

**2026-2036  
Comprehensive Plan  
Part 1**

**Celebrating Anderson County  
Bicentennial 1826-2026**

A large, light gray background graphic showing several hands of different skin tones reaching up to hold a globe. The hands are positioned around the globe, with some fingers pointing towards it, symbolizing global unity and support.

**Recommended for adoption by  
Anderson County Planning Commission  
on: December 09, 2025**

**Adopted by Anderson County Council  
on: January 20, 2026**

*"While I breathe, I hope"*  
*Dunn Spiro Spero*

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# 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 200<sup>th</sup> 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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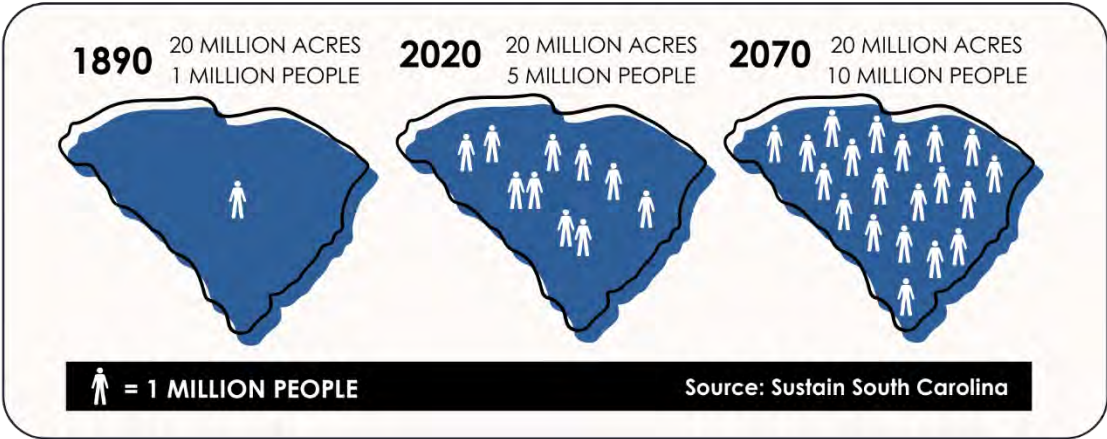
# INTRODUCTION

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

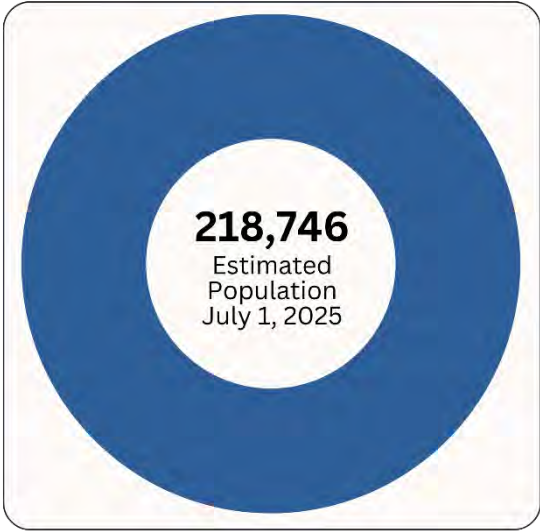
population subgroups or across geographic regions of the County. This continued expansion of population and density is not just an Anderson County issue. The growth pressure is occurring now and will continue to be a concern statewide, and so it must be thoughtfully and deliberately integrated into plans 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)**

| <b>Geographic Area</b>             | <b>April 1, 2020<br/>Estimates Base</b> | <b>2020</b> | <b>2021</b> | <b>2022</b> | <b>2023</b> | <b>2024</b> | <b>2025</b> | <b>2026</b> |
|------------------------------------|---|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Anderson County,<br>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**

|                    | <b>Anderson<br/>County</b> | <b>South<br/>Carolina</b> | <b>United<br/>States</b> |
|--------------------|----------------------------|---------------------------|--------------------------|
| 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    |

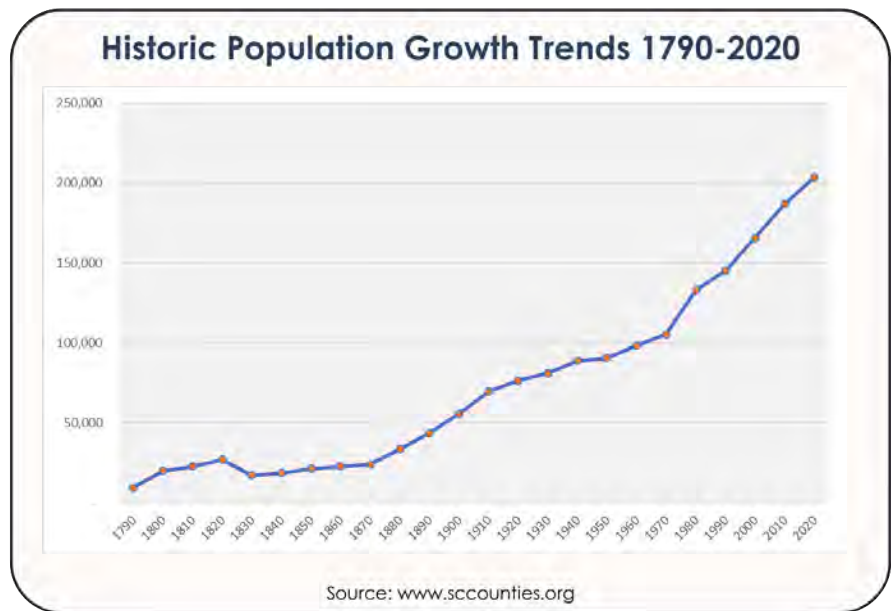
\*Pendleton District

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

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.



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 23<sup>rd</sup> 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 5<sup>th</sup> 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

**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**

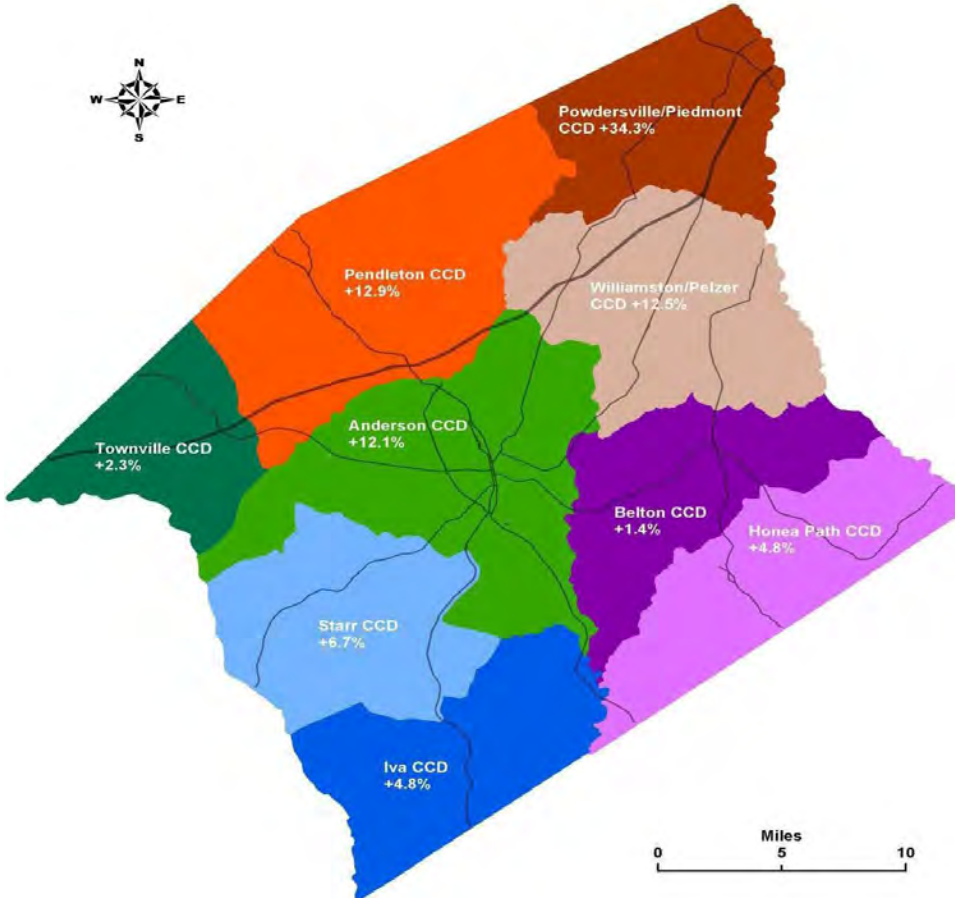
| CCD's                 | 1990   | 2000   | 2010   | 2020   | 2030   |
|-----------------------|--------|--------|--------|--------|--------|
| Anderson              | 66,650 | 72,556 | 81,309 | 87,369 | 93,429 |
| Belton                | 12,812 | 14,264 | 14,457 | 14,932 | 15,407 |
| Honea Path            | 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.

applications. Additional growth is forecasted specifically along the I-85 corridor, running generally through the center of the County.

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*



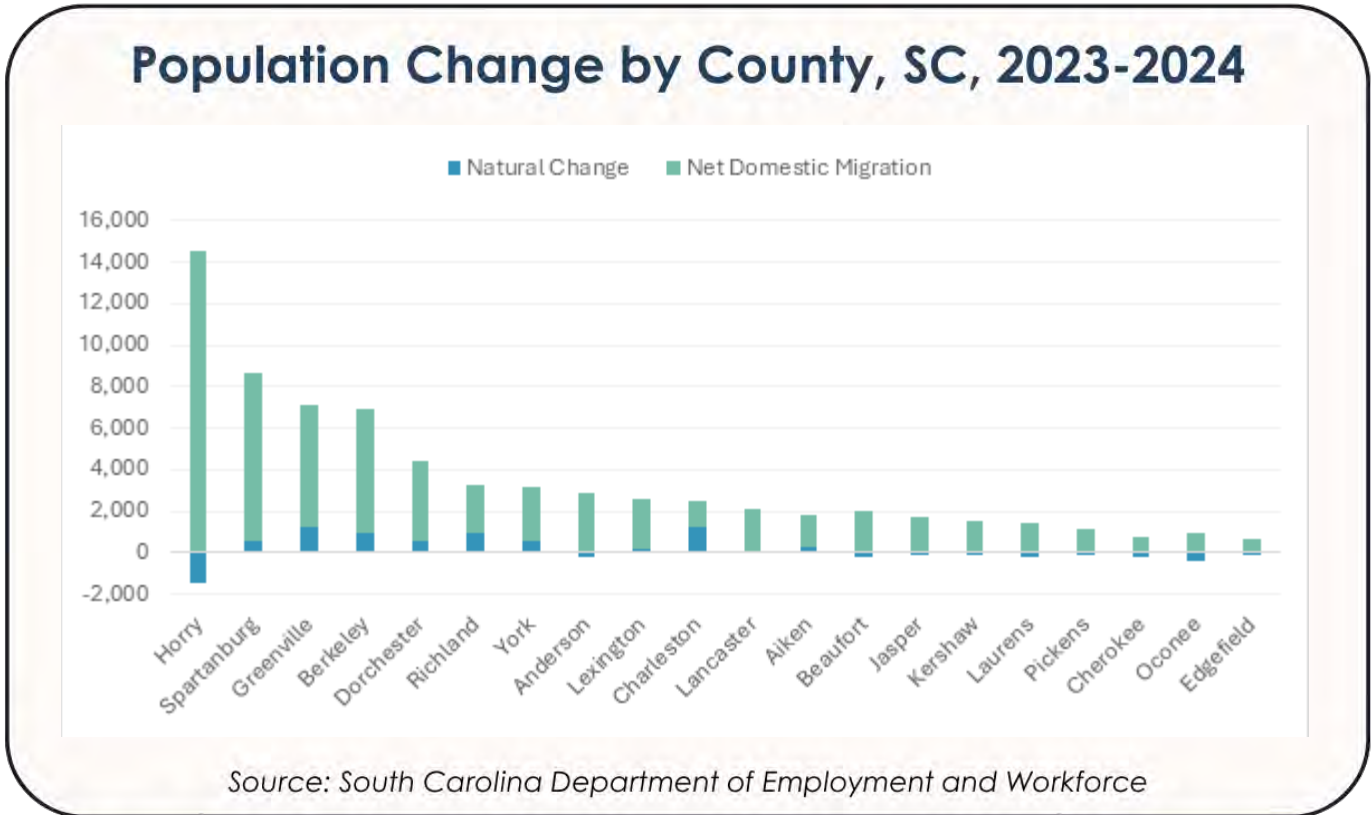
CCD means Census County Division. These are areas of the County used by the United States Census Bureau for the purposes of presenting statistical information. Anderson County has nine CCDs.

## 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).



# 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

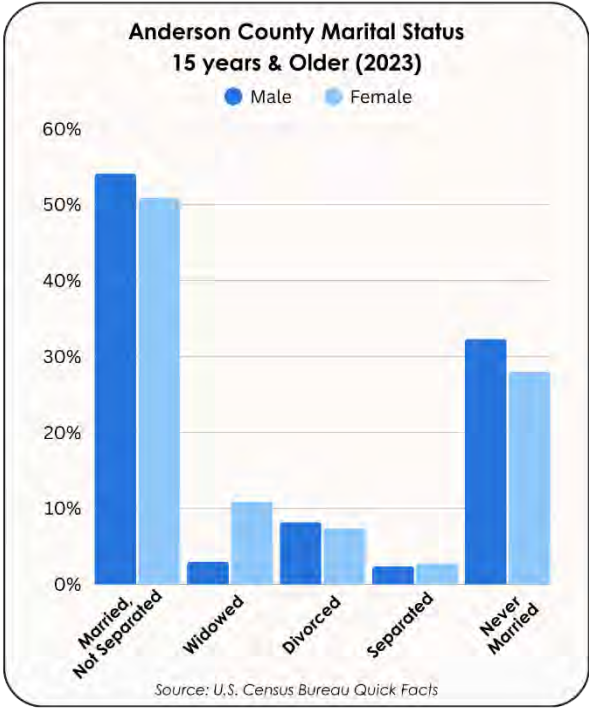
According to U.S. Census Bureau Quick Facts, the average household in Anderson County in 2020 contained 2.51 persons increased slightly from 2.50 persons in 2010. This slight increase in household size mirrors the national and state figures, with numbers still below what they were in 1990, after which 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

|                                  | 2022 | 2023 | 2024 |
|----------------------------------|------|------|------|
| Homeless Adults Counted          | 83   | 137  | 296  |
| Homeless Adults Unsheltered      | 12   | 72   | 232  |
| Chronically Homeless             | 15   | 29   | 44   |
| <b>% of Homeless Unsheltered</b> | 14%  | 53%  | 78%  |

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

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.

### 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

|                              | 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

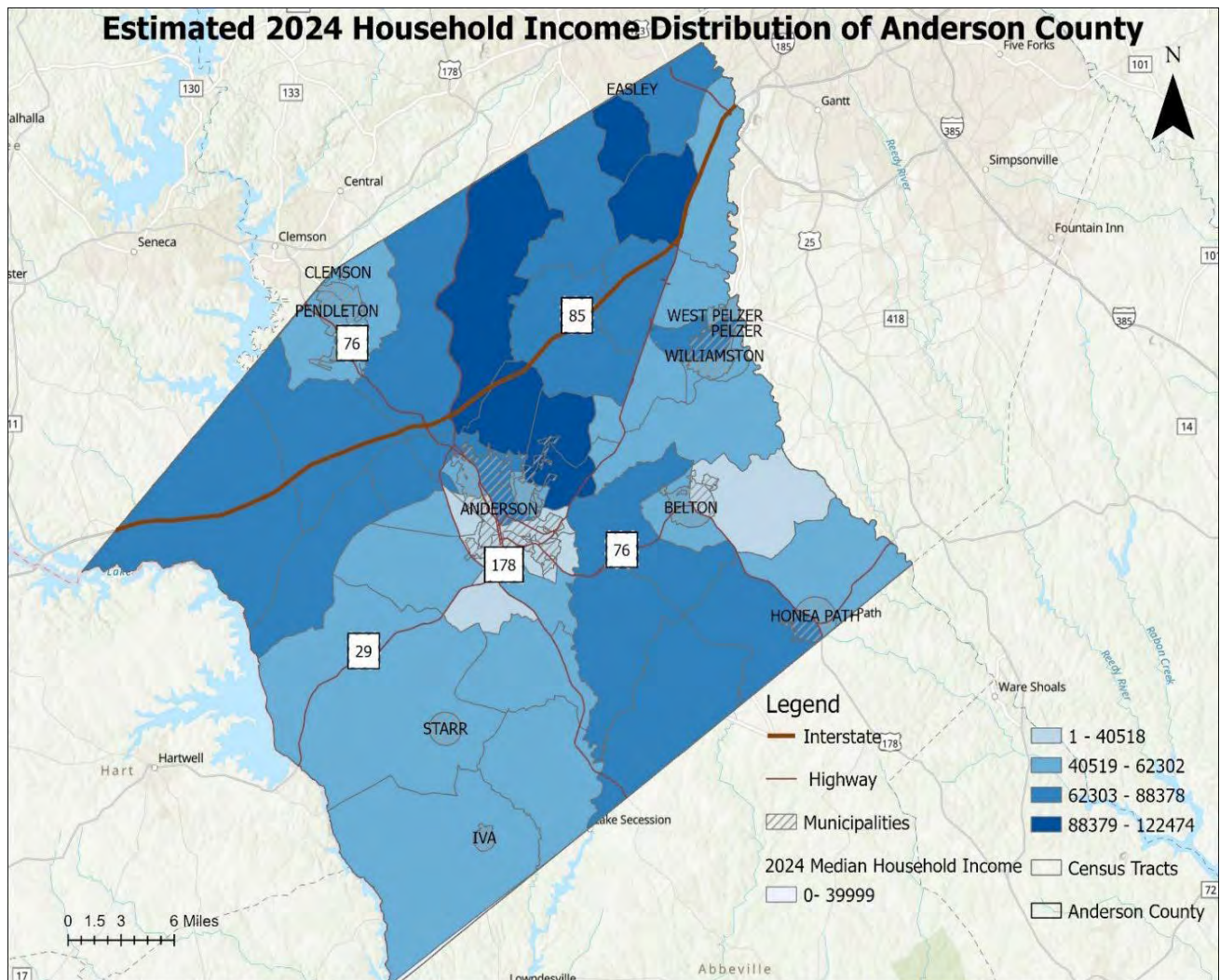
| Anderson County             | 1990     | 2010     | 2020     | 2023     |
|-----------------------------|----------|----------|----------|----------|
| Median Household Income     | \$25,748 | \$42,334 | \$50,865 | \$64,645 |
| Per Capita Income           | \$12,027 | \$22,117 | \$27,552 | \$33,714 |
| 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

