Section 21, Results of Lessee's

Defaults, of this Lease Agreement in accordance with the terms of said Section. If the nature of any default by Lessee under this Subparagraph (b) is such that it cannot be cured within the 60 day cure period provided above, Lessee shall be deemed to have cured such default if it shall, within such 30 day period, commence performance and thereafter diligently prosecute the same to completion.

(c) Lessee's failure to keep, perform, or observe any term, covenant, or condition of this Lease Agreement, or the Commercial Service Agreement, to be kept, performed, or observed by Lessee.

(d) Lessee's filing of a voluntary petition in bankruptcy or the assignment of all or substantially all of Lessee's assets for the benefit of Lessee's creditors or the institution of proceedings in bankruptcy against Lessee or the appointment or a receiver of the assets of Lessee; provided, however, that if any such proceedings or appointments are involuntary, then they shall not be considered an event of default by Lessee unless Lessee fails to procure a dismissal thereof within 90 days after the institution of such involuntary bankruptcy proceedings or the appointment of such receiver.

SECTION 21. RESULTS OF LESSEE'S DEFAULT:

Upon the occurrence of an "event of default by Lessee", which is not cured within the time period given, Lessor, in addition to any other rights or remedies, shall have the immediate right of re-entry and may remove all persons and property from the Leased Property with no liability to the Lessor therefore; such property may be removed and stored in a public warehouse or discarded as trash by Lessor at the expense of Lessee. Should Lessor elect to re-enter, as herein provided, or should it take possession pursuant to legal proceedings or pursuant to any notice required by law, it may either terminate this Lease, or relet the Leased Property and any improvements thereon or any part thereof for such term or terms (which may be for a term extending beyond the term of this Lease Agreement) and at such rental or rentals and upon such other terms and conditions as Lessor in its reasonable discretion may deem advisable, with the right to make alterations and repairs to improvements on the Leased Property. Upon such reletting:

(a) Lessee shall be immediately liable to pay to Lessor, any indebtedness for the reasonable cost and expenses of such reletting and of such alterations and repairs incurred by Lessor, and the amounts, if any, by which the rent reserved in this Lease Agreement for the period of such reletting (up to but not beyond the term of this Lease Agreement) is less than the amount agreed to be paid as rent for the Leased Property for the period of such reletting, as the same comes due, or

(b) Rents received by Lessor from such re-letting shall be applied: first, to the payment of any indebtedness, other than rent, due hereunder from Lessee to Lessor; second, to the payment of any costs and expenses of such re-letting and of such alterations and repairs; third, to the payment of rent due and unpaid hereunder, and the balance, if any, shall be held by

Lessor and applied in payment to future rent as the same may become due and payable hereunder.

If Lessee has been credited with any rent to be received by such reletting under option (a) and such rent shall not be promptly paid to Lessor by the new tenant, or if such rentals received from such reletting under option (b) during any month be less than that to be paid during that month by Lessee hereunder, Lessee shall immediately pay any such deficiency to Lessor. Such deficiency shall be calculated and paid monthly by Lessee. No such re-entry or taking possession of the Leased Property and any improvements thereon by Lessor shall be construed as an election on its part to terminate this Lease Agreement unless a written notice of such intention is given to Lessee. Notwithstanding any such reletting without termination, Lessor may, at any time thereafter, elect to terminate this Lease Agreement for any breach, in addition to any other remedy it may have, and in such event, Lessee's interest in any and all buildings and improvements on the Leased Property shall, at the option of the Lessor, automatically pass to Lessor; and Lessor may recover from Lessee all reasonable damages it may incur by reason of such breach, including the cost of recovering the Leased Property. It is agreed by the parties that Lessor shall have no right to seek the remedy of acceleration of rent.

SECTION 22. NON-WAIVER OF DEFAULTS:

The waiver by Lessor or Lessee of any breach by Lessor or Lessee of any term, covenant, or condition hereof shall not operate as a waiver of any subsequent breach of same or any other term, covenant or condition of this Lease Agreement. No term, covenant, or condition hereof can be waived except by written consent of Lessor; and forbearance or indulgence by Lessor, in any regard whatsoever, shall not constitute a waiver of the term, covenant or condition to be performed by Lessee to which the same may apply; and until complete performance by Lessee of the term, covenant or condition, Lessor shall be entitled to invoke any remedy available to it hereunder by law, despite such forbearance or indulgence.

SECTION 23. LESSEE'S ENCUMBRANCES:

A. Obligation. Lessee shall not encumber, mortgage, pledge, or allow any lien upon Lessee's interest in the Leased Property or in any improvements Lessee places thereon without the prior written consent of the Airport Manager after approval by the Andeson County Council. Any such mortgage, deed of trust or other instrument consented to by Lessor shall expressly provide therein that the trustee, mortgagee, or beneficiary in such instrument or payee in the note or other

obligation secured by any such instrument shall provide Lessor with written notice of any event of default by Lessee or foreclosure action against Lessee, within 10 days of such event. In the event such encumbrance, pledge, mortgage, or lien is allowed, the trustee, mortgagee, or beneficiary in said instrument or payee in the note or other obligation secured by any such instrument may deliver to Lessor written notice showing:

(i) the amount of the obligation secured by such instrument and the date of maturity or maturities thereof; and

(ii) the name and post office address of such mortgagee, beneficiary, payee, or trustee. Lessor shall thereafter serve on such mortgagee, beneficiary, payee or trustee, by registered or certified mail at the address given or at any subsequent address thereafter given, a copy of every notice thereafter served by Lessor upon Lessee under the terms of this Lease, during the existence of such mortgage, deed of trust, or instrument.

B. Cure of Default by Mortgagee. In the event that Lessee defaults in the performance of any covenant or provision of this Lease Agreement to be performed by Lessee during the existence of any such mortgage, lien, deed of trust, or other instrument, the beneficiary, mortgagee, payee, or trustee named in any such notice, or their nominee, shall have the right, within the time herein provided, plus an additional 10 days, to perform and comply with all the covenants and provisions of this Lease to be performed by Lessee and to make all payments required of Lessee by this Lease and, by so doing, to cure and remove any such default.

C. Cure by Commencement of Performance. If the nature of any default by Lessee is such that it cannot be cured within the additional 10 days, such beneficiary, mortgagee, payee, or trustee shall be deemed to have cured such default if it or its nominee shall, within such 10 day period, commence performance and thereafter diligently prosecute the same to completion.

D. Foreclosure of Liens. If, at any time, foreclosure proceedings are begun to any lien secured by any mortgage, deed of trust, or other similar instrument on the Leased Property, for a period of 30 calendar days from the date Lessor receives notice of such foreclosure, Lessor shall have the first option of assuming or discharging said lien at its actual face value, according to the terms thereof, and thereupon to then terminate this Lease Agreement and all interest in it and relet the Leased Property.

E. Non-Relief of Liability. No such encumbrance, foreclosure, conveyance, or exercise of right shall relieve Lessee from its liability hereunder.

SECTION 24. TERMINATION BY LESSEE:

The Lessee may cancel this Lease Agreement at any time, without penalty, if the Airport ceases to be used for airport purposes, or if local/County/State/Federal/or FAA regulations, laws, or ordinances prevent Lessee from using its aircraft at the airport.

SECTION 25. RIGHTS PRIOR TO TERMINATION:

If Lessee is not in default hereunder, Lessee shall have the right to remove during the term hereof any fixtures which Lessee may have placed or installed upon the Leased Property; provided, however, that upon said removal, Lessee shall repair, at Lessee's expense, any damage resulting therefrom and leave the Leased Property in their original condition, normal wear and tear excepted.

SECTION 26. LESSOR'S LIEN:

If Lessee is in default under any covenant, term or provision of this Lease Agreement or has abandoned the Leased Property, in addition to the rights of Lessor under Section 12, Liability, hereof, Lessee hereby grants to Lessor a lien upon any improvements, personal property, and trade fixtures upon the Leased Property, which lien Lessor may satisfy by selling said improvements, personal property, or trade fixtures at public or private sale without notice to Lessee and from the proceeds of said sale satisfy first any costs of storage, removal and sale, and any other debts due from Lessee; and secondly, satisfy the total amount of unpaid rent due hereunder and hold any balance for the account of Lessee.

SECTION 27. SALE, ASSIGNMENT, TRANSFER AND SUBLETTING:

Lessee shall not, except as security as provided in Section 23, Lessee's Encumbrances, hereof, sell, assign, or transfer this Lease Agreement without the prior written consent of the Lessor. Lessee shall not sublease the Leased Property or any portion thereof, nor shall Lessee sublet any privileges granted with respect to the operation of said Leased Property or any portion thereof, without the prior written consent of the Lessor, unless said sublease is for storage of aircraft and/or other aviation business or use classified and interpreted as direct aeronautical use; provided, however, that Lessor shall have the right to purchase the leased property at the depreciated value of the hanger if the Lessee sells the remaining term of the lease to a third party. Notwithstanding the foregoing, Lessee shall have the right to sublease any portion of the Leased Property or assign this Lease unto any entity partially owned or controlled by Lessee without the

written consent of Lessor, i.e. this sublease provision does not apply such that it places Lessee in competition with operation of the airport by Lessor In such event of assignment or sublease, Lessee shall remain responsible for all terms of this Lease unless agreed to in writing by Lessor.

SECTION 28. SECURITY:

A. Access to Non-Movement Area / Ingress and Egress. Lessee is granted only that vehicular access which is reasonably necessary to allow Lessee access to the Leased Property once Lessee is on Airport property. Vehicular access to all movement areas, whether active or inactive, is expressly prohibited by this Lease. For the purpose of this Agreement, a movement area is any runway or taxiway utilized whether active or inactive for taxiing, takeoffs, and landings of aircraft, exclusive of aircraft loading ramps, taxi lanes, aircraft parking areas, and aircraft aprons and tie-down spaces.

1. Construction Traffic on Airport Roadways. Lessee acknowledges and agrees that he/she shall operate construction traffic in accordance with approval and direction from the Airport Manager.

