



AGENDA
Special Presentation Meeting
Tuesday, May 19, 2026, at 6:00 p.m.
Historic Courthouse
101 S. Main Street
Anderson, South Carolina
Chairman Tommy Dunn, Presiding

1. CALL TO ORDER

2. RESOLUTIONS/PROCLAMATIONS:

a. 2026-026: A Resolution congratulating the T.L. Hanna Girls Golf Team and coaches for winning the 2025-2026 South Carolina High School League AAAAA Division II State Championship and to recognize their outstanding season.

Hon. Cindy Wilson

b. 2026-028: A Resolution to recognize and congratulate Erik Erlenkeuser for winning the 2026 Region Individual Golf Championship and for his outstanding golf career at T.L. Hanna High School.

Hon. Chris Sullivan

c. 2026-029: A Resolution recognizing Paxton Hatcher and Colt Fulton for their life-saving acts of heroism.

Hon. Tommy Dunn

d. 2026-030: A Resolution to recognize May 2026 as Mental Health Awareness Month in Anderson County and to encourage greater understanding, compassion, and support for individuals and families affected by mental health conditions.

All Council

3. ADJOURNMENT

AGENDA
ANDERSON COUNTY COUNCIL
REGULAR MEETING
Tuesday, May 19, 2026, at 6:30 p.m.
Historic Courthouse
101 S. Main Street
Anderson, South Carolina
Chairman Tommy Dunn, Presiding

1. CALL TO ORDER

Tommy Dunn
Chairman, District Five

Chris N. Sullivan
District One

Greg Elgin
District Three

M. Cindy Wilson
District Seven

Brett Sanders
V. Chairman, District Four

Glenn Davis
District Two

Jimmy Davis
District Six

Renee Watts
Clerk to Council


Rusty Burns
County Administrator



2. INVOCATION AND PLEDGE OF ALLEGIANCE

Hon. Cindy Wilson

3. APPROVAL OF MINUTES

May 5, 2026

4. CITIZENS COMMENTS

Agenda Matters Only
THREE-MINUTE TIME LIMIT

5. PRESENTATION WREN WOODS HOA

Mr. Kevin Duhe (allotted 10 minutes)

6. ORDINANCE THIRD READING:

- a. 2026-013:** An Ordinance to approve a ground lease agreement between Anderson County, South Carolina, and Blackdog Air, LLC for location of an aircraft hangar at the Anderson Regional Airport; and other matters related thereto. **(PUBLIC HEARING THREE MINUTE TIME LIMIT)**

Mr. Rusty Burns (allotted 5 minutes)

- b. 2026-019:** An Ordinance to amend an agreement for the development of a joint county industrial and business park (2010 Park) of Anderson and Greenville counties so as to enlarge the park; and other matters related thereto. [Project Bento] **(PUBLIC HEARING THREE MINUTE TIME LIMIT)**

Mr. Burriss Nelson (allotted 5 minutes)

- c. 2026-020:** An Ordinance to adopt Part II of the 2026 Anderson County Comprehensive Plan, which includes the following elements: Cultural Resources, Economic Development, Natural Resources, Resiliency, and Transportation, along with maps and other descriptive matter contained herein. **(PUBLIC HEARING THREE MINUTE TIME LIMIT)**

Ms. Alesia Hunter (allotted 5 minutes)

7. ORDINANCE SECOND READING:

- a. 2026-026:** An Ordinance to transfer an easement interest in real property at 1428 Pearman Dairy Road to Piedmont Natural Gas Company; and other matters related thereto.

Mr. Jordan Thayer (allotted 5 minutes)

8. ORDINANCE FIRST READING:

- a. 2026-021:** An Ordinance amending Ordinance No. 99-004, the Anderson County Zoning Ordinance, as adopted July 20, 1999, by amending the Anderson County Official Zoning Map to adopt a zoning map in the Center Rock Voting Precinct, Anderson County, South Carolina; and other matters pertaining thereto. [District 5]

Ms. Alesia Hunter (allotted 5 minutes)



- b. **2026-025:** An Ordinance to amend Ordinance #99-004, the Anderson County Zoning Ordinance, as adopted July 20, 1999, by amending the Anderson County Official Zoning Map to rezone +/- .59 acres from Industrial Park District (I-2) to Highway Commercial District (C-2) on a parcel of land identified in the Five Forks Precinct as shown in Deed Book 12535 at page 209. The parcel is further identified as TMS# 119-00-17-007. [District 4]

Ms. Alesia Hunter (allotted 5 minutes)

- c. **2026-027:** An Ordinance to adopt the operating and capital budgets of Anderson County for the fiscal year beginning July 1, 2026, and ending June 30, 2027, and to make appropriations for such Anderson County Budgets for County ordinary purposes and for other County purposes for which the County may levy a tax other than for Tri-County Technical College purposes; to provide for the levy of taxes on all taxable personal and real estate properties in Anderson County for such county ordinary purposes, including sufficient tax to pay the principal and interest on outstanding indebtedness of Anderson County maturing during said fiscal year; to adopt the operating and capital budgets of Anderson County for the fiscal year beginning July 1, 2025, and ending June 30, 2026, and to make appropriations for such Anderson County Budgets, for Tri-County Technical College; to provide for the levy of taxes on all personal and real properties in Anderson County on which school taxes may be levied for such Tri-County Technical College purposes; to provide for the levy, assessment and collection of certain other taxes and fees; to provide for the expenditure of said taxes and other revenues coming to the County during said fiscal year; and to provide for other matters relating to Anderson County. **(TITLE ONLY)**

Mr. Brett Sanders (allotted 5 minutes)

9. EXECUTIVE SESSION:

- a. Receipt of legal advice subject to the attorney client privilege related to an assignment of economic development incentives for the 134 Long Road facility.

10. RESOLUTIONS:

- a. **2026-023:** A Resolution with respect to consenting to the transfer via an assignment of interest of 134 Long Road Owner, LLC to Stag Industrial Holdings, LLC of the fee in lieu of tax agreement dated as of December 31, 2024, by and between Anderson County and 134 Long Road Owner, LLC; and other matters related thereto. **[TABLED MAY 5, 2026]**

Mr. Burriss Nelson (allotted 5 minutes)

- b. **2026-027:** A Resolution to stream Anderson County Council and Planning Commission meetings on the internet; and other matters related thereto.

Mr. Jordan Thayer (allotted 5 minutes)

11. APPROVAL OF AGREEMENT BETWEEN ANDERSON COUNTY AND THE TOWN OF HONEA PATH REGARDING MAGISTRATE JAMESON SERVING AS MUNICIPAL JUDGE

Mr. Rusty Burns

12. REQUEST BY COUNCIL:

- a. Powdersville Fire Department-District 6
b. American Legion Post #44-District 3



13. ADMINISTRATOR'S REPORT

Mr. Rusty Burns

- a. Building & Codes Report
- b. Special Projects

14. CITIZENS COMMENTS

Non-Agenda Matters
THREE-MINUTE TIME LIMIT

15. REMARKS FROM COUNCIL

16. ADJOURNMENT

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

RESOLUTION NO. 2026-026

A RESOLUTION CONGRATULATING THE T.L. HANNA GIRLS GOLF TEAM AND COACHES FOR WINNING THE 2025-2026 SOUTH CAROLINA HIGH SCHOOL LEAGUE AAAAA DIVISION II STATE CHAMPIONSHIP AND TO RECOGNIZE THEIR OUTSTANDING SEASON.

WHEREAS, the T.L. Hanna girls golf team captured its second consecutive SCHSL Class AAAAA Division II State Championship on October 28, 2025, at the Hackler Course at Coastal Carolina University; and

WHEREAS, the Lady Yellow Jackets demonstrated determination and composure throughout challenging weather conditions to finish with a championship score of 642, ahead of Conway and West Florence; and

WHEREAS, senior Marisa Scaletta earned individual medalist honors with a 1-under-par 71, while Serra Erlenkeuser and Sierra Schulze also delivered outstanding performances to help secure the championship title; and

WHEREAS, Head Coach Gabby Kitts and her staff provided exceptional leadership and guidance, helping develop a championship-caliber program and instilling values that will benefit these student-athletes both on and off the course; and

WHEREAS, the T.L. Hanna girls golf team has brought great pride and recognition to their school and community through their hard work, sportsmanship, and achievement.

NOW, THEREFORE, BE IT RESOLVED that the Anderson County Council, in a meeting duly assembled this 19th day of May, does hereby congratulate the T.L. Hanna girls golf team and coaches on winning the 2025-2026 South Carolina High School League AAAAA Division II State Championship and commend them for an outstanding season.

RESOLUTION NO. 2026-028

A RESOLUTION TO RECOGNIZE AND CONGRATULATE ERIK ERLENKEUSER FOR WINNING THE 2026 REGION INDIVIDUAL GOLF CHAMPIONSHIP AND FOR HIS OUTSTANDING GOLF CAREER AT T.L. HANNA HIGH SCHOOL.

WHEREAS, the Anderson County Council is proud to recognize Erik Erlenkeuser, standout senior golfer for the T.L. Hanna High School boys' golf team, for earning the 2026 Region Individual Championship title with an impressive one-under-par score of 71; and

WHEREAS, Erik Erlenkeuser has distinguished himself as one of the premier high school golfers in South Carolina, earning recognition as a three-time defending state champion, two-time Region Champion, and the 2024 Jay Haas Junior Player of the Year; and

WHEREAS, during the 2026 season, Erik helped lead the T.L. Hanna Yellow Jackets to continued success, including setting the school's 18-hole scoring record of 278 (-10) at the Hurricane Invitational, where he finished second individually with a remarkable score of 65; and

WHEREAS, Erik also recorded a career-low round of 66 during tournament play in Hilton Head and led his team at the 2025 PGA High School National Invitational with a final-round score of 67, helping T.L. Hanna secure a fourth-place national finish; and

WHEREAS, Erik's dedication, leadership, sportsmanship, and commitment to excellence both on and off the golf course have brought great pride and recognition to T.L. Hanna High School, Anderson County, and the entire community; and

WHEREAS, the members of Anderson County Council are proud to honor Erik Erlenkeuser for his exceptional accomplishments and wish him continued success as he continues his academic and athletic career at Georgia Southern University.

NOW, THEREFORE, BE IT RESOLVED that the Anderson County Council, in a meeting duly assembled this 19th day of May, does hereby congratulate Erik Erlenkeuser on winning the 2026 Region Individual Golf Championship and commends him for his outstanding achievements and representation of Anderson County.

FOR ANDERSON COUNTY:

RESOLUTION NO. 2026-029

A RESOLUTION RECOGNIZING PAXTON HATCHER AND COLT FULTON FOR THEIR LIFE-SAVING ACTS OF HEROISM, AND OTHER MATTERS RELATING THERETO.

WHEREAS, on the evening of May 5th at 9:34 p.m., the Williford Fire Department received an urgent call reporting a traumatic injury involving a possible amputation on Roberts Church Road. Responders were informed that the incident involved a tractor tiller accident resulting in significant harm to an individual; and,

WHEREAS, in the immediate aftermath of the accident, two young individuals were on the scene, and their actions can be described as nothing less than extraordinary and courageous. Paxton Hatcher and Colt Fulton, both fifteen years old and serving as young affiliates with the Williford Fire Department, demonstrated remarkable composure and made critical decisions that ultimately saved the patient's life; and,

WHEREAS, Paxton and Colt sprang into action, improvising with the resources available to them. They quickly applied two belts as tourniquets to stem the bleeding, maintaining control of the situation until firefighters and EMS arrived on the scene with proper medical equipment. Their quick thinking, resourcefulness, and courage were instrumental in ensuring the best possible outcome for the patient; and,

WHEREAS, their cool-headedness and quick action under immense pressure is made even more commendable by the emotional weight of the situation they faced, as they were assisting someone deeply connected to them as a family member and a close family friend; and,

WHEREAS, the officers and the board of directors at Williford Fire & Rescue felt it was important to highlight the remarkable achievements of these two young individuals by sharing their story with Anderson County Council; and,

WHEREAS, the actions of these young men represent Anderson County at its absolute best, and demonstrate the important role everyday citizens can play in saving the lives of others.

NOW, THEREFORE, BE IT RESOLVED that the Anderson County Council, in a meeting duly assembled this 19th day of May, hereby recognizes and honors Paxton Hatcher and Colt Fulton for their courage and quick actions, which serve as an example for us all.



RESOLUTION NO. 2026-030

A RESOLUTION TO RECOGNIZE MAY 2026 AS MENTAL HEALTH AWARENESS MONTH IN ANDERSON COUNTY AND TO ENCOURAGE GREATER UNDERSTANDING, COMPASSION, AND SUPPORT FOR INDIVIDUALS AND FAMILIES AFFECTED BY MENTAL HEALTH CONDITIONS.

WHEREAS, mental health is essential to the overall well-being, health, and quality of life of every individual and affects people of all ages, backgrounds, and walks of life; and

WHEREAS, mental health conditions are common and treatable, yet many individuals and families continue to face barriers to care, stigma, misunderstanding, and lack of access to supportive resources; and

WHEREAS, promoting mental wellness, early intervention, prevention, education, and access to quality mental health services strengthens families, schools, workplaces, and communities throughout Anderson County; and

WHEREAS, Mental Health Awareness Month provides an opportunity to increase public understanding of mental health, encourage open conversations, and recognize the importance of compassionate support for those experiencing mental health challenges; and

WHEREAS, Anderson County recognizes and appreciates the dedicated efforts of mental health professionals, first responders, healthcare providers, educators, nonprofit organizations, advocates, caregivers, and community leaders who work tirelessly to support the mental and emotional well-being of our citizens; and

WHEREAS, the Anderson County Council encourages all residents to take part in activities and initiatives that promote mental wellness, reduce stigma, support recovery, and foster hope and resilience within our community.

NOW, THEREFORE, BE IT RESOLVED that the Anderson County Council, in a meeting duly assembled, hereby recognizes May 2026 as **Mental Health Awareness Month** in Anderson County and encourages all citizens to work together to promote understanding, compassion, and access to mental health resources and services.

FOR ANDERSON COUNTY:

Tommy Dunn, Chairman
District Five

Chris Sullivan
District One

Glenn Davis
District Two

Greg Elgin
District Three

Brett Sanders
District Four

Jimmy Davis
District Six

M. Cindy Wilson
District Seven

ATTEST:

Rusty Burns
County Administrator

Renee Watts
Clerk to Council

State of South Carolina)
County of Anderson)

ANDERSON COUNTY COUNCIL
COUNTY COUNCIL MEETING
MAY 5, 2026

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

ALSO PRESENT:
RUSTY BURNS
LEON HARMON
JORDAN THAYER
RENEE WATTS

1 TOMMY DUNN: At this time I
2 would like to call the regular Anderson County Council
3 meeting of May the 5th to order. Like to welcome each
4 and every one of y'all here tonight. Thank you for
5 coming out and participating in your local government.
6 At this time I ask that we all rise for Councilman
7 Jimmy Davis to lead us in the invocation and Pledge of
8 Allegiance.

9 JIMMY DAVIS: You let us
10 pray.

11 **INVOCATION AND PLEDGE OF ALLEGIANCE BY JIMMY DAVIS**

12 TOMMY DUNN: Are there any
13 corrections to be made to the April 21st minutes?

14 CINDY WILSON: I'll make the
15 motion that we accept the minutes as presented.

16 Oh, Mr. Davis has something.

17 TOMMY DUNN: I think Mr.
18 Davis has got something.

19 GLENN DAVIS: Yes, sir. I
20 was looking at the attendees, and it was showing Mr.
21 John Wright instead of Mr. Chris Sullivan.

22 TOMMY DUNN: Okay.

23 CINDY WILSON: What now?

24 TOMMY DUNN: It showed --
25 had John Wright in attendance instead of Chris

26 Sullivan. Mr. Davis ---

27 CINDY WILSON: I'm glad you
28 caught that. I missed that.

29 TOMMY DUNN: Mr. Glenn
30 Davis makes that motion to accept the minutes with that
31 correction. Do we have a second?

32 CINDY WILSON: I second.

33 TOMMY DUNN: Ms. Wilson
34 seconds it. All in favor of the motion show of hands.
35 All opposed like sign. Show the motion carries
36 unanimously.

37 Before we move on to number 4, number 8(c) has been
38 pulled from the agenda tonight. 8(c).

39 We're going to move on now to citizens' comments.
40 When Mr. Harmon calls your name, please step forward
41 and state your name, your district, if you don't know
42 your district, your road you live on. State your name,
43 again, like I said, for the record. You have three
44 minutes. Agenda items only on first go-around. Please
45 address the chair, please. Mr. Harmon.

46 LEON HARMON: Mr. Chairman,
47 first speaker is Lori Simonelli McKee (phonics).

48 MS. MCKEE: My name is
49 Lori Simonelli McKee, and I live in District 5. And my
50 comments are with respect to agenda items 8(d), the

1 opposition to the resolutions for the South Carolina
2 House Bill 5071; and item 9, the comprehensive safety
3 action plan approval.

4 My specific concern is traffic safety in my
5 neighborhood and the lack of coordination and response
6 and action for state roads within Anderson County by
7 the state and the county governments. The increase in
8 business and residences in the area has made a step
9 change in the traffic volume, thus creating safety
10 issues with area roads.

11 When attempting to address a safety issue,
12 participating in the comprehensive safety action plan
13 survey and reporting the safety issue to the South
14 Carolina Department of Transportation, it gets pushed
15 from one area to the other for area of responsibility.
16 The Safety Action Plan has identified the road of my
17 concern as a high injury -- in the high injury network.

18 I would be happy to share specific things about it
19 after these comments if you're interested. It is my
20 view that there is no accountability for state roads.
21 The resolution to oppose the transferring of state
22 roads to the county where the state is defining them as
23 not essential to the operation of the highway system
24 only increases my concerns about the lack of
25 accountability.

26 TOMMY DUNN: Next.

27 LEON HARMON: Mr. Chairman,
28 next speaker is Darlene Hensel (phonics).

29 MS. HENSEL: Hi. My name
30 is Darlene Hansel, and I live on Old Denver Road, and I
31 have the very same concerns that she did for both
32 neighbors.

33 But my biggest concern is if the -- we are in favor
34 of the state turning over the roads and the cash to the
35 county, because it seems as though nobody wants to take
36 accountability for our area with the, with the roads,
37 because we're not essential, according to the state.
38 They want to turn those roads over to the county.

39 I say, take them back, take the money, fix them,
40 make them safe. Thank you.

41 TOMMY DUNN: Mr. Harmon.

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

44 TOMMY DUNN: Thank you.

45 Moving on to number 5(a), Ordinance third reading,
46 2026-022, an Ordinance creating the Anderson County
47 Agricultural Advisory Board to promote and support
48 local agriculture; and other matters related thereto.

49 This will be a public hearing. Anyone wishing to
50 speak to this matter, please step forward and state

1 your name and district for the record, address the
2 chair, and you have three minutes. Anyone at all?
3 Hearing none, the public hearing will be closed.
4 Do we have a motion to move this forward?
5 JIMMY DAVIS: So moved.
6 CINDY WILSON: Second.
7 TOMMY DUNN: Have a motion
8 by Councilman Elgin; second by Ms. Wilson. Any
9 discussion? All in favor of the motion show of hands.
10 All opposed like sign. Show the motion carries
11 unanimously.
12 Moving on to item number 6(a), Ordinance second --
13 I'm sorry -- 5(b), 2026-023, an Ordinance to restrict
14 the use of certain real property owned by Anderson
15 County known as the Lower Mill Site; and other matters
16 related thereto.
17 This will be a public hearing. Anyone wishing to
18 speak to this matter, please step forward, state your
19 name and district, address the chair, please, and you
20 have three minutes. Anyone at all?
21 Seeing and hearing none, the public hearing will be
22 closed. Do we have a motion to move this forward?
23 CINDY WILSON: So moved.
24 TOMMY DUNN: Motion by Ms.
25 Wilson to move forward. Do we have a second?
26 BRETT SANDERS: Second.
27 TOMMY DUNN: Second by
28 Councilman Brett Sanders. Open the floor up for
29 discussion. Seeing and hearing none, all in favor of
30 the motion show of hands. All opposed like sign. Show
31 the motion carries unanimously.
32 Moving on to item number 6(a), Ordinance second
33 reading, 2026-020, an Ordinance to adopt Part II of the
34 2026 Anderson County Comprehensive Plan, which includes
35 the following elements: Cultural Resources, Economic
36 Development, Natural Resources, Resiliency, and
37 Transportation, along with maps and other descriptive
38 matter contained herein.
39 Do we have a motion to move this forward?
40 CINDY WILSON: So moved.
41 TOMMY DUNN: Motion by Ms.
42 Wilson. Do we have a second?
43 GLENN DAVIS: Second.
44 TOMMY DUNN: Second by
45 Councilman Elgin. Open the floor up for discussion.
46 CINDY WILSON: May I?
47 TOMMY DUNN: Ms. Wilson.
48 CINDY WILSON: I'm trying to
49 get an appointment with Mr. Hogan and Ms. Holliday and
50 Dr. Tobin to go over some additions that need to be

1 made and some corrections. Thank you.
2 TOMMY DUNN: Thank you.
3 Anyone else? All in favor of the motion show of hands.
4 All opposed like sign. Show the motion carries
5 unanimously.
6 We're going to move on to item number 6(b),
7 2026-024, an Ordinance to amend Section 2-547 of the
8 Code of Ordinances, Anderson County, South Carolina,
9 regarding the composition of the Anderson County
10 Disabilities and Special Needs Board; and other matters
11 related thereto. Councilman Sullivan.
12 CHRIS SULLIVAN: Thank you, Mr.
13 Chairman. This, once again, the board and Josh
14 Kernells, that runs -- the executive director over
15 there, just said that getting a quorum is really
16 difficult for them. They're currently at nine members.
17 If they lose a member during the year, they have to
18 wait till June for the state delegation to reappoint
19 persons. Some of their members of their board actually
20 have disabled children that have to miss on a moment's
21 notice. So they just have trouble getting a quorum,
22 and requested to drop the number from nine to seven.
23 TOMMY DUNN: Do you make a
24 motion move that forward.
25 CHRIS SULLIVAN: I'll make a
26 motion to move it forward.
27 TOMMY DUNN: Have a second?
28 CINDY WILSON: Second.
29 TOMMY DUNN: Second by
30 Councilman Sanders. Open the floor up for discussion.
31 All in favor of the motion show of hands. All
32 opposed like sign. Show the motion carries
33 unanimously.
34 Moving on to item number 7(a), Ordinance first
35 reading, 2026-026, an Ordinance to transfer an easement
36 interest in real property at 1428 Pearman Dairy Road to
37 Piedmont Natural Gas Company; and other matters related
38 thereto. Mr. Thayer.
39 JORDAN THAYER: Thank you, Mr.
40 Chairman and members of Council. This is a gas line
41 that's going to go under Singer Road that is behind the
42 1428. The installation and all that will actually be
43 paid for by WC Fiber, I believe it is.
44 And the purpose of this gas line is to feed their
45 utility that is on our property at 1428. So I'm happy
46 to answer any questions.
47 TOMMY DUNN: We have a
48 motion?
49 CINDY WILSON: So moved.
50 TOMMY DUNN: Ms. Wilson

1 makes a motion to move it forward. Have a second?
2 CHRIS SULLIVAN: Second.
3 TOMMY DUNN: Second by
4 Sullivan. Open the floor up for discussion. Seeing
5 none, all in favor of the motion show of hands. All
6 opposed like sign. Show the motion carries
7 unanimously.
8 Thank you, Mr. Thayer.
9 Moving on to item number 8(a), Resolution 8(a),
10 2026-023, a Resolution with respect to consenting to
11 the transfer via an assignment of interest of 134 Long
12 Road Owner, LLC to Stag Industrial Holdings, LLC of the
13 fee in lieu of tax agreement dated as of December 31,
14 2024 by and between Anderson County and 134 Long Road
15 Owner, LLC; and other matters related thereto.
16 Mr. Nelson.
17 BURRISS NELSON: Thank you, Mr.
18 Chairman, members of Council. The property owners of
19 Farpoint Development, current owners of 134 Long Road
20 are selling that particular building, 134 Long Road, to
21 Stag Industrial Holdings LLC. Stag is an industrial
22 publicly is -- Stag Industrial is a publicly traded
23 real estate investment trust, a REIT, and the major
24 institutional investors are Vanguard and Black Rock,
25 and they're major stockholders.
26 This is a U.S. wide company. Stag owns U.S. wide
27 over 10 billion in buildings and 130 million square
28 feet. They are well known throughout the country. In
29 South Carolina alone, they own 50, about to be 51,
30 facilities, over 11 million square feet. They actually
31 own one of the buildings at exit 35 that they bought
32 from Van Trust two years ago.
33 Thank you, Mr. Chairman.
34 TOMMY DUNN: Thank you.
35 Do we have a motion to move this forward?
36 BRETT SANDERS: So moved.
37 TOMMY DUNN: Motion by
38 Councilman Sanders. Do we have a second?
39 GLENN DAVIS: Second.
40 TOMMY DUNN: Second by
41 Councilman Glenn Davis. Open the floor up for
42 discussion.
43 CINDY WILSON: May I?
44 TOMMY DUNN: Ms. Wilson.
45 CINDY WILSON: I had asked of
46 our Economic Development Director about two weeks ago
47 if there was anything on the agenda coming up on this
48 property. I've still gotten some complaints for the
49 lack of finishing up what had been agreed to last year.
50 I had requested that letters go to Farpoint and to

1 FedEx people to require them to bring their properties
2 up to what had been agreed upon earlier. They've not
3 done that.
4 I'm requesting that we table this until the next
5 meeting, because even Mr. Nelson didn't know that this
6 was on the agenda for tonight. And I tried to get a
7 hold of some of the neighbors to let them know it was
8 up. We had been told it wasn't anytime soon. And they
9 couldn't get here.
10 TOMMY DUNN: You making a
11 motion to table it?
12 CINDY WILSON: I'm making a
13 motion to table it.
14 TOMMY DUNN: Ms. Wilson
15 makes a motion to table. Do we have a second?
16 BRETT SANDERS: Second.
17 TOMMY DUNN: Second by
18 Councilman Sanders. It's not a debatable issue. All
19 in favor of the tabling this raise your hands. Show
20 the motion carries.
21 Okay. Moving on ---
22 CINDY WILSON: Thank you.
23 TOMMY DUNN: Moving on to
24 item number (b), 2026-024, a Resolution authorizing a
25 five year extension of the investment period under that
26 certain fee in lieu of tax and special source credit
27 agreement between Anderson County, South Carolina and
28 Decennial SC, LLC; and other matters related thereto.
29 Mr. Nelson.
30 BURRISS NELSON: Thank you, Mr.
31 Chairman, members of Council.
32 This is the original Project Flay. It's the multi
33 story greenhouse facility on 29 South owned by Soli, S-
34 O-L-I, and as well as Decennial South Carolina LLC.
35 They have met their jobs creation and capital
36 investment amount numbers, and by statute, they are
37 allowed to extend their investment period from five to
38 an additional five years, for a total of 10. And
39 that's their request today, is to extend that
40 investment window.
41 TOMMY DUNN: Do we have a
42 motion to move this forward?
43 GREG ELGIN: So moved.
44 TOMMY DUNN: Councilman
45 Elgin makes a motion. Do we have a second?
46 BRETT SANDERS: Second.
47 TOMMY DUNN: Second by
48 Councilman Sanders. Open the floor up for discussion.
49 Hearing none, all in favor of the motion show of hands.
50 All opposed like sign. Show the motion carries

1 unanimously.

2 BURRISS NELSON:

Thank you.

3 TOMMY DUNN:

Thank you, Mr.

4 Nelson, and your team.

5 Moving on to item number 8(d), 2026-026, a
6 Resolution to express the opposition of the Anderson
7 County Council to the South Carolina House of
8 Representatives Bill H-5071 (2025-2026 Session) as it
9 relates to the State Department of Transportation
10 transferring responsibility for certain roads to County
11 Government; and other matters related thereto.

12 Councilman Jimmy Davis.

13 JIMMY DAVIS:

Thank you, Mr.

14 Chair. If any of you have been watching what's going
15 on with this bill, there's also a Senate Bill, and
16 these things have been bounced around more than a
17 basketball in a Harlem Globetrotters game. This thing
18 is going all over the place.

19 But I think it's important that we send a unified
20 message, not only to the committees be informed in
21 Columbia, but to our Anderson County Delegation that,
22 that Anderson County, we don't want any more roads.
23 And I think it's important that we send a message to
24 Columbia as it relates to this, the way the bill is
25 written, and because the way this, the way this thing
26 is written, is they will give us the roads, and they'll
27 give us a little money up front, but there's nothing
28 after that. And I would want to make sure that if, if
29 anything does happen, and then they do force roads into
30 Anderson County for us to take in that we would be able
31 to be funded in perpetuity on that.

32 So I make a motion that today we approve this
33 resolution to be sent to the State House of
34 Representatives.

35 CINDY WILSON:

I'll second.

36 TOMMY DUNN:

Motion by Mr.

37 Davis, Jimmy Davis; and second by Ms. Wilson. Open the
38 floor up for discussion.

39 CINDY WILSON:

May I?

40 TOMMY DUNN:

Ms. Wilson.

41 CINDY WILSON:

In addition to

42 that prospective debacle for the county government,
43 we've all been following the boat tax issue. And it's
44 nice to have reduced taxes, but if it's to our local
45 government, and we have no way to make up the revenue
46 in our budgets, that is important to, to work with. I
47 would hope that the state would up the local aid to
48 local subdivisions to offset the nice boat tax
49 reduction, because it's going to leave a nice hole for
50 us that we have to fill. Thank you.

1 TOMMY DUNN: Thank you.
2 Anyone else?
3 CHRIS SULLIVAN: Mr. Chairman.
4 TOMMY DUNN: Councilman
5 Sullivan.
6 CHRIS SULLIVAN: So everything
7 I've researched on this so far, I mean, it seems like
8 every county is against this. It really does not
9 provide near enough money or incentives to the county.
10 So seems like it's pretty universal against this.
11 And I agree with Ms. Wilson, the state seems to be
12 working against us. And with the boat tax, I mean \$3
13 million leaving our budget by 2029. You've got this
14 one to dump roads on us. I don't know what all this
15 resolution that we're about to say can cover in one
16 resolution, but I am strongly for this resolution, and
17 it's very, very frustrating on what the State House
18 keeps kind of throwing our way, the curve balls we have
19 to keep dodging. So I'm definitely in support of this.
20 Thank you.
21 TOMMY DUNN: Anyone else?
22 All in favor of the motion show of hands. All
23 opposed like sign. Show the motion carries
24 unanimously.
25 Moving on to item number 9, approval of
26 Comprehensive Safety Action Plan. Mr. Burns.
27 RUSTY BURNS: Mr. Chairman,
28 we received a grant to do a comprehensive safety action
29 plan that would identify curves and bad intersections.
30 We received this grant, and by Council accepting this
31 grant, tonight, we are opening up another avenue to
32 secure funds to fix roads in Anderson County.
33 TOMMY DUNN: Thank you. Do
34 we have a motion to move this forward?
35 JIMMY DAVIS: So moved.
36 CINDY WILSON: So moved.
37 TOMMY DUNN: Councilman
38 Jimmy Davis makes the motion; Ms. Wilson seconds it.
39 Any discussion?
40 CHRIS SULLIVAN: I would like
41 to add ---
42 TOMMY DUNN: Councilman
43 Sullivan.
44 CHRIS SULLIVAN: Thank you, Mr.
45 Chairman. So the one thing -- I was kind of going
46 through here, because at the end it lists all the
47 specific intersections and areas of high danger, I
48 guess. But I was talking to Steve Newton today. So
49 the -- in District One, two of the issues I see on
50 Clemson Boulevard is where the QT is at Whitehall, that

1 people are like stopping at the red light and they're
2 allowing a car to come out of QT to take a left by
3 Biscuitville. I'm giving some down south directions
4 here.

5 CINDY WILSON: I got hit by
6 that.

7 CHRIS SULLIVAN: Okay, so --
8 sorry about that. But people are trying to be nice,
9 doing the southerly thing, opening -- but people are
10 taking that left, and that far left lane is not seeing
11 it, and they're coming full speed and whacking people.
12 And there's an ambulance there, I think, every week.

13 And I also look at like the Chick Fil A on
14 Greenville Street. Same thing. People are like, let's
15 be nice. Let's make a lane. Let these people come out
16 and take a left. The far lane doesn't see it.

17 So I mentioned to him, because I didn't see it on
18 the plan. There's a lot of this happening. And I
19 don't know how you discourage people from trying to do
20 what they think is a friendly thing to do. But all ---

21 TOMMY DUNN: If they, if
22 they -- Mr. Elgin can say it, but if they cause a wreck
23 and they're there when the Highway Patrol sees it,
24 they're going to give them a ticket.

25 CHRIS SULLIVAN: The people
26 that leave the lane?

27 TOMMY DUNN: That's right.

28 CHRIS SULLIVAN: Okay. And the
29 other thing I'll mentioned here, there was a, I guess,
30 an ACATS meeting a couple -- about a month or so ago,
31 and the state was talking about the causes for wrecks.
32 And when it came down to distracted driving, it was
33 really, really low, like a one percent. And Senator
34 Cash was in that meeting, and he's like, what, there's
35 no way. And they said, we have no way of measuring
36 that. Like, by the time we get there, the phone is
37 cleared out. We -- it's not open. We don't know --
38 I've been on 85, 20 and 26 this weekend, all over the
39 southeast, moving kids around. I passed people in the
40 left lane going 75, 80 miles an hour with the left foot
41 kicked up on the dash, either during a FaceTime call or
42 watching a movie. And I'm passing them, and I politely
43 look at them like, what the heck's going on? But
44 like this -- as much as we can do in this to fix it, I
45 think there's a growing tide of distracted driving
46 that's not being measured in here. And I just would
47 hate for us to be subject to a criteria for -- I know
48 we're shooting for zero deaths on our roads, but people
49 know not to look at their phones when they're driving.
50 They know not to FaceTime or watch movies. And I think

1 it's happening at even an alarming rate, and it's not
2 measurable.

3 So that was on my brain. I just wanted to put that
4 out there for y'all. That's all I have.

5 TOMMY DUNN: Thank you.
6 Anyone else?

7 CINDY WILSON: May I add? I
8 used to have the District Engineer with SCDOT meet me
9 at least once a year to ride roads. And after we
10 finally got Midway Road resurfaced and the shoulder
11 improvements, the speeding was so bad. And I had Mr.
12 McLaughlin in the truck with me, and I said, Mr.
13 McLaughlin, these people are passing on double yellow
14 lines, blind hills and curves. And about that time,
15 one came by us, and then two, and then three. I don't
16 know what you do. These people drive like maniacs. I
17 mean, these are blind hills, blind curves.

18 And we had a fatality on Midway about a month ago.
19 The lady apparently was going at a high rate of speed
20 on an easy curve. Line of sight good. But she went
21 off one side and over corrected and hit the tree on the
22 other. It's just unbelievable.

23 And then Sunday on Midway, someone tried to take
24 the curve by Rivendell and went into the very deep
25 ditch and bank. The road was shut down for quite a
26 while.

27 We've got -- well, Highway 29 is probably the most
28 fatal road in the system, and Midway has had its share.
29 I don't know how we can make people pay better
30 attention, but some of those recommendations should be
31 somewhat helpful.

32 And of course, Mr. Elgin should be our expert on
33 these matters since he has worked a lot of scenes.
34 What do you think?

35 GREG ELGIN: Mr. Chairman,
36 if I could?

37 TOMMY DUNN: Yes, sir.

38 GREG ELGIN: What I was
39 going to say, Mr. Sullivan, the way they get these
40 stats are off of accident reports. So by the time the
41 trooper gets there, just like you said, they're not
42 going to admit to being on the phone, so they're going
43 to be charged, basically, with too fast for conditions
44 which goes under the speeding side.

45 So that's where those -- some of those stats get
46 swayed. It's just because nobody's going to admit to
47 talking on the phone or looking down at the radio or
48 grabbing something out of the floorboard, which is
49 considered distracted driving. So that's why those
50 stats are low. Nobody's, nobody's going to admit to

1 it, unless you've got five witnesses that say, no, they
2 had their phone in front of their face.
3 But that's, that's how some of those stats get
4 skewed. So thank you.
5 TOMMY DUNN: Thank y'all.
6 Mr. Davis.
7 GLENN DAVIS: Thank you, Mr.
8 Chairman. My take on that is, after you've had your
9 license 15, 20 years, you need to go back through a
10 driver's ed course. Thank you, Mr. Chair.
11 TOMMY DUNN: Yes, sir.
12 CINDY WILSON: We'll all sign
13 up, Mr. Davis. Will you teach?
14 TOMMY DUNN: All in favor
15 of the motion show of hands. All opposed like sign.
16 Show the motion carries unanimously.
17 Moving on to item number 10, vehicle donations.
18 2011 Ford Crown Vic; 2013 Chevy Tahoe, two, to Tri-
19 County Technical College campus police.
20 Do we have a motion to move this forward?
21 CINDY WILSON: So moved.
22 TOMMY DUNN: Motion by Ms.
23 Wilson. Have a second?
24 BRETT SANDERS: Second.
25 TOMMY DUNN: Councilman
26 Sanders. Any discussion? All in favor of the motion
27 show of hands. All opposed like sign. Show the motion
28 carries unanimously.
29 Moving on to item number 10(b), Ford F250 to hope
30 Missions, it's a 2007 Ford. Do we have a motion to
31 move this forward?
32 JIMMY DAVIS: So moved.
33 CINDY WILSON: So moved.
34 TOMMY DUNN: Councilman
35 Jimmy Davis makes a motion; Ms. Wilson seconds. Open
36 the floor up for discussion. All in favor of the
37 motion show of hands. All opposed like sign. Show the
38 motion carries unanimously.
39 Moving on to item number 10 -- I mean 11, requests
40 by Council members. Mr. Davis, Jimmy.
41 JIMMY DAVIS: Thank you, Mr.
42 Chair. From District Six special appropriations
43 account, I would like to appropriate \$3,500 to Area 14
44 Special Olympics. And we do this every year to help
45 them with their fundraiser in conjunction with the
46 Saluda River Rally. I make that in the form of a
47 motion.
48 TOMMY DUNN: We have a
49 motion by Mr. Davis. Have a second?
50 GREG ELGIN: Second.

1 TOMMY DUNN: Second by
2 Councilman Elgin. Any discussion? All in favor of the
3 motion show of hands. All opposed like sign. Show the
4 motion carries unanimously.
5 I just want to say, Jimmy, you ain't got to give
6 all that. That's 3,500 for everybody. Total.
7 JIMMY DAVIS: Was it
8 everybody?
9 TOMMY DUNN: That's total.
10 JIMMY DAVIS: Mr. Chair,
11 I'll amend that to \$1,000 from District Six.
12 TOMMY DUNN: \$1,000 for
13 Special Olympics from Mr. Davis's account. Do we have
14 a second?
15 BRETT SANDERS: Second.
16 TOMMY DUNN: By Councilman
17 Elgin. Any discussion? All in favor of the motion
18 show of hands. All opposed like sign. Show the motion
19 carries unanimously.
20 Moving on to Councilman Sanders.
21 BRETT SANDERS: Thank you, Mr.
22 Chairman. Out of my special appropriations, I'd like
23 to appropriate 500 to Area 14 Special Olympics, and I
24 put that in the form of a motion.
25 CINDY WILSON: Second.
26 TOMMY DUNN: Have a motion
27 by Mr. Sanders; and second Ms. Wilson. Any discussion?
28 All in favor of the motion show of hands. All opposed
29 like sign. Show the motion carries unanimously.
30 Councilman Glenn Davis.
31 GLENN DAVIS: Thank you, Mr.
32 Chairman. Out of District Two special appropriations
33 account, I'd like to give Area 14 Special Olympics
34 \$500. I put that in form of a motion.
35 JIMMY DAVIS: Second.
36 TOMMY DUNN: Have a motion
37 by Councilman Glenn Davis; and second by Councilman
38 Jimmy Davis. Any discussion? All in favor of the
39 motion show of hands. All opposed like sign. Show the
40 motion carries unanimously.
41 Councilman Elgin.
42 GREG ELGIN: Mr. Chairman,
43 I'd like to put this in the form of a motion. From
44 District Three's appropriation request, \$500 to Area 14
45 Special Olympics. Put that in the form of a motion.
46 TOMMY DUNN: We have a
47 motion by Mr. Elgin. Second?
48 BRETT SANDERS: Second.
49 JIMMY DAVIS: Second.
50 TOMMY DUNN: Councilman

1 Jimmy Davis. Open the floor up for discussion. All in
2 favor of the motion show of hands. All opposed like
3 sign. Show the motion carries unanimously.
4 Councilman Sullivan.
5 CHRIS SULLIVAN: Thank you, Mr.
6 Chairman. From the District One special appropriations
7 account, I would like to put \$500 towards the Area 14
8 Special Olympics. And I'll make that in the form of a
9 motion.
10 CINDY WILSON: Second.
11 TOMMY DUNN: We have motion
12 by Mr. Sullivan; and second by Ms. Wilson. Any
13 discussion? All in favor of the motion show of hands.
14 All opposed like sign. Show the motion carries
15 unanimously. Ms. Wilson.
16 CINDY WILSON: Thank you, Mr.
17 Chairman. District Seven would like to appropriate
18 \$1,500 to the Watkins Community Center Children's
19 Theater Group. And I put that in the form of a motion.
20 And whatever is left in District Seven's account,
21 if we could apply it to the Special Olympics Area 14
22 ---
23 TOMMY DUNN: You don't have
24 to do that. You don't have to. You can keep it. They
25 got their -- what they need.
26 CINDY WILSON: Oh, okay.
27 TOMMY DUNN: Thank you.
28 CINDY WILSON: Thank you.
29 TOMMY DUNN: Ms. Wilson has
30 a motion. Have a second?
31 CHRIS SULLIVAN: Second.
32 TOMMY DUNN: Second by
33 Councilman Sullivan. Open the floor up for discussion.
34 All in favor of the motion show of hands. All opposed
35 like sign. Show the motion carries unanimously.
36 Out of District Five's special appropriations
37 account, I'd like to appropriate \$500 to Area 14
38 Special Olympics, and that makes it whole. Put that in
39 the form of a motion.
40 CINDY WILSON: Second.
41 TOMMY DUNN: Second by Ms.
42 Wilson. Open the floor up for discussion. All in
43 favor of the motion show of hands. All opposed like
44 sign. Show the motion carries unanimously.
45 Moving on to Administrator's report.
46 RUSTY BURNS: Nothing at
47 this time, Mr. Chairman.
48 TOMMY DUNN: Now, citizens'
49 comments. When Mr. Harmon calls your name, please step
50 forward and state your name and district for the

1 record. You have three minutes. Please address the
2 chair. Mr. Harmon.

3 LEON HARMON: Mr. Chairman,
4 first speaker is Jocelyn Jones.

5 MS. JONES: Hello. Good
6 evening. My name is Jocelyn Jones. I'm in the,
7 according to my voting registration, District Four, but
8 I'm in School District One, Wren school district.

9 I would like to express my concern regarding any
10 new or proposed residential developments within the
11 Wren school district area that are not aligned with
12 current infrastructure capacity and long term planning.

13 While I support growth, I believe that growth must
14 be strategic and sustainable. At present, there are no
15 clear indicators that -- there are present. I'm sorry.
16 There are clear indicators that this district is
17 already experiencing strain on key systems that support
18 our community. Our roadways, particularly secondary
19 roads, are already showing signs of deterioration, and
20 we're not designed to accommodate significant increases
21 in traffic volume, which includes construction traffic.

22 Without defined -- without a defined and funded
23 plan for road improvements, additional development will
24 further impact safety and accessibility. There are
25 also valid concerns regarding school capacity and the
26 potential need for rezoning. Expanding residential
27 density without ensuring that schools are adequately
28 equipped to serve that growth places unnecessary strain
29 on students, families and the education system in
30 Anderson County as a whole.

31 In addition, public safety infrastructure must be
32 considered. The limited proximity of a fully staffed
33 fire department raises concerns about emergency
34 response coverage as the population increases.

35 Collectively, these conditions point to a gap
36 between growth and readiness. Approving additional
37 residential developments without addressing these
38 foundational issue risks create long term challenges
39 and shifts the financial burden on to current residents
40 and taxpayers.

41 I respectfully urge that any new residential
42 development within this district or area be paused,
43 denied or deferred until there is clear alignment with
44 infrastructure improvement, school capacity planning
45 and public safety resources. Responsible growth
46 requires readiness, and at this time, it is my opinion
47 that the readiness has not yet been demonstrated.

48 Thank you.

49 TOMMY DUNN: Thank you.

50 Mr. Harmon.

1 LEON HARMON: Mr. Chairman,
2 no one else has signed up.
3 TOMMY DUNN: Thank you, Mr.
4 Harmon.
5 Moving on now to remarks from Council members.
6 Jimmy Davis.
7 JIMMY DAVIS: Thank you, Mr.
8 Chair. Ma'am, thank you for your comments. I couldn't
9 agree with you more. I do think what we really need to
10 happen at the state level is to pass a concurrency bill
11 that would give the county the authority to do just
12 exactly what you're asking, is to make sure that
13 infrastructure is in place before over-development
14 takes place. So I would encourage you to speak with
15 your state senator, and I believe that would probably
16 be Mr. Richard Cash.
17 We had a great Saturday in Powdersville at Rhythm
18 on the River. I want to thank the Connect Powdersville
19 folks, all the sponsors, especially AnMed and Duke
20 Energy, for making it a great day for the community. I
21 want to thank the county administrator and the staff
22 that were there to assist in this. We had a great day,
23 and wasn't as hot as last year, and we didn't, we
24 didn't miss too -- we didn't miss the George Strait
25 crowd too much, but we had a great day in Powdersville.
26 I want to remind you that the Saluda River Rally is
27 just around the corner, the first Saturday in June. So
28 we've got that coming up. We have the Piedmont
29 Riverfront Park opening on Friday morning at 10 a.m.
30 I'd invite all you to be there for that great occasion.
31 Also want to tell you -- tell my fellow Council
32 members that we are working hard on the conservation
33 subdivision ideas, and we're, we're gathering a lot of
34 information. Had a great conversation with Mr. Thayer
35 and Mr. Harmon today. And I -- my goal is to have
36 something for your review very soon.
37 Thank you, Mr. Chair.
38 TOMMY DUNN: Thank you.
39 Councilman Sanders.
40 BRETT SANDERS: Nothing at
41 this time, sir.
42 TOMMY DUNN: Thank you.
43 Councilman Davis, Glenn Davis.
44 GLENN DAVIS: Nothing at
45 this time, sir.
46 TOMMY DUNN: Thank you.
47 Councilman Elgin.
48 GREG ELGIN: Nothing at
49 this time, sir.
50 TOMMY DUNN: Thank you.

1 Councilman Chris Sullivan.

2 CHRIS SULLIVAN: Nothing at
3 this time.

4 TOMMY DUNN: Thank you.

5 Councilman Ms. Wilson.

6 CINDY WILSON: You saved the
7 best till last. No, I appreciate it. I agree with the
8 lady who came and spoke, and concurrency will be a big
9 help if we can get the state to pass it.

10 I did receive a -- an email from our -- my
11 district's former Planning Commissioner, Mr. Dan
12 McKinney, and he has noted some sign issues that we
13 need to look at and make sure they're enforced. And I
14 invite y'all to take a look at it, and let's see what
15 we can do.

16 Thank you so much.

17 TOMMY DUNN: Thank you. I
18 just want to thank everybody for -- the ones that
19 participated in the great trash pickup, and still going
20 on. Help keep Anderson County looking good. We had a
21 lot of citizen participation. Picked up a lot of bags
22 of trash, but it's ongoing. That's a yearly --
23 constant problem and we need to keep on doing it.

24 Everybody go out and enjoy the fair. A lot of
25 people like that. I know everybody had a good time at
26 the -- Jimmy's thing up there in Powdersville this
27 week. Heard a lot of good comments about it.
28 Appreciate all the staff and all helping put that
29 together.

30 I want to thank everybody. We're adjourned.

31
32

(MEETING ADJOURNED AT 7:04 P.M.)

ORDINANCE NO.: 2026-013

AN ORDINANCE TO APPROVE A GROUND LEASE AGREEMENT BETWEEN ANDERSON COUNTY, SOUTH CAROLINA AND BLACKDOG AIR, LLC FOR LOCATION OF AN AIRCRAFT HANGAR AT THE ANDERSON REGIONAL AIRPORT; AND OTHER RELATED THERETO.

WHEREAS, Anderson County, South Carolina (the “County”), acting by and through its County Council (the “County Council”) is authorized under Title 4 of the Code of Laws of South Carolina, as amended, to lease, sell or otherwise dispose of real property owned by the County;

WHEREAS, the County proposes to lease to Blackdog Air, LLC, parcels of the Anderson Regional Airport property for purposes of design and construction of a hangar for aircraft storage in the vicinity shown on Exhibit B; and

WHEREAS, the County has determined that in consideration of Blackdog Air LLC’s proposed development of hangars, substantial benefit would inure to the public by execution of these Lease Agreements.

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

1. The Anderson County Council hereby approves the ground lease agreement as shown in Exhibit A attached hereto, for purposes of development and construction of an aircraft hangar on the Anderson Regional Airport property. The County Administrator is hereby authorized, empowered, and directed to execute, acknowledge, and deliver all documents in the name of and on behalf of the County to carry out the transactions authorized by this Ordinance.
2. All Ordinances, Orders, Resolutions, and actions of Anderson County Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked, and rescinded.
3. Should any part or provision of this Ordinance be deemed unconstitutional or unenforceable by a Court of competent jurisdiction, such determination shall not affect the rest and remainder of this Ordinance, all of which is hereby deemed separable.
4. This Ordinance shall take effect and be in full force upon the third reading and enactment of by Anderson County Council.

ORDAINED in meeting duly assembled this 19th day of May, 2026.

ATTEST:

Rusty Burns
Anderson County Administrator

Tommy Dunn, Chairman
Anderson County Council

Renee D. Watts
Clerk to Council

APPROVED AS TO FORM:

Leon C. Harmon
Anderson County Attorney

First Reading: March 3, 2026

Second Reading: April 21, 2026

Third Reading: May 19, 2026

Public Hearing: May 19, 2026

Exhibit A

STATE OF SOUTH CAROLINA

COUNTY OF ANDERSON

GROUND LEASE AGREEMENT

THIS GROUND LEASE AGREEMENT, by and between **ANDERSON COUNTY, SOUTH CAROLINA** a political subdivision of the State of South Carolina (hereinafter referred to as the “Lessor” or “County”) and **Blackdog Air, LLC**, organized and existing under the laws of the State of South Carolina (hereinafter referred to as the “Lessee”);

WITNESSETH:

WHEREAS, the Lessor is the owner of a tract of land which is known as Anderson Regional Airport (hereinafter referred to as “Airport”) located in Anderson County, South Carolina; and

WHEREAS, Lessee desires to lease from Lessor, and Lessor desires to lease to Lessee, that property on the Anderson Regional Airport identified and more particularly described by the Exhibit A and made a part of this Lease; and

WHEREAS, Anderson County has determined that, in consideration of Lessee’s proposed investment of the construction of hanger space, substantial benefit would inure to the public by execution of this Lease Agreement; and

NOW THEREFORE, for and in consideration of the premises and covenants herein contained and in further consideration of the payment of rent hereinafter stipulated, and of the terms and conditions herein set forth, the parties hereto do hereby agree as follows:

SECTION 1. LEASED PROPERTY:

A. Description. The leased property consists of the property described in Exhibit A, and as may be further defined with a Final Survey after appropriate approvals.

SECTION 2. USE OF LEASED PROPERTY:

A. Use by Lessee. Lessee shall use the Leased Property only for aircraft storage and incidental uses directly related to aircraft storage. Leased Property includes the following:

1. Land: Approximately 14,900 square feet to provide for building, parking, and required buffers as further described in Exhibit A.

2. Buildings (to be constructed by tenant): Approximately 4,900 square feet of properly lighted and heated building space for aircraft storage and incidental uses.

B. Ingress and Egress. Lessee shall have the right of ingress and egress from the Leased Property over airport roadways, expressly subject to such rules and regulations as may be established by the Airport Manager. Lessee shall have the right of ingress and egress from the Leased Property by way of aircraft taxiway or aircraft access way adequate for Lessee's aircraft.

SECTION 3. RESTRICTIONS ON USE OF LEASED PROPERTY:

A. Leased Property to Be Used for Designated Purposes. The Leased Property shall not be used for any purposes, except for the specific purposes herein designated, without the written consent of the Lessor.

B. Control of Lighting. Lessee agrees to control all future lighting on the Leased Property so as to prevent illumination from being a hazard to pilots landing on, taking off from, or taxiing on the Airport. The determination of whether lighting creates a hazard shall rest solely upon the reasonable judgment of the Airport Manager.

C. Commercial Operations. The Lessee, sublessees, or any future occupants shall be expressly prohibited from advertising, soliciting, or providing repair services, maintenance services, Fixed Based Operations services, or any other similar services without the expressed written consent of the Anderson County Airport Manager. Lessee shall be prohibited from any commercial activity that deals with fuel or fuel sales, as well as any commercial activity that deals with paint, paint application, paint stripping, or paint removal. For so long as Lessee does not operate a business that provides services that are substantially the same as or identical to services provided by the Lessor, the Lessee shall specifically have the right to operate offices for itself or any other entity owned or controlled by Lessee and its members.

D. Advertising Generally. No sign, advertisement, symbol, or corporate logo may be applied or affixed to the outside of any building without approval of the Airport Manager.

E. Airport Master Plan. Lessee will at all times cooperate with all provisions of any Airport Master Plan adopted by the Airport or approved by the Anderson County Council.

SECTION 4. TERM OF LEASE AGREEMENT:

The term of this Lease Agreement consists of two phases:

- Phase I – Construction
- Phase II –Thirty Year Term

Phase III-Option for Renewal Term

- A. Phase I – Construction. This Lease Agreement shall commence and be effective on _____, and the term of Phase I of this Lease Agreement shall end no later than (1): 2 years and 6 months after the execution date of the Lease Agreement; or (2) the date of the issuance of a Certificate of Occupancy, whichever occurs first.
- B. Phase II – Thirty Year Term. The term of Phase II of this Lease Agreement shall commence the next calendar day following the end of Phase I – Construction and shall be for a period of 30 years. This Lease Agreement shall terminate absolutely and without further obligation on the part of either Lessor or Lessee 30 years from the day following the end of Phase I, unless terminated earlier in accordance with the termination provisions of this Lease Agreement.
- C. Phase III-Option for Renewal Term. At the end of the expiring term after Phase II, Lessor grants unto Lessee the right to renew this Ground Lease Agreement for five (5) years (One 5-year term) upon the terms contained within this paragraph, provided however, that Lessee provides notice to Lessor at least 180 days prior to expiration of the Phase II lease term of its intent to exercise this option for one additional term of five (5) years. The annual lease amount for this Option for Renewal Term shall be based upon a fair market lease rate for the land and building improvements (the “Leased Property” or “Property” as defined in Section 2.A herein). If Lessee fails to provide notice to Lessor at least 180 days prior to expiration of the Phase II lease term, Lessee shall be deemed to have rejected this Option for Renewal Term and Lessor shall have the right to leave third party based upon a fair market lease rate for the property.

SECTION 5. LEASE PAYMENT:

- A. Phase I – Construction Rent. Lessee agrees to pay Lessor during the Phase I - Construction, an annual amount of \$ 3,725.00. Rent is accrued on a monthly basis and shall be paid in equal monthly installments, in the amount of \$ 310.00 due and payable on the first day of each month in advance during the term of this Lease Agreement.
- B. Phase II – Thirty Year Term. Lessee agrees to pay Lessor, for the Leased Property, an annual amount of \$ 3,725.00 and subject to escalation as provided below. Rent is accrued on a annual basis and shall be paid in annual installments, in the amount of \$ 3,725.00 due and payable on the first day the month after the end of Phase I and then due annually on such date in advance

during the term of this Lease Agreement.

C. Escalation Clause. Beginning 5 years after the execution date of this lease agreement, lease rates are subject to an increase of no more than ten percent (10%) during each succeeding five year period until the end of the period defined by Phase II described above, i.e. the 10% income applies to each year within the five year period..

D. Failure to Pay. On failure of Lessee to pay rental when due, and subject to the grace periods set forth in Section 20 hereof, Lessor has the right, subject to the provisions under Sections 17, 18, 19 and 20 hereof, at its option: (1) to declare this Lease Agreement void, and cancel the same, without the necessity of any legal proceedings; or (2) enter and take possession of the Leased Property. Lessor at its option, upon a breach of this contract for any reason, may then sublet the Leased Property at the best price obtainable for any reasonable effort through private negotiations and charge the difference when the same comes due monthly, if any, between said price of subletting and the contract price to Lessee and hold him liable therefor. Such subletting on the part of the Lessor will not in any sense constitute a breach of this contract on the part of the Lessor, but Lessor will act as agent for the Lessee to minimize the damage caused by Lessee's breach. These rights of the Lessor are cumulative and not restrictive of any other rights under the law, and failure on the part of the Lessor to avail himself of these privileges at any particular time shall not constitute a waiver of these rights.

SECTION 6. SCHEDULE OF IMPROVEMENTS BY LESSEE:

A. Minimum Improvements. Lessee shall, within the period of time set forth for Phase I – Construction in Section 4(A) hereinabove, complete the following capital improvements:

1. Construction of airport hangar of approximately 4,900 square feet, in accordance with Exhibit B, Hangar Site Plan and Hangar Floor Plan, which are hereby attached as Exhibit B and made a part of this Lease. A Certificate of Occupancy shall be issued no later than 2 years and 6 months after the execution date of the Lease Agreement. Failure of Lessee to obtain a Certificate of Occupancy shall be an Event of Default.

B. Maintenance by Lessee. Lessee shall be responsible for the required maintenance to keep the property in good condition, as determined by the Airport Manager, throughout the term of the Lease Agreement. Lessor shall be responsible for all lawncare and access road and Lessee shall be responsible for all shrubbery and landscaping maintenance.

C. Plans and Specifications.

1. No improvements, including landscaping, shall be erected or placed on the Leased Property, and no alterations shall be made in the improvements and facilities constructed, without prior written approval by the Airport Manager. Such approval shall not be unreasonably withheld.

2. Two complete sets of plans and specifications for all future buildings, alterations, and improvements and for all subsequent planned changes therein or alterations shall, at least 30 days prior to beginning of construction or changes, be signed by Lessee and delivered to the Airport Manager for his consideration and approval.

SECTION 7. CONSTRUCTION:

A. Schedule.

1. All information necessary for the submission of Notice of Construction or Alteration, FAA form 7460-1, shall be provided to the Airport Manager, for final approval by the Federal Aviation Administration, as required by Paragraph 77.13(a)(5)(1) of Part 77, Federal Aviation Regulations. Approval must be accomplished by Lessee, and Lessor has the right of final approval. The FAA Final Determination shall be hereby attached as Exhibit C, FAA Final Determination and made a part of this Lease.

2. Within the time schedule set forth in Section 6A, Minimum Improvements, Lessee agrees to construct or cause to be constructed and completed upon the Premises in accordance with the terms of this Lease and all applicable laws, ordinances, regulations and matters of record, the improvements and facilities set forth in Section 6A hereof. The date for completion may, however, be extended for the period of any unavoidable delay, if Lessee makes a claim for such delay in writing to Lessor within 10 days after the commencement of the cause for such delay. For the purpose of this Lease, the term “unavoidable delay” shall mean delay suffered by the Lessee or Lessee’s contractors which necessarily and materially interferes with the progress and extends the time required for the completion of such work and which is caused by, but not limited to, such events as acts of nature or the elements, strikes, lockouts, fire, or other causes beyond the control of Lessee or Lessee’s contractors.

B. Default by Failure to Construct. Any breach by Lessee of any of the terms and provisions of Section No. 5, Lease Payment; Section No. 6, Schedule of Improvements by Lessee; and Section No. 7, Construction, of this Lease shall constitute a material breach and shall be deemed to be “an event of default by Lessee” under Section 20, Events of Default by Lessee, unless cured as set

forth in Section 20.

SECTION 8. COMPLIANCE WITH LAWS AND REGULATIONS:

A. Subordination of Leased Property to United States It is agreed and understood that this Lease Agreement and the provisions hereof, shall be subject and subordinated to the terms and conditions of the instruments and documents under which Anderson County is authorized to use the airport property.

B. Non-Discrimination. Lessee agrees that in its operation and use of the Leased Property and/or the Airport it will not, on the basis of race, color, national origin, religion, sex, age or disability, discriminate against any person or group of persons in any manner prohibited by the Federal Aviation Regulations, federal, state or local laws. Lessee hereby agrees to include the aforesaid language in any agreement it has with a sub-tenant who operates from or uses the Leased Property.

C. Airport Rules and Regulations. Lessee agrees to abide by all ordinances, rules, and regulations concerning the Airport, operational safety, operational and airport security, parking of aircraft and other vehicles, and fire prevention promulgated by the Airport Manager or the Anderson County Council. Copies of such rules and ordinances are available to Lessee in the office of the Airport Manager. Any signage posted by the Airport Manager must be followed. Repeated failure to follow Airport Rules and Regulations shall be an Event of Default.

D. FAA Rules and Regulations. Lessee shall at all times act in a lawful manner and at all times conform to the rules and regulations of the Federal Aviation Administration (FAA) insofar as applicable to Lessee's possession and operation of its aircraft. Lessee agrees to include the language in this sub-section with any sub-tenant.

E. Non-Disturbance on Leased Property. Lessee shall not commit or suffer to be committed upon the Leased Property any act or thing which may unreasonably disturb the quiet use and enjoyment of any other tenant at the airport.

SECTION 9. UTILITIES:

A. Payment for Utilities. It is agreed that the rent as noted in Section 5 does not include payment for utilities. Lessee shall throughout the term of this Lease Agreement pay all utility bills which may accrue on the Leased Property, including, but not limited to, installation of meters and utility connections for the calculation of utility fees incurred by Lessee.

B. Right of Connection. Lessee may, at Lessee's expense, connect to all utilities at the nearest points of existing utility lines, and shall thereafter maintain, repair, and replace all such utilities to and including the points of such connections.

C. Waiver of Damage. Lessee hereby waives any claim against and releases Lessor (but not any third parties, such as other lessees) from any and all claims for damage arising or resulting from failures or interruptions of utility services, including but not limited to, electricity, gas, water, plumbing, sewerage, telephone, communications, heat, ventilation, or for the failure or interruption of any public or passenger services facilities.

SECTION 10. CHARACTER AND STANDARDS OF OPERATION:

A. Operate in a First-Class Manner. During the full term of this Lease Agreement, Lessee shall continuously operate and maintain, in a first-class manner, the existing grounds and facilities and all improvements on the Leased Property.

B. Supervision by Manager. The Lessee or its designee shall be available on the Property as required in order to ensure compliance with all responsibilities as set forth in this Lease.

C. Aircraft Housed in Hanger. Notwithstanding any provisions elsewhere in this Lease Agreement, the following provisions apply:

a. No aircraft shall be placed in the hanger unless the Lessee maintains at least a fifty-one percent (51%) ownership interest in the aircraft.

b. Only aircraft shall be placed in the hanger, i.e. no automobile, truck, recreational vehicle, motor home, ATV, or any other vehicle whatsoever shall be placed in the hanger on either a temporary or permanent basis, except that Lessee may park a personal vehicle in the hanger while flying and may house equipment necessary to move aircraft into and out of the hanger.

c. Lessee shall be solely responsible for physical placement and removal of aircraft from the hanger.

d. If maintenance on aircraft is to be performed in the hanger, Lessee must provide appropriate insurance coverage, including but not limited to pollution insurance coverage.

SECTION 11. LESSEE TO HOLD HARMLESS:

The Lessee shall be responsible from the time of signing this Lease Agreement for all injury or damage, of any kind, resulting from the work or the occupancy of the Leased Property to any persons or property. Except in cases of gross or willful negligence by Lessor, the Lessee shall exonerate, indemnify and hold harmless the Lessor from and against all claims or actions, and all expenses incidental to the defense of any such claims, litigation and actions, based upon or arising out of damage or injury (including death) to persons or property. This includes any third party, caused by or sustained in connection with the performance of this Lease Agreement or arising out of work performed under this Lease Agreement and shall assume and pay for, without cost to the Lessor, the defense of any and all claims, litigation and actions, suffered through any act or omission of the Lessee or any subcontractor or anyone directly or indirectly employed by or under the supervision of any of them, or in any way arising out of the use and occupancy of the Leased Property. The Lessee expressly agrees to defend at its expense against any claims brought or actions filed against the Lessor where and to the extent such claim or action involves, in whole or in part, the subject of the indemnity contained herein.

Notwithstanding any of the foregoing provisions Lessee shall have no duty, responsibility or obligation to indemnify Lessor in the event claims or action are asserted, made or filed against Lessor which are alleged to be attributed, in whole or in part, to Lessor's direct actions, s, gross negligence or willful negligence. In such cases Lessee shall have no duty to defend, indemnify or incur any expenses in defending Lessor from such claims.

SECTION 12. LIABILITY:

A. Liens. Lessee shall keep the Leased Property and all improvements thereon free from any and all liens and encumbrances arising out of any work performed, materials furnished, or obligation incurred by Lessee, Lessee's employees, agents, or contractors. Lessee agrees to indemnify and to hold Lessor harmless from any such liens and to pay to Lessor, upon demand, the cost of discharging such liens with interest at the rate of ten-percent (10%) per annum from the date of such discharge, together with reasonable attorneys' fees in connection with the settlement, trial, or appeal of any such lien matter.

B. Bankruptcy. In the event that bankruptcy or state insolvency or receivership proceedings shall be filed and sustained for a period of greater than 90 days against Lessee, its heirs, executors, administrators, successors or assigns, in any Federal or State Court, it shall give the right to Lessor, at its option, to immediately declare this contract null and void, and to at once resume possession

of the Leased Property and improvements thereon. No Receiver, Trustee, or other judicial officer shall ever have any right, title or interest in or to the Leased Property by virtue of this Lease Agreement.

C. Tenant at Will. If Lessee remains in possession of Leased Property after expiration of the terms hereof, without Lessor's acquiescence and without any express agreement of the parties, Lessee shall become a tenant at will at the rental rate of 150% of the rate in effect at the end of the term of this Lease Agreement; and Lessee shall be bound by the terms and conditions of this Lease Agreement as far as applicable; and there shall then be no renewal of this Lease Agreement by operation of law.

SECTION 13. LIABILITY INSURANCE:

A. Comprehensive General Liability. Lessee shall maintain at all times during the term of this Lease Agreement comprehensive general liability insurance coverage, for terms and conditions deemed appropriate by the Lessee to protect its interests, with a minimum \$1,000,000 per occurrence limit. Comprehensive Liability coverage for Lessee's subcontractors, if any, shall be obtained by Lessee with a \$1,000,000 policy limit. Lessee shall name Anderson County as Additional Insured including Completed Operations. These policy limits shall be subject to review at each five year period (see Escalation Clause in Section 5.C.).

B. Policies. All Liability Insurance policies required under Section 13 hereof shall include Lessor as additional insured under such policies of insurance. All applicable policies are to be Primary and Noncontributory with Waiver of Subrogation. A Minimum standard of acceptability of a carrier should be an A.M. Best's rating of A-VI.

C. Certificate of Coverage. Lessee shall furnish to the County within 30 days after execution of this Lease Agreement, or prior to the initiation of any construction or development on the Leased Property, which ever shall first occur, a certificate or certificates evidencing such insurance coverage with companies doing business in South Carolina and acceptable to Lessor covering:

- i. The coverage and policy limits contained herein, including Anderson County as additionally insured.
- ii. The location and the operation to which the insurance applies.
- iii. The expiration date of the policy(ies).
- iv. The name and address of the party to whom the certificates should be issued:

Anderson County
PO Box 8002

Anderson, SC 29622
Attention: County Administrator

If such coverage is canceled, reduced, or materially changed, Lessee shall, within 15 days of such event, notify the County of such cancellation, reduction, or material change of coverage and file with the County a certificate showing that the required insurance has been reinstated or is being provided through another insurance company or companies.

Prior to 10 days before the expiration of any such certificate, Lessee shall deliver to the County a certificate renewing or extending the terms for a period of at least 1 year, or a replacement certificate acceptable to Lessor evidencing the required insurance coverage.

SECTION 14. BUILDERS RISK INSURANCE:

During construction, Lessee Shall obtain and maintain property insurance written on a builder's risk "all-risks" completed value or equivalent policy form and sufficient to cover the total value of the entire Project on a replacement cost basis. Lessee shall obtain and maintain fire insurance with extended coverage in an amount equal to the estimated completed value of such building(s). Coverage shall be written on a "completed value" basis. The Lessee shall provide the Lessor with a certificate of insurance in the same manner as required in Section 13F Certificate of Coverage.

SECTION 15. PERMANENT PROPERTY INSURANCE:

Lessee shall provide to the Lessor evidence of coverage of an "all risk" property insurance policy, written on a "replacement cost" basis; it is understood by Lessor that such coverage shall be subject to exclusions and limitations to coverage by the Lessee's insurance company. The Lessee shall provide the Lessor with a certificate of insurance in the same manner as required in Section 13F Certificate of Coverage.

SECTION 16. DAMAGE, DESTRUCTION OR CONDEMNATION OF LEASED PROPERTY:

If the building or improvements on the Leased Property are destroyed by fire or any other cause, or substantially damaged as to be unusable, Lessee shall have the option to either (a) terminate this Lease Agreement upon payment to Lessor of an amount equal to 1/25th of the insurance proceeds multiplied by the number of years the Lessee has been in possession under this Lease Agreement, which payment shall be made from the proceeds of insurance received by the Lessee and not from other assets of the Lessee; or (b) to rebuild as expeditiously as possible, using

insurance proceeds therefore and to treat this Lease Agreement as continuing in effect. Lessee shall notify Lessor in writing of which alternative it elects within 30 days after date of determination of the amount of insurance proceeds owed to Lessor.

In the event that a part of the improvements are damaged by fire or other cause, this Lease Agreement shall be treated as continuing in effect, and Lessee shall rebuild and/or repair as expeditiously as possible, and, so long as Lessee is, in good faith, taking the action required to rebuild and/or repair such portion of the improvements as required herein, rent shall be reduced pro rata, based on the square footage of the affected improvements, until such improvements are rebuilt and/or repaired, such that they may be occupied safely and used for their intended purpose by Lessee.

A. Partial Taking. In the event of the condemnation, or taking by eminent domain of a portion of the Leased Property, if the remainder of the leasehold is in an economically viable operating unit, as agreed by Lessor and Lessee, rental payments shall abate according to the ratio of square footage so taken. Condemnation award for the taking of any structure on the Leased Property shall be divided between Lessee and Lessor on the basis that Lessor shall receive an amount equal to the award divided by 30 and multiplied by the number of years remaining under this Lease Agreement.

SECTION 17. INSPECTION OF LEASED PROPERTY:

With ___ hours notice to Lessee, the Airport Manager, or designee, may enter upon the Leased Property at any and all reasonable times during the term of this Lease Agreement for the purpose of determining whether or not Lessee is in compliance with the terms and conditions hereof or for any other purpose incidental to the rights of Lessor. No notice will be required, or given, if it is prudent for Lessor to investigate, or prevent, an emergency or situation that could damage the Leased Property or any surrounding property.

SECTION 18. TITLE:

A. Newly Constructed Buildings and/or Replacement Structures: During the term of this Lease Agreement and upon completion of any improvements, title to any and all newly constructed buildings, i.e. new and/or replacement structures placed on the Leased Property by Lessee shall remain in Lessee. Consequently, the Lessee shall be responsible for paying any and all property taxes and the like on these newly constructed buildings and/or replacement structures through the

entire period of the Lease.

B. Existing Property and Structures: Unless Lessee extends this Lease as set forth herein, title to all existing structures and facilities revert to the ownership of Lessor 35 years from the day immediately following the end of Phase II of this Agreement. The determination of property taxes due remains with the Anderson County Assessor or appropriate taxing authority.

C. Reversion of Title: Title to any and all new improvements (including newly constructed buildings and/or replacement structures) on the Leased Property shall revert to the ownership of Lessor at the termination or expiration of this Lease Agreement.

SECTION 19. TAXES:

During the term of the Lease Agreement, Lessee shall pay or cause to be paid, prior to delinquency, all taxes, including possessory interest taxes, ad valorem taxes, and any other assessments levied or assessed:

- (a) On the Leased Property;
- (b) On all possessory interests hereunder or in the Leased Property;
- (c) On any improvements, fixtures and equipment now or hereafter existing on the Leased Property and on any personal property situated in, on or about the Leased Property, or in, on or about any buildings or improvements thereon. Lessee shall obtain and deliver receipts or duplicate receipts for all taxes, assessments, and other items required hereunder to be paid by Lessee, promptly on payment thereof, if so required by Lessor, and;
- (d) On Lessee's aircraft based on the Airport.

It is understood, however, that Lessee may pay any such taxes and assessments under protest, and may in good faith contest the validity or amount thereof.

SECTION 20. EVENTS OF DEFAULT BY LESSEE:

Each of the following events shall constitute an "event of default by Lessee", provided, however, that Lessee shall have 60 days, (except in the case of Subparagraph (a) below, 10 days) after the receipt of written and electronic notice from Lessor of any such "event of default by Lessee" to cure.

- (a) Lessee's failure to pay the rent and other fees herein provided at the time fixed for payment thereof.
- (b) Lessee's failure to pay any taxes, including possessory interest taxes or assessments, agreed to be paid by Lessee in Section 21, Results of Lessee's

Defaults, of this Lease Agreement in accordance with the terms of said Section. If the nature of any default by Lessee under this Subparagraph (b) is such that it cannot be cured within the 60 day cure period provided above, Lessee shall be deemed to have cured such default if it shall, within such 30 day period, commence performance and thereafter diligently prosecute the same to completion.

- (c) Lessee's failure to keep, perform, or observe any term, covenant, or condition of this Lease Agreement, or the Commercial Service Agreement, to be kept, performed, or observed by Lessee.
- (d) Lessee's filing of a voluntary petition in bankruptcy or the assignment of all or substantially all of Lessee's assets for the benefit of Lessee's creditors or the institution of proceedings in bankruptcy against Lessee or the appointment of a receiver of the assets of Lessee; provided, however, that if any such proceedings or appointments are involuntary, then they shall not be considered an event of default by Lessee unless Lessee fails to procure a dismissal thereof within 90 days after the institution of such involuntary bankruptcy proceedings or the appointment of such receiver.

SECTION 21. RESULTS OF LESSEE'S DEFAULT:

Upon the occurrence of an "event of default by Lessee", which is not cured within the time period given, Lessor, in addition to any other rights or remedies, shall have the immediate right of re-entry and may remove all persons and property from the Leased Property with no liability to the Lessor therefore; such property may be removed and stored in a public warehouse or discarded as trash by Lessor at the expense of Lessee. Should Lessor elect to re-enter, as herein provided, or should it take possession pursuant to legal proceedings or pursuant to any notice required by law, it may either terminate this Lease, or relet the Leased Property and any improvements thereon or any part thereof for such term or terms (which may be for a term extending beyond the term of this Lease Agreement) and at such rental or rentals and upon such other terms and conditions as Lessor in its reasonable discretion may deem advisable, with the right to make alterations and repairs to improvements on the Leased Property. Upon such reletting:

- (a) Lessee shall be immediately liable to pay to Lessor, any indebtedness for the reasonable cost and expenses of such reletting and of such alterations and repairs incurred by Lessor, and the amounts, if any, by which the rent reserved in this Lease Agreement for the period of such reletting (up to but not beyond the term of this Lease Agreement) is less than the amount agreed to be paid as rent for the Leased Property for the period of such reletting, as the same comes due, or
- (b) Rents received by Lessor from such re-letting shall be applied: first, to the payment of any indebtedness, other than rent, due hereunder from Lessee to Lessor; second, to the payment of any costs and expenses of such re-letting and of such alterations and repairs; third, to the payment of rent due and unpaid hereunder, and the balance, if any, shall be held by

Lessor and applied in payment to future rent as the same may become due and payable hereunder.