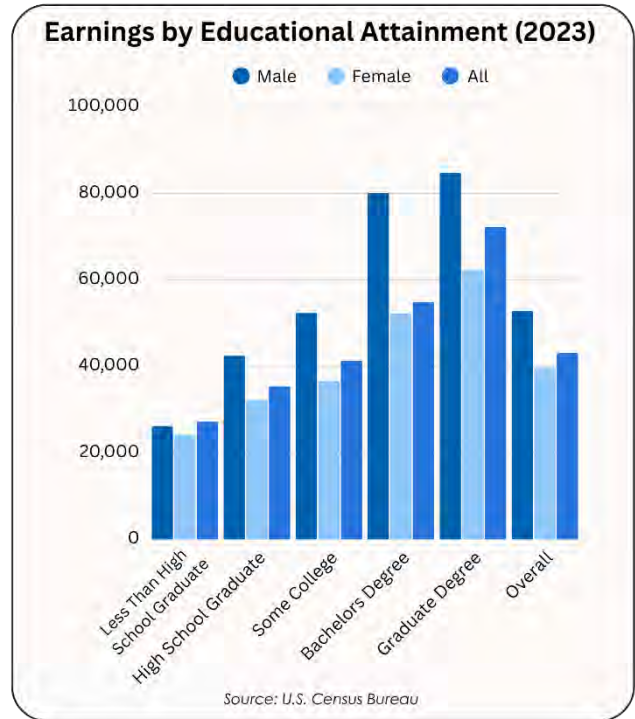
Poverty is a condition where individuals or households lack sufficient resources to meet basic needs, which can be measured through various income thresholds and living standards. It is a minimum income that assesses the amount necessary to achieve a minimum socially acceptable living standard. The U.S. 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

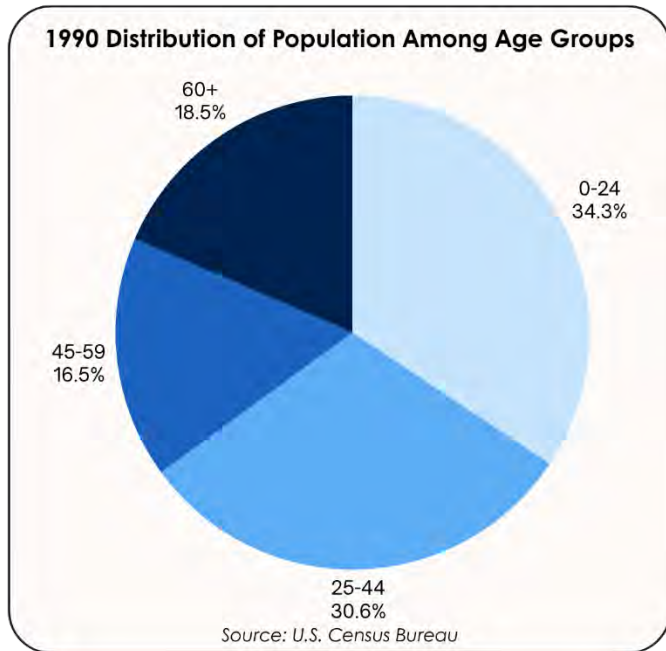
### Age and Gender

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

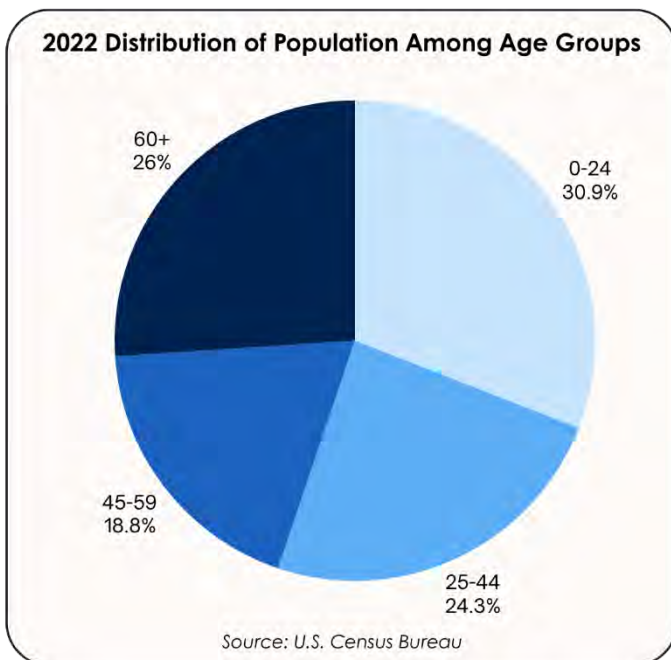


reported that 42.8% of the County residents were 45 years or older and 20.6% were 60 years old or older. In 2022, 44.9% were 45 years or older and 26.1% were 60 years old or older. Again, this is higher than both the State of South Carolina and the Nation.

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



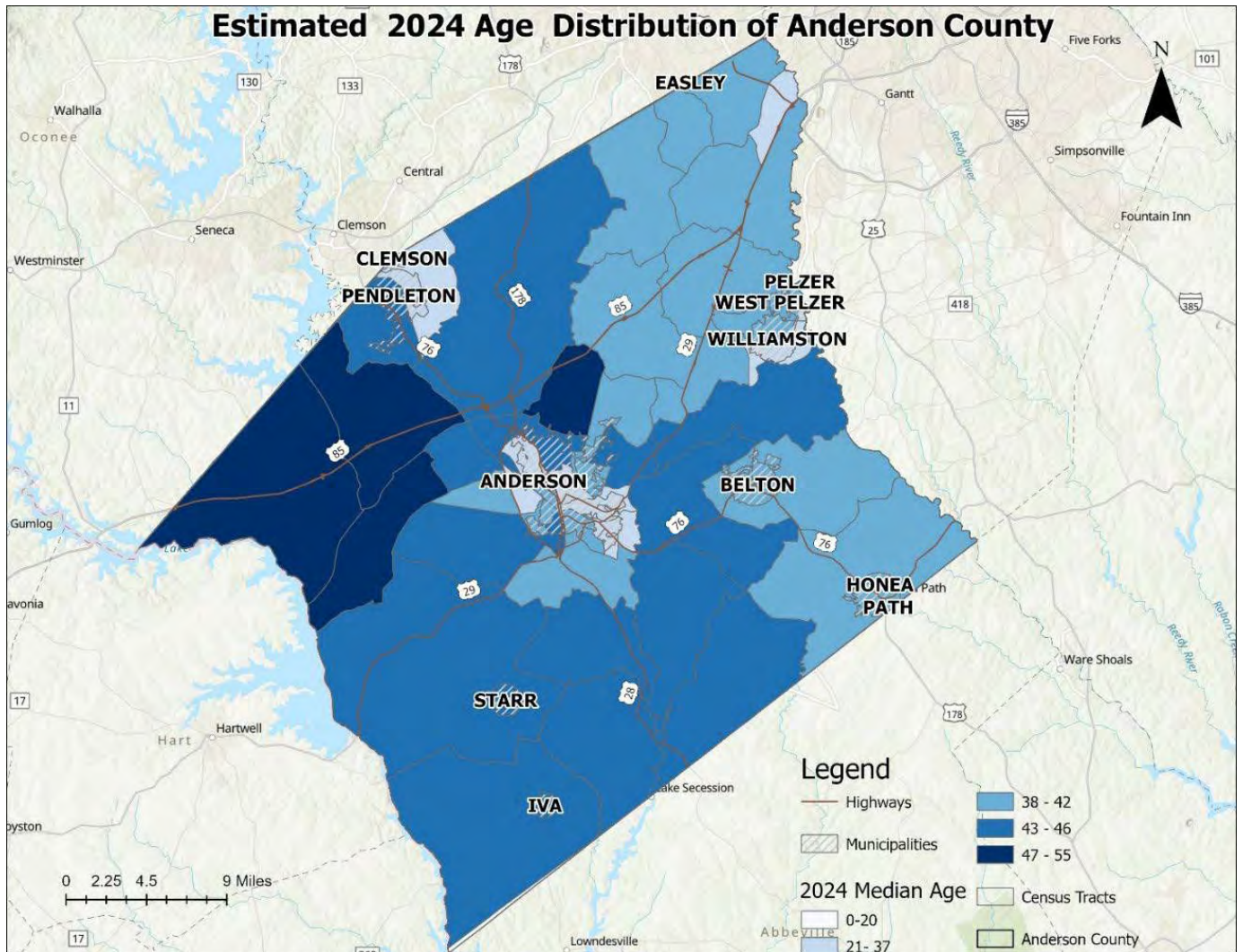
million in the 65 years and older population accounting for 16.5% of the US population. This national demographic trend is anticipated to have significant impact and policy implications on Anderson County and the surrounding areas.



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

| 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

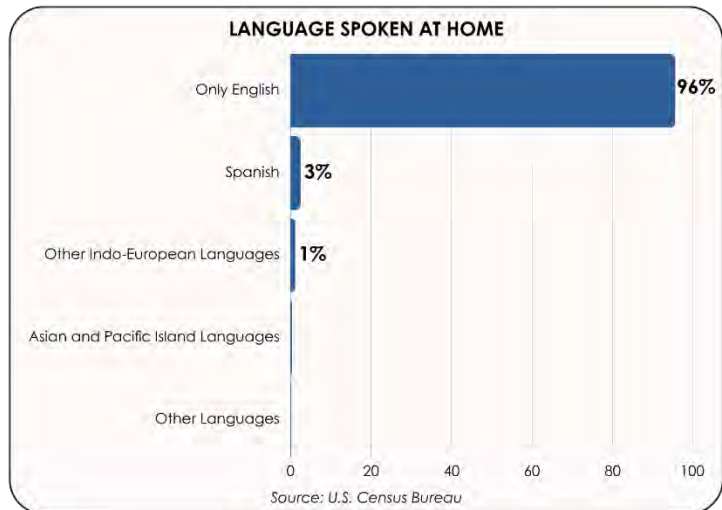
Carolina's Hispanic population grew by 211% from 30,551 in 1990 to 96,178 in 2010. From 2010 to 2020, Anderson County's Hispanic population rose from 2.9% to 4% but continues to

be a lower percentage than the State at 6% and the Nation at 18.5%.

|                                 | 1990  | 2000  | 2010  | 2020  |
|---------------------------------|-------|-------|-------|-------|
| White                           | 82.8% | 81.6% | 80.1% | 77.1% |
| Black                           | 16.6% | 16.6% | 16.0% | 16.3% |
| Native Indian/<br>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.



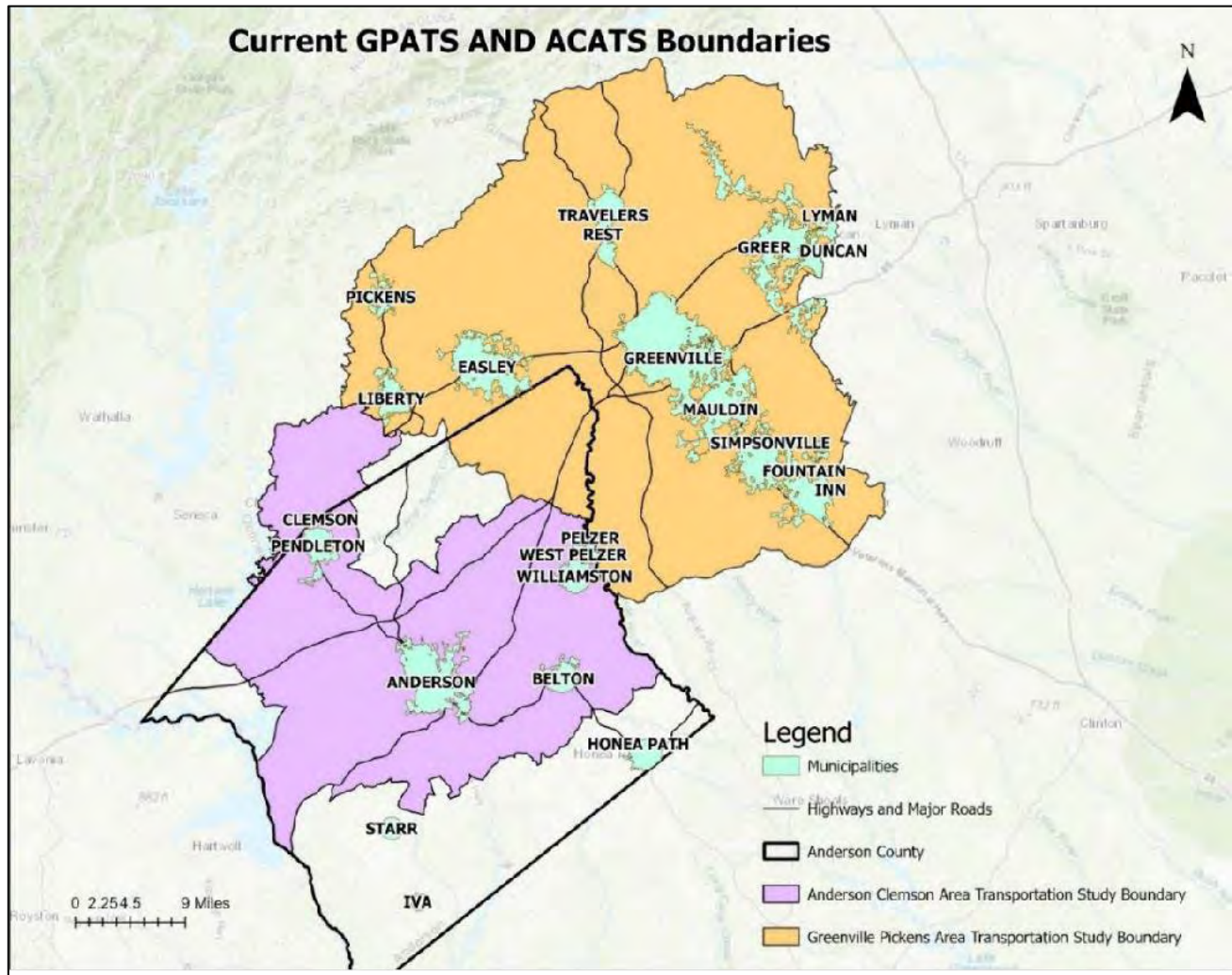
## Rural Population

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:

Population growth comes with challenges:

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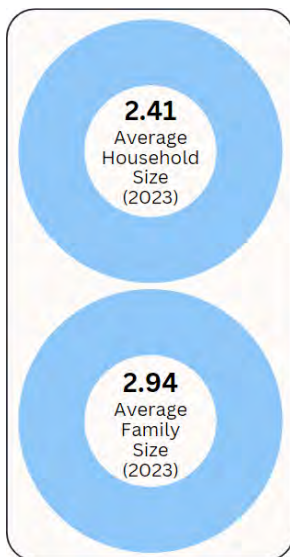
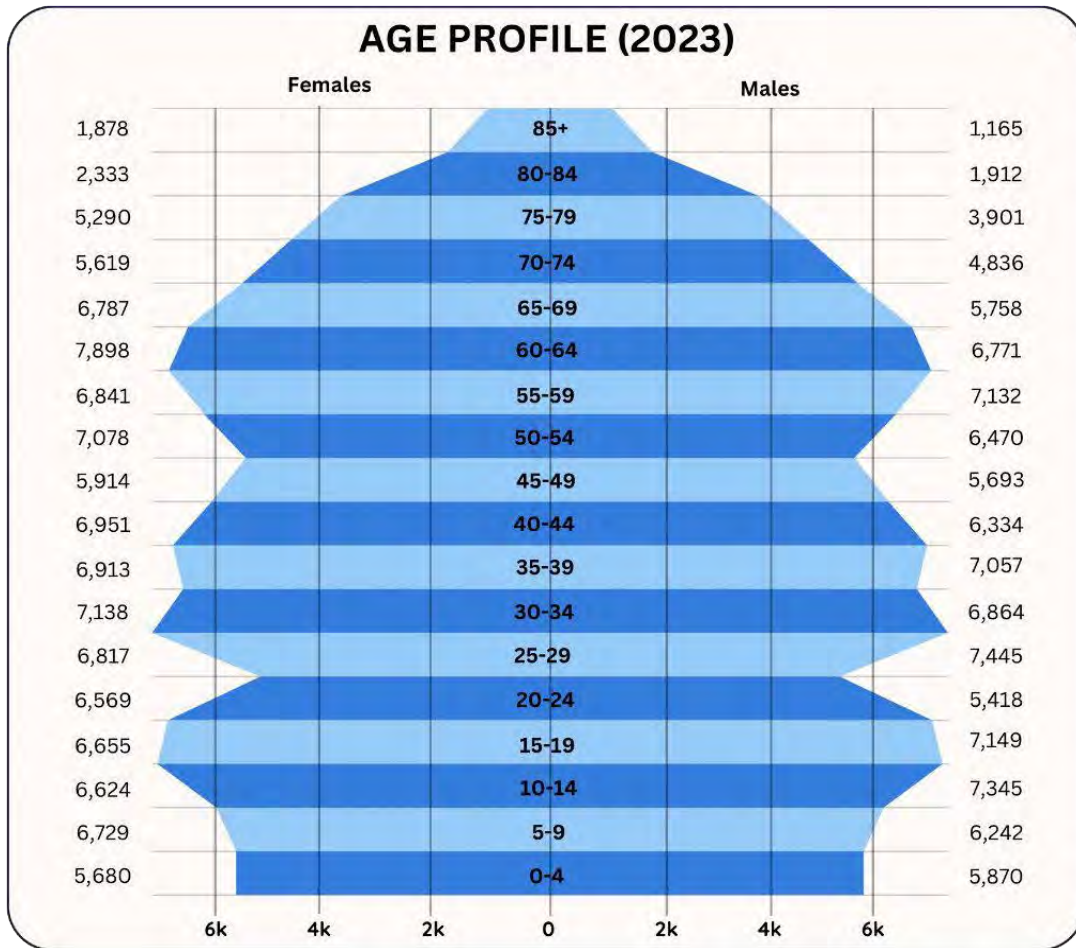
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"Vintage 2025 South Carolina Population Projections," Draft data obtained from the South Carolina Revenue and Fiscal Affairs Office.

# 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<br>Population | 2010<br>Population | 2020<br>Population | %<br>Change,<br>2000-<br>2010 | %<br>Change,<br>2010-<br>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.
  - a. Identify and collaborate with community partners to ensure that information is collected and assembled for the County's guiding population policy.
  - b. 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 . . .*

A photograph of a residential street during the day. The street is paved and runs through the center of the frame. On both sides, there are large, leafy green trees that partially obscure the view of the houses. The houses are mostly single-story or two-story structures with light-colored siding. A red car is parked on the right side of the street, and a black pickup truck is parked further down. The sky is clear and blue. The overall scene is a typical suburban or rural residential neighborhood.

# 2 Housing



## SECTIONS

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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.