B. Gate Combination and / or Access Code.

The Lessee acknowledges and agrees that he/she is totally responsible for the dissemination of any gate and/or access code given to provide access to the Airport through the use of Lessee's gate. If the Lessee gives this code to any other person for whatever reason, the Lessee shall defend and indemnify Lessor from any and all actions or claims of third parties resulting from the same.

Only authorized users with access to the Airport granted pursuant to this Lease should hold a device to access the Airport. Lost or stolen Airport-issued access devices shall, within 24 hours, be reported by any means possible to Airport Manager, whereupon the loss and/or theft will be recorded, and the card will be made "inactive" by the Airport for the access control point.

C. Security Responsibilities of Employees and Other Persons. No person may tamper, interfere with, compromise, modify, circumvent, or cause a person to tamper or interfere with, compromise, modify, or circumvent any security system, measure, or procedure. No person may be present within a secured area without complying with the systems, measures, or procedures being applied to control access to, or presence or movement in, such areas.

D. "On Airport Driver's Safety and Training Guide for the Anderson Regional Airport." Any person given access to the Airport shall be required to read and acknowledge having read and understood the current edition of the above document provided by the Airport, to qualify for access to the Airport.

E. Airport Safety and Security. In the event Lessee fails to abide by this Section of this Lease Agreement and provided Lessee is given 5 days written notice of the violation with a 10 day period to cure, the Airport Manager, is authorized to immediately declare this Lease void, to cancel the same without any legal proceeding and to reenter and take possession of the Leased Property.

SECTION 29. PUBLIC USE AND FEDERAL GRANTS:

A. Non-Exclusive Rights. Nothing contained in this Lease Agreement shall be construed to grant an exclusive right within the meaning of 49 USC Section 40103(e).

B. Right to Develop Airport. Lessor reserves the right to develop or improve the Airport and all roadways, parking areas, terminal facilities, landing areas, and taxiways as it may see fit.

C. Right to Amend. In the event that the Federal Aviation Administration or its successors shall require any modifications or changes in this Lease Agreement as a condition precedent to the granting of funds for the improvement of the Airport, Lessee hereby consents to such amendment, addition, or removal of any of the terms, conditions, or requirements of this Lease Agreement as may be required to obtain such funds; provided, however, that in no event will Lessee be required, to accept an increase in fees or rent provided for hereunder or accept a change in the use of, accept a reduction in the size of the Leased Property, or to accept any change which would adversely affect the rights of any mortgagee, beneficiary, payee or trustee registered with Lessor as provided in Section 23, Lessee's Encumbrances.

SECTION 30. BONDS:

Lessee shall be required to furnish to Lessor:

(a) Prior to the commencement of any construction or alteration upon the Leased Property, a surety bond, satisfactory to Lessor, in a sum not less than 100% of the estimated cost of construction, guaranteeing the faithful performance and the completion of such construction, all in accordance with final plans and detailed specifications to be approved in advance by Lessor. Said bond shall guarantee Lessor against any losses and liability, damages and

expenses (including attorney's fees), claims and judgments caused by or resulting from any failure of Lessee or Lessee's contractor to perform fully and faithfully the work in question within the time period herein provided for completion.

(b) Prior to the commencement of any construction work upon the Leased Property, a surety bond, satisfactory to Lessor, with Lessee's contractor or contractors as principal, in the sum equal to not less than 100% of the amount of the contract for the completion of such work guaranteeing the payments of wages for services engaged and of bills contracted for materials supplied and equipment used in the performance of such work, and protecting Lessor from any liability (including attorney's fees), loss or damage arising therefrom.

In the event that Lessee initially furnishes such bonds as required above, and thereafter obtains from its contractor or contractors such bonds in like amount which are satisfactory to Lessor, and which provide the same protection, Lessor, upon application by Lessee and upon naming Lessor as an additional obligee of Lessee's principal and contractor under such bonds, shall release Lessee from and consent to the cancellation of the bond or bonds originally furnished by Lessee.

SECTION 31. RELATIONSHIP BETWEEN THE PARTIES:

Lessor is not a joint venture with, partner, or associate of the Lessee with respect to any matter provided for in this Lease Agreement. Nothing herein contained shall be construed to create any such relationship between the parties other than that of Lessor and Lessee.

SECTION 32. TIME OF THE ESSENCE:

Time is of the essence in this Lease Agreement.

SECTION 33. LEASE MADE IN SOUTH CAROLINA:

This Lease Agreement has been made in and shall be construed in accordance with the laws of the State of South Carolina. All suits or causes of action arising out of this Lease Agreement shall be brought in the courts of South Carolina.

SECTION 34. NOTICES:

All notices to be given hereunder shall be in writing and shall be deemed given when deposited in the United States mail, postage prepaid, certified, and addressed as follows (or at such other address as from time to time may be designated by either party by written notice to other

party):

LESSOR:

Anderson County
PO Box 8002
Anderson, SC 29622-8002
ATTN: County Administrator

LESSEE:

_____
_____
_____
Attn: _____

SECTION 35. AS-BUILT PLANS TO BE FURNISHED:

Two complete certified sets of "as-built" plans and specifications for all buildings and improvements on the Leased Property shall be deposited with the Airport Manager. After the completion of any new construction by Lessee on the Leased Property, two complete sets of plans and specifications for all subsequent changes therein or alterations thereof shall, within l5 days after approval, be signed by Lessee and delivered to the Airport Manager.

SECTION 36. AIRPORT MANAGER:

The Lessor, through an Airport Manager, shall have the right during the term of this Lease Agreement of managing and operating said Airport for civilian flying adjacent to the Leased Property. The right includes the promulgating of such rules and regulations, including traffic rules, so that said Airport may be operated safely and conveniently.

SECTION 37. MAINTENANCE OF RUNWAYS AND TAXIWAYS:

Lessor will maintain runways and taxiways in useable and safe condition, considering the type and nature of the initial construction, except those portions which may be closed to air traffic during periods of repair or construction, or for any other purpose deemed necessary by the Lessor.

SECTION 38. OBSTRUCTION LIGHTING:

Lessee agrees to install and maintain, including the furnishing of electrical power, obstruction lights on all structures within the Leased Property required under all applicable FAA criteria.

SECTION 39. LATE PAYMENT CHARGE:

Lessee agrees to pay a penalty charge to Lessor in an amount equal to 5% of each monthly payment not received by Lessor within 10 days of date of which payment is due.

SECTION 40. AMENDMENT OF LEASE AGREEMENT:

All duties, obligations, and liability of Lessor and Lessee may only be amended in writing.

SECTION 41. ABSOLUTE NET LEASE:

From this date forward throughout the term of the agreement, the Lease Agreement is considered to be an "absolute net" lease whereas the Lessee is responsible for the all maintenance, routine and/or emergency, of all facilities and capital improvements, maintenance of insurance, regular and unscheduled / unforeseen / emergency maintenance on any part of the Leased Property.

SECTION 42. ENVIRONMENTAL LAWS:

Lessee shall follow all local, state, and federal laws relating to environmental matters, including without limitation, the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. § 9601 et seq.); the Hazardous Material Transportation Act (49 U.S.C. § 5101 et seq.); the Resource Conservation and Recovery Act of 1976 (42 U.S.C. § 6901 et seq.); the Clean Water Act (33 U.S.C. §1251 et seq.); the Clean Air Act (42 U.S.C. § 7401 et seq.); the Toxic Substances Control Act of 1976 (15 U.S.C. § 2601 et seq.); the Safe Drinking Water Act (42 U.S.C.§ 300f-§ 300h-11 et seq.); the Occupational Safety and Health Act of 1970 (29 U.S.C.§ 651 et seq.); the Emergency Planning and Community Right-to-Know Act (42 U.S.C. § 11001 et seq.); the State Underground Petroleum Environmental Response Bank Act of 1988 (South Carolina Code § 44-2-10, et. seq.); and the South Carolina Pollution Control Act, (§ 48-1-10, et. seq.), as amended.

SECTION 43. STORM WATER COMPLIANCE:

(A) Acknowledgements.

(1) Lessee acknowledges that it will apply for and obtain a Storm Water discharge permit. Lessee acknowledges that the Storm Water discharge permit issued to the Airport may name the Lessee as a co-permittee or operator.

(2) Notwithstanding any other provisions or terms of this Lease Agreement, including

the Lessee's right to quiet enjoyment, Lessor and Lessee both acknowledge that close cooperation is necessary to ensure compliance with any Storm Water discharge permit terms and conditions, as well as to ensure safety and to minimize costs. Lessee acknowledges that, as discussed more fully below, it may have to minimize the exposure of Storm Water to Significant Materials generated, stored, handled or otherwise used by the Lessee, as defined in the Federal Storm Water regulations, by implementing and maintaining "Best Management Practices" as listed in the Anderson Regional Airport Storm Water Pollution Prevention Plan.

(3) Lessee acknowledges that the Airport's Storm Water discharge permit is incorporated by reference into this Lease and made a part hereof.

(4) Lessee acknowledges that Anderson County and the Airport will pass all storm water fees as related to the Leased Property to the Lessee.

(B) Permit Compliance. Lessor will give Lessee written notice of any breach by Lessee of the Airport's Storm Water discharge permit or the provisions of this section. If such breach is material, and, if of a continuing nature, Lessor may seek to terminate the lease pursuant to the terms of this Lease Agreement. Lessee agrees to cure promptly any breach.

(C) Indemnification. Notwithstanding any other provisions of this Lease, Lessee agrees to indemnify and hold harmless Lessor for any and all claims, demands, costs (including attorneys fees), fees, fines, penalties, charges, and demands by and liability directly or indirectly arising from Lessee's actions or omissions, including failure to comply with Lessee's obligations under this Section, the applicable Storm Water regulations, and Storm Water discharge permit, unless the result of Lessor's sole negligence. This indemnification shall survive any terminations or non-renewal of this Lease.

SECTION 44. SEVERABILITY:

In the event any provision of this Lease Agreement is held to be unenforceable for any reason, the remainder of the Lease Agreement shall be in full force and effect and enforceable in accordance with its terms.