If Lessee has been credited with any rent to be received by such reletting under option (a) and such rent shall not be promptly paid to Lessor by the new tenant, or if such rentals received from such reletting under option (b) during any month be less than that to be paid during that month by Lessee hereunder, Lessee shall immediately pay any such deficiency to Lessor. Such deficiency shall be calculated and paid monthly by Lessee. No such re-entry or taking possession of the Leased Property and any improvements thereon by Lessor shall be construed as an election on its part to terminate this Lease Agreement unless a written notice of such intention is given to Lessee. Notwithstanding any such reletting without termination, Lessor may, at any time thereafter, elect to terminate this Lease Agreement for any breach, in addition to any other remedy it may have, and in such event, Lessee's interest in any and all buildings and improvements on the Leased Property shall, at the option of the Lessor, automatically pass to Lessor; and Lessor may recover from Lessee all reasonable damages it may incur by reason of such breach, including the cost of recovering the Leased Property. It is agreed by the parties that Lessor shall have no right to seek the remedy of acceleration of rent.

SECTION 22. NON-WAIVER OF DEFAULTS:

The waiver by Lessor or Lessee of any breach by Lessor or Lessee of any term, covenant, or condition hereof shall not operate as a waiver of any subsequent breach of same or any other term, covenant or condition of this Lease Agreement. No term, covenant, or condition hereof can be waived except by written consent of Lessor; and forbearance or indulgence by Lessor, in any regard whatsoever, shall not constitute a waiver of the term, covenant or condition to be performed by Lessee to which the same may apply; and until complete performance by Lessee of the term, covenant or condition, Lessor shall be entitled to invoke any remedy available to it hereunder by law, despite such forbearance or indulgence.

SECTION 23. LESSEE'S ENCUMBRANCES:

A. Obligation. Lessee shall not encumber, mortgage, pledge, or allow any lien upon Lessee's interest in the Leased Property or in any improvements Lessee places thereon without the prior written consent of the Airport Manager after approval by the Anderson County Council. Any such mortgage, deed of trust or other instrument consented to by Lessor shall expressly provide therein that the trustee, mortgagee, or beneficiary in such instrument or payee in the note or other

obligation secured by any such instrument shall provide Lessor with written notice of any event of default by Lessee or foreclosure action against Lessee, within 10 days of such event. In the event such encumbrance, pledge, mortgage, or lien is allowed, the trustee, mortgagee, or beneficiary in said instrument or payee in the note or other obligation secured by any such instrument may deliver to Lessor written notice showing:

- (i) the amount of the obligation secured by such instrument and the date of maturity or maturities thereof; and
- (ii) the name and post office address of such mortgagee, beneficiary, payee, or trustee. Lessor shall thereafter serve on such mortgagee, beneficiary, payee or trustee, by registered or certified mail at the address given or at any subsequent address thereafter given, a copy of every notice thereafter served by Lessor upon Lessee under the terms of this Lease, during the existence of such mortgage, deed of trust, or instrument.

B. Cure of Default by Mortgagee. In the event that Lessee defaults in the performance of any covenant or provision of this Lease Agreement to be performed by Lessee during the existence of any such mortgage, lien, deed of trust, or other instrument, the beneficiary, mortgagee, payee, or trustee named in any such notice, or their nominee, shall have the right, within the time herein provided, plus an additional 10 days, to perform and comply with all the covenants and provisions of this Lease to be performed by Lessee and to make all payments required of Lessee by this Lease and, by so doing, to cure and remove any such default.

C. Cure by Commencement of Performance. If the nature of any default by Lessee is such that it cannot be cured within the additional 10 days, such beneficiary, mortgagee, payee, or trustee shall be deemed to have cured such default if it or its nominee shall, within such 10 day period, commence performance and thereafter diligently prosecute the same to completion.

D. Foreclosure of Liens. If, at any time, foreclosure proceedings are begun to any lien secured by any mortgage, deed of trust, or other similar instrument on the Leased Property, for a period of 30 calendar days from the date Lessor receives notice of such foreclosure, Lessor shall have the first option of assuming or discharging said lien at its actual face value, according to the terms thereof, and thereupon to then terminate this Lease Agreement and all interest in it and relet the Leased Property.

E. Non-Relief of Liability. No such encumbrance, foreclosure, conveyance, or exercise of right shall relieve Lessee from its liability hereunder.

SECTION 24. TERMINATION BY LESSEE:

The Lessee may cancel this Lease Agreement at any time, without penalty, if the Airport ceases to be used for airport purposes, or if local/County/State/Federal/or FAA regulations, laws, or ordinances prevent Lessee from using its aircraft at the airport.

SECTION 25. RIGHTS PRIOR TO TERMINATION:

If Lessee is not in default hereunder, Lessee shall have the right to remove during the term hereof any fixtures which Lessee may have placed or installed upon the Leased Property; provided, however, that upon said removal, Lessee shall repair, at Lessee's expense, any damage resulting therefrom and leave the Leased Property in their original condition, normal wear and tear excepted.

SECTION 26. LESSOR'S LIEN:

If Lessee is in default under any covenant, term or provision of this Lease Agreement or has abandoned the Leased Property, in addition to the rights of Lessor under Section 12, Liability, hereof, Lessee hereby grants to Lessor a lien upon any improvements, personal property, and trade fixtures upon the Leased Property, which lien Lessor may satisfy by selling said improvements, personal property, or trade fixtures at public or private sale without notice to Lessee and from the proceeds of said sale satisfy first any costs of storage, removal and sale, and any other debts due from Lessee; and secondly, satisfy the total amount of unpaid rent due hereunder and hold any balance for the account of Lessee.

SECTION 27. SALE, ASSIGNMENT, TRANSFER AND SUBLETTING:

Lessee shall not, except as security as provided in Section 23, Lessee's Encumbrances, hereof, sell, assign, or transfer this Lease Agreement without the prior written consent of the Lessor. Lessee shall not sublease the Leased Property or any portion thereof, nor shall Lessee sublet any privileges granted with respect to the operation of said Leased Property or any portion thereof, without the prior written consent of the Lessor, unless said sublease is for storage of aircraft and/or other aviation business or use classified and interpreted as direct aeronautical use; provided, however, that Lessor shall have the right to purchase the leased property at the depreciated value of the hanger if the Lessee sells the remaining term of the lease to a third party. Notwithstanding the foregoing, Lessee shall have the right to sublease any portion of the Leased Property or assign this Lease unto any entity partially owned or controlled by Lessee without the

written consent of Lessor, i.e. this sublease provision does not apply such that it places Lessee in competition with operation of the airport by Lessor. In such event of assignment or sublease, Lessee shall remain responsible for all terms of this Lease unless agreed to in writing by Lessor.

SECTION 28. SECURITY:

A. Access to Non-Movement Area / Ingress and Egress. Lessee is granted only that vehicular access which is reasonably necessary to allow Lessee access to the Leased Property once Lessee is on Airport property. Vehicular access to all movement areas, whether active or inactive, is expressly prohibited by this Lease. For the purpose of this Agreement, a movement area is any runway or taxiway utilized whether active or inactive for taxiing, takeoffs, and landings of aircraft, exclusive of aircraft loading ramps, taxi lanes, aircraft parking areas, and aircraft aprons and tie-down spaces.

1. Construction Traffic on Airport Roadways. Lessee acknowledges and agrees that he/she shall operate construction traffic in accordance with approval and direction from the Airport Manager.

B. Gate Combination and / or Access Code.

The Lessee acknowledges and agrees that he/she is totally responsible for the dissemination of any gate and/or access code given to provide access to the Airport through the use of Lessee's gate. If the Lessee gives this code to any other person for whatever reason, the Lessee shall defend and indemnify Lessor from any and all actions or claims of third parties resulting from the same.

Only authorized users with access to the Airport granted pursuant to this Lease should hold a device to access the Airport. Lost or stolen Airport-issued access devices shall, within 24 hours, be reported by any means possible to Airport Manager, whereupon the loss and/or theft will be recorded, and the card will be made "inactive" by the Airport for the access control point.

C. Security Responsibilities of Employees and Other Persons. No person may tamper, interfere with, compromise, modify, circumvent, or cause a person to tamper or interfere with, compromise, modify, or circumvent any security system, measure, or procedure. No person may be present within a secured area without complying with the systems, measures, or procedures being applied to control access to, or presence or movement in, such areas.

D. “On Airport Driver’s Safety and Training Guide for the Anderson Regional Airport.” Any person given access to the Airport shall be required to read and acknowledge having read and understood the current edition of the above document provided by the Airport, to qualify for access to the Airport.

E. Airport Safety and Security. In the event Lessee fails to abide by this Section of this Lease Agreement and provided Lessee is given 5 days written notice of the violation with a 10 day period to cure, the Airport Manager, is authorized to immediately declare this Lease void, to cancel the same without any legal proceeding and to reenter and take possession of the Leased Property.

SECTION 29. PUBLIC USE AND FEDERAL GRANTS:

A. Non-Exclusive Rights. Nothing contained in this Lease Agreement shall be construed to grant an exclusive right within the meaning of 49 USC Section 40103(e).

B. Right to Develop Airport. Lessor reserves the right to develop or improve the Airport and all roadways, parking areas, terminal facilities, landing areas, and taxiways as it may see fit.

C. Right to Amend. In the event that the Federal Aviation Administration or its successors shall require any modifications or changes in this Lease Agreement as a condition precedent to the granting of funds for the improvement of the Airport, Lessee hereby consents to such amendment, addition, or removal of any of the terms, conditions, or requirements of this Lease Agreement as may be required to obtain such funds; provided, however, that in no event will Lessee be required, to accept an increase in fees or rent provided for hereunder or accept a change in the use of, accept a reduction in the size of the Leased Property, or to accept any change which would adversely affect the rights of any mortgagee, beneficiary, payee or trustee registered with Lessor as provided in Section 23, Lessee’s Encumbrances.

SECTION 30. BONDS:

Lessee shall be required to furnish to Lessor:

(a) Prior to the commencement of any construction or alteration upon the Leased Property, a surety bond, satisfactory to Lessor, in a sum not less than 100% of the estimated cost of construction, guaranteeing the faithful performance and the completion of such construction, all in accordance with final plans and detailed specifications to be approved in advance by Lessor. Said bond shall guarantee Lessor against any losses and liability, damages and

expenses (including attorney's fees), claims and judgments caused by or resulting from any failure of Lessee or Lessee's contractor to perform fully and faithfully the work in question within the time period herein provided for completion.

(b) Prior to the commencement of any construction work upon the Leased Property, a surety bond, satisfactory to Lessor, with Lessee's contractor or contractors as principal, in the sum equal to not less than 100% of the amount of the contract for the completion of such work guaranteeing the payments of wages for services engaged and of bills contracted for materials supplied and equipment used in the performance of such work, and protecting Lessor from any liability (including attorney's fees), loss or damage arising therefrom.

In the event that Lessee initially furnishes such bonds as required above, and thereafter obtains from its contractor or contractors such bonds in like amount which are satisfactory to Lessor, and which provide the same protection, Lessor, upon application by Lessee and upon naming Lessor as an additional obligee of Lessee's principal and contractor under such bonds, shall release Lessee from and consent to the cancellation of the bond or bonds originally furnished by Lessee.

SECTION 31. RELATIONSHIP BETWEEN THE PARTIES:

Lessor is not a joint venture with, partner, or associate of the Lessee with respect to any matter provided for in this Lease Agreement. Nothing herein contained shall be construed to create any such relationship between the parties other than that of Lessor and Lessee.

SECTION 32. TIME OF THE ESSENCE:

Time is of the essence in this Lease Agreement.

SECTION 33. LEASE MADE IN SOUTH CAROLINA:

This Lease Agreement has been made in and shall be construed in accordance with the laws of the State of South Carolina. All suits or causes of action arising out of this Lease Agreement shall be brought in the courts of South Carolina.

SECTION 34. NOTICES:

All notices to be given hereunder shall be in writing and shall be deemed given when deposited in the United States mail, postage prepaid, certified, and addressed as follows (or at such other address as from time to time may be designated by either party by written notice to other

party):

LESSOR:

Anderson County
PO Box 8002
Anderson, SC 29622-8002
ATTN: County Administrator

LESSEE:

Attn: _____

SECTION 35. AS-BUILT PLANS TO BE FURNISHED:

Two complete certified sets of “as-built” plans and specifications for all buildings and improvements on the Leased Property shall be deposited with the Airport Manager. After the completion of any new construction by Lessee on the Leased Property, two complete sets of plans and specifications for all subsequent changes therein or alterations thereof shall, within 15 days after approval, be signed by Lessee and delivered to the Airport Manager.

SECTION 36. AIRPORT MANAGER:

The Lessor, through an Airport Manager, shall have the right during the term of this Lease Agreement of managing and operating said Airport for civilian flying adjacent to the Leased Property. The right includes the promulgating of such rules and regulations, including traffic rules, so that said Airport may be operated safely and conveniently.

SECTION 37. MAINTENANCE OF RUNWAYS AND TAXIWAYS:

Lessor will maintain runways and taxiways in useable and safe condition, considering the type and nature of the initial construction, except those portions which may be closed to air traffic during periods of repair or construction, or for any other purpose deemed necessary by the Lessor.

SECTION 38. OBSTRUCTION LIGHTING:

Lessee agrees to install and maintain, including the furnishing of electrical power, obstruction lights on all structures within the Leased Property required under all applicable FAA criteria.

SECTION 39. LATE PAYMENT CHARGE:

Lessee agrees to pay a penalty charge to Lessor in an amount equal to 5% of each monthly payment not received by Lessor within 10 days of date of which payment is due.

SECTION 40. AMENDMENT OF LEASE AGREEMENT:

All duties, obligations, and liability of Lessor and Lessee may only be amended in writing.

SECTION 41. ABSOLUTE NET LEASE:

From this date forward throughout the term of the agreement, the Lease Agreement is considered to be an “absolute net” lease whereas the Lessee is responsible for the all maintenance, routine and/or emergency, of all facilities and capital improvements, maintenance of insurance, regular and unscheduled / unforeseen / emergency maintenance on any part of the Leased Property.

SECTION 42. ENVIRONMENTAL LAWS:

Lessee shall follow all local, state, and federal laws relating to environmental matters, including without limitation, the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. § 9601 et seq.); the Hazardous Material Transportation Act (49 U.S.C. § 5101 et seq.); the Resource Conservation and Recovery Act of 1976 (42 U.S.C. § 6901 et seq.); the Clean Water Act (33 U.S.C. §1251 et seq.); the Clean Air Act (42 U.S.C. § 7401 et seq.); the Toxic Substances Control Act of 1976 (15 U.S.C. § 2601 et seq.); the Safe Drinking Water Act (42 U.S.C. § 300f-§ 300h-11 et seq.); the Occupational Safety and Health Act of 1970 (29 U.S.C. § 651 et seq.); the Emergency Planning and Community Right-to-Know Act (42 U.S.C. § 11001 et seq.); the State Underground Petroleum Environmental Response Bank Act of 1988 (South Carolina Code § 44-2-10, et. seq.); and the South Carolina Pollution Control Act, (§ 48-1-10, et. seq.), as amended.

SECTION 43. STORM WATER COMPLIANCE:

(A) Acknowledgements.

(1) Lessee acknowledges that it will apply for and obtain a Storm Water discharge permit. Lessee acknowledges that the Storm Water discharge permit issued to the Airport may name the Lessee as a co-permittee or operator.

(2) Notwithstanding any other provisions or terms of this Lease Agreement, including

the Lessee's right to quiet enjoyment, Lessor and Lessee both acknowledge that close cooperation is necessary to ensure compliance with any Storm Water discharge permit terms and conditions, as well as to ensure safety and to minimize costs. Lessee acknowledges that, as discussed more fully below, it may have to minimize the exposure of Storm Water to Significant Materials generated, stored, handled or otherwise used by the Lessee, as defined in the Federal Storm Water regulations, by implementing and maintaining "Best Management Practices" as listed in the Anderson Regional Airport Storm Water Pollution Prevention Plan.

(3) Lessee acknowledges that the Airport's Storm Water discharge permit is incorporated by reference into this Lease and made a part hereof.

(4) Lessee acknowledges that Anderson County and the Airport will pass all storm water fees as related to the Leased Property to the Lessee.

(B) Permit Compliance. Lessor will give Lessee written notice of any breach by Lessee of the Airport's Storm Water discharge permit or the provisions of this section. If such breach is material, and, if of a continuing nature, Lessor may seek to terminate the lease pursuant to the terms of this Lease Agreement. Lessee agrees to cure promptly any breach.

(C) Indemnification. Notwithstanding any other provisions of this Lease, Lessee agrees to indemnify and hold harmless Lessor for any and all claims, demands, costs (including attorneys fees), fees, fines, penalties, charges, and demands by and liability directly or indirectly arising from Lessee's actions or omissions, including failure to comply with Lessee's obligations under this Section, the applicable Storm Water regulations, and Storm Water discharge permit, unless the result of Lessor's sole negligence. This indemnification shall survive any terminations or non-renewal of this Lease.

SECTION 44. SEVERABILITY:

In the event any provision of this Lease Agreement is held to be unenforceable for any reason, the remainder of the Lease Agreement shall be in full force and effect and enforceable in accordance with its terms.

Blackdog Air, LLC

By: _____

Name: _____

Its: _____

ANDERSON COUNTY

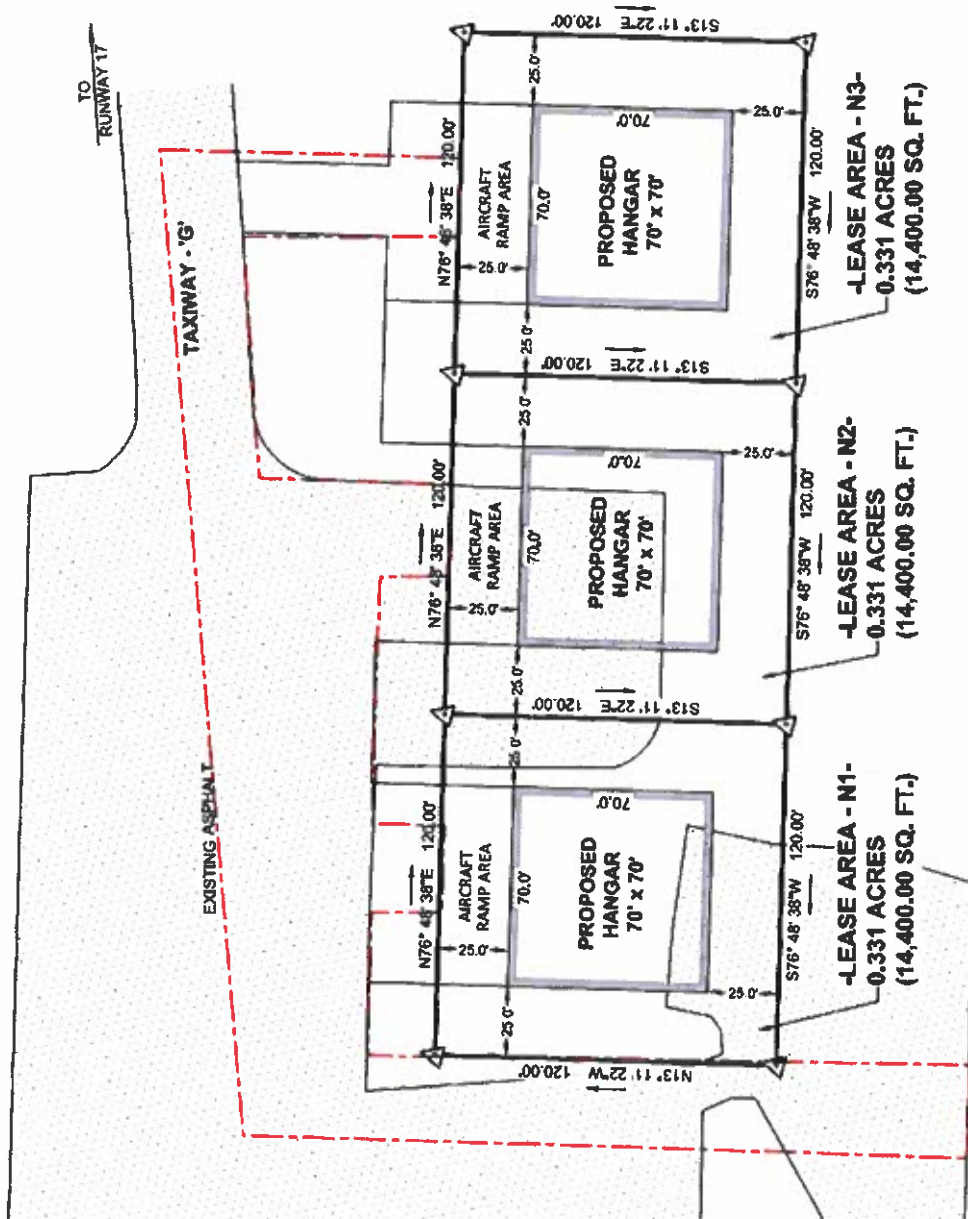
By: Rusty Burns
Anderson County Administrator

Exhibit A
Description of Leased Property

Exhibit B
Hangar Plan

Exhibit C
FAA Final Determination
(to be included later)

EXHIBIT A



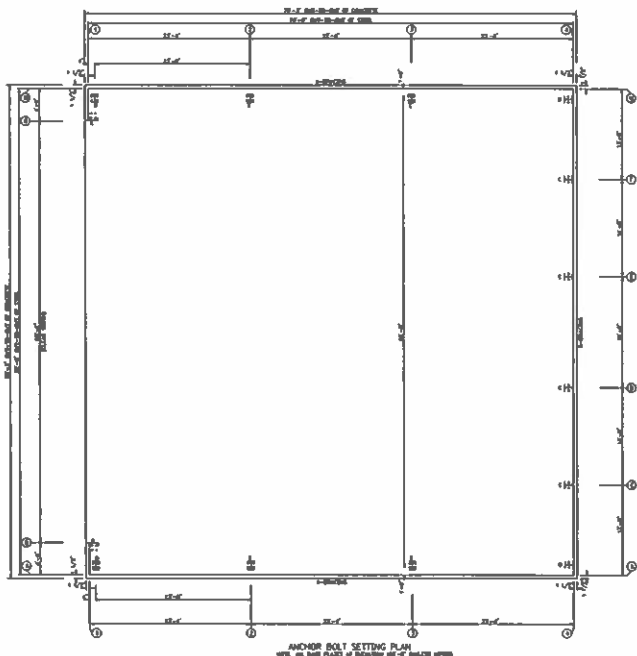


SUNWARD STEEL BUILDINGS

6800 E. Hampden Ave • Denver, CO 80224 • 800-964-8335 • Fax 701-252-1988

PERMIT DRAWINGS


NOTE: THESE PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF THIS BUILDING ARE NOT TO BE USED FOR ERECTION PURPOSES. THESE PLANS ARE FOR BUILDING DEPARTMENT PERMIT PURPOSES ONLY. THE ANCHOR BOLT PLAN PORTION IS FOR CONSTRUCTION.



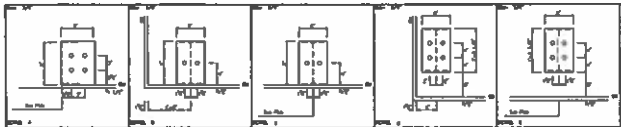
ANCHOR BOLT SETTING PLAN
WITH ALL THE PLACES OF LOCATION OF ANCHOR BOLTS

Jon Ekstrom
 Digitally signed by
 Jon Ekstrom
 Date: 2006.01.16
 16:32:57 -0700

NO.	DATE	BY	CHKD.	DESCRIPTION
1	10/10/05	J.E.	J.E.	ISSUED FOR PERMIT
2	10/10/05	J.E.	J.E.	ISSUED FOR CONSTRUCTION
3	10/10/05	J.E.	J.E.	ISSUED FOR AS-BUILT



Sunward Steel Buildings
 10000 10th Street
 Grand Rapids, MI 49508
 Phone: 616-941-1111
 Fax: 616-941-1112
 Website: www.sunward.com

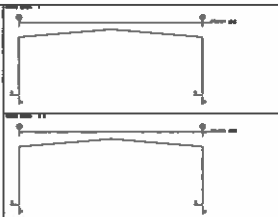


NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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GENERAL NOTES

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SECTION 2

SECTION 3

SECTION 4

SECTION 5

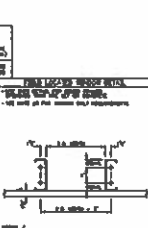
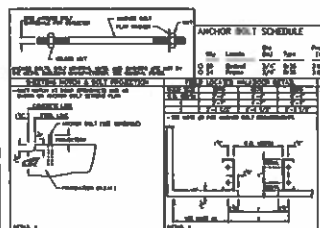
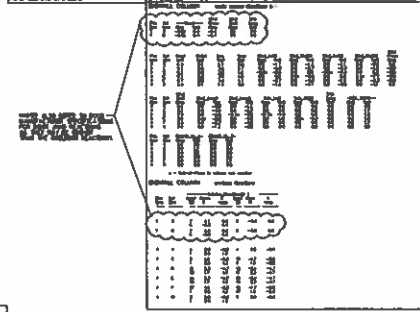
SECTION 6

SECTION 7

SECTION 8

SECTION 9

SECTION 10



CONCRETE AND MASONRY SCHEDULE

NO.	TYPE	THICKNESS	REMARKS
1	CONCRETE	4"	FLOOR SLAB
2	CONCRETE	6"	FOUNDATION
3	CONCRETE	8"	WALL
4	MASONRY	8"	WALL

BUILDING ACCESSORIES SCHEDULE

NO.	TYPE	REMARKS
1	DOOR	6'0" x 8'0"
2	WINDOW	4'0" x 6'0"
3	ROOFING	ASPH/FLT

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

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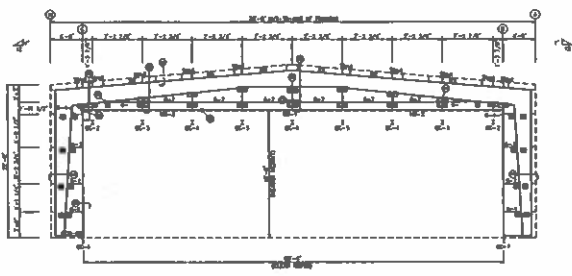
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9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

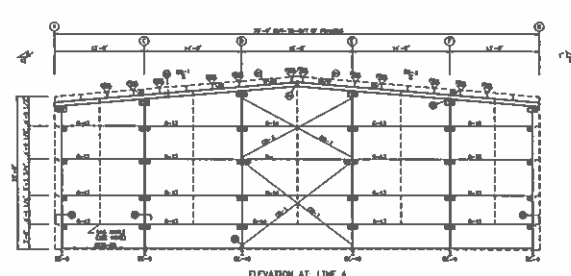
10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

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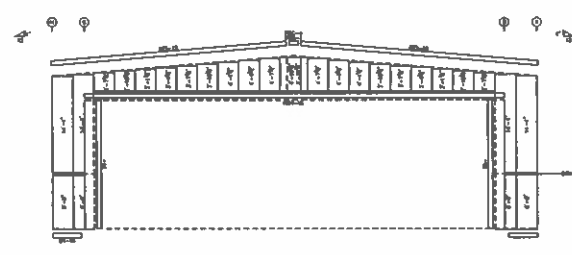
ITEM	DESCRIPTION	QUANTITY	UNIT
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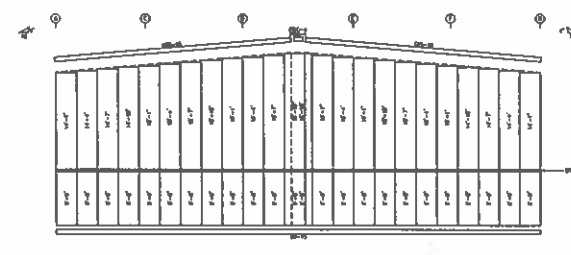
ELEVATION AT LINE 1



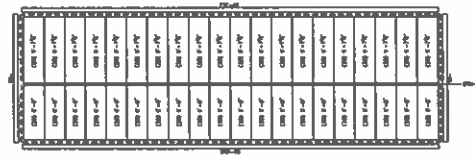
ELEVATION AT LINE 4



ELEVATION AT LINE 1



ELEVATION AT LINE 4



POWERLOT DOOR SHEETING

IMPORTANT NOTE
 THIS SHEET IS TO BE USED IN CONJUNCTION WITH THE SHEETING NOTES ON SHEET 10 OF THIS SET OF DRAWINGS.

SAG ANGLE NOTES
 SAG ANGLE NOTES ARE TO BE USED IN CONJUNCTION WITH THE SHEETING NOTES ON SHEET 10 OF THIS SET OF DRAWINGS.

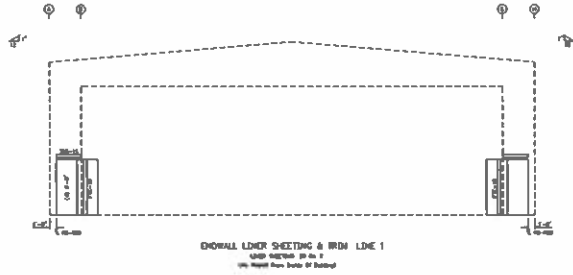
SHEETING NOTES
 SHEETING NOTES ARE TO BE USED IN CONJUNCTION WITH THE SHEETING NOTES ON SHEET 10 OF THIS SET OF DRAWINGS.

BUILT-UP MEMBER IS, WHERE FORMAT IS, BAA800
 BUILT-UP MEMBER IS, WHERE FORMAT IS, BAA800
 EXAMPLE: BAA800

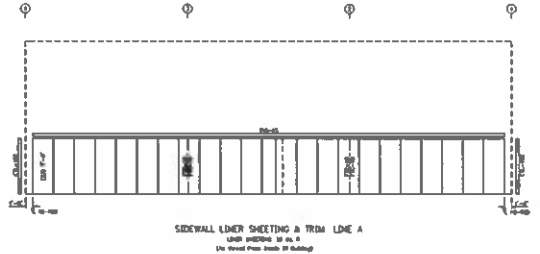
COLD FORMED MEMBER IS, WHERE FORMAT IS, ABC
 COLD FORMED MEMBER IS, WHERE FORMAT IS, ABC
 EXAMPLE: ABC



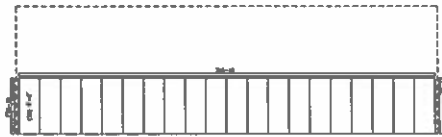
Sunward Steel Buildings
 10000 W. 10th Ave., Suite 100
 Denver, CO 80202
 Phone: 303.755.1100
 Fax: 303.755.1101
 Email: info@sunwardsteel.com



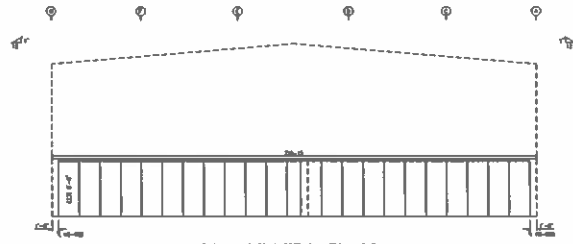
ENDWALL LINER SHEETING & TRIM LINE 1
 LINER SHEETING: 30 in. 2
 (Use Meets From Inside Of Building)



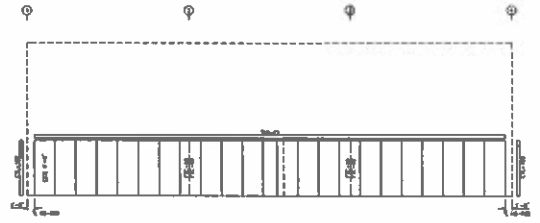
SIDEWALL LINER SHEETING & TRIM LINE A
 LINER SHEETING: 30 in. 2
 (Use Meets From Inside Of Building)



POWER/LET DOOR LINER SHEETING & TRIM LINE 1
 LINER SHEETING: 30 in. 2
 (Use Meets From Inside Of Building)

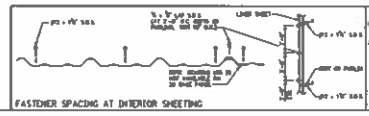


ENDWALL LINER SHEETING & TRIM LINE 4
 LINER SHEETING: 30 in. 2
 (Use Meets From Inside Of Building)



SIDEWALL LINER SHEETING & TRIM LINE H
 LINER SHEETING: 30 in. 2
 (Use Meets From Inside Of Building)

IMPORTANT NOTE:
 THIS DRAWING IS NOT FOR CONSTRUCTION. REFER TO PAGE 28 OF THE ORIGINAL SPECIFICATIONS.



FASTENER SPACING AT INTERIOR SHEETING

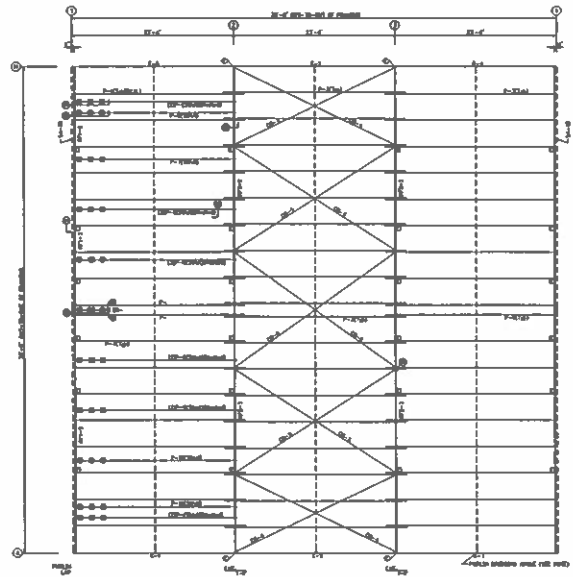
SHEETING NOTES
 1. LINER SHEETING SHALL BE 30 IN. 2 GALVALUME STEEL SHEETING.
 2. LINER SHEETING SHALL BE INSTALLED WITH THE CORROSION RESISTANT SIDE OF THE SHEETING TOWARD THE INTERIOR OF THE BUILDING.



Sumner Steel Buildings	
Sumner Steel Buildings	Sumner Steel Buildings
Sumner Steel Buildings	Sumner Steel Buildings
Sumner Steel Buildings	Sumner Steel Buildings
Sumner Steel Buildings	Sumner Steel Buildings
Sumner Steel Buildings	Sumner Steel Buildings

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ROOF FRAMING PLAN

NESTED PURLIN NOTE
 & BRIDGING ANGLE NOTES
 SEE NOTES ON DRAWING

PURLIN CLIP NOTES
 SEE NOTES ON DRAWING

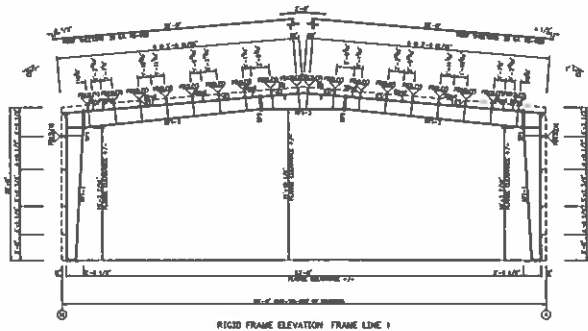
PURLIN BRIDGING ANGLE NOTES
 SEE NOTES ON DRAWING



Sward Steel Buildings	
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3070	Steel Buildings
3080	Steel Buildings
3090	Steel Buildings
3100	Steel Buildings
3110	Steel Buildings
3120	Steel Buildings
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3230	Steel Buildings
3240	Steel Buildings
3250	Steel Buildings
3260	Steel Buildings
3270	Steel Buildings
3280	Steel Buildings
3290	Steel Buildings
3300	Steel Buildings

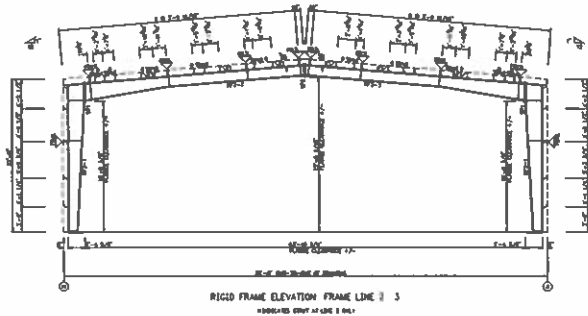
Dist.	Qty	Dist.	Qty	Dist.	Qty	Dist.	Qty
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FRAMING BRACES BOTH SIDES (SH) OF
FRAMING BRACES BOTH SIDES (SH) OF



Dist.	Qty	Dist.	Qty	Dist.	Qty	Dist.	Qty
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FRAMING BRACES BOTH SIDES (SH) OF
FRAMING BRACES BOTH SIDES (SH) OF



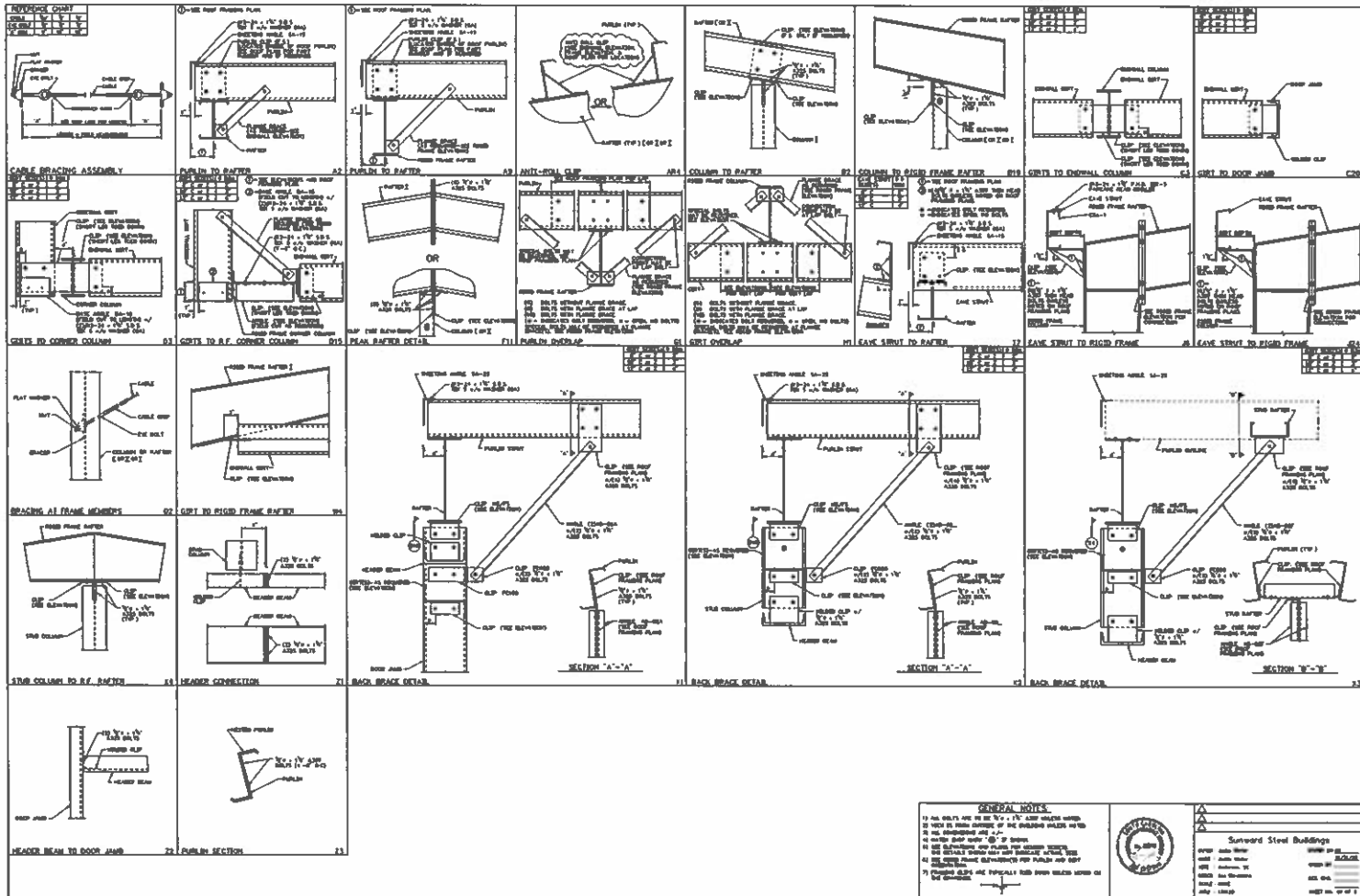
Dist.	Qty	Dist.	Qty	Dist.	Qty	Dist.	Qty
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FRAMING BRACES BOTH SIDES (SH) OF
FRAMING BRACES BOTH SIDES (SH) OF



Sunward Steel Buildings

Design: _____
 Drawn: _____
 Checked: _____
 Date: _____
 Scale: _____
 Project: _____



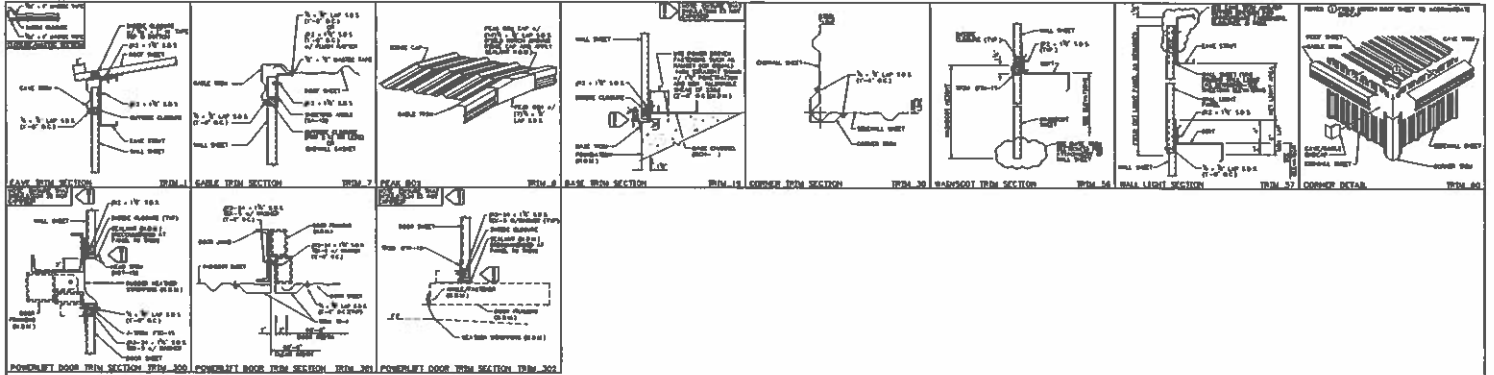
GENERAL NOTES:

- 1) ALL BOLTS ARE TO BE 3/4" X 1 1/2" UNLESS NOTED
- 2) UNLESS NOTED OTHERWISE ALL DIMENSIONS ARE IN FEET AND INCHES
- 3) UNLESS NOTED OTHERWISE ALL DIMENSIONS ARE IN FEET AND INCHES
- 4) UNLESS NOTED OTHERWISE ALL DIMENSIONS ARE IN FEET AND INCHES
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- 7) UNLESS NOTED OTHERWISE ALL DIMENSIONS ARE IN FEET AND INCHES



Standard Steel Buildings

100' x 40' x 10'
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 140' x 40' x 10'
 160' x 40' x 10'
 180' x 40' x 10'
 200' x 40' x 10'
 220' x 40' x 10'
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 260' x 40' x 10'
 280' x 40' x 10'
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 340' x 40' x 10'
 360' x 40' x 10'
 380' x 40' x 10'
 400' x 40' x 10'
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 940' x 40' x 10'
 960' x 40' x 10'
 980' x 40' x 10'
 1000' x 40' x 10'



GENERAL NOTES.

- 1) ALL DIMENSIONS ARE TO FACE UNLESS NOTED.
- 2) REFER TO ARCH. DRAWINGS FOR THE BUILDING MATERIALS LIST.
- 3) ALL DIMENSIONS ARE TO FACE UNLESS NOTED.
- 4) UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO FACE UNLESS NOTED.
- 5) SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR THE BUILDING MATERIALS LIST.
- 6) SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR THE BUILDING MATERIALS LIST.
- 7) POWERLIFT DOORS ARE TYPICALLY THE DOWN VALVES BASED ON THE DRAWINGS.



Sunward Steel Buildings	
2020	2020
2021	2021
2022	2022
2023	2023
2024	2024
2025	2025
2026	2026
2027	2027
2028	2028
2029	2029
2030	2030

ORDINANCE NO. 2026-019

AN ORDINANCE TO AMEND AN AGREEMENT FOR THE DEVELOPMENT OF A JOINT COUNTY INDUSTRIAL AND BUSINESS PARK (2010 PARK) OF ANDERSON AND GREENVILLE COUNTIES SO AS TO ENLARGE THE PARK.

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

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

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

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

DONE in meeting duly assembled this 19th day of May, 2026.

ANDERSON COUNTY, SOUTH CAROLINA

(SEAL)

By: _____
Chairman, Anderson County Council

Attest:

By: _____
Anderson County Administrator

By: _____
Clerk to Anderson County Council

APPROVED AS TO FORM:

Anderson County Attorney

First Reading: March 3, 2026
Second Reading: March 17, 2026
Third Reading: May 19, 2026
Public Hearing: May 19, 2026

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

All that certain piece, parcel or tract of land situate, lying, and being in Anderson County, South Carolina, containing 4.799 acres as shown and designated on "ALTA/ACSM Land Title Survey" for DSP Holdings, LLC, prepared by Site Design, Inc., dated February 2, 2012, recorded in the Office of the Register of Deeds for Anderson County on April 10 2012 in Plat Book S-1948 at Page 2, and having according to said survey the following metes and bounds, to wit:

Commencing at an old mag nail located in Pine Road and being 1000.0 from the intersection of Piedmont Road; Thence N 24-25-39 W 9.67 feet to a point and also the Point of Beginning located on the edge of Pine Road and the common corner with Wallace I. Reid and Bonnie R. Reid property now or formerly; thence turning and running with the edge of Pine Road S 74-45-14 W 307.03 feet to a point at the common corner with C.G. McNeely property now or formerly; thence turning and leaving said Pine Road and running with the common line of said McNeely property N 3048-53 W 310.69 feet to an old 1" open top iron pin located at the common corner with Robert L. Home property now or formerly and crossing a 1/2" rebar iron pin set at 30.88 feet; thence running with the common line of said Home property N 29-33-30 W 557.10 feet to an old 1" open top iron pin at the common corner with Carl F. Merritt and Rachel S. Merritt property now or formerly; thence running with the common line of said Merritt property N 79-56-07 E 52.79 feet to an old 3/4" open top iron pin located at the common corner with Lenard J. Flynn property now or formerly; thence turning and running with the common line of said Flynn property S 29-23-58 E 287.32 feet to an old pk nail; thence N 65-35-10 E 311.36 feet to an old 1" open top iron pin located at the common corner with Wallace I. Reid and Bonnie R. Reid property now or formerly; thence running with the common line of said Reid property S 24-25-39 E 613.23 feet to the point and place of beginning and crossing a 1/2" rebar bent iron pin at 593.96 feet.

TMS No. 237-00-13-009

DERIVATION: This being the same property conveyed to SouthState Bank, N.A., by virtue of Title To Real Estate (Limited Warranty Deed) from DSP Holdings, LLC, a South Carolina limited liability company, dated March 25, 2025, recorded March 27, 2025, in Book 17912, Page 178, in the Office of the Register of Deeds for Anderson County, South Carolina.

STATE OF SOUTH CAROLINA)
)
COUNTY OF ANDERSON)

I, the undersigned Clerk to County Council of Anderson County, South Carolina, do hereby certify that attached hereto is a true, accurate and complete copy of an ordinance which was given reading, and received majority approval, by the County Council at meetings of March 3, 2026, March 17, 2026 and May 19, 2026, at which meetings a quorum of members of County Council were present and voted, and an original of which ordinance is filed in the permanent records of the County Council.

Clerk, Anderson County Council

Dated: May 19, 2026

AN ORDINANCE (2026-020)

TO ADOPT PART II OF THE 2026 ANDERSON COUNTY COMPREHENSIVE PLAN WHICH INCLUDES THE FOLLOWING ELEMENTS: CULTURAL RESOURCES, ECONOMIC DEVELOPMENT, NATURAL RESOURCES, RESILIENCY, AND TRANSPORTATION ALONG WITH MAPS AND OTHER DESCRIPTIVE MATTER CONTAINED THEREIN.

WHEREAS, the Anderson County Planning Commission was appointed by County Council and is the duly authorized body to prepare a comprehensive plan that conforms to the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, (Planning Enabling Act) South Carolina Code of Laws, Title 6, Chapter 29, as amended, and to develop and maintain a planning process which will result in the ongoing re-evaluation and updating of those elements considered critical, necessary, and desirable to guide the development and redevelopment of Anderson County. This Plan was developed based on studies of existing conditions, probable future development, and public input; and

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

WHEREAS, the Anderson County Planning Commission held an advertised workshop on April 7, 2026 and a public input session on April 14, 2026, during which time it reviewed the Anderson County 2026 Comprehensive Plan, Part II and by the affirmative vote of a majority of its membership, recommended it to Anderson County Council for adoption, the action of which is recorded in the official minutes of the Planning Commission; and

WHEREAS, the Anderson County Council reviewed said Comprehensive Plan and held a duly advertised Public Hearing regarding the 2026 Comprehensive Plan, Part II on May 19, 2026; and

WHEREAS, Anderson County Council desires to adopt Part II to the 2026 Anderson County Comprehensive Plan, which includes the following elements: Cultural Resources, Economic Development, Natural Resources, Resiliency, and Transportation along with maps and other descriptive matters contained therein.

NOW, THEREFORE, be it ordained by the Anderson County Council, in meeting duly assembled this 19th day of May 2026 that:

1. The Anderson County Council hereby finds that the 2026 Comprehensive Plan, Part II together with all maps and materials contained therein, is consistent with requirements of the South Carolina Code of Laws, Title 6, Chapter 29, Article 3.
2. Should any portion of this Ordinance be deemed unconstitutional or otherwise unenforceable by any court of competent jurisdiction, such determination shall not affect the remaining terms and provisions of this ordinance, all of which are hereby deemed separable.
3. All orders, resolutions, and enactments of Anderson County Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked, and rescinded.
4. This ordinance shall take effect and be in full force and effect from and after third reading and enactment by Anderson County Council.

REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK

ATTEST: Ordinance 2026-020

Rusty Burns
Anderson County Administrator

Tommy Dunn, District 5, Chairman
Anderson County Council

APPROVED AS TO FORM:

Leon C. Harmon, County Attorney

1st Reading: April 21, 2026

2nd Reading: May 05, 2026

3rd Reading: May 19, 2026

Public Hearing: May 19, 2026



PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

March 17, 2026

Honorable County Council Members:

The Planning Division completed the second five elements of the 2026 Comprehensive Plan. Part II of the Plan includes the following elements: Cultural Resources, Economic Development, Natural Resources, Resiliency, and Transportation. A special Planning Commission Workshop will be held on Tuesday, April 7 at noon in the conference room at the Annex. At the regular Planning Commission meeting on April 14, we are seeking adoption of a resolution by an affirmative majority vote of the Commission to recommend these five elements for County Council adoption. The first five elements were adopted as Part I by County Council on January 20, 2026.

The County Council is set to consider Part II of the Comprehensive Plan for first reading at their Tuesday, April 21, 2026, meeting and second reading at their Tuesday, May 05, 2026, meeting. The Council will hold a Public Hearing and a final reading during their regular 6:30 p.m. meeting on Tuesday, May 19, 2026, in the Council Chambers at the Historic Courthouse, 101 South Main Street, Anderson, SC, 29624. The Planning Division will be prepared to provide a short presentation.

Do not hesitate to call Joan Holliday with questions at 864-964-6656 or email: jeholliday@andersoncountysc.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Dennis P. Tobin", is written over the word "Sincerely".

Dennis P. Tobin, PhD
Deputy Director

**A RESOLUTION OF THE
ANDERSON COUNTY PLANNING COMMISSION**

TO RECOMMEND THAT THE ANDERSON COUNTY COUNCIL ENACT AN ORDINANCE TO ADOPT PART II OF THE 2026 ANDERSON COUNTY COMPREHENSIVE PLAN WHICH INCLUDES THE FOLLOWING ELEMENTS: CULTURAL RESOURCES, ECONOMIC DEVELOPMENT, NATURAL RESOURCES, RESILIENCY, AND TRANSPORTATION ALONG WITH MAPS AND OTHER DESCRIPTIVE MATTER CONTAINED THEREIN.

WHEREAS, the Anderson County Planning Commission was appointed by County Council and is the duly authorized body to prepare a comprehensive plan that conforms to the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (the Planning Enabling Act), South Carolina Code of Laws, Title 6, Chapter 29, as amended, and to develop and maintain a planning process which will result in the ongoing re-evaluation and updating of those elements considered critical, necessary, and desirable to guide the development and redevelopment of Anderson County. This Plan was developed based on studies of existing conditions, probable future development, and public input; and

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

WHEREAS, the Anderson County Planning Commission held an advertised workshop on April 7, 2026 and a public input session on April 14, 2026, during which time it reviewed the Anderson County 2026 Comprehensive Plan, Part II and, by the affirmative vote of a majority of its membership, recommended it to the Anderson County Council for adoption, the action of which is recorded in the official minutes of the Planning Commission; and

NOW, THEREFORE, BE IT RESOLVED that the Anderson County Planning Commission does hereby recommend the attached 2026 Anderson County Comprehensive Plan, Part II including all maps and descriptive materials, to the Anderson County Council for adoption and use as a guide for the orderly development of Anderson County.

ADOPTED this 14th day of April 2026.



Wess Grant, Chairman
Anderson County Planning Commission

2026-2036 Comprehensive Plan Part 2

From



To



Celebrating Anderson County Bicentennial

A light blue background featuring a stylized graphic of several hands of various colors (white, light blue, and dark blue) reaching upwards to hold a globe. The hands are positioned around the globe, with some pointing towards it and others supporting it from below.

**Recommended for adoption by
Anderson County Planning Commission
on:**

**Adopted by Anderson County Council
on:**

"While I breathe, I hope" Dum Spiro Spero

Plan Commissioned + Coordinated by:

Dennis P. Tobin, PhD., Deputy Director of Planning & Community Development

Joan E. Holliday, MCRP, Planning & Community Development Administrator

Sarah N. Lyons, Planner

Julia Aryee. Atta, Intern

Franklin C. Izundu, Intern

Anderson County Planning Commission

Scott Junkins, District 1

Brad Burdette, District 2

Steven Gilreath, District 3

Will Moore, Vice Chair, District 4

David Cothran, District 5

Jane Jones, District 6

Dan Harvell, District 7

Wesley Grant, Chair, At Large

Michael Burns, At Large

Anderson County Council

Hon. Chris N. Sullivan, District 1

Hon. Glenn A. Davis, District 2

Jon. Greg Elgin, District 3

Hon. Brett Sanders, District 4

Hon. Tommy Dunn, District 5

Hon. Jimmy Davis, District 6

Hon. M. Cindy Wilson, District 7

INTRODUCTION – PART 2

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

Part 1 of the Plan was recommended for adoption by the Anderson County Planning Commission on December 9, 2025, and adopted by Anderson County Council on January 20, 2026. Part 2 includes the following elements:

Chapter 6, Cultural Resources: This element considers historic buildings and structures, commercial districts, residential districts, unique, natural, or scenic resources, archaeological, and other cultural resources.

Chapter 7, Economic Development: This element considers labor force and labor force characteristics, employment by place of work and residence, and analysis of the economic base.

Chapter 8, Natural Resources: This element considers coastal resources, slope characteristics, prime agricultural and forest land, plant and animal habitats, parks and recreation areas, scenic views and sites, wetlands, and soil types.

Chapter 9, Resiliency: This element considers 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. It includes an inventory of existing resiliency conditions, promotes resilient planning, design and development, and is coordinated with adjacent and relevant jurisdictions and agencies.

Chapter 10, Transportation: This element considers transportation facilities including major road improvements, new road construction, transit projects, pedestrian and bicycle projects, and other elements of a transportation network. It must be developed in coordination with the land use element, to ensure transportation efficiency for existing and planned development.

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 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.

Part 2 of the Plan was solely crafted by the following Planning Department staff: Dr. Dennis Tobin (Culture), Joan Holliday (Economic Development and Transportation), Sarah Lyons (Natural Resources and Resiliency). Additional support provided by two graduate interns: Julia Aryee-Atta and Franklin Izundu. Advice was received by the Planning Commission. All research efforts made this process as inclusive as possible with public meetings conducted across the County during 2025-26. Both survey and public meetings appeared 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!

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Cultural Resources



SECTIONS

Introduction.....	1
Figure 6.1- Cultural Geography.....	2
Inventory of Existing Conditions.....	3
Home Rule County Culture.....	3
Figure 6.2 - Home Rule Photo.....	4
Figure 6.3 – Home Rule Cultural History.....	6
Civil Pilgrimage – Sports, Music, Memorial, and Scenic.....	7
Figure 6.4 – Pilgrim Model.....	8
Civic Center.....	9
Bassmaster.....	9
Saluda River Rally.....	10
Indigent Memorial Wall.....	10
Savannah River Byway.....	11
Figure 6.5 – Memorial Poem.....	12
Figure 6.6 – Savannah River Byway Map.....	13
Material Culture.....	14
Figure 6.7 – Historic Structures.....	15
Figure 6.8 – Historic Properties.....	16
Figure 6.9 – Cemeteries.....	18
Figure 6.10 – Religious Organizations.....	20
Figure 6.11 – Mill Villages.....	22
Recommendations.....	23
Guiding Policy.....	23
Recommended Policy Champions.....	23
Cultural Resource Strategies.....	24
Recommended Actions.....	24
Bassmaster Classical Tournament.....	24
ASEC and Civic Center.....	25
Saluda River Rally.....	25
Indigent Memorial Wall.....	25
Savannah River Scenic River Byway.....	25
Material Culture.....	26
References.....	27
Appendix D.....	29

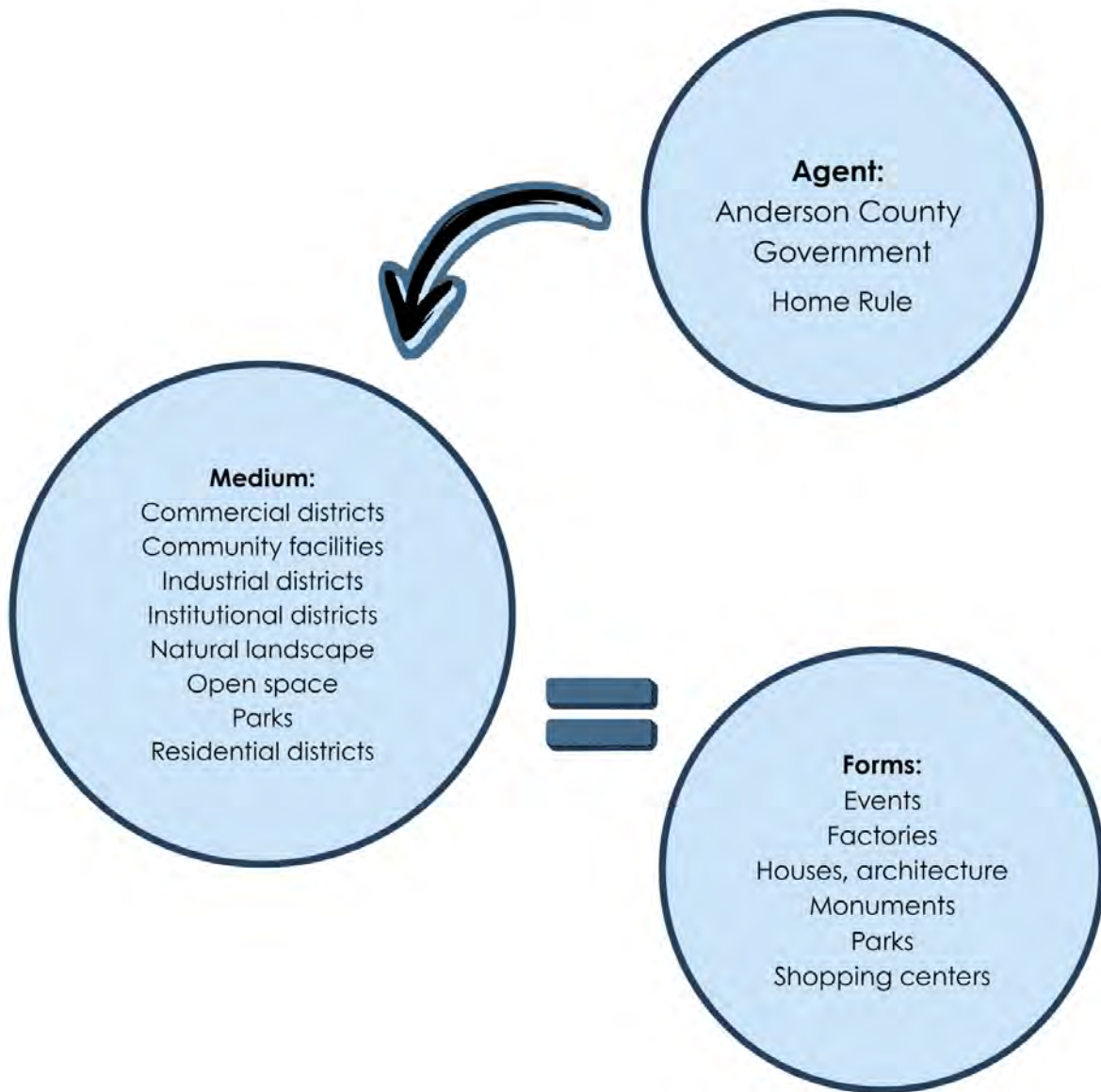
INTRODUCTION

Chapter 6 deviates from previous county plans by identifying the main cultural component for Anderson County government and enabling the implementation of an action-driven Plan. The emphasis is on a special type of plan capable of recognizing and recommending place-making tools for the future of Anderson culture. As Councilman Brett Sanders said in a December 2025 video interview: you have “Americans” and you have “Andersonians”. In the Spirit of the Anderson County Bicentennial (1826-2026), this latest cultural element of the of the decennial county Plan describes how Andersonians create culture, in turn, contributing to the overall American culture. This chapter’s objective is to discover the role of county government and then provide a prescription for departments and divisions to intensify Andersonian culture for the next 10 years. This is accomplished through the policy, champions, strategies, and actions listed at the end.

Three components of culture shall be introduced – home rule county culture, civil pilgrimage, and material culture. The first two items – home rule and civil pilgrimage describe the cultural geography of the county while the last component selects an inventory of physical items. Quite simply defined for this element – culture is the Agent (Anderson County government); the natural landscape is the Medium (commercial, industrial, natural landscape, subdivision, and institutional area); and the cultural landscape is the Form (shopping center, factories, farms, open space, parks, houses, and monuments, etc.). Dr. Carl Sauer, cultural geographer and author of the model summarizes it in a 1927 article *Recent Developments in Cultural Geography*: “Culture is the agent, the natural area is the medium, the cultural landscape is the result.” **See Figure 6.1 – Cultural Geography, page 2**

Besides utilizing cultural geography (belief systems) another method of defining culture is to identify the material culture in an area. As mentioned in the previous county plans this includes an ongoing list of physical items in the landscape. These items can then be used for future county initiatives and plans. Also, at the end of this chapter, the cataloguing and inventorying of material items lends itself as input for crafting future land use ordinances.

Figure 6.1 - Cultural Geography



Inventory of Existing Conditions

Home Rule County Culture

Counties within the United States possess their own unique style of government culture. They are one of the first forms of government in America, formerly called shires dating back to the 1634 eastern shore of Virginia. Currently, there are 3,069 county governments in the United States and 46 of them are in the state of South Carolina. Anderson District was created in 1826 and then formally called a county with ratification of the 1868 South Carolina constitution. All counties in the state were under heavy handed control by state government via “supply bills” controlling finances and power structure. Ultimately, increasing complexity of modern life necessitated county government reformation. Therefore, the South Carolina General Assembly ratified and approved Article VIII, Section 7 and Governor John West signed the Home Rule constitutional amendment in 1973. Several years later, Governor James Edwards signed the Home Rule Act into law in 1975.

South Carolina is one of 13 states that provide counties with Home Rule. In contrast, 14 other states are solidly Dillon’s Rule with the remaining states offering a mix of Home Rule and Dillon’s Rule. Since 1975, Anderson has taken full advantage of Home Rule through endowing government with unique economic development initiatives. Due to Home Rule flexibility, the county attracted a manufacturing base via competitive incentives. It also created a means to enhance public facilities to the point of defining a new post-modern tourism culture. This post-modern culture includes the construction of some interesting civic pilgrimage systems, discussed later in this chapter.

The following page contains a photograph from *Special Section: Governing Body* in a 2012 *Uptown* magazine. It shows Governor John West signing the Home Rule constitutional amendment. The caption below the photograph briefly describes both the struggle and implementation of Home Rule County culture in the state of South Carolina. **See Figure 6.2 – Home Rule Photo, page 4**



Municipal and county officials gather around Governor John West as he signs the Home Rule constitutional amendment.

Home Rule

turning point for local governments

The Home Rule Act of 1975 is landmark legislation which is the source of local government authority.

The Act was the culmination of decades of efforts from a variety of groups interested in more flexible and efficient local government. It greatly expanded the authority of county government and gave a structural framework for county and municipal governments.

Municipal government in various forms had existed in South Carolina even before a formal state government structure. Municipal governments operated with a great deal of autonomy. Ordinances adopted by city government to regulate city life were rarely challenged.

As the state began to develop, the state legislature began to play an increasing role in regulating the fiscal authority of

municipal government. From the early days of the Municipal Association in the 1930s, city officials saw increasing restrictions placed on their fiscal authority.

At the time, county government was just an arm of the state government at the county level. The legislative delegation, usually the senator, controlled the county. Each year the state legislature passed a supply bill which was the county budget. The delegation dictated every detail from pencils to personnel. Elected county officials mainly took care of county roads.

At the 1957 Municipal Association Annual Meeting, Mayor J. Clarence Dreher of Columbia presented a program to the delegates based on Report #5 of the General Assembly Fiscal Survey Commission which was published in 1956. It was commonly called the "Wiggins Report."

"The fiscal problems and affairs of the counties, school districts and cities are interrelated and interwoven with the fiscal affairs of the state government," Dreher read from the report. "In some cases the sources of revenue are overlapping. Local governments are at the end of the line as to sources of tax revenue except property taxes."

"A major factor in the fiscal problems of local governments in South Carolina is the extent to which the state controls the delicate relationship between itself and the local governments."

Dreher concluded his comments on the Wiggins Report saying, "The state must accept its responsibilities and unless we have healthy, fiscally sound municipal governments in the state, the state itself cannot experience progress and sound government."

12 uptown: june 2012


Since 1975, Anderson County has reaped the benefits of Home Rule County culture. Serendipitously, it experienced the demise of textile industry (1980s) with a lifesaving injection of Home Rule empowerment. This event finally removed the constraints of being under Dillion's Rule which required counties to obtain state approval for any changes in government structure, function, or fiscal organization. In 1872 Judge John Dillion of the Iowa Supreme Court ruled that county governments possess powers explicitly granted by the state through its legislature or constitution. Then in another court case, *Aitkin versus Kansas* (1903), the U.S. Supreme Court upheld the Dillion decision. In contrast, Home Rule counties control their structural domain (government hierarchy), functional domain (optional services), and fiscal domain (revenues, expenditures, and taxes).

On June 25, 1975, Governor James Edwards signed the Home Rule Act; thereby, granting Anderson County with its current form of government. Finally, the power of South Carolina counties was formalized! Anderson County was empowered to control public works, taxes, and promote construction and recreation projects. The shackles of state mandated "supply bills" were lifted and both government and cultural development could proceed in tandem. By 1986 Anderson County was able to address its own property and liability insurance, offer a fee in lieu of taxes for industrial development valued at \$85 million or more (1988), develop industrial or business parks (1989), local government sales tax including the one-cent local option sales tax (1990), solid waste, landfill, recovery/recycling material facilities (1991), and road maintenance fee on vehicles (1992), etc. Presently, Anderson County Council relies on Home Rule to create and amend land use ordinances as means to form the cultural geography of the county.

Further empowerment of Home Rule County culture occurred on April 13, 1993, in *Williams versus Hilton Head* when the South Carolina Supreme Court announced for the first time that South Carolina does not operate under Dillion's Rule. In turn, this enabled Anderson County to operate as its own entity and not as a government appendage of the state capitol in Columbia. The following page outlines how Home Rule incline remediated the textile industry decline. Consequently, Anderson County developed a Home Rule Culture promoting tourism and pilgrimage systems. **Figure 6.3 – Home Rule Culture, page 6**

Figure 6.3 - Home Rule Culture

Textile Industry decline

- 
- 1970s** - Industry peak with 437 mills and 143,00 workers.
1980s – Foreign competition begins to compete.
1990s – North American Free Trade Act (NAFTA) adopts no tariffs for Mexico and Canada combined with lower pay equals increased competition.
2000s – China joins World Trade Organization compounding competition.
2010s – 42,000 textile workers in South Carolina.
2020s – 18,000 workers in South Carolina.

Home Rule incline

- 
- 2020s** – Indigent Memorial Wall and Saluda River Launch opened, a 10-year Comprehensive Plan and Land Use Ordinances adopted by Anderson County. Home Rule County Culture turns green by protecting environment with local ordinances, as well as funding the development of pilgrimage sites.
2010s – Green Pond Landing & Event Center opened by Anderson County; thereby, providing a larger setting for the Bassmaster Classic pilgrimage system.
2000s – Civic Center plus Anderson Sports and Entertainment Center activity accelerate after opening in the 1990s by Anderson County funding and providing the setting for music festival and sports pilgrimage.
1990s – *Williams v Hilton Head*, South Carolina Supreme Court specifically states counties no longer operate under Dillion's Rule.
1980s – Counties continue to debate freedom of fiscal limitation imposed by state legislation and modern annexation laws for municipalities.
1970s – Home Rule Amendment and Act signed by Governors John West and James Edwards
1964 – *Reynolds v Sims*, U.S. Supreme Court, "One man, one vote." A South Carolina senator no longer represented a geographic county; instead, they represent 1/46 of state population. County government no longer solely linked to state via a senator.

Civil Pilgrimage – Sports, Music, Memorial, and Scenic

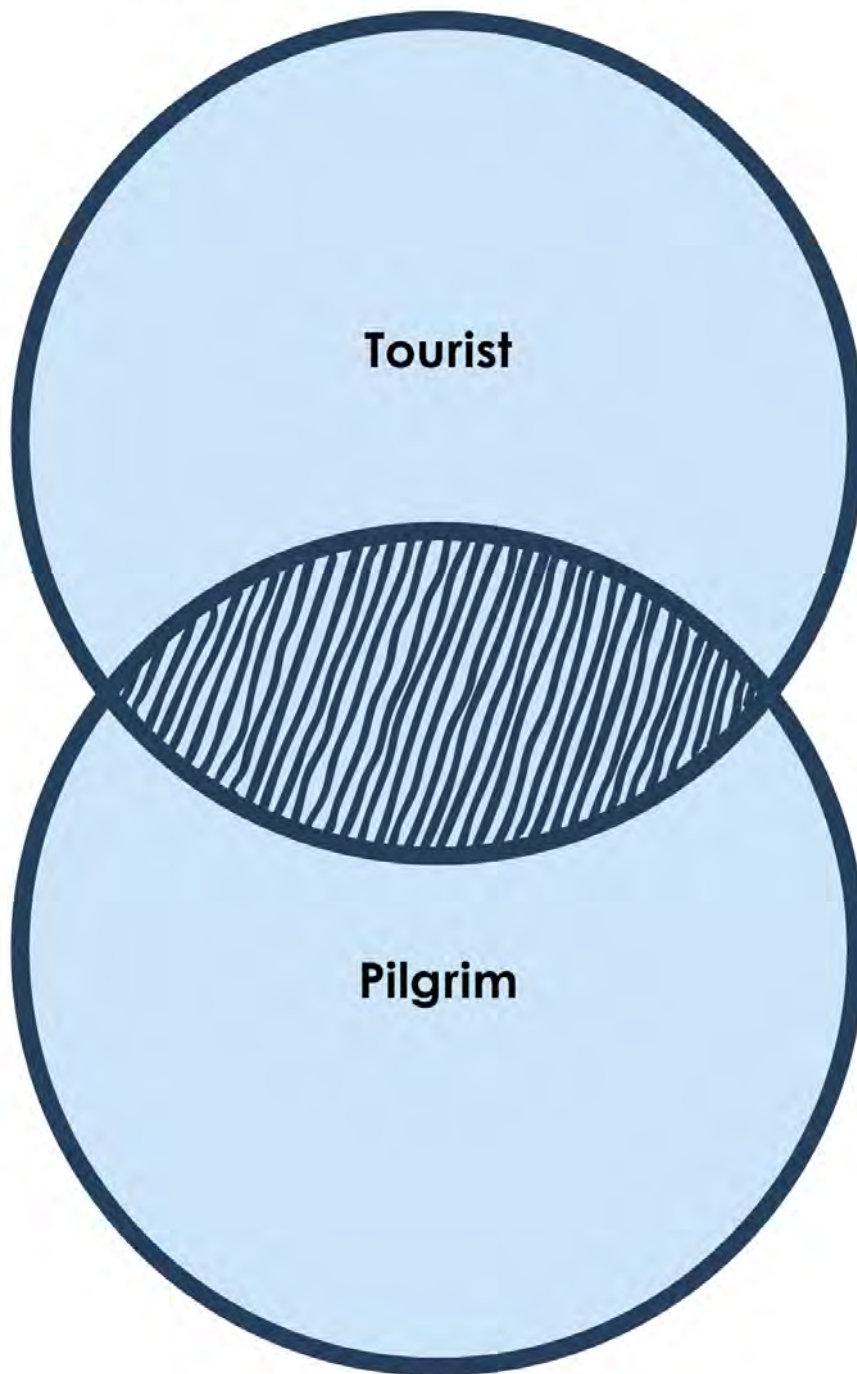
One component of cultural geography is pilgrimage. It is spatial movement motivated by sentiment or belief. Pilgrims are like tourists through travel and shared physical appearances; but pilgrims have a few characteristics that set them apart from being a standard tourist. For instance, pilgrims travel somewhere for a specific purpose (either solo or with other people) and have a shared sense of belonging in a group apart from the larger society. When reaching their geographic goal, they perform a ceremony followed by a feeling of completeness. After the ceremony they gather in a festive (celebration) or with veneration, followed by a return home. The return is combined with memories associated with curios, patches, and photographs. In comparison tourists share travel to similar places but lack a specified purpose with group bonding. Pilgrims, while standing apart from the whole of society as their own separate group, reach that communal gathering point and then disband with a return to society and their own secular lives. In contrast, tourists simply travel and enjoy seeing. The recreational enjoyment of spatial movement is emphasized more than sentiment or belief.

Coincidentally, the adoption of South Carolina Home Rule County culture coincides with the identification of civil pilgrimage in America. During the same period of Home Rule adoption in the 1970s, cultural geographers increasingly identified the importance of civil pilgrimage systems. For example, Dr. Wilbur Zelinsky from Pennsylvania State University researched civil pilgrimage versus tourism associated with the Gettysburg National Battlefield. This was soon extended to other battlefields, sporting events, music venues, memorials, and scenic vistas. The concept of civil pilgrimage gained momentum and now plays a large part in the economic development of tourist sites. On the following page a simplistic academic model illustrates the interface between tourist and pilgrim.