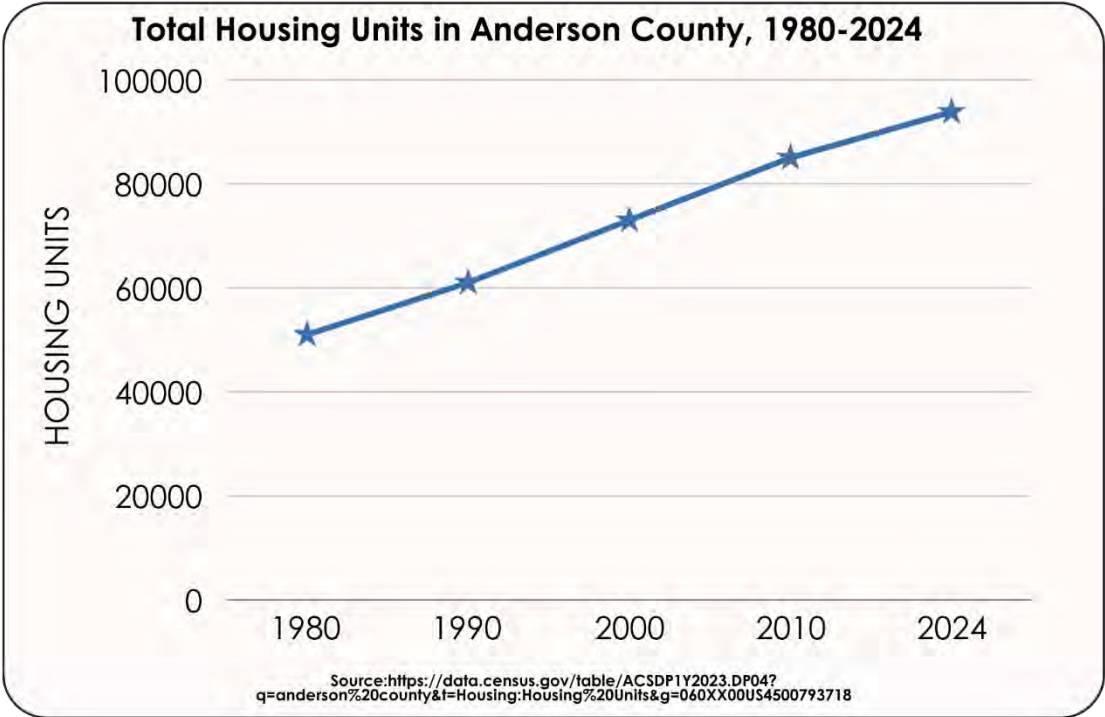
The roles of the public and non-profit sectors are more important than ever in the provision of affordable housing. Partnerships must be cemented in order to provide for affordable housing. Anderson County needs a champion to manage the conversation on housing collaboration, pulling together the players,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



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

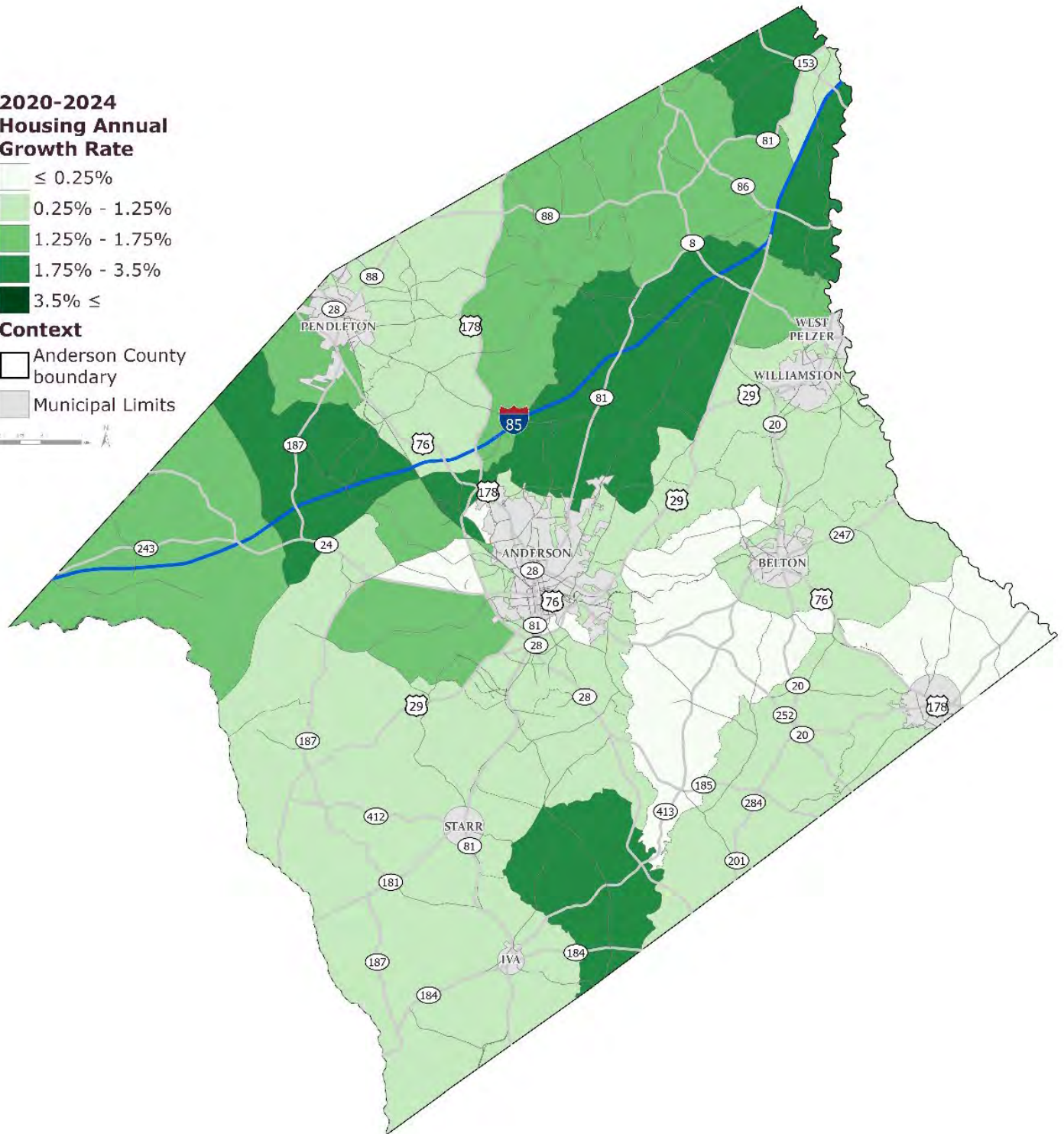
Source: <https://data.census.gov/table/ACSDP1Y2023.DP04?q=anderson%20county&t=Housing:Housing%20Units&g=060XX00US4500793718>

**2020-2024  
Housing Annual  
Growth Rate**

- ≤ 0.25%
- 0.25% - 1.25%
- 1.25% - 1.75%
- 1.75% - 3.5%
- 3.5% ≤

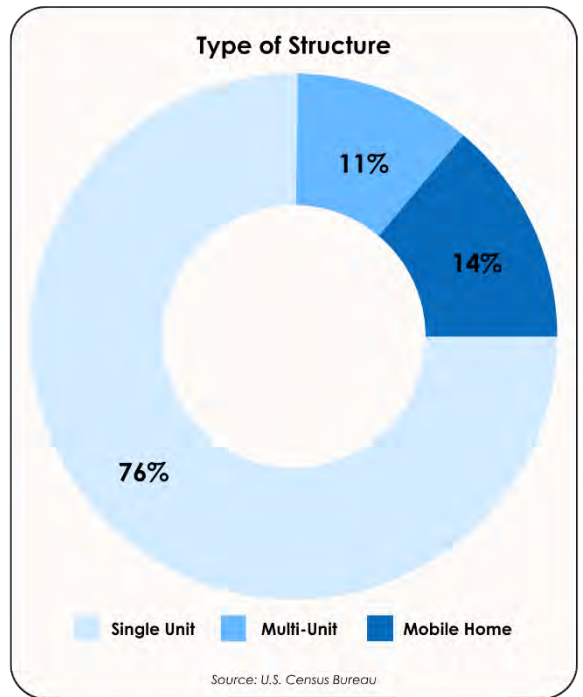
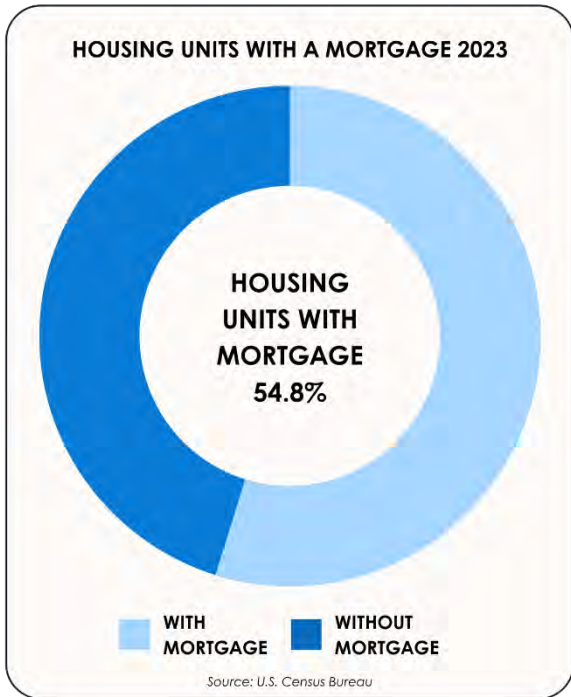
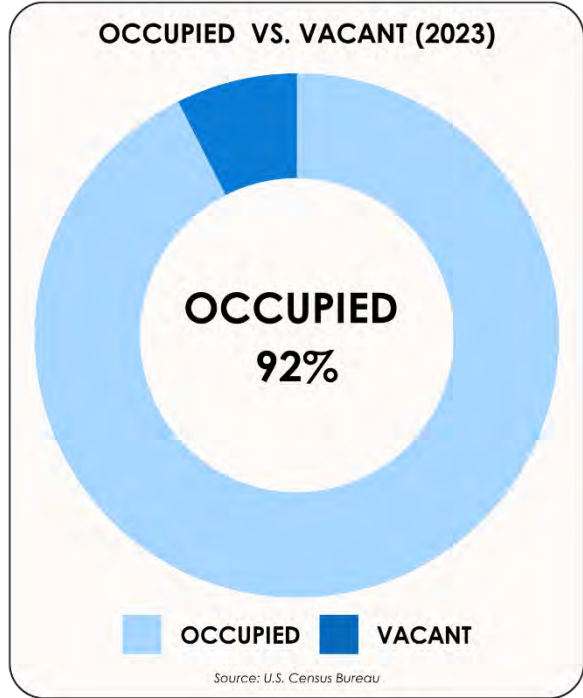
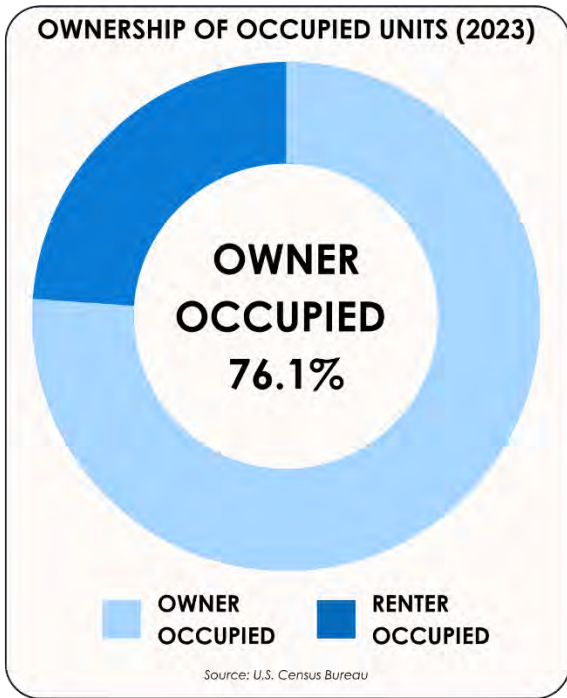
**Context**

- Anderson County boundary
- Municipal Limits

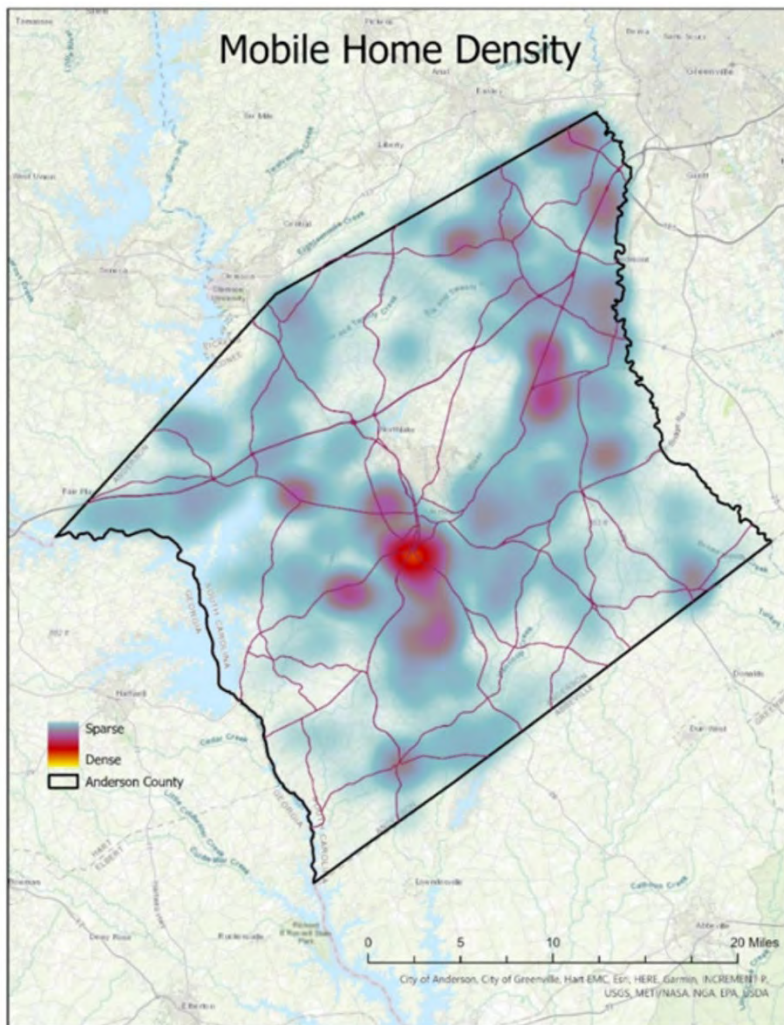
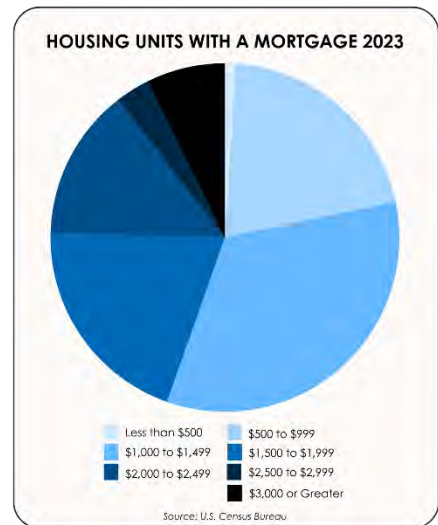


Source: U.S. Census Bureau, mapped by Stewart

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.



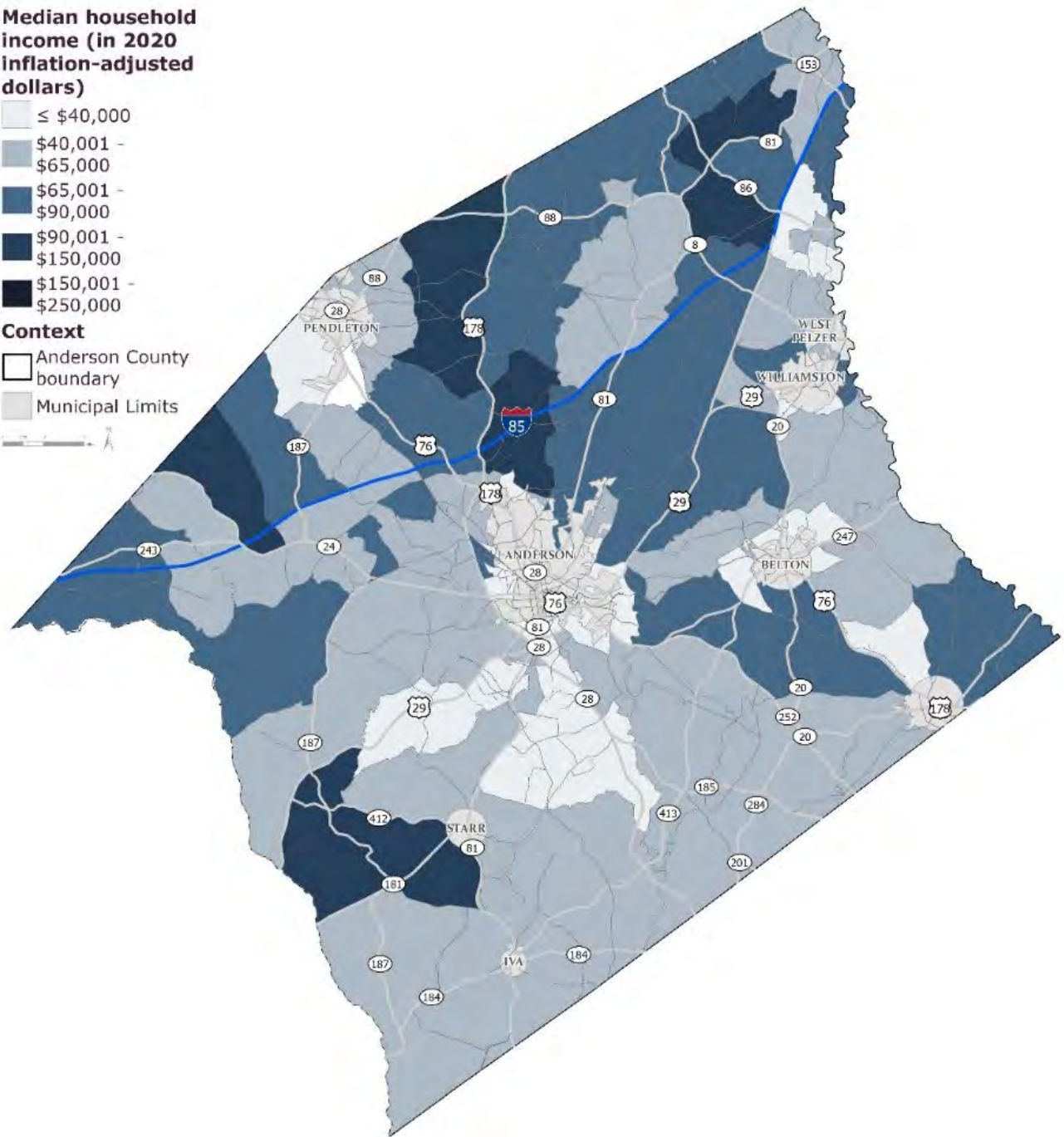
The map on the left shows the relative density of mobile homes in Anderson County, ranging from blue (lower density) to red (average density), to yellow (higher density). The Varenness/Homeland Park areas, which are just south of the City of Anderson, contain the highest numbers of mobile homes in the 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.