Heartland Properties of New Ulm, LLC

By:_____
Name:_____
Its:_____

ANDERSON COUNTY

_____
By: Rusty Burns
Anderson County Administrator

Exhibit A

Description of Leased Property

Exhibit B

Hangar Plan

Exhibit C

FAA Final Determination

Exhibit C



ANDERSON REGIONAL AIRPORT

ANDERSON, ANDERSON COUNTY SOUTH CAROLINA

HOLT CONSULTING COMPANY, LLC.

2801 DEVINE STREET, SUITE 201
COLUMBIA, SC 29205

ORDINANCE NO.: 2025-066

AN ORDINANCE TO AMEND SECTION 24-118 OF THE CODE OF ORDINANCES, ANDERSON COUNTY, SOUTH CAROLINA, REGARDING INTENSITY STANDARDS AND TRAFFIC IMPACT ANALYSIS REQUIREMENTS; TO INCLUDE SPECIFIC ROAD CAPACITY LIMITS AND LEVEL OF SERVICE STANDARDS AS A CONDITION OF DEVELOPMENT APPROVAL; AND OTHER MATTERS RELATED THERETO. (TITLE ONLY)

RESOLUTION NO. 2025-055

A RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF A FEE IN LIEU OF TAX AND SPECIAL SOURCE CREDIT AGREEMENTBY AND BETWEEN ANDERSON COUNTY, SOUTH CAROLINA AND PROJECT NEXT, WHEREBY THE PROJECT WOULD BE SUBJECT TO PAYMENT OF CERTAIN FEES IN LIEU OF TAXES, AND WHEREBY THE PROJECT WILL BE PROVIDED CERTAIN CREDITS AGAINST FEE PAYMENTS IN REIMBURSEMENT OF INVESTMENT IN RELATED QUALIFIED INFRASTRUCTURE; AND PROVIDING FOR RELATED MATTERS.

WHEREAS, Anderson County, South Carolina (the ***"County"***), acting by and through its County Council (the ***"County Council"***), is authorized and empowered, under and pursuant to the provisions of Title 12, Chapter 44 (the ***"FILOT Act"***), Title 4, Chapter 1 (the ***"Multi-County Park Act"***), Code of Laws of South Carolina 1976, as amended (the ***"Code"***), to enter into agreements with industry, to offer certain privileges, benefits and incentives as inducements for economic development within the County; to acquire, or cause to be acquired, properties as may be defined as "projects" in the Act and to enter agreements with the business or industry to facilitate the construction, operation, maintenance and improvement of such projects; to enter into or allow financing agreements with respect to such projects; and to accept any grants for such projects through which powers the industrial and business development of the State will be promoted, whereby the industry would pay fees-in-lieu-of taxes with respect to qualified projects; to provide credits against payment in lieu of taxes for reimbursement in respect of investment in certain infrastructure serving the County or the project, including improved or unimproved real estate and personal property, including machinery and equipment, used in the manufacturing or industrial enterprise (collectively, ***"Infrastructure"***); through all such powers, the industrial development of the State of South Carolina (the ***"State"***) will be promoted and trade developed by inducing manufacturing and commercial enterprises to locate or remain in the State and thus utilize and employ the manpower, products and resources of the State and benefit the general public welfare the County by providing services, employment, recreation or other public benefits not otherwise provided locally; and

WHEREAS, Project Next (the ***"Company"***) has requested that the County assist in the acquisition, construction and installation of land, buildings, improvements, fixtures, machinery, equipment, furnishings and other real and/or tangible personal property for a manufacturing facility in the County (collectively, the ***"Project"***), which will result in expected investment and job creation by the Company in the Project of at least the Enhanced Minimum Investment Requirement, as defined in the Fee Agreement; and

WHEREAS, the Company has requested that the County enter into a fee in lieu of tax agreement with the Company, thereby providing for certain fee in lieu of tax and special source credit incentives with respect to the Project; and

WHEREAS, the County has determined on the basis of the information supplied to it by the Company that the Project would be a "project" and "economic development property" as such terms are defined in the FILOT Act and that the Project would serve the purposes of the FILOT Act; and

WHEREAS, pursuant to the authority of Section 4-1-170 of the Multi-County Park Act and Article VIII, Section 13 of the South Carolina Constitution (collectively, the ***"Multi-County Park Authority"***), the County intends to cause the site on which the Project is or will be located, to the extent not already therein located, in a multi-county industrial and business park (a ***"Park"***) established by the County pursuant to qualifying agreement with an adjoining South Carolina county (the ***"Park Agreement"***); and

WHEREAS, the County has determined and found, on the basis of representations of the Company, that the Project is anticipated to benefit the general public welfare of the County by providing services, employment, recreation or other public benefits not otherwise provided locally; that the Project will give rise to no pecuniary liability of the County or any incorporated municipality or a charge against the general credit or taxing power of either; that the purposes to be accomplished by the Project, *i.e.*, economic development, creation of jobs, and addition to the tax base of the County, are proper governmental and public purposes; that the inducement of the location of the Project within the County and State is of paramount importance; and that the benefits of the Project will be greater than the costs.

NOW, THEREFORE, BE IT RESOLVED, by the County Council as follows:

Section 1. (a) Pursuant to the authority given to County Council by the South Carolina Constitution, the Code, the FILOT Act and the Multi-County Park Act, and subject to the enactment of required legislative authorizations by the County Council, and for the purpose of providing development incentives for the Project through the payment by the Company of fees in lieu of taxes with respect to the Project pursuant to Section 12-44-40 of the Act, and for the purpose of providing special source credits against payments in lieu of taxes made by the Company pursuant to a Park Agreement in order to allow reimbursement to the company for a portion of its investment in qualified Infrastructure within the meaning and purposes of Section 4-29-68 of the Code, there is hereby authorized to be executed a fee in lieu tax and special source credit agreement (the ***"Fee Agreement"***).

(b) The County Council will use its best efforts to take all reasonable acts to ensure that the Project will continuously be included within the boundaries of the Park or another qualified multi-county industrial or business park in order that the tax benefits contemplated hereunder and afforded by the laws of the State for projects located within multi-county industrial or business parks will be available to the Company for at least the term of the Fee Agreement.

Section 2. The provisions, terms and conditions of the Fee Agreement shall be prescribed and authorized by subsequent ordinance(s) of the County Council, which, to the extent not prohibited by law, shall be consistent with the terms of this Resolution.

Section 3. All orders, resolutions and parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed. This resolution shall take effect and be in full force from and after its passage by the County Council.

Section 4. The authorization of the execution and delivery of the documents related to the Fee Agreement and all other related documents or obligations of the County is subject to the compliance by the County Council with the provisions of the Home Rule Act regarding the procedural requirements for adopting ordinances and resolutions.

Section 5. It is the intention of the County Council that this resolution shall constitute an inducement resolution with respect to the Project, within the meaning of the FILOT Act.

DONE in meeting duly assembled this 16th day of December 2025.

ANDERSON COUNTY, SOUTH CAROLINA

By:_____
Tommy Dunn, Chairman
Anderson County Council

Attest:

By:_____
Rusty Burns, County Administrator
Anderson County, South Carolina

By:_____
Renee Watts, Clerk to Council
Anderson County, South Carolina

Approved as to form:

By:_____
Leon C. Harmon, County Attorney
Anderson County, South Carolina

RESOLUTION NO. 2025-056

AN INDUCEMENT RESOLUTION IDENTIFYING A POWER GENERATING PROJECT OF DUKE ENERGY CAROLINAS, LLC AS ECONOMIC DEVELOPMENT PROPERTY PURSUANT TO THE ENHANCED FEE UNDER THE SOUTH CAROLINA FEE IN LIEU OF TAX SIMPLIFICATION ACT WHEREBY ANDERSON COUNTY, SOUTH CAROLINA WILL ENTER INTO A FEE AGREEMENT TO PERMIT UNDER CERTAIN CONDITIONS FEES IN LIEU OF AD VALOREM PROPERTY TAXES, SPECIAL SOURCE REVENUE CREDITS AND, TO THE EXTENT NECESSARY, THE INCLUSION OF THE COMPANY'S PROPERTY IN A JOINT COUNTY INDUSTRIAL AND BUSINESS PARK, ALL AS AN INDUCEMENT TO THE COMPANY TO LOCATE ITS PROJECT WITHIN ANDERSON COUNTY, SOUTH CAROLINA; AND MATTERS RELATED THERETO

WHEREAS, Anderson County, South Carolina (the "County"), acting by and through its County Council (the "County Council") is authorized and empowered under and pursuant to the provisions of Title 4, Chapter 1; Title 4, Chapter 29; and Title 12, Chapter 44, Code of Laws of South Carolina, 1976, as amended (collectively, the "Act"), to enter into agreements with any industry and to allow an industry to acquire, cause to be acquired, or to construct land, buildings, machinery and equipment and any other assets, which together constitute a "project" as defined in the Act, and to make a payment in lieu of ad valorem property taxes; to develop one or more industrial park(s) with contiguous counties in the State of South Carolina (the "State") in the geographic boundary of the County; to issue special source revenue credits to defray the costs of qualified infrastructure at such projects and/or parks; and to accept fees in lieu of ad valorem property taxes for such projects, through which powers the industrial development of the State and the County will be promoted and trade developed by inducing manufacturing and commercial enterprises to locate and remain in the State and the County and thus to utilize and employ the citizens, products and natural resources of the State to benefit the general public welfare of the County by providing services, employment and other public benefits not otherwise provided locally; and

WHEREAS, Duke Energy Carolinas, LLC, a corporation organized and existing under the laws of the State of North Carolina (the "Sponsor"), is considering the construction of a natural gas fired combined cycle unit in the County (the "Facilities") through the purchase and/or construction of certain building(s), building improvements, land improvements, machinery, apparati, equipment, office furniture, and equipment (collectively, the "Project"); Sponsor affiliates include North Carolina Memberships Corporation; and

WHEREAS, the Sponsor expects the Project to create as many as five-hundred (500) construction jobs over an eighteen-month construction period; and

WHEREAS, the Sponsor has requested that the County agree to execute a fee agreement (the "Fee Agreement"), pursuant to the Act for the purpose of authorizing fees in lieu of ad valorem

property taxes with respect to all new capital investment in the Project ("FILOT") as well as to provide certain special source revenue credits pursuant to the Act and applicable to FILOT payments made with respect to the Sponsor's Project property reported on South Carolina Department of Revenue Schedule T (the "Project SSRC"); and

WHEREAS, the County has determined on the basis of the information supplied to it by the Sponsor that the Project would consist of "economic development property," as defined in the Act and would be a "project," as that term is defined in the Act, and that the Project would serve the purposes of the Act; and

WHEREAS, the County has determined on the basis of the information supplied to it by the Sponsor that the Project would constitute an "enhanced investment," as defined in the Act; and

WHEREAS, the County has agreed to use its best efforts to include the Facilities in a joint county industrial and business park to be established with an adjoining South Carolina county pursuant to Section 4-1-170 of the Act and Article VIII, Section 13 of the South Carolina Constitution (a "MCIP"); and

WHEREAS, based on information supplied by the Sponsor, the County has determined that the Project would benefit the general public welfare of the County by providing services, employment, recreation or other public benefits not otherwise adequately provided locally; that the Project will not give rise to any pecuniary liability of the County or any incorporated municipality or a charge against the general credit or taxing power of either; that the purposes to be accomplished by the Project, ie., economic development, creation of jobs, and addition to the tax base of the County, are proper governmental and public purposes; that the inducement of the upgrade of the Sponsor's facility and the location of the Project within the County and State are of paramount importance; and that the benefits of the Project will be greater than the costs.