See Figure 6.4 - Pilgrim Model, page 8

After examining the cultural component of Home Rule, it is necessary to see how Anderson County developed its own tourist sites that became civil pilgrimage sites. Several successful examples of the county's cultural place-making include Anderson Sports and Entertainment Center: Center of it All (Civic Center) *Rock the Country* festival, the *Bassmaster Classic Tournament*, the *Saluda River Rally*, the *Indigent Memorial Wall*, and *Savannah River Scenic Byway*.

Figure 6.4 - Pilgrim Model



Civic Center

Beyond the 1990s and continuing into the present, counties were able to expand their fiscal management and government operations. There are several prime examples of Anderson County using Home Rule County culture to create civic pilgrimage sites. A *Go Upstate* news article dated May 28, 1999, states that, “Two years ago, by using accommodations tax money, Anderson County was able to come up with the funds for the 337-acre sports and entertainment complex.” This was an expansion of the original \$12 million Civic Center with conference center and entertainment arena that opened in 1991. The newly formed 1999 Anderson Sports and Entertainment Center includes the 45,000 sq. ft. facility, an 80-acre sports complex and a 15,000-seat outdoor amphitheater. Thus, the creation of a cultural facility soon provided the setting for a county music pilgrimage site where pilgrims and tourists alike attend venues and road shows of their favorite artists. Previously, *Rock the Country* annual country music pilgrimage was held by the County during the heat of the summer. This music festival has the makings of an annual pilgrimage for music fans, depending on how much the county develops it as a site versus an event. Two regional examples of music pilgrimage are Elvis Presley’s home Graceland and the Grand Ole Opry, a country music venue.

Bassmaster

Another *Andersonian* pilgrimage site is centered on Green Pond Landing & Event Center at Lake Hartwell. On December 19, 2014, a three-lane concrete ramp measuring 280 feet long was built to sustain historic periods of high- and low-level lake water. Additionally, 166 truck/trailer parking spaces and 113 single parking spaces were installed by Anderson County Parks & Recreation. Due to the large numbers of bass in Lake Hartwell and some quick marketing by Visit Anderson and the Anderson County Park & Rec Department, the Bassmaster Classic (known as the *Bass Pro Shops Bassmaster Classic* fishing tournament was held at Green Pond Landing). As Neil Paul, Executive Director of the non-profit Visit Anderson states, “The Green Pond Landing was the glue that cemented the community and lake together”. Ultimately, this social “glue” created a sports pilgrimage system. The top of this hierarchical sports fishing pilgrimage is the Bass Classic tournament. It was held four times at Lake Hartwell in 2008, 2015, 2018, and 2022. If held for a projected 5th time it shall set a record by surpassing the only four repeat places in Alabama and Louisiana. Similar to the Olympics sports pilgrimage, it has changed locations every year since 1971.

The Bassmaster Classic takes place over three days. All fish caught must measure at least 12 inches (or match the state's catch and release rules). The highest total weight receives a trophy and monetary prize. The final event honoring the winner is held in a large coliseum nearby to accommodate a large crowd. When reviewing the contestants and the crowds on archived Bassmaster Classic video recordings, a sports pilgrimage system is revealed by watching the sentiment. The contestants and audience express plenty of emotions with tearful moments. The pyramidal hierarchy of Bassmaster sports pilgrimage towers above many medium size and small fishing tournaments for people from a large demographic pool, including aspiring anglers starting in youth and advancing to senior professionals with a lifetime pursuit of the largest or the most quantity of bass fish.

Saluda River Rally

Another germinating pilgrimage system is the Saluda River Rally which started in 2010 as camping and kayaking journey from a launch on the banks of the Saluda near Powdersville. Once again, the Anderson County Parks & Recreation Department started the event by improving Dolly Cooper Park. Future plans involve park expansion. The event has a regional pull of annual pilgrims and tourists seeking water recreation, camping, and a gathering. Simultaneously, another county music festival was added to event (*Rhythm on the River*). Similar to the Civic Center and Green Pond Landing, a new park is scheduled for completion. If Anderson County Home Rule culture building repeats itself, this will become a regional sports pilgrimage system. Annual camping families and others will socialize and kayak in the spirit of the Saluda River. By incorporating and intensifying the Rally and park development within the policy goals, champions, strategies, and actions in the later part of this chapter, this event has the makings of another civil pilgrimage system.

Indigent Memorial Wall

A more sentimental pilgrimage created by *Andersonian* Home Rule County culture is the Anderson County Indigent Memorial Wall. "*Andersonian*" is a term used by Councilman Bret Sanders in a video of the December 2025 memorial gathering. He applied the term to describe the sentimental and sympathetic values of county citizens while they reach out in remembrance of the deceased who were not claimed by family or supported by burial funds. The historic county Potter's Field (indigent cemetery) is located within the Anderson Sports &

Entertainment Complex area. The Anderson County Office of the Coroner created a memorial wall at the historical county cemetery on Civic Center property. Ashes of the fallen indigent are spread within the white picket fence cemetery. A sentimental memorial gathering is held every year by the Coroner's Office and County Council. The names and date of passing of the deceased are read as well as a sentimental citation. This event is marked with the tears of county officials and family members of the deceased. It is recorded on video by the *Anderson County Observer* news site. During the December 2025 ceremony Chief Deputy Coroner Donald McCown read a poem accompanied by group sentiment. **See Figure 6.5 – Memorial Poem, page 12**

Savannah River Byway

Another worthy mention of Anderson County culture is the Savannah River Scenic Byway. It was designated in 1998 as part of the National Scenic Byway Association and is 110 miles in total. It parallels the Anderson County border with Georgia and the Savannah River. As the byway transects the county, it exhibits an intrinsic quality described as historic while utilizing highway Routes 24, 187, 412, and 81 for a total length of approximately 40 county miles. This stretch of the scenic byway offers travelers picnic areas, scenic views of Lake Hartwell and the Savannah River; as well as an opportunity to experience the rural agrarian South. After reactivation and revision of the 1998 byway nomination, this stretch of highway shall be the next pilgrimage system sponsored by Anderson County Home Rule County culture. Like the previously mentioned systems - policy, champions, strategies, and actions are described later in this chapter. The following map outlines the course of the scenic byway as it transects the county. **See Figure 6.6 – Savannah River Byway Map, page 13**

Figure 6.5 – Memorial Poem “For Those We Carry Home”

No names were spoken when you left,
no hands were there to hold your own.
Yet here, today, we gather still –
to say you did not walk alone.

For every life, however quiet,
leaves a footprint on this earth;
a whispered grace, a tender echo,
a story measured not by worth
but by the simple truth of being –
that you were here, and you were real.

A heartbeat once, a breath, a light
a soul that time could never steal.
Though no familiar voice is raised,
no family steps to claim your past,
we stand as witnesses for you -
your memory honored, your peace steadfast.

May rest be yours, unbroken, deep;
may gentler skies above you part.
And know this now: you are remembered,
held with dignity, kept in heart.

For no one leaves this world unseen;
no journey ends in solitude.
Today we carry you with care –
in solemn grace, in gratitude.

-Unknown

Read in December 2025 at the memorial ceremony

Figure 6.6 – Savannah River Scenic Byway



Highway route numbers in Anderson County include 24, 187, 412, and 81

Material Culture

It is vital to note that culture as a people's way of life encompasses their architecture, food, festivals, beliefs, religion, and residences, while history on the other hand tells the story of a people's past, identity, achievements and struggles. Cultural and historical resources remain an integral part of every society; they instill in people a unique sense of place and also serve as an essential ingredient in community building. The need for Anderson County to preserve its cultural and historical resources cannot be over emphasized. When preserved and marketed they can boost tourism place-making. Society requires rich cultural and historical resources to attract visitors and keep them engaged. Tourism is a great source of income for Anderson County if managed properly. Visual and performing arts also attract visitors from far and wide and keep them entertained with the various festivals and shows, prompting them to stay longer and spend more on hotels providing a boost to local economy. Additionally, agricultural heritage supports tourism by turning farm life and practices into visitor experiences. Several examples are the offering of farm-stays, catering venues, and the U-Pick experience. Furthermore, promoting water heritage by revitalizing waterfronts and making them event-ready promotes tourism. In conclusion, the underlying motive of crafting the mandated cultural resources element is to expound the importance of cultural and historical resources to maximize their full potential benefit. Anderson County is blessed with a number of important historic buildings which have consistently witnessed time, while telling stories that shaped the county. The South Carolina State Historic Preservation Office (SHPO), as well as the County and its municipalities, have devoted much time and effort to both inventory these sites and create the necessary regulatory framework to protect them from the adverse impacts of new development, redevelopment, rehabilitation and neglect. **See Figure 6.7 – Historic Structures, page 15**

Anderson County's material culture also includes 23 properties listed on the National Register (**See Figure 6.8 – Historic Properties, pages 16 - 17**). In addition to marking the final resting places of our ancestors, cemeteries are sacred archives of our social, religious, artistic, and cultural heritage. They also contain genealogical information that may not be found elsewhere. More specific information about cemeteries may be found on the South Carolina Department of Archives and History's website. **See Figure 6.9 - Cemeteries, page 18.**

Figure 6.7 – Historic Structures



Faith Cabin Library



Ashtabula Plantation



Charming Pelzer
Historic Inn



Belton Standpipe



Pelzer Lyceum/Hospital/Rescue
Squad Building



Anderson Downtown
Historic District



Anderson Historic District



Pendleton Cotton Mill



Denver Downs Farmstead



Boone-Douthit House



Caldwell-Johnson-Morris Cottage



United States Post Office and Court House



Ramer, Ralph John, House



Kennedy Street School



Pelzer Manufacturing Company



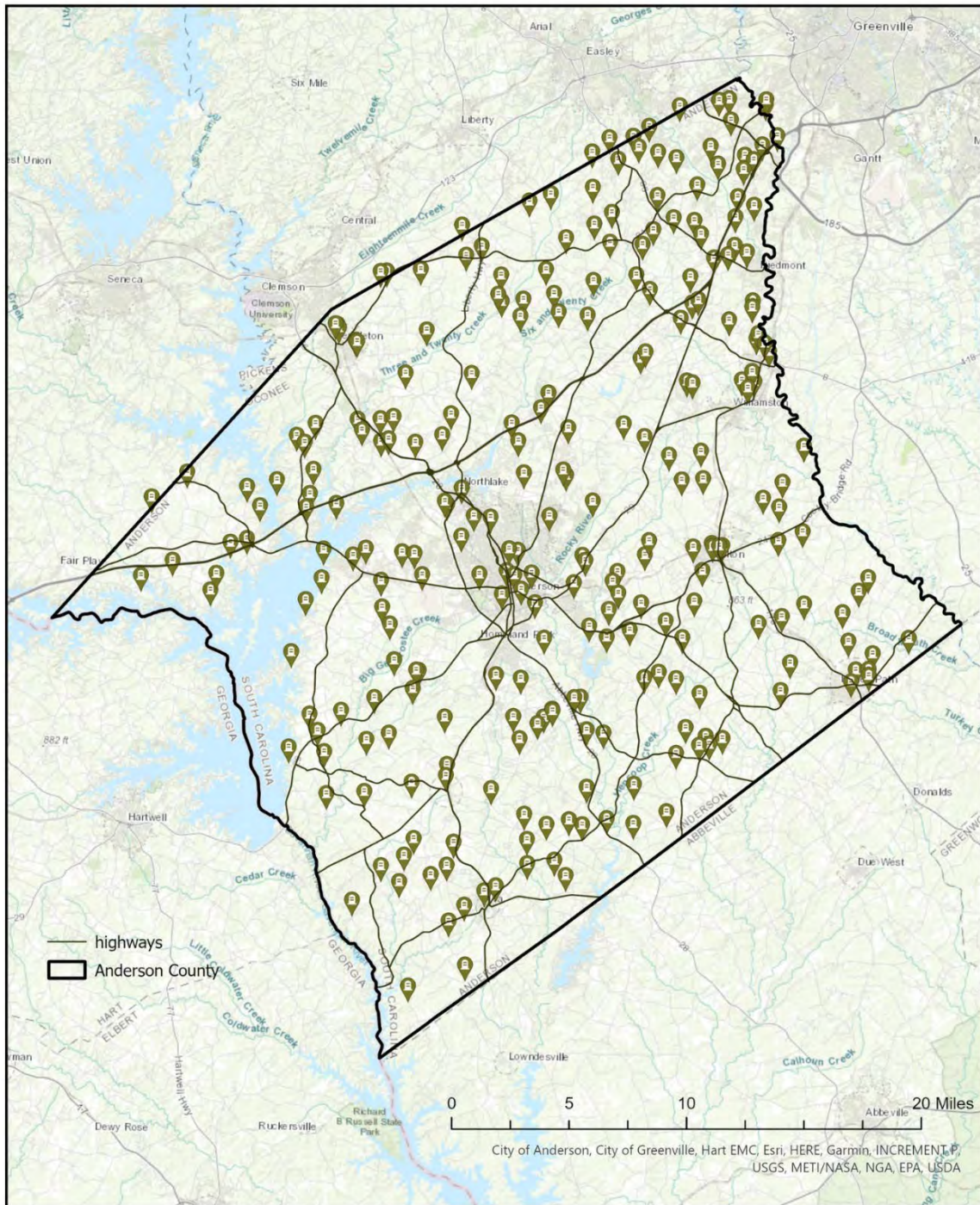
Shirley, Obediah, House

Figure 6.8 – Historic Properties

HISTORIC PLACES	DATE LISTED	REASON FOR LISTING
1. Anderson College Historic District	May 20, 1998	Well-preserved campus architecture, landscaped setting, and importance in the educational and cultural development of Anderson.
2. Anderson Downtown Historic District	February 23, 1979	Historic importance as Andersons central business and civic area, rich collection of turn-of-the-century commercial architecture and well-preserved urban design centered on the courthouse square.
3. Anderson Historic District	December 13, 1971	Strong historical associations, architectural diversity, and well-preserved residential character.
4. Ashtabula	March 23, 1972	Distinct example of Lowcountry plantation architecture offering insight into early 19 th century life and culture.
5. Belton Depot	August 13, 1979	Well-preserved early 20 th century railroad architecture
6. Belton Standpipe	November 5, 1987	Early example of reinforced concrete water tower construction, the tallest of its kind at 155 feet.
7. Boone-Douthit House	July 3, 1997	Plantation-style Greek Revival house of architectural and agricultural significance.
8. Caldwell-Johnson-Morris Cottage	October 7, 1971	Distinctive Greek Revival "raised cottage" architecture.
9. Chamberlain-Kay House	November 25, 1980	Oldest surviving residence in Belton, circa 1854.
10. Denver Downs Farmstead	March 7, 2007	Intact working farm dating back to 1872 with a Colonial Revival main house and associated farm structures.
11. Faith Cabin Library	November 14, 2012	One room log cabin built by the African American community in 1936 to provide library access to rural Black residents during segregation.
12. Kennedy Street School	October 24, 2007	Well-preserved early 20 th century commercial-style educational architecture with Classical Revival detailing and 1960 International (Modern) style architecture.
13. North Anderson Historic District	July 31, 2008	Intact early 20 th century planned streetcar suburb featuring Revival and American Movement residential architecture set along curvilinear, park-like streets.
14. Orr, Dr. Samuel Marshall House	April 13, 1973	Greek Revival architecture with columned portico and classical details

HISTORIC PLACES	DATE LISTED	REASON FOR LISTING
15. Pelzer Manufacturing Company and Mill Village Historic District	October 10, 2017	Early 20 th century textile mill complex, including five mill buildings dating as early as 1881 and its associated mill village featuring worker housing and civic structure reflect the social, industrial, and architectural history of the fully electrified mill town.
16. Pelzer Presbyterian Church	December 13, 1993	Vernacular example of late Victorian Gothic Revival architecture, a rectangular Akron Plan Church built in 1896 featuring stained glass windows, a Gothic-arch entrance, and historic Sunday school addition from 1905.
17. Pendleton Cotton Mill	January 29, 2018	Early 20 th century textile mill with well-preserved industrial mill architecture including the two-story brick mill building, water tower, mill pond, and related auxiliary structures.
18. Pendleton Historic District	August 25, 1970	Well-preserved early town layout and over 6,300 acres of architecture including plantation homes, public buildings, and historic landscapes.
19. Ralph John Ramer House	February 10, 1992	Tudor Revival architecture, designed by notable architect Henry Irven Gaines in 1930 and its association with Ralph John Ramer, a leading civic, business, and military figure in Anderson, SC.
20. Shirley Obediah House	September 3, 1999	Early 19 th century Upcountry plantation farmhouse evolving over time from an 1826 log structure into a multi-room house and embodying vernacular architectural craftsmanship and agricultural heritage in Anderson County.
21. United States Post Office and Court House	October 13, 2017	Well-preserved Colonial Revival architecture, constructed under New Deal era programs in 1938-40-and its symbolic value as a federal presence and source of community pride.
22. Woodburn Plantation	May 6, 1971	Antebellum Lowcountry style plantation architecture, built circa 1830 by Charles Cotesworth Pinckney and its historical associations with prominent regional figures, later preserved as a well-maintained house museum.
23. Woodson Farmstead	April 30, 1998	Listed for its distinctive Queen Anne Eastlake Victorian farmhouse built in 1895, along with a well preserved 1875 cotton house and well house that collectively showcase over a century of agricultural and architectural history in Anderson County.

Figure 6.9 – Cemeteries

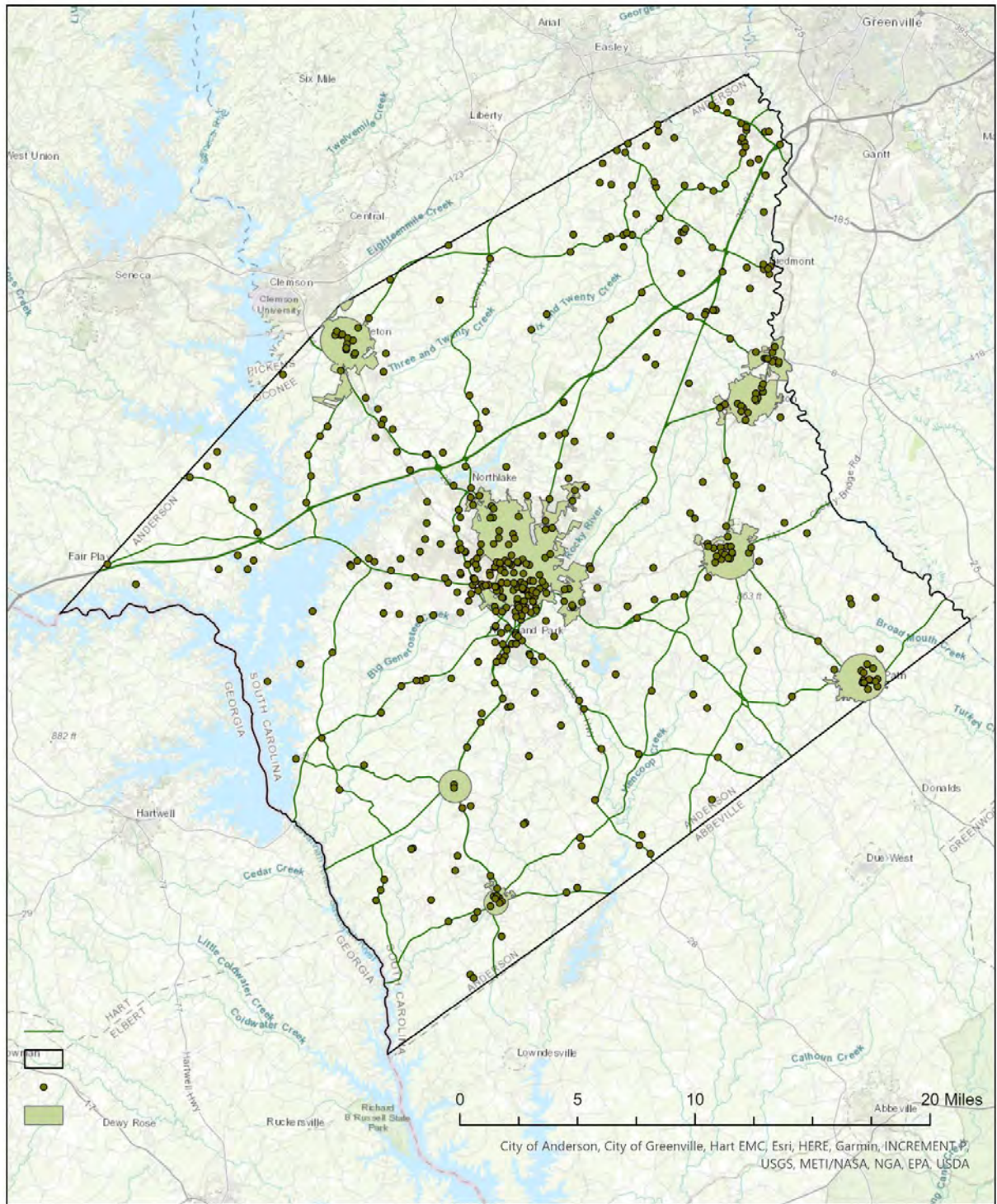


Religious organizations are an important part of a community's culture, which helps to shape values and nurture spirits. Not only are there many historic and beautiful church buildings spread throughout the County, it is religious organizations that actively contribute to emergency relief (including the Covid19 pandemic response and assistance to handicapped and homeless people), charitable giving, social services (particularly for the elderly, prisoners, vulnerable children, families in need, and the underemployed), and medical care. They help people who are struggling in some way (e.g., with addiction, homelessness, poverty, etc.). There are many religious groups that serve this function, as well as interfaith groups that bring in people of different religions to work together to serve those in need. **See Figure 6.10 - Religious Organizations, page 20**

There are a handful of annual festivals in Anderson County. Residents anticipate attending these events to celebrate both historic and material culture. It is vital to support the coordination and marketing of these festivals to strengthen cultural identity, attract regional tourism, and celebrate local heritage. A short list of festivals follows this paragraph. This list is not exclusive and only serves as a sampling of festivals. Festivals are associated with the county residents called the "Andersonians", as well as both intrastate and interstate tourists. Several of the festivals appear apart from basic tourism by attracting annual pilgrims. The Christmas Tree Light festival in downtown Anderson marks the lighting of a tall Christmas tree during the darkest time of the year; while the Saluda River Rally may become an annual pilgrimage during the Summer for camping families from the regional southeastern US. A short list of Festivals in Anderson County includes:

- | | |
|--------------------------------------|---|
| Anderson Soiree | Balloons Over Anderson-A Hot Air Affair |
| Anderson County Fair: September | The Great Anderson County Fair: May |
| Anderson Makers Market | Anderson County Spring Market |
| Anderson Christmas Lights | Holly Jolly Holiday Fair |
| Celebrate Anderson Weekend | Rock the Country: Anderson |
| Nexus Nebula-A Festival for the Arts | Standpipe Heritage and Arts Festival |
| SC Chili Cook-Off: Belton | Sugar Foot Festival: Honea Path |
| Depot Day Heritage Fall Festival Iva | Dog Days of Summer Dog Show: Pelzer |
| Pumpkinpalooza Fall Festival: Pelzer | Fall & Farm Fest: West Pelzer |
| Fall Festival at Denver Downs | FreedomFest: Pendleton |
| Old Farm Days: Pendleton | Spring Jubilee Festival: Pendleton |
| Sunflower Festival: Denver Downs | Spring Fling: Starr |
| Fall Festival: Starr | Mistletoe Market on Main: West Pelzer |
| Pig in the Park: Williamston | Spring Water Festival: Williamston |

Figure 6.10 – Religious Organizations

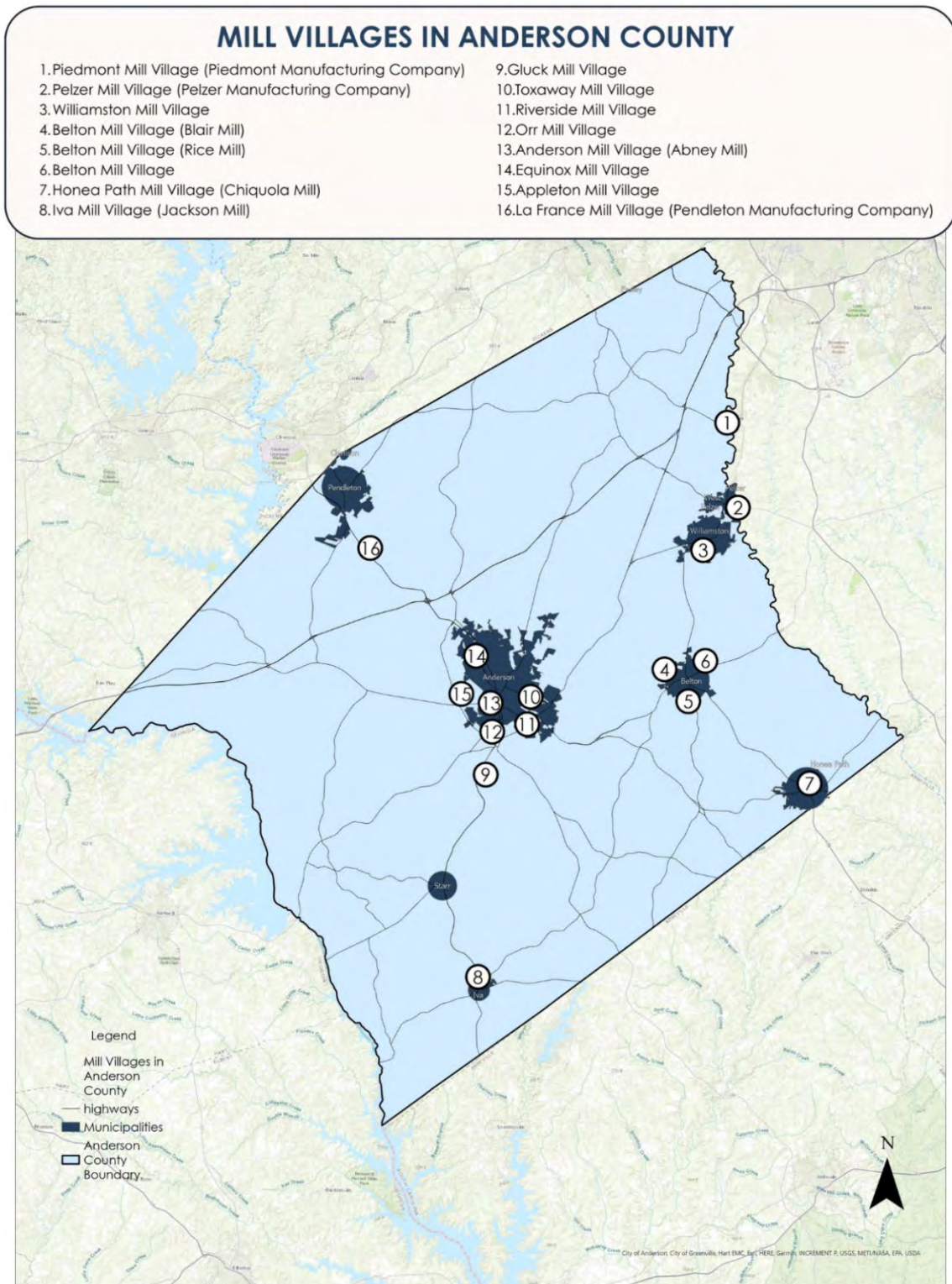


Material culture is also manifested by Mill Villages. As mentioned in the 2026 Comprehensive Plan, Part 1, Chapter 2: Housing Element, Anderson County played a pivotal role in South Carolina's textile mill boom of the late 19th and early 20th centuries, with several notable mill villages like Pelzer, Orr Cotton Mills, and Anderson Cotton Mills forming self-contained communities centered on textile production. The mill villages contain four styles of worker housing. The homes can be divided into two distinct stylistic groups: early housing that was constructed at the time the mill was organized, and later housing constructed in the 1920s and 1930s. Currently, the county and local municipalities are assisting in the redevelopment projects that arise in the villages. Another issue concerns the on-going and ever-present balancing act that involves the need for affordable housing and profit-making gentrification associated with each building project. A map depicting 16 mill villages throughout the county follows.

See Figure 6. 11 – Mill Villages, page 22

Serious efforts are made to both inventory and protect archeological sites, historic structures and properties, cemeteries, churches, and mill villages. These preservation efforts need to be continued and enhanced in the future. Special emphasis can be placed on identifying and preserving the County's material culture through proactive means, i.e., adaptive reuse, grant funded marketing, promotion, and rehabilitation, etc. County land use ordinances and practices continually adapt as a means to increase mindfulness concerning material culture. Recognition of these resources gains economic, aesthetic, recreation, tourism, and pilgrimage advantages. Vibrant cultural activities coupled with preservation of historically significant sites and the making of great public "spaces" and vistas are vital to attract those who will invest in the local economy. Ultimately, the promotion of pilgrimage and the cultivation of material culture contributes to the 10 year comprehensive county plan.

Figure 6.11 – Mill Villages



Guiding Policy

Does policy guide local culture? Yes, the original guiding policy of Home Rule introduced in the 1970s transected the slow decline of textile manufacturing and cotton-based agriculture. Anderson County immediately absorbed the empowerment associated with Home Rule County government culture. It developed recreational facilities - an event center, a museum, lake and river landings, and parks. These forms on the landscape slowly created a tourism industry and then matured into several important civil pilgrimage sites. By identifying and intensifying these sites, Anderson County government can develop a list of policy champions, strategies, and actions to promote civil pilgrimage as culture in the 2026 comprehensive plan. In addition, Home Rule County culture empowers the Planning Commission and County Council to adopt a new comprehensive land development ordinance (LUDO) that protects the existing material culture.

Recommended Policy Champions

Anderson Museum; Dept. of Parks, Recreation, & Tourism

Anderson Sports & Entertainment Center; Dept. of Parks, Recreation, & Tourism

County Council

Facilities Division, Dept. of Central Services

Office of the Coroner

Parks Division, Department of Parks, Recreation, & Tourism

Planning Commission

Planning Division; Dept. of Planning & Community Development

Visit Anderson, Dept. of Parks, Recreation, & Tourism

Cultural Resource Strategies

Acknowledge and identify the prompts when a tourism event becomes a pilgrimage system. Then intensify the promotion of the event as a pilgrimage system. This includes combined action by the triumvirate divisions within the Department of Parks, Recreation, & Tourism. The trio includes Anderson Sports and Entertainment Center (ASEC), Parks & Recreation, and Visit Anderson. They can promote an event that contains a periodic activity followed by a gathering with awards and then a feast (dining and lodging) with a scheduled departure of participants. The awards can include a badge, token, clothing, trophy, and other curios to remind participants of their journey to Anderson County pilgrimage sites; i.e., Bassmaster and Civic Center venues. Additionally, these three county divisions can assist in developing the Saluda River Rally and the Savannah River Scenic Byway. The Indigent Memorial Wall requires action from another triumvirate of strategic management – Office of the Coroner, Facilities Division, and County Council to increase the Wall size, the landscape, and funding. As for Material Culture, the Planning Commission can utilize the land development ordinance (LUDO) rewrite to incorporate archaeology, history, and cultural landscape preservation via adoption of newly crafted site plan and subdivision regulations.

Recommended Actions

Bassmaster Classic Tournament

- Visit Anderson takes the national lead by obtaining a 5th Bassmaster Classic Tournament pilgrimage at Green Pond Landing; thereby, obtaining the record for the most BC Tournaments at one site – Lake Hartwell, Anderson County.
- Upon obtaining such a tournament, Visit Anderson promotes it as a pilgrimage site via local, regional, and national marketing.
- Anderson Sports & Entertainment Center provides additional space for extra fishing exhibits, collective dining, and ancillary events to promote the Bassmaster pilgrimage.
- Parks & Recreation continues to improve the Green Pond Landing site for the influx of tourists and pilgrims.

- Anderson Museum creates an exhibit, display, or lecture about Lake Hartwell.

Anderson Sports & Entertainment Center and Civic Center

- ASEC continues to develop music venues leading to possible pilgrimage. This may include enhancements to both exterior and interior, as well as landscapes.
- ASEC, Facilities, and Park & Recreation collectively consider music festivals as annual pilgrimage events and enhance the experience via increased flow of both tourists and pilgrims.
- Visit Anderson promotes such events as a pilgrimage destination.
- County Administration and Council seek to add music pilgrimage activity.

See Appendix D, page 29

Saluda River Rally

- Parks & Recreation further develops the infrastructure and events associated with the *Saluda River Rally* and associated landings and parks.
- Visit Anderson promotes the event as an annual pilgrimage package.

Indigent Memorial Wall

- Office of the Coroner, County Council, and Facilities division continue to expand and promote the Indigent Memorial Wall via landscape design.
- Anderson Museum provides information on the history of the Anderson County's Potter's Field for inclusion in a historical marker.

Savannah River Scenic Byway

- Visit Anderson takes the lead on developing marketing material for the Savannah Scenic Byway.
- Planning Department registers for annual Champion level membership (\$300) in the National Scenic Byway Association with NSBA media-enhanced opportunities.

- Planning Department enrolls in Byway Leader Training both on-site and virtual (\$125 for NSBA members).
- Planning Department attends annual Byway conference
- Planning Department continues to educate, advocate, promote, engage, connect, and celebrate Anderson County's segment of the Savannah River National Scenic Byway.
- Planning Department along with Roads & Bridges division utilizes GIS to locate scenic picnic areas and pull offs along the byway.
- Planning Department updates the (1998) Travelbyways.com information requested for each scenic byway. **See Appendix D, page 30**

Material Culture

- Planning Commission and Department of Planning and Community Development along with county consultants shall have the current land use development ordinance (LUDO) revision incorporate material culture preservation language for plan reviews, i.e., historic structures and properties, cemeteries, churches, schools, archeological sites, agricultural heritage, and scenic viewsheds.
- Planning Commission and Department of Planning and Community Development along with county consultants assist in the redevelopment of the Mill Villages via critical site plan reviews.

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APPENDIX D

Anderson, S.C. (FOX Carolina) - Rock the Country announced that it has cancelled its stop in the Upstate, February 06, 2026.

Organizers said the festival, originally scheduled to be held in Anderson on July 25 through July 26, was cancelled due to "unforeseen circumstances".

The Anderson County Administrator issued the following statement:

"Anderson County has been proud to host Rock the Country for the past two years. The event was a huge success drawing tens of thousands of visitors, making a multi-million-dollar economic impact on the Upstate. An event of this caliber proved what a great venue and exceptional hospitality we have here in Anderson County. Of course, we are disappointed that Rock the Country will not return to Anderson this year.

We are already planning additional major events and look forward to exciting announcements to come. Anderson County is committed to bringing high quality arts and entertainment to our community."

County Administrator Rusty Burns

APPENDIX D

TravelByways.com information requested for each designated byway:

Example: <https://nsbfoundation.com/nb/country-music-highway/>

Make sure the current information posted already is correct:

Especially the “Byway Visitor Information” – where someone can go to get hotel/restaurant/event information

Overview – edit as needed – button at bottom of each page – (50 – 100 words)

Designation info National Scenic Byway (2002)
Intrinsic Qualities Cultural
Location KY
Length 144.1 miles

Byway Visitor Information
Country Music Highway
Website 📞 888-790-2365

Statewide Byway Partners
Kentucky Transportation Cabinet Kentucky Department of Tourism
Website 📞 502-564-2060 **Website** 📞 502-564-4930

Local Byway Partners: We can list up to 8 Byway Partners, their websites and phone numbers – this is in addition to the “Byway Visitor Information” link above – it can also include links to downloadable maps and guides instead of a partner link

Local Byway Partners

Knox County Convention & Tourism Bureau

Website 📞 740-392-6102

Behalt! - Amish and Mennonite Heritage Center

Website 📞 330-893-3192

Holmes County Historical Society

Website 📞 330-674-0022

Killbuck Valley Land Trust

Website 📞 330-804-5958

Downloadable Byway Map

Website

Ohio's Amish Country Magazine - AloNovus Corp.

Website 📞 330-674-2300

Historic Downtown Millersburg

Website 📞 330-674-2412

Berlin Main Street Merchants

Website

Story – No word limit on our website – but, will a visitor read more than 300-500 words? (The Journal of Memory and Language says people read silently 238 words per minute)

Driving Directions – maybe from N to S; E to W; or from a major city/airport?

Points of Interest – we can list up to 15 points of interest; you just have to send the description and a website (if available) – we will identify the Google Map link for the “directions” – eventually, these points of interest will be put onto the Overlook Maps site

Itinerary (although it says singular, ‘Itinerary’ – we can put more than one, I will just say Itinerary One: Name; Itinerary Two: Name; etc.

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**ECONOMIC
DEVELOPMENT**



SECTIONS

INTRODUCTION	1
INVENTORY OF EXISTING CONDITIONS	3
Labor Force Characteristics	3
Personal and Family Income.....	4
Unemployment Rate.....	6
Education in the Labor Force.....	8
Commuting to Work.....	8
Characteristics of the Local Economy	9
The Main Economic Sectors.....	9
Industrial Base.....	10
Agribusiness.....	11
Tourism.....	12
Small Businesses.....	13
Employment by Sector.....	14
Weekly Wage by Sector.....	15
Anderson County GDP.....	16
Anderson County's Business Climate	18
Key Components of the Current Business Model.....	19
The Development Corporation of Anderson County.....	19
Targeting Best Fit Industries.....	20
Incentives.....	21
Opportunity Zones.....	21
Transportation and Access.....	22
Local Zoning and Development Regulations.....	23
Education Partners.....	23
Workforce Housing.....	24
The Importance of GIS.....	25
RECOMMENDATIONS	26
Guiding Policy.....	26
Recommended Policy Champions.....	26
Economic Development Strategies.....	27
Economic Development Actions.....	27
REFERENCES	30
APPENDIX E	32

The Home Rule Act, passed by the South Carolina State Legislature in 1975, significantly expanded the power of counties. Counties became responsible for their own structure, functions, and financing. For the first time, it also made intergovernmental cooperation possible. Anderson County became able to chart its own destiny as it relates to local culture, economic development, land use, natural resources, and other areas of local concern now under its decision-making authority. Common threads bind these ten elements of the Comprehensive Plan together. It is the job of the County Council to find the balance that will result in the best outcomes for its citizens. So . . . a tip of the hat goes to those South Carolina legislators and leaders who, 51 years ago, had the foresight to allow local decisions to be conceived and carried out closer to the people!

INTRODUCTION

Anderson County will continue to advance practical policies that will drive economic prosperity. Ensuring that citizens have access to employment is one of the most important aspects of creating a vibrant and resilient community. The Economic Development Element serves to provide a status report of the Anderson County economy and to make recommendations for developing an environment capable of sustaining and refining the existing economy and quality of life. This element is a plan that, if implemented, is intended to generate new and alternative job opportunities and an increased tax revenue stream that will enable the County to continue to support and deliver an outstanding level of essential services in a way that will continue to sustain economic development. It places emphasis on how the County will choose to locate business uses.

Anderson County lies along Interstate-85 in the northwestern corner of South Carolina, midway between Atlanta, GA and Charlotte, NC. By its geographical nature, the area is destined to be one that attracts economic and population growth. It is blessed with abundant water resources and a mild climate. It has more than adequate arterial and rail access, along with nearby proximity to a local and an international airport and a South Carolina Inland Port. The area, having one of the lower costs of living in the United States, is already a prosperous industrial, commercial, and tourist center. With more than 15 universities and colleges within 50 miles of Anderson, there are many great higher education

options for the community. Anderson County has integrated the respected education and training programs of these local institutions, including Anderson University, Clemson University, and Tri-County Technical College, into economic development resources that aid in advancing the workforce needed to attract industries.

Its existing economy, along with up-and-coming sectors of economy, must be considered as Anderson County looks to reinforce its prosperity. In addition to its flourishing industrial sector, the County has grown its tourism sector, largely due to 55,950-acre Lake Hartwell, a U.S. Army Corps of Engineers lake with nearly 1,000 miles of shoreline touching six counties in two states. It is a highly desirable location for residential and recreational uses. The County is also the home of large farming and agricultural businesses. All these sectors combine to support a diverse and resilient economy.

Anderson County has been successful in replacing textiles and diversifying its economy in the last thirty years. The *Greenville Business Magazine*, June 14, 2023, gives good insight into the Upstate and the local Anderson economies:

Textiles dominated Anderson County's economy for more than a century, from shortly after Reconstruction through the 1990s. As textile jobs began moving overseas toward the end of the 20th century, the County worked diligently to diversify its manufacturing base by attracting other industries and devising higher education opportunities to enable workers to better meet the needs of companies. Successfully creating such a diversified economy will keep its citizens employed and help ensure they are able to weather economic downturns.

This element walks through the County's existing economic conditions and the local business climate. More importantly, it makes recommendations for continuing a healthy economic outlook along with a balanced approach to locating new industry. Economic Development as it relates to land use, public infrastructure, and housing is discussed here and in other relevant elements. The latest available economic data reflect the same general trends. The County has built a strong economy.

INVENTORY OF EXISTING CONDITIONS

Anderson County worked intentionally to fill the void left by the vanishing textile economy of the last century with a stronger, more diversified economic base. The County has earned a more-than-adequate share of the prosperity experienced by the Upstate over recent years via an expanding economy and unprecedented population growth. The County's economic slogan is "*Where the World Comes to Work.*"

Anderson County's economic development efforts are among the strongest in the Southeast. According to the same article in *The Greenville Magazine*, "Anderson County has done a great job attracting the right type of industry—the kind that is creating modern, class-A industrial facilities and equipment. The County's leaders have devised a very streamlined way for businesses to come into the County or expand." Strong growth and low unemployment mean many of those employed by the more than 200 manufacturing firms operating in Anderson County are earning good wages. Of the County's five largest employment sectors in 2023, manufacturing had the highest average salary, more than 10 percent more than the second-healthiest sector--health care/ social assistance, and nearly double that of the third-largest segment--retail trade.

Labor Force Characteristics

The U.S. Bureau of Labor Statistics defines labor force or work force as the total number of people aged 16 and older who are actively engaged in or available for work. Anderson County's labor force is becoming more educated, better paid, and older. The County maintains one of the lowest unemployment rates in the state. Its unemployment rate in August 2024 was 5.1% and had dropped to 4.4% by November 2024. As of December 2025, the labor force in Anderson County was 102,785 employees. By January 22, 2026, the labor force had risen to 103,346 (graphic not available). According to an article published in 2024 by the South Carolina Department of Employment and Workforce, the 2024 average salary for manufacturing was \$61,048. It remains a high wage sector, higher than health care. The highest salaries belong to management positions at an average of \$121,992 in 2024.

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

Observations

Dec 2025: **102,785**
Updated: Feb 6, 2026 7:11 PM CST
Next Release Date: Not Available

Units:
Persons,
Not Seasonally Adjusted

Frequency:
Monthly

1Y | 5Y | 10Y | Max

1990-01-01 to 2025-12-01

Edit Graph

Download

View Map



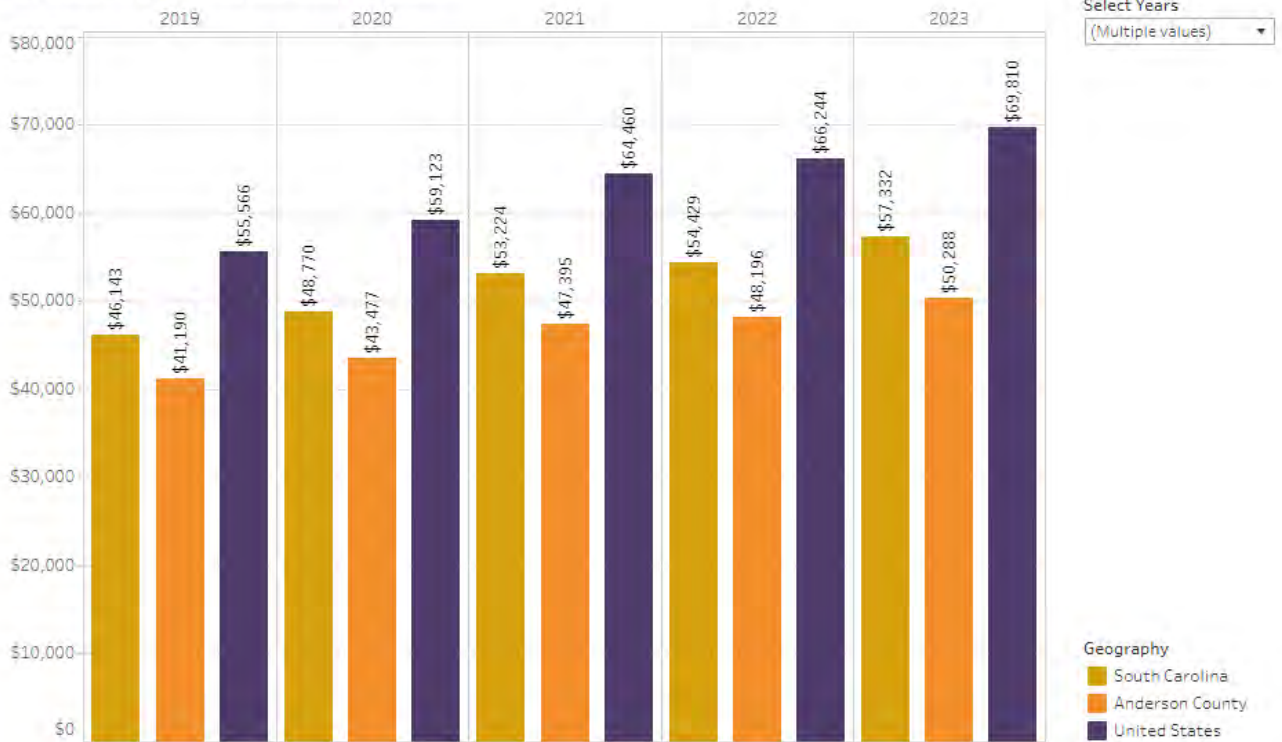
Personal and Family Income

Local income is one of the better indicators of the health of a local economy. There are several ways to consider income for an area—Median Family Income, Median Household Income, Per Capita Income, and others. More information on income data is found in Part I, Chapter 1- Population Element and Appendix E at the end of this Element.

Over the past 30 years, the per capita and median household incomes have steadily increased, but not in the same percentages as the State or the Nation. The following graphics show income trending generally upward in recent times for Median Family Income and Salary (Employment and Salary). Inflation adjusted Historical Family Income (2005-2021) for the Nation, the State, and Anderson County is also found in Appendix E.

Per Capita Personal Income | 2019-2023

Upstate SC & Selected Geographies

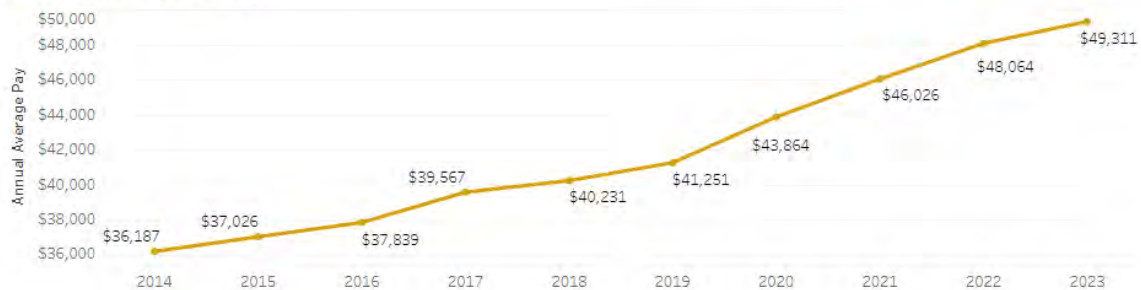


Source: US Bureau of Labor Statistics, Appalachian Council of Governments and Upstate Alliance for both graphics.

Employment & Salary in Anderson County | Total, All Industries 2014 to 2023

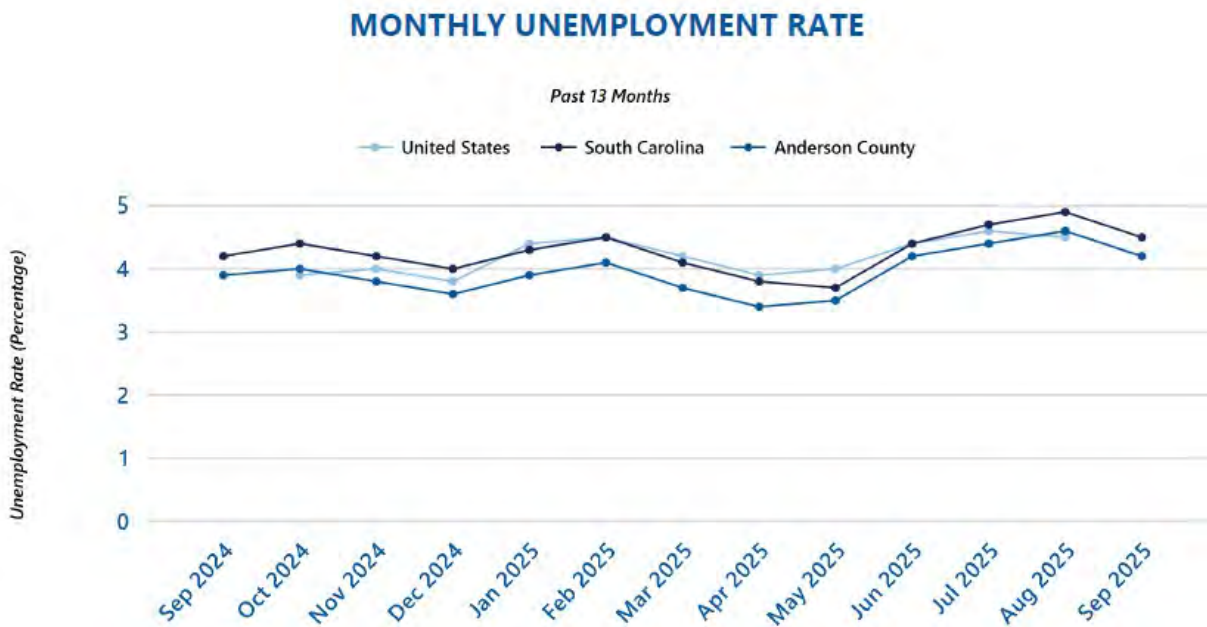


Annual Average Salary



Unemployment Rate

Anderson County has consistently maintained a lower unemployment rate than that of the State or the Nation. From September 2024 to September 2025, the unemployment rate for the County hovered around 3.4% to 4.6%. For a number of reasons, some unemployment will exist even in a good economy. People quit jobs to find better ones, people re-enter the workforce, switch careers, and some temporarily stop working to get training. A low unemployment rate (3-5%) is generally considered full employment. Full employment refers to a situation where virtually all individuals who are willing and able to work are employed. It does not imply zero unemployment. Full employment indicates that the economy is operating at its maximum productive capacity.

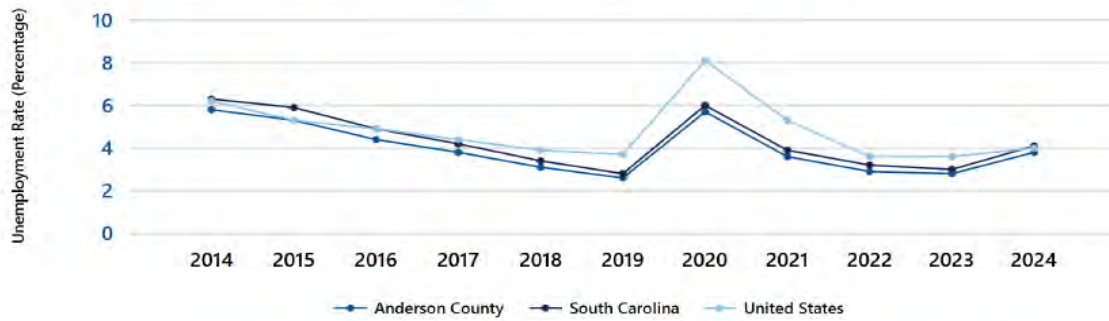


SC Department of Employment and Workforce, Community Profiles, Anderson County, SC 12/19/2025.

The County's year over year unemployment rate showed a healthy economy from 2014-2024. It spiked to nearly 12% during the 2008 recession. It also exceeded 5% during the COVID epidemic and fared better than the State and the Nation during cyclical downturns remaining under 5% for all other years during this time period, an indication that Anderson County has built a resilient economy.



ANNUAL UNEMPLOYMENT RATE



ANDERSON COUNTY

SOUTH CAROLINA

UNITED STATES

Year	Employment	Unemp.	Rate	Employment	Unemp.	Rate	Employment	Unemp.	Rate
2024	95,880	3,828	3.8%	2,430,453	105,178	4.1%	161,346,000	6,761,000	4.0%
2023	94,714	2,686	2.8%	2,401,212	74,248	3.0%	161,037,000	6,080,000	3.6%
2022	92,075	2,786	2.9%	2,330,548	77,339	3.2%	158,291,000	5,996,000	3.6%
2021	89,655	3,329	3.6%	2,272,940	92,676	3.9%	152,581,000	8,623,000	5.3%
2020	86,201	5,166	5.7%	2,201,090	140,613	6.0%	147,795,000	12,947,000	8.1%
2019	89,173	2,366	2.6%	2,263,682	64,405	2.8%	157,538,000	6,001,000	3.7%
2018	87,638	2,814	3.1%	2,206,821	76,542	3.4%	155,761,000	6,314,000	3.9%
2017	86,363	3,391	3.8%	2,168,104	94,845	4.2%	153,337,000	6,982,000	4.4%
2016	85,416	3,935	4.4%	2,145,584	110,199	4.9%	151,436,000	7,751,000	4.9%
2015	82,701	4,674	5.3%	2,108,786	132,281	5.9%	148,834,000	8,296,000	5.3%
2014	80,884	4,992	5.8%	2,063,369	138,475	6.3%	146,305,000	9,617,000	6.2%

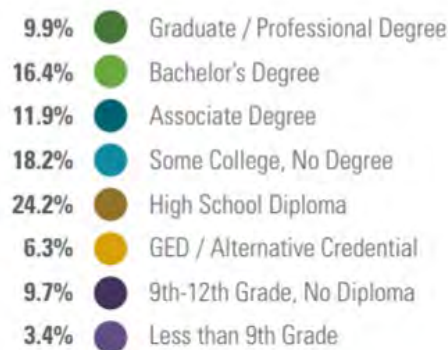
Source: DEW LMI/BLS - Local Area Unemployment Statistics

Education of the Labor Force

Educational attainment is improving in Anderson County's Labor Force. The graphic below shows the 2023 status of educational attainment as published by Upstate Alliance in its Anderson County Fact Sheet. One can view more detailed information regarding education in Anderson County on page 10 in the Anderson County Comprehensive Plan, Part I, Chapter 1, Population Element.

EDUCATION

2023 EDUCATIONAL ATTAINMENT, AGE 25+



STUDENT ENROLLMENT

K-12 Schools	34,264
2-Year Schools	5,629
4-Year and Graduate Schools	4,121

2022-23

34,264
5,629
4,121

DEGREE COMPLETIONS

Associates Degrees	894
Bachelor's Degrees	634
Graduate/Professional Degrees	322

2022-23

894
634
322

Commuting to Work

The latest figures for Anderson County show 42 percent (48,491) of the County's labor force work in other counties. Neighboring counties, such as Greenville, Pickens, Oconee, and Abbeville represent 26% of the commuters into the County. The workers who both live and work in the County numbered 35,637 (32%), fewer than workers who leave the County for work. The workforce living in Anderson County, therefore, would be able to satisfy the employment needs of any newly locating or expanding industry. In other words, Anderson County would be able to attract its residents back into the County to work locally without increasing housing and infrastructure needs.

COMMUTING PATTERNS

WORKER INFLOW & OUTFLOW



TRAVEL DISTANCE TO WORK

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


74.2%
of workers travel less than 25 miles

WHERE DO WORKERS LIVE?

Anderson County

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

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

Source: Upstate Alliance – Fact Sheet for Anderson County-2023, Inflow and Outflow of Workers (Workforce Growth) by Occupation, 2023, <https://www.upstatescalliance.com/wp-content/uploads/Fact-Sheet-Anderson-County.pdf>

Characteristics of the Local Economy

Apart from the labor force, the characteristics of local businesses and industries themselves are a major part of the inventory of the local economy. What does Anderson County’s local economy look like?

The Main Economic Sectors

While agribusiness leads South Carolina in overall economic contribution, manufacturing (automotive/aerospace) drives exports, and tourism provides massive visitor revenue, making them all critical pillars of the State’s and Anderson County’s economies. Entrepreneurial opportunities in heritage and nature-based tourism, downtown retail, personal services, and specialty agriculture sectors are

particularly ripe for growth.

Anderson County is fortunate to announce major manufacturing moving in at a rate easily absorbed into the local economy which means that the labor market fills jobs, infrastructure is available, and employees have housing. There is a good mix of public and private sector employment as shown in the Top Ten Major Employers table below:

TOP 10 MAJOR EMPLOYERS

COMPANY	PRIMARY PRODUCT(S) / INDUSTRY	EMPLOYEE RANGE
Anderson County Public Schools	Public education (K-12)	2,501 to 5,000
AnMed Health Medical Center	Healthcare	2,501 to 5,000
Robert Bosch	Automotive components	1,001 to 2,500
Electrolux	Home appliances	1,001 to 2,500
Michelin North America	Rubber tires	1,001 to 2,500
State of SC	State government	1,001 to 2,500
Techtronic Industries (TTI)	Power equipment and tools	1,001 to 2,500
Anderson County	County government	1,001 to 2,500
US Government	Federal government	1,001 to 2,500
Milliken & Co.	Broadwoven fabric mill, textile finishing	1,001 to 2,500

Source: Upstate Alliance – Fact Sheet for Anderson County-2023, Inflow and Outflow of Workers (Workforce Growth) by Occupation, 2023, <https://www.upstatescalliance.com/wp-content/uploads/Fact-Sheet-Anderson-County.pdf>

Industrial Base

It is the industrial base that stabilized Anderson County’s economy when textiles began to go overseas. These replacement industries are investments in the County. Between the years of 2016 and 2020, there was record industrial investment with both new industries and the expansion of existing industries. Expansions accounted for \$587.6 million of the investment and \$204.9 million was invested in new industries.

Anderson County currently has over 50 international companies from 20 different countries. Eight of those major industries have headquarters in the County. Most of these companies fall into the “manufacturing–durable goods” category, generally the County’s third highest employment sector. Germany has the strongest presence with nine companies, followed by the United Kingdom and France. Other countries represented with two or more companies include China, Ireland, Italy, Japan, the Netherlands, Sweden, and Switzerland. Canada, France,

Belgium, and Finland also have a presence. From deeply established global manufacturers like Bosch, Michelin, Electrolux, and Arthrex to tech start-ups like Chartspan, Techtronic Industries, and RunVirt, the County is attractive to major domestic and international companies looking for a place to land.

Agribusiness

Agriculture is big business in Anderson County. For much of its history, agriculture has been the mainstay of the local economy. It played an important role in sustaining its population through hard economic times. While population growth has brought increased economic opportunities, the prominence of family farming is in decline. However, agribusiness remains one of the major sectors of the local economy.

Rep. Blake Sanders, in his October 22, 2025 piece in the Anderson Observer entitled *County Can Grow and Preserve Community Character*, stated “the story of Anderson isn’t just about rooftops, roads, and industry. Agriculture has always been the backbone of this county and it still is. The market value of agricultural products has risen 12 percent since 2017, reaching \$84.3 million, and we hold the largest cattle inventory in South Carolina at 32,033 head. Our farms feed families, support local businesses, and define the rural landscape that gives Anderson its identity.”

The County Planning staff attended various community meetings throughout the Comprehensive Plan process to garner public input, and the planning consultants (CodeWright Planners) conducted a community survey, both of which revealed a strong desire among County citizens to protect agricultural and rural lands. Preserving and enhancing agriculture as a way of life in Anderson County is necessary for maintaining the County’s economic and demographic diversity, providing economic opportunities to residents and landowners, reducing the pressures of sprawl, providing a source of fresh local produce, and retaining the traditions and characteristics that make the region unique.

Anderson County contained approximately 174,494 acres in land designated farmland in 2022 Census of Agriculture (USDA). There were 1,552 farms in production, as of 2022, versus 1,742 in 2017. The average farm size in 2017 was 112

acres, up 7% from 2017. It is imperative that action is taken now to ensure the continued existence of agriculture in Anderson County. According to the 2022 USDA Census of Agriculture, Anderson County ranks number one in the State for inventory of cattle and calves and number two in the state for sheep, goats, wool, mohair and milk. The 2022 Census of Agriculture County Profile data sheet can be found in Appendix E at the end of this Element.

Anderson County maintains one farmer's market and pavilion in the downtown Anderson area that draws people into town. There are also other markets operating through some of the municipalities including Belton and Pendleton. In addition to these county and town operated markets, nine roadside stands certified by the SC Department of Agriculture, and various family farms are open to the public.

Tourism

Tourism is a key revenue source across the State of South Carolina. Even though it is more prevalent along the coast, Anderson County has grown its tourism sector and takes advantage of tourist dollars. The County is cashing in on this sector by recognizing and utilizing their unique and highly marketable assets. It owns and operates the Anderson County Civic Center, the Anderson Sports Center/ASEC grounds, the Anderson County Farmers Market, the Gracie Floyd Event Center at McFalls Landing, and the Green Pond Landing & Event Center. These venues host major concerts and sporting events that draw people from inside, as well as outside the County. They draw visitors who spend money at local businesses, restaurants, and overnight accommodations resulting in Accommodations Tax and Hospitality Tax used for infrastructure improvements and other local needs. The positive economic impact is shared by local businesses.

The County is teeming with opportunities to further tap into economic development through outdoor recreation and ecotourism. Natural resources drive the States economy – a Clemson University study concluded that natural resource-based sectors contribute \$33.4 billion in economic activity and support 218,719 jobs. Tourists drop in, spend money, and leave. They add millions of dollars to our economy and do not strain local services and resources for the most part.

Anderson County can anticipate the growth of natural resource tourism and plan

accordingly. The ecotourism market in the Nation has a projected growth rate of 14.8% by 2030. More than a third of the adult U.S population are birders creating \$279 billion in economic output generated by birder expenditures—\$7 billion of that is national county tax revenue generated by birding activity (State of the Birds). In 2023, new data was released by the U.S Department of Commerce’s Bureau of Economic Analysis showing that outdoor recreation continues to be a major driver of the United States economy generating \$1.2 trillion in economic output. The outdoor recreation economy has grown 36% in real terms since 2012.

Small Businesses

Small businesses have a major impact on South Carolina’s and Anderson County’s economy, employing thousands of people and providing consumers with a range of goods and services. The growth of establishments, both small and large, reflects the commitment to creating an environment which allows businesses to flourish, no matter what their size. A distinct advantage of smaller businesses is that they are locally owned and typically employ residents within the local community, do business with other community-based businesses, and reinvest profits within the community. They also tend to locate in existing facilities and utilize existing infrastructure, resulting in less capital investment on behalf of the local government to accommodate them.

Small businesses include small professional services, independent commercial establishments, restaurants, and services such as electrical, plumbing, and HVAC contractors and the like. They employ a large percentage of the County’s labor force. The 2025 Small Business Profile for South Carolina (U. S. Small Business Administration) showed that 42.9 percent of all South Carolina employees worked for small businesses. The number for Anderson County could not be located, but one would expect a number similar to the State. While the County’s economic development efforts are focused on large business growth and investment in the County, the Anderson Area Chamber of Commerce, the U.S. Small Business Administration (SBA), and the Appalachian Development Corporation focus on cultivating small businesses through advocacy, networking, loans, and other resources. In addition, the SBA offers training, government contract assistance, and counseling. Even though they focus on larger industries, the Economic Development staff does lend support to other sectors of the local economy.

Employment by Sector

The following data shows the share of employment by industry. The breakdown of categories varies, and leaders may change from year to year. Manufacturing has remained the top employer each year with Government, Education and Health Services, and Professional and Business Services generally rounding out the top four employers on a regular basis.

BUSINESS & INDUSTRY

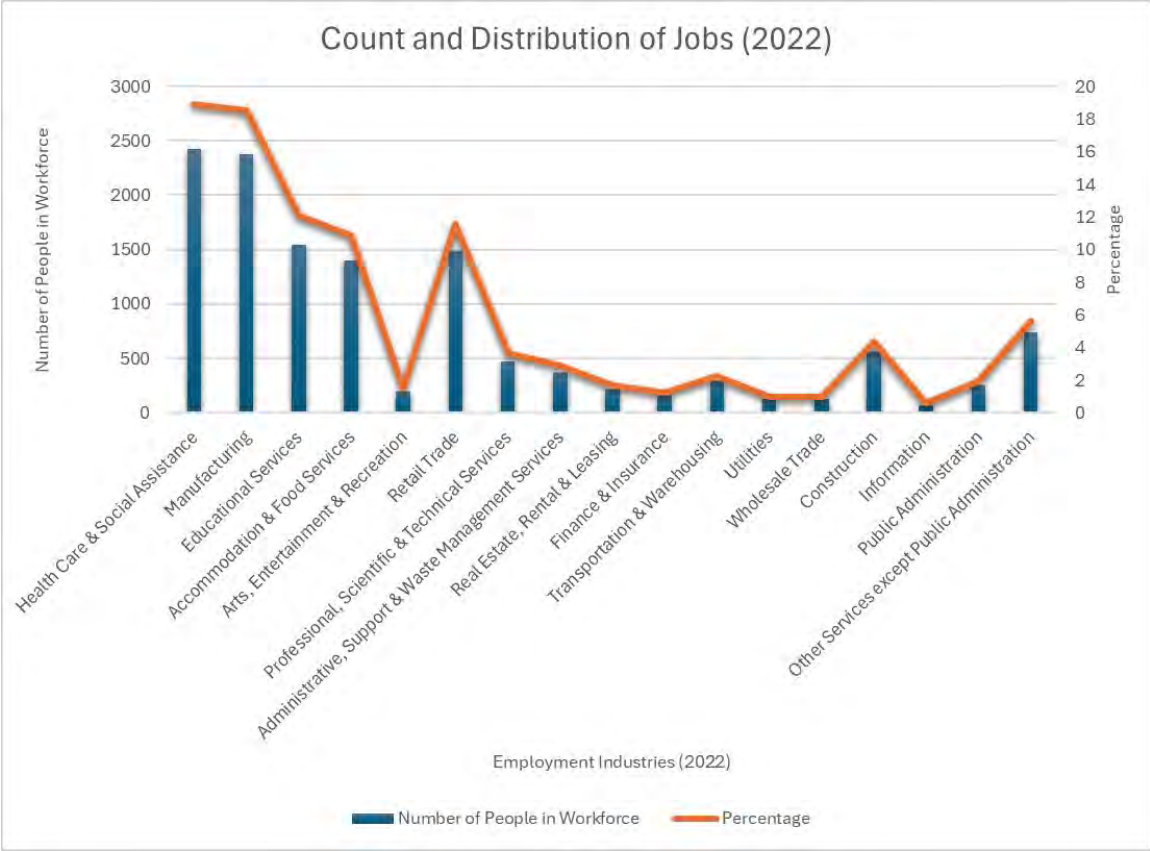
2023 EMPLOYMENT by Industry

Manufacturing	23.2%	16,381
Trade, Transportation, & Utilities	20.5%	14,495
Government	17.4%	12,288
Leisure & Hospitality	11.9%	8,405
Education & Health Services	11.1%	7,841
Professional & Business Services	6.5%	4,560
Construction	4.3%	3,030
Financial Activities	2.1%	1,506
Other Services (except Government)	2.0%	1,379
Information	0.6%	395
Natural Resources & Mining	0.4%	263
TOTAL EMPLOYMENT		70,547

2023 BUSINESS ESTABLISHMENTS by Industry

989 Trade, Transportation and Utilities	678 Professional and Business Services	511 Education and Health Services
474 Leisure and Hospitality	415 Construction	388 Financial Activities
301 Other Services (except Government)	246 Manufacturing	67 Information

Source: Upstate Alliance – Fact Sheet for Anderson County-2023, Inflow and Outflow of Workers (Workforce Growth) by Occupation, 2023, <https://www.upstatescalliance.com/wp-content/uploads/Fact-Sheet-Anderson-County.pdf>



Weekly Wage by Sector

Anderson County works diligently to attract excellent quality companies that offer a competitive wage. Anderson County had a lower weekly wage, with all industries considered, than that of the Upstate, the State, or the Nation. The County’s income, according to other income statistics, is growing but still lagging behind the State, the Nation, and some Upstate Counties. There is a major focus on attracting industries that have a higher pay scale than existing businesses. A bar chart below shows Anderson County’s weekly wage as compared to the Upstate, South Carolina, and the Nation. As a part of their analysis, many industries consider the cost of employees in decisions to locate in any given area.

Average Weekly Wage | By Industry & Year

Average Weekly Wage Total, All Industries, 2023



Gross Domestic Product

Anderson County's Gross Domestic Product (GDP) is growing along with its population and general economy. The County ranked 7th in the state for Gross Domestic Product from private goods-producing industries, totaling \$2.7 billion in 2023. GDP, in simple terms, is an economic indicator that measures the total market value of final goods and services produced in the County.

Anderson County's GDP showed growth, with total GDP around \$9.94 billion in 2023, driven partly by its strong private sector, including manufacturing, contributing significantly to the regional Upstate economy, with detailed data available from the Federal Reserve Bank of St. Louis (FRED), indicating a healthy economic base with manufacturing and service industries. FRED said the following about Anderson County.

Key Figures and Trends (Federal Reserve Bank of St. Louis Data)

- Total GDP (2024): Approximately \$10.56 billion.

- Private Services-Providing (2024): Around \$6.37 billion.
- Private Services-Producing (2024): Around \$2.83 billion.
- Government (2024): About \$1.37 billion.
- Growth: Shows consistent increases from previous years, reflecting economic expansion.

Economic Highlights

- Manufacturing Strength: The county ranks high in the state for private goods-producing industries, a key part of its economic foundation.
- Strategic Location: Part of the Greenville-Anderson-Mauldin MSA, benefiting from regional economic ties and attracting major manufacturers.
- Diversified Growth: Activities in tourism (e.g., Green Pond Landing events) and agriculture also contribute to local economic output.

For detailed, historical data and breakdowns by sector, the Federal Reserve Bank of St. Louis (FRED) is a primary source. The below graphic shows how the different sectors contribute to the GDP.



Anderson County's Business Climate

The third part of the local economic equation is the local business climate, the environment in which businesses are welcomed, establish themselves, and open operations. This can be any size business, but economic development is generally thought of as significant capital investment by businesses delivering quality jobs that pay at or above the state average wage. Anderson County makes the landing for large economic powerhouses as gentle as possible. Some factors that affect the business environment are the manner in which businesses are attracted to locate here; various incentives; the availability of adequate water, sewer and road infrastructure; land use regulations that are not onerous; ample road, rail, and air access; and training and support available from the technical education partners.

It is important to diversify the types of business development in order to sustain the overall local economy. When prospective businesses visit, they are interested in what sets the area apart from the rest of the country – the “can-do” attitude of the Economic Development professionals, forward-thinking leadership, product depth and variety, the quality of life, available labor force, business incentives, etc. In essence, Anderson County acts as a proactive facilitator of these items, creating an attractive environment for businesses through strategic partnerships, targeted support, and a long-term development vision. County leaders understand that those businesses choosing to invest here need to have predictability in local land use regulations, as well.

The Economic Development Department was established in 1964 as the Melton Hill Regional Industrial Development Association which later changed its name and broadened its focus. The business model successfully deployed in the County includes leveraging the County's strategic location in Upstate SC between Charlotte and Atlanta with good rail and arterial access, a County airport, proximity of the GSP International Airport and, later, the South Carolina Inland Port.

Anderson County's business model has been refined over the years and now centers on aggressively attracting advanced manufacturing and logistics, offering strong incentives, developing a skilled workforce via partnerships with universities, and focusing on high-growth sectors like energy (solar, nuclear

components), biosciences, and sustainable agriculture, all guided by a comprehensive development plan to diversify its economy and attract global investment.

Key Components of the Current Model

The current economic development model according to the Anderson County Economic Development Department website:

Strategic Location: Positioning within the I-85 corridor provides access to major markets, ports, and airports, attracting international firms.

Targeted Industry Focus: Emphasizes advanced manufacturing (automotive, aerospace), energy, biosciences, and logistics, building on a strong base of existing international companies.

Aggressive Incentives: Offers tailored incentive packages (tax breaks, job creation credits) for new and expanding businesses based on investment and job creation.

Workforce Development: Collaborates with Anderson University and the S.C. Technical College System (readySC) to train a local talent pool, particularly in manufacturing skills, via internships and specialized programs.

Infrastructure & Site Readiness: Develops industrial parks (like Anderson Gateway) with modern facilities to meet the demand for high-quality industrial space.

"Global Approach" Branding: Markets itself internationally with slogans like "#WhereTheWorldComesToWork" to attract foreign direct investment.

The Development Corporation of Anderson County (DCAC)

The Development Corporation of Anderson County (DCAC) is a public/private 501(c)6 non-profit economic development organization under the Economic Development Department. The DCAC was organized to engage in community activities that promote and support economic development activities in Anderson County. Its mission is "to encourage and enhance an environment and unified voice that promotes job creation, economic development, enhanced quality of life, education, and workforce development across Anderson County." Their current goals are:

1. Develop a robust, diversified, and sustainable economy
2. Attract high-quality, primary Tier 1 and 2 industries
3. Diversify the County's employment and tax base
4. Provide training for all sectors of our labor force
5. Enhance training that meets the needs of all job creators
6. Preserve/enhance lifestyle amenities, parks, and sports venues

Targeting Best-Fit Industries

According to the staff at the Anderson County Economic Development Department, the County intends to follow the lead of the SC Economic Development Board. Pursuing high technology and advanced material and manufacturing industries is their main focus. County Council distributes the best incentives to companies whose salary ranges exceed the current Anderson County salary ranges. These are the key Industries driving the current growth:

- Automotive: A major hub for suppliers to companies like BMW.
- Aerospace: Home to leaders in composite materials.
- Advanced Manufacturing: Metal fabrication, packaging, electronics (Techtronic Industries), and appliances (Electrolux).
- Energy: Growing focus on solar, wind, and grid components.

Manufacturing, Distribution & Logistics: Anderson County capitalizes on durable goods manufacturing, in particular advanced materials and automotive. Recruiting efforts are concentrated in advanced manufacturing, technology, and specialized engineering, often supported by research partnerships. The County is emerging as an incubator for science and tech-based businesses, focusing on highly skilled roles that require expertise in mechatronics, coding, and design. These technology industries create products dependent on the professional and intellectual expertise of their workforce. They are environmentally friendly, attract high-wage jobs, and can locate almost anywhere provided the necessary infrastructure is in place. The required workforce tends to primarily be comprised of the younger population (25 – 34

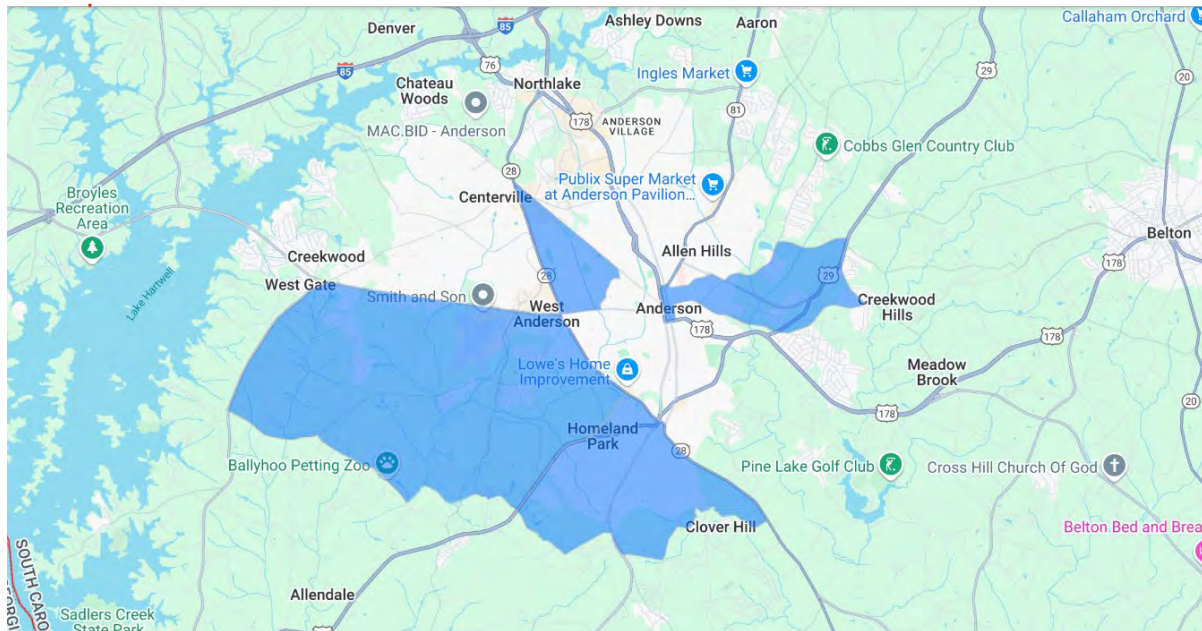
years of age). This key demographic tends to be environmentally conscious and attracted to an area that offers 'quality of place'. They will likely select the location first, then the job. This requires that the right mix of housing choices, cultural and recreational activities, and transportation alternatives are available.