**Median household income (in 2020 inflation-adjusted dollars)**

- ≤ \$40,000
- \$40,001 - \$65,000
- \$65,001 - \$90,000
- \$90,001 - \$150,000
- \$150,001 - \$250,000

**Context**

- Anderson County boundary
- Municipal Limits



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 an \$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

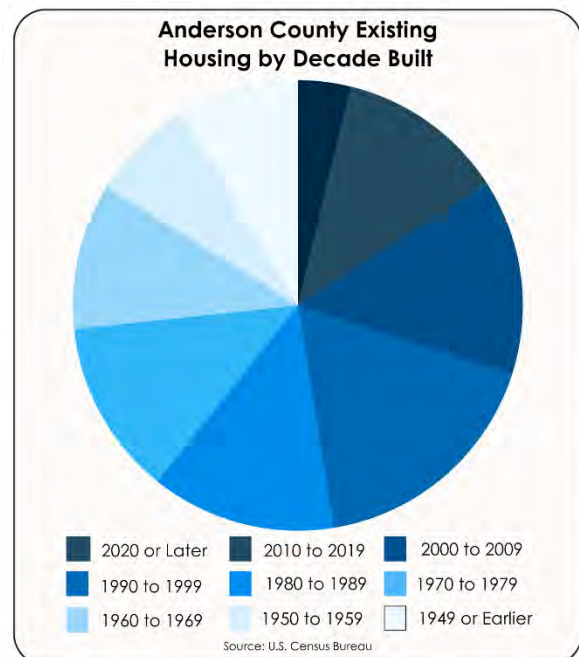
the public and non-profit sectors to fill this affordable housing void. Providing incentives, such as tax credits, is one way to drive the creation of attainable housing. Relaxing regulations in the Opportunity Zones could be helpful. Small scale infill development in urban areas could help to address 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

**AFFORDABILITY CALCULATOR**

**Annual income:**  
(earnings before taxes) **\$64,645**

**Monthly debts:**  
(payments you owe) **\$0**

**Down payment** **\$20,000**

---

**You can afford a house up to: \$240,596**  
Your **payment** estimate is **\$1,927/month**

Source: Zillow Affordability Calculator

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**

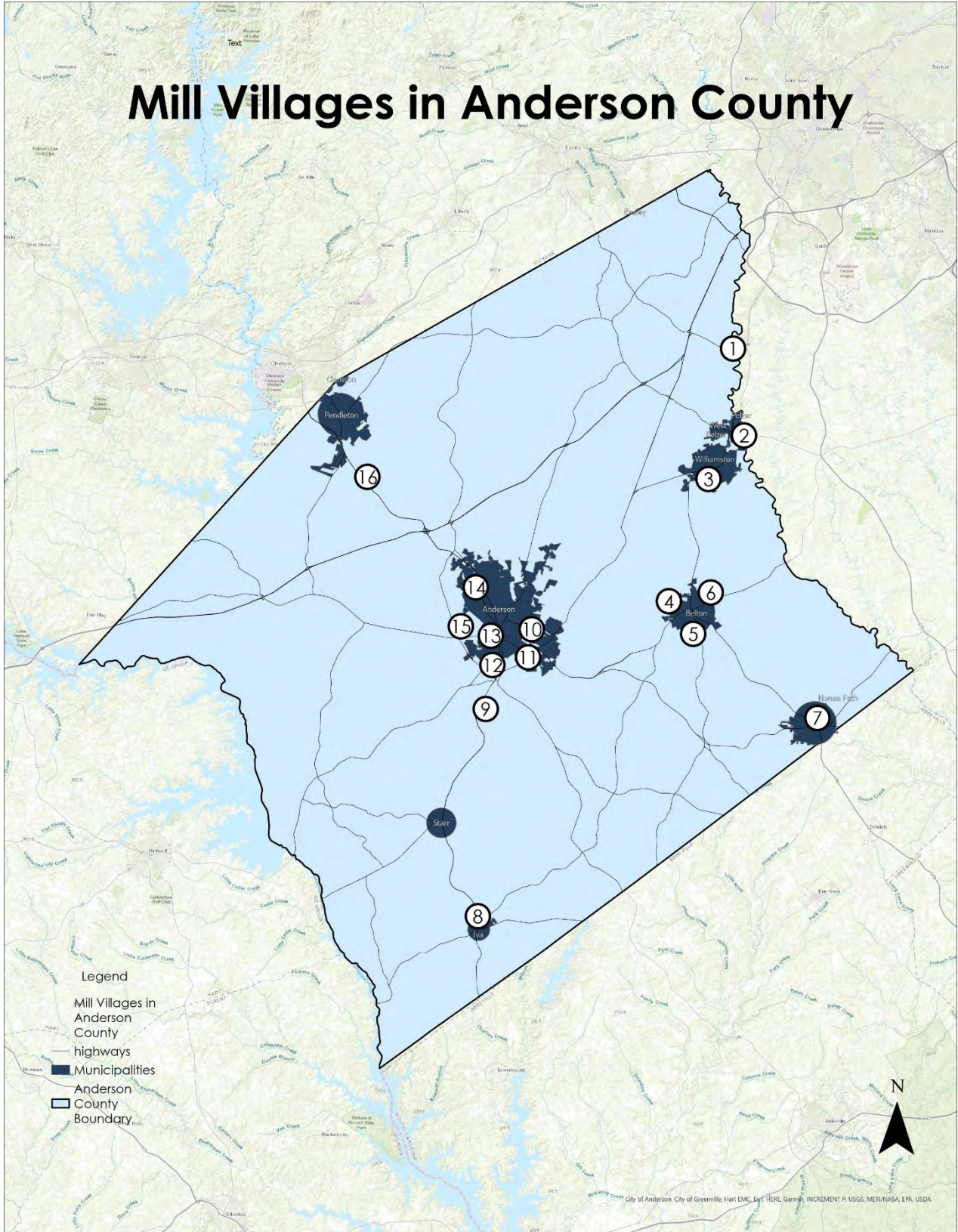
Population projections for the County indicate continued growth over the coming years, but the composition of the population is changing. The central challenge of the next 20 years will be accommodating an aging population. AARP has named Anderson County as one of the best places to live and retire – 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 81 corridor. 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 homeowners 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 States Environmental Protection Agency (US EPA)

US EPA is a federal agency that ensures the safety of human health and the environment. It assists local communities through programs and grants that focus 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 support 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 (PAR) 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. PAR 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 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 purposes 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 Guidesshare)* 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 1  
New Pendleton High School

### Utilities

Anderson Regional Joint Water System<sup>1</sup>

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

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<sup>1</sup> 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.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-eeecbg-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;

| <b>CAPITAL BUDGET - FY26</b>         |  |                     |  |
|--------------------------------------|--|---------------------|--|
| <b>Building</b>                      | <b>Project</b>                                       | <b>\$ Requested</b> | <b>Notes</b>   |
| <b><u>FACILITIES</u></b>             |  |                     |  |
| 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                                 | WalkingTrack 1st Phase                               | \$ 1,000,000.00     | Old track broken/bulked badly-Unsafe                       |
|                                      |  |                     |  |
|                                      |  |                     |  |
| <b><u>INFORMATION TECHNOLOGY</u></b> |  |                     |  |
| 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            |
|                                      |  |                     |  |

|                               |                                      |                 |                |
|-------------------------------|--------------------------------------|-----------------|----------------|
|                               |                                      |                 |                |
| <b>ROADS &amp; BRIDGES</b>    |                                      |                 |                |
| 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         |
|                               |                                      |                 |                |
| <b>PARKS &amp; RECREATION</b> |                                      |                 |                |
| 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     |   |
| <b>AIRPORT</b>  |  |                  |   |
| Runway  | Runway 17-35 Runway Rehab/Reconstruction | \$ 6,100,000.00  | Rehab secondary runway  |
| <b>WASTEWATER</b>   |  |                  |   |
| 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  |   |
| <b>SOLID WASTE</b>  |  |                  |   |
| 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 |
| <i>Davis, Rita - Anderson County Finance Department, Capital Budget Overview, email November 14, 2025</i> |  |                  |   |

| <b>CAPITAL BUDGET - FY27</b> |                                |                     |  |
|------------------------------|--------------------------------|---------------------|--|
| <b>Building</b>              | <b>Project</b>                 | <b>\$ Requested</b> | <b>Notes</b>   |
| <b>FACILITIES</b>            |                                |                     |  |
| 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 compliant, 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                     |
|                                      |  |                 |   |
|                                      |  |                 |   |
| <b><u>INFORMATION TECHNOLOGY</u></b> |  |                 |   |
| 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           |
|                                      |  |                 |   |
|                                      |  |                 |   |
| <b><u>ROADS &amp; BRIDGES</u></b>    |  |                 |   |
| 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  |
|                                      |  |                 |   |
|                                      |  |                 |   |
| <b><u>PARKS &amp; RECREATION</u></b> |  |                 |   |
| 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   |   |
|   |                                 |              |   |
|   |                                 |              |   |
| <b>AIRPORT</b>  |                                 |              |   |
|   | Relocate storm water pond       | 1,200,000.00 | Relocation required prior to building new T-Hangars   |
|   |                                 |              |   |
|   |                                 |              |   |
| <b>WASTEWATER</b>   |                                 |              |   |
| 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 |
| <i>Davis, Rita - Anderson County Finance Department, Capital Budget Overview, email November 14, 2025</i> |                                 |              |   |

| <b>CAPITAL BUDGET - FY28</b> |                |                     |              |
|------------------------------|----------------|---------------------|--------------|
| <b>Building</b>              | <b>Project</b> | <b>\$ Requested</b> | <b>Notes</b> |

|                                      |  |                 |   |
|--------------------------------------|--|-----------------|---|
|                                      |  |                 |   |
| <b><u>FACILITIES</u></b>             |  |                 |   |
| ASEC                                 | Elevator Upfit                                       | \$ 150,000.00   | Needs replacing due to age-<br>Hard finding replacement parts |
| Civic Center                         | Elevator Upfit                                       | \$ 150,000.00   | Needs replacing due to age-<br>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                      |
|                                      |  |                 |   |
|                                      |  |                 |   |
| <b><u>INFORMATION TECHNOLOGY</u></b> |  |                 |   |
| 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               |
|                                      |  |                 |   |
|                                      |  |                 |   |
| <b><u>ROADS &amp; BRIDGES</u></b>    |  |                 |   |
| 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  |
|                                      |  |                 |   |
|                                      |  |                 |   |
| <b><u>PARKS &amp; RECREATION</u></b> |  |                 |   |
| Muldraw 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   |   |
|                                      |  |                 |   |
|                                      |  |                 |   |
| <b><u>AIRPORT</u></b>                |  |                 |   |
| Hangar                               | New 10 unit T-Hangar building                        | \$ 1,000,000.00 | Accommodate exiting waiting list of customers                 |
|                                      |  |                 |   |
|                                      |  |                 |   |

|   |                        |                 |  |
|---|------------------------|-----------------|--|
| <b>WASTEWATER</b>   |                        |                 |  |
| 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   |  |
|   |                        |                 |  |
|   |                        |                 |  |
| <b>SOLID WASTE</b>  |                        |                 |  |
| Convenience Center Improvements   | King David             | \$ 687,700.00   |  |
| <i>Davis, Rita - Anderson County Finance Department, Capital Budget Overview, email November 14, 2025</i> |                        |                 |  |

| <b>CAPITAL BUDGET - FY29</b> |                                      |                     |   |
|------------------------------|--------------------------------------|---------------------|---|
| <b>Building</b>              | <b>Project</b>                       | <b>\$ Requested</b> | <b>Notes</b>  |
| <b>FACILITIES</b>            |                                      |                     |   |
| McCants                      | Roof Replacement                     | \$ 1,000,000.00     | Needs replacing due to age                                    |
| Sheriffs Office              | Upfit Elevator                       | \$ 350,000.00       | Needs replacing due to age-<br>Hard finding replacement parts |
|                              |                                      |                     |   |
|                              |                                      |                     |   |
| <b>ROADS &amp; BRIDGES</b>   |                                      |                     |   |
| 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  |
|                              |                                      |                     |   |
|                              |                                      |                     |   |
| <b>AIRPORT</b>               |                                      |                     |   |
| Hangar                       | New corporate box hangar             | \$ 750,000.00       | To house more corporate aircraft                              |
|                              |                                      |                     |   |
|                              |                                      |                     |   |
| <b>WASTEWATER</b>            |                                      |                     |   |
| 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   |   |
|   |                        |                 |   |
|   |                        |                 |   |
| <b>SOLID WASTE</b>  |                        |                 |   |
| 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 |
| <i>Davis, Rita - Anderson County Finance Department, Capital Budget Overview, email November 14, 2025</i> |                        |                 |   |

| <b>CAPITAL BUDGET - FY29</b> |                               |                     |   |
|------------------------------|-------------------------------|---------------------|---|
| <b>Building</b>              | <b>Project</b>                | <b>\$ Requested</b> | <b>Notes</b>                                  |
|                              |                               |                     |   |
| <b>FACILITIES</b>            |                               |                     |   |
| 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                    |
|                              |                               |                     |   |
|                              |                               |                     |   |
| <b>ROADS &amp; BRIDGES</b>   |                               |                     |   |
| 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  |
|                              |                               |                     |   |
| <b>AIRPORT</b>               |                               |                     |   |
|                              | New 10 unit T-Hangar building | \$ 1,000,000.00     | Accommodate exiting waiting list of customers |
|                              |                               |                     |   |
|                              |                               |                     |   |
| <b>WASTEWATER</b>            |                               |                     |   |
| LINWA Pump Station           | Upgrade                       | \$ 500,000.00       |   |
| Supreme Pump Station         | Upgrade                       | \$ 750,000.00       |   |
| Falcons Landing              | Upgrade                       | \$ 400,000.00       |   |
|                              |                               |                     |   |
|                              |                               |                     |   |

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

| <b>HISTORICAL CAPITAL BUDGETS FY16 - FY25</b> |   |               |
|---|---|---------------|
|   | <b>FY 25</b>  |               |
| 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 |
|                            |  |              |
|                            |  |              |
|                            | <b>FY 24</b>                               |              |
| 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 |
|                            |  |              |
|                            |  |              |
|                            | <b>FY 23</b>                               |              |
| 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  |
|                            |                                     |               |
|                            |                                     |               |
|                            | <b>FY 22</b>                        |               |
| 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 |
|                            |                                    |              |
|                            | <b>FY 21</b>                       |              |
| 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 |
|                            |                                    |              |
|                            | <b>FY 20</b>                       |              |
| 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 |
|                            |  |              |
|                            | <b>FY 19</b>   |              |
| 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 |
|                            |  |              |
|                            | <b>FY 18</b>   |              |
| 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 |
|                            |  |              |
|                            | <b>FY 17</b>   |              |
| 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 |
|   |                             |              |
|   | <b>FY 16</b>                |              |
| 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 |
| <i>Davis, Rita - Anderson County Finance Department, Capital Budget Overview, email November 14, 2025</i> |                             |              |

*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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***Prepared by the Planning and  
Community Development Department  
with assistance from:***



# INTRODUCTION

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.

***The Land Use Element provides a framework for future land use in Anderson County.***

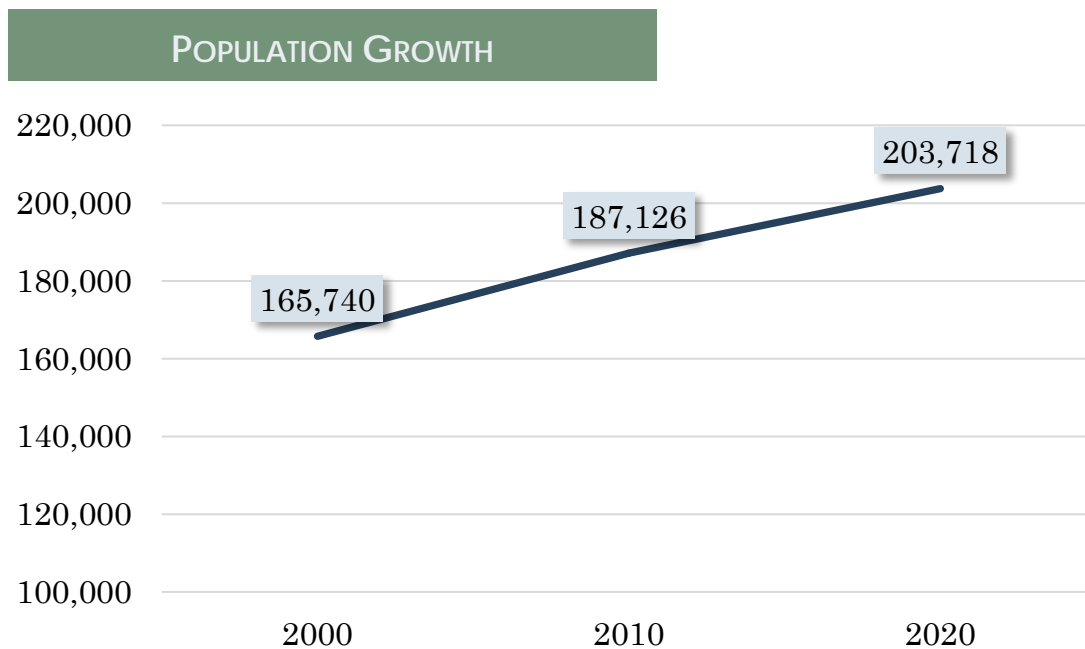


Figure 0-1: Population Growth (Decennial Census 2000, 2010, 2020)

## 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.

### Project Schedule



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 February 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**

| <b>Meeting Location</b>    | <b>Meeting Dates</b> |
|----------------------------|----------------------|
| Friendship Fire Department | February 2025        |

| Meeting Location              | Meeting Dates  |
|-------------------------------|----------------|
| Whitefield Baptist Church     | April 2025     |
| Cedar Grove Elementary School | June 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.



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.



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.



The graphic features a decorative border at the top and bottom. On the left, there is an icon of three people with speech bubbles. In the center is a stylized illustration of a building with a clock tower. On the right, a grey box contains text. Below the icon and building, the text reads 'WE WANT TO HEAR FROM YOU!' and 'Comprehensive Plan'.