NOW, THEREFORE, BE IT RESOLVED, by the County Council as follows:

Section 1. Based on information supplied by the Sponsor, the County hereby determines that the Project:

(a) would benefit the general public welfare of the County by providing services, employment, recreation or other public benefits not otherwise adequately provided locally; and

(b) will not give rise to any pecuniary liability of the County or any incorporated municipality or a charge against the general credit or taxing power of either, and

(c) will accomplish purposes, i.e., economic development, creation of jobs, and addition to the tax base of the County, that are proper governmental and public purposes; and

(d) locating within the County and State is of paramount importance; and the benefits of the Project will be greater than the costs.

Section 2. The County hereby identifies the Project as a "project," as said term is referred to and defined in the Act, which action is intended to satisfy the requirements of Section 12-44-40(D) of the Act so as to allow the expenditures incurred by the Sponsor, if locating the Project in the County, to qualify as economic development property.

Section 3. The provisions, terms and conditions of the Fee Agreement, and the form, details, and maturity provisions of the same, shall be prescribed by subsequent ordinance of the County Council, shall be consistent with the terms of this Resolution, including without limitation providing for (a) an assessment of ratio of four percent (4%); (b) a fixed millage rate of 0.34385 per the Act; (c) a forty (40) year term with respect to each annual phase of property placed in service during the investment period with a ten (10) year extension; and (d) a total investment period of fifteen (15) years, provided the Sponsor (i) meets the requirements of Section 12-44-30(13) of the Act (including without limitation the requirement that the Project qualify for an "enhanced investment" under the Act) with respect to an initial 10-year investment period, and (ii) makes new capital investment in the Project of at least $2,500,000,000 in otherwise fully taxable property within the first ten (10) years, and should the Sponsor fail to make that level of investment, the investment period shall terminate after the tenth (10^{th}) year. Notwithstanding the foregoing, should the Sponsor fail to make new capital investment in the Project of at least $600,000,000 in otherwise fully taxable property within the first eight (8) years, the assessment ratio shall revert retroactively to six percent (6%) and the Sponsor shall pay the County the difference between the amount paid as of the date of retroactive conversion and the amount that would otherwise be due using a six percent (6%) assessment ratio, with interest at the statutory rate provided for the late payment of taxes, and the Fee Agreement shall be limited to a thirty (30) year term with respect to each annual phase of property placed in service during the investment period. As stated below, the Project requires extensive state and federal permitting before the Sponsor is able to make substantial investments. Such permitting is anticipated to take three years. If permitting takes longer than three years, the ten and eight-year deadlines stated above are automatically extended. For example, if final permitting takes five years, the eight-year period to make new capital investment of at least $600,000,000 would be ten years.

Section 4. In order to provide for the special source revenue credits provided for herein, the County shall, at the Sponsor's sole expense, use its best efforts to locate the site of the Facilities in a MCIP established or to be established with one or more contiguous South Carolina counties (and, to the extent the Project site is located within the corporate limits of a municipality, to obtain the required consent of such municipality) pursuant to a qualifying joint-county industrial and business park agreement (the "MCIP Agreement") with such county or counties and, thereafter, use its best efforts to keep the Project site as part of a MCIP for the term of such special source revenue credits.

Section 5. The County shall provide the Project SSRCs under and pursuant to Sections 4-29-68 and 12-44-70 of the Act in an annual amount equal to sixty percent (60%) of the annual FILOT payments calculated by the South Carolina Department of Revenue for the Project property reported on South Carolina Department of Revenue Schedule T for a period of four (4) years; and a Project SSRC of fifty percent (50%) for years 5-20; provided, however, that the County must first allocate the FILOT payment amount to the partner county pursuant to the MCIP Agreement before applying the sixty percent (60%) and 50% Project SSRC. Project SSRCs may be taken only

to the extent of the Sponsor's investment in qualifying infrastructure under Sections 4-29-68 and 12-44-70 of the Act. Should the Sponsor fail to create 30 new full-time jobs by the end of the fifth year of the investment period, the Project SSRC will be reduced prospectively to 25%. If capital investment of $2,200,000,000 in the Project is not in place by the end of the fifth year of the investment period, the Project SSRC will be reduced prospectively to 25%. If the Sponsor fails to create 30 new full-time jobs by the end of the fifth year of the investment period and capital investment of $2,200,000,000 in the Project is not in placed by the end of the fifth year of the investment period, the Project SSRC will be reduced prospectively to 15%. The Project SSRC's will return to their original level of 50% if the above-described job creation requirement and investment requirement (after having not been met by the fifth year of the investment period) have both been satisfied by the eighth year of the investment period, but no reduced Project SSRC may be recovered. Further, the project requires extensive state and federal permitting which must be accomplished before much of sponsor's investment can be made. Permitting is anticipated to take three years. The eight-year deadlines are automatically extended to the extent permitting is delayed or takes longer than three years. For example, if permitting is not obtained until 2030, the eight-year deadlines will commence running in 2030.

Section 6. The execution and delivery of the Fee Agreement, which will include provisions for the infrastructure (Project SSRC) financing, and all other documentation which is necessary and proper to provide the economic development incentives set forth in this Resolution (collectively, the "Incentive Documents") shall be subject in all events to the adoption by the County Council (and in the case of the MCIP Agreement, by the partner county or counties) of appropriate authorizing ordinances and the County Council's (and such partner county or counties) compliance with the provisions of the Home Rule Act regarding the procedural requirements for adopting ordinances and resolutions. In these regards, the County Administrator and the County Economic Development Director are hereby directed to negotiate any remaining terms of the Incentive Documents necessary to provide for, and as shall be consistent with, the incentives referred to herein, subject to final approval by the County Council.

Section 7. In addition to the terms set forth above in this Resolution, the Incentive Documents shall contain the following provisions, in form acceptable to the County: (a) the Sponsor's indemnification of the County and its officials, employees and/or agents for any action taken in order to provide the economic development incentives set forth in this Resolution as well as any claim arising out of the operation or any condition of the Project, including environmental liability; (b) all special source revenue credits provided by the County to the Sponsor shall be a limited obligation of the County to be credited on the fee in lieu of ad valorem tax bills generated by the County, and the obligation to provide such credits shall not give rise to any pecuniary liability on the part of the County nor constitute a general obligation of the County or a pledge of its full faith, credit or general taxing power; (c) the cumulative amount of the special source revenue credits to be taken shall never exceed the Sponsor's cumulative investment in qualifying infrastructure; (d) the Sponsor shall pay the reasonable administration expenses of the County, including attorney's fees, incurred in connection with the negotiation, documenting and administering of the incentives referred to in this Resolution; and (e) all other usual and customary provisions to be agreed upon by the County and the Sponsor.

Section 8. All orders, resolutions, and parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed. This Resolution shall take effect and be in full force from and after its passage by the County Council.

Section 9. It is the intention of the County Council that this Resolution shall constitute an "inducement resolution" for the Project within the meaning of the Act.

IN WITNESS WHEREOF, the County has approved this Resolution on this 16th day of December, 2025.

ANDERSON COUNTY, SOUTH CAROLINA

By:_____
Tommy Dunn
Chairman County Council
Anderson County, South Carolina

ATTEST:

By:_____
Renee Watts, Clerk of Council
Anderson County, South Carolina

By:_____
Rusty Burns
County Administrator

APPROVED AS TO FORM:

By: _____
Leon Harmon
County Attorney

STATE OF SOUTH CAROLINA

COUNTY OF ANDERSON

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding ("MOU") is entered into this the ___ day of December, 2025, by and between the **SOUTH CAROLINA OPIOID RECOVERY FUND BOARD**, an independent, quasi-governmental agency of the State of South Carolina ("the Board") and **ANDERSON COUNTY**, a political subdivision of the State of South Carolina, ("the County"), collectively referred to herein as ("Parties").

WHEREAS, the Board was created pursuant to the South Carolina Opioid Recovery Act, approved by Governor Henry McMaster on May 23, 2022; and

WHEREAS, the Board was created for the administration, accountability, and operation of opioid settlement funds associated with certain opioid-related settlements as set forth in the South Carolina Opioid Settlement Allocation Agreement, as amended; and

WHEREAS, Anderson County is a political subdivision of the State of South Carolina; and

WHEREAS, Anderson County has purchased a facility for the operation of an opioid abatement program under S.C. Code § 11-58-30(c), utilizing opioid settlement funds under the disbursement authority of the Board; and

WHEREAS, Anderson County intends for nonprofits or other qualified organizations to operate opioid abatement programs at the facility purchased by funds issued by the Board; and

WHEREAS, Anderson County desires for the opioid abatement program to operate at the facility for at least 15 years; and

WHEREAS, Anderson County desires to enter into this agreement to provide assurances that the facility will operate an opioid abatement program for at least 15 years.