Incentives

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

The State of South Carolina offers various statutory and discretionary incentives to companies looking to locate or expand in any county in the State. Qualifying criteria is based on the per capita income of the proposed destination county. Some of the most utilized incentives by Anderson County are the Job Tax Credit (JTC), Fee-in-Lieu of Tax (FILOT), Special Source Revenue Credit (SSRC) or Infrastructure Credits. It should be noted that the FILOT is often applied in South Carolina to make the State competitive with our neighboring states which have lower industrial tax rates than South Carolina. These incentives and others are described in Appendix E.

Opportunity Zones



The Opportunity Zone program offers tax benefits to investors making qualified investment in areas that have been designated as Opportunity Zones. The

investment, made through Opportunity Funds, is eligible for deferred and eliminated capital gains tax. A taxpayer with realized capital gains must invest those gains within 180 days into a Qualified Opportunity Fund (QOF). The QOF then must deploy 90% of the funds into a qualified opportunity zone property or businesses within six months. The One Big Beautiful Bill has made the program, set to expire at the end of 2026, permanent. Anderson County's Opportunity Zones are depicted on the map above.

Transportation and Access

The I-85 corridor continues to be the artery that feeds economic activity in this region; it also serves as the major component of an intermodal system with rail and highway infrastructure access. Additionally, the SC Inland Port in Greer connects to the Port of Charleston by Norfolk Southern. Anderson also has good access to I-26, I-95, I-20 and I-77. Anderson County houses two Class 1 railroads, Norfolk Southern and CSX Transportation, and two short lines, Pickens Railway and the Greenville & Western Railroad Company, and Anderson County Regional Airport with a 6,000-foot runway. Greenville Spartanburg International Airport is in close proximity.



Source: <https://www.upstatescalliance.cocountyontent/uploads/Fact-Sheet-Anderson-County.pdf>

Local Zoning and Land Development Regulations

Location matters. There are several issues at play when the location of land uses is considered. Anderson County has zoning and land development regulations that are favorable to businesses wishing to invest in the County. Specifically, Zoning (County Code, Chapter 48) and Land Development Regulations (County Code, Chapter 48) allow for businesses of any size to locate in the County without onerous regulations. The Zoning Districts that allow businesses are Office, Planned Office, Commercial, Planned Commercial, Services, Industrial, Industrial Park, Planned Development, Airport Protective areas, Innovative Zoning, and Forest Agriculture. The Land Development Regulations also address some business-associated requirements, but both ordinances need to be updated.

As the County plans for how it will handle growth, it must consider developing land closer to existing urban development, providing incentives for infill, redeveloping previously developed areas, and avoiding encroachment of new development into areas that lack the necessary public facilities, services, and infrastructure. Significant vacant structures can range from former shopping malls and strip commercial centers to big box retail, abandoned mills, multi-family housing, government buildings, and old schools. Often referred to as gray fields, these properties generally consist of a large structure with significant land area. These sites represent infill opportunities that do not require the expansion of new infrastructure and are convenient to existing transportation networks and housing markets. The revitalization of existing built properties and the infill of new development on vacant lands within developed areas can produce significant economic benefits and maximize existing infrastructure investments.

Education Partners

Anderson County utilizes its education partners to help land important new businesses and expansions. Anderson University, Anderson Career and Technology Center, and Tri-County Technical College are growing rapidly and expanding their facilities and curricula, offering affordable academic and technical programs leading to four-year and associate degrees, diplomas, and certificates. Anderson County's continued relationships with these colleges highlight the emphasis the County is placing on high technology industries, specifically at areas such as the Advanced Materials Research Center/Clemson University Innovation Campus and Technology Park (CUICAT), located in

northwest Anderson County. CUICAT is dedicated to teaching and research of manufacturing opportunities and partnerships. It is home to Clemson's Advanced Materials Research Laboratory which houses work in optoelectronics, chemistry, and materials science.

SC Works, located in the County's 1428 Pearman Dairy Road building along with the Economic Development Department, links potential employees with jobs. Worklink offers skills assessment and training customized for employers. Incumbent Worker Training (IWT) provides resources for businesses to train currently employed workers to keep businesses and workers competitive. IWT funds the training needed in current businesses due to expansion, new technology, retooling, new services/product lines and new organizational structuring or as part of a layoff aversion strategy. SC Works offers a myriad of services to employers and those looking to find work.

The Economic Development Department partners with all the above institutions to attract businesses. While buildings are going up, space can be arranged for businesses to set up offices for hiring and getting the business off the ground locally. These partners can bring in the equipment for any given company and train their employees. It reduces the go-live time and expenses for the companies.

Workforce Housing

As the cost of living and the cost of housing continue to escalate faster than per capita income, many County residents and incoming workforce find it increasingly difficult to find a home in which they can afford to live. Such an environment is not conducive to attracting new businesses or the young professional community. It is important to recognize that without affordable housing, our workforce will look for job opportunities outside the area where they can afford to live. Workforce housing needs are analyzed further in the Housing Element of this Comprehensive Plan. The Housing Element, 2026 Anderson County Comprehensive Plan, Part I recommends a Housing Study and Plan to help the County stay out in front of this issue.

The Importance of GIS

The Planning Division needs the GIS capacity to track projects and make land data available to aid in economic development location decisions. Limitations to development such as flood plains, wetlands, steep slopes, protected land, zoning classifications would be a part of an Anderson County online dashboard which would also include approved development projects. Layers that would aid industrial location would be parcels available for development, large parcels in areas where industry would be allowed, and availability of road, water, and sewer access. It would be simple to overlay zoning districts with business potential variables to identify the best locations for industrial uses if the County had the appropriate data all in one place with a staff who could map and analyze it. It would be especially helpful in identifying the areas that are prime for preservation, areas that have limited infrastructure, and urban area parcels that could be infilled.

RECOMMENDATIONS

The Comprehensive Plan sets a long-term direction for the County in terms of the elements addressed herein. Recommendations for implementation are laid out in this format. Strategies are the high-level, long-term plan defining what to do and why. The identified actions are the immediate, specific, short-term implementation steps—the how, who, and when. Strategy provides direction; action delivers results. Without strategy, action is aimless; without action, strategy is just ideas. The County will identify further strategies and actions as it deems necessary.

Guiding Policy

Anderson County seeks to grow its economy in a manner that balances providing the best-paying jobs for its residents and their desire to preserve the rural/agricultural nature of the area. The economy will be diversified and resilient while the lands beyond the urban area will be preserved inasmuch as possible through land use regulations and other tools at the disposal of the County. Further, Policy Champions and funding will be explored to assist in permanently conserving key properties. The County will raise the bar for those locating and building here because growth is inevitable and must be better planned.

Recommended Policy Champions

Anderson County Administrator
Anderson County Council
Anderson County Deputy Administrator
Anderson County Government Affairs
Anderson County Office of Economic Development
Anderson County Planning and Community Development Department
Anderson County Facilities Department
Anderson County Parks & Recreation Department
Anderson County Planning Commission
Clemson University Agricultural Extension – Anderson, SC
The Development Corporation of Anderson County (DCAC)
Appalachian Council of Governments
SC Works Anderson
South Carolina Department of Commerce
South Carolina Department of Employment & Workforce Development
Upstate SC Alliance

Economic Development Strategies

Continue to be a leader in job recruitment by regularly refining the business and industry recruitment model. Diversify the local economy to make it more resilient to downturns. Recognize that access to rail, air, and uncongested major roads, gives businesses the needed quick access to their markets. Attract residents who leave the County to come back to jobs here. Acknowledge the relationship between economic development, land use, and infrastructure. Identify best locations for industries versus lands that need to be preserved, since the character and quality of life of the area is a non-negotiable for residents. Work with partners to develop and support cultural amenities and an excellent education system since they attract businesses. Develop the tourism sector and obtain additional dollars from visitors by conducting a tourism action plan. Following are some specific actions recommended to enhance what is already happening in Anderson County.

Economic Development Actions

- Energy has become one of the sought after investments for Anderson County and the State. The Office of Economic Development will stay informed regarding the effects of these uses on the County, the power grid, etc. in order to make sound decisions.
- The Office of Economic Development and its partnerships with educational institutions, the State Development Board, and other Policy Champions will continue to work to provide specific training for those companies coming into the County.
- The Office of Economic Development and County Council will continue to use the Fee in Lieu of Taxes incentive to lure prime economic development projects.

Zoning and Land Development Regulations

- The Planning and Land Development Divisions will work with the consultant to balance land use regulations with economic development efforts by refining land development regulations in unzoned areas to add a degree of predictability for those businesses interested in locating here.

- The Planning and Land Development Divisions will work with the consultant to redefine the zoning classification definitions and ensure zoning district locations are consistent with updated classifications.
- The Planning and Land Development Divisions will work with the consultant to better protect existing uses from incompatible land uses through buffers, spacing, screening, and other suitable methods. This is especially important between large industries and neighborhoods.
- The Planning and Land Development Divisions will work with the consultant to regulate the location of industry and homes in a manner that will facilitate preservation of agricultural and natural resources.
- See the 2026 Anderson County Comprehensive Plan, Part I, Land Use Element beginning on page 23, for more detailed recommendations regarding zoning and land development regulation updates.

GIS Data and Maps

- The Planning Division will use mapping and analysis tools to identify best locations for industries based on data they will gather and digitize into GIS and will provide decision makers access to accurate maps and data.
- The Planning Division, along with other County GIS users, will gather and analyze infrastructure data regarding the issues with sewer lines and distribution of power (DICES) identified by the Economic Development Department. Such mapped data will reveal infrastructure shortcomings for decisionmakers.
- The Planning Division and their GIS partners will bring data sets together and offer an online dashboard, a powerful planning and decision-making tool to be used by anyone who can go online. The status of development projects can be accessed by the applicant, the County Council, Planning Commission and others, saving staff time.

Opportunity Zones

- Anderson County Office of Economic Development will utilize its Opportunity Zones to attract businesses to these challenged areas.
- The Planning Division will use GIS to overlay Opportunity Zones and infrastructure to determine possible locations for businesses inside the Zones.

Tourism Actions

- County Council and Administration can cultivate the tourism sector by having appropriate departments to partner to conduct a tourism action plan.
- As a part of a tourism action plan, County Council and Administration will direct a study of the economic impact of tourism on Anderson County, the A-Tax and H-Tax collected year over year, the ripple effect of tourism on local businesses, the specific impact of Anderson County venues, and learning about how the County can develop other forms of tourism that would build on its recent success.
- The Development Standards Division and the LUDO consultant will write standards for way-finding signage that fits with local character to make the area increasingly navigable for visitors. These wayfinding signs should be considered for exemption from the sign regulations
- The Cultural Element covers additional actions that need to be considered here. (Page 24, Cultural Element, Part II of the 2026 Anderson County Comprehensive Plan)

Tracking Legislative Activity

- The County Governmental Affairs Division will track and report on bills in the State Legislature that affect local governments' authority over land use and other pertinent issues, such as the ability to use concurrency programs and the Transfer of Development Rights (TDR). Concurrency means new development would move forward when adequate infrastructure like roads, water, sewer, and schools is already in place or planned. Transfer of Development Rights (TDR) designates "sending areas" where landowners sell their development rights to developers who want to build more densely in "receiving areas." The result: preserved rural lands and natural resources.

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APPENDIX E

2025 Small Business Profile

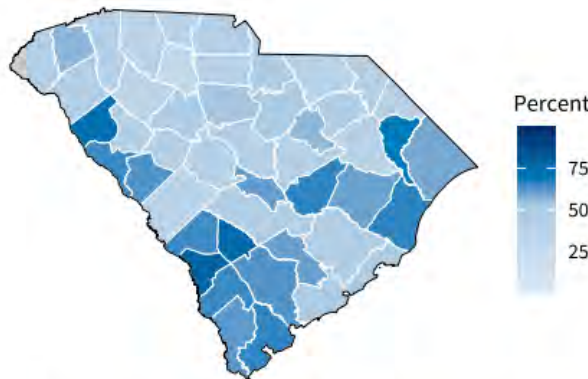
U.S. SMALL BUSINESS ADMINISTRATION
OFFICE OF ADVOCACY

REGULATION • RESEARCH • OUTREACH

South Carolina

530,402 small businesses
99.4 percent of South Carolina businesses

863,326 small business employees
42.9 percent of South Carolina employees



Share of employees working at small businesses by county

Sources of original data: [Nonemployer Statistics](#) (Census), [Statistics of U.S. Businesses](#) (Census)

TAX INCENTIVES AVAILABLE IN SOUTH CAROLINA DEFINED

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

Jobs Tax Credit: The Job Tax Credit (JTC) is a statutory incentive offered to

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

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

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

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

Manufacturing Property Tax Abatement: Abatement of the County's portion of the total levy is a mandated incentive for manufacturing industries. SC Code provides a 5-year exemption from county property taxes (excluding school and municipal taxes) for all new manufacturing establishments and additions costing

\$50,000 or more to existing manufacturing facilities. This applies to land, buildings and additional machinery and/or equipment installed in the facility.

State Tax Incentives: The Job Development Credit (JDC) is available through state legislation for qualified projects creating jobs in South Carolina. As a result, eligible companies may retain a percentage of their employee's state withholding for up to ten years. State legislation offers several other incentives as an option for a new or expanding economic development project. This is a negotiation with the South Carolina Department of Commerce and the Coordinating Council for Economic Development (CCED).

Employee Training: South Carolina's ReadySC Training Program is one of the most comprehensive and successful programs in the US. Its structure and content serve as a model for other state programs throughout the state and the country. Candidates are taught the skills necessary to gain and retain employment in some of the world's leading industries.

Other Programs: Anderson County has several options for gaining and training additional individuals within the community. Those options are available through programs with the Anderson County Workforce Development, Tri-County Technical College, and SCWorks. Additionally, the Upstate also has programs available for workforce education and training.

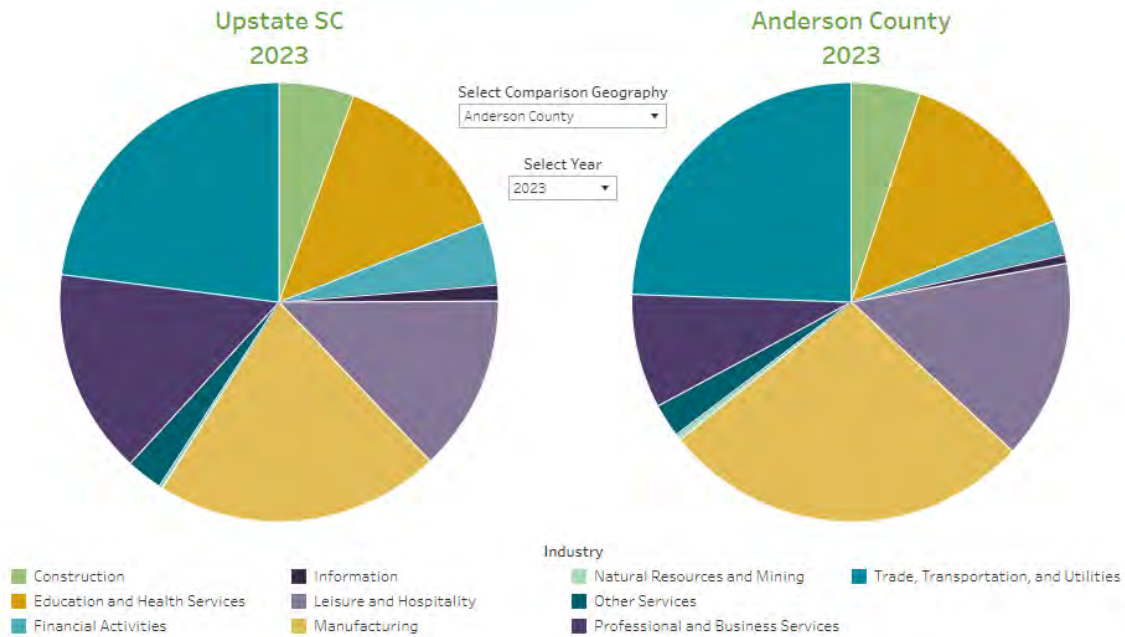
VARIOUS LABOR FORCE DATA

Historical Median Family Income for Anderson County 2005-2021 (Inflation Adjusted)			
Date	US	South Carolina	Anderson County
2021	\$85,806	\$73,901	\$67,002
2020	\$87,269	\$75,592	\$69,589
2019	\$85,780	\$74,752	\$69,909
2018	\$82,434	\$70,933	\$71,790
2017	\$81,669	\$69,004	\$67,901
2016	\$80,231	\$69,475	\$64,018
2015	\$78,061	\$67,794	\$65,928
2014	\$75,505	\$64,715	\$58,948
2013	\$74,593	\$63,707	\$58,271
2012	\$73,920	\$62,377	\$57,453
2011	\$74,192	\$63,067	\$62,945
2010	\$75,477	\$64,388	\$64,688
2009	\$77,322	\$66,339	\$66,440
2008	\$79,933	\$70,218	\$67,123
2007	\$80,131	\$69,312	\$65,387
2006	\$78,838	\$67,803	\$66,825
2005	\$77,647	\$66,894	\$62,939

The U.S. Bureau of the Census shows that there have been no recent updates regarding inflation adjusted median family income.

Employment by Industry | All Sectors

Upstate SC as Compared to Anderson County



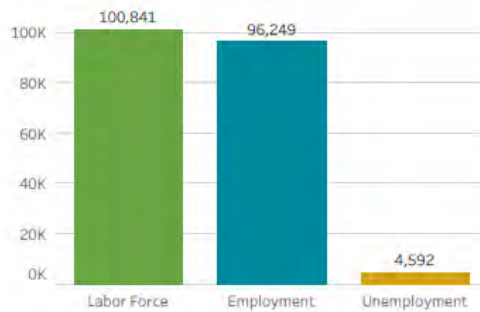
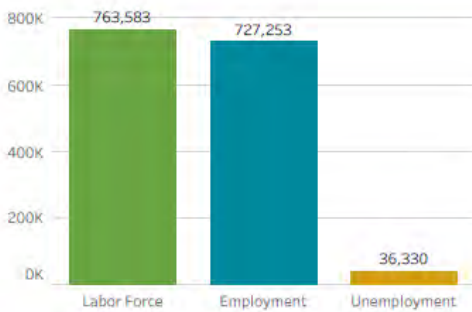
Labor Force Overview | August 2025

Upstate SC as Compared to Anderson County

Select Year: 2025
 Select Month: August
 Select Comparison Geography: Anderson County

Upstate SC	
Labor Force	763,583
Employment	727,253
Unemployment	36,330
Unemployment Rate	4.8%

Anderson County	
Labor Force	100,841
Employment	96,249
Unemployment	4,592
Unemployment Rate	4.6%



Source: US Bureau of Labor Statistics

All data are presented without guarantee on the part of the Upstate Alliance. The Upstate Alliance disclaims any liability in connection with the use of this information.

[Download Data](#)

CENSUS OF AGRICULTURE: 2022 COUNTY PROFILE



Anderson County South Carolina

Total and Per Farm Overview, 2022 and change since 2017

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

2 Percent of state agriculture sales

Share of Sales by Type (%)

Crops	20
Livestock, poultry, and products	80

Land in Farms by Use (acres)

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

Acres irrigated: 3,212

2% of land in farms

Land Use Practices (% of farms)

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

Farms by Value of Sales

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

Farms by Size

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



United States Department of Agriculture
National Agricultural Statistics Service

www.nass.usda.gov/AgCensus



Natural Resources





SECTIONS

Introduction.....	1
Planning Principles.....	2
Existing Conditions.....	2
The Data.....	2
Water.....	3
River Basins.....	3
Watersheds.....	8
Lakes.....	9
Lands Critical to Water Quality.....	11
Wetlands.....	12
Slope.....	17
Soils.....	17
Tree + Forest Communities.....	19
Urban + Community Forestry.....	21
Habitat Core + Fragments.....	21
Ecosystems.....	26
Native Plants.....	26
Invasive Species.....	27
Endangered + Threatened Species.....	27
Environmentally Sensitive Areas.....	28
Agriculture.....	29
Health + Access to Nature.....	32
Planning for Change.....	33
Recommendations.....	35
Guiding Policy.....	35
Recommended Policy Champions.....	35
Strategies.....	35
Recommended Actions.....	37
References.....	38
Appendix F.....	42

INTRODUCTION

Anderson County's natural resource endowment is made up of expansive landscapes—forests of live oaks and towering pines, pastures, and prime farmlands, forested wetlands, as well as over 300 miles of shoreline. When discussing natural resources, it is important to note that the resources are all interconnected and there is a finite number of them. Ecology, or the interrelationships between living organisms with their environment and each other, is part of what is discussed in this section. Some of the most pressing issues—expanding population, degradation of the environment, species decline and extinction, food security, and pollution—are all considered ecological. As Anderson County experiences rapid growth and development, our cherished natural assets are at risk. If not planned and executed properly, the County's rapid growth could lead to unforeseen consequences for air and water quality, agricultural communities, wetlands, biodiversity, and soil stability. The value of natural resources and the ecological systems they support are often hard to quantify, resulting in overlooking the value when making land use decisions. Natural resources are the basis of the State economy—a Clemson University study concluded that natural resource-based sectors contribute \$33.4 billion in economic activity annually and are responsible for 218,719 jobs (Willis and Straka). In Anderson County alone, "the market value of agricultural products has risen 12% since 2017, reaching \$84.3 million, and we hold the largest cattle inventory in South Carolina at 32,033 head. Our farms feed families, support local businesses, and define the rural landscape that gives Anderson its identity" (S.C. Rep. Blake Sanders, Dist. 9). Economic growth and a healthy, thriving environment can and must coexist as Anderson County residents depend on both to maintain or improve their quality of life. In summary, we mustn't lose our collective ecological awareness. Strategies to safeguard the county's natural resources can be found in the recommendations section of this element.

PLANNING PRINCIPLES

- A Sense of Place
- Building Community
- Community Health
- Knowledge-Sharing
- Healthy & Accessible Waterways
- Robust, Equitable-Distributed Urban Tree Canopy
- Data Driven & Ecologically Minded Approach

A sense of place is created by memories, time spent there, connection to the land or others who live there. Rapid change or destruction to the natural environment strains the sense of place and permanently alters its fabric. community building and placemaking emphasizes the importance of the County's natural resources. The more informed a community is, the more engaged and active they are civically—knowledge-sharing benefits communities. Conserving and preserving natural resources can improve community health through access to natural spaces. Studies show that spending time in nature boosts the immune system, improves cognitive function, heart health, sleep, and even reduces stress and inflammation. It is essential for communities to access healthy and accessible waterways such as the Saluda River. Trees are beneficial—creating a more robust and equitably distributed urban tree canopy expands those benefits community wide. According to the U.S. Department of Agriculture, one acre of forest absorbs six tons of carbon dioxide and puts out four tons of oxygen. This is enough to meet the annual needs of 18 people (2025). Trees provide oxygen and significant economic benefits. This element was created through a data driven and ecologically minded approach.

Inventory of Existing Conditions

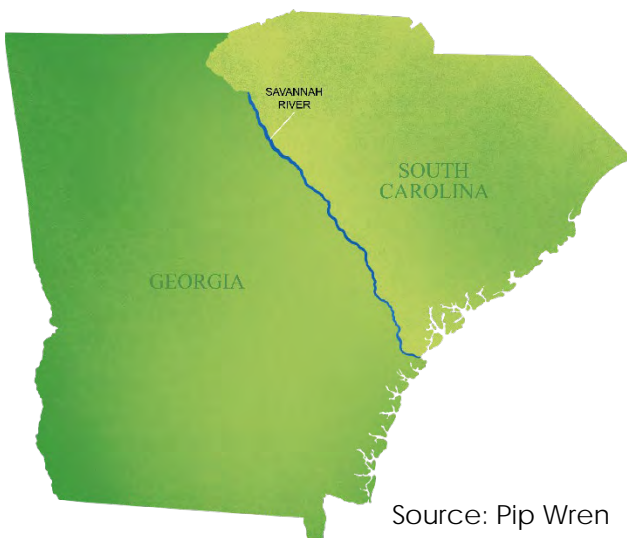
The Data

The data in this Element has been gathered from sources including South Carolina Department of Natural Resources and others. The full list of references is at the end of this element. Additionally, the collection of community feedback includes residents and stakeholders sharing a diverse range of experiences.

Water

Access to clean, reliable water is a fundamental right for county residents. Anderson County is home to creeks, tributaries, ponds, wetlands, the Savannah, Rocky, and Saluda rivers, Lake Hartwell, and others. Water quality issues receive more attention and have a larger impact on county residents. The recent Spring 2025 algae bloom on Lake Hartwell prevented residents from enjoying the water (“SCDES Issues Recreational Water Watch for Lake Hartwell in Anderson County | South Carolina Department of Environmental Services”). Every 8-digit subbasin classification (see page 7) within the county has impaired waters making it less than ideal for fishing or other water recreation activities. Water quality impacts the health and wellbeing of communities and the ecosystems they depend on.

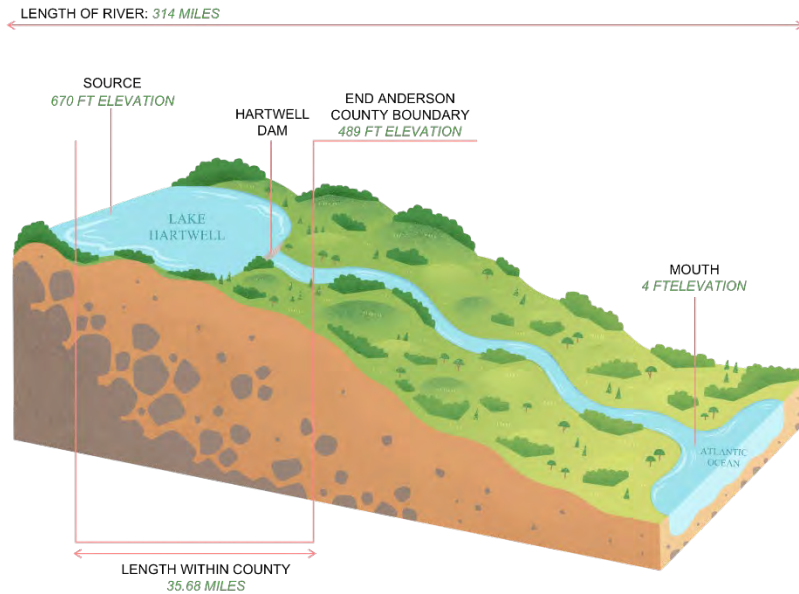
River Basins



Two river basins are within the county, the Upper Savannah River Basin which covers 82.7% of the county and the Saluda River Basin. The Savannah River is 314 miles long in its entirety with a little over 35 miles flowing along the county boundary. The source of the river is the confluence of the Tugaloo and Seneca Rivers with an elevation of 670 feet. At the mouth there is an elevation of 0-4 feet as it empties into the Atlantic Ocean.

There are three major dams along the river, one of them being Hartwell Dam within Anderson County. The Rocky River lies within the Upper Savannah River Basin and is 50.3 miles long with 23.84 of those miles flowing through the county. The source forms as the confluence of Beaverdam Creek and Little Beaverdam Creek and is at an elevation of 746 feet. The mouth is west of Calhoun Falls where it flows into the Savannah River at an elevation of 490 feet. “The Upper Basin is defined by its rich ecological diversity and significant economic and recreational value.

SAVANNAH RIVER



Source: Pip Wren

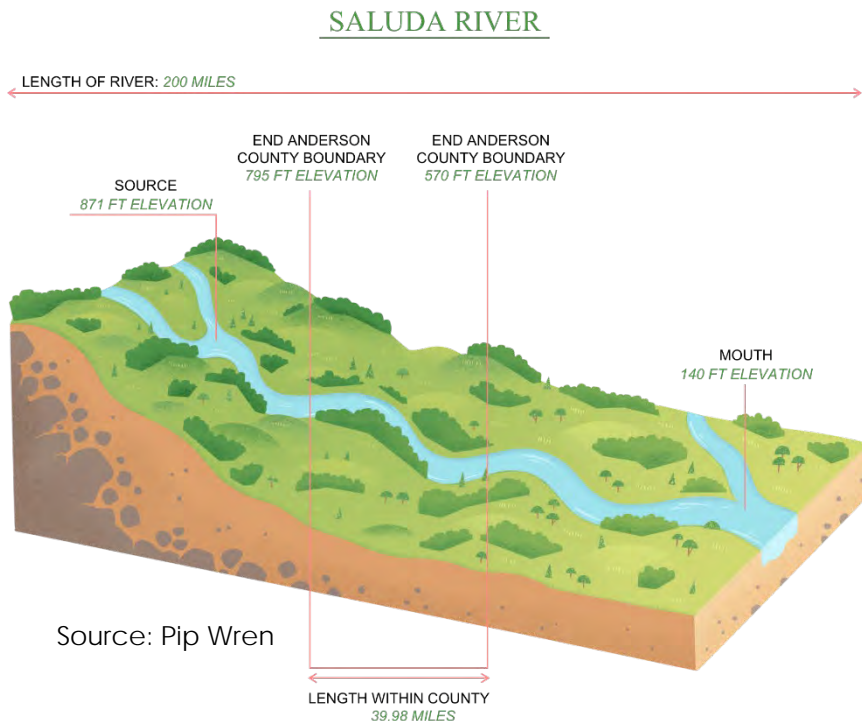
Its forests, wetlands, and waterways provide critical habitats for countless species of fish, wildlife, and plants, making it a cornerstone of the region's natural heritage" (Savannah Riverkeeper). At the same time, it serves as a primary source of drinking water, irrigation, and industrial use for surrounding communities. The Upper Savannah River basin is

home to an exceptionally diverse array of plants and animals--The Savannah River Basin hosts over 75 species of rare plants and animals, including the striking swallow-tailed kite, the rocky shoal's spider lily, and the wild cocoa tree ("Native Species"). Across both the Upper and Lower Savannah River basins, there are 13 federally endangered and five federally threatened species. Fifty-five species in the combined basins are state-listed or of special concern (Georgia River Network 2018). The Upper and Lower Savannah basins are home to a total of 118 native fish species, which is more than the total richness of some states (Marcy et al. 2005). Many amphibians and reptiles also live within the Upper and Lower Savannah basins, including endangered salamanders and newts (*Upper Savannah River Basin Plan*). Despite its high diversity and importance for species conservation in the American southeast, the Savannah River is listed as one of the most polluted rivers in the United States, with more than 90 303(d) impaired sites listed within the upper portion of the South Carolina side of the basin alone (SCDHEC 2022b). Citizens can get involved in protecting the river through engaging with The Savannah Riverkeeper—a nonprofit organization working to safeguard water resources and repair degraded habitats throughout the basin in a citizen driven, bottom-up approach.

The Saluda River is 200 miles long—39.98 of those miles flow along the county boundary. 20% of the Saluda is within Anderson County. The source of the river is the confluence of the North and South forks of the Saluda with an elevation of 871 feet. The mouth of the Saluda River is at the confluence with the Broad River, forming the Congaree River at an elevation of 140 feet. The rivers and tributaries of the Saluda River Basin are the most ecologically diverse for fish in South Carolina, with 84 species of freshwater fish present (SCDNR 2023c). Seventy-one of these species are native to the area. The basin accounts for 60 percent of South Carolina’s native freshwater fish diversity in only 8 percent of the state’s area. Eighteen Regional Fish Species of Greatest



Source: Pip Wren

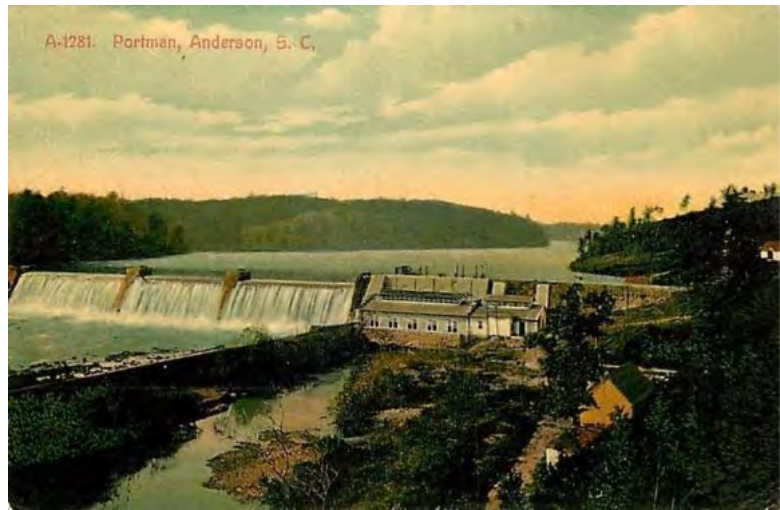


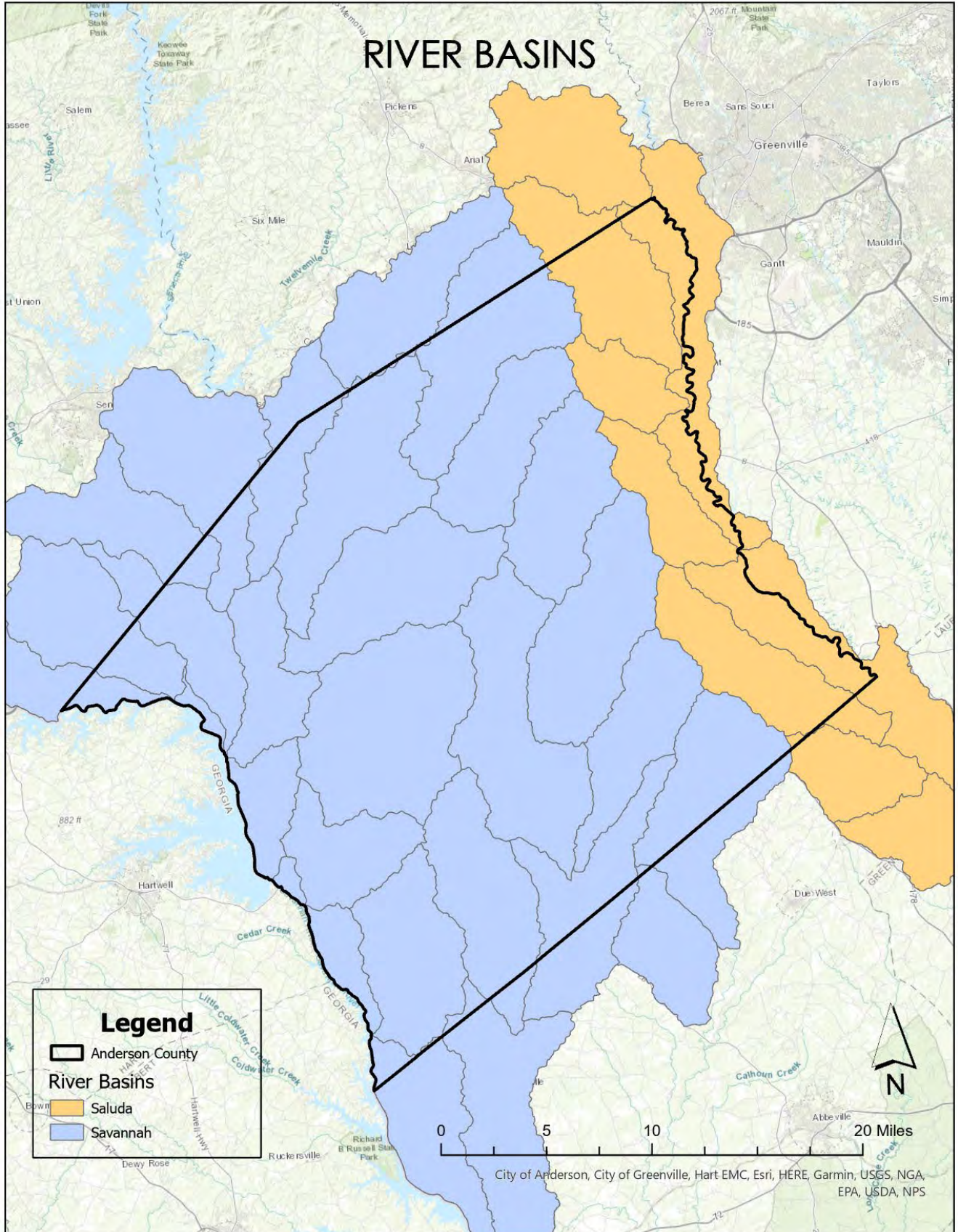
Source: Pip Wren

Conservation Need are present within basin waters, the most of any South Carolina basin (“SALUDA RIVER BASIN PLAN”). Citizens can get involved in protecting the river through engaging with Save Our Saluda—a nonprofit organization working to protect and restore the upper basin.

Anderson has long understood the power of water and in 1895, Anderson’s businesses and community leaders witnessed Anderson harness that power at McFall’s Mill at High Shoals on the Rocky River. The hydropower station, engineered by W.C. Whitner, generated and transmitted power over a six-mile distance, making it the first long-distance power transmission of electricity in the South. (Tabler)

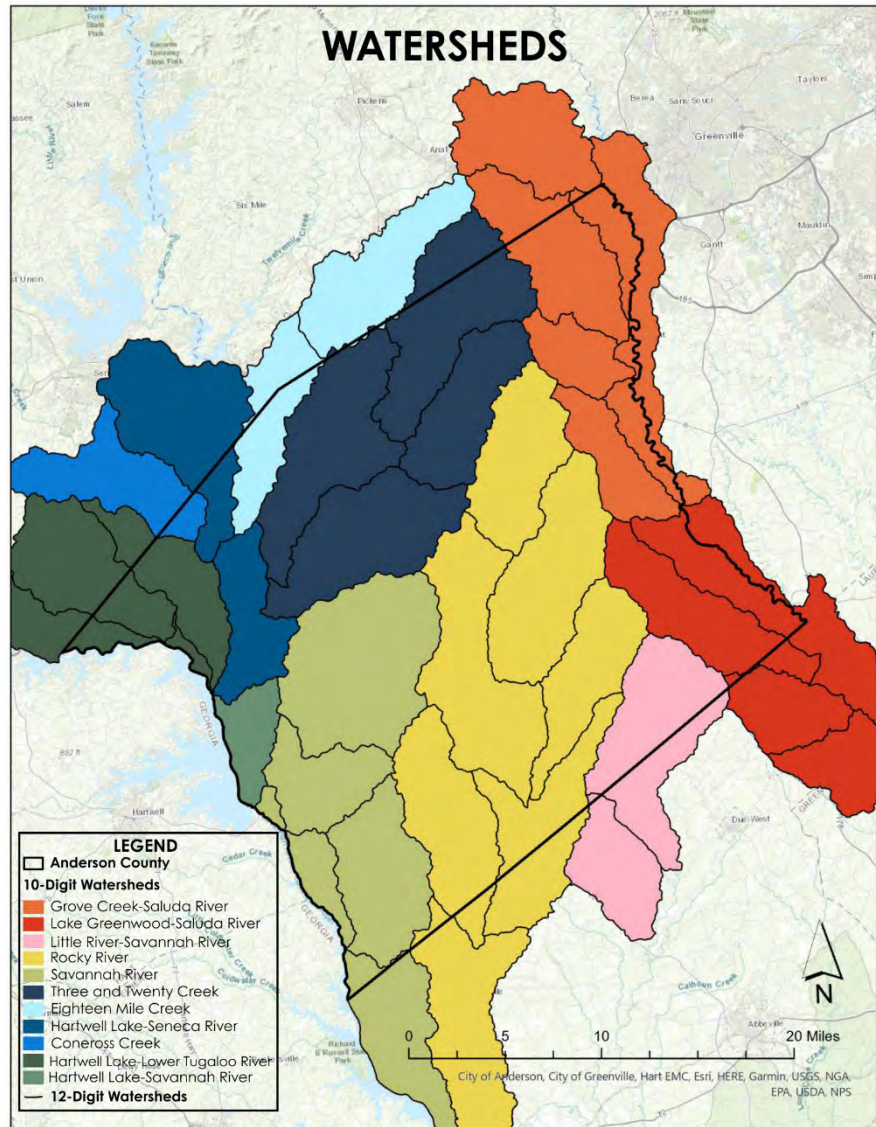
Following the success at High Shoals, a larger dam and power plant were constructed at Portman Shoals on the Seneca River. The Portman Shoals Power Plant was the first hydroelectric facility to generate high voltage power without step-up transformers in the Nation. This area is now under water after the construction of Lake Hartwell between 1955 and 1963. The Seneca River was “drowned” within the lake, altering the landscape forever. (Scott)





Watersheds

The river basins located within Anderson County are subdivided into regional watersheds based on geographic location. The 8-digit hydrologic unit codes (HUCs) are subbasins, the 10-digit HUCs are watersheds and the 12-digit HUCs are sub watersheds. The map to the right reflects the 10- and 12-digit watersheds. Watersheds are land areas that channel rainfall and snowmelt to creeks, streams, and rivers, and eventually to outflow points such as reservoirs, bays, and the ocean. Watersheds play a crucial role in the environment and human society, as they determine both the availability and quality of water. They supply drinking water, support agriculture,



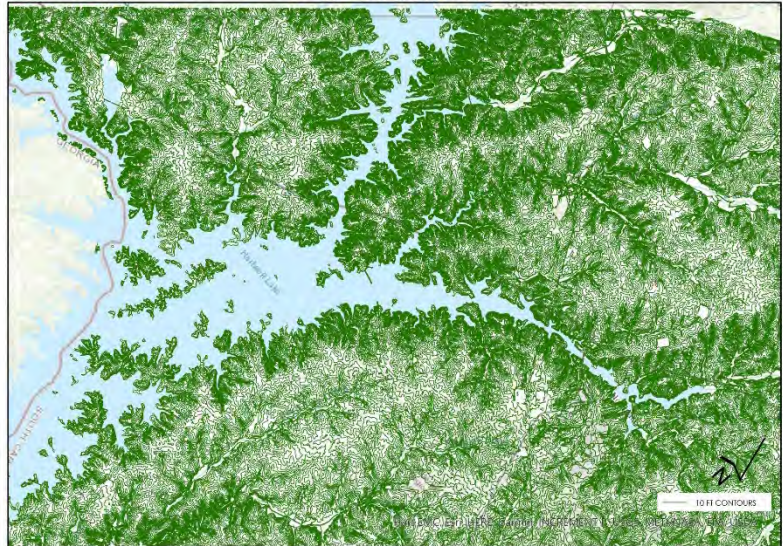
sustain ecosystems, and help manage stormwater. Healthy watersheds provide a natural filtration system for water, preventing pollutants from entering rivers and lakes. However, human activities can significantly impact watersheds, leading to issues related to water quantity and quality (National Oceanic and Atmospheric Administration). Water is a finite resource. By protecting our watersheds, we are in turn protecting the ecosystems and communities that depend on our water resources. Citizens can get involved in helping protect and monitor our watersheds through SC Adopt-a-Stream, a volunteer water quality monitoring program where

community members can help our state by collecting data on waterways that may not be regularly monitored otherwise.

Lakes

Water has shaped Anderson County—Lake Hartwell was constructed between 1955 and 1962. The reservoir was filled in the thirteen months leading up to the completion of the lake in March of 1962. According to the U.S. Army Corps of Engineers, the number of visitors to the project has increased regularly from about 750,000 in 1962, to 9.6 million in 2000. This ranked Hartwell third of the ten most popular Corps projects in the nation. Lake

LAKE HARTWELL



Hartwell spans almost 56,000 acres with 962 miles of shoreline making it one of the largest lakes in the southeast. The lake has an average depth of 45 feet with a

maximum depth of 185 feet. The Hartwell Dam is a concrete earth gravity dam; it is 64 years old and produces hydroelectric power. (“Hartwell Dam and Lake History”) Citizens can get involved in safeguarding the lake by engaging with Lake Hartwell Partners for Clean Water, a nonprofit organization working to protect this reservoir.



Broadway Lake was constructed in 1940 and has an earthen embankment dam that is 86 years old. The lake spans 300 acres with 5 miles of shoreline. It has an average depth of 5.9 feet and has a maximum

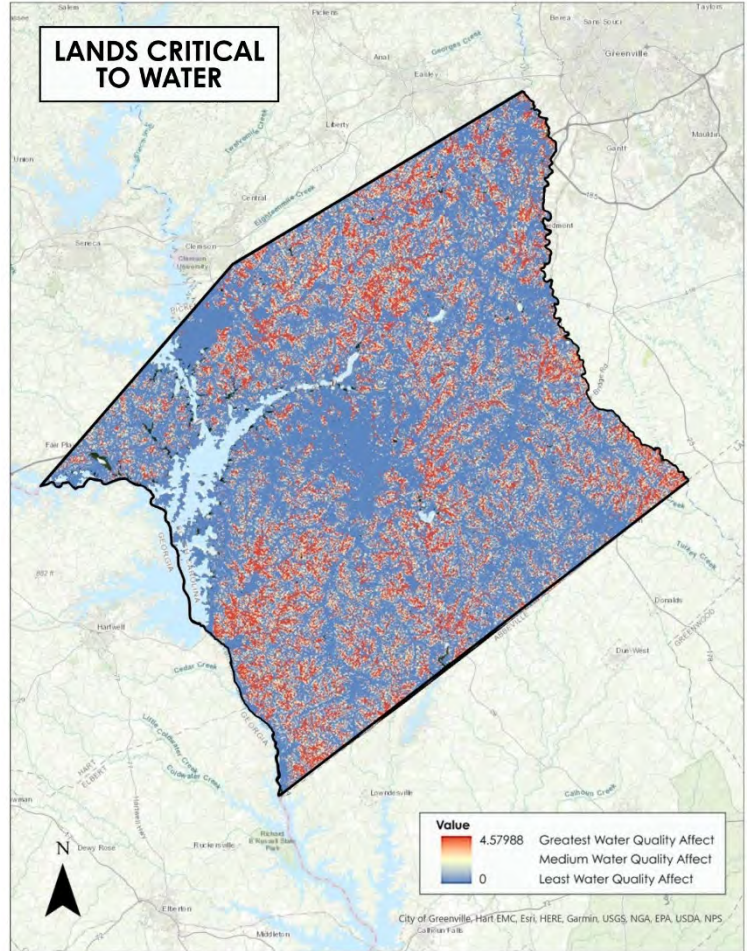
depth of 22.1 feet. There are three known archaeological sites within the area of Broadway Lake, including a site known locally as the “Indian Mound” (Brooks). Citizens can get involved in safeguarding this lake by engaging with Friends of Lake Broadway, a nonprofit organization working to improve, protect, and preserve the lake.

Lake Secession began construction in 1933 and after a tumultuous period the multiple arch buttress dam and two-story brick powerhouse that produces hydroelectric power was completed in 1940 and is now 86 years old. The lake spans 1,425 acres with 52.28 miles of shoreline and has a maximum depth of 67 feet.



Lands Critical to Water Quality

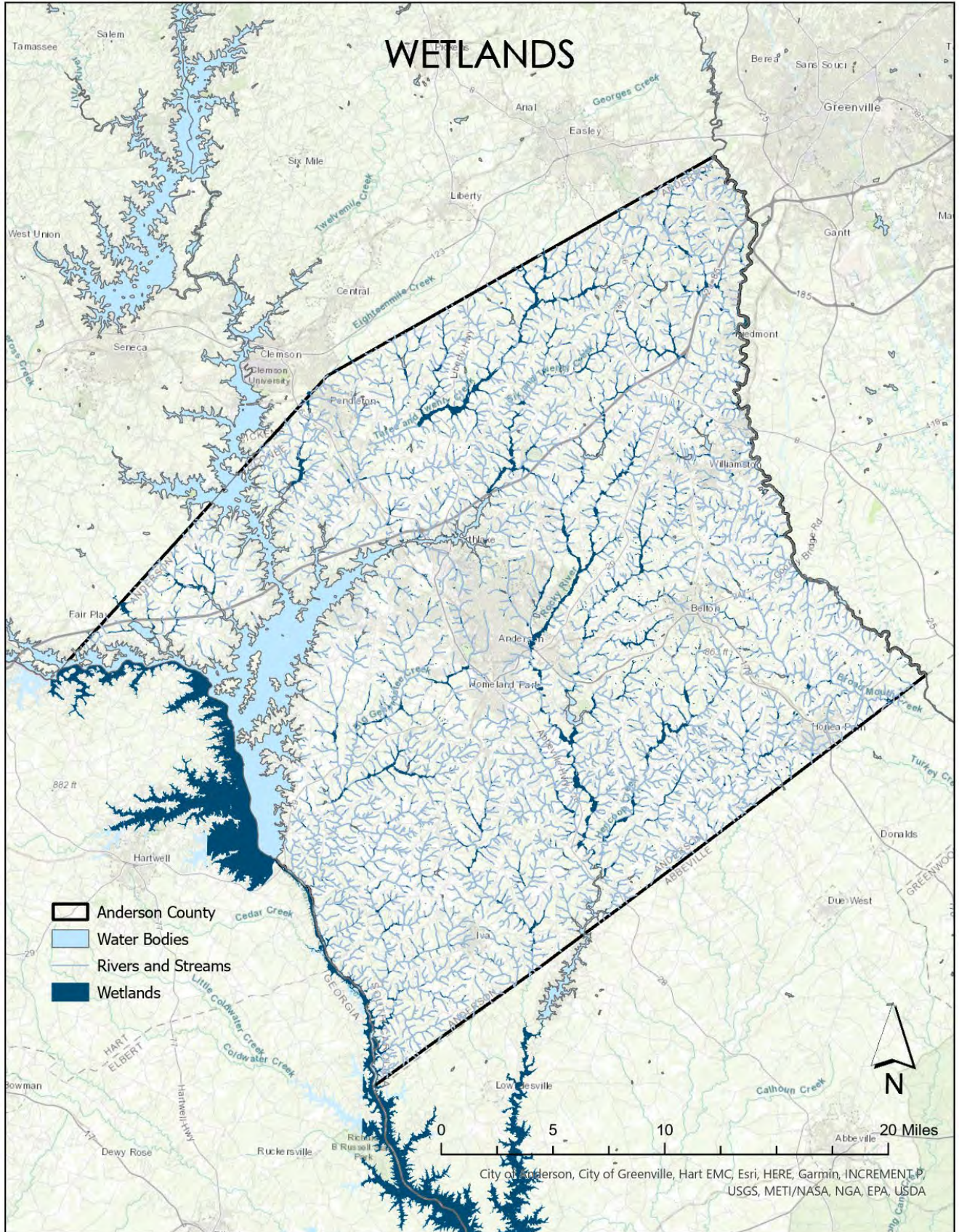
Access to clean, reliable water is a fundamental right for all living things. Lands critical to water quality play an essential role in protecting surface water and groundwater resources throughout the county. Development or land disturbance in the areas identified in the map to the right can lead to erosion, increased pollution, and habitat degradation, which collectively threaten the quality of our water. By 2030 the upstate region will have experienced a 48% increase in population in just 40 years. preserving our critical lands and preventing dispersed, sprawling development is essential to protecting our water resources (“Upstate Forever Completes Critical Lands Mapping Project”).



In 2025, Anderson County passed the Riparian Buffer Ordinance requiring a minimum 50-foot riparian buffer where the watershed is less than 50 acres and a minimum 100-foot riparian buffer where the watershed is 50 acres or more. SCDNR defines a riparian buffer as the land area adjoining a stream, lake, or wetland characterized by a cover of naturally occurring vegetation consisting of trees, shrubs, grasses, and forbs. Riparian Buffers provide a continuous band of vegetated land along the water’s edge (SCDNR). Citizens with waterways on their private property can help protect those water resources by checking for loss of vegetation, stream bank erosion, and degradation and take steps to repair and protect the area. Clemson Extension has Stream Bank Repair manual and other resources available online.

Wetlands

Wetlands are areas where water covers the soil, or is present either at or near the surface of the soil all year or for varying periods of time during the year, including during the growing season (US EPA). Wetlands are one of the most threatened ecosystems in the United States and are an extremely valuable yet increasingly vulnerable ecosystem, they provide values that no other ecosystem can—they have recreational, historical, scientific, and cultural values. “Today most planning and development decisions are made on economic grounds and, more and more, on the basis of forces at play in the free-market system... Hence, wetland goods and services must be given a quantitative value if their conservation is to be chosen over alternate uses of the land itself or the water which feeds the wetlands” (Barbier and Knowler). Over 50% of wetlands within the United States have been destroyed and drained---only to be filled for development. Since the 1970's South Carolina has had extensive losses of wetlands. These losses, as well as degradation, have greatly diminished our wetlands resources; as a result, we no longer have the benefits they provided. The increase in flood damages, drought damages, and the declining bird populations are, in part, the result of wetlands degradation and destruction. They provide the most ecosystem services (Benefits to humans and the environment) of any ecosystem type, including flood protection (similar to a giant sponge), water filtration (absorbing pollutants and cleaning the water), groundwater recharge, and nutrient retention.



Wetlands play a fundamental role in the ecology of the watershed and provide critical wildlife habitats, and more than half of threatened or endangered species are dependent on wetlands at some point during their life. For many animals and plants, like wood ducks, muskrat, cattails, and swamp rose, wetlands are the only places they can live (“America’s Wetlands”). When wetlands are properly cared for, they store carbon which in turn improves air quality and moderates global climate conditions. According to the Environmental Protection Agency, over 75 percent of wetlands are privately owned, so individual landowners are critical in protecting these national treasures. Our economic well-being and quality of life largely depend on our natural resources, and wetlands are a vital link between our land and water resources (“America’s Wetlands”).

The Rocky River Conservancy is a citizen-led nonprofit working to provide green space through clean-up and preservation of the Rocky River and its associated wetlands and uplands. The Rocky River Nature Park is a 148-acre public preserve with walking trails and teeming with opportunities to connect with our natural environment. This diverse natural sanctuary contributes to the county’s sense of place and provides an area where Andersonians can participate in citizen science and work together to preserve and protect this county treasure. A bio-diverse illustration of the Rocky River wetland area created by Pip Wren is on the following two pages.



1. Tulip Poplar | 2. Big Brown Bat | 3. River Birch | 4. Loblolly Pine | 5. Barred Owl
10. Common Reed | 11. Christmas Fern | 12. Red-bellied Woodpecker | 13. Diana Fritillary
18. Rough Green Snake | 19. Carolina Mantis | 20. Hooded Merganser | 21. Virginia Opossum
26. Green and Gold | 27. Wood Duck | 28. Northern Short-tailed Shrew | 29. Painted Turtle
34. Ebony Spleenwort | 35. Eastern Garter Snake | 36. Southern Leopard Frog



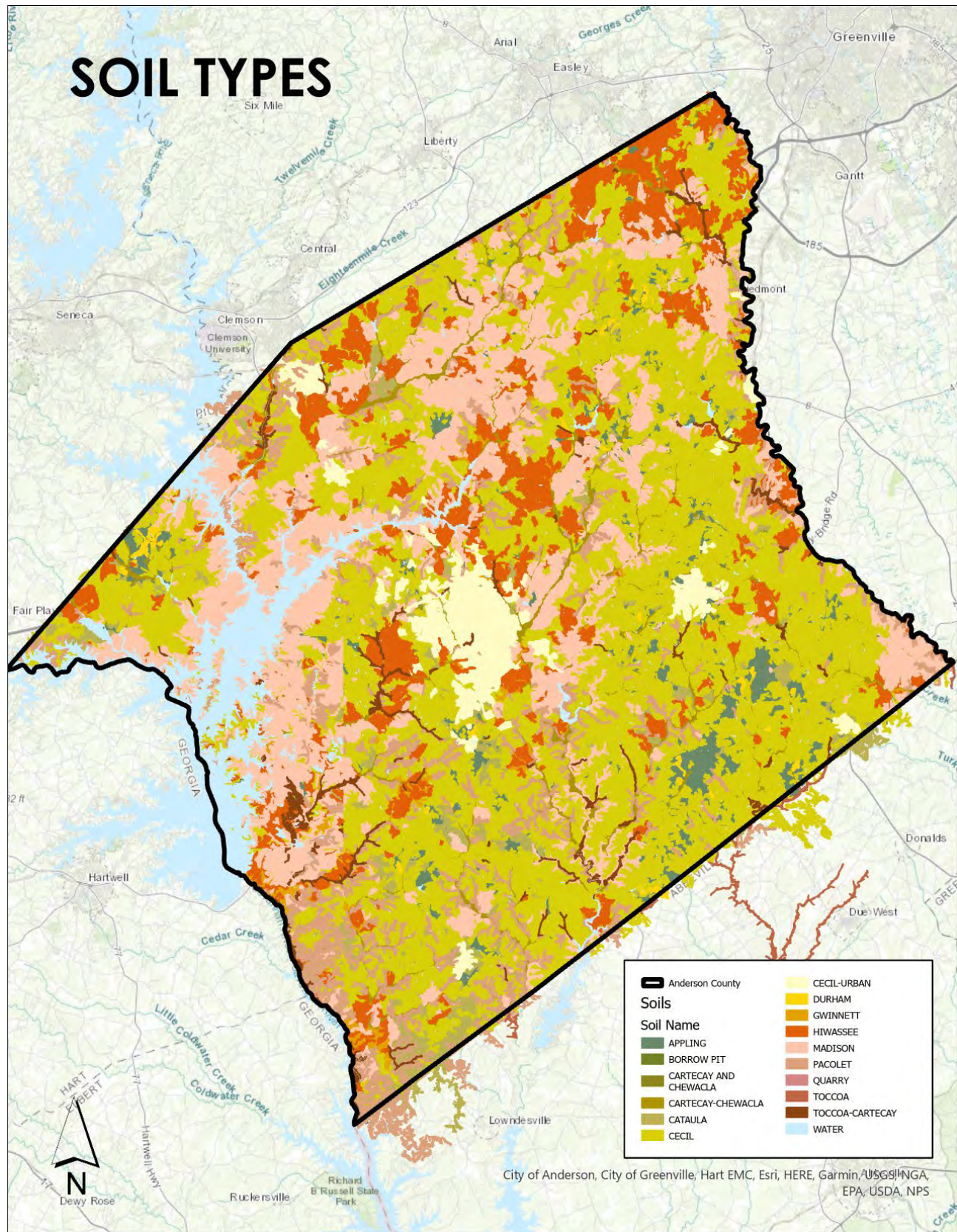
6. Tufted Titmouse | 7. Dogfennel | 8. American Beaver | 9. Great Blue Heron
14. Carolina Wren | 15. Giant Cane | 16. Eastern Phoebe | 17. Painted Buckeye
22. Common Cattail | 23. American Mink | 24. Lizard's Tail | 25. Eastern Eyed Click Beetle
30. Bullfrog | 31. Arrowhead | 32. Eastern Box Turtle | 33. Swamp Rabbit
37. Carolina Saddlebag | 38. Marbled Salamander | 39. Lowbush Blueberry

Slope

Slope is an important consideration for land use and development – slope in this context can be defined as the steepness of the grounds surface. When slopes are disturbed during land development, significant issues can arise – increased runoff, erosion, and sedimentation. This can contribute to streambank instability and negatively impact water quality. It is imperative to consider these risks when making land use and development decisions across the county.

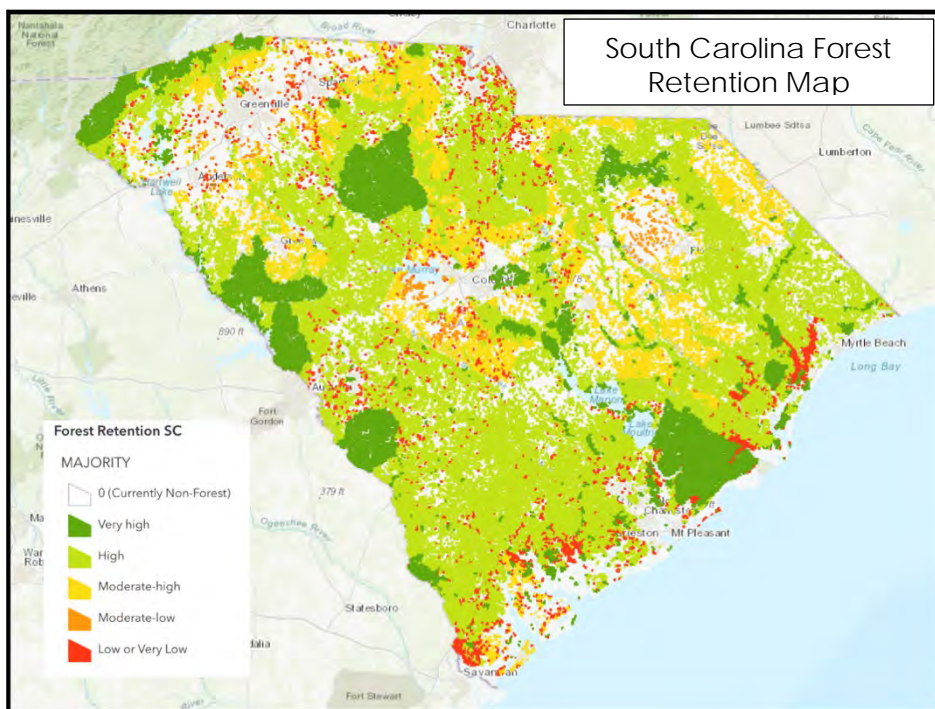
Soils

Soil is a critical, non-renewable resource that sustains all life on earth—it is finite, meaning its loss and degradation is not recoverable within a human lifespan. According to the U.S. Department of Agriculture, soil is not an inert growing medium—it is a living and life-giving natural resource that is teeming with billions of bacteria, fungi, and other microbes that are the foundation of an elegant symbiotic ecosystem. Mycorrhizal networks play another integral role in soil health by acting as extended root systems, providing nutrients to plants, help protect plants from certain diseases and insects, and acting as the glue that holds soil particles together (Grabowski). Soil is essential for providing clean water and 95% of global food supplies rely on soil (Ellerbeck). In Upstate South Carolina, the soil was 12 to 15 feet deep in the early 1900's – a few years ago a study revealed it is down to 5 to 8 inches. It takes 500-600 years to build one inch of topsoil, and we lost 12 feet of it in one century (Stamets). Deforestation, over development, agricultural and residential chemicals, overgrazing, and extreme weather events have led to rapid land and soil degradation or the loss of physical, chemical, or biological qualities that support life (Godin 119). The Natural Resource Conservation Service defines soil health as the continued capacity to function as a vital living ecosystem that sustains plants, animals, and humans. It does this by regulating water, sustaining plant and animal life, filtering and buffering pollutants, cycling nutrients, and providing physical stability and support. The four principles of maintaining soil are to maximize the presence of living roots, minimize disturbance, maximize soil cover, and maximize biodiversity. Anderson County is home to various types of soil—protecting them is vital to the health and wellbeing of our ecosystem as well as for county residents. Adopting best management practices that build soil and not deplete it can combat the soil crisis.



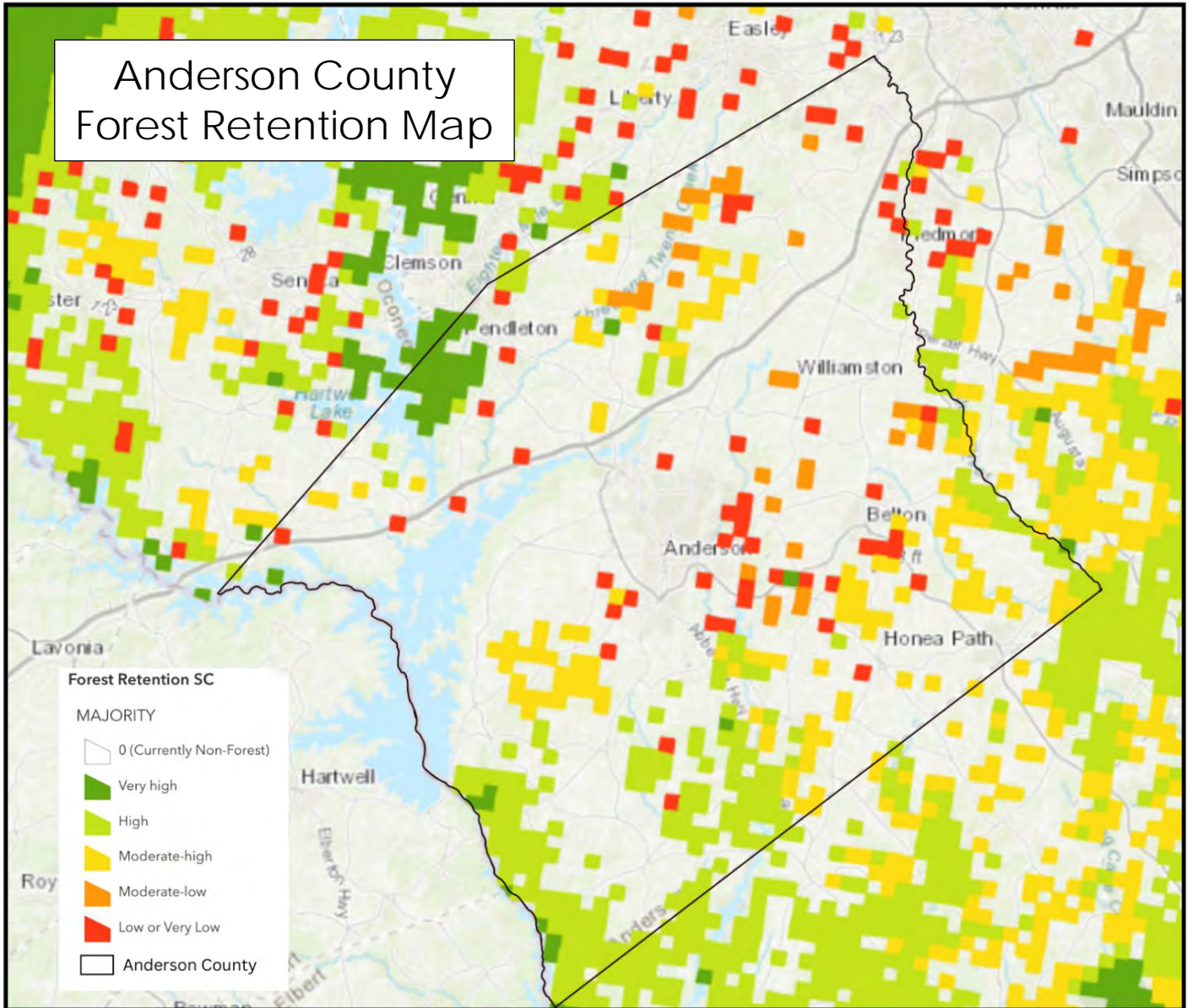
Tree & Forest Communities

“Forests support our very existence. Everyone who breathes air, drinks water or eats food is benefiting from ecosystem services provided by trees. Correspondingly, as we lose trees, our ability to provide ‘ecosystem services’, such as absorbing and filtering land runoff, providing oxygen, filtering air pollution, shading cities, supporting pollinators or wildlife and providing recreation are likely to decline” (Forests and the Comprehensive Plan). A forest is not only its trees but also includes the structures and assemblages of forest soils, accumulated leaf litter – also known as the ‘duff’ layer – soil microbes, fungus and the myriad habitat niches provided by overstory and understory trees, shrubs and plants (e.g. herbaceous plants and vines) (Firehock). Forests are critical habitats for wildlife and to support wildlife diversity there has to be larger forests that can support a greater diversity of habitat types. “A new forest, or a new tree, does not immediately replace the value of a mature forest. A mature forest, which will tend to support more rare species of plants, animals and larger trees, is not the same as a new forest springing up in an old field. It will take decades to even approach the same quality as an established forest cut down and converted to development” (Forests and the Comprehensive Plan). One of the most pressing problems the county faces is loss of tree and forest communities, taking steps to protect and preserve them is critical. Furman University's Shi Institute for Sustainable Communities mapped forest hotspots



to identify areas that are economically productive and ecologically valuable to protect from urban expansion. The maps reflect forest retention and show the probability that existing forests will be retained as forest land in

2060. As you can see, Anderson County shows devastating losses of our forest land. This will take place in the coming decades if swift action is not taken to protect these lands.



Urban + Community Forestry

Trees growing in cities and towns, collectively, encompass “urban and community forests.” Urban and community trees are essential components of community infrastructure that provide a multitude of benefits to improve the local environment, economy, human health and well-being (“Urban and Community Forestry”). In urban areas, smaller habitats provide myriad benefits for other organisms, such as salamanders, birds, pollinators and other beneficial insects. A locality should focus on how to facilitate the movement of species through the urban landscape, creating a network of paths, woodland patches, parks, trails, and so on, that create a more beautiful landscape and provide recreation and wildlife movement. (Forests and the Comprehensive plan). Urban forest cover has been declining at a devastating rate due to development. Having a robust urban forest improves the lives of residents in countless ways. Trees add natural character, reduce air pollution and soil erosion, conserve water, capture runoff, benefit mental and physical health, save energy, provide shade and help cool the “heat island” effect, reduce noise pollution, increase economic stability and property values, as well as create local ecosystems that provide food and habitats which in turn support biodiversity. People shop longer and spend 12 percent more in tree-lined shopping districts, benefiting the local economy. Without an Urban Forest Master Plan, the county lacks the needed data to assess the current urban forest and plan for improving it.



Trees provide many benefits – from *capturing* stormwater, *improving* air quality (one mature tree can remove the equivalent of up to 11,000 miles of car emissions, each year! (“Resources - Trees Upstate”)), *reducing* surrounding temperatures and *providing* shade, *reduce* crime, *increase* property values, *provide* habitats to *support* biodiversity, and even *improve* overall health and wellness of populations in well treed communities.

Habitat Core + Fragments

Animal habitats are threatened by more than the loss of forests, open space and water – though those are the main dangers. Air, light and noise pollution are contributing factors – though not immediately recognized. Air quality is important for the survival of both animals and their habitat and food supply. Updating the 2016 Green for Future Generations Plan would provide more up to date information on the state of the green infrastructure, especially in areas that have been heavily developed over the last decade.

Habitat Cores Explained

Habitat Cores (“A Green Infrastructure Plan to Restore, Connect, and Protect South Carolina’s Habitats”) are **intact areas larger than 100 acres that can support interior forest, marsh, or wetland dwelling species.** For example, Cerulean Warblers, interior forest dwelling birds need 100 acres of interior forest habitat for adequate foraging and nesting habitats. These birds are identified in the 2025 State of the Birds Report as a tipping point species meaning immediate conservation is needed.



Fragmentation is one of the **leading causes of habitat decline** in the southern United States, primarily as a result of development.



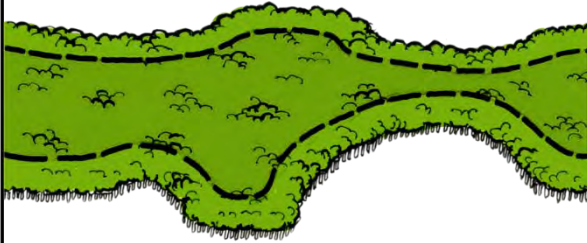
The term **refugia** refers to a location that supports an isolated population, whose range was previously far wider.

Forest Fragments Explained

Forest fragments, are **smaller isolated areas of forest habitat surrounded by non-forest landscapes,** often resulting from human activities like agriculture, development, or logging. These fragments impact ecosystem functions and disrupt biodiversity. **Fragments can provide quality refugia** for some species and act like stepping stones for others, **allowing wildlife to move** across the landscape.

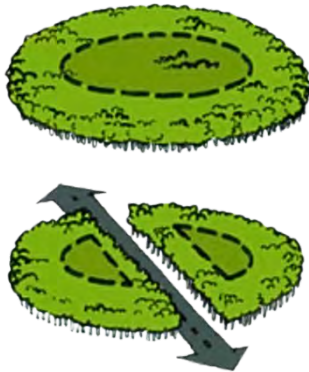


Corridors and Pathways Explained



Corridors and pathways are like nature's highways that **connect** different habitat cores and **forest fragments** together. These strips of land allow animals and plants to travel safely from one habitat to another, which is especially **important to keep animal and plant populations healthy and diverse**. The wider these corridors are, the better they are for more types of animals to use them (Piedmont Area Plan).