WE WANT TO HEAR FROM  
**YOU!**

Anderson County is growing! A new comprehensive plan is being created and your input is needed to understand priorities for land use, community services, infrastructure, recreation, natural resources, and economic development.

**Comprehensive Plan**

### 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**

##### **REUSE OF EXISTING BUILDINGS AND SITES**



##### **RECREATION**



### ***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.





### ***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.

## **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 FROM SURVEY

| Subdivision Type          | Image   | Support       | Do Not Support | Neutral |
|---------------------------|---|---------------|----------------|---------|
| Conventional subdivisions |    | 12.99%        | <b>64.80%</b>  | 22.20%  |
| Conservation design       |    | <b>46.36%</b> | 33.77%         | 19.87%  |
| Large lot subdivisions    |   | <b>58.98%</b> | 23.89%         | 17.13%  |
| Farmhouse clusters        |  | <b>66.72%</b> | 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 85, 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.

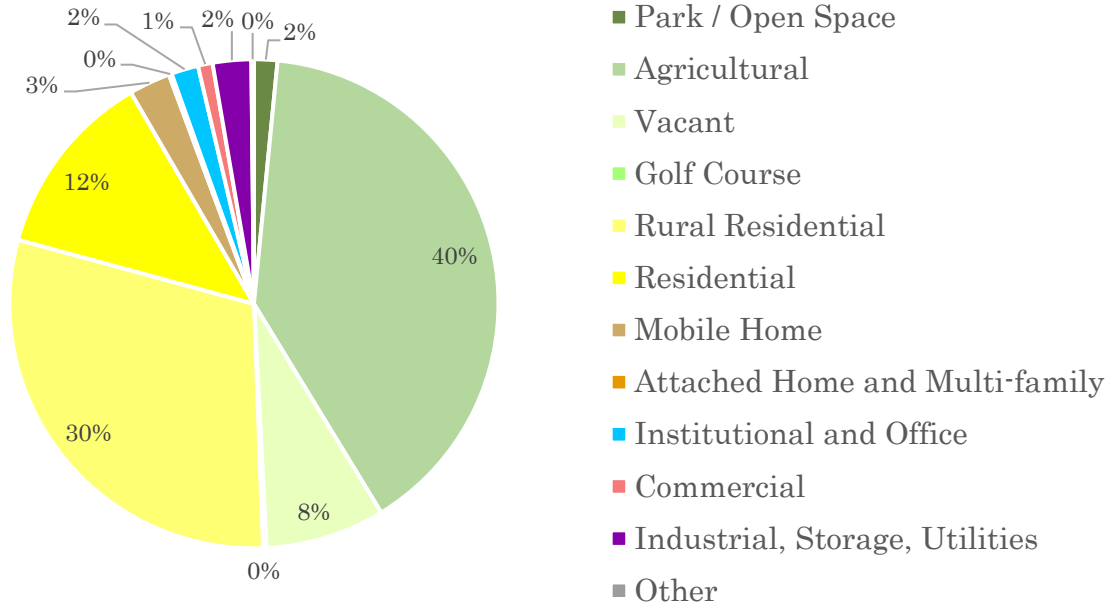
### EXISTING LAND USE

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.

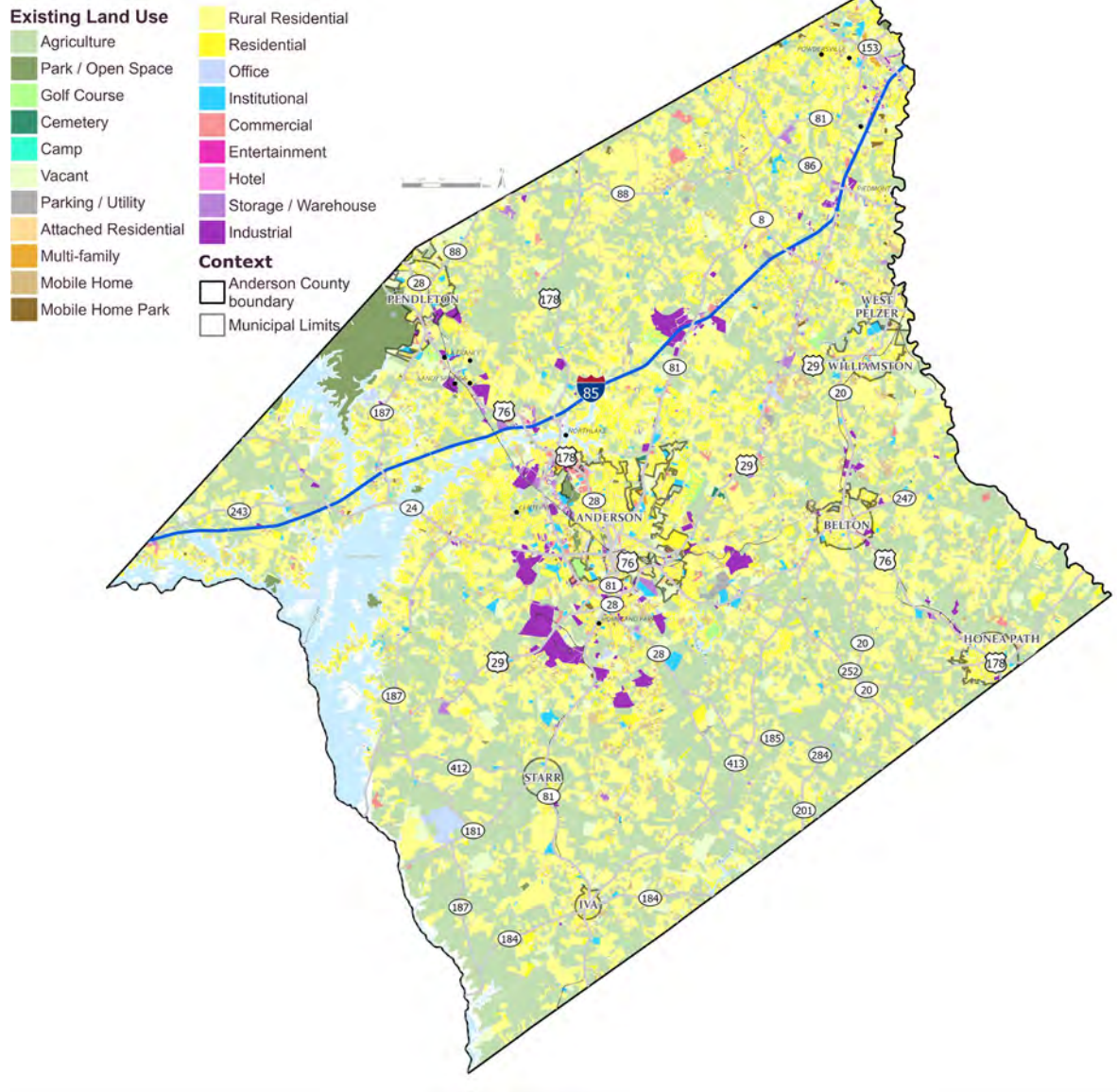
### EXISTING LAND USE CHART



### 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

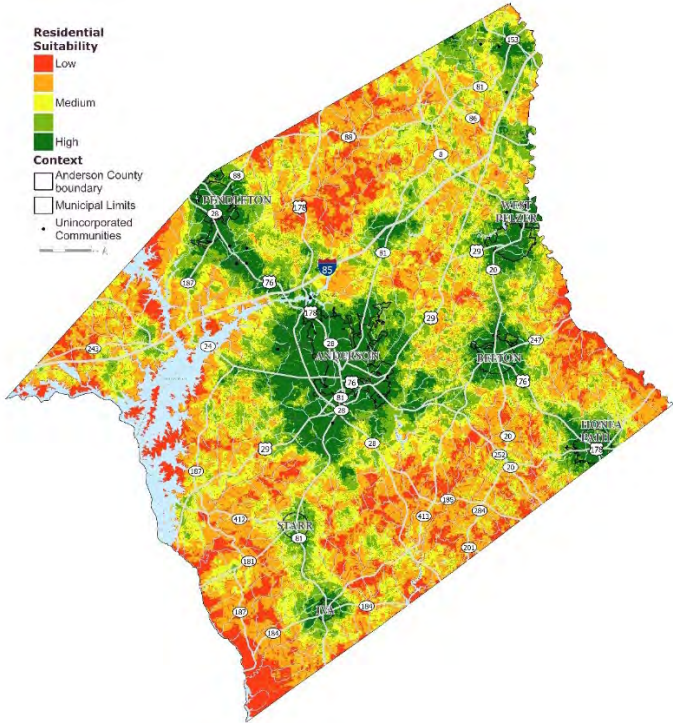
According to the Census of Agriculture in 2022, Anderson County had 1,552 farms, which covered 174,494 acres and had an average size of 112 acres. Farms sold \$8,437,000 worth of products, with hay and miscellaneous crops being the most sold crops, followed by grains and dry beans. Poultry was the most 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



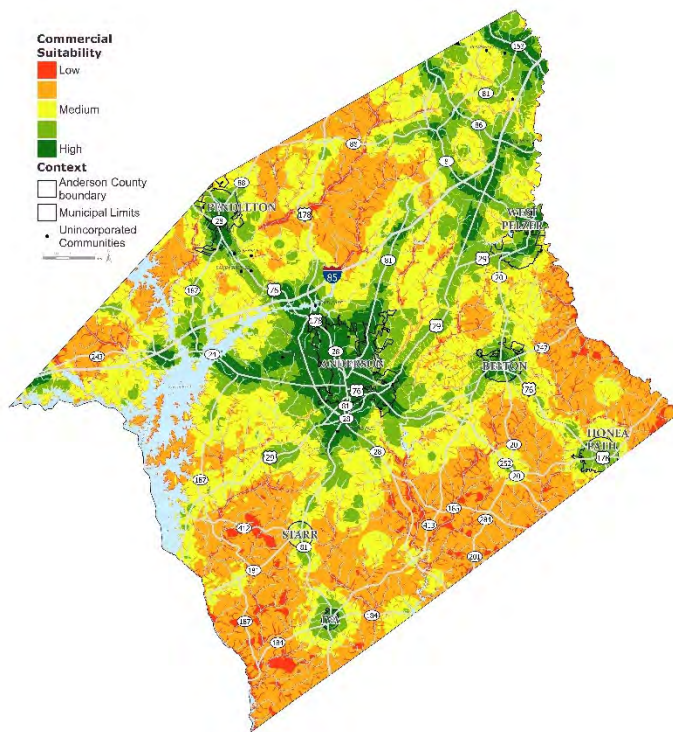
See appendix for larger version of map.

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

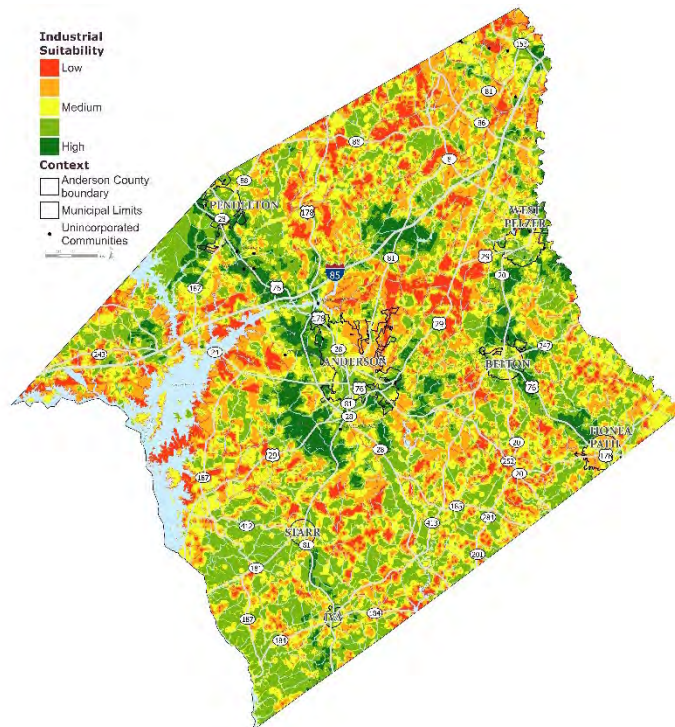
The areas with the highest suitability for commercial development are in the central part of the county, surrounding Anderson, within the city limits of the other incorporated towns, and in the far northern tip closest to Greenville. Outside of

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.

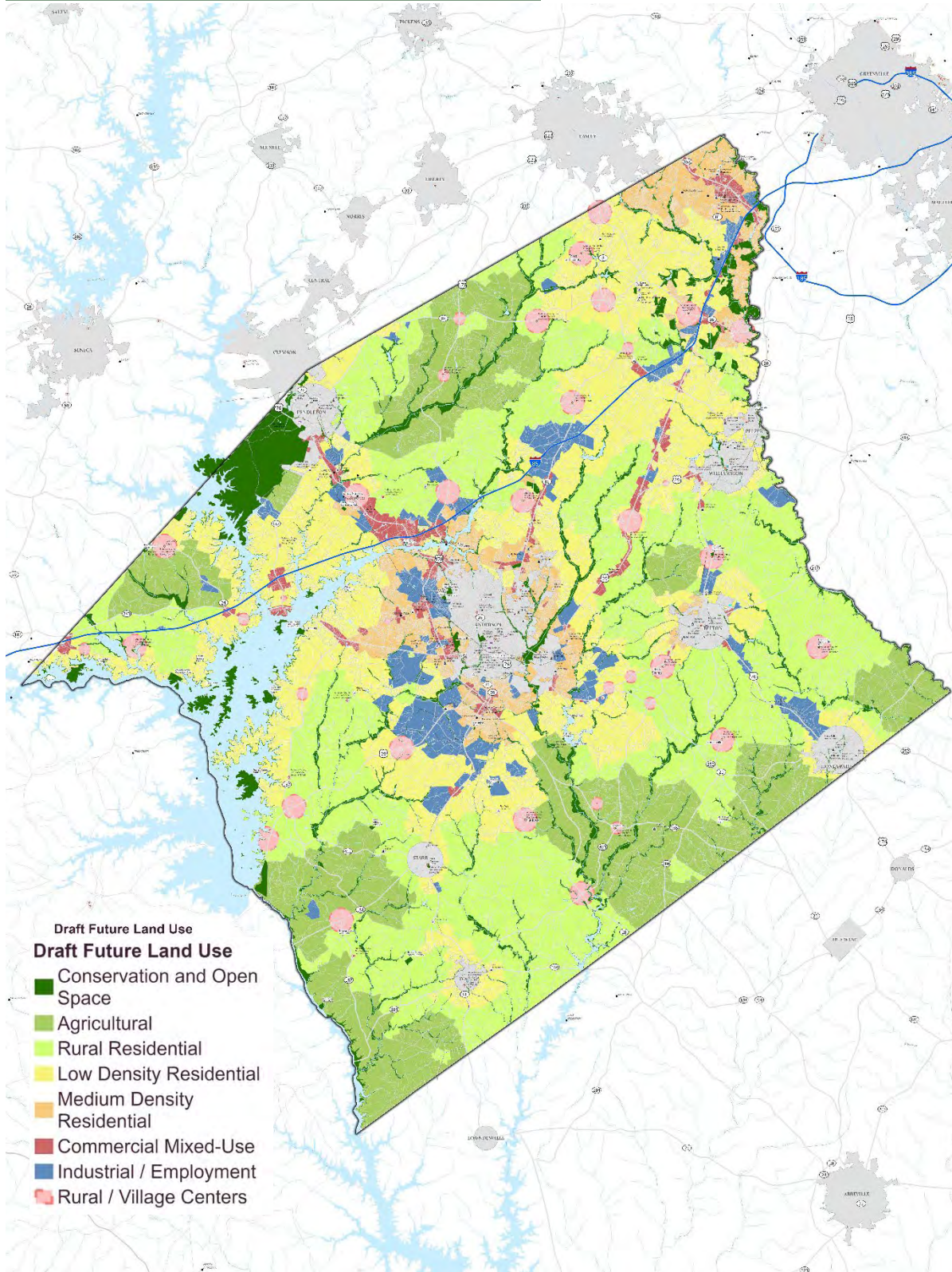
The Future Land Use Map includes eight character areas. These areas are described on the following pages. These descriptions include predominant land uses, relative intensity, locational characteristics, and shared design features needed in future development. The Future Land Use Map is meant to guide 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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***Prepared by the Planning and  
Community Development Department  
with assistance from:***



# 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.

## 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

***The Community Facilities Element provides an overview of public facilities and services available in Anderson County.***



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

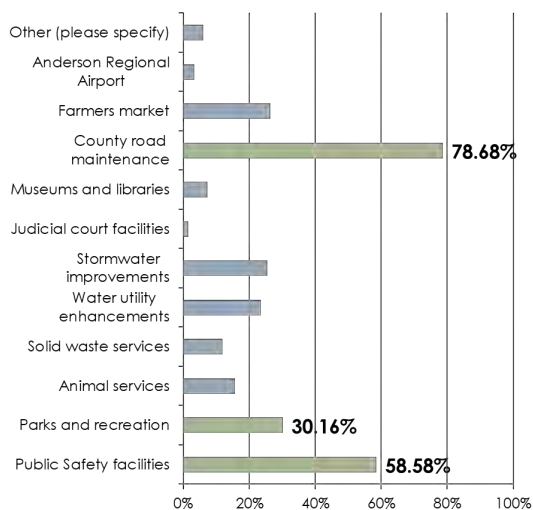
## Project Schedule



## 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?



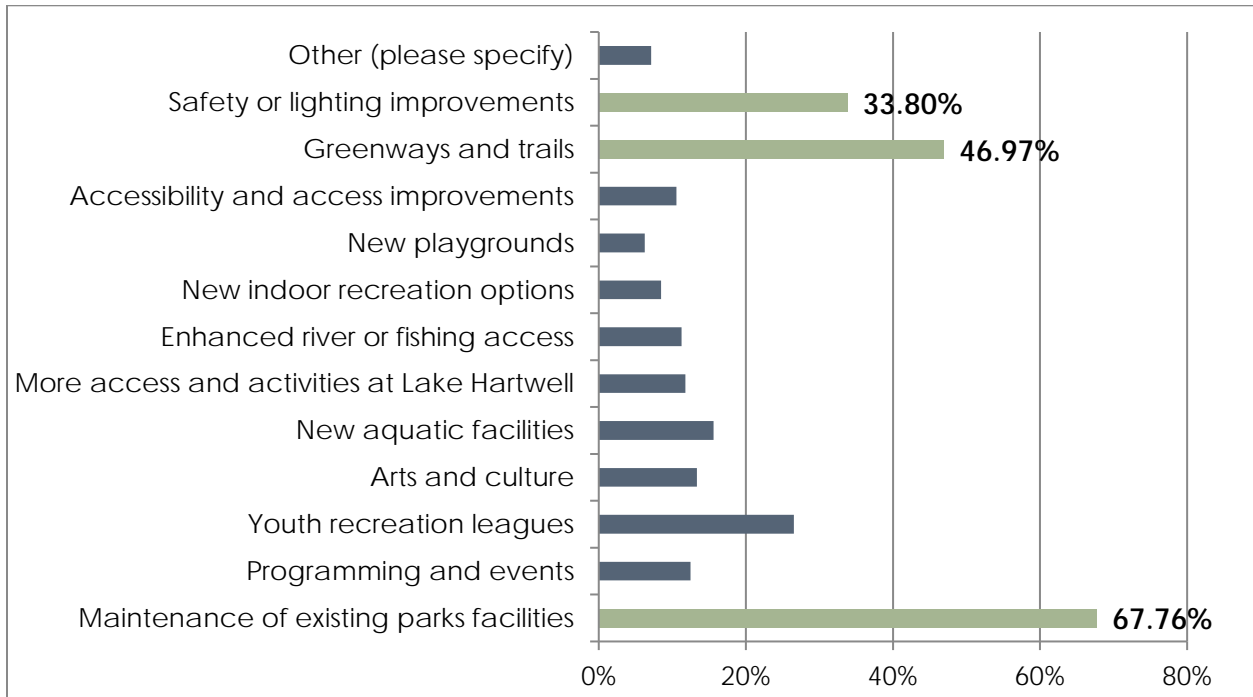
**TOP 3**

- 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   |
| Muldraw 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.