NOW, THEREFORE, the Parties agree to the following:

The South Carolina Opioid Recovery Fund Board agrees to:

1. Issue funds requested by the County from the Guaranteed Political Subdivision Subfund that are lawfully approved to be issued;

2. Work with the County to develop a lien, mortgage, or other interest in the property that provides the Board with an interest in the property for no more than 15 years;

3. Within a reasonable time, not to exceed one year from the date of this MOU, properly record the lien, mortgage, or other interest in the property as agreed upon by the Parties;

4. At the expiration of any lien, mortgage, or interest in property, issue a release or satisfaction of the same; and

5. Reasonably work with the County to achieve the aims of this MOU.

Anderson County agrees to:

1. Acquire and own in title certain real property to be used for the purpose of an opioid abatement program;

2. Identify and allow for certain non-profits or other qualified organizations to operate an opioid abatement program upon the real property;

3. Work with the Board to develop a lien, mortgage, or other interest in the property that provides the Board with an interest in the property for no more than 15 years;

4. Ensure the facility is maintained in a way that does not significantly decrease the value of the property;

5. Allow the Board, or its assignee or designee, to file a lien, mortgage, or other interest in the property; and

6. Reasonably work with the Board to achieve the aims of this MOU.

This agreement will be valid from the date of signing by both parties until expiration on December 31, 2040. Termination or expiration of this agreement does not require the County to return any property deeded or transferred with funds issued by the Board. This agreement can be terminated for convenience by 90-day notice from the Parties by delivering a notice of termination letter to:

For Anderson County:
P.O. Box 8002
Anderson, SC 29622

For the Board:
1201 Main Street, Suite 420
Columbia, SC 29201

Notice of termination will be deemed effective and the 90-days will begin on the day the notice of termination letter is delivered. Notice of termination and subsequent termination does not release or satisfy any lien, mortgage, or other interested properly recorded against the property.

If Anderson County desires to sell or transfer the property, it shall have that right. If Anderson County sells or transfers the property, it shall return or reimburse an amount of money, as designated in the properly recorded lien or mortgage agreement, to the Board. If within the first year of receiving the property Anderson County sells or transfers the property before a lien,

mortgage, or other interest in the property can be recorded by the Board, then all of the funds will be returned to the Board.

WITNESSETH:

_____
Anderson County, a political subdivision of the State of South Carolina
By: Rusty Burns
Its: Administrator
On: _____

_____
South Carolina Opioid Recovery Fund Board, an independent, quasi-governmental agency of the State of South Carolina
By: _____
Its: _____
On: _____

To: Mr. Rusty Burns

From: Robert E. Carroll

Date: 12/11/2025

Staff Recommendation for RFP #25-032

The Anderson County Purchasing Department advertised for and sent out a Request for Proposals to provide a Package Software Solution for Public Safety, Record Management System (RMS), Computer Aided Dispatch (CAD) and Jail Management Software (JMS). The County received six (6) responses by the due date of June 19th. After evaluating the proposals, Staff made on-site visits to locations where the software of the top three Vendors was being used. Then, Staff re-evaluated the three Vendors based on their site visit findings and recommends award to Motorola Solutions.

Anderson County Purchasing Department Bid Tabulation

RFP #25-032 PUBLIC SAFETY RECORD MGMT. SYSTEM

VENDOR	BOND	PRICE
GOV HOST		RESPONDED
MOTOROLA SOLUTIONS		RESPONDED
CENTRAL SQUARE		RESPONDED
SMART COP		RESPONDED
SOUTHERN SOFTWARE		RESPONDED
CALIBER PUBLIC SAFETY		RESPONDED
ORACLE AMERICA		NO BID
CON COURSE TECH		NR
SEVEN OUTSOURCE		NR
CIVIC EYE		NR
BLACK CREEK		NR
MOBILETEC		NR
TSCTI		NR
BECK DIGITAL		NR
DIGITECH SERVICES		NR
AXON		NR

VENDOR	BOND	PRICE
FIRST DUE		NR
EMERES		NR
OTECH		NR
MI-CASE		NR
MARK43		NR
EFORCESOFTWARE		NR
FORCE METRICS		NR
CERSATERM		NR
AWARD TO:		Motorola Solutions

ANDERSON COUNTY
SOUTH CAROLINA

RECREATION FUND APPROPRIATIONS APPLICATION

WHAT DISTRICT(S) ARE YOU REQUESTING FUNDING FROM:

DISTRICT: **ALL**

Mail/Email to:
Anderson County Council Clerk
P.O. Box 8002, Anderson, SC 29622
rdwatts@andersoncountysc.org

Tommy Dunn
Chairman, District 5

Brett Sanders
V. Chairman, District 4

Chris Sullivan
Council District 1

Glenn A. Davis
Council District 2

Greg Elgin
Council District 3

Jimmy Davis
Council District 6

Cindy Wilson
Council District 7

Renee Watts
Clerk to Council

Rusty Burns
County Administrator

1. Name of entity requesting recreation fund appropriation: **HEJAZ SHRINERS CIRCUS FUND**

2. Amount of request (If requesting funds from more than one district, annotate amount from each district): **$2,500.00**

3. The purpose for which the funds are being requested: **TICKETS FOR CIRUS PERFORMANCE FOR HEJAZ SHRINE CIRCUS**

4. Is the entity a non-profit corporation in good standing with the South Carolina Secretary of State? If so, please attach evidence of that good standing. **YES**

5. Contact Person: **HEJAZ SHRINE CIRCUS**
   Mailing Address: **PO BOX 2663**
   Phone Number: **EASLEY, SC 29641**
   Email: **864-307-0060**

6. Statement as to whether the entity will be providing matching funds:
   I certify that the foregoing is true and accurate to the best of my knowledge and that I am authorized to make this application on behalf of the above-named entity.

Signature Print Name Date

ANDERSON COUNTY
SOUTH CAROLINA

RECREATION FUND APPROPRIATIONS APPLICATION

WHAT DISTRICT(S) ARE YOU REQUESTING FUNDING FROM:

DISTRICT: 3

Mail/Email to:
Anderson County Council Clerk
P.O. Box 8002, Anderson, SC 29622
rdwatts@andersoncountysc.org

Tommy Dunn
Chairman, District 5

Brett Sanders
V. Chairman, District 4

Chris Sullivan
Council District 1

Glenn A. Davis
Council District 2

Greg Elgin
Council District 3

Jimmy Davis
Council District 6

Cindy Wilson
Council District 7

Renee Watts
Clerk to Council

Rusty Burns
County Administrator

1. Name of entity requesting recreation fund appropriation: **CRESCENT ELITE SHOOTERS**

2. Amount of request (If requesting funds from more than one district, annotate amount from each district):**$1,000.00**

3. The purpose for which the funds are being requested: **HELP WITH COSTS TO ATTEND TOURNAMENTS**

4. Is the entity a non-profit corporation in good standing with the South Carolina Secretary of State? If so, please attach evidence of that good standing.**YES**

5. Contact Person: **KIMBERLY MARTIN**
   Mailing Address:**1285 MARTIN ROAD, STARR, SC 29684**
   Phone Number:**864-353-1213**
   Email: **ce.shooters@gmail.com**

6. Statement as to whether the entity will be providing matching funds:

I certify that the foregoing is true and accurate to the best of my knowledge and that I am authorized to make this application on behalf of the above-named entity.

Signature Print Name Date

Anderson County Building & Codes
Monthly Activity Report
Nov-25

Total Number Permit Transactions:	670
New Single Family:	69
New Multi-Family:	5
Residential Additions/Upgrades:	16
Garages/Barns/Storage:	24
New Manufactured Homes:	23
New Commercial:	9
Commercial Upfits/Upgrades:	5

Inspection Activity:

Citizens Inquiries:		(Includes Updating Sub-Standard Cases)
(New & Follow Up; Includes Sub-Standard Housing /Mobile Homes)		
Number of Inspections Performed:	1095	
Courtesy, Site and Miscellaneous Inspections:		

Reviews/Misc. Activity:

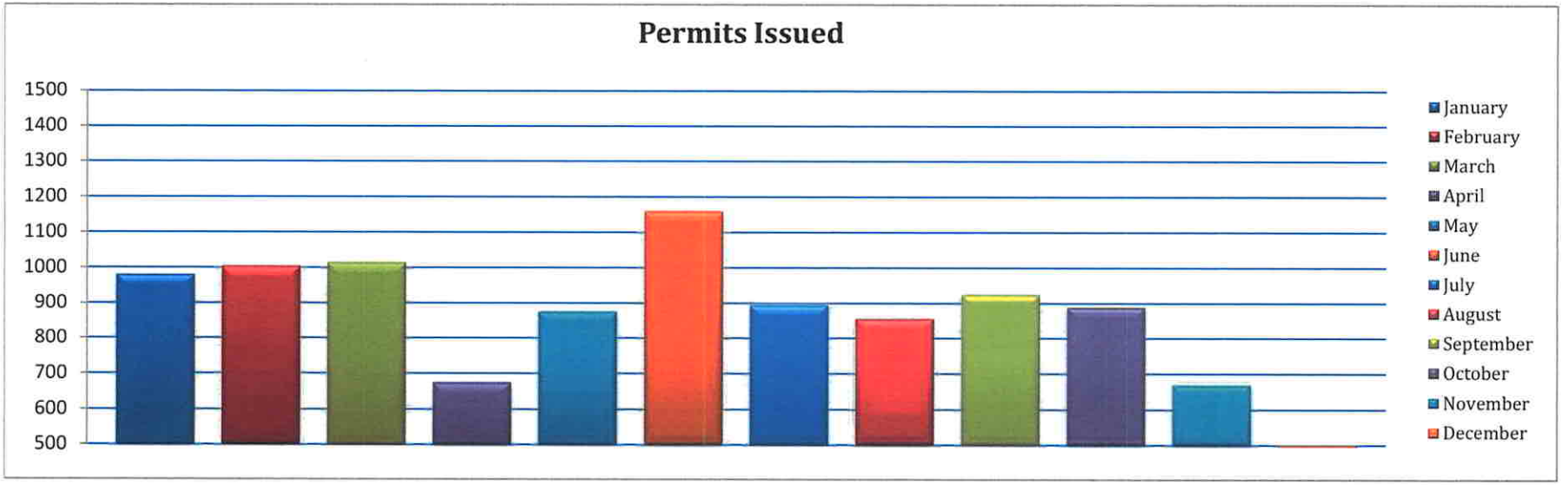
Plans Submitted for Review:	69	(Includes preliminary consultations, resubmittals and solar)
New Derelict Manufactured Home Cases:	0	
Hearings:		
Court Cases:	0	