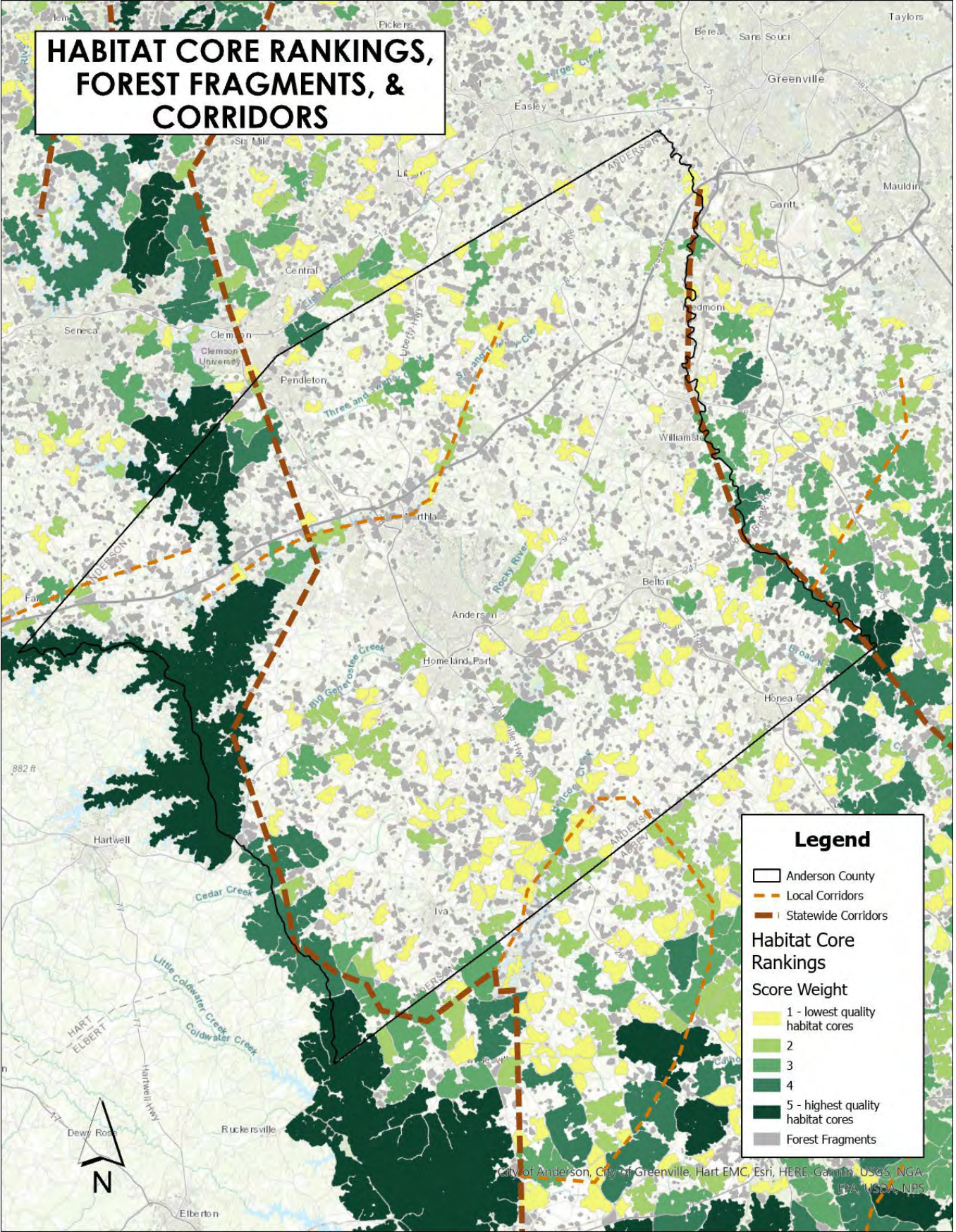
Bisecting a Core Explained



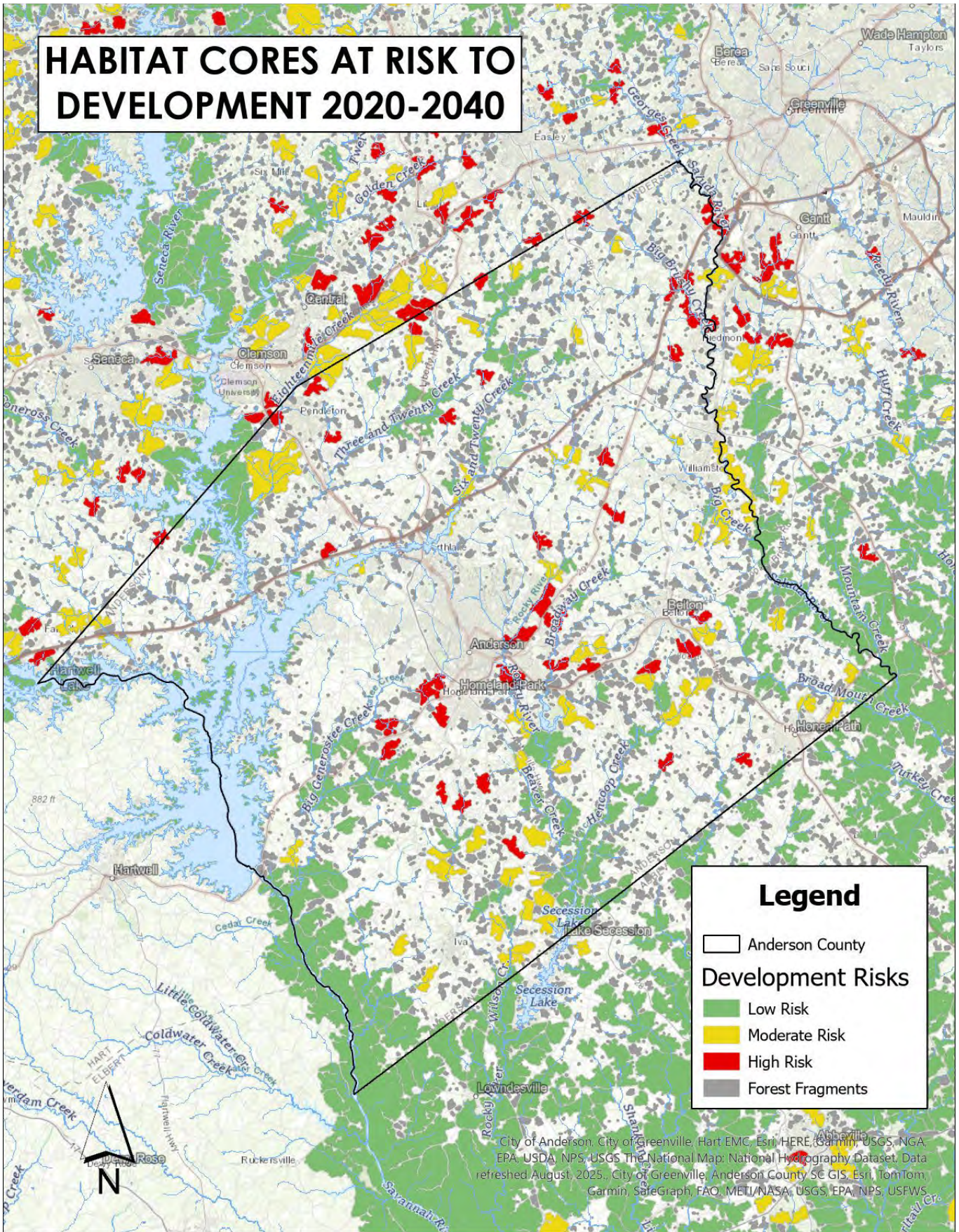
Fragmentation happens **when large areas of natural land are broken up into smaller pieces by human activities like constructing buildings and roads**. This creates more edge and less interior habitat that is needed by many species – this makes it harder for animals to find the space they need to survive and can lead to fewer types of plants and animals in the area, as they're cut off from the larger forests they need for a healthy life.

The following map represents habitat cores categorized by ranking of core quality, forest fragments, and corridors. The local corridors represent pathways for species to migrate across the landscape on a local scale, and the statewide corridors represent pathways for species to migrate on a statewide scale. There are very few areas within the County that have the highest quality habitat cores, and many of the intact cores are of the lowest quality. There is a significant amount of forest fragments which are not ideal habitat for larger species but can still provide quality refugia for some species (“A Green Infrastructure Plan to Restore, Connect, and Protect South Carolina’s Habitats”).

HABITAT CORE RANKINGS, FOREST FRAGMENTS, & CORRIDORS



HABITAT CORES AT RISK TO DEVELOPMENT 2020-2040



Ecosystems, Ecosystem Services, and Biodiversity

Biodiversity is the variety of living species on earth including plants, animals, fungi, and other living things. Biodiversity provides vital services to humans. Ecosystems or living things that are interacting with their physical environment provide numerous essential services to people. These essential services are often called ecosystem services. Human well-being is dependent on nature – human existence would be impossible without the contributions of our natural environment (ecosystem services) which provide food, water, shelter, energy, medicine, and more. When we disrupt or destroy ecosystems, they lose their ability to function and can reach tipping points where they are no longer able to be restored (*Summary for Policymakers of the IPBES Global Assessment Report on Biodiversity and Ecosystem Services*). Nature-based solutions support biodiversity and improve ecosystem health, playing an essential role in protecting, managing, and restoring the county’s natural resources.

Native Plants

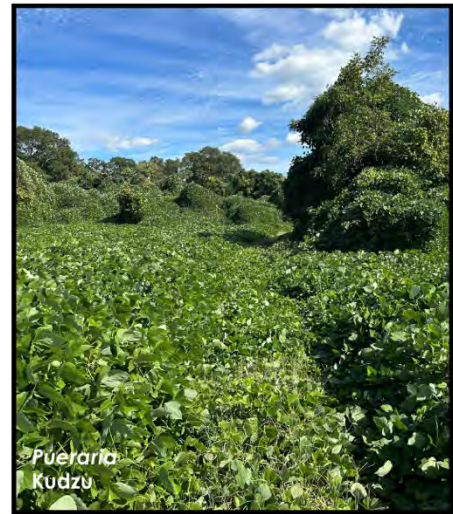
Native plant communities have evolved over thousands of years along native insects, birds, and animals that are dependent on them. Native plants provide a myriad of benefits including cooling the air, managing floodwaters, and cleaning our air. Native plants are adapted to our area and need minimal inputs once established. In 2022, South Carolina ranked 8th in the nation for loss of land to development. This loss of land destroys native plant habitats that other native species depend on. Restoring your private property and planting native is critical to supporting our local ecosystems (“Why Native Plants at Home | South Carolina Native Plant Society”). The Upstate is home to a native plant



nursery and has a local chapter of the South Carolina Native Plant Society with resources available to help you identify and support native plants. Habitat destruction and degradation are not the only threats to native species – invasive species can compete with native species, decrease the quality of animal habitats, and increase the risk of wildfires.

Invasive Species

Invasive species are non-native organisms that harm our native flora and fauna. Invasives are likely to cause economic or environmental harm or harm to human health (“Invasive Species Definition Clarification and Guidance | National Invasive Species Information Center | USDA”). According to the South Carolina Native Plant Society, invasive weeds are the second greatest threat to biodiversity and ecosystems after human-caused habitat destruction (“Invasive Plant Species”). Kudzu (pictured right) is an example of an invasive species that chokes out all trees and other plants in the area. Its tightly wrapped vines prevent plants from acquiring the needed nutrients to survive and thrive.



Endangered & Threatened Species

According to the U.S. Geological Survey, Endangered means a species is in danger of extinction throughout all or a significant portion of its habitat range. Threatened means a species is likely to become endangered within the foreseeable future. Not every species that is at risk or in danger has a threatened or endangered status at the federal or state level. Anderson County is home to one species that is state listed and eight species that are federally listed. The South Carolina Natural Heritage Program tracks species of concern across the state as well as monitoring known populations of rare species. This program tracks 76 species in the county – two of the tracked species are ranked critically imperiled, and seventeen species are ranked imperiled. South Carolina was once home to birds like the Carolina Parakeet and Bachman’s Warbler – now extinct species.




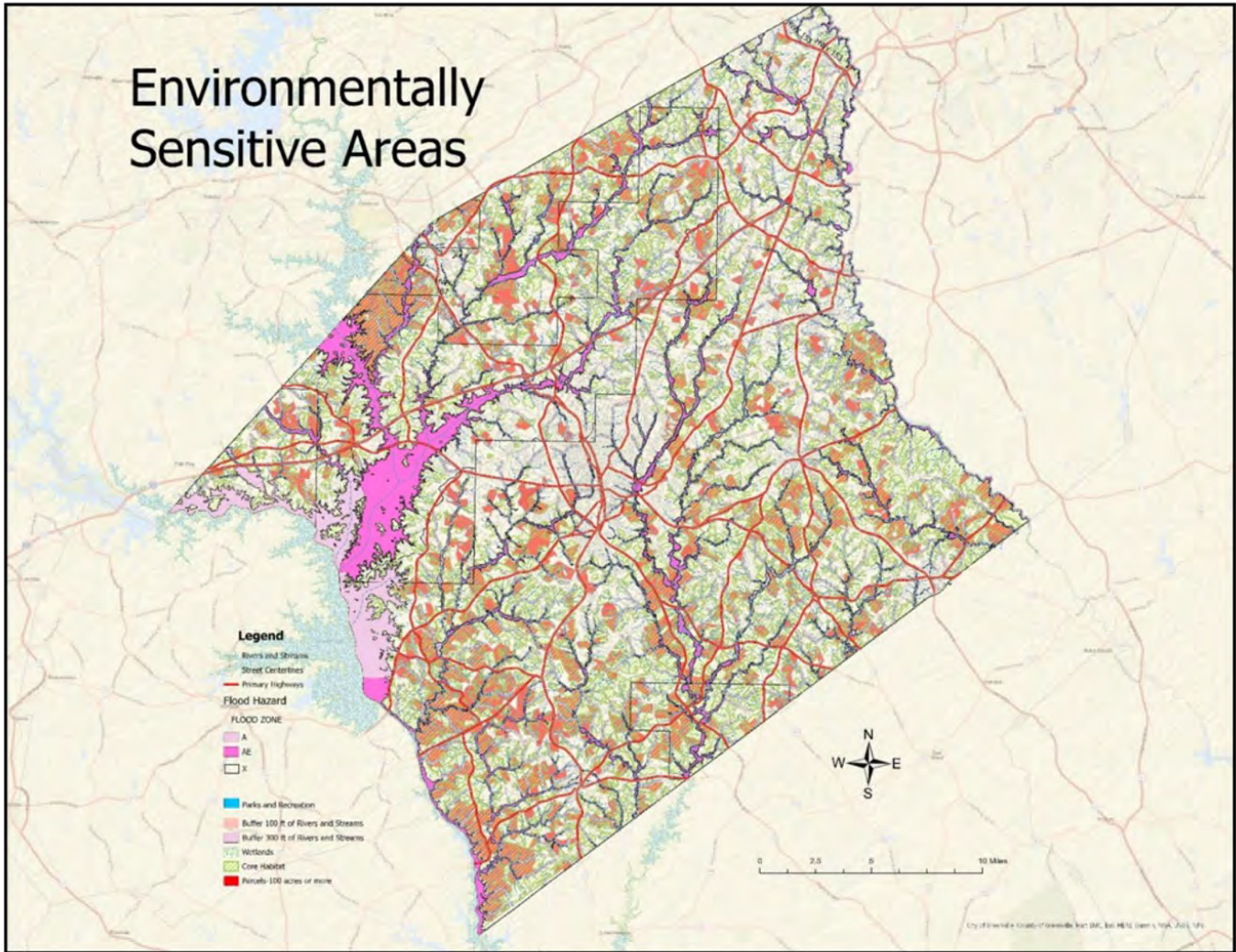
 A 2019 study showed a net **loss of 3 billion birds** in North America in the past 50 years. - State of the Birds Report

Without conservation efforts, other species are at risk of extinction. Through supporting conservation efforts, county residents can help prevent the loss of any other South Carolina wildlife.

Environmentally Sensitive Areas

Environmentally sensitive areas are landscapes, habitats, ecosystems, or natural features that are ecologically significant, meaning they are critical to plant and wildlife populations as well as to the health and wellbeing of county residents and require special protections to keep them intact and minimize damage from human activities. These areas include floodways, wetlands, core habitat areas, river and stream buffers, as well as parcels that are 100 acres or more. Property owners who would like to protect their land for future generations can do so through conservation easements or deed restrictions. Communities can work together to create community land trusts – nonprofit, community-based organizations that acquire, own and steward land permanently for the common good. More than 60% of the forest and farmland in the state is owned by private individuals (“Land Protection Guide”) – it takes everyone working together to protect our natural lands that are cherished by Andersonians.

 No one has a greater role in shaping the landscape of our state, than family landowners. -SC Land Trust Network



Agriculture

According to the National Resource Conservation Service, *Prime Farmland* is of major importance in meeting the Nation's short- and long-range needs for food and fiber. Protecting prime farmland is critical to the area's long-term food resiliency. The National Institute of Food and Agriculture has shown that local and regional food systems reduce food waste, support local economies, increase the biodiversity, freshness, and nutritional value of foods, and reduces food insecurity. Agriculture has the potential to be a carbon sink rather than a source.

The 2022 Census of Agriculture shows an 11% decrease in the number of farms in the county from 2017 to 2022. The South Carolina Farm Bureau Land Trust is one resource in protecting farmland for future genera-



Between 2001 and 2016, **287,700 acres of farmland** in South Carolina were **either developed or compromised.**
- American Farmland Trust

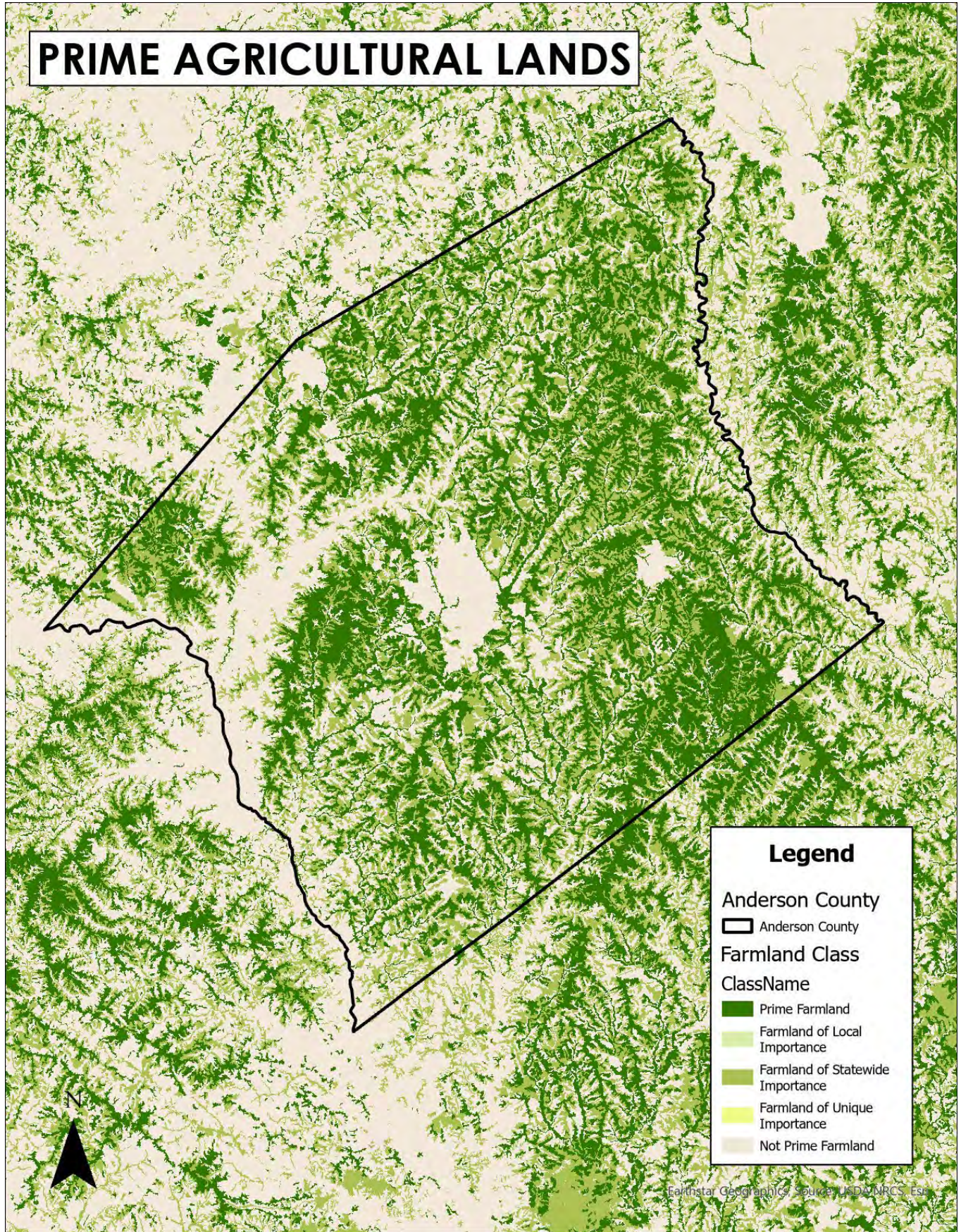
tions. Another way to combat the loss of farmland is to encourage and support small-scale, regenerative farms. The United States Department of Agriculture has launched a new regenerative pilot program to help American farmers adopt practices that improve soil health, enhance water quality, and boost long-term productivity. "Protecting and improving the health of our soil is critical not only for the future viability of farmland, but to the future success of American farmers...we must protect our topsoil from unnecessary erosion and improve soil health and



land stewardship" ("USDA Launches New Regenerative Pilot Program"). Regenerative agriculture is an approach to farming that prioritizes soil health, biodiversity, and natural processes. It is a holistic, systems-based approach that seeks to create resilient and regener-

ative agricultural systems that restore and replenish natural resources. Regenerative farmers use a variety of practices such as crop rotation, cover cropping, reduced tillage, and the integration of livestock to improve soil health, conserve water, and promote biodiversity ("Regenerative Agriculture"). Industrial agricultural practices have greatly increased food yields but cause significant harm to the environment and rural communities.

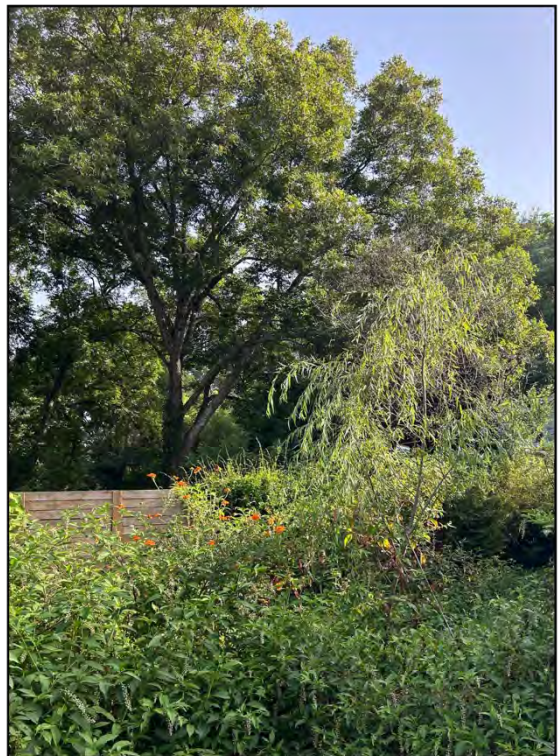
PRIME AGRICULTURAL LANDS



Over half the topsoil in the United States has been washed away in the past seventy years and an even higher percentage of the country's farmers have voluntarily left or been pushed out of the profession" (Berry). The NRCS has designated 31.8% of the County upland acreage as "prime", and 30.2% as "additional farmland of state importance". Preservation of farmland in the County is important to the maintenance and growth of local food production, the economic well-being of local farmers, and maintenance of green space. The relocalization of farming and increase in the local food economy through farmers markets, locally owned farm stands, and farm to table restaurants is not only economically beneficial but also builds a resilient local food system (Smaje).

Public Health & Access to Natural Resources

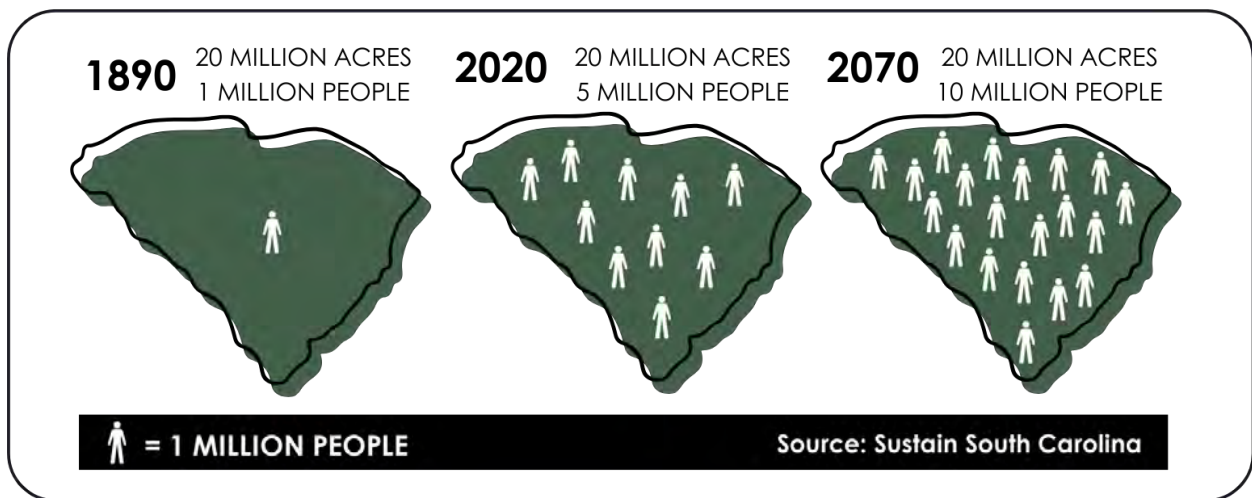
Access to green space is a necessity, not an amenity. Removing barriers to accessing green spaces is critical to the wellbeing of county residents. A green space is a land area with natural vegetation like grass, trees, and other plants that are accessible to the public. This could be in the form of tree-lined streets, trails, parks, gardens, and other natural areas. These spaces benefit communities in numerous ways from connecting people and building strong community ties, to improving health outcomes, and even benefiting wildlife. The concept of natural spaces as being beneficial for the human population has been generally accepted since the 1800s (Twohig-Bennett and Jones). Being in nature improves the health and wellbeing of humans. Studies have shown a host of benefits, including lowered blood pressure and cortisol levels, improved heart health and cognitive function, increased productivity and physical activity, better mood, improved sleep, and even an increase in empathy and cooperation (Wolf). Children having access to nature provides lifelong benefits to physical and mental health. Natural space in school surroundings has a



positive impact on student performance (Li et al.) Recent studies have shown that children today spend roughly 50% less time outside than their parents did (Weir). Expanding and protecting equitable access to green spaces improves the lives of county residents and visitors alike. As the population of the county increases it will be imperative to continue to expand and improve access to green spaces.

Planning for Change

South Carolina continues to see a rapid increase in population. It is expected to double in the next 50 years. The upstate lies within the Piedmont Atlantic megaregion, an area that stretches from Raleigh, North Carolina to Birmingham, Alabama. The challenges this region is facing are increased traffic congestion, runaway land consumption, and inadequate infrastructure (“America 2050: A Prospectus”). This region and its challenges include Anderson County. Considering the growth that is coming—whether it is welcome or not, one of two things will happen. Either growth will be effectively planned and directed to the appropriate areas or the county will sprawl and experience an unprecedented loss of land and degradation of its natural resources.



All ethics so far evolved rest upon a single premise: that the individual is a member of a community of interdependent parts. His instincts prompt him to compete for his place in the community, but his ethics prompt him also to co-operate (perhaps in order that there may be a place to compete for).

The land ethic simply enlarges the boundaries of the community to include soils, waters, plants, animals, or collectively: the land.

This sounds simple: do we not already sing our love for and obligation to the land of the free and the home of the brave? Yes, but just what and whom do we love? Certainly not the soil, which we are sending helter-skelter downriver. Certainly not the waters, which we assume have no function except to turn turbines, float barges, and carry off sewage. Certainly not the plants, of which we exterminate whole communities without batting an eye. Certainly not the animals, of which we have already extirpated many of the largest and most beautiful species. A land ethic of course cannot prevent the alteration, management, and use of these 'resources,' but it does affirm their right to continued existence in a natural state.

In short, a land ethic changes the role of Homo sapiens from conqueror of the land-community to plain member and citizen of it. It implies respect for his fellow-members, and also respect for the community as such.

- Aldo Leopold, *A Sand County Almanac*



Recommendations

Guiding Policy

The natural resources guiding policy involves safeguarding the county's natural assets through improving our waterways, restoring and protecting wetlands, rebuilding soils, conserving tree and forest communities, encouraging low impact development to minimize harm, creating a robust and equitably distributed tree canopy, protecting habit cores, encouraging the use of native plants in landscaping, and preserving agricultural lands.

Recommended Policy Champions

Anderson County Council

Anderson County Planning Commission

Anderson County Planning and Community Development Department

Anderson County Building and Codes Division

Anderson County Development Standards Division

Anderson County Environmental and Code Enforcement Division

Anderson County Stormwater Division

Anderson County Parks, Recreation, Tourism Department

Anderson County Clemson Extension

Anderson County Soil and Water Conservation District

Anderson County Watershed Protection Council

Strategies

The loss and degradation of the county's natural resources require rapid mobilization of Policy champions to draft, propose, adopt, and implement timely environmentally focused ordinances. This Plan captures the end of the 2016 – 2025 County Comprehensive Plan by referring to adopted ordinances and introducing new 2026 ordinances associated with Part 2 of this Plan. Another strategic consideration is the land use development ordinance (LUDO) comprehensive rewrite. Project completion is expected in April 2027. Natural resource protection found within the rewrite shall be incorporated into the 2026 Plan by amendment. The outside consultant, CodeWright, is leading the LUDO project.

Recently adopted natural resource-based ordinances include the following:

#2026-009, pending adoption, Townhome and Apartment dwellings
#2025-043, adopted March 3, 2026, Solar Energy Facilities
#2026-001, adopted February 3, 2026, Minimum dimensions, Setbacks
#2025-058, adopted January 20, 2026, Part 1 of the 2026 Comprehensive Plan
#2025-063, adopted January 6, 2026, County Council Member Notification
#2025-057, adopted December 30, 2025, Mass Grading/Tree Preservation
#2025-018, adopted May 20, 2025, Riparian Buffers
#2025-010, adopted April 1, 2025, Bufferyard Table Requirements
#2025-012, adopted April 1, 2025, Landscaping and Bufferyard Requirements
#2024-042, adopted October 15, 2024, Land Use Administrator Report
#2024-031, adopted October 6, 2024, Lots and Lot Size Limits

The Environmental and Code Enforcement Division relies on the following:

Environmental:

Unlawful Dumping—20-23(b) 2023-009

Failure to Abate—20-32 // 2023-009 (non compliance)

Uncovered Loads—20-24 (b) // Responsibility for loose material on property, in vehicles.

Driver Responsible –20-25 // Driver held liable for violation.

Littering –20-23(a) // Compliance

Code Enforcement:

Tall Grass: 8-80 // Grass or overgrowth over 12' in height.

Rubbish and Debris: 8-79(1) Section 302

Junkyard/Vehicle Violation: 10-24/10-36

Business Zoning Violation: 24-52

Recommended Actions

1. Planning Division, Planning Commission, and County Council continue to adopt land-based ordinances, either created internally or by outside consultants. Such ordinances will protect the natural resources of Anderson County. Additionally, the Planning and Community Development Department shall produce an annual inventory of these ordinances.
2. Development Standards, Roads & Bridges, and Stormwater Management Divisions continue conducting plan review along with pre-, during, and post-construction inspections. Letters and sign-offs shall also be issued when required.
3. Planning Division shall create educational resources on the value and importance of our natural resources.
4. Both the Environmental & Code Enforcement Department and Stormwater Divisions will enforce past, present, and future ordinances when adopted.
5. County Council will investigate the possibility of a county land trust.

The following are long-term goals of both the Environmental and Code Enforcement Departments over the next 5-10 years.

6. Revise, implement, and enforce new ordinances, to include -Trash in yards, -Unlawful Burning, Building Permit Violations, Junk Cars, Loss of load, and a Tire Hauling ordinance.
7. Develop a litter pick-up division within the Environmental Enforcement Department. This division would be comprised of part-time and full-time employees that would focus on picking up litter on the county roads and would also assist in cleaning up vacant homeless campsites.
8. Write and implement a Demolition Manual for substandard housing. This manual will lay out policy and procedures integrating state law and county ordinances for our substandard housing cases.

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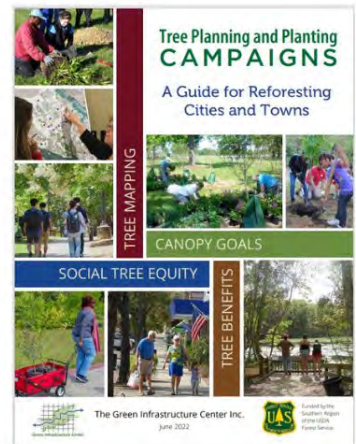
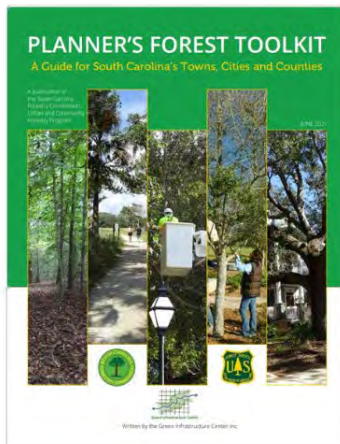
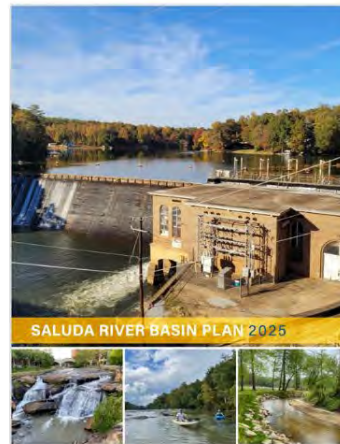
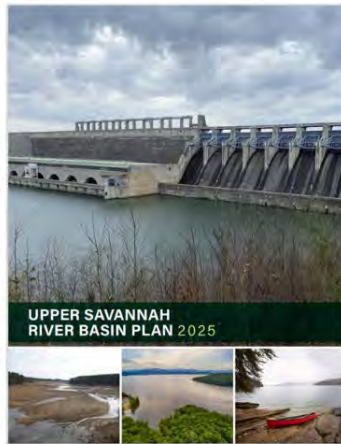
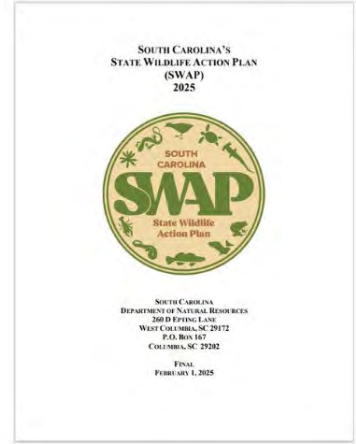
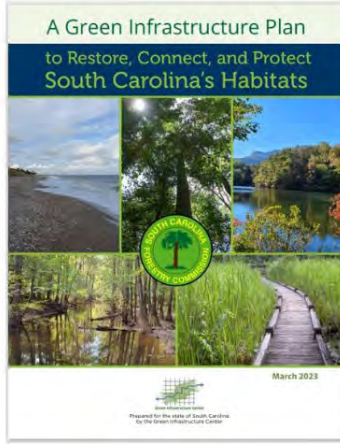
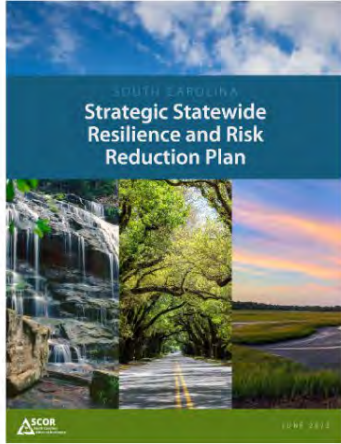
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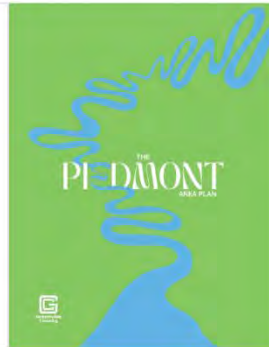
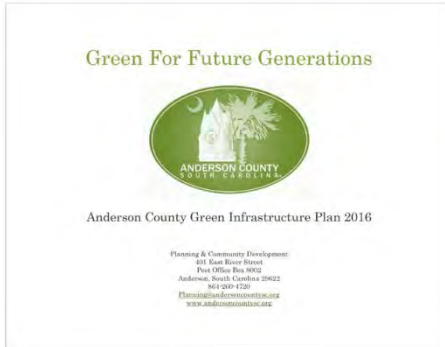
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Appendix F

Plans referenced throughout the element:



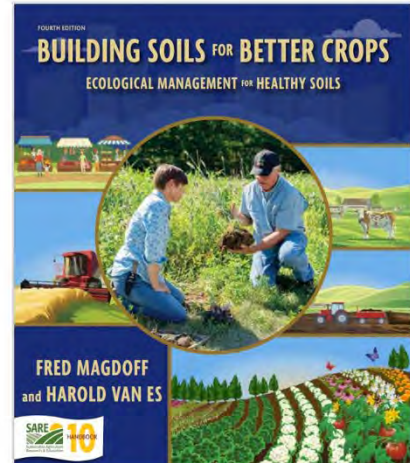
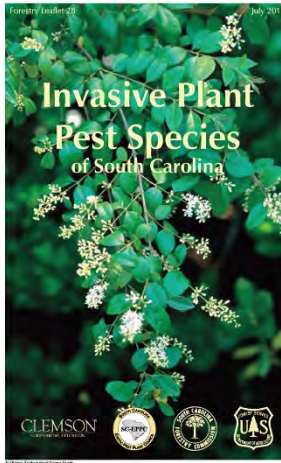
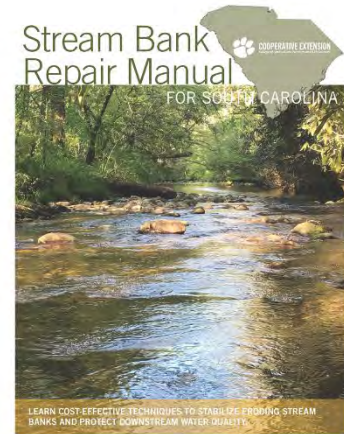
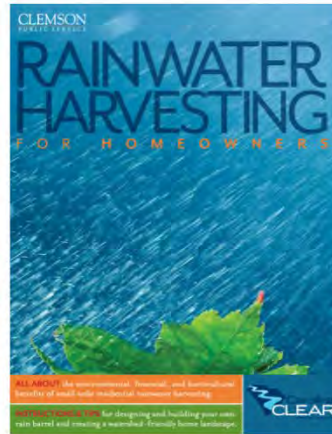
Relevant adopted plans and ordinances in Anderson County:



ORDINANCE NO. 2023-47
AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, ANDERSON COUNTY, SOUTH CAROLINA, TO ADD A NEW SECTION TO PROVIDE FOR REPAIRS, BUFFERS, AND OTHER MATTERS RELATED THERETO.
WHEREAS, Riparian Buffers protect public health by promoting private and public drinking water supplies from non-point source contaminants, including sediment, herbicides, pesticides, and nutrients;
WHEREAS, Riparian Buffers support natural resources by enhancing wildlife habitat, including wildlife corridors, refuges, and the quality of water bodies;
WHEREAS, Riparian Buffers prevent and control flooding, storm damage, and erosion; through erosion control (riparian buffers);
WHEREAS, Riparian Buffers enhance the scenic and recreational qualities of publicly utilized bodies of water;
WHEREAS, Riparian Buffers preserve and protect the public health, safety order, appearance, property, and general welfare;
WHEREAS, the Anderson County Council, pursuant to Title 8, Chapter 9 of the Code of Laws of South Carolina 1976, as amended, has the authority and duty to promote the general health, safety and welfare of Anderson County and to exercise its police power transfer; and
WHEREAS, the Anderson County Council desires to amend the Code of Ordinances, Anderson County, South Carolina to add provision for riparian buffers as provided herein.
NOW, THEREFORE, be it ordained by the Anderson County Council in meeting duly assembled that:
 1. The Code of Ordinances, Anderson County, South Carolina, is hereby amended to add a new article to Chapter 26, which article reads as shown in Exhibit A to attached hereto.

ORDINANCE NO. 2023-47
AN ORDINANCE TO AMEND THE ANDERSON COUNTY LAND DEVELOPMENT STANDARDS TO INCORPORATE PROVISIONS FOR MINIMIZING MASS GRAZING, PRESERVING NATURAL TOPOGRAPHY, REQUIRING TREE PRESERVATION, AND ESTABLISHING DEVELOPMENT INCENTIVES FOR RESIDENTIAL SUBDIVISIONS; AND OTHER MATTERS RELATED THERETO.
WHEREAS, Anderson County is experiencing significant growth, and it is in the public interest to ensure the development process the environment, maintain soil reserves, manage agriculture assets, preserve natural topography, and protect resource areas; and
WHEREAS, mass grazing practices and indications may erode and degrade the natural environment and land amenities, and the County wishes to incorporate sustainable land development practices that mitigate these impacts.
NOW, THEREFORE, BE ORDAINED by the Anderson County Council in meeting duly assembled that:
 1. That Section 24-367 of the Code of Ordinances, Anderson, South Carolina, is hereby amended to read as shown on Exhibit A, attached hereto and made a part hereof;
 2. That the Code of Ordinances, Anderson County, South Carolina, is hereby amended by adding a new Division 9 to Article III of Chapter 28 as shown in Exhibit B, attached hereto and made a part hereof;
 3. The existing terms and provisions of the Anderson County Code of Ordinances not revised or affected hereby remain in full force and effect;
 4. Should any part or provision of this Ordinance be deemed unconstitutional or unenforceable by any court of competent jurisdiction, such determination shall not affect the remainder of this Ordinance, all of which is hereby deemed separate;
 5. All Ordinances, Orders, Resolutions, and actions of Anderson County Council in violation hereto shall be, to the extent of such inconsistency, void, hereby repealed, revoked, and rescinded;
 6. This ordinance shall take effect and be in full force upon the Third Reading and Enactment by Anderson County Council.
ORDAINED in meeting duly assembled this 30th day of December, 2023.

Other useful resources:




Organizations focusing on natural resources:

- + Anderson Water Council
- + Audubon South Carolina
- + Friends of Broadway Lake
- + Lake Hartwell Partners for Clean Water
- + Naturaland Trust
- + Rocky River Conservancy
- + Savannah Riverkeeper
- + Save Our Saluda
- + SC Farm Bureau Land Trust
- + SC Land Trust Network
- + The Nature Conservancy – South Carolina
- + Upper Savannah Land Trust
- + South Carolina Native Plant Society
- + Anderson County Beekeepers Association
- + South Carolina Conservation Coalition
- + The Upstate Land Conservation Fund
- + TreesUpstate
- + Upstate Greenways & Trails Alliance

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Resiliency



The American Planning Association defines resilience as “the capacity of individuals, communities, institutions, businesses, and systems within a city to survive, adapt, and grow no matter what kinds of chronic stresses or acute shocks they experience.”

SECTIONS

Introduction.....	1
Planning Principles.....	2
Existing Conditions.....	2
The Data.....	2
A Note About the South Carolina Office of Resilience.....	2
A Note About First Street.....	3
Climate.....	3
Economy.....	4
Hazards.....	5
Flooding.....	5
Wind.....	8
Tornadoes.....	8
Tropical Storms & Hurricanes.....	9
Hurricane Helene.....	10
Hailstorms, Thunderstorms and Heavy Precipitation Events.....	12
Air Quality.....	13
Drought.....	13
Extreme Heat.....	15
Wildfires Risk.....	17
Earthquakes.....	19
Winter Weather.....	19
Health Hazards.....	20
Social Vulnerability Indices.....	20
Lifeline Maps.....	22
Other Resilience Elements.....	25
Energy Resilience.....	25
Food Resilience.....	26
Tools and Existing Protective Measures.....	26
Recommendations.....	29
Guiding Policy.....	29
Recommended Policy Champions.....	29
Resiliency Strategies.....	30
Resiliency Actions.....	30
References.....	31

INTRODUCTION

“South Carolina faces many new challenges. We are experiencing changes in the intensity of our rainfall events. Sea levels are rising, putting pressure on our coastal communities. Our economic and population growth has led to increased pressure on our land resources.

This places our state’s culturally and environmentally significant structures, monuments, lands, islands, and waters at risk to be lost to over-development, mismanagement, flooding, erosion, or storm damage. We must preserve and protect our history, our culture, and our environment, and the public’s access to them, before they are lost forever.

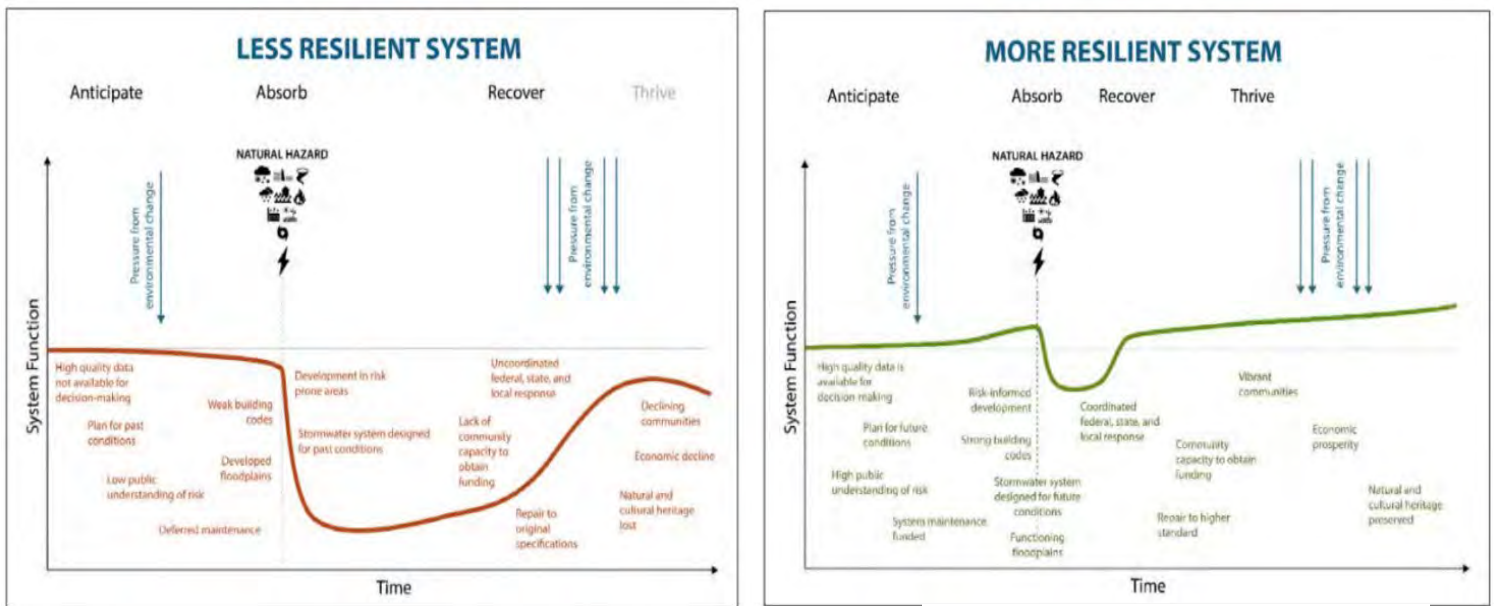
We must take actions that increase our ability to anticipate, absorb, recover, and thrive as we face these environmental changes and natural hazards. Our communities, economies and ecosystems are complementary, intertwined, and inseparable – each dependent on the other. To strengthen one is to strengthen the other. By taking a holistic view of our state’s current and future vulnerability to natural disasters we can begin to make wise investments into South Carolina’s communities, economies, and ecosystems. This is our moment to act — while we still can.”

Henry McMaster, Governor of South Carolina

*From the Strategic Statewide Resilience and Risk Reduction Plan (2023)
developed by the South Carolina Office of Resilience*

Planning Principles

Anderson County, in the event of environmental changes and natural hazards, must have the ability to anticipate it, recover from it, and thrive afterwards. Harm to its citizens, economy, and environment must be overcome quickly. This is the essence of resilience.



Source: South Carolina Office of Resilience

Existing Conditions

The Data

The data in this element has been gathered from sources including the South Carolina Office of Resilience, First Street, The Fifth National Climate Assessment, and others, the full list of references is at the end of this element.

A Note About the South Carolina Office of Resilience

Impacts from three presidentially declared disasters in less than four years led, in part, to the creation of the South Carolina Office of Resilience in 2020. The South Carolina Office of Resilience (SCOR) exists to increase resilience to disasters and reduce or eliminate the long-term risk of loss of life, damage to and loss of property, and suffering and hardship, by lessening the impact of future disasters. (SCOR). The Strategic Statewide Resilience and Risk Reduction Plan was released

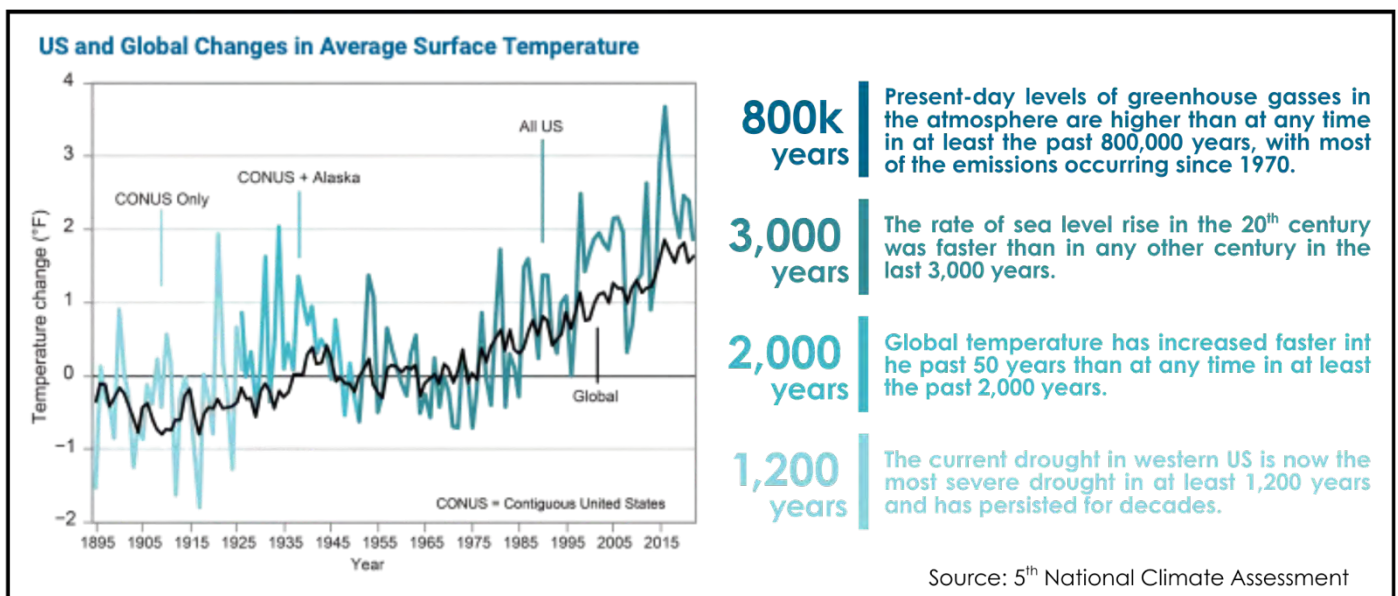
in June 2023, and updates have been released each year since. County Planning Staff completed in-person Resilience 101 training while meeting with SCOR Staff. They also received data and guidance through the process of creating this element.

A Note About First Street

First Street Foundation creates physics-based deterministic models that use validated and proven methodologies that are built from decades of peer-reviewed research and incorporates the latest technological advancements. First Street measures and predicts the impact of a peril based on the underlying physics of how an actual event would transpire (First Street). The risk modeling maps in this element for floods, fire, wind, air, and heat were created using First Street data—the leader in climate risk modeling. The South Carolina Office of Resilience has provided First Street data to Anderson County. The data is used throughout the element.

Climate

A resilient Anderson County prepares for threats and hazards outlined within this element and recovers rapidly from adverse conditions. The 5th National Climate Assessment, a comprehensive report that outlines nationwide climate change impacts, risks and responses was released in November 2023.

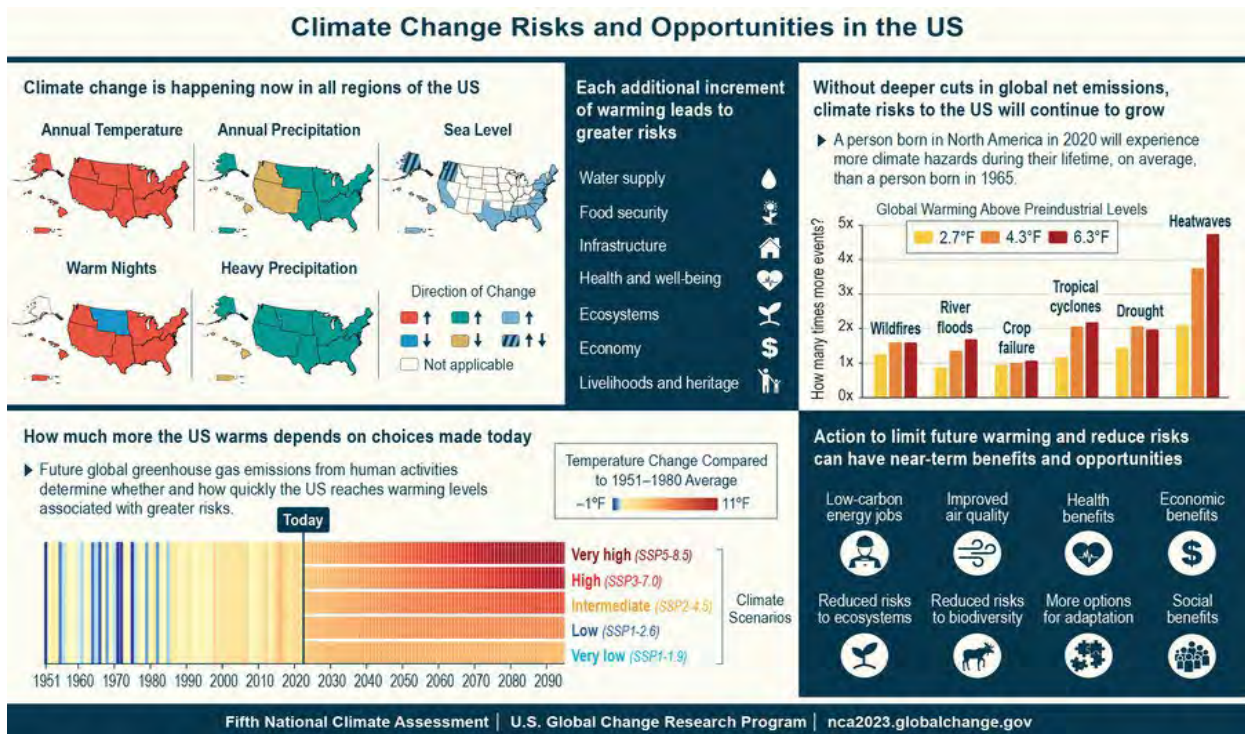


Based on the report, some adaptation and mitigation actions that can be taken include implementing nature-based solutions, restoring wetlands to increase water storing capacity, upgrading stormwater infrastructure to account for heavier rainfall and applying innovative agricultural practices to manage drought risk (NATIONAL CLIMATE ASSESSMENT).

Economy

In the late 1980's the country experienced, on average, one (inflation-adjusted) billion-dollar disaster every four months, Now, there is one every three weeks, on average. Extreme weather events cause direct economic losses through infrastructure damage, disruptions in labor and public services, and losses in property values. Extreme events cost the U.S. close to \$150 billion each year—a conservative estimate that does not account for loss of life, healthcare-related costs, or damages to ecosystem services (NATIONAL CLIMATE ASSESSMENT).

The County must keep its economy diverse and less vulnerable to natural hazards and unexpected shocks. Economic resilience is dependent upon technical and vocational training.



Hazards

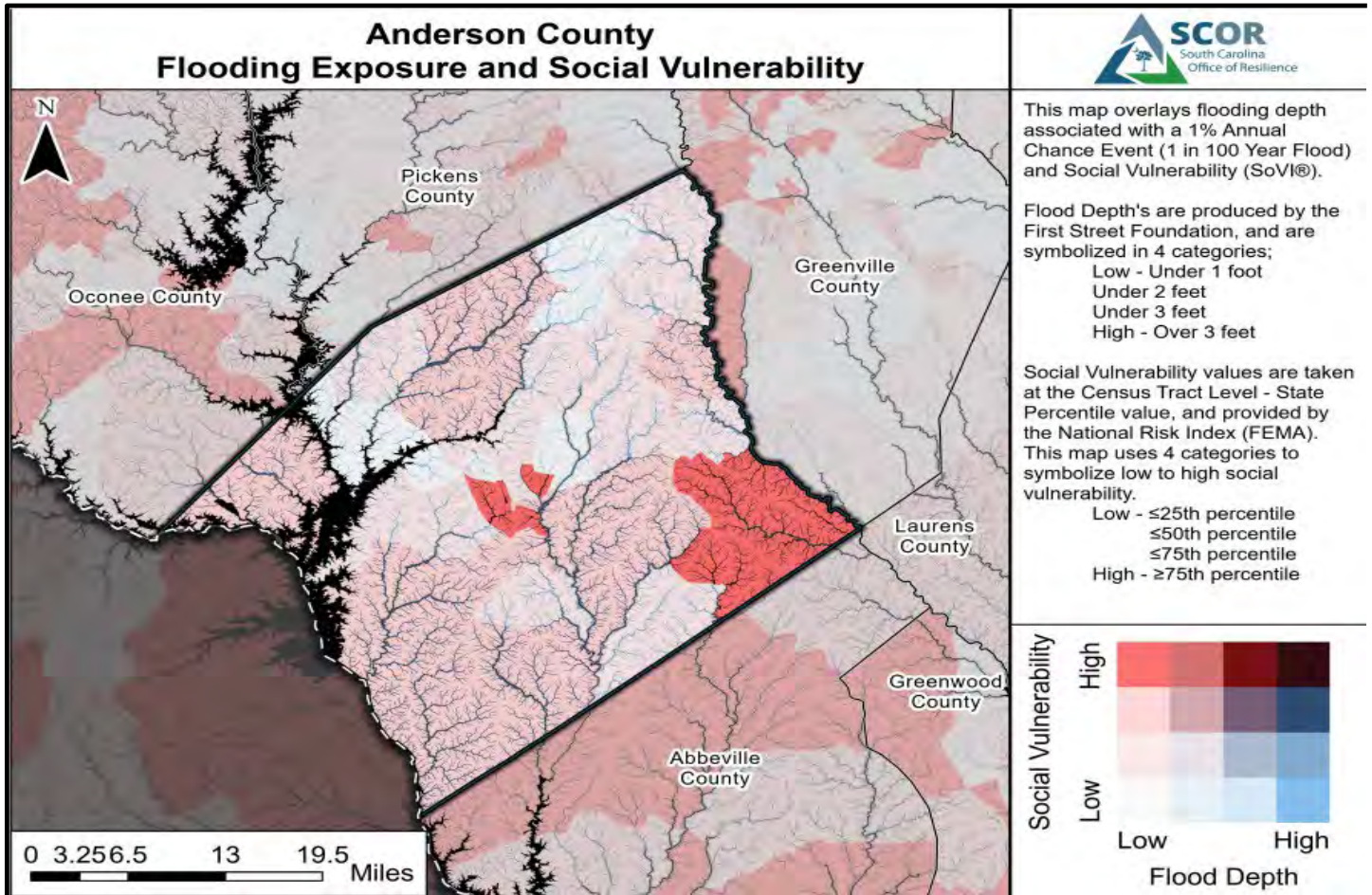
Hazards & Natural Disasters in Anderson County

A list of natural disasters that periodically happen in the County, based on the Emergency Operation Plan prepared by Anderson County Emergency Management Division (ACEMD), as recommended by the Federal Emergency Management Agency (FEMA) is as follows:

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

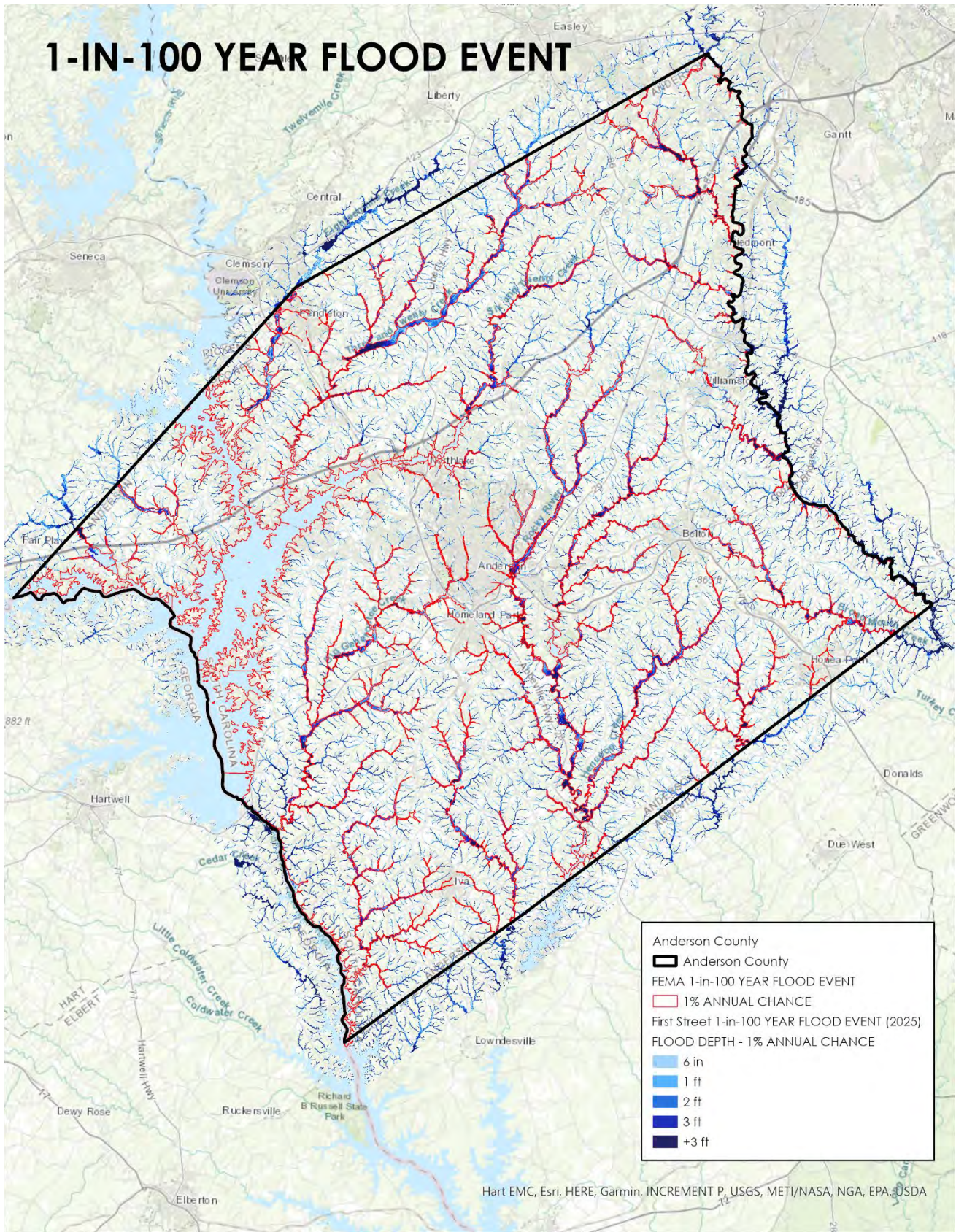
Flooding

Flooding is the most frequent and costly hazard in the United States and is of a moderate risk priority in Anderson County. Flash floods are identified as the most dangerous types of floods as they can occur within minutes or up to 6 hours after heavy rainfall and combine the destructive power of a flood with an incredible amount of speed (NATIONAL CLIMATE ASSESSMENT). The map on the following page layers the county's flood exposure and social vulnerability using data provided by First Street Foundation and the National Risk Index (FEMA). Flood depths are symbolized in blue, ranging from white to light blue, signifying a flood depth of under 1 foot, to a dark blue, signifying a flood depth of over 3 feet. Social vulnerability values are represented in pink, ranging from white to light pink, signifying a low social vulnerability, to a deep coral pink, indicating a high social vulnerability. Some areas at the county's center and in the southeast corner are identified as having a high social vulnerability.



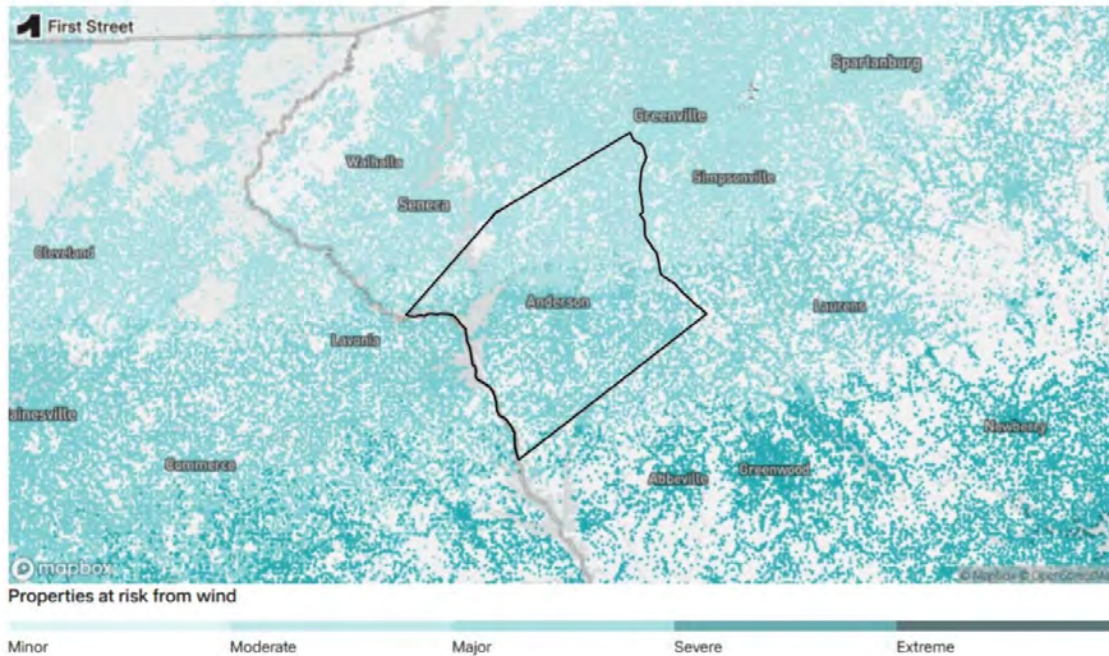
Historically, flood risk has been determined by Flood Insurance Rate Maps (FIRM) that are produced by FEMA. These maps include Base Flood Elevations, Flood Zones, and Special Flood Hazard Areas among others. Hurricane Helene was an intimate example of how these maps are outdated and do not reflect the full scale of the current flood risk within the county. The First Street Flood Model was built on decades of peer-reviewed research and models from climatology, hydrology, and statistics to create an unprecedented U.S. flood model with 98% accuracy between predictions and observed flooding that occurred during Hurricane Helene (First Street). A map of FEMA data overlaid on First Street flood data, highlighting discrepancies and areas of additional risk, emphasizing the need for green infrastructure and other resilient land use and low-impact development strategies to mitigate future flood risks is on the following page.

1-IN-100 YEAR FLOOD EVENT



First Street Wind Factor

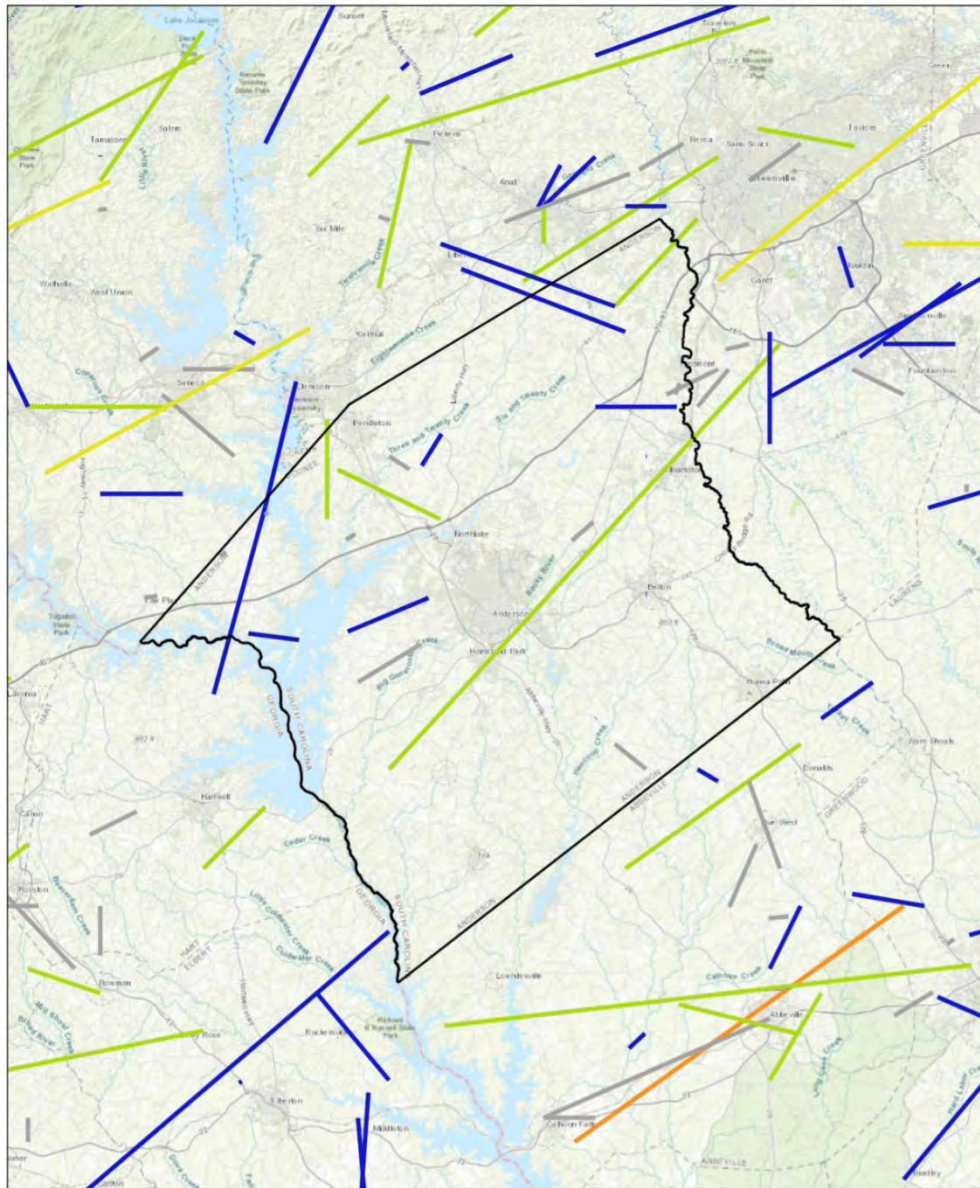
According to First Street, Anderson County has a moderate Wind Factor risk based on the projected likelihood and speed of hurricane, tornado, or severe storm winds impacting it. It is most at risk from severe storms.



Tornadoes (High Wind Events)

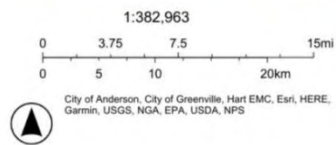
Anderson County has a relatively moderate risk level rating for tornadoes (“FEMA Resilience Analysis and Planning Tool”). Tornado season usually occurs from March to June. South Carolina has recorded a total of 1,305 tornadoes from 1950 to 2024 (“Anderson County, SC Tornado | Homefacts”), averaging twenty-three per year. Since 2014 (“Tornadoes - South Carolina Emergency Management Division”), 114 tornadoes have touched down in the county (“Anderson County, SC Tornado | Homefacts”). Notable tornadoes in Anderson’s history include one in 1924 that “remained on the ground from Anderson County to York County.” This tornado was part of the same system that produced the “Horrell Hill Tornado”, which was more destructive. The two together killed 77 people and injured over 778 more, destroying over 400 homes. In 1933, a tornado hit Belton that destroyed the Blair Mill area and killed 12 people. The largest tornado in Anderson County’s history was an EF-4 tornado that occurred in 1973, causing 30 injuries and 7 deaths. The most recent tornado in Anderson County, an EF-0, occurred in January 2020.

NOAA - Historical Tornado Tracks 1950-2022



NOAA - Historical Tornado Tracks: 1950-2022

- EF-4
- EF-3
- EF-2
- EF-1
- EF-0
- Citations



Tropical Storms & Hurricanes

A tropical storm is a tropical cyclone with maximum sustained surface winds ranging from 39-72mph. When a tropical cyclone increases in speed and attains a speed of 74mph or more, it is categorized as a hurricane (“Tropical Definitions”). Hurricanes are historically recorded in the United States between May and

November, with the peak season from August to October. A total of 238 tropical cyclones have impacted South Carolina between 1851 to 2024, 45 of which made landfall (25 of these were hurricanes) along the coast (“SC HURRICANES COMPREHENSIVE SUMMARY”) causing disaster and wreaking havoc. South Carolina is ranked 5th in the list of states most frequently affected by hurricanes (“South Carolina Hurricanes”).

Hurricane Helene

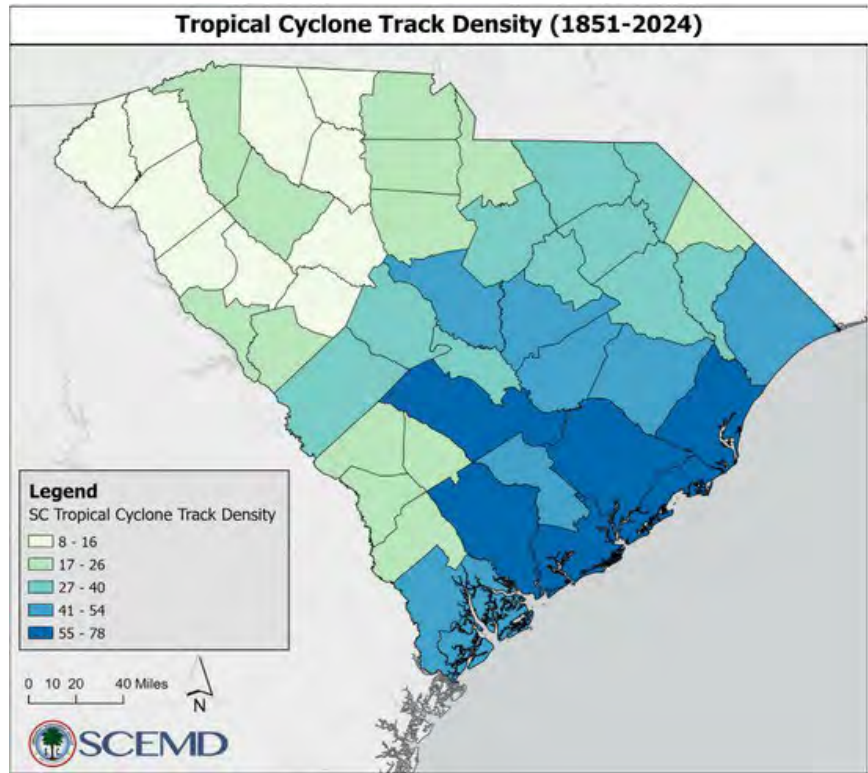
After 11 pm on the night of September 26th, 2025, Hurricane Helene, made landfall in the Florida Big Bend region as a Category 4 hurricane, bringing catastrophic inland flooding, extreme winds, deadly storm surge, and numerous tornadoes that devastated portions of the southeastern United States and the southern Appalachians. Helene is the deadliest hurricane in



the contiguous United States since Katrina in 2005 (Hagen et al.). Anderson County experienced 55mph sustained winds and gusts up to 72mph – causing 194 million dollars in timber and forest damage in the state (“TROPICAL CYCLONE HELENE PRELIMINARY OPEN FILE REPORT Storm History and Impacts Report”). Almost 20 inches of rain fell over parts of the Upstate causing flash

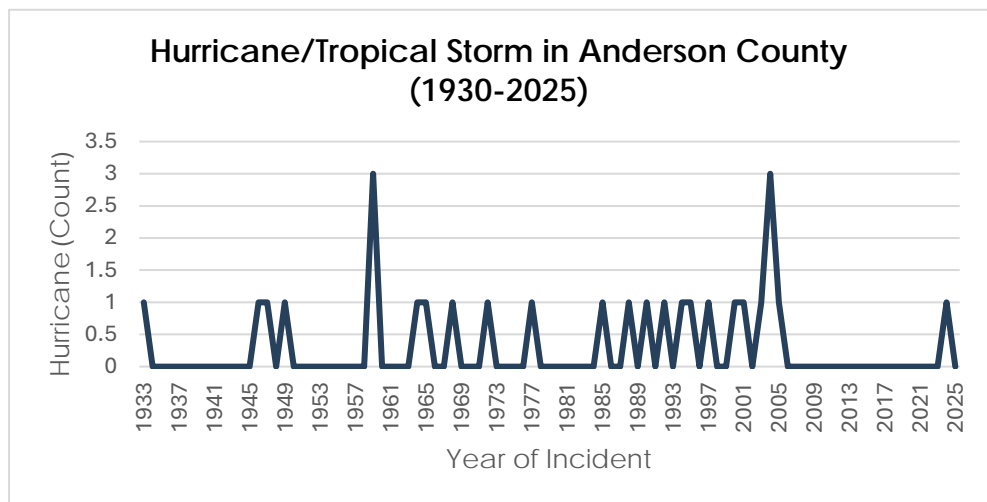
flood emergencies. Anderson County had over 13 inches of rainfall. The Saluda River set a record crest at 20.26 ft.