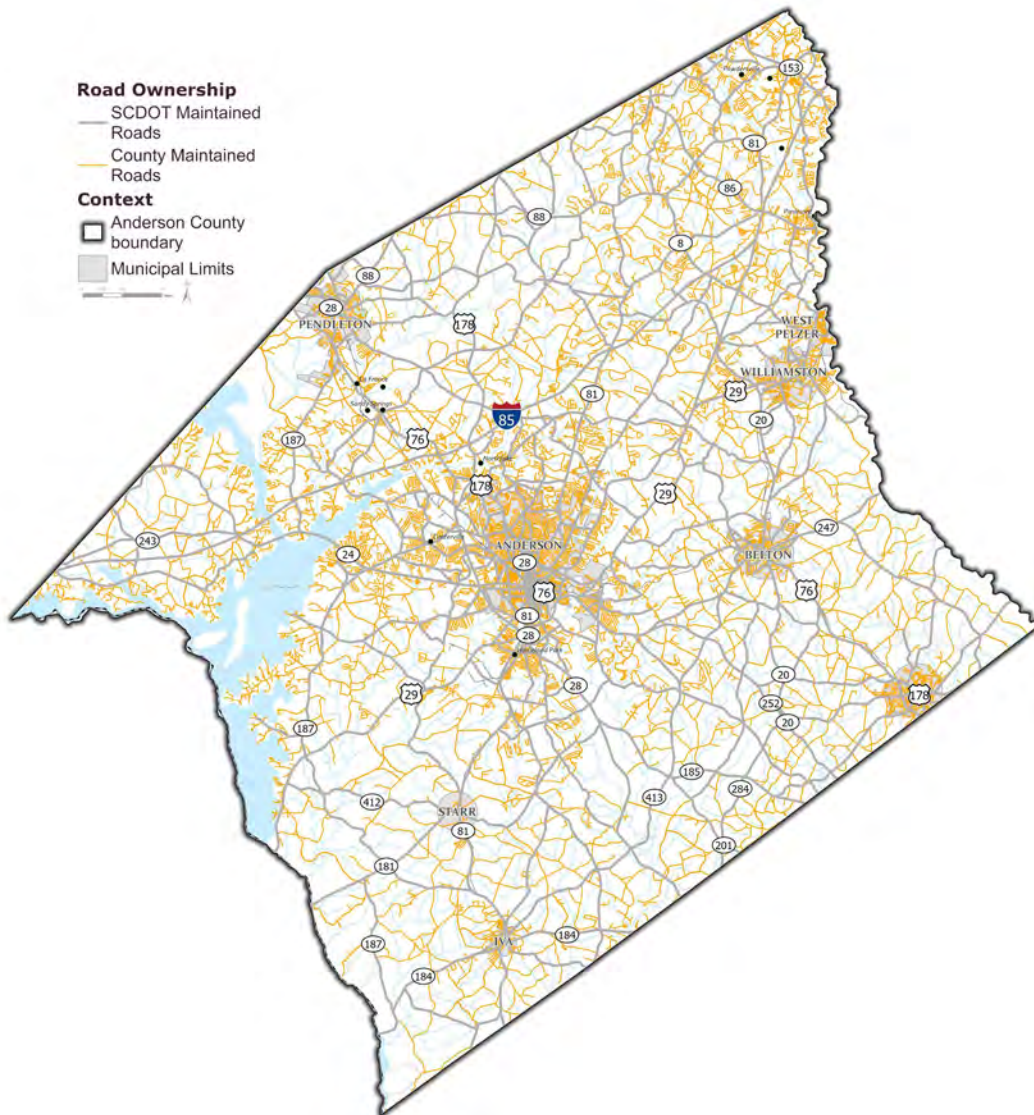
## FUNDING

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 Powdersville 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.

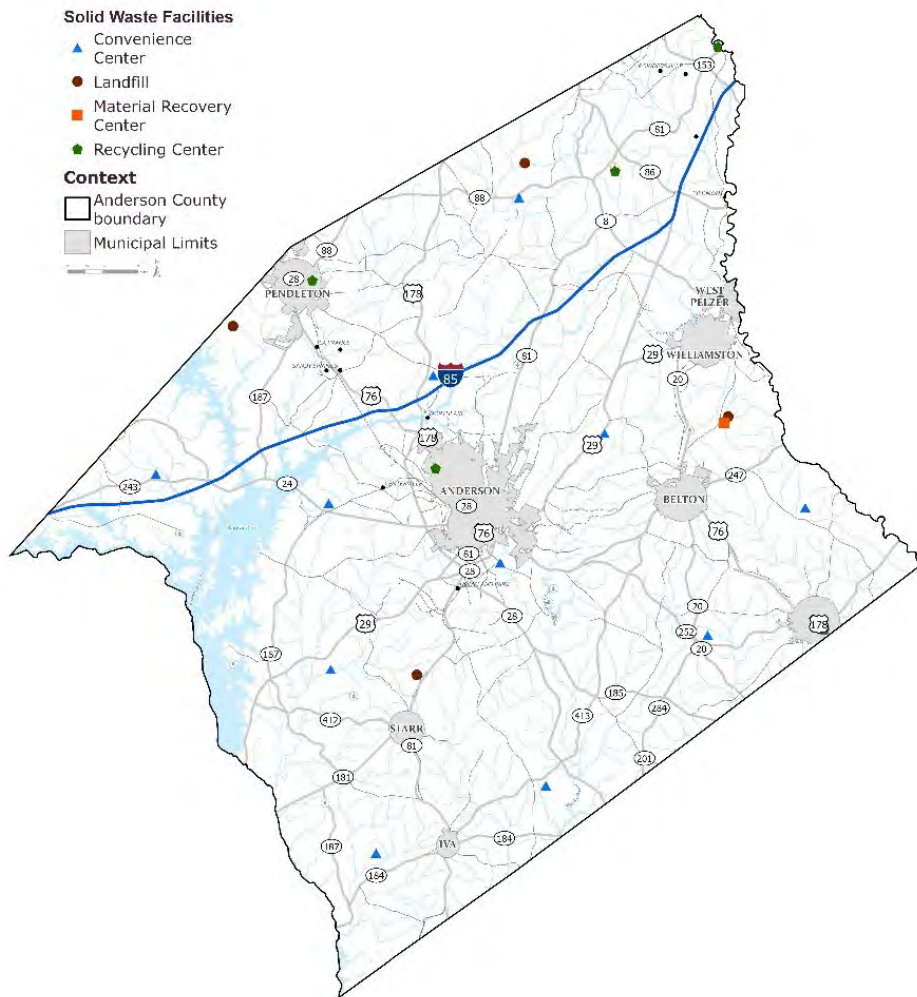
For many years, Anderson County operated the Six and Twenty Wastewater Treatment Plant, but since being decommissioned in 2025, wastewater from the County now runs to 2 plants in the City of Anderson and 1 plant in Pendleton.

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 employs 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 12<sup>th</sup> 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 Division 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.

- o No additional buffers or other standards that would be expected.
- Largescale projects – those that result in 100 or more off street parking spaces.
  - o Not clear if this applies to residential subdivisions.
- Uses listed subsequent to this list with standards:
  - o Substance abuse treatment facility
  - o 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
  - o 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

- o 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:

- o 50 ft perimeter buffer
- o 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.
- o 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 every 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



## 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.

Anderson County is growing! A new comprehensive plan is being created and your input is needed to understand priorities for land use, community services, infrastructure, recreation, natural resources, and economic development.

**WE WANT TO HEAR FROM YOU!**

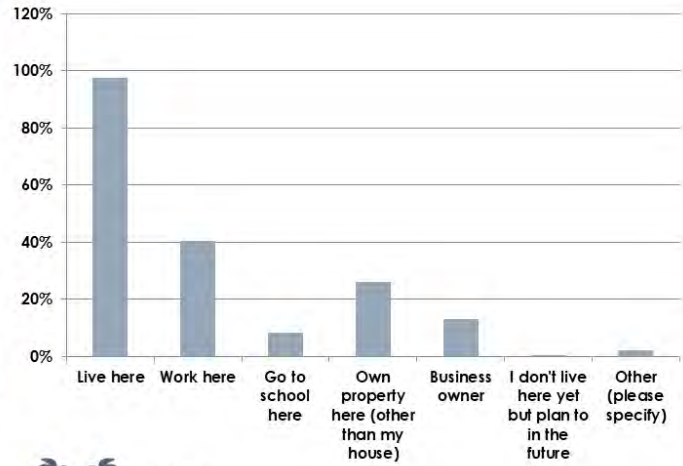
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## Q1: How do you relate to Anderson County?

| 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

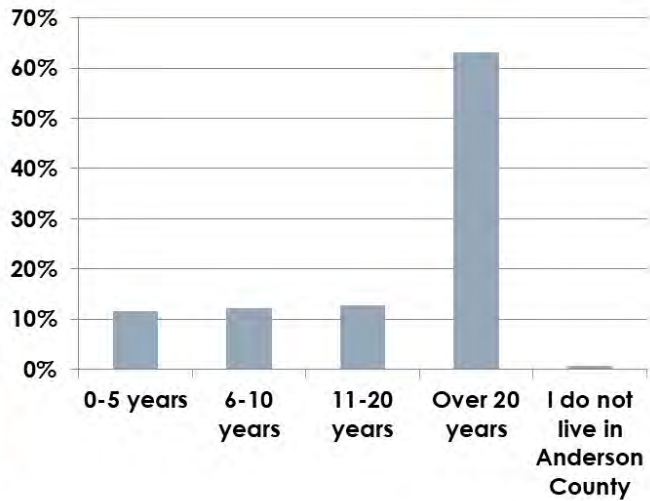
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## Q2: How long have you lived in Anderson County?

| 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.**

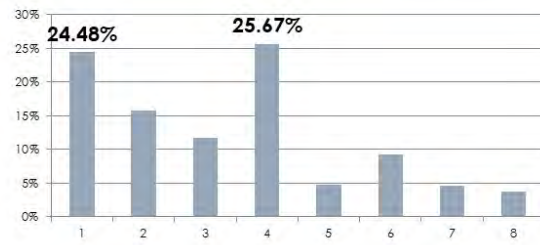


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### Q3: What part of Anderson County do you spend the most time?

|   | 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, Saylor's 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

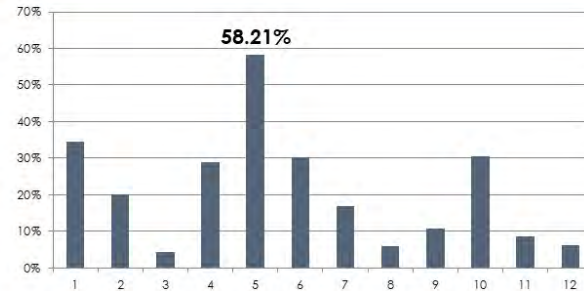


5



### 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



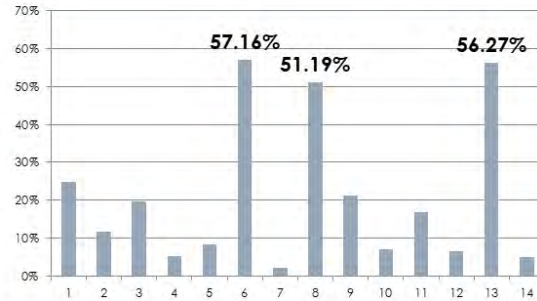
Proximity to Clemson University

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:

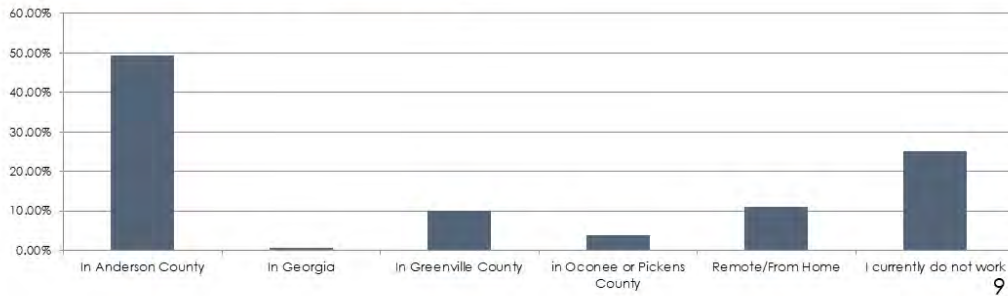
- Increased road quality and traffic management.
- Ensuring residential growth is harmonious with infrastructure upgrades
- Increased greenway and trail connections
- Focus on conservation efforts and minimizing environmental impacts
- Increased public safety efforts to address increasing crime.
- More effective use of tax dollars towards new projects/current uptick in taxes



## Q7: Where do you work?

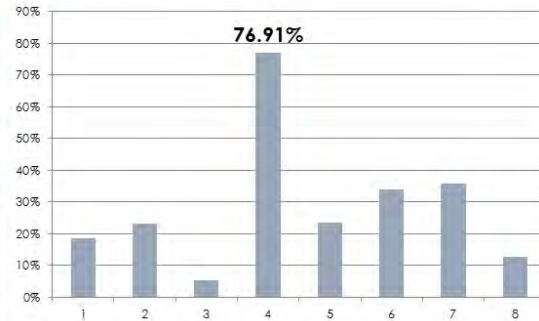
| Answer Choices              | Responses |     |
|-----------------------------|-----------|-----|
| In Anderson County          | 49.27%    | 303 |
| In Georgia                  | 0.65%     | 4   |
| In Greenville County        | 10.08%    | 62  |
| In Oconee or Pickens County | 3.90%     | 24  |
| 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.



## 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  |



According to responses, the top economic development priority is road and utility improvements.

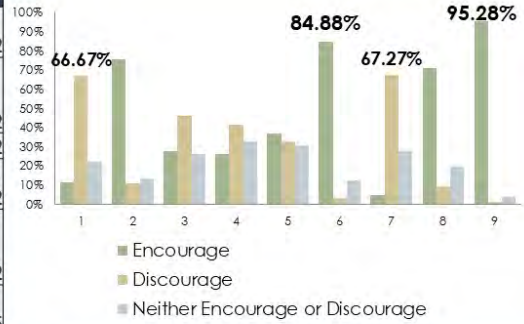
Other Responses Include:

- "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"



### 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   |

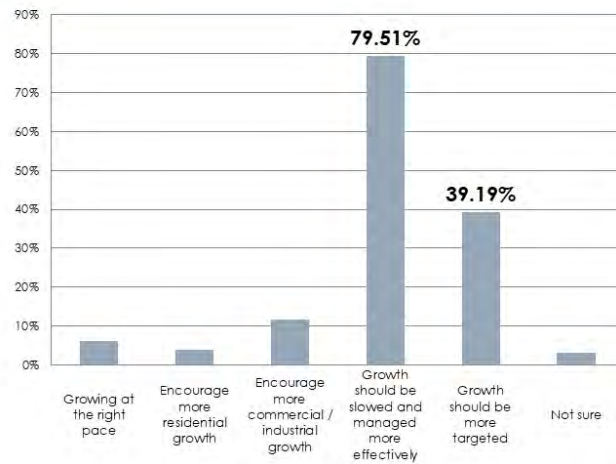


**Respondents tend to value reuse and redevelopment programs towards existing sites while disagreeing most with new residential subdivisions**



### Q10: How do you feel about growth and development in Anderson County?

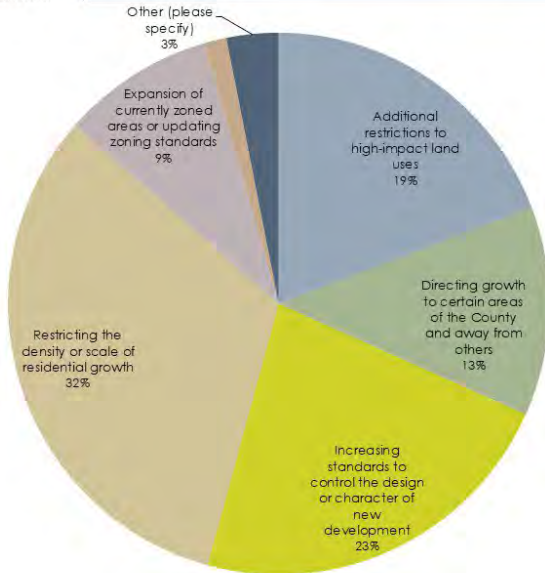
| Answer Choices   | Responses |
|--|-----------|
| Anderson County is growing at the right pace.                  | 6.02%     |
| More residential growth should be encouraged.                  | 3.74%     |
| More commercial and/or industrial growth should be encouraged. | 11.54%    |
| Growth should 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.**



## 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.

**A** **Conventional Subdivisions**

- Typical subdivision design
- Medium sized lots ~ 1/2 acre
- Limited open space

**B** **Conservation Design**

- Same number of lots as conventional subdivision but development clustered
- Smaller lots in exchange for more open space (40%+) and amenities

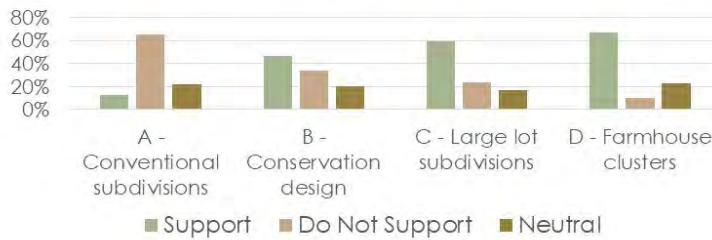
**C** **Large Lot Subdivisions**

- Typical subdivision design
- Larger sized lots > 1/2 acre
- No shared open space

**D** **Farmhouse Cluster**

- Small-scale subdivision with a low overall density
- Flexibility in lot size to allow for buildings to be clustered (like farm buildings) to protect natural resources and views

|                           | 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%  |

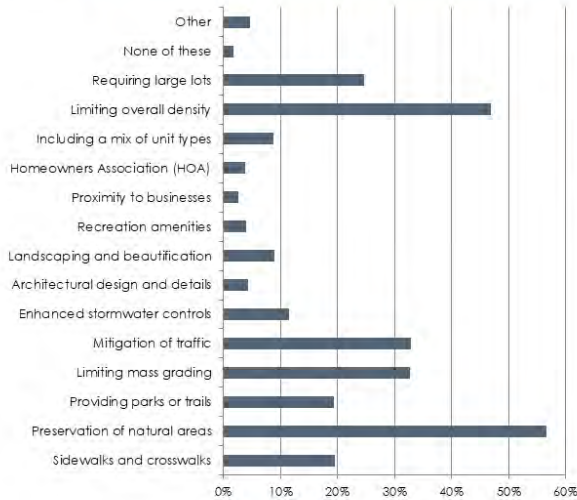


Out of 4 neighborhood design types, respondents favored farmhouse clusters and large lot subdivisions the most, with most showing dissatisfaction towards conventional subdivisions.