Revenue Collected:

Reinspection Fees Collected:	*$650.00*
Plan Review Revenue:	$ 37,888.26
Total Revenue For The Month:	$320,744.55

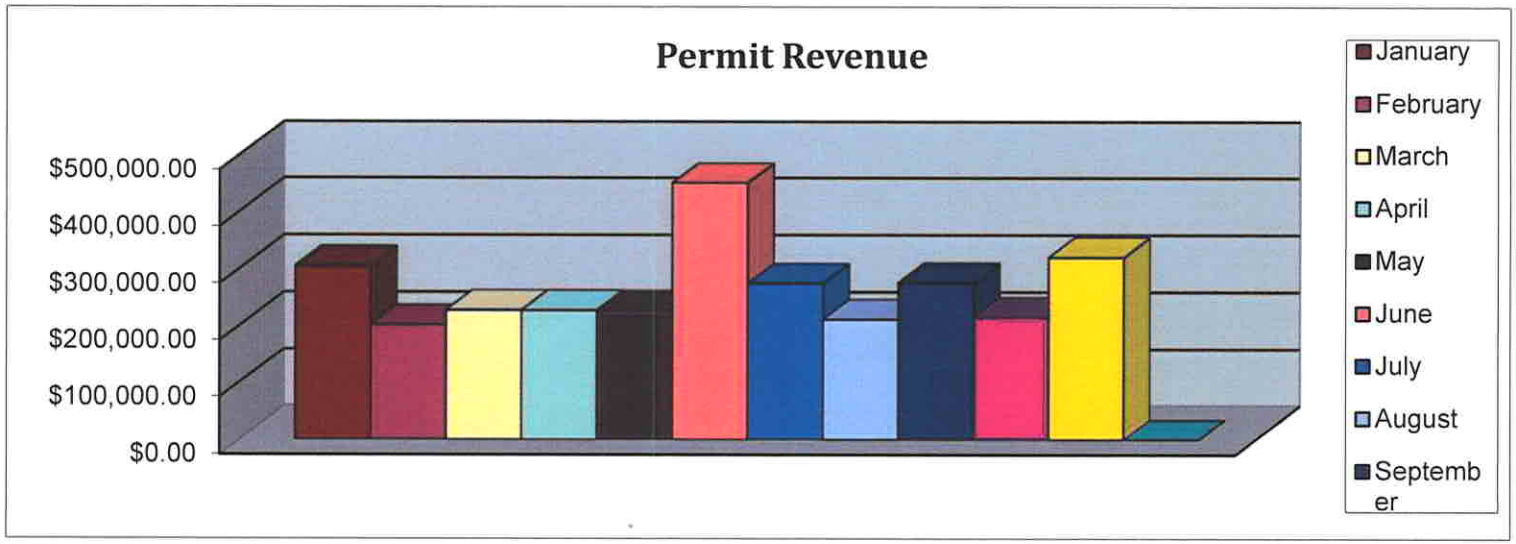
Anderson County Building & Codes
Permits Issued for 2025

Month	Building	Electrical	Plumbing	HVAC	MH	Misc.	Total
January	244	302	147	175	81	31	980
February	253	292	148	194	96	21	1004
March	246	303	166	192	63	45	1015
April	358	126	51	72	54	14	675
May	366	176	80	102	81	70	875
June	406	262	202	204	65	21	1160
July	226	249	112	175	95	38	895
August	191	249	103	128	75	109	855
September	200	275	104	138	88	60	925
October	219	281	145	146	35	63	889
November	161	201	97	106	23	82	670
December							0
Total	2870	2716	1355	1632	756	554	9943



Anderson County Building & Codes
Permit Revenue for 2025

Month	Building	Electrical	Plumbing	HVAC	MH	Misc.	Total
January	$175,524.60	$38,453.50	$15,936.00	$29,995.00	$6,221.00	$39,833.70	**$305,963.80**
February	$120,075.20	$30,122.00	$16,518.00	$22,744.00	$4,857.00	$8,372.70	**$202,688.90**
March	$133,484.00	$34,019.00	$19,108.00	$23,627.00	$4,617.00	$13,269.50	**$228,124.50**
April	$180,432.63	$18,195.50	$6,419.00	$10,487.50	$9,208.00	$3,090.73	**$227,833.36**
May	$156,156.73	$26,842.50	$9,291.00	$17,301.00	$11,323.00	$6,241.37	**$227,155.60**
June	$357,417.91	$31,874.00	$22,533.50	$25,169.00	$8,571.00	$5,384.72	**$450,950.13**
July	$164,491.65	$32,802.00	$13,954.00	$26,615.00	$6,052.00	$30,924.04	**$274,838.69**
August	$114,563.15	$30,945.11	$12,797.00	$19,094.38	$6,845.00	$27,647.63	**$211,892.27**
September	$126,752.43	$43,078.35	$12,638.00	$18,393.39	$5,046.00	$70,398.64	**$276,306.81**
October	$123,497.70	$32,308.53	$17,110.00	$18,298.29	$8,304.00	$16,521.01	**$216,039.53**
November	$218,771.51	$22,971.54	$11,278.00	$14,592.62	$14,592.62	$38,538.26	**$320,744.55**
December							**$0.00**
Total	$1,871,167.51	$341,612.03	$157,582.50	$226,317.18	$85,636.62	$260,222.30	**$2,942,538.14**



F.W. DODGE BUILDING STATISTICS
Toll-Free Phone: 877-489-4092 Fax: 800-892-7470

REPORT OF BUILDING OR ZONING PERMITS ISSUED AND LOCAL PUBLIC CONSTRUCTION

For the month of: **Nov-25**

ANDERSON COUNTY BUILDING & CODES
P.O. Box 8002
ANDERSON, SC 29622-8022

If your building permit system has changed, mark (X) in the appropriate place below
- ☐ Discontinued issuing permits
- ☐ Merged with another system
- ☐ Split into two or more systems
- ☐ Annexed land areas
- ☐ Had other changes

PLEASE RETURN THE WEEK OF:

If **NO PERMITS** were issued during this period, mark (X) and return this form

Section 1 — NEW RESIDENTIAL	Item No.	PRIVATELY OWNED Number of Buildings	PRIVATELY OWNED Number of Housing Units	PRIVATELY OWNED Valuation of Construction *Omit cents*	PUBLICLY OWNED Number of Buildings	PUBLICLY OWNED Number of Housing Units	PUBLICLY OWNED Valuation of Construction *Omit cents*
	(a)	(b)	(c)	(d)	(e)	(f)	(g)
Single-Family houses, **detached** ***Exlude mobile homes***	101	69		$21,222,059			
Single-family houses, **attached** *- Separated by ground to roof wall, - No unites above or below, and - Separate heating systems & utility meters*	102	4		$707,453			
Two-family buildings	103	1		$95,000			
Three-and four-family buildings	104						
Five-or-more family buildings	105						
TOTAL: Sum of 101-105	109	74	0	$22,024,512	0	0	$0.00

Section 2 — NEW RESIDENTIAL NONHOUSEKEEPING BUILDINGS	Item No.	PRIVATELY OWNED Number of Buildings	PRIVATELY OWNED Number of Housing Units	PRIVATELY OWNED Valuation of Construction *Omit cents*	PUBLICLY OWNED Number of Buildings	PUBLICLY OWNED Number of Housing Units	PUBLICLY OWNED Valuation of Construction *Omit cents*
	(a)	(b)	(c)	(d)	(e)	(f)	(g)
Hotels, motels, and tourist cabins *(transient accommodations only)*	213						
Other non-housekeeping shelter	214						

Section 3 — NEW NONRESIDENTIAL BUILDINGS	Item	PRIVATELY OWNED Number of Buildings	PRIVATELY OWNED Number of Housing Units	PRIVATELY OWNED Valuation of Construction *Omit cents*	PUBLICLY OWNED Number of Buildings	PUBLICLY OWNED Number of Housing Units	PUBLICLY OWNED Valuation of Construction *Omit cents*
		(b)	(c)	(d)	(e)	(f)	(g)
Amusement, social, and recreational	318						
Churches and other religious	319	1		$500,000			
Industrial	320						
Parking garages (buildings & open decked)	321						
Service stations and repair garages	322						
Hospitals and institutional	323						
Offices, banks, and professional	324						
Public works and utilities	325						
Schools and other educational	326						
Stores and customer services	327	8		$21,891,214			
Other nonresidential buildings	328	8		$282,000			
Structures other than buildings	329	7		$731,760			

Section 4 — ADDITIONS, ALTERATIONS AND CONVERSIONS	Item No	PRIVATELY OWNED Number of Buildings	PRIVATELY OWNED Number of Housing Units	PRIVATELY OWNED Valuation of Construction *Omit cents*	PUBLICLY OWNED Number of Buildings	PUBLICLY OWNED Number of Housing Units	PUBLICLY OWNED Valuation of Construction *Omit cents*
	(a)	(b)	(c)	(d)	(e)	(f)	(g)
Residential – *Classify additions of garages and carports in Item 438*	434	16		$786,548			
Nonresidential and non-housekeeping	437	5		$2,565,649			
Additions of residential garages and carports (attached and detached)	438	16		$749,480			