In South Carolina, 51 people lost their lives as a result of hurricane Helene. Five of those deaths occurred in Anderson County, one of them being an individual who was swept away by flood waters (Rose). 600 County roads were closed, including some that were washed out and will remain closed for the foreseeable future.



Power outages kept nearly 95,000 county customers without power for more than a day after the storm. Many residents went 7 days without power—some longer, causing significant disruptions, creating challenges in accessing essential services, and preventing perishable food from spoiling. Hundreds of power poles were broken (Rose).

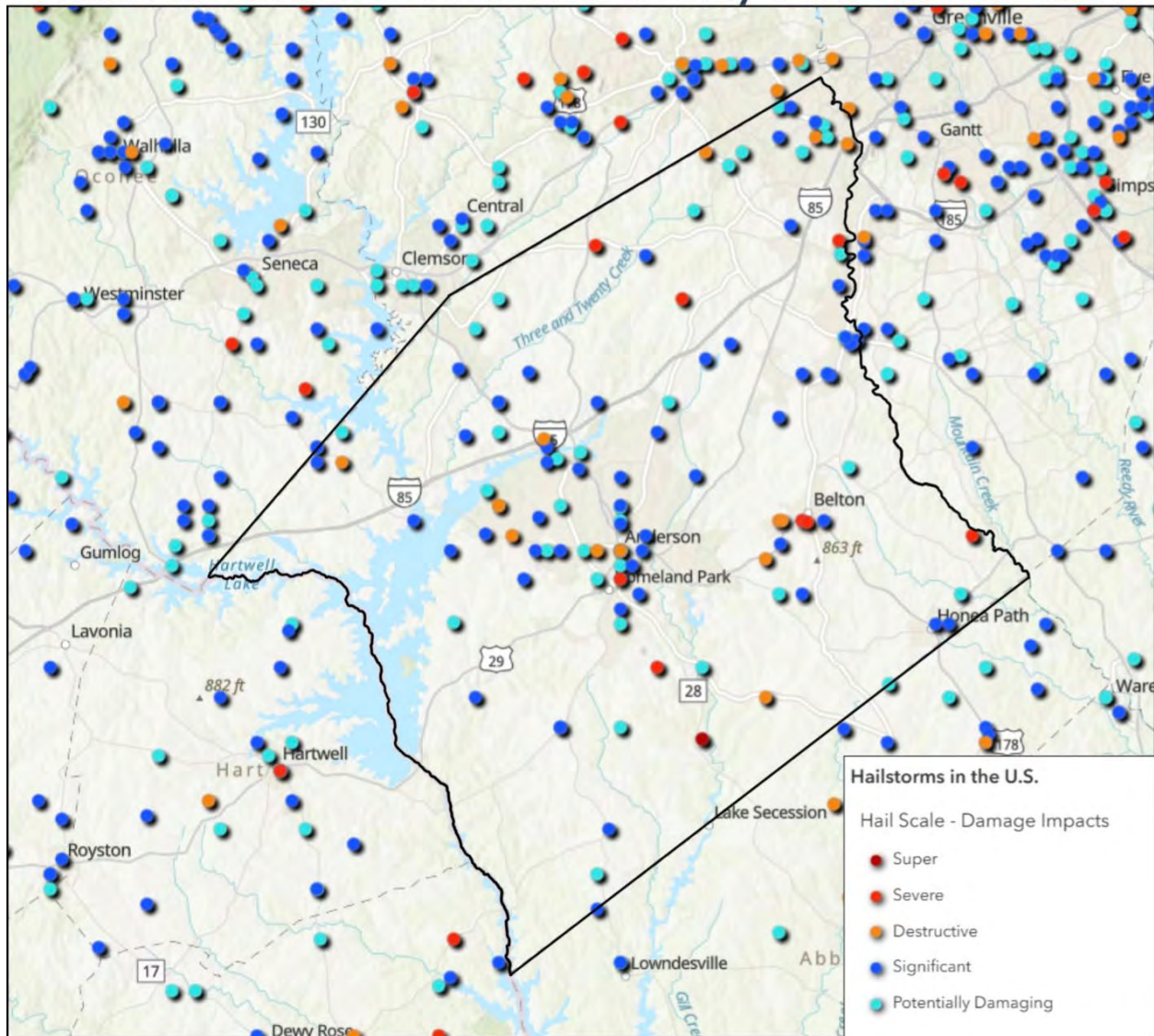
“Anderson County looks like a war zone” - Rusty Burns, County Administrator (Anderson Independent).



Hailstorms, Thunderstorms and Heavy Precipitation Events

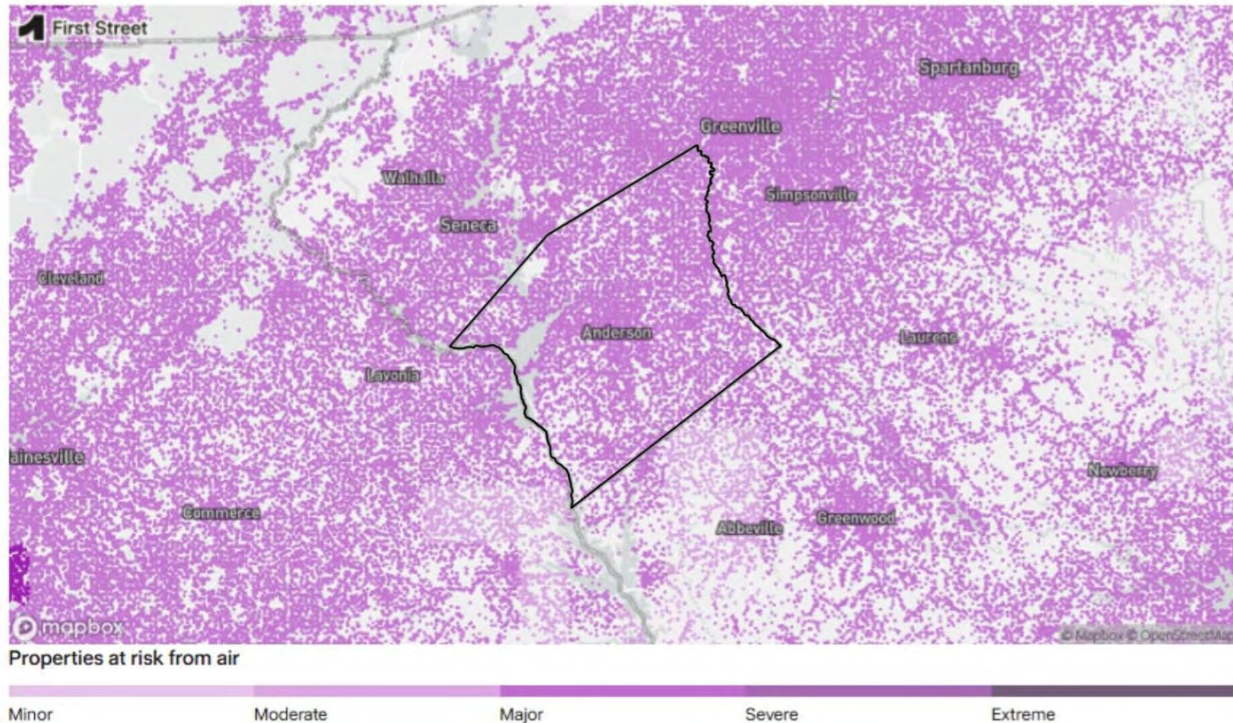
Anderson County recorded a total of 139 hailstorm events between 1963 and 2024. The increase in the severity of hailstorm events in the U.S. cause significantly more property damage than tornadoes. In 2023 alone, hail-related damage totaled \$40 billion, making it the leading cause of weather-related property damage in the country. Fortunately, Anderson County is a low-risk area and has experienced minimal damage to crops and properties, with no reported injuries or deaths due to hailstorms (“Storm Events Database - Search Results | National Centers for Environmental Information”).

Hailstorm Events in Anderson County from 1963 to 2024



Air (First Street)

According to First Street, Anderson County has a moderate risk from air quality. Although Anderson County has worse air quality than 93% of counties in South Carolina based on the number of poor air quality days. (First Street)

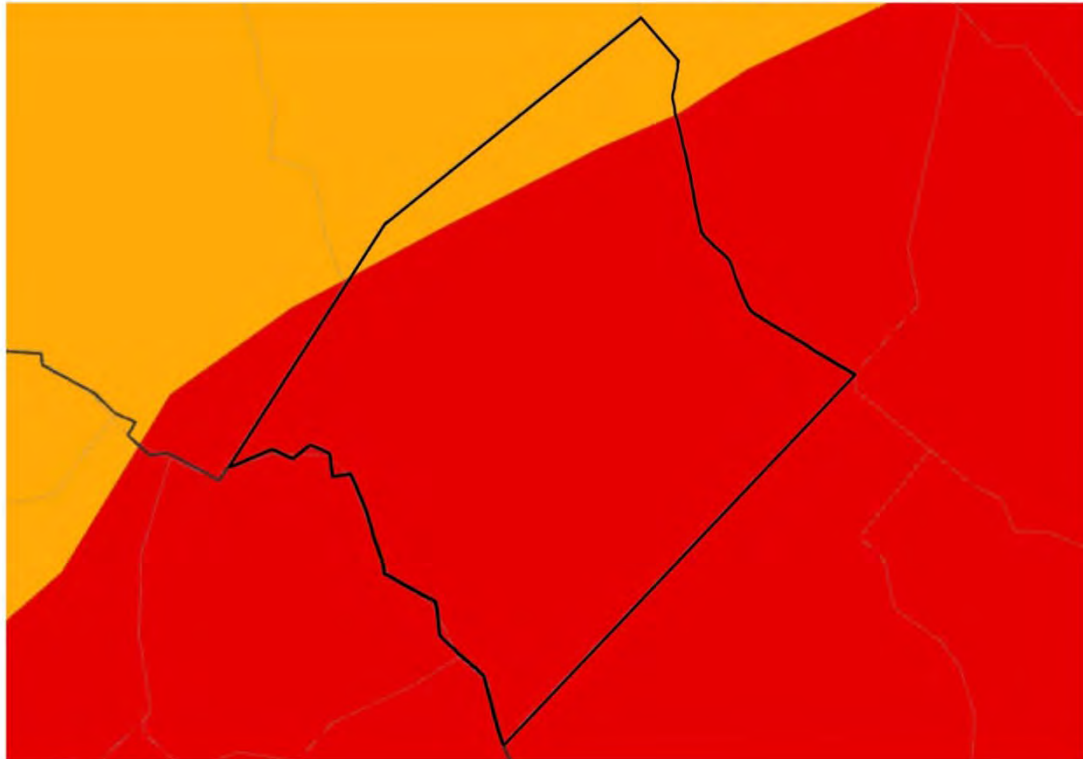


Drought

Droughts occur during a prolonged period of little to no rainfall²¹. When they occur, it means that the dry weather has persisted long enough to have significant environmental (including agriculture and ecosystems), economic, and social (including communities) impacts. Droughts can be classified into different categories: meteorological, agricultural, hydrological, and socioeconomic. Meteorological droughts are region-specific and occur when an area receives at least 25% less rainfall than it typically receives in comparison to previous years. Agricultural droughts occur when there is insufficient soil moisture during the crop period, leading to reduced crop yield (Aditya Abhishek). Hydrological droughts occur when there is a lack of surface and subsurface water supply. Socioeconomic drought occurs when the demand for an economic good exceeds supply due to a weather-related shortfall in water supply (“Types of Drought”). Anderson County falls in the Southeastern region which is an area that

is susceptible to periodic droughts that often stress agriculture as well as ecosystems. As of February 24, 2026, 88.78% of the county was experiencing extreme drought and 11.22% was experiencing severe drought.

U.S. Drought Monitor



U.S. Drought Monitor Categories

- | | |
|---|--|
|  D0 - Abnormally Dry |  D3 - Extreme Drought |
|  D1 - Moderate Drought |  D4 - Exceptional Drought |
|  D2 - Severe Drought | |

Source(s): NDMC, NOAA, USDA, NASA
Data Valid: 02/24/26

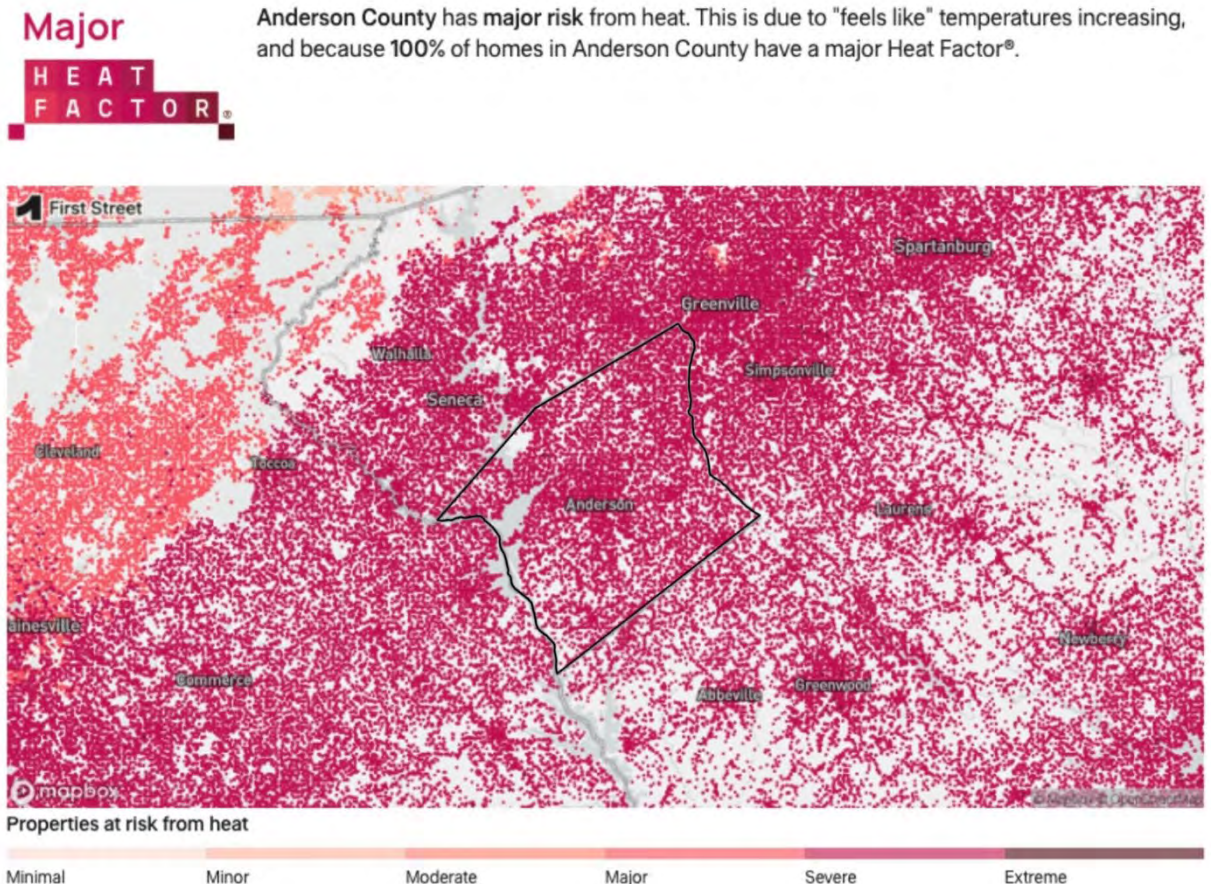
Drought.gov

Extreme Heat

Extreme heat is defined as unusually high temperatures and humidity in a specific area compared to the average temperatures for that time of year (*Climate Change and Extreme Heat*). It becomes hazardous when it lasts for extended periods, classified as a heat wave.

The Urban Heat Index map of the county displays the areas which have a medium to high heat index along major interstates or highways including Interstate 85, Highway, 76 and 29 and within the various urbanized municipal boundaries. The Heat Factor map, produced by First Street, depicts the number of properties vulnerable to extreme heat conditions.

In 2024, 114,446 properties were identified to have a major heat risk, whilst 235 were identified as a severe heat risk. The high level of vulnerability of buildings within the county as a result of heat indicates the importance of integrating heat

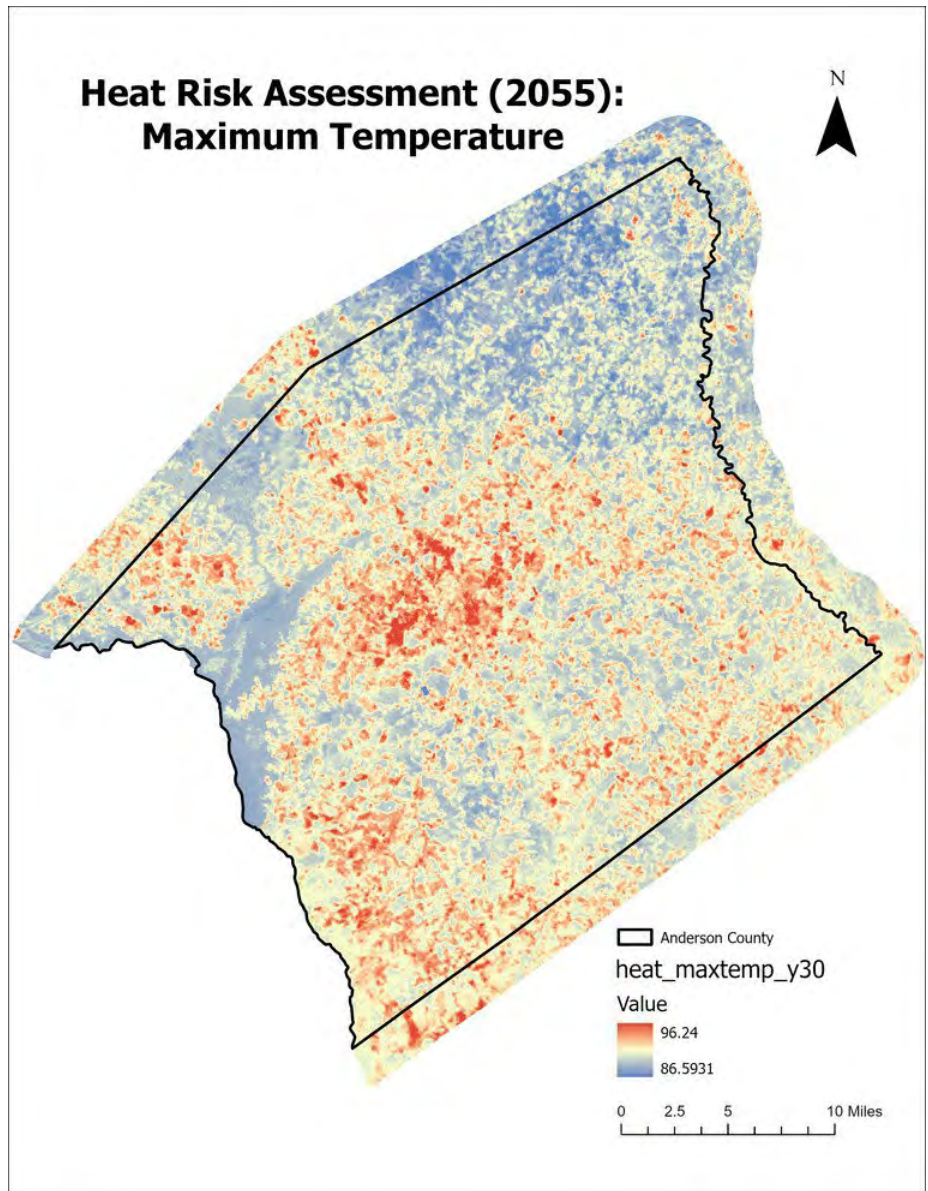


resilient design (including green infrastructure and Low Impact Development (LID) into future planning activities.

The Heat Risk Assessment map for the year 2055 is a map that illustrates the projected maximum temperatures within Anderson County for the year 2055. It is a forward-looking map, considering heat model predictions, 30 years in advance.

The areas shown in bright orange represent higher maximum temperatures of 96.2 degrees Fahrenheit (°F) whilst the blue areas show lower maximum temperatures of 86.6°F.

The orange areas are concentrated in the central and southern parts of the map which are more urbanized areas and so are a likely result of urban heat island effect. The blue areas correspond to cooler areas including water bodies, vegetative cover and less urbanized or built-up areas.



Wildfires Risk

Wildfires are large and destructive fires that occur in the wilderness as a result of a wide range of reasons, including weather events such as lightning. When these fires occur, the presence of vegetation serves as fuel, causing the fires to become more widespread and intense, making them difficult to control.

The Upstate region of South Carolina has been subjected to a number of wildfires in the past. In 2025, both Pickens and Greenville counties experienced wildfires that were contained. The

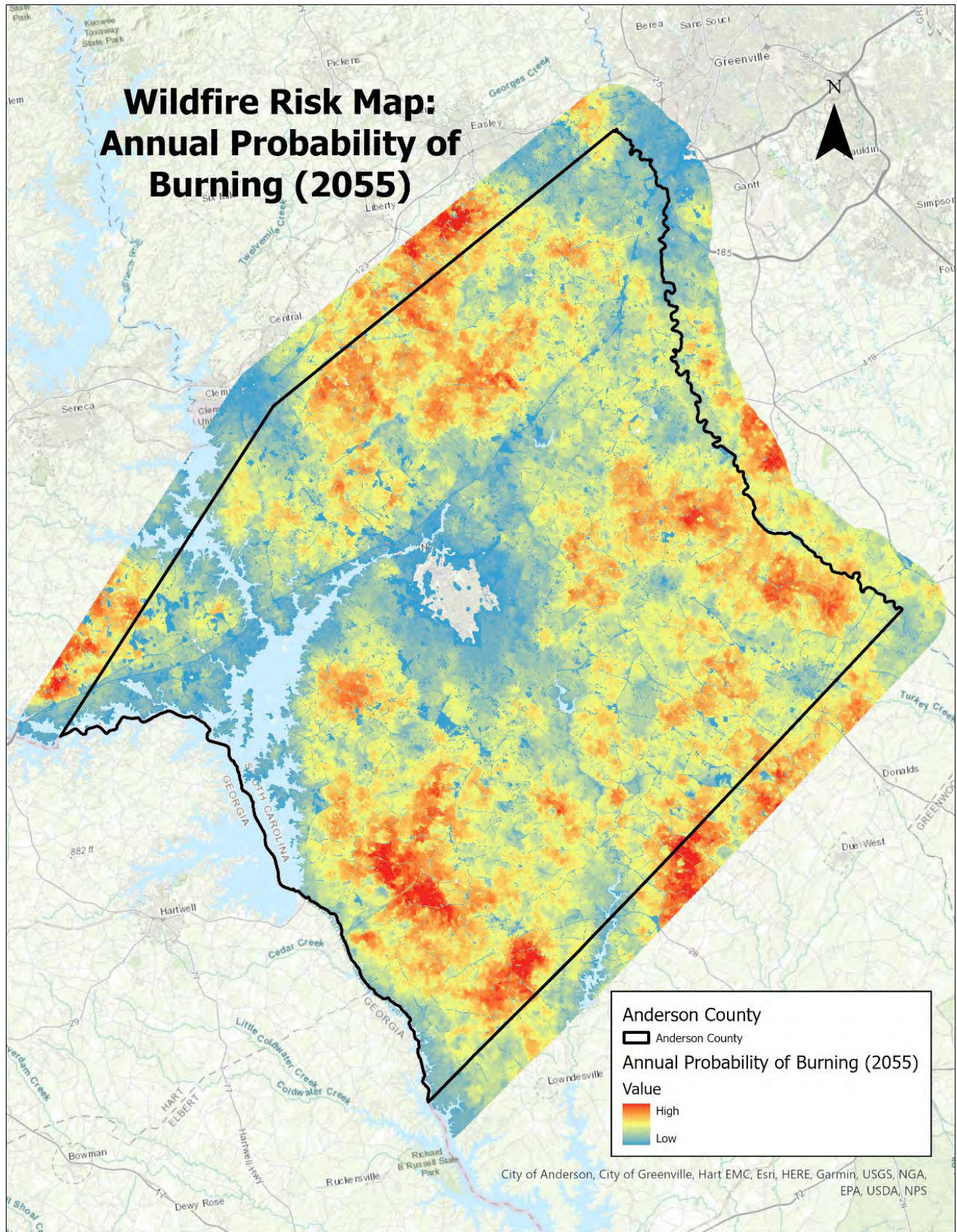
Table Rock Fire (in Pickens) began on March 21, 2026 and burned over 13,845 acres and remained active past August 15, 2026. Similarly, the Persimmon Ridge Fire (in Greenville County) burned over 2,128 acres (“Wildfire Map: Track Live Fires, Smoke, & Lightning | Map of Fire”). These fires,

became known as the “Table Rock Complex.” were worsened by existing dry conditions, wind, and plenty of fuel on the ground left behind by Hurricane Helene. Both counties are neighboring to Anderson County and serve as a caution. Anderson County has experienced its share of fires throughout its history including the 1845 Brick Range Fire, and the Great Fire of August 13, 1913, or 1914.



NOAA predicts an alarming increase of 300% of the risk of very large fires in the Southeastern US by the middle of the 21st century (2041-2070) (“A Green Infrastructure Plan to Restore, Connect, and Protect South Carolina’s Habitats”).

Older adults, people with disabilities, people with low income, and those with language barriers are the most at risk. Using data collected by First Street this map illustrates the projected wildfire risk of Anderson County in 30 years. The map depicts the annual burning probability of an area if a fire was to occur in the year 2055. The areas represented in blue have a low burn probability while the yellow to red areas have a moderate to high probability of burning. Lake Hartwell, one of the county’s major geographic features, also represents a low-risk area because of the presence of ample water.

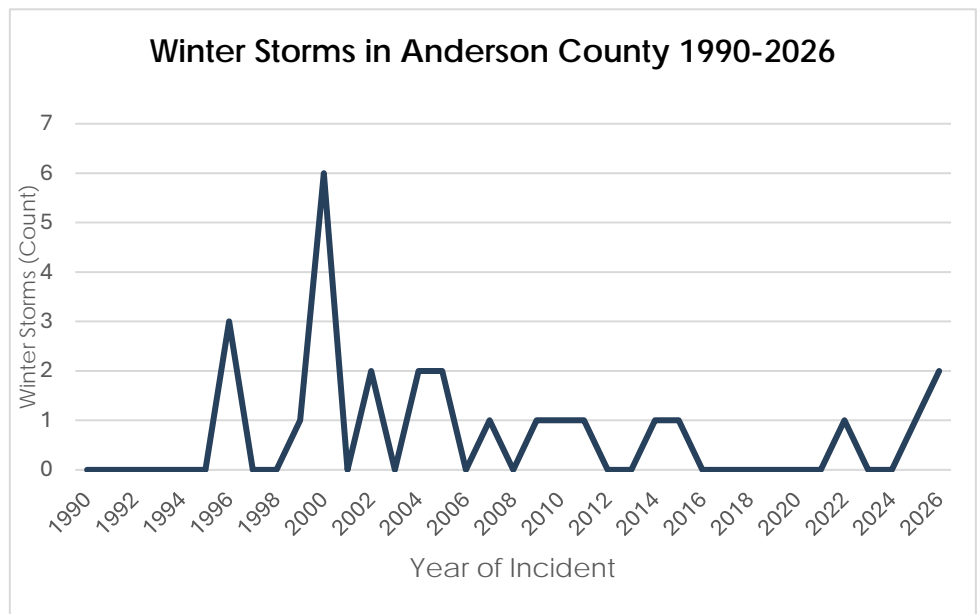


Earthquakes

Earthquakes are the sudden, rapid shaking of the earth, caused by the breaking and shifting of underground rock (*How to Prepare for an Earthquake*). There is no reliable way to determine the time, place, and size of an earthquake. Most earthquakes occur along plate boundaries however earthquakes that occur within a tectonic plate are known as intraplate earthquakes. SC earthquakes are intraplate earthquakes. Seismologists generally believe that earthquakes can occur where they have previously occurred. The most recent earthquake to take place in the county was in August of 2022 off Abbeville Highway between High Shoals Road and Middleton Road – it was a magnitude 2 (“Recent Earthquakes - SCDNR”). Anderson County has a low risk, specifically a 2.55% chance of earthquakes occurring within the next 50 years (“Anderson, SC Earthquakes | Homefacts”).

Winter Weather & Ice Storms

Winter brings a variety of extreme weather conditions including heavy snow, freezing temperatures, ice accumulation and wind chill. Winter storms sometimes cause damage to properties, infrastructure, crops as well as pose safety risks to human life such as hypothermia and frost bite.



The most snow recorded in Anderson in the calendar year was 13 inches, in 1930. In 2025, Anderson recorded 1.1 inches of snow (“Most Yearly Snow in Anderson History”). In January of 2026, back-to-back winter storms took place. Anderson

County declared a state of emergency on January 22, 2026, ahead of the first winter storm that took place on January 23rd with an accumulation of an inch of snow in parts of the county (Medley). The following weekend, January 31st, a winter storm brought snow and ice with parts of the county accumulating 3-5 inches of snow and ice mix (Meadows).

Health Hazards

Resilience cannot be discussed without remembering the COVID-19 pandemic and the need to act quickly when our community's health became vulnerable. It brought the importance of healthcare to the forefront in our county. It highlighted the strengths (resilience) and weaknesses (vulnerabilities) of our healthcare system and our citizens to respond to major stressors. The pandemic also highlighted the importance of other infrastructure such as telecommunication systems, food and water supply chains that enable individuals and institutions to keep moving forward.

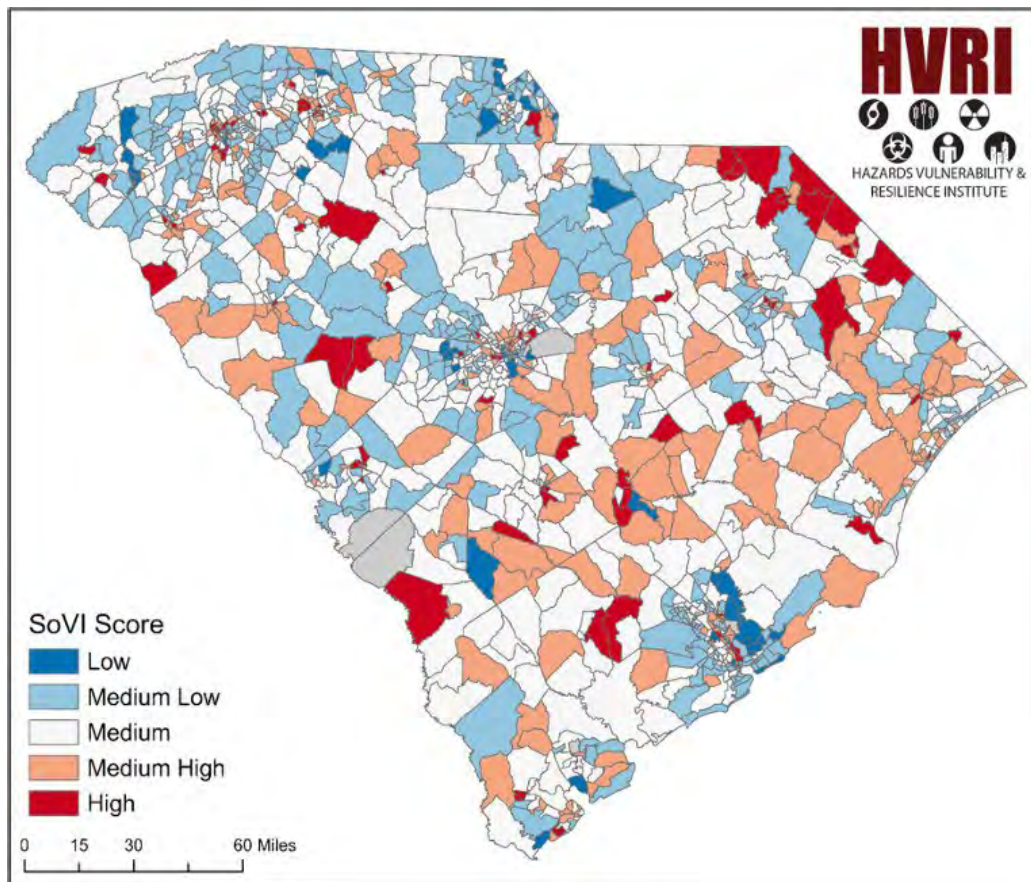
Social Vulnerability Indices (SoVI)

In discussions concerning hazards and emergency management, it is important to consider two concepts: social vulnerability and community resilience.

Social vulnerability refers to the social and economic systems that affect a community's ability to prepare for and respond to hazards including food and disease outbreaks. Factors such as income, age and housing conditions affect how different groups experience and respond to these events.

Community resilience, on the contrary, signifies the strength of local participation, planning capabilities, and social cohesion within a community. While social vulnerability points out the limitations encountered by specific populations, community resilience focuses on the existence of local systems, resources, and networks which allow for effective response and long-term recovery. It is possible for a community to be socially vulnerable but have strong community resilience and vice versa. When used together, these two factors assist with identifying places within the community where residents may require additional support, prioritized investment, or improved hazard preparedness measures (*Social Vulnerability Index: Anderson County, South Carolina*).

The Hazards Vulnerability and Resilience Institute (HVRI), located in University of South Carolina's Department of Geography created the Social Vulnerability Index (SoVI) which makes use of twenty-eight demographic variables representing a community's level of vulnerability to hazards and natural disasters while considering their social conditions. Another index known as the Baseline Resilience Indicators for Communities (BRIC) index (Habets), co-produced by SCOR and HVRI, is made up of fifty-two variables including health insurance, employment rate, and public transport access. All are grouped into 6 resilience capitals and demonstrate the preparedness of a community. Both indexes are determined on a census tract scale to reduce the margin of error. The map below was prepared using data collected by HVRI on a census tract scale. It depicts the SoVI of South Carolina.



Lifeline Maps

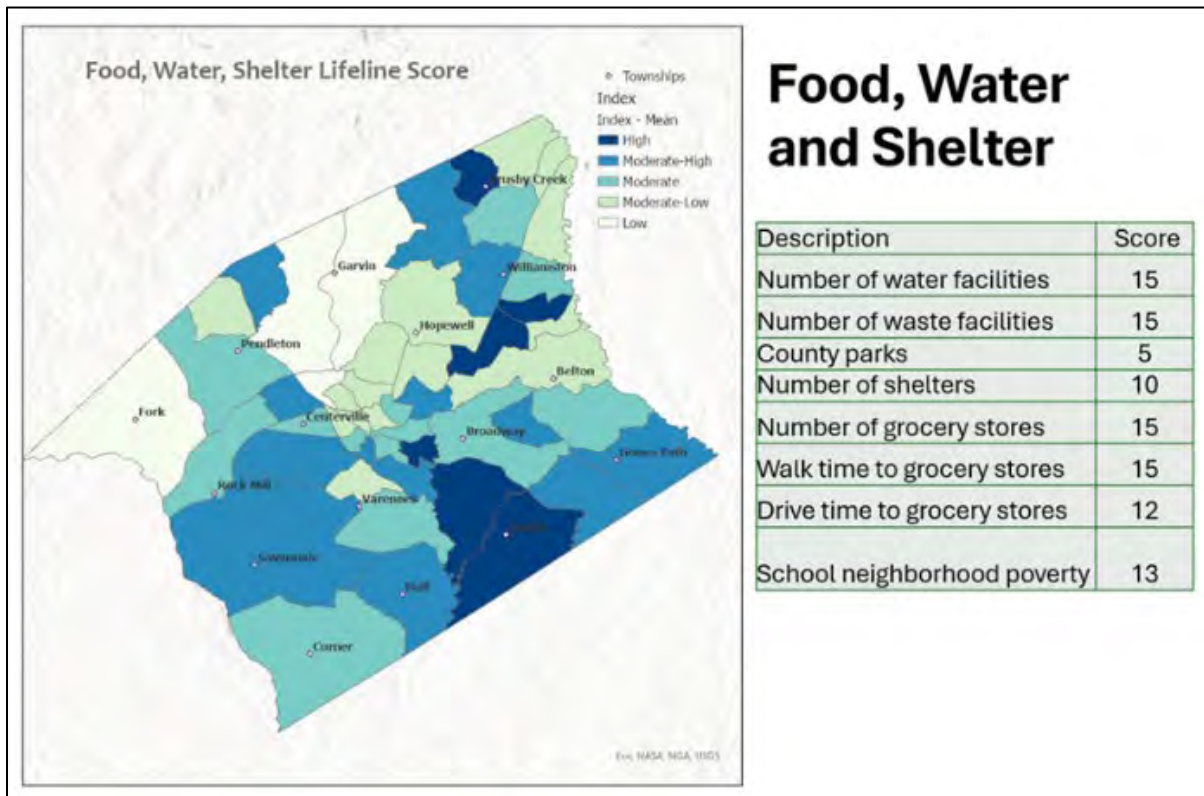
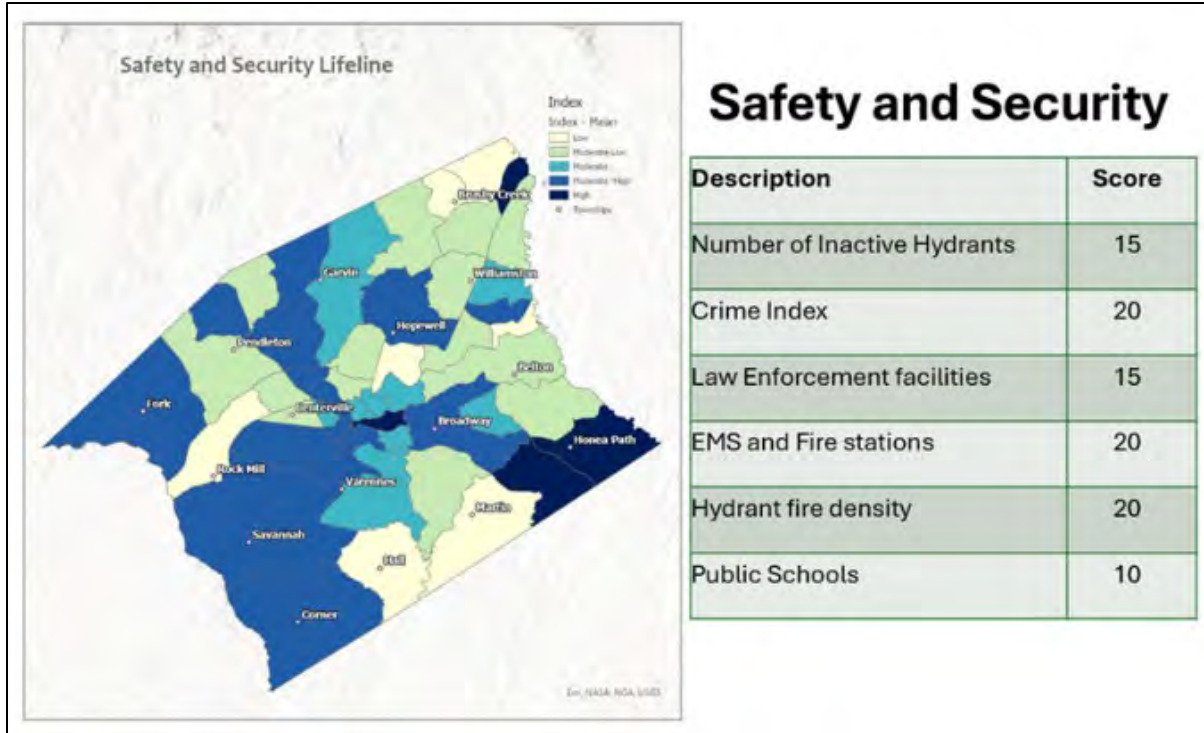
Lifelines are the fundamental services in the community that ensure the continuous operation of critical government and business functions and are essential to human health, safety, and security (“Community Lifelines”). Resilience planning depends on these lifelines to be maintained during and after an event. There are currently 8 lifelines that have been identified by FEMA.

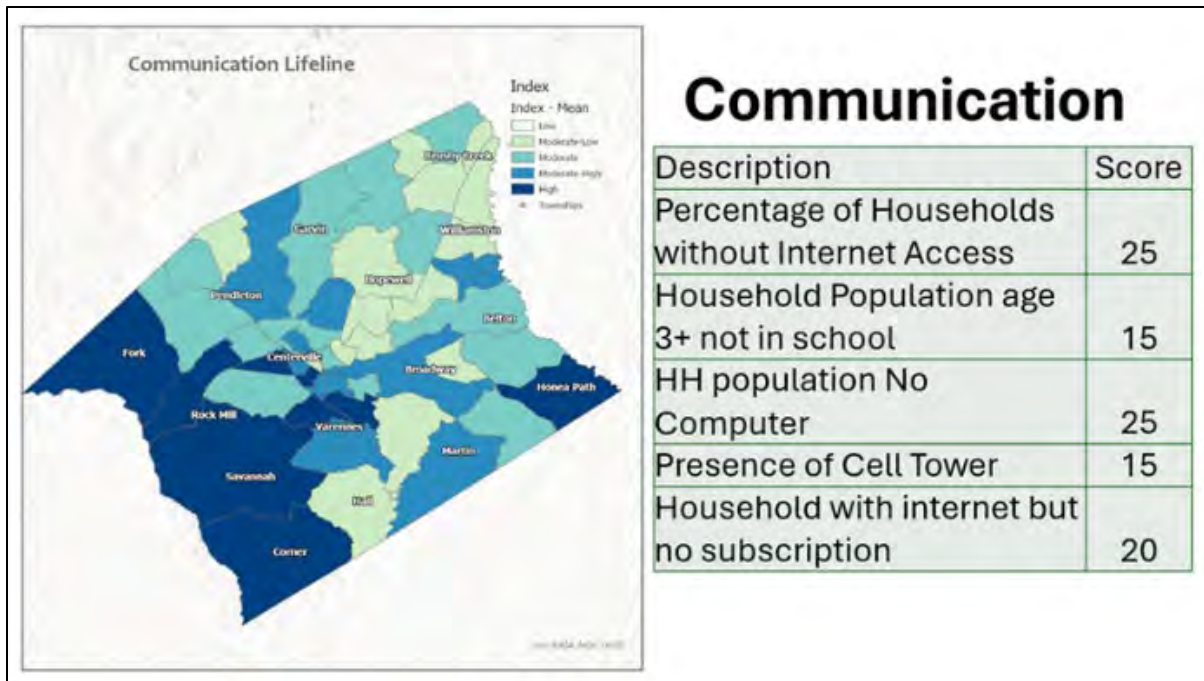
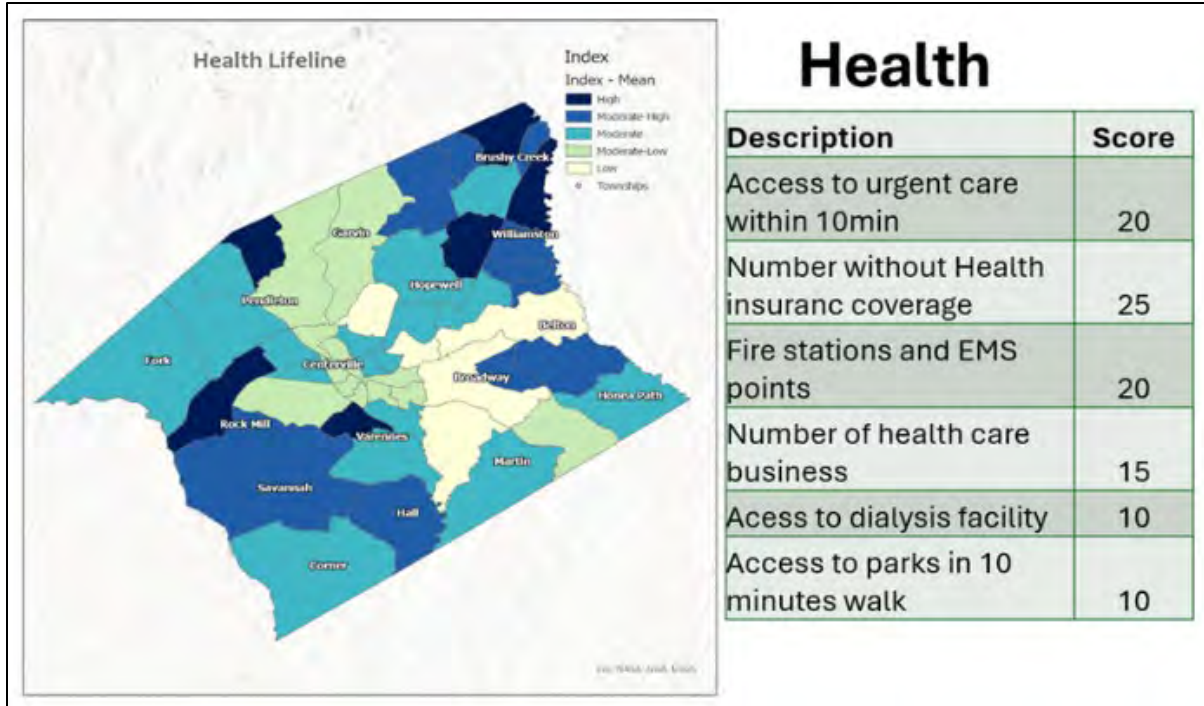
The US Department of Homeland Security (DHS) has developed a free tool ‘Community Lifeline Status System’ (<https://clss-cusec.hub.arcgis.com/>) for counties to register.

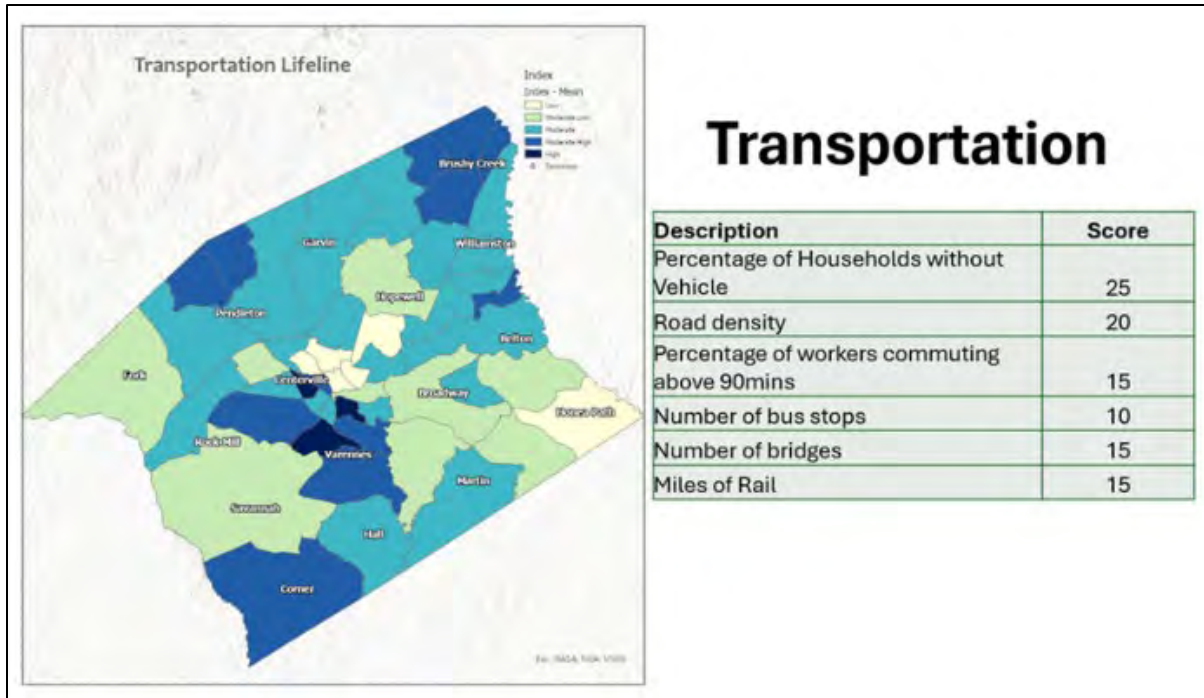
The 8 lifelines can be found below:



For the purpose of this Resiliency Element, local discussions determined weights among the criteria for Community Lifelines. In subsequent plans, it is advised that the Community Lifeline Status System tool by DHS be taken advantage of to give more accurate and detailed results.







Other Resilience Elements

It is impossible to discuss resilience without considering other aspects that relate to the residents and their well-being. Some of these areas, including health, transportation, and economic resilience, have been discussed in previous sections. Energy and food resilience are discussed below.

Energy Resilience:

The National Climate Study identified energy production and its dependence on water availability as a key concern in the Southeast, given the region's growing population and large, diversified economy. An increasing number of high-heat and dry days, as the climate warms, threatens efficient power generation, particularly when using natural gas and water-intensive nuclear power. This is particularly important given the operation of the hydroelectric plant at the Hartwell Dam.

The County's Hazard Mitigation Plan must consider the vulnerability of the County's population when it comes to risk from dam breaches, power grid failure, and similar catastrophes, whether due to natural disasters or acts of terrorism. Dams, power grids, and other major infrastructures are particularly vulnerable to

terrorism. We have come to realize in the past couple of decades that appropriate planning and precautions have become a necessary part of life.

Food Resilience:

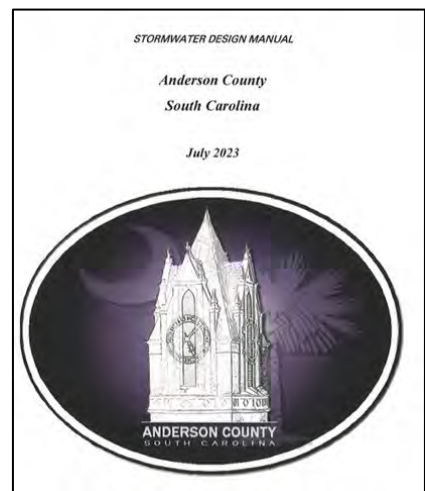
Access to food is essential for our community to survive and thrive, and agriculture is a large portion of our county’s economy. Livestock, as addressed in previous elements of the Comprehensive plan, is an important industry in the county. However, the National Climate Study notes that these animals are particularly “vulnerable to heat stress.” Additionally, changes in climate or precipitation will change what plants are able to grow in our region. Frost prone plants may be aided by increased winter temperatures, while drought and hot weather will be devastating to other crops. Drought and increased temperatures requiring more irrigation and water usage will further deplete water supplies.

Tools and Existing Protective Measures

Anderson County has several plans and regulatory tools that work together to reduce hazard risks, promote resilience, and protect public safety. These resources must be regularly updated and coordinated across departments and cross-county jurisdictions to remain effective.

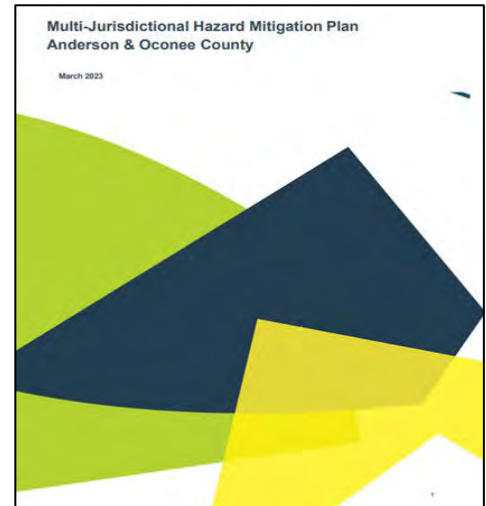
Stormwater Design Manual

The county’s Stormwater Design Manual and Stormwater Management and Sediment Control Ordinance set standards for managing stormwater runoff, controlling sediment and erosion, protecting wetlands and watercourses, and improving water quality. They establish design, construction, and maintenance requirements for drainage systems to mitigate flood risk and minimize environmental impacts associated with development.



Hazard Mitigation Plan

Through the Anderson County & Oconee County Natural Hazards Mitigation Plan (developed in compliance with the Federal Emergency Management Agency (FEMA) March 2023), the county identifies and addresses risks from natural hazards. The plan is updated annually and fully reviewed every five years to guide hazard mitigation actions and secure federal disaster funding.



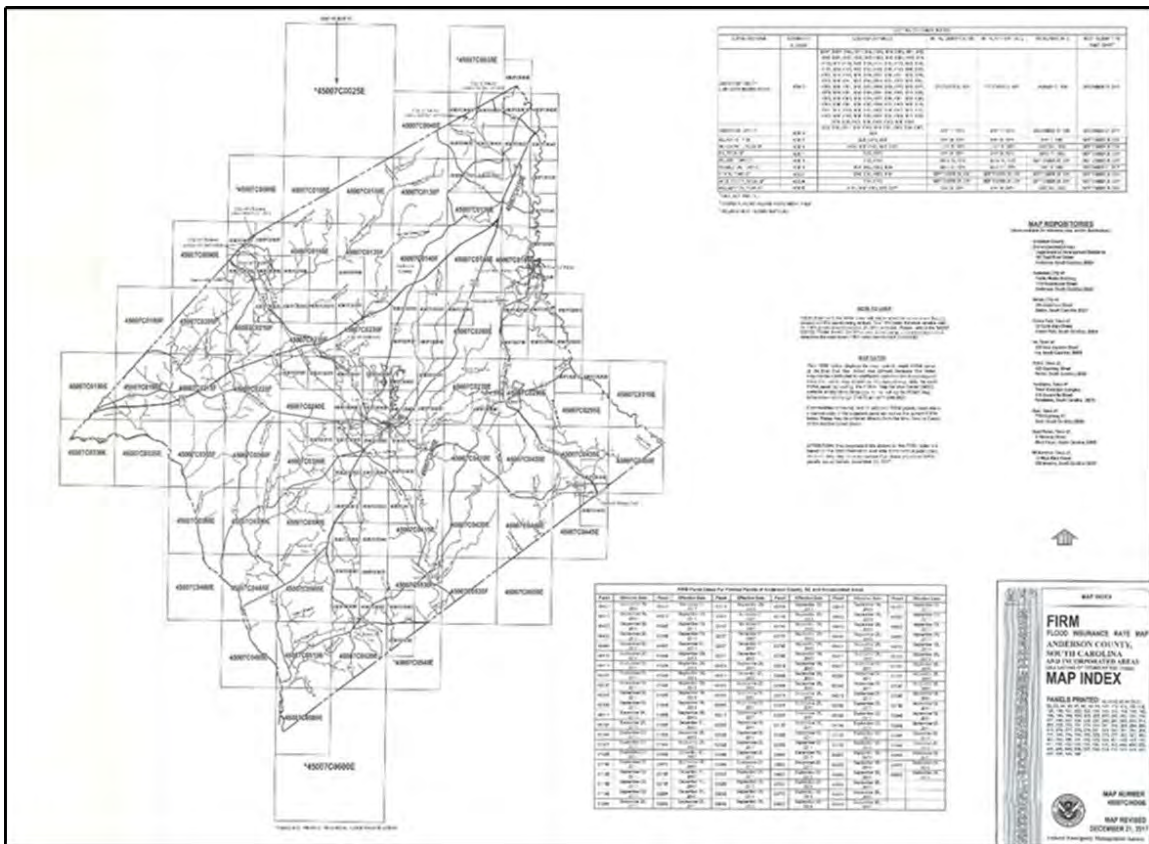
Green Infrastructure Plan

The Green Infrastructure Plan (2016): Green for Future Generations promotes integrating green spaces and ecological systems into county planning. It encourages resilient flood and water management, biodiversity protection, agricultural land conservation, cultural landscape preservation, and expanded public access to nature. Even though green spaces have been lost to development, the plan is still valid because the majority of the green spaces remain.

Flood Insurance Rate Maps

Additionally, the county uses Flood Insurance Rate Maps (FIRM) from FEMA to identify flood zones and communicate risk to the public, and it enforces the Flood Damage and Prevention Ordinance to regulate development in flood-prone areas. This ordinance minimizes public and private losses, ensures compliance with the National Flood Insurance Program, and helps preserve the natural functions of floodplains.

Together, these tools provide a comprehensive framework for reducing hazard risks, protecting natural systems, and building long-term resilience across Anderson County.



Recommendations

Guiding Policy

Resilience planning has taken a turn for the better. It is no longer reactive only only responding to hazards and disasters. True resilience planning is proactive and tackles hazards at their source, developing strategies, habits, and actions that may appear minor individually but collectively play a crucial role in enhancing Anderson’s safety, habitability, and sustainability for future generations.

This element is guided by the South Carolina Code of Laws and informed by principles from the South Carolina Office of Resilience (SCOR) and the American Planners Association (APA), as well as existing long-range plans and ordinances for the county.

Recommended Policy Champions

Anderson County Council
Anderson County Planning Commission
Anderson County Emergency Management Division
Anderson County Planning and Community Development Department
Anderson County Building and Codes Department
Anderson County Development Standards Department
Anderson County Environmental and Code Enforcement Department
Anderson County Stormwater Department
Anderson County Parks and Recreation Department
Anderson County Clemson Extension
Anderson County Soil and Water Conservation District
Anderson County Watershed Protection Council
South Carolina Office of Resilience

Resiliency Strategies

Educate countywide personnel on state-sponsored resiliency programs.

Resiliency Actions

Create a long-range planning division within the Planning and Community Development Department to serve as a liaison between the county and South Carolina Office of Resiliency to implement resiliency strategies.

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TRANSPORTATION



SECTIONS

INTRODUCTION	1
INVENTORY OF EXISTING CONDITIONS	3
THE ROAD NETWORK	3
Functional Classification of Roads.....	3
Traffic Density.....	6
Accidents and Crashes	7
Households without Vehicles	8
The Cost of Road Maintenance	9
ALTERNATIVE MODES OF TRANSPORTATION	11
Public Transit.....	12
Pedestrian Paths, Bicycle Networks, and Walking Trails.....	13
Freight – Trucking, Rail, and Air.....	14
TRANSPORTATION PARTNERS	16
Anderson County Roads and Bridges Department.....	16
Anderson County Transportation Committee (“C” Funds)	17
South Carolina Department of Transportation (SCDOT)	18
Municipalities	19
Anderson Clemson Area Transportation Study (ACATS)	19
Greenville Pickens Area Transportation Study (GPATS)	20
Appalachian Council of Governments (ACOG)	20
MAJOR STATE AND FEDERAL FUNDING	22
Regional Mobility Funds	22
Transportation Alternatives Program (TAP)	23
Federal Transit Administration Projects	23
State Infrastructure Bank	24
RECOMMENDATIONS	25
Guiding Policy	25
Recommended Policy Champions	25
Transportation Strategies	25
Recommended Actions	26
REFERENCES	28
APPENDIX H	29

INTRODUCTION

A well-maintained and well-connected transportation system is necessary for a dynamic and growing county. The Transportation Element considers the entire transportation system from interstates to farm-to-market roads; from walking trails to bike routes; from pedestrian projects to public transit. It considers the current state of transportation, focusing on the road network. The County is responsible for all aspects of the roads it owns. Although it has some input into the decisions regarding roads owned by the South Carolina Department of Transportation (SCDOT), goal setting, policy decisions, and financing responsibilities lie with partner agencies under the direction of SCDOT and federal laws. The Element describes the transportation network and incorporates the plans (by reference) of the agencies who have jurisdiction over transportation planning and implementation.

Anderson County's transportation system itself includes multiple components: railway lines, the Regional Airport, a public transit system (Electric City Transit operated by the City of Anderson), and a network of local, collector and arterial roads and one Interstate. All transportation modes are important, but the fact remains that roads move the vast majority of people and freight in this County. Also, roads, with their varying characteristics, are a major factor affecting local land use decisions. The S.C. Local Government Comprehensive Planning Enabling Act of 1994 (as amended) calls for the Transportation Element to be developed in coordination with the land use element to ensure transportation efficiency for existing and future development.

Transportation planning is a complex and costly process that includes data collection, needs assessment, goal setting, alternative development, environmental and social impact assessment, plans for funding, implementation planning, monitoring, and public involvement. Engineering and construction are exponentially more expensive. This Element also serves as a call for the County to fully participate with transportation partners in choosing priority network improvements, getting a handle on access to properties so as not to degrade carrying capacities, and linking new and repurposed land uses along these roads to the land-use regulatory process.

There are several main partners in the Anderson County transportation mix which makes it more important to collaborate on priorities for the total network to operate as a well-designed and efficient system. None of these agencies are adequately funded for meeting local transportation needs. The Partners include the following:

- Anderson County Roads and Bridges Department
- Anderson County Transportation Committee (“C” Funds)
- South Carolina Department of Transportation (SCDOT)
- Anderson Clemson Area Transportation Study (ACATS)
- Greenville Pickens Area Transportation Study (GPATS)
- Appalachian Council of Governments (ACOG)
- Municipalities

Traffic increases with growth, and growth is generated by economic prosperity. Quality of life is impacted by growth associated with traffic congestion on Anderson County roadways—greater travel times, more accidents, and air pollution. Economic prosperity is preferable to stagnation and despite the perceived deleterious effects of traffic, the former context is generally preferable to the latter. Stopping growth is not acceptable to most residents and businesses in the long term since it results in higher property taxes and a reduction in available jobs. Growth brings inconvenience and expense, but it carries a surplus reinvestment in infrastructure and quality of life. Appropriate land use regulations aim to locate growth to areas with adequate infrastructure as a means to reduce residential conflict.

A closer analysis of the entire road network is necessary to determine where operational improvements are implemented so the system operates at its maximum capacity. There are relatively inexpensive options to help with travel times or designs that reduce the number of accidents. It requires a look at functional classifications, traffic counts, peak hour trips showing locations of congestion, accident locations, etc. Mapping such items reveals issues and possible remedies.

Inventory Of Existing Conditions

The roads in Anderson County form an extensive network that accommodates all types of trips. Many citizens are unaware of where the responsibilities, the costs, and the possibilities begin and end. There are over 3000 centerline miles of public roads in the County that include arterials, collectors, and minor roads, along with the vehicle bridges and large drainage culverts required to make them functional. The impact of roads on both the State's and the County's budgets is overwhelming. The County continues to pursue the means to adequately fund road maintenance and improvement.

The Road Network

The road network in Anderson County includes all the roads owned by the County and the State. The main network concerns of residents and businesses are the backlog of maintenance and rush hour traffic congestion that chokes the efficiency of the system. Network considerations include functional classifications, traffic density, and accidents. Funding and prioritization are issues that plague the transportation partners daily. Partners' project planning and programming factor into the efficiency of the system.

Functional Classification of Roads

Defining functional classifications and assigning them to all roads is vital in examining the functionality of the Countywide road network. Interstates and arterials promote mobility and traffic flow over direct property access, while local roads promote direct access over mobility and traffic. Collector roads serve as links that carry traffic to arterials. See the map on page 5.

An important part of a well-planned roadway network is the relationship and hierarchy of roads to land uses. Functional road classifications describe the character of service intended for the roadway and degrees of travel mobility and land access. An optimum roadway system balances mobility and access.

Section 24-115 of the Anderson County Code of Ordinances addresses Intensity Standards that require a Traffic Impact Study if a project generates 100 or more peak hour trips. All roads in the County are classified on the basis of their traffic carrying capabilities, their general function in the traffic circulation system, and

the existing land use of abutting properties. In Anderson County, the classification groupings include minor local, major local, collector, and arterial roads which are defined below. These definitions can be used in several ways to regulate land use. It is important for County departments to have common definitions.

Minor local roads are designed primarily to access abutting properties. This road type normally terminates in a cul-de-sac, loop or other turnaround, with no more than two access points. These roads are generally thought of as neighborhood or subdivision roads. The maximum ADT (average daily trips) is 500 trips for one access point. The maximum ADT is 1000 trips for two access points.

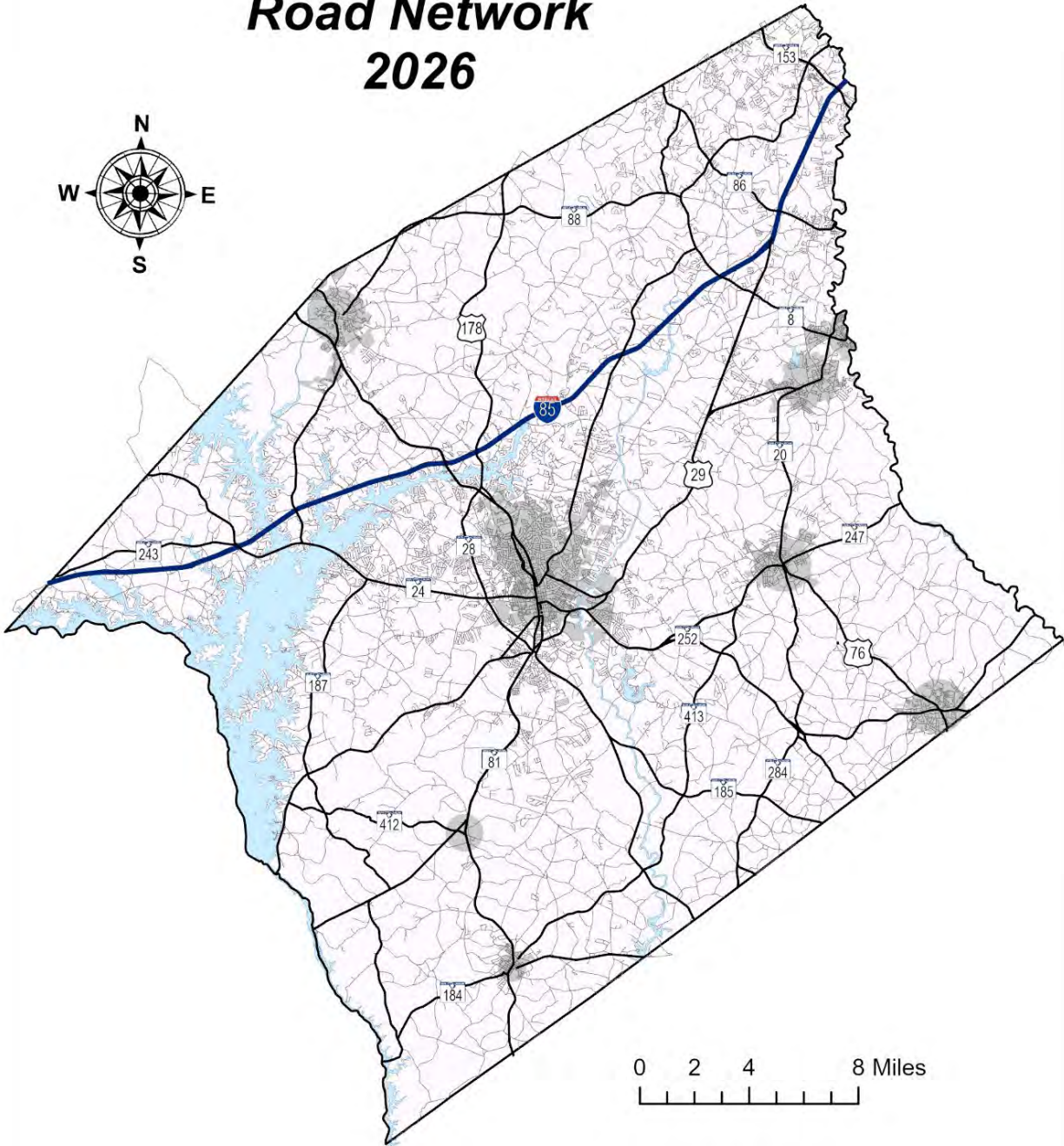
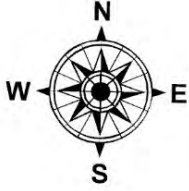
Major local roads are designed to access abutting properties. This road type is characterized as one having two or more access points and receiving traffic from minor local roads. These roads are generally known as farm-to-market roads. They are not suitable for large traffic generators or attractors without major upgrades. The maximum ADT is 1600 trips.

Collector roads connect local access roads to the highway systems major and high-speed arterial roads. They provide both land access and traffic service for residential subdivisions, commercial and industrial areas. Collector roads form barriers between neighborhoods and are designed for higher speeds and traffic volumes than minor or major local roads and shall not be designed as a cul-de-sac. Optimum property access is controlled so as not to deteriorate the carrying capacity of the road. There is no maximum ADT.

Arterial roads are designed to carry thru traffic and intra-county traffic. Arterial roads are characterized as having access control, channelized intersections, restricted parking and signalization. The concept of service to abutting land is subordinate to the provision of travel service. The carrying capacity of these roads is protected in the land use regulations.

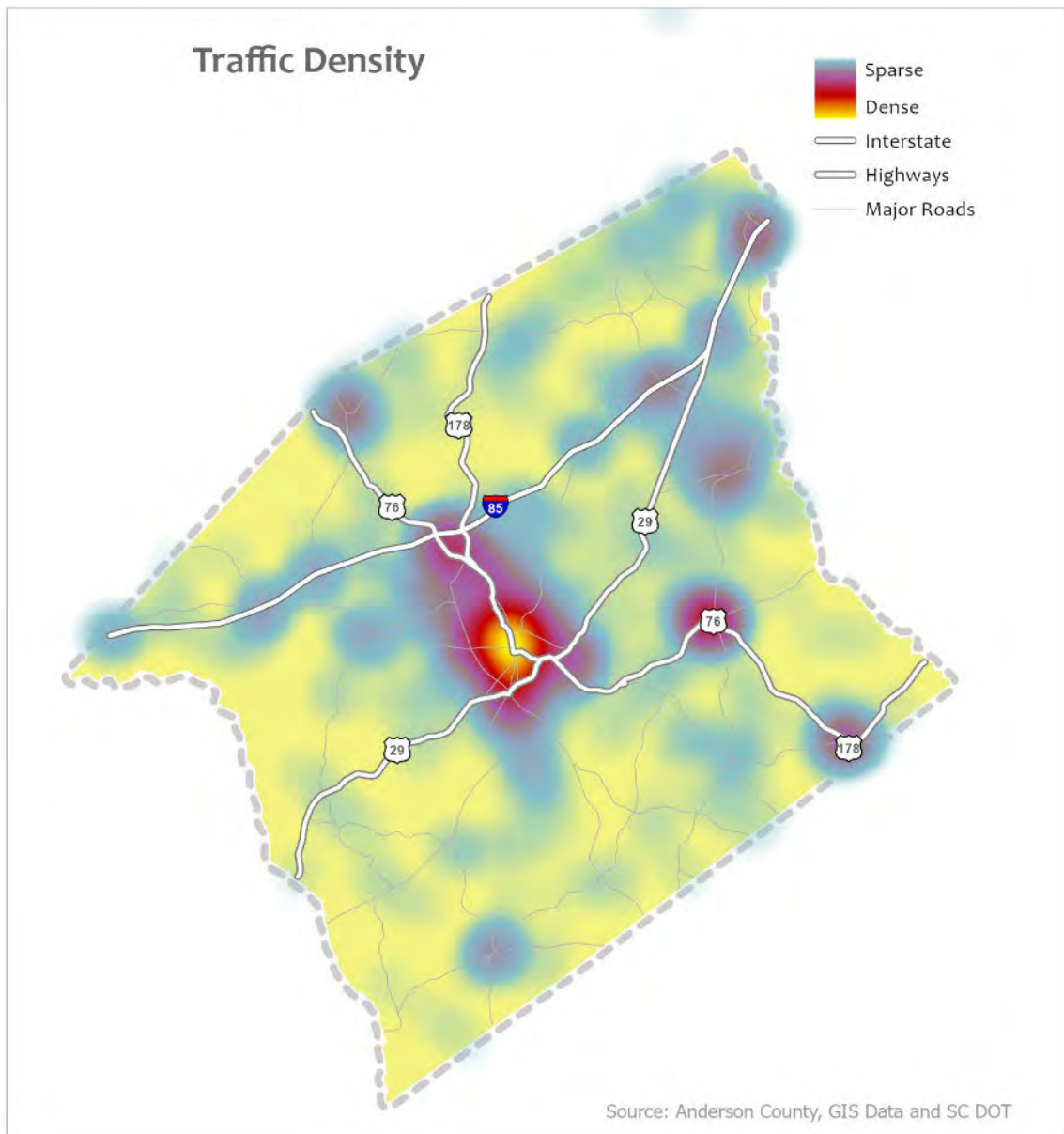
There is no maximum ADT.

Anderson County Road Network 2026



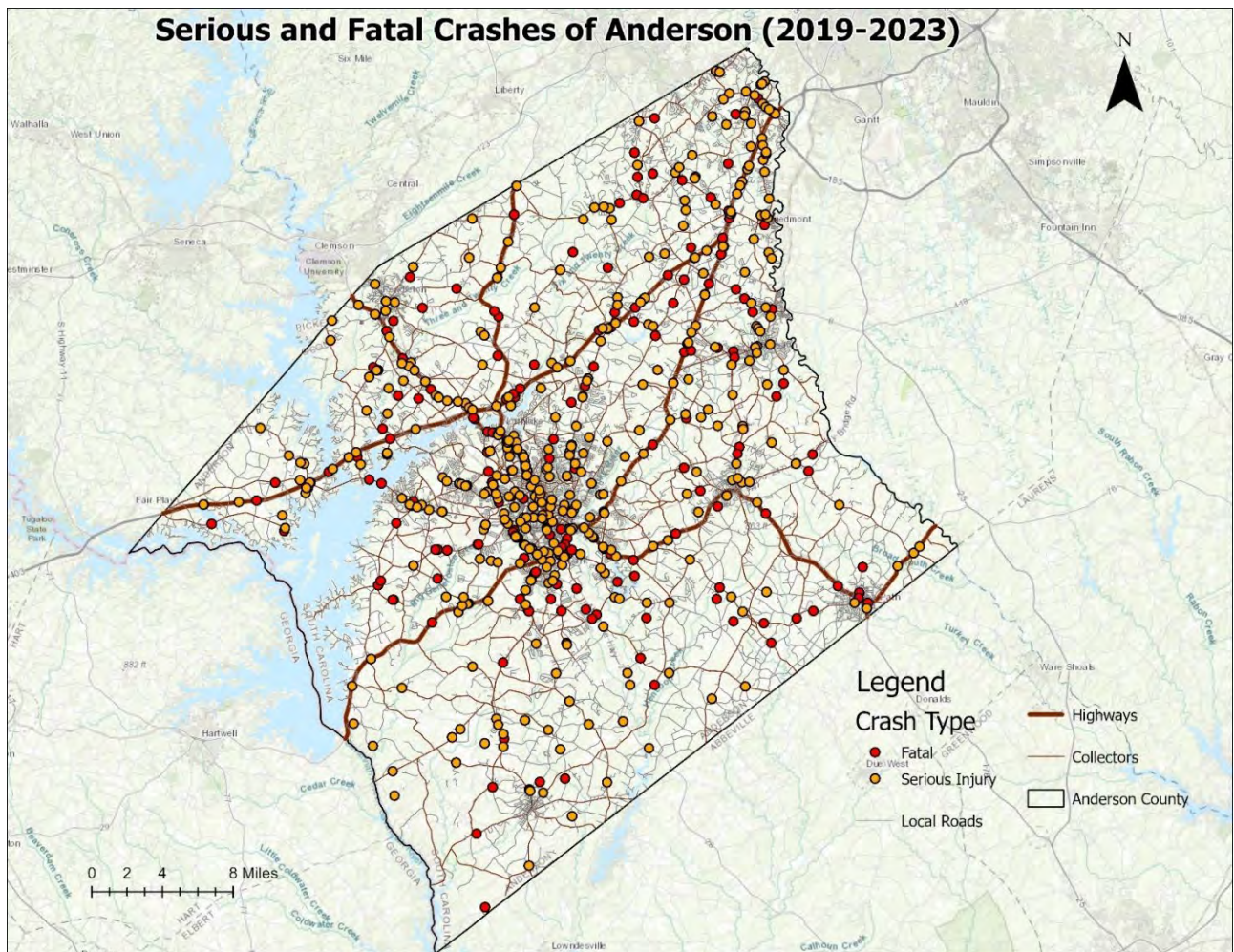
Traffic Density

The number of vehicles on the roads is certainly increasing. Growth in both residential and business uses are contributing factors. The economic prosperity that the County is currently experiencing results in more traffic issues as people come here to live, work, play, and do business. See Traffic Density map, page 6. Traffic in the urban area is the densest. The minor roads do not escape the peak hour congestion. There are multiple traffic nodes throughout the County.