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



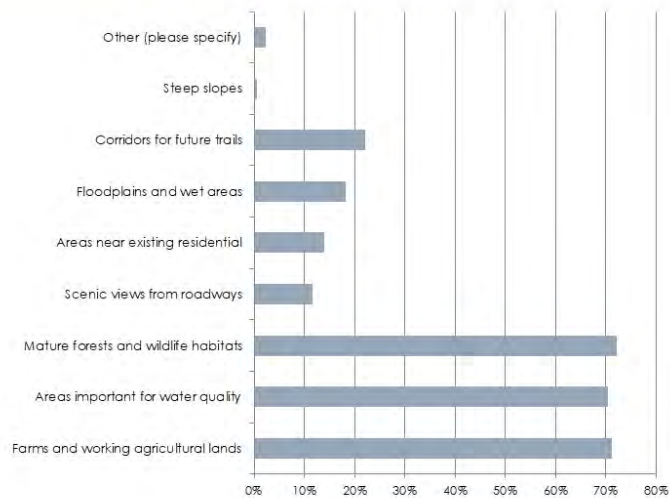
Natural Spaces that Encourage Outdoor Activities



### Q14: Which areas should Anderson County prioritize for open space preservation?

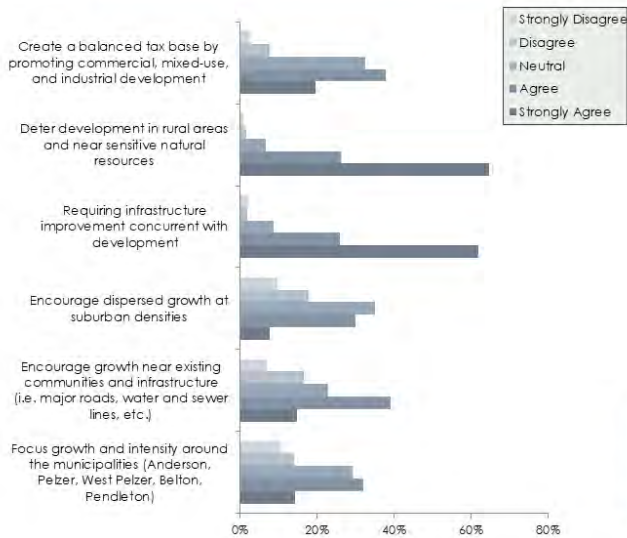
| Answer Choices                                | Responses |
|---|-----------|
| Farms and working agricultural lands          | 71.23%    |
| Streams and areas important for water quality | 70.54%    |
| Mature forests and wildlife habitats          | 72.27%    |
| Scenic views from roadways                    | 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.**





## 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



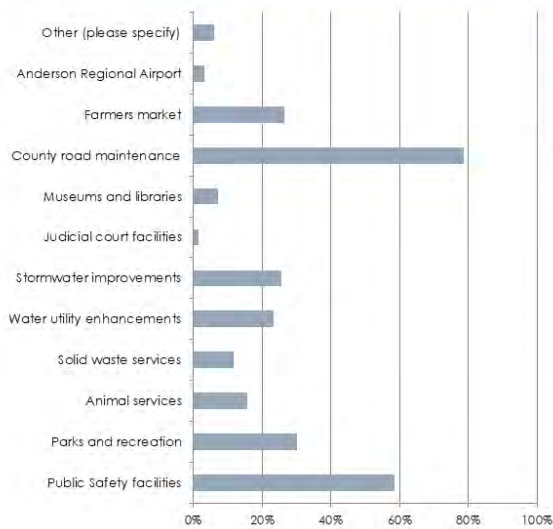
Encourage Growth Near Existing Communities

**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

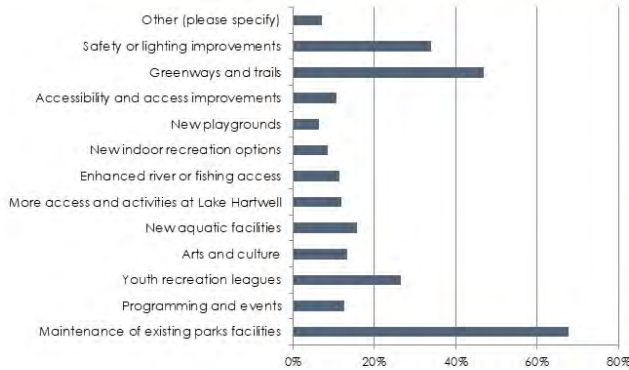


Protection of Natural Resources

18



**Q17: Anderson County maintains over 30 parks and facilities. What are your priorities for Anderson County Parks and Recreation?**



| 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%     |

**Respondents are primarily focused on maintenance of existing facilities, expansion of greenways and trails, and overall safety improvements.**



**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 |
| Powersville                  | 22 |
| Waterways of Anderson County | 17 |
| Belton Recreation Area       | 8  |

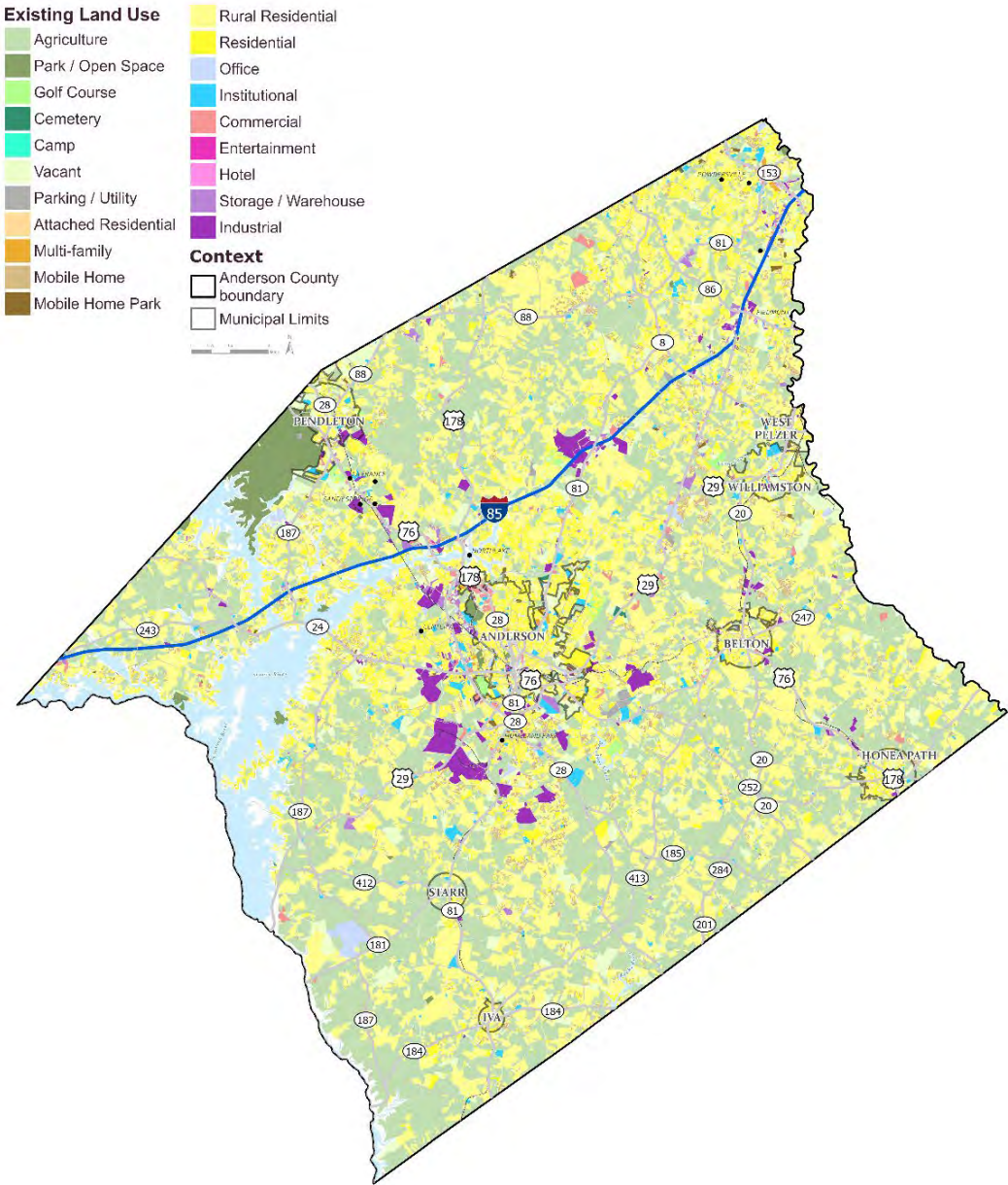
**This open-ended question allowed respondents to share areas of the County that may need additional recreational investment in the future. Key corridors identified include Powersville, Piedmont, Belton, and the multitude of waterways within the county.**

**COMMON THEMES:**

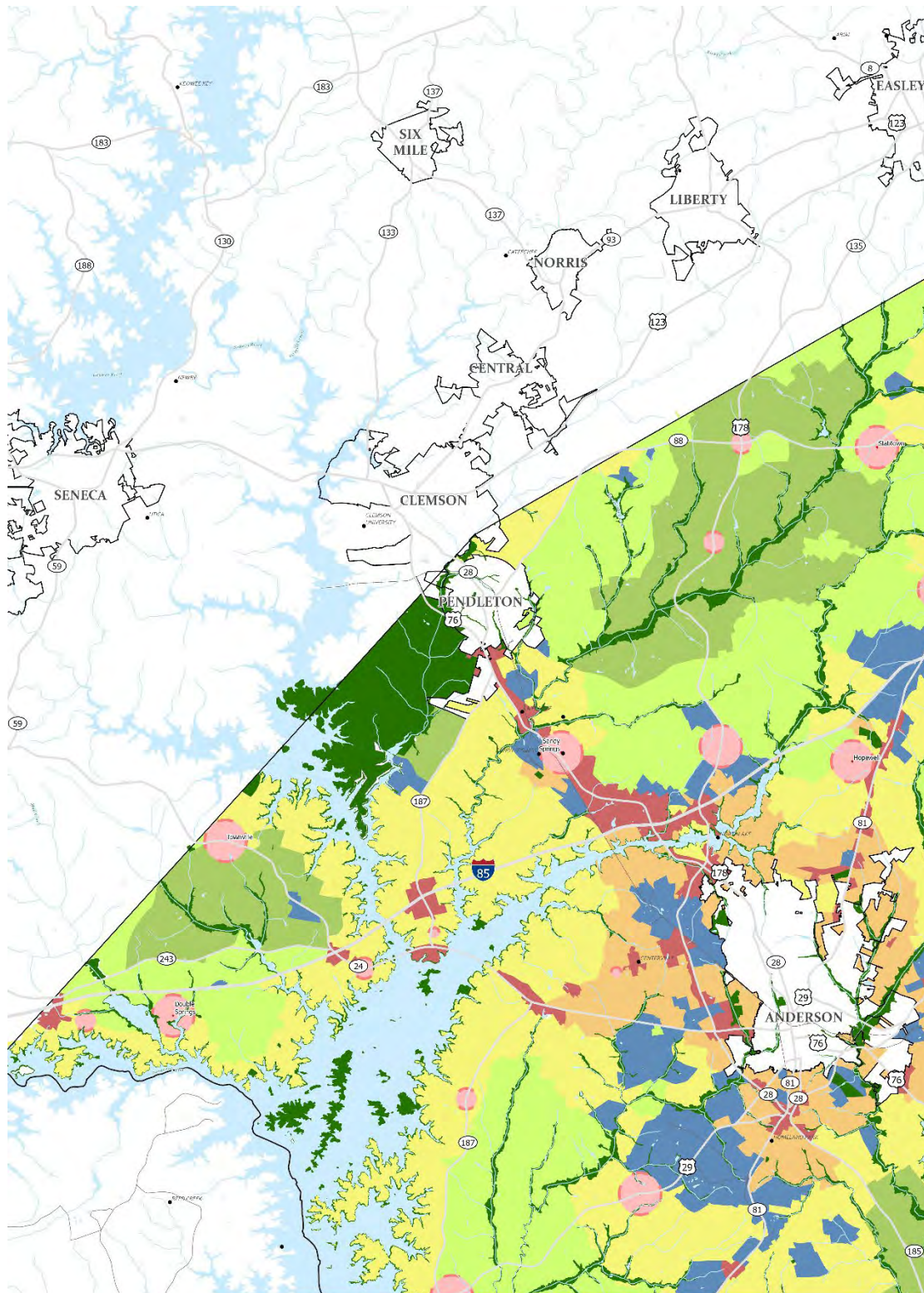
- Basic upkeep and cleanup year-round
- More walking/running trails to connect the community to their park.
- More recreation fields and sports complexes in smaller communities so residents don't have to travel so far for sports and athletics.
- Keeping true to Anderson County's rural character through conservation efforts.
- More areas for dog parks and dog walking.
- Safety within parks through new/better lighting.

# MAPS

## EXISTING LAND USE



# FUTURE LAND USE, NORTHWEST

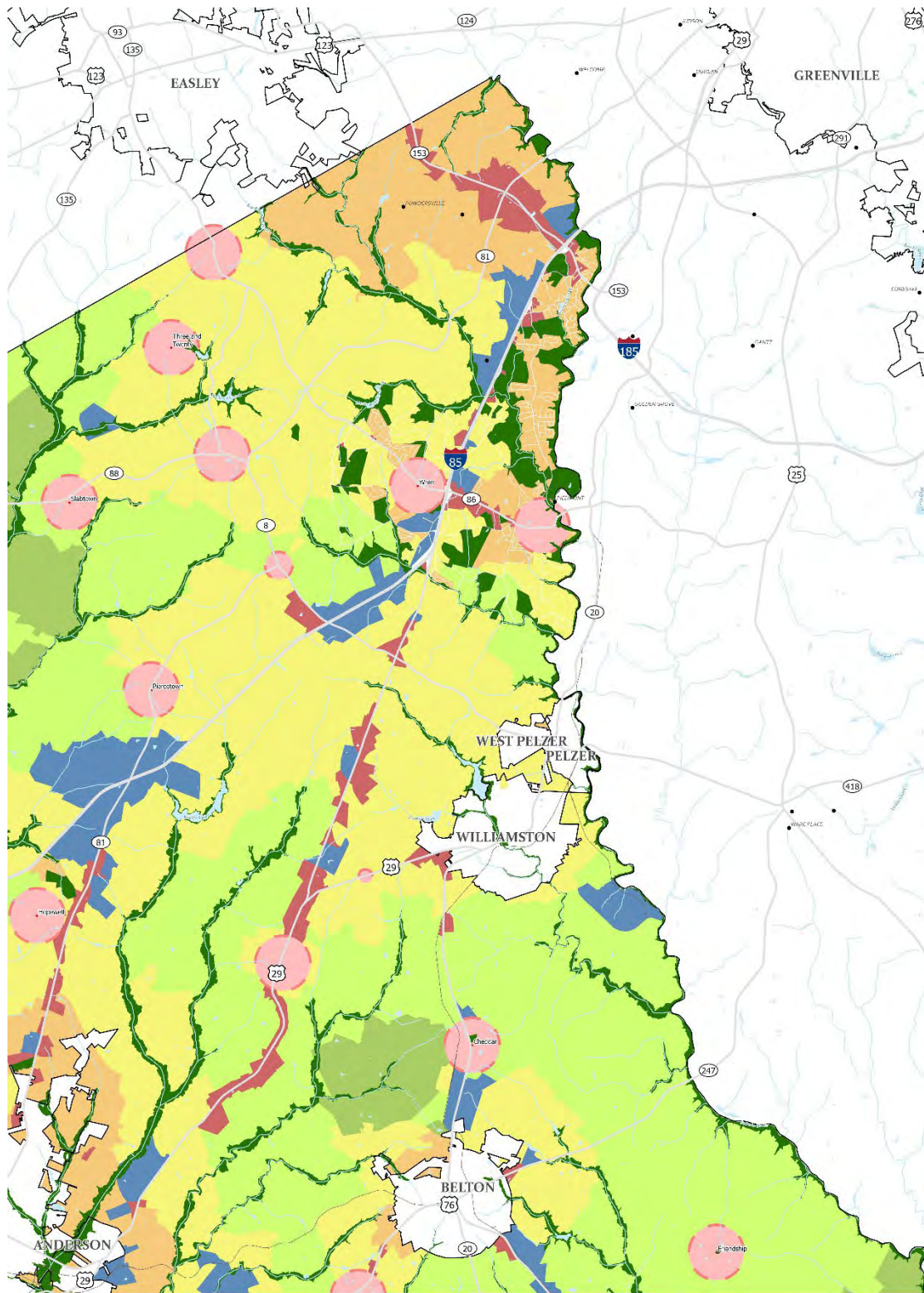


- |  |   |  |
|--|---|--|
| <b>Draft Future Land Use</b>                                       | <span style="color: #90EE90;">■</span> Rural Residential          | <span style="color: #8B0000;">■</span> Commercial Mixed-Use    |
| <span style="color: #006400;">■</span> Conservation and Open Space | <span style="color: #FFFF00;">■</span> Low Density Residential    | <span style="color: #00008B;">■</span> Industrial / Employment |
| <span style="color: #90EE90;">■</span> Agricultural                | <span style="color: #FFA500;">■</span> Medium Density Residential | <span style="color: #FF69B4;">■</span> Rural / Village Centers |