Section 5 — DEMOLITIONS AND RAZING OF BUILDINGS	Item No	PRIVATELY OWNED Number of Buildings	PRIVATELY OWNED Number of Housing Units	PRIVATELY OWNED Valuation of Construction *Omit cents*	PUBLICLY OWNED Number of Buildings	PUBLICLY OWNED Number of Housing Units	PUBLICLY OWNED Valuation of Construction *Omit cents*
	(a)	(b)	(c)		(e)	(f)	
Single-family houses (attached and detached)	645	6					
Two-family buildings	646						
Three-and four-family buildings	647						
Five-or-more family buildings	648						
All other buildings, structures or mobile homes	649	1					

DISTRICT 1 - SPECIAL PROJECTS
560301 528600
FY Ended June 30, 2026

Council Meeting of:	Check Dated:	Check Number	Vendor \ Description	Amount
			Budget 2025 - 2026	40,000.00
			Balance Brought Forward	100.00
07/15/25	07/17/25	38062	Iva Recreation Association-10 & Under	(250.00)
07/15/25	07/17/25	38063	Iva Recreation Association-12 & Under	(250.00)
07/15/25	07/22/25	38075	Anderson County Foster Parent Association	(500.00)
07/15/25	07/22/25	38077	Anderson Free Clinic Inc	(500.00)
07/15/25	07/22/25	38098	Celebrate Special Families	(500.00)
07/15/25	07/22/25	38152	JBECO	(500.00)
07/15/25	07/22/25	38240	Zone Services Inc	(750.00)
08/05/25	08/13/25	38641	Bulldog Fishing	(500.00)
08/05/25	08/13/25	38764	Piedmont Historical	(200.00)
08/05/25	08/13/25	38823	Vets Helping Vets	(1,000.00)
08/05/25	08/13/25	38828	Wetside Community Center	(500.00)
09/02/25	09/10/25	39424	Anderson Aviation	(750.00)
09/02/25	09/10/25	39439	Belton American Legion Post 51	(500.00)
09/16/25	09/24/25	39854	Anchored in His Grace Ministry	(500.00)
09/16/25	09/24/25	39858	Anderson County Chapter of SC Genealogical Society	(500.00)
09/16/25	09/24/25	39859	Anderson County Convention & Visitors Bureau-Jackie Seawall Junior Golf Team	(1,500.00)
10/07/25	10/15/25	40539	Anderson Voices for Animals	(1,500.00)
10/07/25	10/15/25	40606	Foothills Community Health Care	(750.00)
10/07/25	10/15/25	40696	Shock City Jeep Club	(250.00)
10/07/25	10/15/25	40703	South Main Chapel & Mercy Center	(750.00)
10/07/25	10/15/25	40716	United Way of Anderson County-Leadership Anderson Class 40	(500.00)
10/07/25	10/15/25	40732	YMCA of Anderson	(3,000.00)
10/21/25	10/29/25	41119	United Way of Anderson County-AOP Clubhouse	(1,500.00)
11/04/25	11/19/25	41466	Family Promise of Anderson County	(700.00)
11/04/25	11/19/25	41470	First Light	(750.00)
11/04/25	11/19/25	41649	United Negro College Fund	(750.00)
11/18/25	11/26/25	41686	Anderson Chapter National Federation of the Blind	(500.00)
11/18/25	11/26/25	41799	New Foundations for Children	(250.00)
			Ending Balance	19,700.00

We certify that the above information to the best of our knowledge is up-to-date and is accurate.

Renee Watts, Clerk to Council — DATE:

Rita Davis
Rita Davis, CFO — DATE: December 9, 2025

DISTRICT 2 - SPECIAL PROJECTS
560302 528600
FY Ended June 30, 2026

Council Meeting of:	Check Dated:	Check Number	Vendor \ Description	Amount
			Budget 2025 - 2026	40,000.00
			Balance Brought Forward	4,781.69
07/15/25	07/17/25	38062	Iva Recreation Association-10 & Under	(250.00)
07/15/25	07/17/25	38063	Iva Recreation Association-12 & Under	(250.00)
07/15/25	07/22/25	38075	Anderson County Foster Parent Association	(500.00)
07/15/25	07/22/25	38077	Anderson Free Clinic Inc	(200.00)
07/15/25	07/22/25	38098	Celebrate Special Families	(500.00)
07/15/25	07/22/25	38152	JBECO	(1,000.00)
07/15/25	07/22/25	38240	Zone Services Inc	(2,000.00)
08/05/25	08/13/25	38641	Bulldog Fishing	(250.00)
08/05/25	08/13/25	38764	Piedmont Historical	(200.00)
08/05/25	08/13/25	38823	Vets Helping Vets	(1,000.00)
08/05/25	08/13/25	38828	Wetside Community Center	(1,000.00)
09/02/25	09/10/25	39424	Anderson Aviation	(1,000.00)
09/02/25	09/10/25	39439	Belton American Legion Post 51	(200.00)
09/16/25	09/24/25	39854	Anchored in His Grace Ministry	(500.00)
09/16/25	09/24/25	39858	Anderson County Chapter of SC Genealogical Society	(500.00)
09/16/25	09/24/25	39859	Anderson County Convention & Visitors Bureau-Jackie Seawall Junior Golf Team	(500.00)
10/07/25	10/15/25	40539	Anderson Voices for Animals	(1,500.00)
10/07/25	10/15/25	40606	Foothills Community Health Care	(2,000.00)
10/07/25	10/15/25	40696	Shock City Jeep Club	(358.00)
10/07/25	10/15/25	40703	South Main Chapel & Mercy Center	(1,000.00)
10/07/25	10/15/25	40716	United Way of Anderson County-Leadership Anderson Class 40	(500.00)
10/07/25	10/15/25	40732	YMCA of Anderson	(1,000.00)
10/21/25	10/29/25	41119	United Way of Anderson County-AOP Clubhouse	(1,000.00)
11/04/25	11/19/25	41466	Family Promise of Anderson County	(750.00)
11/04/25	11/19/25	41470	First Light	(1,000.00)
11/04/25	11/19/25	41649	United Negro College Fund	(1,500.00)
11/18/25	11/26/25	41686	Anderson Chapter National Federation of the Blind	(1,000.00)
11/18/25	11/26/25	41799	New Foundations for Children	(250.00)
			Ending Balance	23,073.69

We certify that the above information to the best of our knowledge is up-to-date and is accurate.

Renee Watts, Clerk to Council — DATE:

Rita Davis
Rita Davis, CFO — DATE: December 9, 2025

DISTRICT 3 - SPECIAL PROJECTS
560303 528600
FY Ended June 30, 2026

Council Meeting of:	Check Dated:	Check Number	Vendor \ Description	Amount
			Budget 2025 - 2026	40,000.00
			Balance Brought Forward	4,691.89
07/15/25	07/17/25	38062	Iva Recreation Association-10 & Under	(1,000.00)
07/15/25	07/17/25	38063	Iva Recreation Association-12 & Under	(1,000.00)
07/15/25	07/22/25	38075	Anderson County Foster Parent Association	(500.00)
07/15/25	07/22/25	38077	Anderson Free Clinic Inc	(250.00)
07/15/25	07/22/25	38088	Belton Area Museum Association	(1,000.00)
07/15/25	07/22/25	38098	Celebrate Special Families	(250.00)
07/15/25	07/22/25	38152	JBECO	(750.00)
07/15/25	07/22/25	38240	Zone Services Inc	(250.00)
08/05/25	08/13/25	38641	Bulldog Fishing	(500.00)
08/05/25	08/13/25	38764	Piedmont Historical	(200.00)
08/05/25	08/13/25	38823	Vets Helping Vets	(1,000.00)
08/05/25	08/13/25	38828	Wetside Community Center	(750.00)
09/02/25	09/10/25	39424	Anderson Aviation	(500.00)
09/02/25	09/10/25	39439	Belton American Legion Post 51	(1,500.00)
09/16/25	09/24/25	39854	Anchored in His Grace Ministry	(500.00)
09/16/25	09/24/25	39858	Anderson County Chapter of SC Genealogical Society	(700.00)
09/16/25	09/24/25	39859	Anderson County Convention & Visitors Bureau-Jackie Seawall Junior Golf Team	(500.00)
09/16/25	09/24/25	39875	Belton Center for the Arts	(500.00)
10/07/25	10/15/25	40539	Anderson Voices for Animals	(500.00)
10/07/25	10/15/25	40606	Foothills Community Health Care	(750.00)
10/07/25	10/15/25	40696	Shock City Jeep Club	(500.00)
10/07/25	10/15/25	40703	South Main Chapel & Mercy Center	(500.00)
10/07/25	10/15/25	40716	United Way of Anderson County-Leadership Anderson Class 40	(500.00)
10/21/25	10/29/25	41119	United Way of Anderson County-AOP Clubhouse	(750.00)
10/21/25	10/29/25	41039	Iva Recreation Association	(850.00)
11/04/25	11/19/25	41466	Family Promise of Anderson County	(500.00)
11/04/25	11/19/25	41470	First Light	(500.00)
11/04/25	11/19/25	41649	United Negro College Fund	(500.00)
11/18/25	11/26/25	41686	Anderson Chapter National Federation of the Blind	(250.00)
11/18/25	11/26/25	41799	New Foundations for Children	(250.00)
11/18/25	11/26/25	41747	Friends of Broadway Lake	(250.00)
			Ending Balance	26,441.89

We certify that the above information to the best of our knowledge is up-to-date and is accurate.