Accidents and Crashes

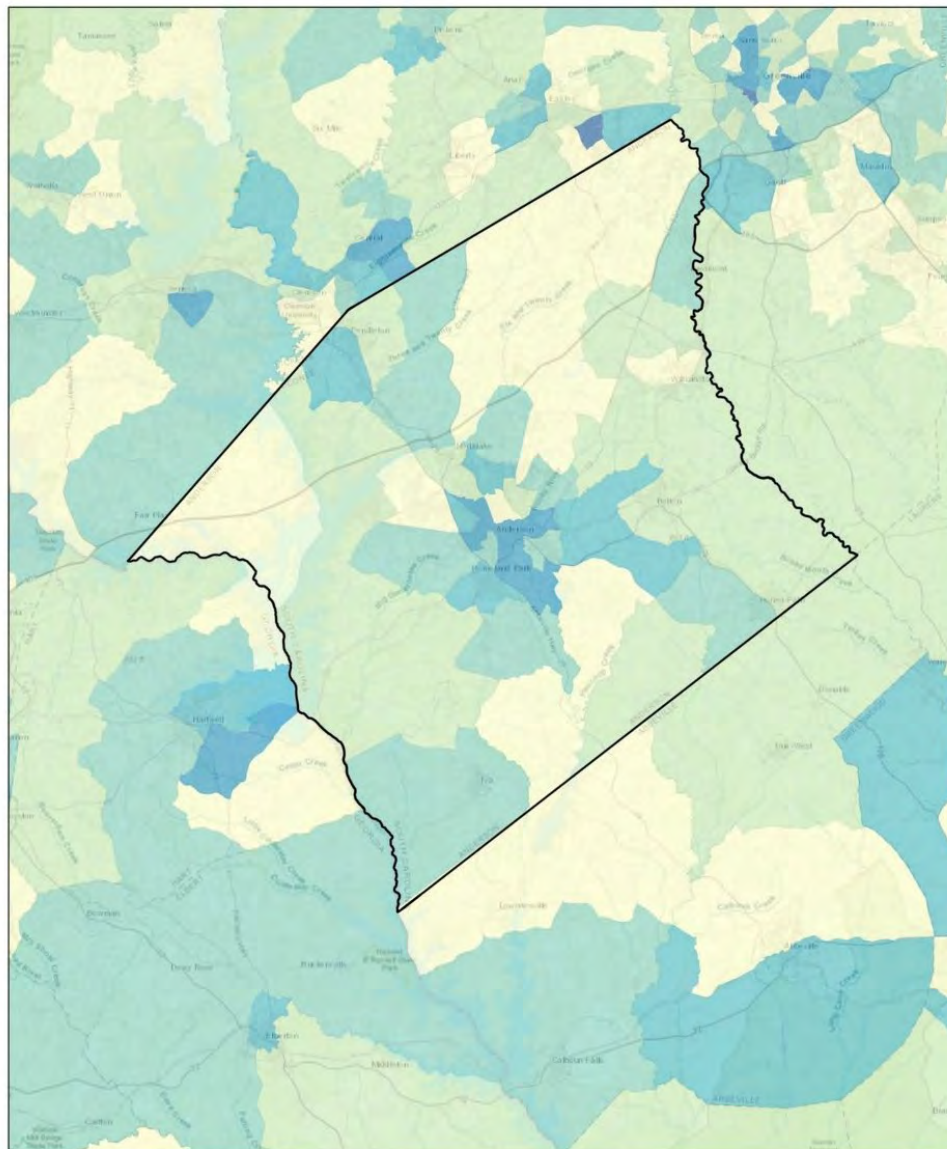
An analysis of Serious and Fatal Crashes in Anderson County is illustrated on the map on page 7. ACATS, GPATS, ACOG, SCDOT, and the County's engineers may assist in providing traffic safety measures to address the issues identified by this map.



Households Without a Vehicle

The map on page 8 shows households by census tract that do not own a vehicle. Some urban areas have almost 50% of their population who are without transportation. Some outlying tracts have up to 27% without cars. Senior Solutions offers rides to medical appointments, shopping, and other necessary trips for a fee. Medicare will cover the fee for a medical visit.

Households Without a Vehicle



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Census Tracts – Households without a Vehicle

27.15 - 49.03%

15.77 - 27.14%

9.49 - 15.76%

5.41 - 9.48%

2.36 - 5.40%

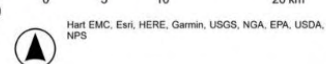
0 - 2.35% (Lower Challenge to Resilience)

Citations

1:356,260

0 3.25 6.5 13 mi

0 5 10 20 km



SCOR Strategic Statewide Resilience and Risk Reduction Plan, 2025 Update

Another tool to assist engineers with traffic safety efforts is the enhanced, high-resolution roadway elevation inventory that is being conducted by Clemson University with the support of the S.C. Emergency Management Division and SCDOT. SCOR also provides the First Street Risk Factor flood model (Flood Version 3.0) to identify potential road flooding vulnerabilities of SC roads. This valuable transportation resource will be made public as it is completed.

The Cost of Road Maintenance

Anderson County's most valuable asset, in terms of dollars, is its road network. Here in the United States, we use roads so frequently that we often take them for granted . . . until they have maintenance and congestion issues. Somebody must build roads and maintain them for the duration of their life cycle. These people are among the few who fully appreciate the complexity and expense of providing roads.

In the article "How Much Does It Cost to Build a Mile of Road?" in *Economy, Soil Stabilization, Surface Management*, Frank Elswick explains issues associated with road costs from new roads of varying sizes and topography to maintenance. He states that the "realities of road building have much to do with a number of variables: location, terrain, type of construction, number of lanes, lane width, surface durability, and the number of bridges, to name a few." Of course, it costs more to build a new road than to rehabilitate an existing road. It generally costs more to build roads in urban settings than in rural areas. The numbers are daunting.

How Much Does It Cost to Build, Maintain, or Expand a Mile of Road?	
Road Type	Cost per Mile
Build Two-Lane Undivided – rural	between \$2 and \$3 million
Build Two-Lane Undivided – urban	between \$3 and \$5 million
Build 4-lane highway, rural or suburban	between \$4 and \$6 million
Build 4-lane highway, in urban areas	between \$8 to \$10 million
Build 6 lane interstate highway - rural	\$7 million
Build 6 lane interstate highway - urban	\$11 million-plus
Mill and resurface a 4-lane road	\$1.25 million
Mill, resurface, expand a 4-lane road to 6 lanes	\$4 million
Source: "How Much Does It Cost to Build a Mile of Road?" in <i>Economy, Soil Stabilization, Surface Management</i> , Frank Elswick, 2015.	

More recent costs per mile specifically for Anderson County are found in the following table. These figures came from the Anderson County Transportation Committee.

Anderson County Transportation Committee Paving Cost Information	
Year	Road Work and Cost Data
2021	3.38 Miles at an average cost of \$267,558.02
2022	9.07 Miles at an average cost of \$342,426.75
2023	24.20 Miles average cost Breakdown of \$577,020 per mile for 7.56 miles of CMRB, \$352,721 per mile for 12.61 miles of Patch/Surface Treatment & Pave & \$405,190 per mile for 5.52 miles of HIR, and Westinghouse Extension for New Westinghouse Road, Swaney Road, and Signalization of Intersection on US 76.
2024	24.20 Miles average cost Breakdown of \$577,020 per mile for 7.56 miles of CMRB, \$352,721 per mile for 12.61 miles of Patch/Surface Treatment & Pave & \$405,190 per mile for 5.52 miles of HIR, and Westinghouse Extension for New Westinghouse Road, Swaney Road, and Signalization of Intersection on US 76
2025	16.39 Miles average cost Breakdown of, \$864,983 per mile for 2.93 miles of CMRB, \$458,042 per mile for 7.31 miles of Patch/Surface Treatment/Pave, \$248,655 per mile for 5.44 miles of SAMI and .71 miles of Intersection construction at SC 86.
Source: Consor, Program History and Project Types, Engineer's Report, February 23, 2026	

Much of the funding for roads in the U.S. comes through programs supported by the Highway Trust Fund. According to a report from the Committee on Transportation and Infrastructure entitled *Running on Empty: The Highway Trust Fund*, the HTF was established in 1956 to finance the Interstate Highway System, but now supports broader surface transportation, bridges, and public transit. While drivers pay at the pump, taxes are collected by the Treasury and distributed to state and local governments for projects. It provides a dedicated source of funding for national infrastructure, with over 85% of its revenue coming from motor fuel taxes. To keep the fund solvent, Congress has regularly transferred hundreds of billions of dollars from the general tax revenue into the HTF to fill the gap. With road conditions at an all-time low and HTF dwindling in recent years to a level inadequate to fulfill existing approved projects, many jurisdictions are searching

for alternative and innovative ways to keep roads in good condition while staying within budget.

The Bridges and Safety Infrastructure for Community Success Act (BASICS Act), is a new bipartisan transportation bill recently introduced in Congress that makes targeted updates to existing federal transportation programs to improve accountability and speed in delivering local and regional transportation projects. The BASICS Act renews and updates federal surface transportation programs with a focus on local bridges, road safety and community-selected priority transportation projects. The bill also strengthens flexible formula programs for local projects and bolsters regional planning capacity. Current federal transportation programs expire on Sept. 30, 2026, and Congress is preparing to renew surface transportation programs later this year. "The bipartisan BASICS Act is a major advance toward securing counties' access to critical federal transportation funding" according to the National Association of County Engineers (NACE) who says the bill would better align federal funding with local needs and leverage the expertise of our nation's local road professionals across the country.

There are a number of items carried over from previous transportation bills. The FAST Act federal transportation legislation outlines several planning factors that must be considered during the planning process. The following eleven planning factors are used to guide development of the plan: Economic Vitality, Safety, Security, Accessibility/Mobility, Environment, Connectivity, Efficiency, System Preservation, System Resiliency/Reliability, Storm Water Impacts on Surface Transportation, and Travel/Tourism, with the latter three being newly added from the FAST Act legislation. Also passed along from MAP-21 legislation, the FAST Act focuses on transportation planning decision making that is performance based. This means agencies involved in transportation will invest resources in projects that are tied to targets that make progress toward these national goals for a "performance-driven, outcome-based approach to planning."

Alternative Modes of Transportation

Even though County residents are almost solely dependent on automobiles for their transportation needs, there are those who do not have access to transportation. The Transportation Partners need to seek opportunities to expand

transit and other alternative transportation for those underserved. Alternative transportation also provides air quality benefits, a reduction in vehicle miles traveled, and opportunities to be active. State and federal funding is available, but most grants require a local match.

When researching the most vibrant communities in the country, a variety of transportation modes are available, such as walking, cycling, trains, streetcars, trolleys and buses. In recent years, the demand for more modes of transportation has risen steadily. While the majority of residents use personal automobiles, there is major interest in walkable communities, including sidewalks, bicycle paths, and complete streets. As the County grows in population and develops the necessary critical mass, it will be able to support transit and other modes of transportation enjoyed by larger, denser communities.

In 2015 in the United States, commuting in slow-moving rush hour traffic released 56 billion pounds of CO₂ into the air, used an additional 3.1 billion gallons of gas, and cost the economy \$160 billion in productivity losses. There is no specific breakdown of this information for Anderson County. (The New Urban Sociology)

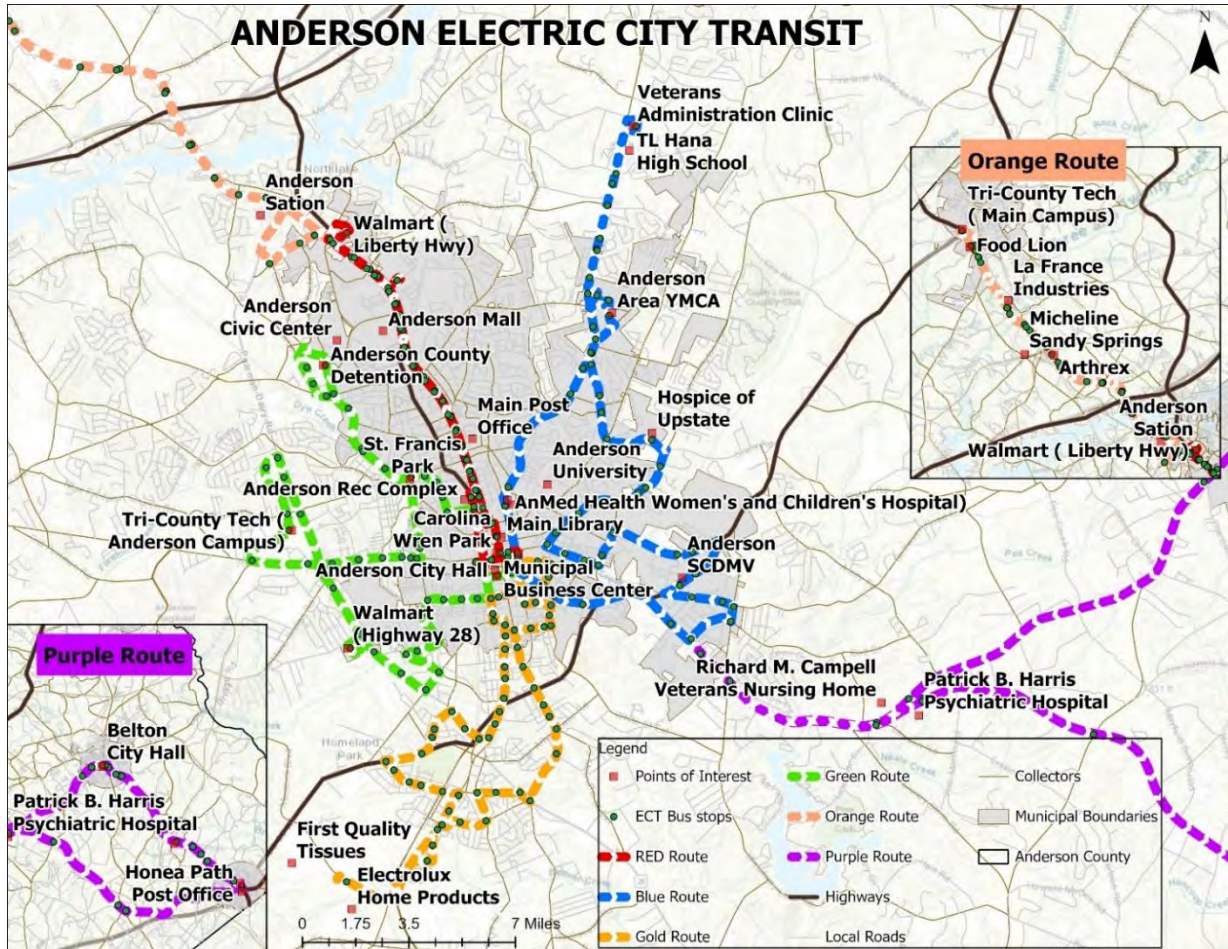
Public Transit

Transit service provides an important alternative to automobile travel and in many cases is the only available transportation option for residents who cannot afford a car or do not have the ability to drive. Anderson County currently collaborates with the City of Anderson to provide transit services within the County. Electric City Transit operates the system. This service is supported by local, state and federal funds. In addition, Clemson Area Transit (CAT) serves the Town of Pendleton with the Pendleton/Tri County Technical College route known as the Purple Route. See map, page 14.

In the unserved and underserved areas of Anderson County, such as Iva, Pelzer, Starr, and Williamston, Senior Solutions is available for public transportation to those areas not currently served by regular transit routes. Senior Solutions is a non-profit organization that provides rides to medical appointments and various errands for seniors and others for a fee.

Because of the rapid population growth in northern Anderson County,

Powdersville/Piedmont, and the SC-81 corridor has been targeted for bus rapid transit (BRT) service. This service could potentially connect with Greenlink on SC-153.



Pedestrian Paths, Bicycle Networks, and Walking Trails

Bicycles are an alternative mode of transportation utilized for environmental and health benefits. When greenways are intentionally connected with bike lanes and paths, they function as amenities for commuting cyclists. Furthermore, when greenways, bike paths, walking trails, and public transportation are connected, they create intermodal transportation opportunities.

The City of Anderson transportation and recreation network plans to include an additional 14 miles of greenways and 10 miles of bike lanes and paths, connecting key destinations such as AnMed Health North Campus, Anderson University and the Electric City Transit Transfer Center. The current multi-use path

parallels the East-West Parkway and has the potential to connect with the City's proposed multi-use paths both to the east and west. The east side multi-use path could connect to AnMed Health North Campus on Highway 81 and the Anderson Sports and Entertainment Center could connect on the western end of the Parkway.

The Rocky River Conservancy is a non-profit group collaborating with the City of Anderson, Anderson County, Anderson University, and other community partners to provide green space. The Conservancy seeks to connect with other planned community recreational and environmental resources to provide a comprehensive network of unique trails.



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

Anderson County expects to expand bike and pedestrian facilities as funds become available, usually through grants, private donations, and non-profit organizations. All existing and proposed facilities require mapping so connection opportunities are clear. Priorities for publicly funded trails will be decided through the local transportation planning process.

Freight – Trucking, Rail, and Air

Freight activities are vital to the economic health of Anderson County. National and state data indicate a continued increase in freight traffic, especially on U.S. highways and interstates. With access to major state highways, interstates, rail, and aviation, local governments must consider ways to improve freight movement and maintain adequate freight access.

In South Carolina, the trucking industry dominates the movement of most types of freight. Trucking has seen rapid growth over rail due to its speed, reliability,

flexibility and the capacity to meet surges in demand. According to the South Carolina Trucking Association, nearly 80% of the communities in South Carolina are served by trucks exclusively, and trucks carry 93.8% of all manufactured freight transported in South Carolina (148,900 tons per day). Medium and large trucks account for about 3% of all vehicles in the state according to the South Carolina 2020 State Rail Plan.

Trucking is very strong in South Carolina, but rail remains an integral part of the freight picture. Several railroads operate and maintain corridors in the Upstate region. Greenville and Western Railway Company (GRLW) is a Class III carrier, which acquired a 13 mile-long CSXT line segment from Pelzer to Belton. The railroad interchanges traffic with CSXT at Pelzer and with the Pickens Railroad Company in Belton, which also provides access to Norfolk Southern (NS). Pickens Railway Company consists of two separate operations located in the Upstate; the original Pickens Railroad (PICK) and Honea Path's Division (PKHP). PKHP is a combination of NS and CSXT branch lines located in Anderson County running from Anderson to Honea Path, via Belton, which is 28.5 miles. Both railroads' shippers include major industries in Anderson County.

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

There is no passenger rail service in Anderson County. Amtrak Crescent passenger trains provide the closest train service with routes running along the east coast from New York to New Orleans. The nearest station is located in Clemson, South Carolina.

Anderson County owns and operates the Anderson Regional Airport which has two asphalt runways measuring 6,000 feet long by 150 feet wide and 4,996 feet long by 150 feet wide. Oversight is provided by the Airport Advisory Board, the members of which are appointed by County Council. Financially, the airport operates as a special revenue fund. The Anderson Regional Airport serves the citizens, visitors and businesses of Anderson County and surrounding areas.

As one of the state's busiest general aviation airports, Anderson Regional Airport, maintains a five-year Capital Improvement Plan. The Airport is positioned to update its Master Plan with the South Carolina Aeronautics Commission's assistance. It has recently opened a state-of-the-art terminal to expand services and to support economic development.



Transportation Partners

The Transportation Element of the 2026 Anderson County Comprehensive Plan takes into account the ACATS, GPATS, and ACOG Long-Range Transportation Plans (LRTP) and Transportation Improvement Plans (TIP). Appendix H includes links to these plans that are periodically updated. SCDOT's State Transportation Improvement Plan (STIP) is included, as well as the County's plans for its roads. The STIP includes all state road projects that receive Regional Mobility funding. See the map on page 19. The focus is on road improvements, but consideration is given to multi-modal transportation in the Alternative Modes of Transportation section above. The TIPs use a fiscally constrained approach to balance rapid development with infrastructure needs. If projects appear in the STIP, they have been funded. Those projects in the LRTP are important but are not moved into the TIP until funding becomes available. Priorities may change for the projects in the LRTP before the funding becomes available. LRTPs usually have a 20-25-year horizon. Funding state road projects is a long, arduous process. Descriptions of the partners follow.

Anderson County Roads and Bridges Department

The County owns 1,554 centerline miles of roads, 160 vehicle bridges (55 of which are weight-limited), and 865 large drainage culverts (36 inches or larger). These are local roads and bridges that are the responsibility of Anderson County and not maintained by State or Federal agencies. Many of the County's roads and bridges were constructed in the 1950s and 1960s and are now deteriorating. Also, the majority of older existing culverts were constructed of metal which has a much

shorter life span than the concrete culverts typically used today. The Anderson County Roads and Bridges Department continues to inventory and inspect roads, culverts, and bridges while rating them according to condition, safety, and improvements required. County roads, bridges, and culverts are currently in maintenance mode due to limited funding. There are no County-funded road projects planned outside of required maintenance for the foreseeable future. 67% of the gas tax funding is spent on County Roads. See the section below that discusses the County Transportation Commission (CTC).

Anderson County qualifies for grants to help with planning and projects. The Roads and Bridges staff recently completed a Safe Streets for All (SS4A) Safety Action Plan. This plan makes Anderson County eligible to seek various additional funding. It resulted in two grant awards from the US Department of Transportation - \$200,000 to develop the Plan and \$529,600 to be used to pilot a program to support first responders on route to an emergency or transporting a patient. This device (Emergency Vehicle Preemption - EVP) interrupts the normal operations at a traffic signal to provide a green signal for approaching emergency vehicles provide a clear path without conflicts, so emergency vehicles do not have to run a red light. See the Appendix for a link to Anderson County Safe Streets for All Plan.

In terms of new development versus maintenance, the Roads and Bridges Department spends approximately 15-20% of its time on new development and 80% on maintenance. The Department also assists municipalities with potholes, sink holes, maintenance, and road signs.

Various Anderson County representatives participate in ACOG and MPO Policy Committees and Study Team Meetings. They are responsible for the Anderson County Transportation Committee (ACTC), as well.

Anderson County Transportation Committee

Each County's Legislative Delegation Transportation Committee provides funding for various transportation projects within its jurisdiction. The County Transportation Committees are funded through gas tax revenue. Anyone may approach their County Transportation Committee and request funding for a project, such as an intersection safety project, a sidewalk, a road improvement, or another type of

transportation project.

“C” Funds consist of money returned to Anderson County from 3.99 cents per gallon of the State’s gasoline tax distributed to the counties based on land area, population, and rural road mileage. The County must spend 33% of these funds on State roads. The 1.33 cents per gallon additional tax last added must be used for repairs, maintenance, and improvements to State Roads and will be credited toward the 33% State highway system funding requirement. The County Transportation Committee selects the projects. The following table gives an idea of the funding provided to and distributed by the ACTC.

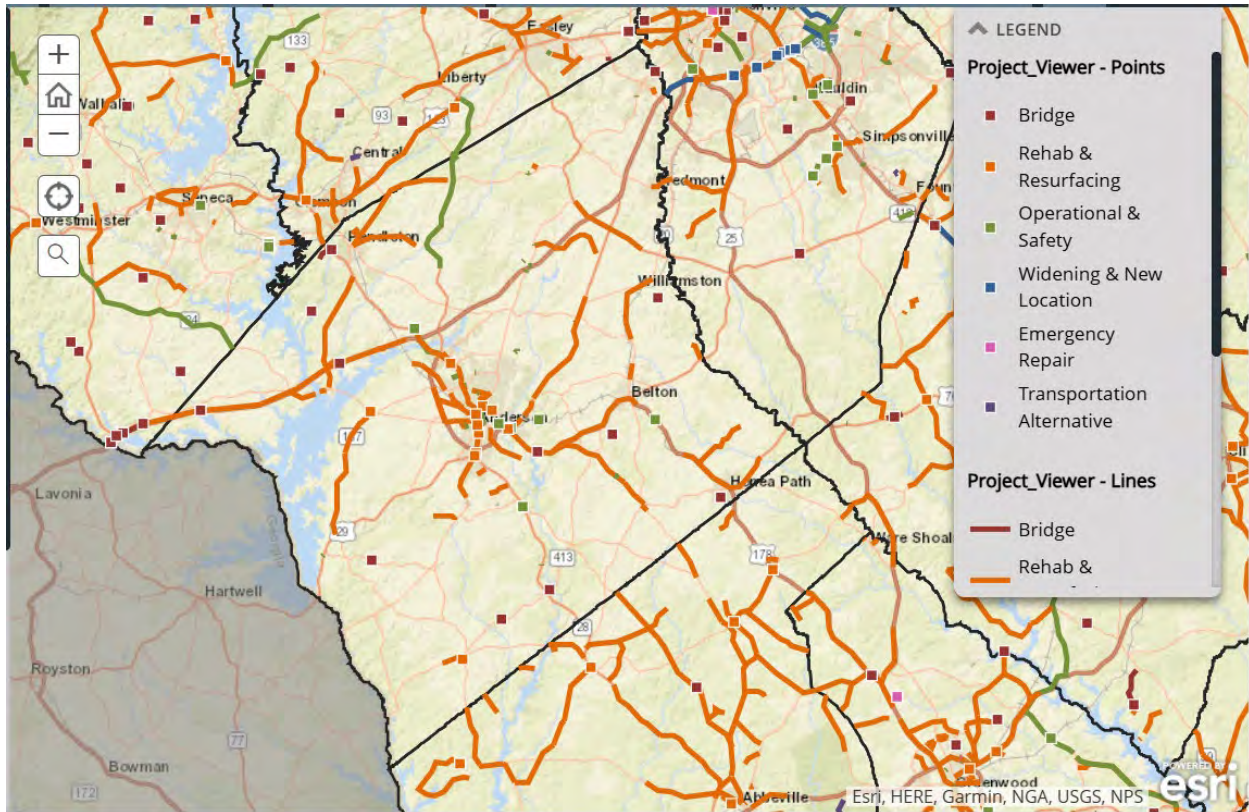
SOUTH CAROLINA "C" PROGRAM						
FORECASTED APPORTIONMENT OF FUNDS FOR FISCAL YEAR 2024-25						
This chart includes (1) projected apportionment of \$115,562,00.00, (2) a \$20,500,000.00 Donor Bonus, and (3) a non-recurring earmark of \$200,000,000.00						
County	Apportionment Forecast		Donor Bonus	Apportionment Forecast + Donor Bonus	\$200 Million Non-Recurring Distribution	Total Forecast (Apportionment + Donor Bonus + Nonrecurring Distribution)
	Percent	Amount				
Anderson	3.49%	\$4,038,300.00	\$ 562,362.71	\$4,600,662.71	\$6,988,900.00	\$11,589,562.71
Source: Total C Fund Distribution - FY 24-25 PDF (www.scdot.org) (https://www.scdot.org/content/dam/scdot-legacy/performance/pdf/reports/Total%20C%20Fund%20Distribution%20-%20FY%2024-25.pdf)						

South Carolina Department of Transportation (SCDOT)

The South Carolina Department of Transportation (SCDOT) operates and maintains approximately 1,337 miles of roads in Anderson County. The County contains 36 miles of Interstate 85 frontage with ten interchanges. In addition to its own road plans, It oversees the development of the transportation plans of GPATS, ACATS, and ACOG under the Regional Mobility Program and the Transportation Alternatives Program which are the funds with the most local input.

See the Appendix for a link to SCDOT Plans.

SCDOT Road Projects in Anderson County



Source: SCDOT Website, SCDOT Programmed Project Viewer, July 24, 2025

Municipalities

The nine independent municipalities within Anderson County also own and maintain about 200 miles of roads, along with multiple bridges. They are eligible for a portion of the County's C Funds and, if located within the MPOs if the road belongs to the State, they are also eligible for those dollars.

The remaining partners are GPATS, ACATS and ACOG. The map on page 21 shows their jurisdictions inside and outside of Anderson County. The map gives an idea of the competition for funding. The partners and their programs and funding are described in this section.

Anderson Clemson Area Transportation Study (ACATS)

ACATS is a Metropolitan Planning Organization operating in Anderson and Pickens Counties. It is housed in the City of Anderson Planning Department. The ACATS Policy Committee approves the scheduling of projects, the allocation of

funds, and guides the development of the region’s transportation infrastructure. This includes, but is not exclusive to, roads and highways, mass transit, bicycle and pedestrian facilities, and freight. The Long Range Transportation Plan (LRTP), the Transportation Plan (TIP), and the Unified Planning Work Program guide ACATS operations.

ACATS is responsible for conducting regional transportation planning and overseeing transportation investments. It is involved in transportation projects that utilize federal funding within the boundary area. Only roads that are considered “federal aid-eligible” are included in the ACATS network. These roads typically do not include subdivision roads and smaller local roads as these are generally owned by Anderson County or one of its municipalities.

ACATS works with road projects, safety projects, bicycle and pedestrian projects, and public transit. It provides staff and technical assistance with a number of local plans, projects, and initiatives, and also provides funding to other agencies to carry out transportation-related studies.

See the Appendix for links to ACATS Plans.

Greenville Pickens Area Transportation Study (GPATS)

The Greenville-Pickens Area Transportation Study (GPATS) is a special Metropolitan Planning Organization called a Transportation Management Area (TMA), for the Greenville Urbanized Area. GPATS covers a significant portion of Greenville County and Pickens County, and smaller portions of Anderson, Laurens, and Spartanburg counties. It is housed in the Greenville County Planning Department.

The primary role of GPATS is to be the designated recipient of all State and Federal funds for transportation projects in the Greenville Urbanized Area. It operates virtually the same way ACATS operates. The UPWP, the LRTP and the TIP are required. GPATS controls its own Transportation Alternatives Program funding.

See the Appendix for links to GPATS Plans.

Appalachian Council of Governments (ACOG)

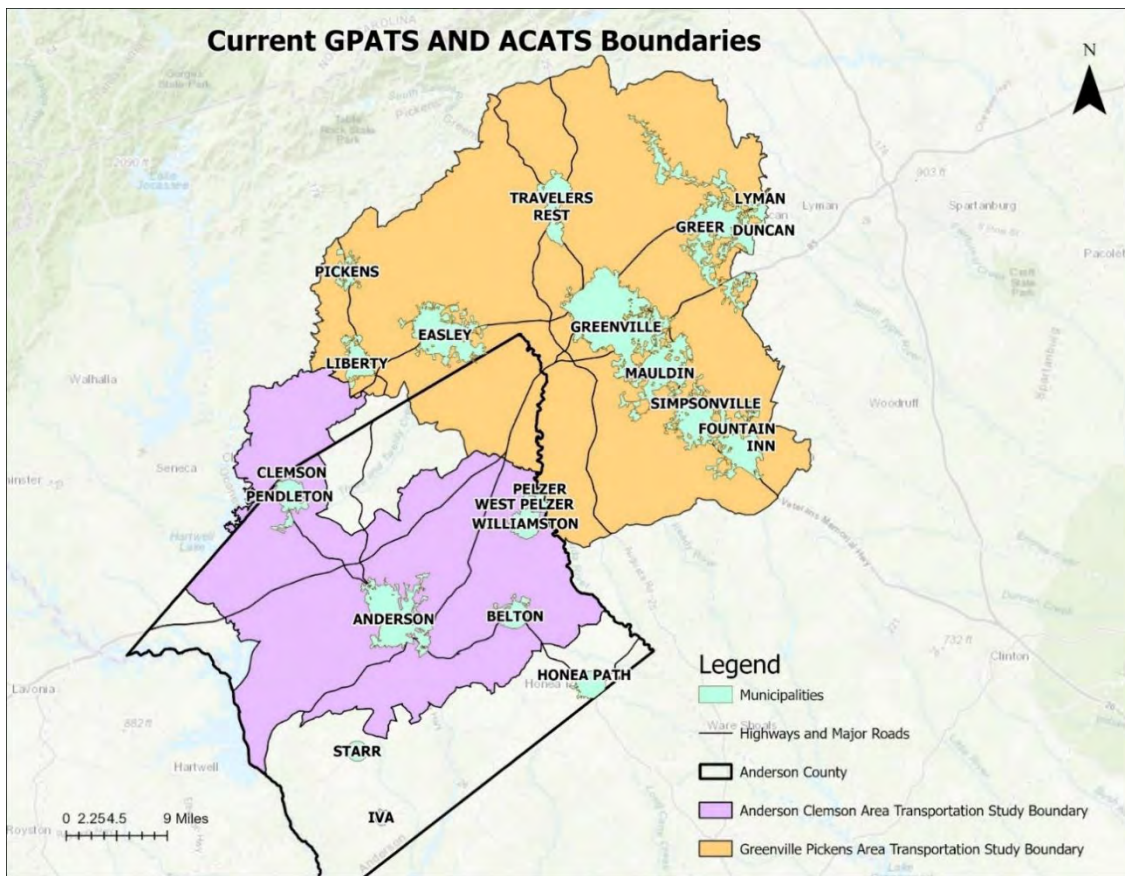
The Appalachian Council of Governments (ACOG) is the designated agency for rural transportation planning in the region. The ACOG is responsible for the update

and development of the LRTP and TIP for the rural areas outside of the GPATS and ACATS jurisdictions.

The map on page 21 depicts the GPATS, ACATS, and ACOG areas within Anderson County. Given that each entity plans for transportation in their geographic area, there must be a great deal of collaboration and coordination.

The ACOG's LRTP study area for Anderson County is depicted on the map on page 22. It is the area not served by ACATS or GPATS. The entire ACOG area encompasses six Upstate counties. There is much competition for ACOG's transportation funds and, likewise, much competition for GPATS funds.

See the Appendix for a link to ACOG's Plans.



MAJOR STATE AND FEDERAL FUNDING

The South Carolina Department of Transportation (SCDOT), the Anderson Clemson Area Transportation Study (a Metropolitan Planning Organization (MPO)), the Greenville Pickens Area Transportation Study (a Transportation Management Area (TMA) which is special type of MPO), the Appalachian Council of Governments (ACOG), and the County itself, work together to ensure that the road network operates efficiently. This intricate partnership plans and implements road and other transportation improvements. They maintain separate plans and funding, but these partners seek better transportation outcomes for the County.

Regional Mobility Funds (formerly Guideshare)

Until 2021, the funding program for these agencies was called the Federal Guideshare program but was renamed to the Regional Mobility Program. This change reflects SCDOT's efforts, in coordination with COGs and MPOs, to reinvigorate South Carolina's transportation planning methodology to focus on a more wholistic approach to transportation. This update includes policies that encourage complete streets efforts that include not only vehicular transportation, but pedestrian and bicycle travel, as well.

MPO, TMA, and COG projects are funded through the federal and state transportation Regional Mobility funds and allocated by SCDOT. The S.C. Transportation Commission sets aside funding from FHWA and SCDOT funds each year and distributes the money among the state's eleven MPOs (including TMAs) and ten Councils of Governments based on population and vehicle miles of travel in each region. The Regional Mobility Program sets the annual budget for highway improvements within each MPO or COG, and total project costs in any given year normally cannot exceed the Regional Mobility allotment.

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

Transportation Alternatives Program (TAP)

The Transportation Alternatives Program (TAP), formerly known as Transportation Enhancements (TE), was created to help expand transportation choices and provide funding for activities that are often left out of transportation projects. Activities that are eligible for TAP funding include pedestrian and bicycle facilities, Safe Routes to School improvements, and projects that were previously funded by the Recreational Trails Program.

The Moving Ahead for Progress in the 21st Century (MAP-21) Highway Authorization Bill was signed into law On July 6, 2012. The former Transportation Enhancement Program, created by the Intermodal Surface Transportation Efficiency Act (ISTEA), was rebranded as the Transportation Alternative Program (TAP) which wraps Transportation Enhancements, Recreational Trails, and Safe Routes to School into a single funding source. TAP is funded through the Highway Trust Fund. Counties can apply for funding for qualified projects. Applications are made directly to GPATS in its jurisdiction and to SCDOT for the ACATS jurisdiction.

TAP grants funding can include the following project types:

- Construction, planning, and design of on-road and off-road trail facilities for pedestrians, bicyclists, and other non-motorized forms of transportation.
- Construction, planning, and design of on-road and off-road trail facilities for pedestrians, bicyclists, and other non-motorized forms of transportation.
- Any environmental mitigation activity, including pollution prevention and pollution abatement activities and mitigation to address storm water management, control, and water pollution prevention or abatement related to highway construction or due to highway runoff.
- Community improvement activities, including inventory, control, or removal of outdoor advertising.
- Historic preservation and rehabilitation of historic transportation facilities.
- Recreational trails program under 23 USC 206

Federal Transit Administration Projects

Federal Transit Administration (FTA) Section 5300 funds are provided to the local transit agencies by the federal government and funneled through the MPO/TMA to provide public transportation services. The funds are allocated based on

urbanized areas. Urban funding is available in Section 5307, which can be used for capital (e.g. purchasing buses, bus stop shelters, construction of facilities) and some maintenance activities and up to 50 percent of the net operating expenses of the transit system. These funds are used for Electric City Transit. The Clemson Area Transit system is funded through student fees.

State Infrastructure Bank Projects

Local governments can access State Infrastructure Bank funds. Section 350 of the National Highway System Designation Act of 1995 (NHS Act) (Public Law 104-59) authorized the U.S. Department of Transportation (U.S. DOT) to establish the State Infrastructure Bank (SIB) Pilot Program. As a result, the S. C. General Assembly, during its 1997 session, created the South Carolina Transportation Infrastructure Bank (SCTIB) to select and assist in financing major qualified projects by providing loans and other financial assistance to government units and private entities for constructing and improving highway and transportation facilities necessary for public purposes including economic development. It is a revolving fund for financing highway and transit projects through loans and credit enhancement. SIBs are designed to complement traditional Federal-aid highway and transit grants by providing states with increased flexibility for financing infrastructure investments.

The South Carolina SIB is funded through the State General Fund as a one-time source of capitalization, state recurring monies which include a share of a one cent per gallon gas tax (approximately \$22 million annually), and truck registration fees (approximately \$53 million annually). Other sources include loan repayments from the borrowers and additional contributions from SCDOT.

This Transportation Element is not meant to be a listing of projects that have already been built or approved, but as a resource for looking forward. The transportation partners in Anderson County can use this document to help them understand where the County stands and how to plug into the various aspects of transportation planning and implementation within the County. There are a host of strategies and actions presented below for consideration. There are links to the approved transportation plans and documents throughout the Element and in the Appendix.

RECOMMENDATIONS

Guiding Policy

Anderson County will utilize all tools accessible to it to ensure its total road network is efficient and as well-maintained as it can afford. It will fully participate in the decision-making processes affecting the network's safety and connectivity. Road classifications will be considered when rewriting County land use and zoning regulations to add a layer of protection for arterials, collectors, and local roads.

Recommended Policy Champions

- Anderson County Roads and Bridges Department
- Anderson County Administration
- Anderson County Council
- Anderson County Planning Commission
- Anderson County Planning and Community Development Department
- Anderson County Transportation Commission
- SCDOT
- ACOG
- ACATS
- GPATS
- Municipalities

Transportation Strategies

Participate in and endorse the Transportation Improvement Plans and Long Range Transportation Plans for ACATS, GPATS, and ACOG. The plans (Appendix H) have been approved by the appropriate bodies and are incorporated by reference into the Comprehensive Plan. Work toward integrating land use with road, freight, transit, and active transportation improvements, including upgrading access to Interstate 85 and enhancing safety. The transportation network will enable safe access for all users. Streets will include pedestrian access, landscaping, streetscape, and signage as appropriate. Seek grant funding for alternative transportation options in the way of TAP grants, private foundation funds, non-profit assistance, and private funds. Support programs designed to improve streetscapes and road corridors, both for better visual appearance and improved operations.

Work to ensure the quality of the current network is maintained to provide robust service to residential, commercial, and industrial uses.

Recommended Actions

- The County Council and staff who participate in Policy Committees and Study Teams will seize opportunities to affect road connectivity and intersection improvements.
- The County will establish an internal county staff network (and they shall be as a club with brownbag lunches and/or remote meetings and/or official day meetings) with an official MISSION STATEMENT. They will be called the **TITANS OF TRANSPORTATION** and will hold a **BIANNUAL FORUM** to analyze the network for improvements on an ongoing basis and work those through the local funding mechanisms. They will keep records and inform partners of the results of their analyses and any funding opportunities.
- County Council and the County Roads and Bridges Department will collaborate fully with transportation partners ACATS, GPATS, the Appalachian Council of Governments, SCDOT, municipalities, and neighboring counties to identify important transportation improvements, with particular attention to connectivity.
- The Planning and Development Standards Divisions will work with the LUDO consultant to propose regulations to direct growth to areas with sufficient road capacity and to minimize inefficient growth patterns.
- The Roads and Bridges staff will work with the Planning Division and the LUDO consultant to develop regulations to mitigate the transportation impacts of new projects on the transportation network through the construction of turn lanes, new lanes, right-of-way dedication, sidewalks and trails, signalization, landscaping, or other measures deemed reasonable and appropriate.
- The Planning Division will gather/digitize data and map functional classifications, traffic counts, peak hour trips showing locations of congestion, accident locations, etc. can reveal a host of issues and possible remedies. Closer analysis of the entire road network is necessary to determine where operational improvements can happen and where various land uses are suitable for location.
- The Planning and Development Standards Divisions will work with the LUDO

consultant to write stronger regulations in unzoned areas, limit non-residential development on residential roads, and limit large traffic generators/attractors on farm-to-market roads.

- The Planning Division and the Roads and Bridges Department will work with the LUDO consultant to write regulations to preserve road capacity by adopting, applying, and enforcing regulations to manage property access.
- County staff from various departments will seek grants for planning and implementing mobility projects.
- The Planning Division will identify and link transportation efforts with the strategies and recommended actions of the Housing, Economic Development, and Land Use Elements of this Plan.
- County Council will work with SCDOT and the LUDO consultant to enhance "Gateways into Anderson." by regulating the appearance of certain roads, perhaps calling them appearance corridors. Another method would be to increase standards on collectors and/or arterials for landscaping, architectural design, signs, etc.
- The County Roads and Bridges Department, ACATS, GPATS, and ACOG will advocate for countermeasures to improve safety at intersections as needed countywide:
 - Roundabouts - reduce conflict points (have reduced fatal crashes 100%)
 - Access management – preserves carrying capacity
 - Design alternatives
 - Improved sight distance
 - Traffic signals
- County Council will work with ACATS to pursue opportunities to expand/improve public transportation and other alternatives (i.e. sidewalks, bikeways), as funding allows, for those residents who do not have automobiles.

REFERENCES

- "About GPATS." *Greenville-Pickens Area Transportation Study*, www.gpats.org/AboutGPATS/GPATS101.aspx.
- Anderson County Awarded \$529,600 "Safe Streets for All" Grant from U.S. Department of Transportation*. Email Announcement to County Employees, 23 Feb. 2026.
- "Counties Celebrate Introduction of Bipartisan BASICS Act." *National Association of Counties*, 9 Feb. 2026, www.naco.org/news/counties-celebrate-introduction-bipartisan-basics-act#:~:text=Grow%20the%20Surface%20Transportation%20Block,that%20legislation%2C%E2%80%9D%20said%20Chase.
- County Projects Summary Report STIP 2024-2033*. South Carolina Department of Transportation, estip.apps.scdot.org/downloads/Anderson.html?_=%201772678589132.
- Elswick, Frank. "How Much Does It Cost to Build a Mile of Road? | Midwest Industrial Supply." *Midwest Industrial Supply*, 5 Jan. 2016, blog.midwestind.com/cost-of-building-road/.
- "Running on Empty: The Highway Trust Fund | Transportation and Infrastructure Committee." *Committee on Transportation and Infrastructure*, 18 Oct. 2023, transportation.house.gov/calendar/eventsingle.aspx?EventID=406894. Accessed 23 Feb. 2026.
- SCDOT Programmed Project Viewer*. scdot.maps.arcgis.com/apps/MapSeries/index.html?appid=ca1cd69fc88945f4bb465e16765d761c. Accessed 24 July 2025.
- "SOUTH CAROLINA STATEWIDE RAIL PLAN." *South Carolina Department of Transportation*, 2020, www.scdot.org/travel/freight-rail.html.
- "South Carolina Trucking Association." <https://www.sctrucking.org>. Accessed 6 Mar. 2026.
- "Status of the Highway Trust Fund | Federal Highway Administration." *United States Department of Transportation*, 2024, www.fhwa.dot.gov/highwaytrustfund/#b.
- STIP Statewide Transportation Improvement Program*. South Carolina Department of Transportation, www.scdot.org/content/dam/scdot-legacy/inside/pdf/planning/Approved-SCDOT%202024-2033%20STIP%20Final.pdf.

Appendix H

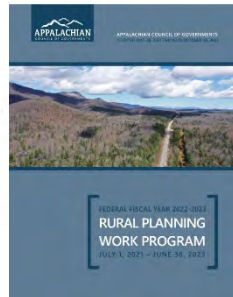
South Carolina Code of Laws (6-29-510): (D) A local comprehensive plan must include . . . (8) a transportation element that considers transportation facilities, including major road improvements, new road construction, transit projects, pedestrian and bicycle projects, and other elements of a transportation network. This element must be developed in coordination with the land use element, to ensure transportation efficiency for existing and planned development . . .

Anderson County Roads and Bridges Department



Anderson County Comprehensive Safety Action Plan
[Bit.ly/andersoncoss4a](https://bit.ly/andersoncoss4a)
[Bit.ly/AndersonCoRecs](https://bit.ly/AndersonCoRecs)

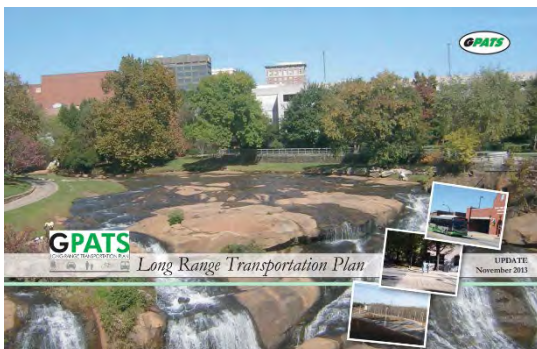
ACOG - Appalachian Council of Governments



US29 Corridor Study
<https://www.us29study.com/>

2045 Long Range Transportation Plan
https://www.cityofandersonsc.com/wp-content/uploads/2019/10/ANATS_TIP_21-27_approved.pdf

GPATS – Greenville Pickens Area Transportation Study



Long Range Transportation Plan:
<https://gpats.org/Plans/LRTP.aspx>
Transportation Improvement Plan:
<https://gpats.org/documents/2025-2034%20TIP%20DOCUMENT%20updated%20PM.pdf>



https://gpats.org/documents/2035LRTPUpdate_Nov2013_DRAFT_11.6.13.pdf

<https://gpats.org/documents/2035-LRTP-Final-Ranking-Sheets-Roadway.pdf>

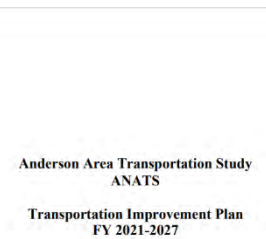
<https://gpats.org/documents/Attachment-2.3-2035-LRTP-Ranked-Intersections.pdf>

<https://gpats.org/documents/SummaryReport.pdf>

<https://gpats.org/documents/2035-LRTP-Project-Ranking-Form.pdf>

<https://gpats.org/Plans/Horizon2040.aspx>

ACATS - Anderson Clemson Area Transportation Study



Interim 2045 Long Range Plan, November 2023 Update:

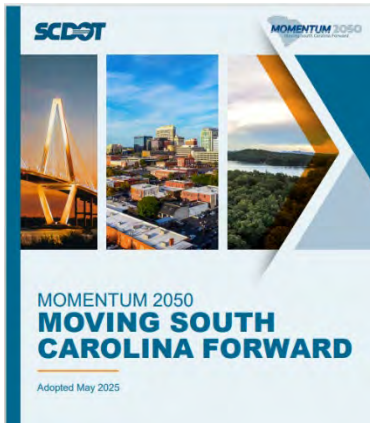
https://www.cityofandersonsc.com/wp-content/uploads/2024/09/ACATS-2045_LRTP_draft_for-website.pdf

Anderson Area Transportation Study (ANATS) Transportation Improvement Plan FY 2021-2027:

www.cityofandersonsc.com

[https://www.scacog.org/files/files/Transportation/RPWP%20FY%2022-23\(1\).pdf](https://www.scacog.org/files/files/Transportation/RPWP%20FY%2022-23(1).pdf)

SCDOT Transportation Plans



Momentum 2050: Moving South Carolina Forward

[https://www.scdot.org/content/dam/scdot-](https://www.scdot.org/content/dam/scdot-legacy/inside/pdf/planning/SCDOT%20Statewide%20Multimodal%20Transportation%20Plan%20-%20Version%2016.pdf)

[legacy/inside/pdf/planning/SCDOT%20Statewide%20Multimodal%20Transportation%20Plan%20-%20Version%2016.pdf](https://www.scdot.org/content/dam/scdot-legacy/inside/pdf/planning/SCDOT%20Statewide%20Multimodal%20Transportation%20Plan%20-%20Version%2016.pdf)

South Carolina State Transportation Improvement Plan: [chrome-extension://efaidnbnmnibpcjpcglclefindmkaj/https://www.scdot.org/content/dam/scdot-legacy/inside/pdf/planning/Approved-SCDOT%202024-2033%20STIP%20Final.pdf](https://www.scdot.org/content/dam/scdot-legacy/inside/pdf/planning/Approved-SCDOT%202024-2033%20STIP%20Final.pdf)

ORDINANCE NO. 2026-026

AN ORDINANCE TO TRANSFER AN EASEMENT INTEREST IN REAL PROPERTY AT 1428 PEARMAN DAIRY ROAD TO PIEDMONT NATURAL GAS COMPANY, INC; AND OTHER MATTERS RELATED THERETO.

WHEREAS, the Anderson County Code requires a public hearing prior to the sale of real property; and

WHEREAS, Anderson County is the current owner of land located at 1428 Pearman Dairy Road and identified as tax map number 95-14-02-002; and

WHEREAS, Anderson County desires to encumber the above referenced land with a utility easement to allow Piedmont Natural Gas Company, Inc., to install, operate, and service gas service lines, meters, and appurtenant facilities, and to perform related activities; and

WHEREAS, the referenced right-of-way consists of land beneath Singer Road.

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

1. Anderson County desires to grant Piedmont Natural Gas Company, Inc, a utility easement to install, operate, and service gas service lines, meters, and appurtenant facilities as well as perform related tasks. See Attachment A.
2. The Anderson County Administrator is hereby authorized and directed to execute any documents necessary to effectuate the utility as described herein.
3. All other terms, provisions, sections, and contents of the Code of Ordinances, Anderson County, South Carolina not specifically affected hereby remain in full force and effect.
4. Should any part or provision of this Ordinance be deemed unconstitutional or unenforceable by any court of competent jurisdiction, such determination shall not affect the remainder of this Ordinance, all of which is hereby deemed separable.
5. This Ordinance shall take effect from and after the public hearing and the third reading in accordance with the Code of Ordinances, Anderson County, South Carolina.

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

ATTEST:

FOR ANDERSON COUNTY:

Rusty Burns
Anderson County Administrator

Tommy Dunn, District #5, Chairman

Renee Watts
Clerk to Council

APPROVED AS TO FORM:

Leon C. Harmon
Anderson County Attorney

First Reading: _____

Second Reading: _____

Third Reading: _____

Public Hearing: _____

GRANT OF EASEMENT
DISTRIBUTION

Return Recorded Document to:

Land Services, Natural Gas
Piedmont Natural Gas Company, Inc.
525 S Tryon St.
Mail code: DEP-12B
Charlotte, NC 28202

STATE OF SOUTH CAROLINA
COUNTY OF ANDERSON

PROJECT NO.: MX1177278
PARCEL ID/ TAX ID NO.0951402002000

THIS GRANT OF EASEMENT made this _____ day of _____, 2026 from **ANDERSON COUNTY, SOUTH CAROLINA, a body politic and corporate and political subdivision of the State of South Carolina** (hereinafter designated as "GRANTOR"), to **PIEDMONT NATURAL GAS COMPANY, INC.**, (hereinafter designated as "PIEDMONT").

WITNESSETH

That GRANTOR, for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, hereby expressly bargains, sells, and grants unto PIEDMONT, its successors and assigns, a perpetual right of way and easement for the purposes of laying, constructing, installing, maintaining, operating, inspecting, repairing, altering, adding to, upgrading, replacing, relocating, removing, and protecting pipelines and appurtenances for the transportation of natural gas under, upon, over, through, and across the land of GRANTOR (or in which GRANTOR has interest) situated in the County of Anderson County, South Carolina, as described in deed(s) recorded in Book 13133, Page 225, Office of the Register of Deeds for Anderson County, South Carolina ("Property").

The right of way herein granted is five (5) feet wide, extending two and one half (2-1/2) feet on each side of the centerline of the pipeline, the location of which has been mutually agreed upon between GRANTOR and PIEDMONT. The pipeline as actually installed shall determine the centerline of said right of way. Subject to all rights granted to PIEDMONT herein, such right of way shall be the portion of the Property encumbered by this GRANT OF EASEMENT.

PIEDMONT shall have all rights reasonably necessary for the full use and enjoyment of the rights herein granted, including, without limitation, the free and full right of ingress and egress over and across the aforesaid Property and the right, but not the obligation, to keep said right of way cleared of trees, vegetation, undergrowth, buildings, structures, and any other obstructions. GRANTOR shall not construct, nor permit to be constructed, any house, structure, or other obstruction on or over said right of way, except for any portion of the right of way that exists under Singer Road or any other public roadway. Any portion of the right of way under a public roadway may be covered by asphalt, concrete, or any appurtenant necessary to allow it to operate as a public roadway.

GRANTOR hereby binds GRANTOR and GRANTOR'S heirs, representatives, successors, and assigns to warrant and forever defend all and singular said premises unto PIEDMONT, its successors and assigns, against the claims of all persons whomsoever.

To have and to hold said right of way and easement unto PIEDMONT, its successors and assigns, perpetually and continuously. GRANTOR expressly gives PIEDMONT, its successors and assigns, the right to assign, license, lease, or otherwise transfer, in whole or part, this GRANT OF EASEMENT or any rights given herein, to any person or entity, including but not limited to, any affiliated parent or subsidiary entity of PIEDMONT, for the uses and purposes expressly stated herein.

IN WITNESS WHEREOF, this GRANT OF EASEMENT has been signed under seal by GRANTOR, as of the date first above written.

GRANTOR:
ANDERSON COUNTY, SOUTH CAROLINA
a body politic and corporate and political
subdivision of the State of South Carolina

_____ Sign
_____ Print
_____ Title

FIRST WITNESS:

_____ SIGN
_____ PRINT

SECOND WITNESS:

_____ SIGN
_____ PRINT

STATE OF _____

COUNTY OF _____

I, _____, a Notary Public of _____ County, State of _____, do hereby certify that _____ (First Witness) personally appeared before me this day and made oath that he (she) is not party to or beneficiary of the transaction and he (she) saw the within named _____ of **ANDERSON COUNTY, SOUTH CAROLINA a body politic and corporate and political subdivision of the State of South Carolina**, sign, seal, and as the act and deed of the Grantor deliver the foregoing EASEMENT, and that he (she) with _____ (Second Witness) witnessed the execution thereof.

Witness my hand and official seal this the ___ day of _____, 20__.

[NOTARY SEAL]

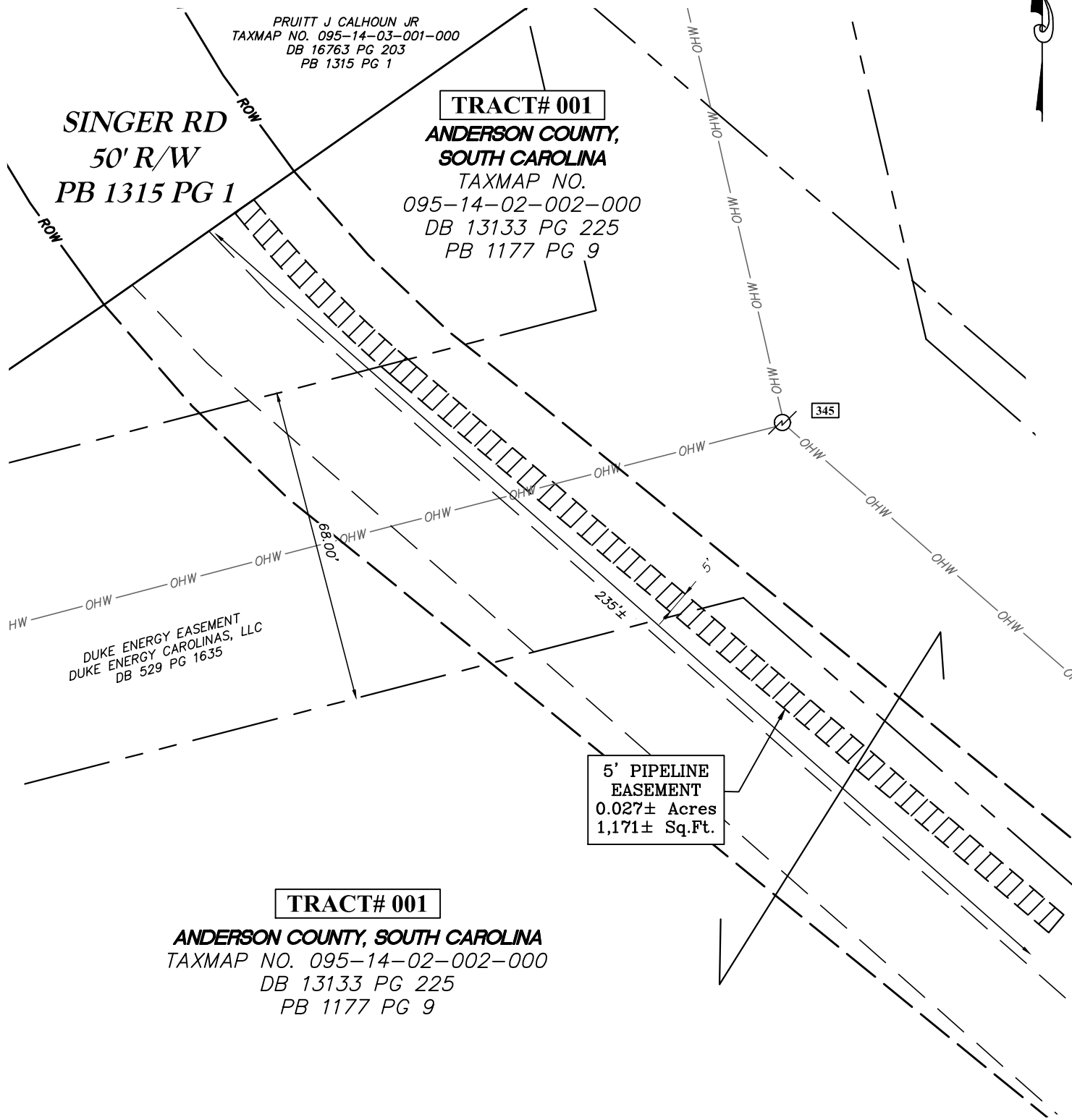
_____ Sign
_____ Print

My commission expires: _____

AREA TABLE		
EASEMENT TYPE	ACRES	SQ. FT.
PIPELINE EASEMENT	0.027	1,171

EXHIBIT A

This map may not be a certified survey and has not been reviewed by a local government agency for compliance with any applicable land development regulations and has not been reviewed for compliance with recording requirements for plats.



NOTES

- The purpose of this exhibit is for right of way or easement acquisition only and is not intended to be a boundary survey of the property shown hereon.
- Property subject to any valid & enforceable easements, restrictions, & rights of way.
- Gas line(s) and other utilities should be located prior to design, construction, and excavation activities.
- Property lines, right of way, and improvements shown were established by using GIS data, deeds, and aerial observations. The subject property may have additional improvements not shown hereon.
- **All pipeline easements are 5.0' wide.**
- **The pipeline as actually installed shall determine the centerline of the pipeline easement.**

LEGEND:

	PIPELINE EASEMENT
	SUBJECT PARCEL
	ADJOINING PARCELS
	ROAD RIGHT-OF-WAY LINE
	ROAD RIGHT-OF-WAY LINE (NON DEDICATED)
	SUBJECT EASEMENT
	APPROXIMATE EDGE OF ASPHALT
	APPROXIMATE POLE LOCATION

PIPELINE EASEMENT

TRACT# 001
TAXMAP NO. 095-14-02-002-000
ANDERSON COUNTY, SOUTH CAROLINA
Anderson County, North Carolina
Singer Rd
Anderson, SC 29625
Deed Book 13133, Page 225
Plat Book 1177, Page 9



PIEDMONT NATURAL GAS
SUBSIDIARY OF DUKE ENERGY
525 S. TRYON STREET
CHARLOTTE, N.C. 28202

FILE NAME: 107795_RW_001_108 SINGER RD_040626

DATE: 04-06-2026 PROPERTY ID# 107795

REVISION: PROJ# MX1177278

SCALE 1" = 30' SHEET 1 of 1

ORDINANCE #2026-021

AN ORDINANCE AMENDING ORDINANCE No. 99-004, THE ANDERSON COUNTY ZONING ORDINANCE, AS ADOPTED JULY 20, 1999, BY AMENDING THE ANDERSON COUNTY OFFICIAL ZONING MAP TO ADOPT A ZONING MAP IN THE CENTER ROCK VOTING PRECINCT, ANDERSON COUNTY, SOUTH CAROLINA; AND OTHER MATTERS PERTAINING THERETO.

WHEREAS, Anderson County, South Carolina, a body politic and corporate and political subdivision of the State of South Carolina (the “County”), acting by and through its County Council (the “County Council”), previously adopted Anderson County Ordinance No. 99-004, the Anderson County Zoning Ordinance (the “Ordinance”), which Ordinance contains the Anderson County Official Zoning Map (the “Map”); and,

WHEREAS, County Council desires to amend the Map by adopting a zoning map for the Center Rock voting precinct, subsequent to the referendum in the Center Rock voting precinct requesting County Council to impose zoning in that precinct; and,

WHEREAS, the Anderson County Planning Commission will hold a duly advertised Public Hearing on June 9, 2026 at which time it will review the Anderson County Future Land Use Plan, as well as, the proposed Official Zoning Map of the Center Rock voting precinct and make recommendations to County Council regarding amendment to the Anderson County Official Zoning Map; and,

WHEREAS, County Council will hold a duly advertised Public Hearing regarding said amendment of the Anderson County Comprehensive Plan and Official Zoning Map; and,

WHEREAS, The registered voters of the Center Rock voting precinct, in a duly advertised will conduct a referendum on August 11, 2026, to express their desires with respect to zoning on and in the Center Rock voting precinct;

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

1. The Anderson County Council hereby adopts the attached Official Zoning Map of the Center Rock voting precinct as an amendment of the Anderson County Official Zoning Map as previously adopted July 20, 1999, by Anderson County Ordinance No. 99-004.

2. Should any portion of this resolution be deemed unconstitutional or otherwise unenforceable by any court of competent jurisdiction, such determination shall not affect the remaining terms and provisions of this ordinance, all of which is hereby deemed separable.
3. All orders, resolutions, and enactments of Anderson County Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked, and rescinded.
4. This ordinance shall take effect and be in force from and after third reading and enactment by Anderson County Council.

ORDAINED in meeting duly assembled this ____ day of _____ 2026

ATTEST:

Rusty Burns
Anderson County Administrator

Tommy Dunn, District 5, Chairman

Renee D. Watts
Clerk to Council

APPROVED AS TO FORM

Leon Harmon, County Attorney

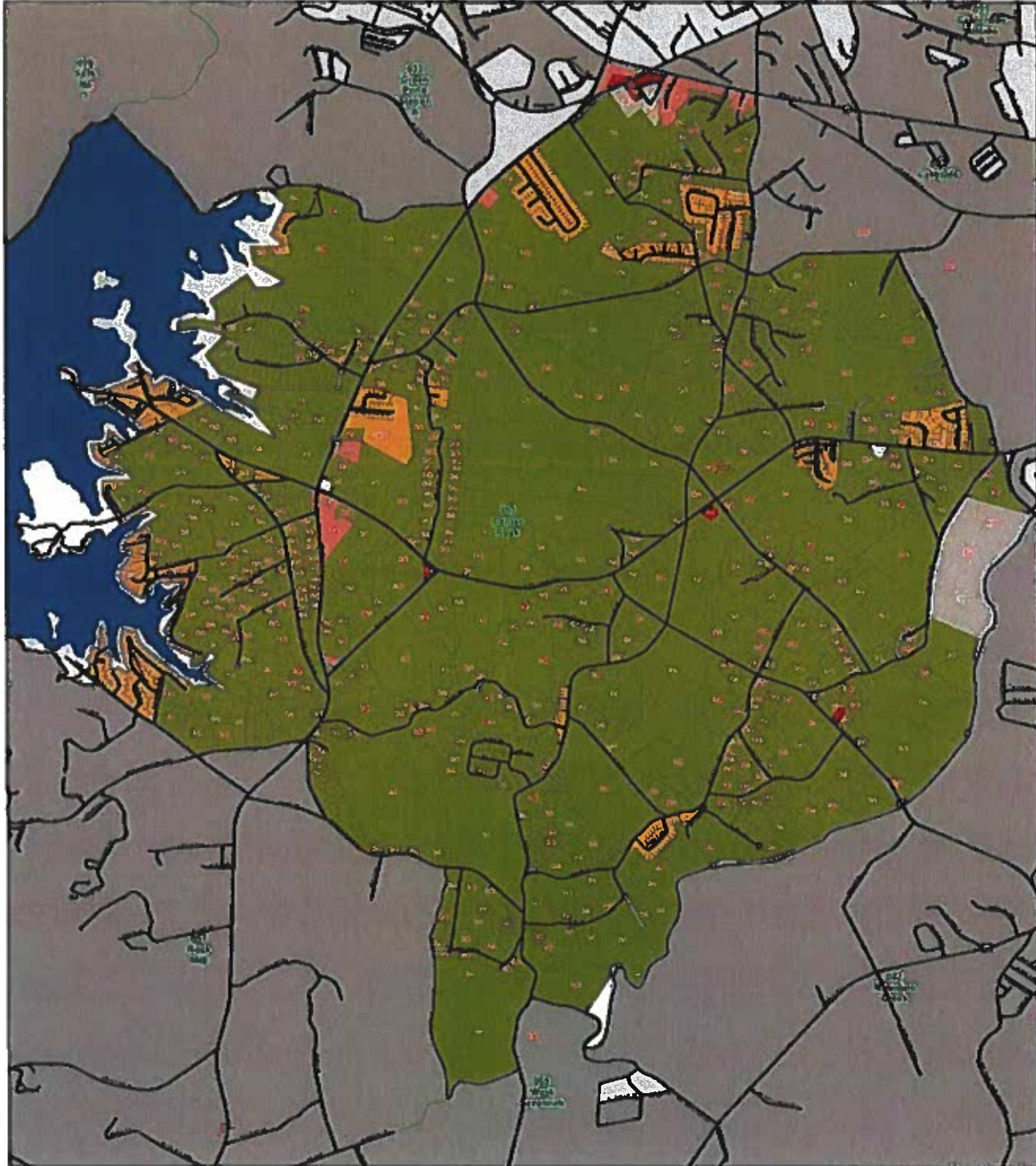
1st Reading: May 19, 2026

2nd Reading:

3rd Reading:

Public Hearing:

Anderson County Proposed Center Rock Zoning

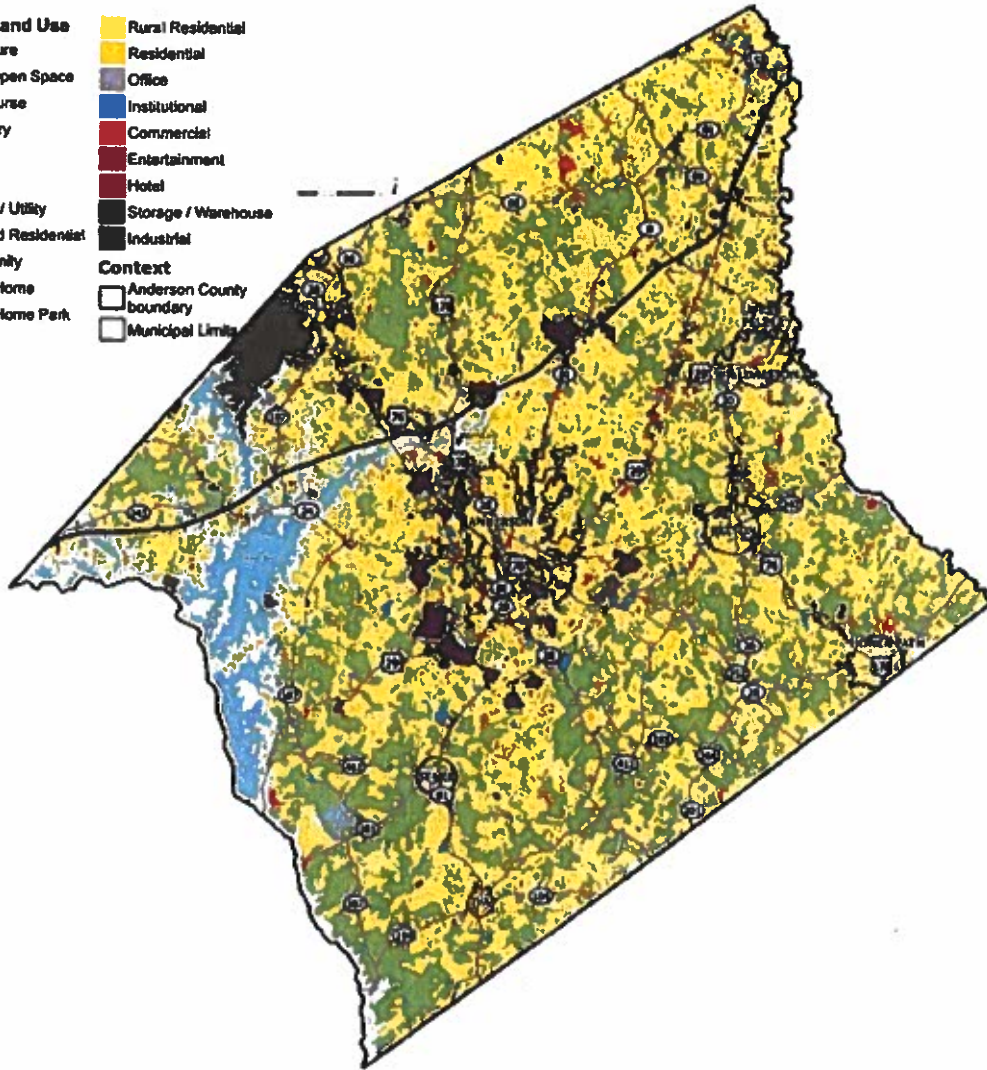


This map is intended for informational purposes only. It is not intended to be used as a legal document. The information on this map is based on the best available data as of the date of publication. The information on this map is not guaranteed to be accurate, complete, or up-to-date. The information on this map is not intended to be used as a legal document. The information on this map is not intended to be used as a legal document.



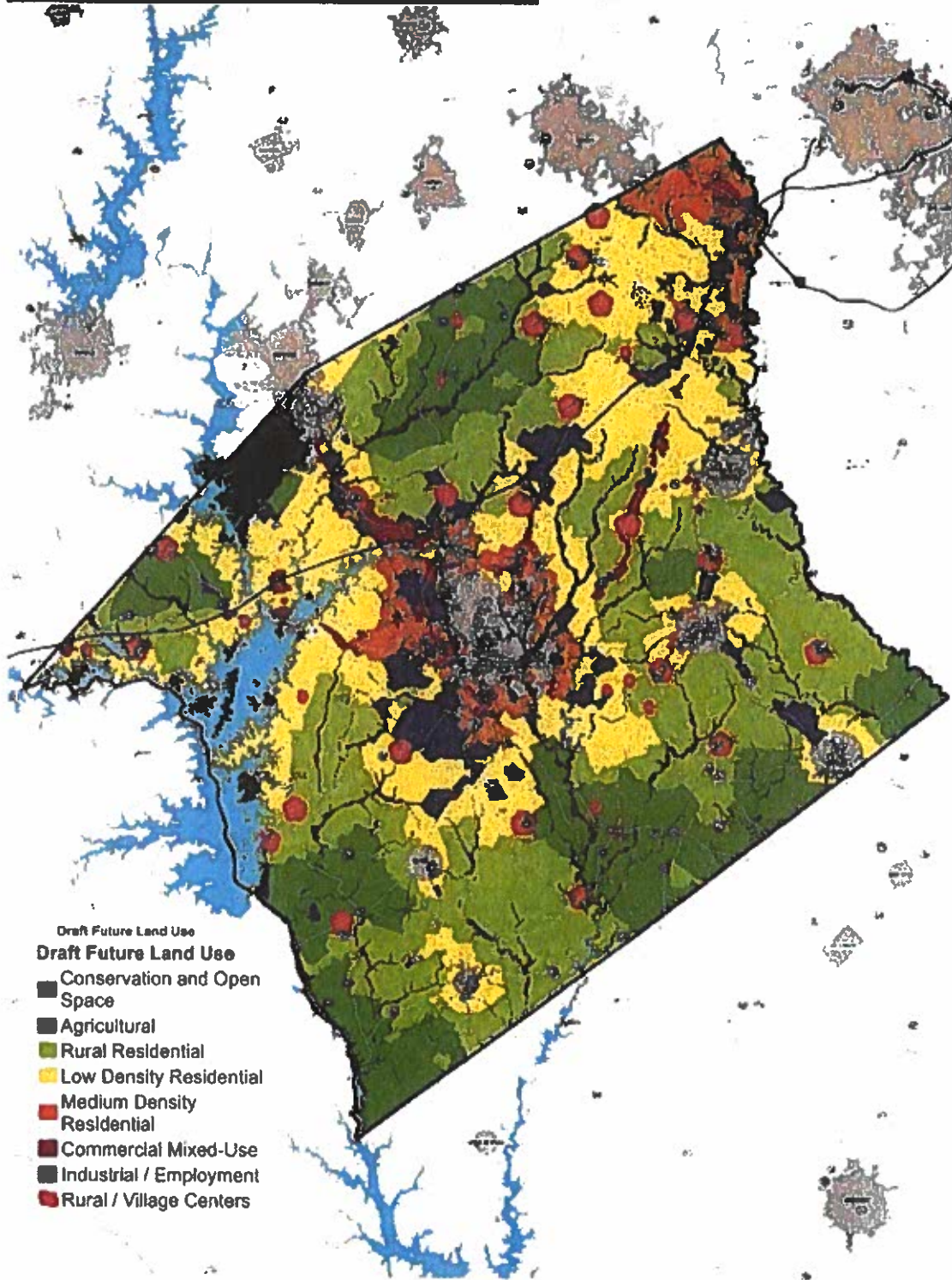
EXISTING LAND USE MAP

Existing Land Use	
	Agriculture
	Park / Open Space
	Golf Course
	Cemetery
	Camp
	Vacant
	Parking / Utility
	Attached Residential
	Multi-family
	Mobile Home
	Mobile Home Park
	Rural Residential
	Residential
	Office
	Institutional
	Commercial
	Entertainment
	Hotel
	Storage / Warehouse
	Industrial
Context	
	Anderson County boundary
	Municipal Limits



FUTURE LAND USE MAP

See the components for high-resolution versions of this map.