**Northwest Anderson County**



# FUTURE LAND USE, NORTHEAST

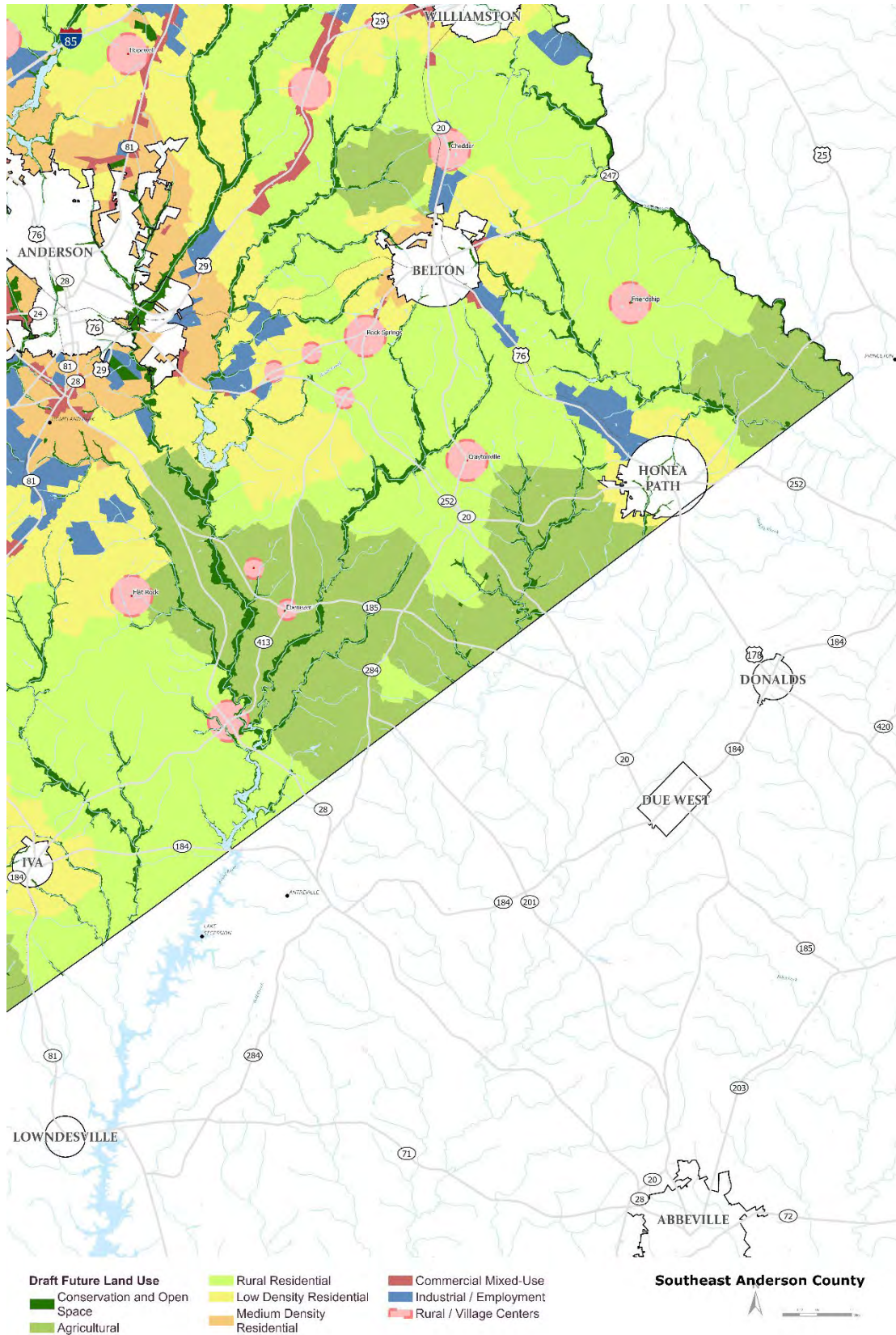


- Draft Future Land Use**
- Conservation and Open Space
  - Rural Residential
  - Low Density Residential
  - Medium Density Residential
  - Agricultural
  - Commercial Mixed-Use
  - Industrial / Employment
  - Rural / Village Centers

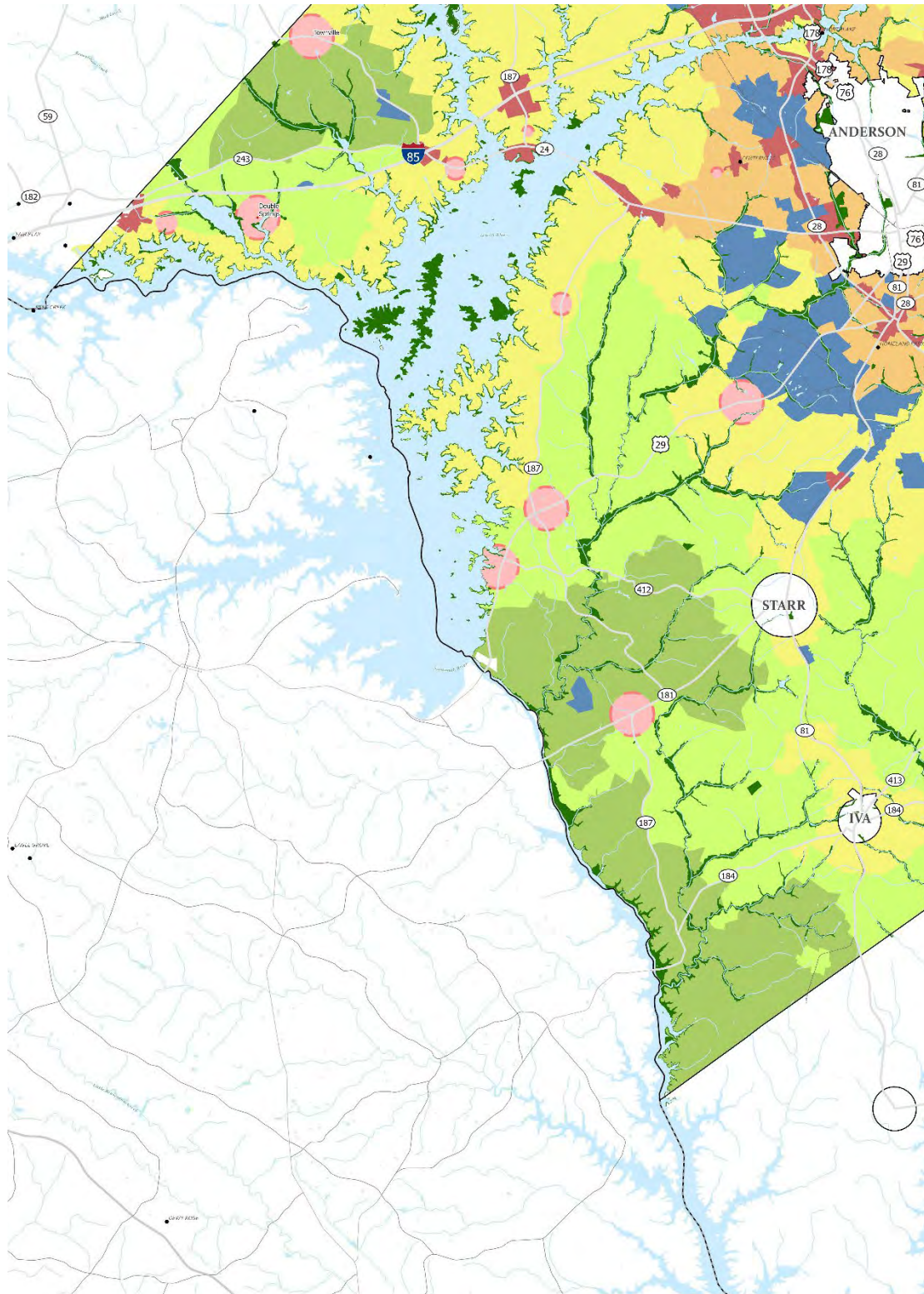
**Northeast Anderson County**



# FUTURE LAND USE, SOUTHEAST



# FUTURE LAND USE, SOUTHWEST



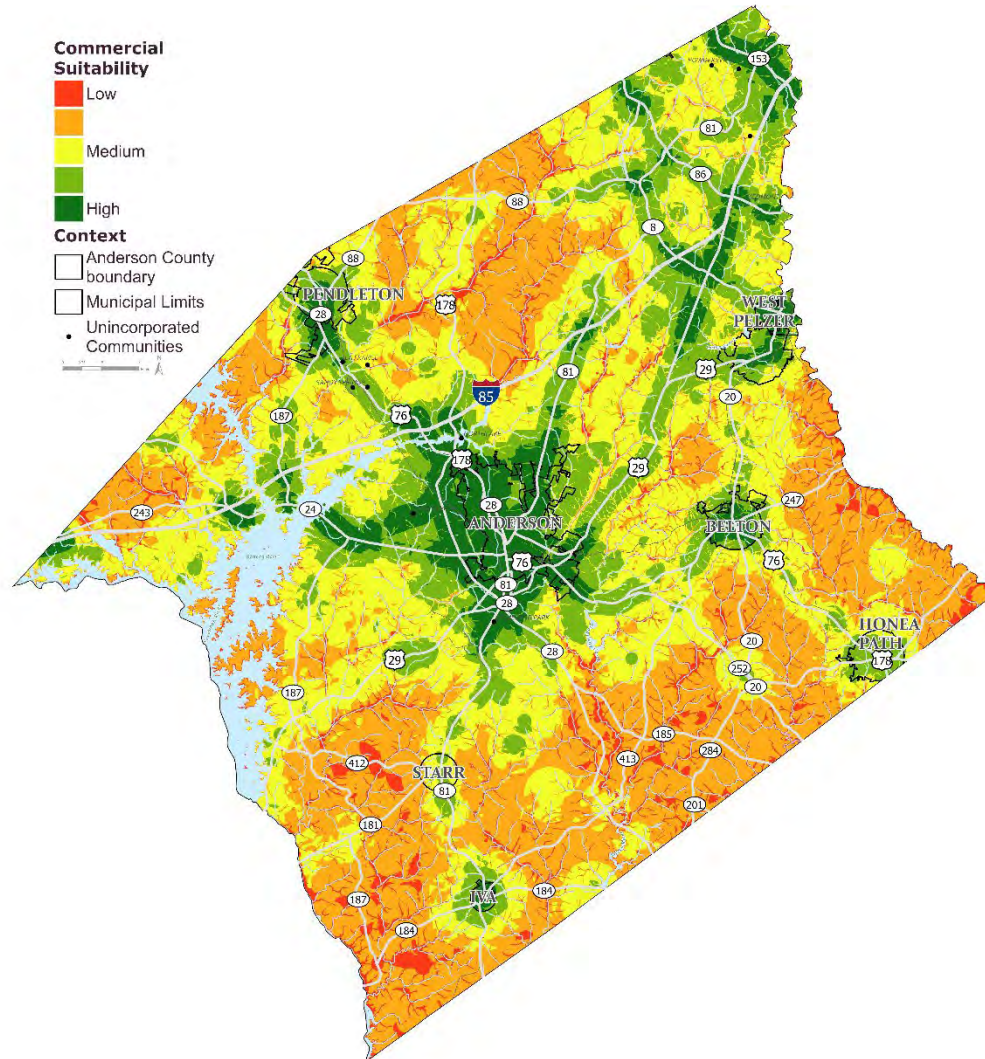
- |  |   |  |
|--|---|--|
| <b>Draft Future Land Use</b>                                       | <span style="color: #90EE90;">■</span> Rural Residential          | <span style="color: #8B0000;">■</span> Commercial Mixed-Use    |
| <span style="color: #006400;">■</span> Conservation and Open Space | <span style="color: #FFFF00;">■</span> Low Density Residential    | <span style="color: #00008B;">■</span> Industrial / Employment |
| <span style="color: #90EE90;">■</span> Agricultural                | <span style="color: #FFA500;">■</span> Medium Density Residential | <span style="color: #FF0000;">■</span> Rural / Village Centers |

Southwest Anderson County



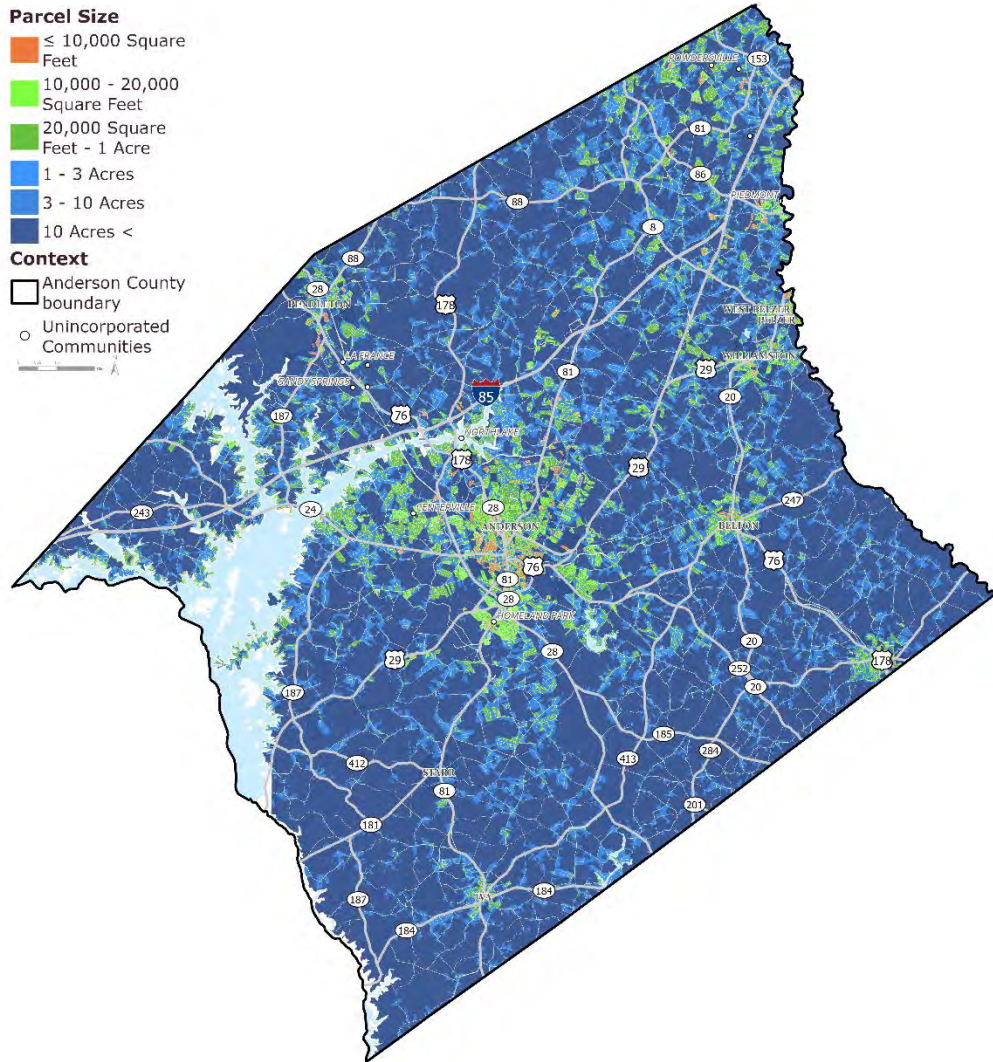


# SUITABILITY, COMMERCIAL

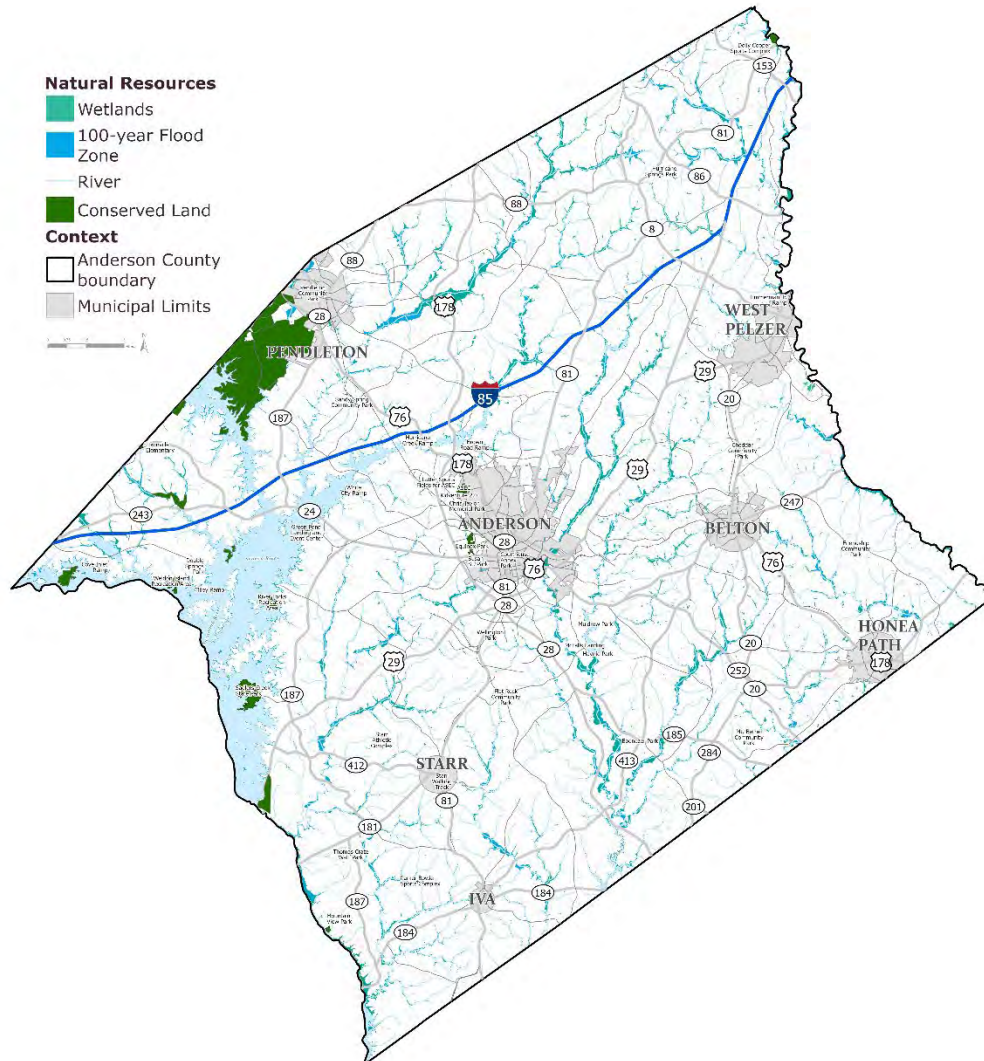




# PARCEL SIZE



# NATURAL RESOURCES



# LAND COVER