Renee Watts, Clerk to Council — DATE:

Rita Davis
Rita Davis, CFO — DATE: December 9, 2025

DISTRICT 4 - SPECIAL PROJECTS
560304 528600
FY Ended June 30, 2026

Council Meeting of:	Check Dated:	Check Number	Vendor \ Description	Amount
			Budget 2025 - 2026	40,000.00
			Balance Brought Forward	5,449.99
07/15/25	07/17/25	38062	Iva Recreation Association-10 & Under	(500.00)
07/15/25	07/17/25	38063	Iva Recreation Association-12 & Under	(500.00)
07/15/25	07/22/25	38075	Anderson County Foster Parent Association	(200.00)
07/15/25	07/22/25	38077	Anderson Free Clinic Inc	(200.00)
07/15/25	07/22/25	38098	Celebrate Special Families	(200.00)
07/15/25	07/22/25	38152	JBECO	(500.00)
07/15/25	07/22/25	38240	Zone Services Inc	(250.00)
08/05/25	08/13/25	38641	Bulldog Fishing	(700.00)
08/05/25	08/13/25	38644	CESA	(3,500.00)
08/05/25	08/13/25	38764	Piedmont Historical	(500.00)
08/05/25	08/13/25	38823	Vets Helping Vets	(1,000.00)
08/05/25	08/13/25	38828	Wetside Community Center	(500.00)
09/02/25	09/10/25	39424	Anderson Aviation	(500.00)
09/02/25	09/10/25	39439	Belton American Legion Post 51	(200.00)
09/16/25	09/24/25	39854	Anchored in His Grace Ministry	(500.00)
09/16/25	09/24/25	39858	Anderson County Chapter of SC Genealogical Society	(1,500.00)
09/16/25	09/24/25	39859	Anderson County Convention & Visitors Bureau-Jackie Seawall Junior Golf Team	(600.00)
10/07/25	10/15/25	40539	Anderson Voices for Animals	(500.00)
10/07/25	10/15/25	40606	Foothills Community Health Care	(1,500.00)
10/07/25	10/15/25	40696	Shock City Jeep Club	(300.00)
10/07/25	10/15/25	40703	South Main Chapel & Mercy Center	(1,000.00)
10/07/25	10/15/25	40716	United Way of Anderson County-Leadership Anderson Class 40	(500.00)
10/07/25	10/15/25	40732	YMCA of Anderson	(1,000.00)
10/21/25	10/29/25	41119	United Way of Anderson County-AOP Clubhouse	(2,500.00)
11/04/25	11/19/25	41466	Family Promise of Anderson County	(500.00)
11/04/25	11/19/25	41470	First Light	(500.00)
11/04/25	11/19/25	41649	United Negro College Fund	(500.00)
11/18/25	11/26/25	41686	Anderson Chapter National Federation of the Blind	(500.00)
11/18/25	11/26/25	41799	New Foundations for Children	(200.00)
			Ending Balance	24,099.99

We certify that the above information to the best of our knowledge is up-to-date and is accurate.

	Renee Watts, Clerk to Council	DATE:
Rita Davis	Rita Davis, CFO	DATE: December 9, 2025

DISTRICT 5 - SPECIAL PROJECTS
560305 528600
FY Ended June 30, 2026

Council Meeting of:	Check Dated:	Check Number	Vendor \ Description	Amount
			Budget 2025 - 2026	40,000.00
			Balance Brought Forward	46,016.15
07/15/25	07/17/25	38062	Iva Recreation Association-10 & Under	(750.00)
07/15/25	07/17/25	38063	Iva Recreation Association-12 & Under	(750.00)
07/15/25	07/22/25	38075	Anderson County Foster Parent Association	(300.00)
07/15/25	07/22/25	38077	Anderson Free Clinic Inc	(500.00)
07/15/25	07/22/25	38098	Celebrate Special Families	(250.00)
07/15/25	07/22/25	38152	JBECO	(500.00)
07/15/25	07/22/25	38240	Zone Services Inc	(1,000.00)
08/05/25	08/13/25	38641	Bulldog Fishing	(500.00)
08/05/25	08/13/25	38764	Piedmont Historical	(200.00)
08/05/25	08/13/25	38823	Vets Helping Vets	(4,500.00)
08/05/25	08/13/25	38828	Wetside Community Center	(500.00)
09/02/25	09/10/25	39424	Anderson Aviation	(1,000.00)
09/02/25	09/10/25	39439	Belton American Legion Post 51	(250.00)
09/16/25	09/24/25	39854	Anchored in His Grace Ministry	(500.00)
09/16/25	09/24/25	39858	Anderson County Chapter of SC Genealogical Society	(2,000.00)
09/16/25	09/24/25	39859	Anderson County Convention & Visitors Bureau-Jackie Seawall Junior Golf Team	(1,900.00)
10/07/25	10/15/25	40539	Anderson Voices for Animals	(500.00)
10/07/25	10/15/25	40606	Foothills Community Health Care	(1,500.00)
10/07/25	10/15/25	40696	Shock City Jeep Club	(800.00)
10/07/25	10/15/25	40703	South Main Chapel & Mercy Center	(1,000.00)
10/07/25	10/15/25	40716	United Way of Anderson County-Leadership Anderson Class 40	(500.00)
10/07/25	10/15/25	40732	YMCA of Anderson	(1,000.00)
10/21/25	10/29/25	41119	United Way of Anderson County-AOP Clubhouse	(1,000.00)
11/04/25	11/19/25	41466	Family Promise of Anderson County	(500.00)
11/04/25	11/19/25	41470	First Light	(500.00)
11/04/25	11/19/25	41649	United Negro College Fund	(1,000.00)
11/18/25	11/26/25	41686	Anderson Chapter National Federation of the Blind	(1,000.00)
			Ending Balance	61,316.15

We certify that the above information to the best of our knowledge is up-to-date and is accurate.

	Renee Watts, Clerk to Council	DATE:
Rita Davis	Rita Davis, CFO	DATE: December 9, 2025

DISTRICT 6 - SPECIAL PROJECTS
560306 528600
FY Ended June 30, 2026

Council Meeting of:	Check Dated:	Check Number	Vendor \ Description	Amount
			Budget 2025 - 2026	40,000.00
			Balance Brought Forward	24,020.45
07/15/25	07/17/25	38062	Iva Recreation Association-10 & Under	(250.00)
07/15/25	07/17/25	38063	Iva Recreation Association-12 & Under	(250.00)
07/15/25	07/22/25	38075	Anderson County Foster Parent Association	(200.00)
07/15/25	07/22/25	38077	Anderson Free Clinic Inc	(200.00)
07/15/25	07/22/25	38098	Celebrate Special Families	(200.00)
07/15/25	07/22/25	38152	JBECO	(200.00)
07/15/25	07/22/25	38240	Zone Services Inc	(250.00)
08/05/25	08/13/25	38644	CESA	(3,500.00)
08/05/25	08/13/25	38764	Piedmont Historical	(2,000.00)
08/05/25	08/13/25	38823	Vets Helping Vets	(1,500.00)
09/02/25	09/10/25	39424	Anderson Aviation	(500.00)
09/02/25	09/10/25	39439	Belton American Legion Post 51	(500.00)
09/16/25	09/24/25	39854	Anchored in His Grace Ministry	(700.00)
09/16/25	09/24/25	39858	Anderson County Chapter of SC Genealogical Society	(700.00)
10/07/25	10/15/25	40574	Connect Powdersville	(7,500.00)
10/07/25	10/15/25	40674	PLAY	(5,000.00)
10/07/25	10/15/25	40703	South Main Chapel & Mercy Center	(1,000.00)
10/21/25	10/29/25	41119	United Way of Anderson County-AOP Clubhouse	(750.00)
11/04/25	11/19/25	41466	Family Promise of Anderson County	(500.00)
11/04/25	11/19/25	41470	First Light	(500.00)
11/04/25	11/19/25	41649	United Negro College Fund	(500.00)
11/18/25	11/26/25	41686	Anderson Chapter National Federation of the Blind	(250.00)
11/18/25	11/26/25	41799	New Foundations for Children	(250.00)
			Ending Balance	36,820.45

We certify that the above information to the best of our knowledge is up-to-date and is accurate.

	Renee Watts, Clerk to Council	DATE:
Rita Davis	Rita Davis, CFO	DATE: December 9, 2025

DISTRICT 7 - SPECIAL PROJECTS
560307 528600
FY Ended June 30, 2026

Council Meeting of:	Check Dated:	Check Number	Vendor \ Description	Amount
			Budget 2025 - 2026	40,000.00
			Balance Brought Forward	0.00
07/15/25	07/17/25	38062	Iva Recreation Association-10 & Under	(125.00)
07/15/25	07/17/25	38063	Iva Recreation Association-12 & Under	(125.00)
07/15/25	07/22/25	38077	Anderson Free Clinic Inc	(2,000.00)
07/15/25	07/22/25	38098	Celebrate Special Families	(500.00)
07/15/25	07/22/25	38240	Zone Services Inc	(250.00)
08/05/25	08/13/25	38764	Piedmont Historical	(200.00)
08/05/25	08/13/25	38807	Town of Honea Path	(5,000.00)
08/05/25	08/13/25	38808	Town of Pelzer	(5,000.00)
08/05/25	08/13/25	38810	Town of West Pelzer	(5,000.00)
08/05/25	08/13/25	38811	Town of Williamston	(5,000.00)
08/05/25	08/13/25	38823	Vets Helping Vets	(500.00)
08/05/25	08/13/25	38828	Wetside Community Center	(200.00)
08/05/25	08/13/25	38647	Cheddar Youth Center	(3,500.00)
09/02/25	09/10/25	39424	Anderson Aviation	(250.00)
09/02/25	09/10/25	39439	Belton American Legion Post 51	(250.00)
09/02/25	09/10/25	39451	Caroline Community Center	(5,000.00)
09/16/25	09/24/25	39854	Anchored In His Grace Ministry	(250.00)
09/16/25	09/24/25	39858	Anderson County Chapter of SC Genealogical Society	(250.00)
10/07/25	10/15/25	40539	Anderson Voices for Animals	(250.00)
10/07/25	10/15/25	40716	United Way of Anderson County-Leadership Anderson Class 40	(250.00)
10/21/25	10/29/25	41119	United Way of Anderson County-AOP Clubhouse	(500.00)
11/04/25	11/19/25	41466	Family Promise of Anderson County	(250.00)
11/04/25	11/19/25	41470	First Light	(250.00)
11/04/25	11/19/25	41649	United Negro College Fund	(250.00)
11/18/25	11/26/25	41686	Anderson Chapter National Federation of the Blind	(250.00)
			Ending Balance	4,600.00

We certify that the above information to the best of our knowledge is up-to-date and is accurate.

Renee Watts, Clerk to Council — DATE:

Rita Davis
Rita Davis, CFO — DATE: December 9, 2025