Ordinance #2026-025

An Ordinance to amend Ordinance #99-004, the Anderson County Zoning Ordinance, as adopted July 20, 1999, by amending the Anderson County Official Map to rezone +/- .59 acres from Industrial Park District (I-2) to Highway Commercial District (C-2) on a parcel of land identified in the Five Forks Precinct as shown in Deed Book 12535 at page 209. The parcel is further identified as TMS#: 119-00-17-007

Whereas, Anderson County, a body politic and corporate and a political subdivision of the State of South Carolina (the "County"), acting by and through its County Council (the "County Council") has previously adopted Anderson County Ordinance #99-004, the Anderson County Zoning Ordinance (the "Ordinance"), which Ordinance contains the Anderson County Official Zoning Map (the "Map"); and,

Whereas, the Ordinance contains provisions providing for amendment of the map; and,

Whereas, County Council desires to amend the Map by adopting a zoning map amendment from I-2 to C-2 for +/- .59 acres of TMS#: 119-00-17-007.

Whereas, the Anderson County Planning Commission has held a duly advertised Public Hearing on May 12, 2026, during which it reviewed the proposed rezoning from I-2 to C-2 for +/- .59 acres of TMS#: 119-00-17-007.

Whereas, the Anderson County Council will hold a duly advertised Public Hearing on June 16, 2026, regarding said amendment of the Anderson County Official Zoning Map:

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

1. The Anderson County Council hereby finds that this proposed rezoning is consistent with the Anderson County Comprehensive Plan and in accord with requirements of the South Carolina Code of Laws Title 6, Chapter 29, Article 5.
2. The Anderson County Council hereby amends The Anderson County Official Zoning Map to rezone .59 +/- acres from Industrial Park District (I-2) to Highway Commercial District (C-2) as previously adopted July 20, 1999, by Anderson County Ordinance #99-004 to amend the I-2 District for Anderson County TMS# 119-00-17-007.
3. Should any portion of this Ordinance be deemed unconstitutional or otherwise unenforceable by any court of competent jurisdiction, such determination shall not affect the remaining terms and provisions of this ordinance, all of which are hereby deemed separable.
4. All orders, resolutions, and enactments of Anderson County Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked, and rescinded.
5. This ordinance shall take effect and be in full force and effect from and after third reading and enactment by Anderson County Council.

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ATTEST: Ordinance 2026-025

Rusty Burns
Anderson County Administrator

Tommy Dunn, District #5, Chairman

Renee D. Watts
Clerk to Council

APPROVED AS TO FORM:

Anderson County Attorney

1 st Reading:	May 19, 2026
2 nd Reading:	June 2, 2026
3 rd Reading:	June 16, 2026
Public Hearing:	June 16, 2026



Planning Commission

May 12, 2026

Agenda Item: 6B

Project Information

- Subdivision
 Variance
 Land Use
 Rezoning

NAME OF APPLICANT/PROJECT: Ann Miles / Rezoning Request

PROPERTY LOCATION: 4634 Liberty Highway

COUNTY COUNCIL DISTRICT: 4

SCHOOL DISTRICT: 4

TOTAL ACREAGE: .59

NUMBER OF LOTS: N/A

CURRENT ZONING: I-2

REQUESTED ZONING: C-2

PURPOSE: Rezoning Request

RECOMMENDATION/DECISION RENDERED

- APPROVAL
 DENIAL
 TIED
 TABLED
 VOTE 9 TO 0

- | | |
|---|--|
| <input type="checkbox"/> Compatibility with Future Land Use Map | <input type="checkbox"/> The recommendation of staff |
| <input type="checkbox"/> Compatibility with Traffic Levels | <input type="checkbox"/> Compatibility with Surrounding Properties |
| <input type="checkbox"/> Compatibility with Density Levels | <input type="checkbox"/> Use and value of surrounding properties |

- Concerns for public, health, safety, convenience, prosperity and general welfare.
 Concerns for the balance of the interest of sub-dividers, homeowners and public.
 Concerns for the effects of the proposed development on the local tax base.
 Concerns for the ability of existing or planned infrastructure and transportation system to serve the proposed development.

Other (please elaborate): See attachment

Planning Commission Chairman: [Signature] Date: 5/12/26

Anderson County Planning & Development
 401 East River Street
 Anderson, SC 29624 | Phone:(864) 260-4720

(Revised July 2024)

Rezoning Request: I-2 to C-2. Located at 4634 Liberty Highway. / TMS 119-00-17-007

The Planning Commission recommends approval of this rezoning request based, in part, on the following findings.

- change to the zoning of this small parcel will have no negative impact on community
- zoning will conform with adjacent parcels
- public will benefit from tax revenue if property can support commercial/retail use

Record No: RZ-26-1

Rezoning Application

Status: Active

Submitted On: 3/6/2026

Primary Location

4634 LIBERTY HWY
Anderson, SC 29621

Owner

MILES ANN B + REYNOLDS
LYNNE M
1050 CEDAR CREST TRL
ANDERSON SC, SC 29621

Applicant

 Ann Miles
 864-245-2518
 ifinegrey@bellsouth.net
 1050 Cedar Crest Trail
Anderson, SC 29621

Applicant/Owner Information

Is applicant the same as the owner?*

Yes

Project Information

County Council District*

4

School District*

4

Total Acreage* 

0.06

Current Land Use 

Please check the previous location page (step 2) or see the list of Zoning Districts for more information.

Current Zoning*

I-2: Industrial Park District

Requested Zoning*

C-2: Highway Commercial District

Purpose of Rezoning*

To make better use of property for rental

Additional Information or Comments*

Right now this property isn't in compliance with any of the businesses that have been there. Old, outdated zoning not reflecting growth in that area.

Are there any Private Covenants or Deed Restrictions on the Property?*

No

If you indicated no, your digital signature is required.*

Ann B. Miles
Mar 6, 2026

Public Hearing Schedule

Verification of Acknowledgement*

Ann B Miles
Mar 6, 2026

Planning Commission Meetings

Verification of Acknowledgement*

Ann B Miles
Mar 6, 2026

For Office Use Only

Planning Commission Public Hearing

—

Planning Commission Decision

—

County Council Public Hearing - 1st Reading

—

County Council 1st Reading Decision

—

Anderson County Planning Commission Meeting
Staff Report-Rezoning Request-May 12, 2026

Applicant: Ann Miles

Current Owner of Property: Miles Ann B + Reynolds Lynne M
Precinct: Five Forks

Council District: 4

Tax Map Number: 119-00-17-007

Acreage of Property: .59 acres

Zoning History: Zoned to I-2 in 1999 by ordinance 1999-004 (July 20, 1999)

Current Zoning: I-2 Industrial Park District

Requested Zoning C-2 Highway Commercial District

Highway Commercial: This district is established to provide for the development on major thoroughfares of commercial land uses which are oriented to customers traveling by automobile. Establishments in this district provide goods and services for the traveling public and also for the convenience of local residents.

Existing Land Use: Commercial Use

Surrounding Zoning: North, East South, West, C-2 and I-2 Zoning District
Current Land Use Map: Five Forks Use Map indicates Commercial and Industrial use
Future Land Use Map: Five Forks Use Map indicates Industrial Use

Evaluation for Rezoning: To rezone for better use of property for compatibility with other commercial uses adjacent to the parcel. Parcel is inadequate in size for industrial use.

Public Outreach: Staff hereby certify existing parcel that the required public notification actions have been completed on April 26, 2026, as follows.

Rezoning notification postcards were sent to 160 property owners within 2,000 feet of the subject property.

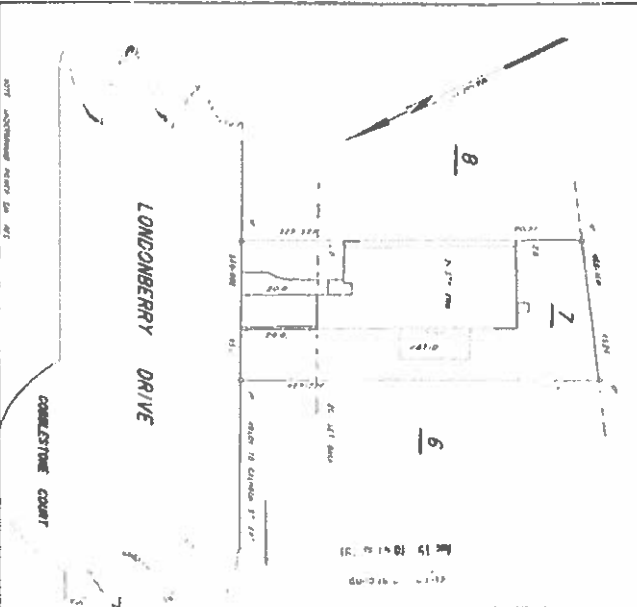
Rezoning notification sign posted on subject property.
Planning Commission public hearing advertisement published in the Independent Mail.

Staff Assessment: At the Planning Commission Meeting during which the rezoning is scheduled to be discussed, staff will present their report for consideration by the Planning Commission, and their recommendations and findings will be forwarded to County Council for consideration.

17049

PLAN 223-3-A

CHARLES W. HART, JR.
ATTORNEY AT LAW
ANDREWS & HARRIS



STATE OF SOUTH CAROLINA
COUNTY OF ANDREWS
TOWNSHIP OF GENERAL
SECTION 3
DISTRICT NO. 3

TO ALL PERSONS INTERESTED IN THE ABOVE PROPERTY

AT THE REQUEST OF CHARLES W. HART, JR. OF THE COUNTY OF ANDREWS, SOUTH CAROLINA, I HAVE SURVEYED THE ABOVE LOT AND LOCATED THE NEAREST TOWNSHIP AND FOUND IT TO BE THE COUNTY AND TOWNSHIP OF GENERAL, SECTION 3, DISTRICT NO. 3, AND I HAVE LOCATED THE CORNERS OF THE SAME AS SHOWN ON THE PLAN HEREIN.

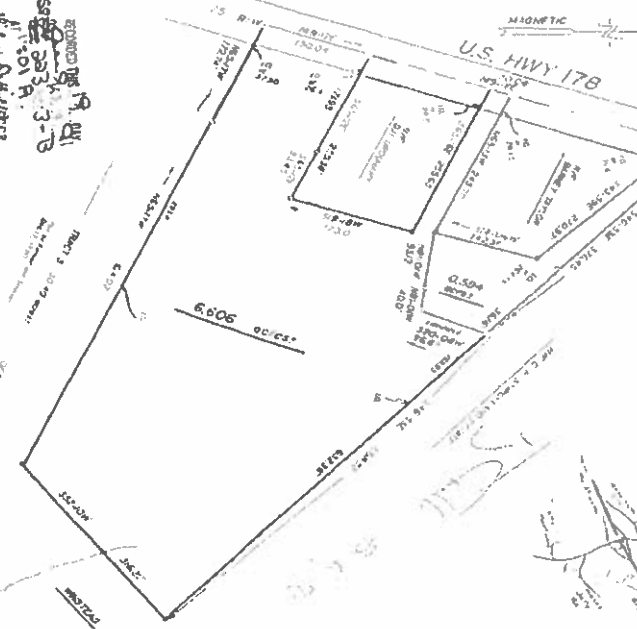
THIS IS TO CERTIFY THAT THE ABOVE PROPERTY IS THE SAME AS THAT WHICH WAS IN THE FIELD AND THERE ARE NO ENCUMBRANCES THEREON.

RECORDED THIS 19th DAY OF JULY 1961
BY CHARLES W. HART, JR.
Attorney at Law
ANDREWS & HARRIS
ANDREWS, S. C.



17050

PLAN 223-3-B



STATE OF SOUTH CAROLINA
COUNTY OF ANDREWS
TOWNSHIP OF GENERAL
SECTION 3
DISTRICT NO. 3

TO ALL PERSONS INTERESTED IN THE ABOVE PROPERTY

AT THE REQUEST OF CHARLES W. HART, JR. OF THE COUNTY OF ANDREWS, SOUTH CAROLINA, I HAVE SURVEYED THE ABOVE LOT AND LOCATED THE NEAREST TOWNSHIP AND FOUND IT TO BE THE COUNTY AND TOWNSHIP OF GENERAL, SECTION 3, DISTRICT NO. 3, AND I HAVE LOCATED THE CORNERS OF THE SAME AS SHOWN ON THE PLAN HEREIN.

THIS IS TO CERTIFY THAT THE ABOVE PROPERTY IS THE SAME AS THAT WHICH WAS IN THE FIELD AND THERE ARE NO ENCUMBRANCES THEREON.

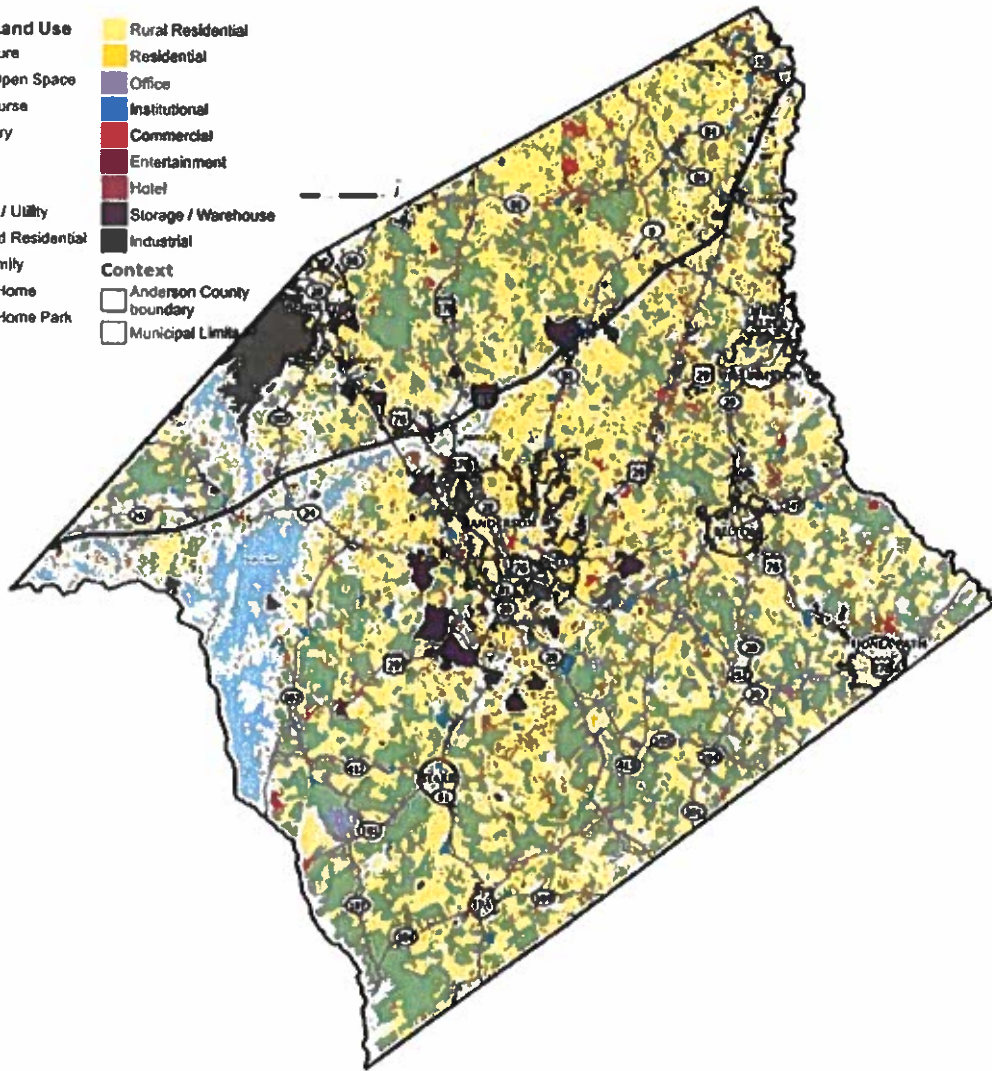
RECORDED THIS 19th DAY OF JULY 1961
BY CHARLES W. HART, JR.
Attorney at Law
ANDREWS & HARRIS
ANDREWS, S. C.



RECORDED THIS 19th DAY OF JULY 1961
BY CHARLES W. HART, JR.
Attorney at Law
ANDREWS & HARRIS
ANDREWS, S. C.

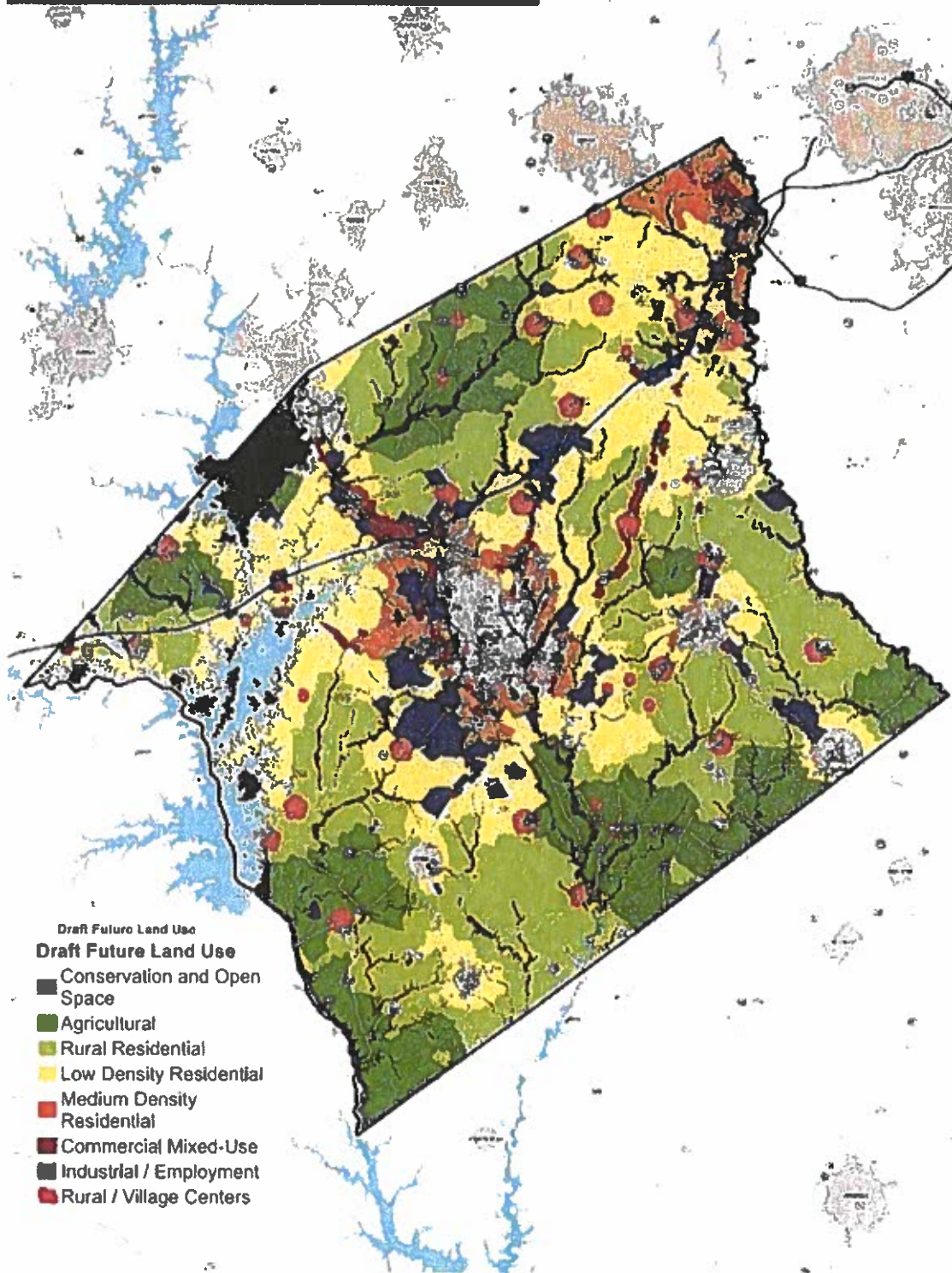
EXISTING LAND USE MAP

- | | |
|--------------------------|--------------------------|
| Existing Land Use | Rural Residential |
| Agriculture | Residential |
| Park / Open Space | Office |
| Golf Course | Institutional |
| Cemetery | Commercial |
| Camp | Entertainment |
| Vacant | Hotel |
| Parking / Utility | Storage / Warehouse |
| Attached Residential | Industrial |
| Multi-family | |
| Mobile Home | Context |
| Mobile Home Park | Anderson County boundary |
| | Municipal Limits |



FUTURE LAND USE MAP

See the Appendix for larger versions of this map.





ORDINANCE NO 2026-027

AN ORDINANCE TO ADOPT THE OPERATING AND CAPITAL BUDGETS OF ANDERSON COUNTY FOR THE FISCAL YEAR BEGINNING JULY 1, 2026, AND ENDING JUNE 30, 2027, AND TO MAKE APPROPRIATIONS FOR SUCH ANDERSON COUNTY BUDGETS FOR COUNTY ORDINARY PURPOSES AND FOR OTHER COUNTY PURPOSES FOR WHICH THE COUNTY MAY LEVY A TAX OTHER THAN FOR TRI-COUNTY TECHNICAL COLLEGE PURPOSES; TO PROVIDE FOR THE LEVY OF TAXES ON ALL TAXABLE PERSONAL AND REAL ESTATE PROPERTIES IN ANDERSON COUNTY FOR SUCH COUNTY ORDINARY PURPOSES, INCLUDING SUFFICIENT TAX TO PAY THE PRINCIPAL AND INTEREST ON OUTSTANDING INDEBTEDNESS OF ANDERSON COUNTY MATURING DURING SAID FISCAL YEAR; TO ADOPT THE OPERATING AND CAPITAL BUDGETS OF ANDERSON COUNTY FOR THE FISCAL YEAR BEGINNING JULY 1, 2026, AND ENDING JUNE 30, 2027, AND TO MAKE APPROPRIATIONS FOR SUCH ANDERSON COUNTY BUDGETS, FOR TRI-COUNTY TECHNICAL COLLEGE; TO PROVIDE FOR THE LEVY OF TAXES ON ALL PERSONAL AND REAL PROPERTIES IN ANDERSON COUNTY ON WHICH SCHOOL TAXES MAY BE LEVIED FOR SUCH TRI-COUNTY TECHNICAL COLLEGE PURPOSES; TO PROVIDE FOR THE LEVY, ASSESSMENT AND COLLECTION OF CERTAIN OTHER TAXES AND FEES; TO PROVIDE FOR THE EXPENDITURE OF SAID TAXES AND OTHER REVENUES COMING TO THE COUNTY DURING SAID FISCAL YEAR; AND TO PROVIDE FOR OTHER MATTERS RELATING TO ANDERSON COUNTY. **(TITLE ONLY)**

RESOLUTION NO. 2026-023

A RESOLUTION WITH RESPECT TO CONSENTING TO THE TRANSFER VIA AN ASSIGNMENT OF INTEREST OF 134 LONG ROAD OWNER, L.L.C. TO STAG INDUSTRIAL HOLDINGS, LLC OF THE FEE IN LIEU OF TAX AGREEMENT DATED AS OF DECEMBER 31, 2024 BY AND BETWEEN ANDERSON COUNTY AND 134 LONG ROAD OWNER, L.L.C.; AND OTHER MATTERS RELATED THERETO.

WHEREAS, Anderson County, South Carolina (the “County”) acting by and through its County Council (the “County Council”) is authorized and empowered under and pursuant to the provisions of the Fee in Lieu of Tax Simplification Act, Title 12, Chapter 44, Code of Laws of South Carolina, 1976, as amended (the “FILOT Act”) to consent to a transfer of an interest in an existing fee agreement; and

WHEREAS, 134 Long Road Owner, L.L.C., a Delaware limited liability company (herein “134 Long Road Owner” or “Assignor”) is a party to that certain Fee in Lieu of Tax Agreement between Anderson County and 134 Long Road Owner dated as of December 31, 2024 (the “FILOT Agreement”); and

WHEREAS, consistent with Section 5.09 of the FILOT Agreement, 134 Long Road Owner will assign its interest in the FILOT Agreement to STAG Industrial Holdings, LLC, a Delaware limited liability company (“Assignee”) and in connection therewith, Assignee has agreed to assume all obligations of Assignor to the County under the FILOT Agreement;

WHEREAS, Assignor and Assignee seek the County’s consent of the Assignment pursuant to the provisions of Section 5.09 of the FILOT Agreement and Section 12-44-120(D) of the FILOT Act; and

WHEREAS, Assignor and Assignee have caused to be prepared and presented to the County an Assignment and Assumption Agreement, which is attached hereto as Exhibit A (the “Assignment Agreement”), containing provisions implementing the matters referred to in the foregoing recitals, and the County has consented to the same.

NOW, THEREFORE, BE IT RESOLVED, by the County Council as follows:

Section 1. In accordance with Section 12-44-120(D) of the FILOT Act, the County approves the transfer by the Assignor to the Assignee of those certain rights, interests, duties and obligations set forth in the Assignment Agreement and which arise under the FILOT Agreement and all related documents.

Section 2. The County Administrator and the Clerk to County Council, for and on behalf of the County, are hereby authorized and directed to execute and deliver the Assignment Agreement on behalf of the County, in form substantially similar to that attached hereto with such minor changes as such officials shall approve and as are not materially adverse to the County and not inconsistent with the matters contained herein, and to do any and all other things necessary or appropriate in connection with this Resolution to effect the consent of the County to the Assignment and the related release.

Section 3. All orders, resolutions and parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed. This resolution shall take effect and be in full force from and after its passage by the County Council.

Section 4. The authorization of the execution and delivery of the documents related to the Assignment Agreement and all other related documents or obligations of the County is subject to the compliance by the County Council with the provisions of the Home Rule Act regarding the procedural requirements for adopting ordinances and resolutions.

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

ANDERSON COUNTY, SOUTH CAROLINA

By: _____
Tommy Dunn, Chairman
Anderson County Council

Attest:

By: _____
Rusty Burns, County Administrator
Anderson County, South Carolina

By: _____
Renee Watts, Clerk to Council
Anderson County, South Carolina

Approved as to form:

By: _____
Leon C. Harmon, County Attorney
Anderson County, South Carolina

Exhibit A to Resolution No. _____
Assignment and Assumption Agreement

[see attached]

ASSIGNMENT AND ASSUMPTION AGREEMENT

This ASSIGNMENT AND ASSUMPTION AGREEMENT (this “Assignment”), dated as of _____, 2026 (the “Effective Date”) by and between **134 LONG ROAD OWNER, L.L.C.**, a Delaware limited liability company (“Assignor”) and **STAG Industrial Holdings, LLC**, a Delaware limited liability company (“Assignee”; Assignor and Assignee are referred to collectively as the “Parties”).

WHEREAS, Anderson County, South Carolina (the “County”) entered into that certain Fee in Lieu of Tax and Special Source Credit Agreement under Title 12, Chapter 44 (the “FILLOT Act”) of the Code of Laws of South Carolina, 1976, as amended (the “Code”), with Assignor, dated as of December 31, 2024 (the “Fee Agreement”) with respect to the establishment by the Company of a light manufacturing and distribution facility in the County located upon a parcel of land in Williamston, South Carolina bearing Anderson County Tax Map Number 144-00-04-001 (the “Project”) and whereby, among other things, the County provided certain fee-in-lieu of tax treatment for Project assets; and

WHEREAS, Assignor desires to assign to Assignee, and Assignee desires to assume from Assignor, a portion of Assignor’s rights, title, and interest in, to, and under the Fee Agreement and any related documents (collectively, the “Transaction Documents”), and Assignor’s duties and obligations thereunder, with respect only to Assignor’s interest in that the Project and improvements thereon (the “Assigned Interest”);

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which Assignor acknowledges, Assignor by these presents does assign, grant, contribute, convey, and transfer to Assignee, its representatives, successors, and assigns, all of Assignor’s rights, title, duties, obligations and interest in, to, and under the Transaction Documents with respect only to the Assigned Interest,

TO HAVE AND TO HOLD the same to Assignee, its successors, and assigns forever, from and after the Effective Date, subject to the terms, covenants, and provisions of the Transaction Documents.

From and after the Effective Date, Assignee agrees to assume all of Assignor’s right, title and interest in the Transaction Documents with respect to the Assigned Interest arising on or after the Effective Date and to perform all the duties and obligations of Assignor under the Transaction Documents with respect to the Assigned Interest arising on or after the Effective Date and agrees to be bound by the Transaction Documents with respect to the Assigned Interest. In these regards, from and after the Effective Date, the County shall look to Assignee for the payment and performance of the duties and obligations set forth in the Transaction Documents with respect to the Assigned Interest arising after the Effective Date.

Assignor shall indemnify and hold Assignee harmless from and against any and all damages, claims, liabilities, costs (including reasonable attorney’s fees), expenses and causes of action which may arise and accrue from or under the Transaction Documents and that are attributable to periods of time prior to the Effective Date, regardless of when same are discovered or asserted. Assignee shall indemnify and hold Assignor harmless from and against any and all damages, claims, liabilities, costs (including reasonable attorney’s fees), expenses and causes of action which may arise and accrue from or under the Transaction Documents with respect to the Assigned Interests and that are attributable to periods of time on or after the Effective Date regardless of when same are discovered or asserted.

Assignor and Assignee agree to take all further actions and execute, acknowledge and deliver all further documents that are reasonably necessary or useful in carrying out the purposes hereof.

For clarification purposes, the Assigned Interest under the Transaction Documents relates solely to the real estate, including all improvements, located upon the parcel of land in Williamston, South Carolina bearing Anderson County Tax Map Number 144-00-04-001, which real estate has been conveyed on even date herewith by Assignor to Assignee, such that from and after the Effective Date, Assignor shall no longer be a party to the Fee Agreement.

From and after the Effective Date, all notices delivered pursuant to the Fee Agreement shall also be delivered to Assignee at the following addresses:

STAG Industrial Holdings, LLC
One Federal Street, 23rd Floor
Boston, MA 02110
Attention: General Counsel

By execution below, the County acknowledges, approves, and consents to the herein assignment and agrees to the assumption by Assignee of the Transaction Documents with respect to the Assigned Interest from and after the Effective Date and the performance of all duties and obligations imposed on the Assignee under the Transaction Documents with respect to the Assigned Interest arising from and after the Effective Date.

This Assignment is binding on and inures to the benefit of the Parties, their heirs, executors, administrators, successors in interest, and assigns.

The Parties are entitled to amend this Assignment only by a writing signed by the Parties with written approval by the County.

This Assignment is governed by and construed in accordance with the laws of the State of South Carolina.

A determination that any provision, or part of a provision, of this Assignment is unenforceable or invalid does not affect the enforceability or validity of any other provision, and any determination that the application of any provision or part of a provision of this Assignment to any person or circumstance is illegal or unenforceable does not affect the enforceability or validity of that provision or part of a provision as it may apply to any other person or circumstance.

The Parties may execute this Assignment in two or more counterparts, and by original signature or electronic means, each of which is deemed to be an original, but all of which together constitute one and the same instrument.

[Signature Pages Follow.]

IN WITNESS WHEREOF, the undersigned have caused this Assignment to be duly executed on the date first above written.

ASSIGNOR:

134 LONG ROAD OWNER, L.L.C.

By: _____
Its: _____

ASSIGNEE:

STAG Industrial Holdings, LLC

By: _____
Its: _____

Acknowledged by, approved of, and consented to:

ANDERSON COUNTY, SOUTH CAROLINA

By: _____
W. Russell Burns, Anderson County Administrator

MN:206261253.1

RESOLUTION NO. 2026-027

A RESOLUTION TO STREAM ANDERSON COUNTY COUNCIL AND PLANNING COMMISSION MEETINGS ON THE INTERNET; AND OTHER MATTERS RELATED THERETO.

WHEREAS, Anderson County has a Media Department; and

WHEREAS, the citizens of Anderson County have an interest in what occurs at Anderson County Council and Planning Commission meetings; and

WHEREAS, Anderson County desires to stream video and audio of the regularly scheduled Anderson County Council and Planning Commission meetings on the internet.

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

1. Anderson County Council directs the County Administrator to have the Media Department record and stream County Council and Planning Commission meetings on a publicly available internet website to be viewed by and made available to the general public.

2. All orders and resolutions in conflict herewith are, to the extent of such conflict only, repealed and rescinded.

3. Should any part or portion of this resolution be deemed unconstitutional or unenforceable by any court of competent jurisdiction, such finding shall not affect the remainder hereof, all of which is hereby deemed separable.

4. This resolution shall take effect and be in force immediately upon enactment.

RESOLVED this ____ day of _____, 2026, in meeting duly assembled.

ATTEST:

Rusty Burns
Anderson County Administrator

Tommy Dunn, Chairman

Renee Watts
Clerk to County Council

APPROVED AS TO FORM:

Leon C. Harmon
Anderson County Attorney

STATE OF SOUTH CAROLINA)
COUNTY OF ANDERSON)
TOWN OF HONEA PATH)

AGREEMENT

THIS AGREEMENT is made and entered into this ____ day of _____, 2026, between the Town of Honea Path, South Carolina, hereinafter referred to as the "Town", James Darrell Green, Jr., hereinafter referred to as "Green", and Anderson County, hereinafter referred to as the "County".

WHEREAS, the Town has the authority to employ a municipal judge who possesses the qualifications and abilities desired by the Town for a municipal judge, and;

WHEREAS, the Town desires to have a municipal judge available to handle municipal cases as needed from time to time; and,

WHEREAS, the County employs Magistrates to serve as Judges across its Magistrate Courts within the County; and,

WHEREAS, Green is a South Carolina Magistrate and serves as a Magistrate Judge for Anderson County, South Carolina and Green is amenable to serving as municipal judge for the Town.

NOW THEREFORE, in consideration of the mutual promises and covenants contained herein, which the Town and Green agree is good and valuable consideration, the parties agree as follows:

Section 1. Green agrees to serve as municipal judge and to perform the services of a municipal judge that are assigned to him by the Town.

Section 2. Town agrees to compensate Green for his services as a municipal judge in the amount of thirteen thousand dollars (\$13,000) per year. Green hereby accepts that this amount will be paid to County on a monthly basis. County agrees that they will receive this amount and add it to Green' salary with County. Payment to County is due by First Day of each month.

Section 3. The Town shall provide all clerical staff required for the handling of municipal cases pursuant to this contract, and all fees, fines and costs shall be handled through the Town's finance office.

Section 4. The Town's Municipal Court shall remain independent from the Anderson County Magistrate Court outside of its employment of Green as the Town's Municipal Judge.

County does not assume any ability to hear and adjudicate over Town's municipal cases and misdemeanor charges brought by the Town's police department.

Section 5. This agreement shall be effective for a period of one (1) year commencing _____, 2026, and shall automatically renew each year for additional one (1) year terms and shall be considered automatically renewed from year to year. Both parties may mutually agree to cancel this agreement at any time, and either party may cancel this agreement at any time after providing a 90-day written notice of termination.

Section 6. It is understood and agreed between the parties hereto that should this contract be terminated for any reason the compensation provided for herein will cease.

Section 7. This instrument constitutes the entire agreement between the parties and any modification hereto shall be in writing and executed in the format utilized herein.

IT IS SO AGREED, this ____ day of _____, 2026.

WITNESSES:

Town of Honea Path

Dr. Jimmy Smith, Mayor-Town of Honea Path

The Honorable James Darrell Green, Jr.

Rusty Burns, Anderson County Administrator



RECREATION FUND APPROPRIATIONS APPLICATION

WHAT DISTRICT(S) ARE YOU REQUESTING FUNDING FROM:

DISTRICT:

Mail/Email to:

Anderson County Council Clerk
P.O. Box 8002, Anderson, SC 29622
rdwatts@andersoncountysc.org

Tommy Dunn
Chairman, District 5

Brett Sanders
V. Chairman, District 4

Chris Sullivan
Council District 1

Glenn A. Davis
Council District 2

Greg Elgin
Council District 3

Jimmy Davis
Council District 6

Cindy Wilson
Council District 7

Renee Watts
Clerk to Council

Rusty Burns
County Administrator

1. Name of entity requesting recreation fund appropriation:

Powdersville Fire Department

2. Amount of request (If requesting funds from more than one district, annotate amount from each district):

\$1000

3. The purpose for which the funds are being requested:

Fire Department Community Day

4. Is the entity a non-profit corporation in good standing with the South Carolina Secretary of State? If so, **please attach evidence of that good standing.**

Yes

5. Contact Person: *Corey McDowell Chief Powdersville Fire*

Mailing Address: *206 Powdersville main Easley SC 29602*

Phone Number: *864-451-0213*

Email: *Corey9602@gmail.com*

6. Statement as to whether the entity will be providing matching funds:

Yes

I certify that the foregoing is true and accurate to the best of my knowledge and that I am authorized to make this application on behalf of the above-named entity.

Corey McDowell
Signature

Corey McDowell
Print Name

5/9/26
Date

****WHAT DISTRICT(S) ARE YOU REQUESTING FUNDING FROM:** 3

Date: 5-5-26

Mail/Email/Fax to:
Anderson County Council Clerk
Post Office Box 8002
Anderson, SC 29622
leddleman@andersoncountysc.org
864-260-4356 (fax)

RECREATION FUND APPROPRIATIONS
Application Form
Effective July 1, 2011

1. Name of entity requesting recreation fund appropriations:
American Legion Post # 44 in Iva, S.C.
2. Amount of Request:
\$5,500.00
3. The purpose for which the funds are being requested:
INSURANCE PREMIUM OF \$2,673.00 ON Building
AND Replace Doors in our Building.
4. Is the entity a non-profit Corporation in good standing with the South Carolina Secretary of State? If so, please attach evidence of that good standing.
yes
5. Contact Person: Ken Hall
Mailing Address: P.O. Box 391, Iva, S.C. 29655
Telephone number: 5 864-940-8226
6. Statement as to whether the entity will be providing matching funds:
yes when needed

REQUIRED DOCUMENTATION MUST BE FURNISHED TO THE CLERK TO COUNTY COUNCIL CONCERNING THE MANNER IN WHICH THE FUNDS WERE ACTUALLY SPENT.

I certify that the forgoing is true and accurate to the best of my knowledge and that I am authorized to make this application on behalf of the above named entity.

Kenneth E. Hall
Signature

Kenneth E. Hall, Finance Off
Print Name

Anderson County Building & Codes
Monthly Activity Report
Apr-26

Total Number Permit Transactions:	1064
<i>New Single Family:</i>	<i>96</i>
<i>New Multi-Family:</i>	<i>5</i>
<i>Residential Additions/Upgrades:</i>	<i>31</i>
<i>Garages/Barns/Storage:</i>	<i>34</i>
<i>New Manufactured Homes:</i>	<i>20</i>
<i>New Commercial:</i>	<i>7</i>
<i>Commercial Upfits/Upgrades:</i>	<i>8</i>

Inspection Activity:

<i>Citizens Inquiries:</i>	_____	<small>(Includes Updating Sub-Standard Cases)</small>
<i>(New & Follow Up; Includes Sub-Standard Housing /Mobile Homes)</i>		
<i>Number of Inspections Performed:</i>	<u>1137</u>	
<i>Courtesy, Site and Miscellaneous Inspections:</i>	_____	

Reviews/Misc. Activity:

<i>Plans Submitted for Review:</i>	<u>49</u>	<small>(Includes preliminary consultations, resubmittals and solar)</small>
<i>New Derelict Manufactured Home Cases:</i>	<u>0</u>	
<i>Hearings:</i>	_____	
<i>Court Cases:</i>	<u>0</u>	

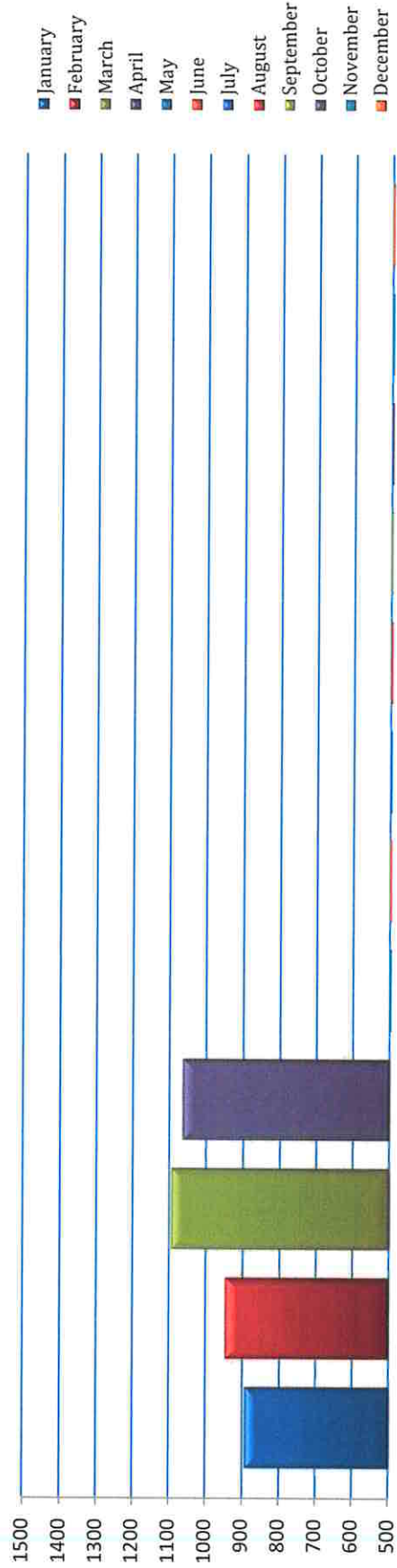
Revenue Collected:

<i>Reinspection Fees Collected:</i>	<u>\$2,000.00</u>
<i>Plan Review Revenue:</i>	<u>\$ 16,716.27</u>
<i>Total Revenue For The Month:</i>	<u>\$308,625.71</u>

Anderson County Building & Codes Permits Issued for 2026

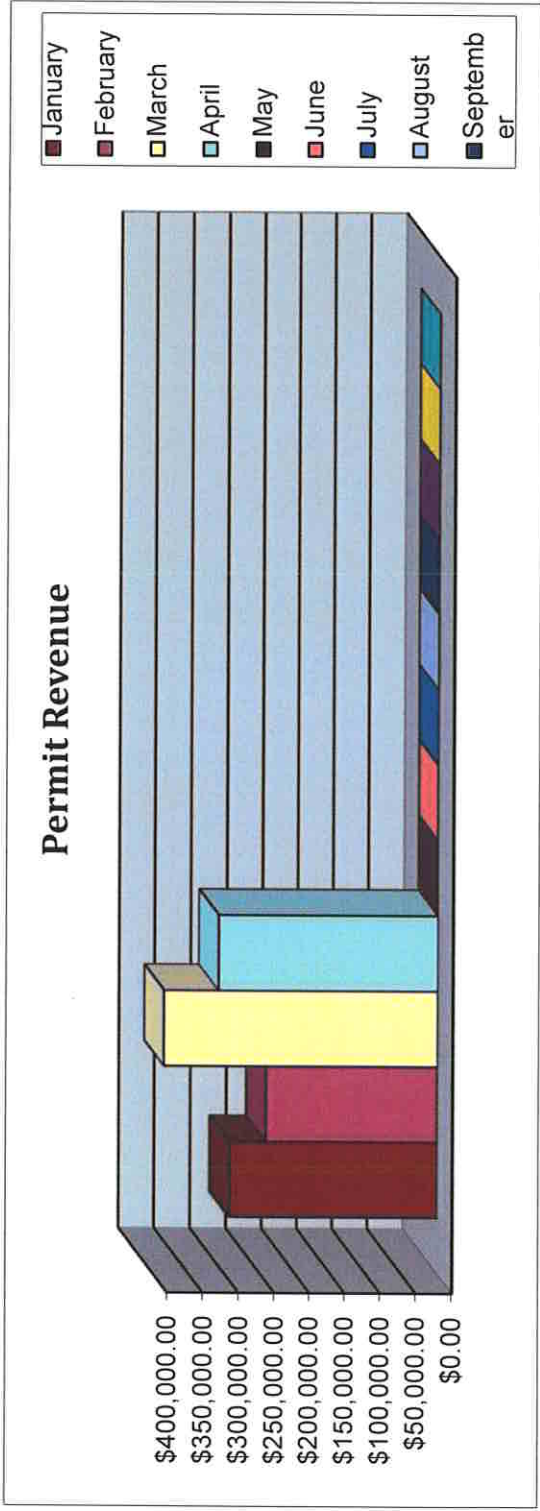
<u>Month</u>	<u>Building</u>	<u>Electrical</u>	<u>Plumbing</u>	<u>HVAC</u>	<u>MH</u>	<u>Misc.</u>	<u>Total</u>
January	221	244	131	150	79	69	894
February	214	262	124	171	103	73	947
March	282	284	152	179	103	95	1095
April	261	288	135	190	101	89	1064
May							0
June							0
July							0
August							0
September							0
October							0
November							0
December							0
Total	978	1078	542	690	386	326	4000

Permits Issued



Anderson County Building & Codes Permit Revenue for 2026

<u>Month</u>	<u>Building</u>	<u>Electrical</u>	<u>Plumbing</u>	<u>HVAC</u>	<u>MH</u>	<u>Misc.</u>	<u>Total</u>
January	\$154,926.24	\$47,270.43	\$15,926.00	\$20,399.18	\$4,806.00	\$49,917.52	\$293,245.37
February	\$130,712.14	\$41,335.60	\$16,610.00	\$23,870.86	\$8,699.00	\$21,128.98	\$242,356.58
March	\$234,885.09	\$31,291.52	\$18,539.00	\$31,174.41	\$7,199.00	\$61,363.59	\$384,452.61
April	\$160,984.36	\$39,410.39	\$16,388.00	\$64,923.69	\$8,203.00	\$18,716.27	\$308,625.71
May							\$0.00
June							\$0.00
July							\$0.00
August							\$0.00
September							\$0.00
October							\$0.00
November							\$0.00
December							\$0.00
Total	\$681,507.83	\$159,307.94	\$67,463.00	\$140,368.14	\$28,907.00	\$151,126.36	\$1,228,680.27



F.W. DODGE BUILDING STATISTICS
 Toll-Free Phone: 877-489-4092 Fax: 800-892-7470

**REPORT OF BUILDING OR
 ZONING PERMITS ISSUED AND
 LOCAL PUBLIC CONSTRUCTION**

For the month of: **Apr-26**

ANDERSON COUNTY BUILDING & CODES
 P.O. Box 8002
 ANDERSON, SC 29622-8022

If your building permit system has changed, mark (X) in the appropriate place below

- Discontinued issuing permits
- Merged with another system
- Split into two or more systems
- Annexed land areas
- Had other changes

PLEASE RETURN THE WEEK OF:

If **NO PERMITS** were issued during this period, mark (X) and return this form

Section 1	NEW RESIDENTIAL	Item No.	PRIVATELY OWNED			PUBLICLY OWNED		
			Number of		Valuation of Construction <i>Omit cents</i>	Number of		Valuation of Construction <i>Omit cents</i>
			Buildings	Housing Units		Buildings	Housing Units	
(a)	(b)	(c)	(d)	(e)	(f)	(g)		
Single-Family houses, detached <i>Exclude mobile homes</i>		101	96		\$22,224,071			
Single-family houses, attached - Separated by ground to roof wall, - No units above or below, and - Separate heating systems & utility meters		102	5		\$575,000			
Two-family buildings		103						
Three-and four-family buildings		104						
Five-or-more family buildings		105						
TOTAL: Sum of 101-105		109	101	0	\$22,799,071	0	0 \$0.00	
Section 2	NEW RESIDENTIAL NONHOUSEKEEPING BUILDINGS	Item No.	PRIVATELY OWNED			PUBLICLY OWNED		
			Number of		Valuation of Construction <i>Omit cents</i>	Number of		Valuation of Construction <i>Omit cents</i>
			Buildings	Housing Units		Buildings	Housing Units	
(a)	(b)	(c)	(d)	(e)	(f)	(g)		
Hotels, motels, and tourist cabins <i>(transient accommodations only)</i>		213						
Other non-housekeeping shelter		214						
Section 3	NEW NONRESIDENTIAL BUILDINGS	Item No.	PRIVATELY OWNED			PUBLICLY OWNED		
			Number of		Valuation of Construction <i>Omit cents</i>	Number of		Valuation of Construction <i>Omit cents</i>
			Buildings	Housing Units		Buildings	Housing Units	
(a)	(b)	(c)	(d)	(e)	(f)	(g)		
Amusement, social, and recreational		318						
Churches and other religious		319						
Industrial		320						
Parking garages (buildings & open decked)		321						
Service stations and repair garages		322						
Hospitals and institutional		323						
Offices, banks, and professional		324						
Public works and utilities		325						
Schools and other educational		326						
Stores and customer services		327	7		\$10,059,227			
Other nonresidential buildings		328	16		\$616,935			
Structures other than buildings		329	11		\$878,595			
Section 4	ADDITIONS, ALTERATIONS AND CONVERSIONS	Item No.	PRIVATELY OWNED			PUBLICLY OWNED		
			Number of		Valuation of Construction <i>Omit cents</i>	Number of		Valuation of Construction <i>Omit cents</i>
			Buildings	Housing Units		Buildings	Housing Units	
(a)	(b)	(c)	(d)	(e)	(f)	(g)		
Residential - <i>Classify additions of garages and carports in Item 438</i>		434	31		\$1,882,803			
Nonresidential and non-housekeeping		437	8		\$1,704,418			
Additions of residential garages and carports <i>(attached and detached)</i>		438	18		\$658,528			
Section 5	DEMOLITIONS AND RAZING OF BUILDINGS	Item No.	PRIVATELY OWNED			PUBLICLY OWNED		
			Number of		Valuation of Construction <i>Omit cents</i>	Number of		Valuation of Construction <i>Omit cents</i>
			Buildings	Housing Units		Buildings	Housing Units	
(a)	(b)	(c)	(d)	(e)	(f)	(g)		
Single-family houses (attached and detached)		645	10					
Two-family buildings		646						
Three-and four-family buildings		647						
Five-or-more family buildings		648						
All other buildings, structures or mobile homes		649	12					

DISTRICT 1 - SPECIAL PROJECTS
560301 528600
FY Ended June 30, 2026

<u>Council Meeting of:</u>	<u>Check Dated:</u>	<u>Check Number</u>	<u>Vendor \ Description</u>	<u>Amount</u>
			Budget 2025 - 2026	40,000.00
			Balance Brought Forward	100.00
07/15/25	07/17/25	38062	Iva Recreation Association-10 & Under	(250.00)
07/15/25	07/17/25	38063	Iva Recreation Association-12 & Under	(250.00)
07/15/25	07/22/25	38075	Anderson County Foster Parent Association	(500.00)
07/15/25	07/22/25	38077	Anderson Free Clinic Inc	(500.00)
07/15/25	07/22/25	38098	Celebrate Special Families	(500.00)
07/15/25	07/22/25	38152	JBECO	(500.00)
07/15/25	07/22/25	38240	Zone Services Inc	(750.00)
08/05/25	08/13/25	38641	Bulldog Fishing	(500.00)
08/05/25	08/13/25	38764	Piedmont Historical	(200.00)
08/05/25	08/13/25	38823	Vets Helping Vets	(1,000.00)
08/05/25	08/13/25	38828	Wetside Community Center	(500.00)
09/02/25	09/10/25	39424	Anderson Aviation	(750.00)
09/02/25	09/10/25	39439	Belton American Legion Post 51	(500.00)
09/16/25	09/24/25	39854	Anchored in His Grace Ministry	(500.00)
09/16/25	09/24/25	39858	Anderson County Chapter of SC Genealogical Society	(500.00)
09/16/25	09/24/25	39859	Anderson County Convention & Visitors Bureau-Jackie Seawall Junior Golf Team	(1,500.00)
10/07/25	10/15/25	40539	Anderson Voices for Animals	(1,500.00)
10/07/25	10/15/25	40606	Foothills Community Health Care	(750.00)
10/07/25	10/15/25	40696	Shock City Jeep Club	(250.00)
10/07/25	10/15/25	40703	South Main Chapel & Mercy Center	(750.00)
10/07/25	10/15/25	40716	United Way of Anderson County-Leadership Anderson Class 40	(500.00)
10/07/25	10/15/25	40732	YMCA of Anderson	(3,000.00)
10/21/25	10/29/25	41119	United Way of Anderson County-AOP Clubhouse	(1,500.00)
11/04/25	11/19/25	41466	Family Promise of Anderson County	(700.00)
11/04/25	11/19/25	41470	First Light	(750.00)
11/04/25	11/19/25	41649	United Negro College Fund	(750.00)
11/18/25	11/26/25	41686	Anderson Chapter National Federation of the Blind	(500.00)
11/18/25	11/26/25	41799	New Foundations for Children	(250.00)
01/06/26	01/14/26	42884	Renaissance Academy	(2,000.00)
01/20/26	01/29/26	43237	Junior League of Anderson	(500.00)
01/20/26	01/29/26	43267	Palmetto Knights	(500.00)
02/03/26	02/11/26	43447	Anderson University	(500.00)
02/03/26	02/11/26	43538	Just Jeanie Media Foundation Inc.	(500.00)
02/03/26	02/11/26	43810	The Lot Project Inc.	(750.00)
03/03/26	03/11/26	44440	Men at Work	(300.00)
03/17/26	03/24/26	44722	Anderson Arts Center	(500.00)
03/17/26	03/24/26	44877	Zone Services Inc	(500.00)
04/07/26	04/15/26	45319	Common Good	(750.00)
04/21/26	04/29/26	45696	Celebrate Special Families	(300.00)
04/21/26	04/29/26	45733	Foothills Community Foundation	(750.00)
04/21/26	04/29/26	45737	GAMAC	(300.00)
05/05/26	05/13/26	46199	Special Olympics	(500.00)
			Ending Balance	11,060.00

We certify that the above information to the best of our knowledge is up-to-date and is accurate.

Renee Watts, Clerk to Council

DATE: _____

Rita Davis

Rita Davis, CFO

DATE: May 13, 2026

DISTRICT 2 - SPECIAL PROJECTS

580302 528600

FY Ended June 30, 2026

<u>Council Meeting of:</u>	<u>Check Dated:</u>	<u>Check Number</u>	<u>Vendor 1 Description</u>	<u>Amount</u>
			Budget 2025 - 2026	40,000.00
			Balance Brought Forward	4,781.69
07/15/25	07/17/25	38062	Iva Recreation Association-10 & Under	(250.00)
07/15/25	07/17/25	38063	Iva Recreation Association-12 & Under	(250.00)
07/15/25	07/22/25	38075	Anderson County Foster Parent Association	(500.00)
07/15/25	07/22/25	38077	Anderson Free Clinic Inc	(200.00)
07/15/25	07/22/25	38098	Celebrate Special Families	(500.00)
07/15/25	07/22/25	38152	JBECO	(1,000.00)
07/15/25	07/22/25	38240	Zone Services Inc	(2,000.00)
08/05/25	08/13/25	38641	Bulldog Fishing	(250.00)
08/05/25	08/13/25	38764	Piedmont Historical	(200.00)
08/05/25	08/13/25	38823	Vets Helping Vets	(1,000.00)
08/05/25	08/13/25	38828	Wetside Community Center	(1,000.00)
09/02/25	09/10/25	39424	Anderson Aviation	(1,000.00)
09/02/25	09/10/25	39439	Belton American Legion Post 51	(200.00)
09/16/25	09/24/25	39854	Anchored in His Grace Ministry	(500.00)
09/16/25	09/24/25	39858	Anderson County Chapter of SC Genealogical Society	(500.00)
09/16/25	09/24/25	39859	Anderson County Convention & Visitors Bureau-Jackie Seawall Junior Golf Team	(500.00)
10/07/25	10/15/25	40539	Anderson Voices for Animals	(1,500.00)
10/07/25	10/15/25	40606	Foothills Community Health Care	(2,000.00)
10/07/25	10/15/25	40696	Shock City Jeep Club	(358.00)
10/07/25	10/15/25	40703	South Main Chapel & Mercy Center	(1,000.00)
10/07/25	10/15/25	40716	United Way of Anderson County-Leadership Anderson Class 40	(500.00)
10/07/25	10/15/25	40732	YMCA of Anderson	(1,000.00)
10/21/25	10/28/25	41119	United Way of Anderson County-AOP Clubhouse	(1,000.00)
11/04/25	11/19/25	41466	Family Promise of Anderson County	(750.00)
11/04/25	11/19/25	41470	First Light	(1,000.00)
11/04/25	11/19/25	41649	United Negro College Fund	(1,500.00)
11/18/25	11/26/25	41686	Anderson Chapter National Federation of the Blind	(1,000.00)
11/18/25	11/26/25	41799	New Foundations for Children	(250.00)
01/08/26	01/14/26	42684	Renaissance Academy	(1,500.00)
01/20/26	01/29/26	43163	Anderson Arts Center	(200.00)
01/20/26	01/29/26	43237	Junior League of Anderson	(500.00)
01/20/26	01/29/26	43267	Palmetto Knights	(1,000.00)
02/03/26	02/11/26	43447	Anderson University	(500.00)
02/03/26	02/11/26	43538	Just Jeanie Media Foundation Inc.	(500.00)
02/03/26	02/11/26	43610	The Lot Project Inc.	(800.00)
03/03/26	03/11/26	44440	Men at Work	(500.00)
03/17/26	03/24/26	44722	Anderson Arts Center	(500.00)
03/17/26	03/24/26	44877	Zone Services Inc	(500.00)
04/07/26	04/15/26	45319	Common Good	(1,000.00)
04/21/26	04/29/26	45696	Celebrate Special Families	(500.00)
04/21/26	04/29/26	45733	Foothills Community Foundation	(1,000.00)
04/21/26	04/29/26	45737	GAMAC	(300.00)
05/08/26	05/13/26	46199	Special Olympics	(500.00)
04/07/26	04/15/26	45424	SC HBCU	(1,500.00)
04/21/26	04/29/26	45824	SC State University	(1,000.00)
			Ending Balance	10,773.69

We certify that the above information to the best of our knowledge is up-to-date and is accurate.

Renee Watts, Clerk to Council

DATE:

Rita Davis

Rita Davis, CFO

DATE: May 13, 2026

DISTRICT 3 - SPECIAL PROJECTS

560303 628600

FY Ended June 30, 2026

<u>Council Meeting of:</u>	<u>Check Dated:</u>	<u>Check Number</u>	<u>Vendor \ Description</u>	<u>Amount</u>
			Budget 2025 - 2026	40,000.00
			Balance Brought Forward	4,691.89
07/15/25	07/17/25	38062	Iva Recreation Association-10 & Under	(1,000.00)
07/15/25	07/17/25	38063	Iva Recreation Association-12 & Under	(1,000.00)
07/15/25	07/22/25	38076	Anderson County Foster Parent Association	(500.00)
07/15/25	07/22/25	38077	Anderson Free Clinic Inc	(250.00)
07/15/25	07/22/25	38088	Belton Area Museum Association	(1,000.00)
07/15/25	07/22/25	38088	Celebrate Special Families	(250.00)
07/15/25	07/22/25	38152	JBECO	(750.00)
07/15/25	07/22/25	38240	Zone Services Inc	(250.00)
08/05/25	08/13/25	38641	Bulldog Fishing	(500.00)
08/05/25	08/13/25	38764	Piedmont Historical	(200.00)
08/05/25	08/13/25	38823	Vets Helping Vets	(1,000.00)
08/05/25	08/13/25	38828	Wetside Community Center	(750.00)
09/02/25	09/10/25	39424	Anderson Aviation	(500.00)
09/02/25	09/10/25	39439	Belton American Legion Post 51	(1,500.00)
09/16/25	09/24/25	39854	Anchored in His Grace Ministry	(500.00)
09/16/25	09/24/25	39858	Anderson County Chapter of SC Genealogical Society	(700.00)
09/16/25	09/24/25	39859	Anderson County Convention & Visitors Bureau-Jackie Seawall Junior Golf Team	(500.00)
09/16/25	09/24/25	39875	Belton Center for the Arts	(500.00)
10/07/25	10/15/25	40639	Anderson Voices for Animals	(500.00)
10/07/25	10/15/25	40606	Foothills Community Health Care	(750.00)
10/07/25	10/15/25	40696	Shock City Jeep Club	(500.00)
10/07/25	10/15/25	40703	South Main Chapel & Mercy Center	(500.00)
10/07/25	10/15/25	40716	United Way of Anderson County-Leadership Anderson Class 40	(500.00)
10/21/25	10/29/25	41119	United Way of Anderson County-AOP Clubhouse	(750.00)
10/21/25	10/29/25	41039	Iva Recreation Association	(850.00)
11/04/25	11/19/25	41466	Family Promise of Anderson County	(500.00)
11/04/25	11/19/25	41470	First Light	(500.00)
11/04/25	11/19/25	41649	United Negro College Fund	(500.00)
11/18/25	11/26/25	41688	Anderson Chapter National Federation of the Blind	(250.00)
11/18/25	11/26/25	41799	New Foundations for Children	(250.00)
11/18/25	11/26/25	41747	Friends of Broadway Lake	(250.00)
12/16/25	01/07/26	42564	Crescent Elite Shooters	(1,000.00)
12/16/25	01/07/26	42609	Hejaz Shrine Circus	(250.00)
01/08/26	01/14/26	42884	Renaissance Academy	(500.00)
01/08/26	01/14/26	42924	SC State Chlil Cook Off	(3,000.00)
01/20/26	01/29/26	43163	Anderson Arts Center	(500.00)
01/20/26	01/29/26	43237	Junior League of Anderson	(500.00)
01/20/26	01/29/26	43267	Palmetto Knights	(500.00)
02/03/26	02/11/26	43447	Anderson University	(750.00)
02/03/26	02/11/26	43538	Just Jeanie Media Foundation Inc.	(500.00)
02/03/26	02/11/26	43610	The Lot Project Inc.	(750.00)
03/03/26	03/11/26	44440	Men at Work	(300.00)
03/17/26	03/24/26	44722	Anderson Arts Center	(500.00)
03/17/26	03/24/26	44877	Zone Services Inc	(500.00)
04/07/26	04/15/26	45319	Common Good	(1,000.00)
04/21/26	04/29/26	45696	Celebrate Special Families	(300.00)
04/21/26	04/29/26	45733	Foothills Community Foundation	(300.00)
04/21/26	04/29/26	45737	GAMAC	(300.00)
05/05/26	05/13/26	46199	Special Olympics	(500.00)
			Ending Balance	14,491.89

We certify that the above information to the best of our knowledge is up-to-date and is accurate.

Renee Watts, Clerk to Council

DATE:

Rita Davis

Rita Davis, CFO

DATE: May 13, 2026

DISTRICT 4 - SPECIAL PROJECTS
560304 528600
FY Ended June 30, 2026

<u>Council Meeting of:</u>	<u>Check Dated:</u>	<u>Check Number</u>	<u>Vendor Description</u>	<u>Amount</u>
			Budget 2025 - 2026	40,000.00
			Balance Brought Forward	5,449.99
07/15/25	07/17/25	38062	Iva Recreation Association-10 & Under	(500.00)
07/15/25	07/17/25	38063	Iva Recreation Association-12 & Under	(500.00)
07/15/25	07/22/25	38075	Anderson County Foster Parent Association	(200.00)
07/15/25	07/22/25	38077	Anderson Free Clinic Inc	(200.00)
07/15/25	07/22/25	38098	Celebrate Special Families	(200.00)
07/15/25	07/22/25	38162	JBECO	(500.00)
07/15/25	07/22/25	38240	Zone Services Inc	(250.00)
08/05/25	08/13/25	38641	Bulldog Fishing	(700.00)
08/05/25	08/13/25	38644	CESA	(3,500.00)
08/05/25	08/13/25	38764	Piedmont Historical	(500.00)
08/05/25	08/13/25	38823	Vets Helping Vets	(1,000.00)
08/05/25	08/13/25	38828	Wetaside Community Center	(500.00)
09/02/25	09/10/25	39424	Anderson Aviation	(500.00)
09/02/25	09/10/25	39439	Belton American Legion Post 51	(200.00)
09/16/25	09/24/25	39854	Anchored In His Grace Ministry	(500.00)
09/16/25	09/24/25	39858	Anderson County Chapter of SC Genealogical Society	(1,500.00)
09/16/25	09/24/25	39859	Anderson County Convention & Visitors Bureau-Jackie Seawall Junior Golf Team	(600.00)
10/07/25	10/15/25	40539	Anderson Voices for Animals	(500.00)
10/07/25	10/15/25	40606	Foothills Community Health Care	(1,500.00)
10/07/25	10/15/25	40696	Shock City Jeep Club	(300.00)
10/07/25	10/15/25	40703	South Main Chapel & Mercy Center	(1,000.00)
10/07/25	10/15/25	40716	United Way of Anderson County-Leadership Anderson Class 40	(500.00)
10/07/25	10/15/25	40732	YMCA of Anderson	(1,000.00)
10/21/25	10/29/25	41119	United Way of Anderson County-AOP Clubhouse	(2,500.00)
11/04/25	11/19/25	41466	Family Promise of Anderson County	(500.00)
11/04/25	11/19/25	41470	First Light	(500.00)
11/04/25	11/19/25	41649	United Negro College Fund	(500.00)
11/18/25	11/26/25	41686	Anderson Chapter National Federation of the Blind	(500.00)
11/18/25	11/26/25	41799	New Foundations for Children	(200.00)
01/06/26	01/14/26	42884	Renaissance Academy	(1,000.00)
01/20/26	01/29/26	43163	Anderson Arts Center	(250.00)
01/20/26	01/29/26	43237	Junior League of Anderson	(358.00)
01/20/26	01/29/26	43267	Palmetto Knights	(2,000.00)
02/03/26	02/11/26	43447	Anderson University	(500.00)
02/03/26	02/11/26	43538	Just Jeanie Media Foundation Inc.	(500.00)
02/03/26	02/11/26	43810	The Lot Project Inc.	(700.00)
02/17/26	02/18/26	43705	Lake Hartwell Partners for Clean Water	(2,604.42)
04/21/26	04/29/26	45696	Celebrate Special Families	(300.00)
04/21/26	04/29/26	45733	Foothills Community Foundation	(300.00)
04/21/26	04/29/26	45737	GAMAC	(300.00)
05/05/26	05/13/26	46199	Special Olympics	(500.00)
			Ending Balance	14,787.57

We certify that the above information to the best of our knowledge is up-to-date and is accurate.

<i>Rita Davis</i>	Rita Davis, CFO	DATE: May 13, 2026
Renee Watts, Clerk to Council		DATE: _____

DISTRICT 5 - SPECIAL PROJECTS
560305 528600
FY Ended June 30, 2026

<u>Meeting of:</u>	<u>Check Dated:</u>	<u>Check Number</u>	<u>Vendor \ Description</u>	<u>Amount</u>
			Budget 2025 - 2026	40,000.00
			Balance Brought Forward	46,016.15
07/15/25	07/17/25	38062	Iva Recreation Association-10 & Under	(750.00)
07/15/25	07/17/25	38063	Iva Recreation Association-12 & Under	(750.00)
07/15/25	07/22/25	38076	Anderson County Foster Parent Association	(300.00)
07/15/25	07/22/25	38077	Anderson Free Clinic Inc	(500.00)
07/15/25	07/22/25	38098	Celebrate Special Families	(250.00)
07/15/25	07/22/25	38152	JBECO	(500.00)
07/15/25	07/22/25	38240	Zone Services Inc	(1,000.00)
08/05/25	08/13/25	38641	Bulldog Fishing	(500.00)
08/05/25	08/13/25	38764	Piedmont Historical	(200.00)
08/05/25	08/13/25	38823	Vets Helping Vets	(4,500.00)
08/05/25	08/13/25	38828	Wetside Community Center	(500.00)
09/02/25	09/10/25	39424	Anderson Aviation	(1,000.00)
09/02/25	09/10/25	39439	Belton American Legion Post 51	(250.00)
09/16/25	09/24/25	39854	Anchored In His Grace Ministry	(500.00)
09/16/25	09/24/25	39858	Anderson County Chapter of SC Genealogical Society	(2,000.00)
09/16/25	09/24/25	39859	Anderson County Convention & Visitors Bureau-Jackie Seawall Junior Golf Team	(1,900.00)
10/07/25	10/15/25	40539	Anderson Voices for Animals	(500.00)
10/07/25	10/15/25	40606	Foothills Community Health Care	(1,500.00)
10/07/25	10/15/25	40696	Shock City Jeep Club	(800.00)
10/07/25	10/15/25	40703	South Main Chapel & Mercy Center	(1,000.00)
10/07/25	10/15/25	40716	United Way of Anderson County-Leadership Anderson Class 40	(500.00)
10/07/25	10/15/25	40732	YMCA of Anderson	(1,000.00)
10/21/25	10/29/25	41119	United Way of Anderson County-AOP Clubhouse	(1,000.00)
11/04/25	11/19/25	41486	Family Promise of Anderson County	(500.00)
11/04/25	11/19/25	41470	First Light	(500.00)
11/04/25	11/19/25	41649	United Negro College Fund	(1,000.00)
11/18/25	11/26/25	41686	Anderson Chapter National Federation of the Blind	(1,000.00)
12/16/25	01/07/26	42609	Hejaz Shrine Circus	(500.00)
01/06/26	01/14/26	42884	Renaissance Academy	(1,000.00)
01/20/26	01/29/26	43237	Junior League of Anderson	(700.00)
01/20/26	01/29/26	43267	Palmetto Knights	(1,000.00)
02/03/26	02/11/26	43447	Anderson University	(500.00)
02/03/26	02/11/26	43610	The Lot Project Inc.	(1,000.00)
03/03/26	03/11/26	44440	Men at Work	(300.00)
02/17/26	02/18/26	43705	Lake Hartwell Partners for Clean Water	(2,604.42)
03/17/26	03/24/26	44722	Anderson Arts Center	(500.00)
03/17/26	03/24/26	44877	Zone Services Inc	(500.00)
04/07/26	04/15/26	45319	Common Good	(500.00)
04/21/26	04/29/26	45896	Celebrate Special Families	(300.00)
04/21/26	04/29/26	45733	Foothills Community Foundation	(500.00)
04/21/26	04/29/26	45737	GAMAC	(300.00)
05/05/26	05/13/26	46199	Special Olympics	(500.00)
			Ending Balance	50,611.73

We certify that the above information to the best of our knowledge is up-to-date and is accurate.

Rita Davis

Renee Watts, Clerk to Council
 Rita Davis, CFO

DATE: _____
 DATE: May 13, 2026

DISTRICT 6 - SPECIAL PROJECTS

560306 528600

FY Ended June 30, 2026

<u>Council Meeting of:</u>	<u>Check Dated:</u>	<u>Check Number</u>	<u>Vendor Description</u>	<u>Amount</u>
			Budget 2025 - 2026	40,000.00
			Balance Brought Forward	24,020.45
07/15/25	07/17/25	38062	Iva Recreation Association-10 & Under	(250.00)
07/15/25	07/17/25	38063	Iva Recreation Association-12 & Under	(250.00)
07/15/25	07/22/25	38075	Anderson County Foster Parent Association	(200.00)
07/15/25	07/22/25	38077	Anderson Free Clinic Inc	(200.00)
07/15/25	07/22/25	38098	Celebrate Special Families	(200.00)
07/15/25	07/22/25	38162	JBECO	(200.00)
07/15/25	07/22/25	38240	Zone Services Inc	(250.00)
08/05/25	08/13/25	38644	CESA	(3,500.00)
08/05/25	08/13/25	38764	Piedmont Historical	(2,000.00)
08/05/25	08/13/25	38823	Vets Helping Vets	(1,500.00)
09/02/25	09/10/25	39424	Anderson Aviation	(500.00)
09/02/25	09/10/25	39439	Belton American Legion Post 51	(500.00)
09/16/25	09/24/25	39854	Anchored in His Grace Ministry	(700.00)
09/16/25	09/24/25	39858	Anderson County Chapter of SC Genealogical Society	(700.00)
10/07/25	10/15/25	40674	Connect Powdersville	(7,500.00)
10/07/25	10/15/25	40674	PLAY	(5,000.00)
10/07/25	10/15/25	40703	South Main Chapel & Mercy Center	(1,000.00)
10/21/25	10/29/25	41119	United Way of Anderson County-AOP Clubhouse	(750.00)
11/04/25	11/19/25	41466	Family Promise of Anderson County	(500.00)
11/04/25	11/19/25	41470	First Light	(500.00)
11/04/25	11/19/25	41649	United Negro College Fund	(500.00)
11/18/25	11/26/25	41666	Anderson Chapter National Federation of the Blind	(250.00)
11/18/25	11/26/25	41799	New Foundations for Children	(250.00)
01/06/26	01/14/26	42884	Renaissance Academy	(1,000.00)
03/03/26	03/11/26	44440	Men at Work	(300.00)
03/03/26	03/11/26	44456	Powdersville YMCA	(2,500.00)
04/07/26	04/15/26	45319	Common Good	(500.00)
04/07/26	04/15/26	45400	Piedmont Village Christmas Lights	(2,000.00)
04/21/26	04/29/26	45696	Celebrate Special Families	(300.00)
04/21/26	04/29/26	45737	GAMAC	(300.00)
05/05/26	05/13/26	46189	Special Olympics	(1,000.00)
			 Ending Balance	 28,920.45

We certify that the above information to the best of our knowledge is up-to-date and is accurate.

Rita Davis

Renee Watts, Clerk to Council

Rita Davis, CFO

DATE: _____

DATE: May 13, 2026

DISTRICT 7 - SPECIAL PROJECTS
560307 528600
FY Ended June 30, 2026

<u>Council Meeting of:</u>	<u>Check Dated:</u>	<u>Check Number</u>	<u>Vendor Description</u>	<u>Amount</u>
			Budget 2025 - 2026	40,000.00
			Balance Brought Forward	0.00
07/15/25	07/17/25	38062	Iva Recreation Association-10 & Under	(125.00)
07/15/25	07/17/25	38063	Iva Recreation Association-12 & Under	(125.00)
07/15/25	07/22/25	38077	Anderson Free Clinic Inc	(2,000.00)
07/15/25	07/22/25	38098	Celebrate Special Families	(500.00)
07/15/25	07/22/25	38240	Zone Services Inc	(250.00)
08/05/25	08/13/25	38764	Piedmont Historical	(200.00)
08/05/25	08/13/25	38807	Town of Honea Path	(5,000.00)
08/05/25	08/13/25	38808	Town of Pelzer	(5,000.00)
08/05/25	08/13/25	38810	Town of West Pelzer	(5,000.00)
08/05/25	08/13/25	38811	Town of Williamston	(5,000.00)
08/05/25	08/13/25	38823	Vets Helping Vets	(500.00)
08/05/25	08/13/25	38828	Wetside Community Center	(200.00)
08/05/25	08/13/25	38647	Cheddar Youth Center	(3,500.00)
08/02/25	08/10/25	38424	Anderson Aviation	(250.00)
08/02/25	08/10/25	38439	Belton American Legion Post 51	(250.00)
08/02/25	08/10/25	38451	Caroline Community Center	(5,000.00)
08/16/25	08/24/25	38854	Anchored in His Grace Ministry	(250.00)
08/16/25	08/24/25	38858	Anderson County Chapter of SC Genealogical Society	(250.00)
10/07/25	10/15/25	40539	Anderson Voices for Animals	(250.00)
10/07/25	10/15/25	40716	United Way of Anderson County-Leadership Anderson Class 40	(250.00)
10/21/25	10/29/25	41119	United Way of Anderson County-AOP Clubhouse	(500.00)
11/04/25	11/19/25	41486	Family Promise of Anderson County	(250.00)
11/04/25	11/19/25	41470	First Light	(250.00)
11/04/25	11/19/25	41649	United Negro College Fund	(250.00)
11/18/25	11/26/25	41686	Anderson Chapter National Federation of the Blind	(250.00)
01/08/26	01/14/26	42884	Renaissance Academy	(500.00)
02/03/26	02/11/26	43447	Anderson University	(250.00)
02/03/26	02/11/26	43610	The Lot Project Inc.	(500.00)
04/07/26	04/15/26	45457	Williamston Cemetery Committee	(1,000.00)
04/21/26	04/29/26	45696	Celebrate Special Families	(500.00)
04/21/26	04/29/26	45737	GAMAC	(250.00)
05/05/26	05/13/26	46219	Watkins Community Center	(1,500.00)
			Ending Balance	100.00

We certify that the above information to the best of our knowledge is up-to-date and is accurate.

Rita Davis

Renee Watts, Clerk to Council
 Rita Davis, CFO

 DATE: May 13, 2026