

ENVISION 6



Toolbox

For Building Communities

There are many “tools” inside the “community building toolbox.” These tools can be used by local government, by individual property owners, by developers, by other organizations, or by all of these working together in partnership.

The key to using these tools, however, is that community members must take the first step. Contact your Council member, the County Planning Department, or other identified individuals or organizations to initiate the process.

With these tools in hand, communities can begin working to make their vision for the future a reality.

A partnership between Councilman Jimmy Davis, the District 6 community, and the Anderson County Planning and Community Development Department



ANDERSON COUNTY
SOUTH CAROLINA

TOOL	FOR WORKING ON	HOW TO USE IT
<p>Adequate Public Facilities Ordinance</p> <p>An adequate public facilities ordinance requires a developer to demonstrate that the capacity of available public facilities is sufficient to support the proposed new development before project approval is granted.</p>	<p>Providing roads, water, sewer, and other infrastructure and facilities</p>	<p>Indicate your interest in this tool to your Council member</p>
<p>Business Improvement District</p> <p>A business improvement district provide services to its members including extra maintenance, improved street lighting or beautification, promotional activities, and social events. Member businesses within the district make a contribution to fund the provision of services.</p>	<p>Providing services for businesses</p>	<p>Indicate your interest in this tool to your Council member</p>
<p>Capital Improvements Plan (CIP)</p> <p>Capital improvements plans identify capital projects and capital equipment purchases of interest to the local government. Funding sources or financing options are also identified for projects in the plan. The CIP provides a structured plan for acquiring, financing, and constructing buildings and infrastructure.</p>	<p>Providing roads, water, sewer, parks, and other infrastructure and facilities</p>	<p>Provide input on potential projects in your community to your Council member or the Anderson County Planning Department www.andersoncountysc.org/planning (864) 260-4720</p>

TOOL	FOR WORKING ON	HOW TO USE IT
<p>Chapters 38 and 70 of the County Code</p> <p>Ordinances for regulating the nature of development in the unincorporated areas of Anderson County.</p>	<p>Controlling development</p>	<p>Contact the Anderson County Development Standards Department or the Anderson County Planning Department to learn about the review and updating of these ordinances https://www.andersoncountysc.org/development-standards</p>
<p>Comprehensive Plan</p> <p>An official document adopted by the local governing body intended for guiding the future physical, social, and economic development of the jurisdiction. Comprehensive Plans are created with community involvement. In South Carolina, any jurisdiction that promulgates zoning and certain land development regulations is required by law to maintain a comprehensive plan.</p>	<p>Planning physical, social, and economic development</p>	<p>Contact the Anderson County Planning Department to learn more; attend scheduled public meetings to provide your opinions, concerns, and comments www.andersoncountysc.org/planning (864) 260-4720</p>
<p>Complete Streets</p> <p>A design approach for planning streets so as to accommodate pedestrians, bicyclists, motorists, and transit riders of all ages and abilities.</p>	<p>Improving mobility for all modes of travel</p>	<p>Contact the Anderson County Roads and Bridges Department for more information www.andersoncountysc.org/roads-and-bridges (864) 260-4190</p>

TOOL	FOR WORKING ON	HOW TO USE IT
<p>Conservation Easement</p> <p>A conservation easement is intended to protect, preserve, and conserve the natural, scenic, or historic features of an area. Conservation easements are created through agreements between landowners and land trust organizations or local, state, or federal government. While the landowner maintains ownership of the land under the easement, the landowner’s right to develop the land within the easement is constrained, thus achieving conservation goals. Often, some incentive, such as property tax relief, is associated with conservation easements.</p>	<p>Protecting land</p>	<p>Contact Upstate Forever, South Carolina Department of Archives and History, or Ducks Unlimited www.upstateforever.org/ (864) 250-0500 https://scdah.sc.gov/ (803) 896-6196 www.ducks.org</p>
<p>Conservation Subdivision Design</p> <p>A method for developing residential subdivisions that preserves open space and other natural features by siting homes and sizing lots accordingly.</p>	<p>Controlling development</p>	<p>Indicate your interest in this tool to your Council member or contact the Anderson County Planning Department for more information www.andersoncountysc.org/planning (864) 260-4720</p>
<p>County Website and Social Media</p> <p>Anderson County maintains a fully enabled website as well as Facebook, Twitter, Instagram, LinkedIn, and YouTube accounts.</p>	<p>Staying informed with planning-related and other County activities</p>	<p>Go to www.andersoncountysc.org</p>

TOOL	FOR WORKING ON	HOW TO USE IT
<p>Deed Restrictions</p> <p>A deed restriction is a private restriction attached to a piece of real estate that limits the use of the property in some way, and is recorded in the deed. Restrictions prescribe what can be built on the property, how and if the property can be subdivided, and what can be kept on the property. Deed restrictions are maintained with the property, so that new owners typically cannot remove them.</p>	<p>Controlling development</p>	<p>Contact your attorney to design restrictions for your property; contact the Anderson County Register of Deeds www.andersoncountysc.org/register-of-deeds (864) 260-4054</p>
<p>Design Charrette</p> <p>In a design charrette, a group of developers and designers come together for a defined time period to create or revise the physical design for a site or building. In addition to the lead design team, charrettes will typically include members of the public, key stakeholders, and other design or planning professionals. Including multiple collaborators in the design charrette allows for the greatest amount of ideas, imagination, and professional and public input.</p>	<p>Creating the design for a site</p>	<p>Indicate your interest in this tool to your Council member or contact the Anderson County Planning Department for more information www.andersoncountysc.org/planning (864) 260-4720</p>

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<p>Development Agreements</p> <p>A development agreement is a contract made between a local government and a developer, ensuring a project will proceed under the regulations in place at the time of approval. In these agreements, the local government may make such provisions as expedited permitting or a freeze on regulations for the duration of the project. In exchange, the developer agrees to follow specified phasing and to provide certain facilities, improvements, or other mutually agreed upon conditions or project components.</p>	<p>Controlling development</p>	<p>Indicate your interest in this tool to your Council member or contact the Anderson County Planning Department for more information www.andersoncountysc.org/planning (864) 260-4720</p>
<p>Development Impact Fees</p> <p>A development impact fee is a payment of money imposed by a local government on a developer as a condition of granting development approval and/or a building permit. The purpose of an impact fee is to help fund the additional services or facilities needed to support the new development. Impact fees are assessed in addition to any permit, application or administrative fees. Fees often fund a variety of services or facilities, including fire and police protection, municipal facilities, recreation, and transportation.</p>	<p>Roads, parks, emergency services, public education facilities, and other municipal facilities</p>	<p>Indicate your interest in this tool to your Council member</p>

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<p>Exactions</p> <p>An exaction is a requirement that must be fulfilled by the developer in order to receive approval for the project. As conditions that are imposed on development, exactions can take a variety of forms, including: Land dedicated for public use, e.g. a subdivision developer also builds a new park for residents; Public improvements, e.g. widening roads and constructing new turn lanes to better connect new developments to an existing road; Monetary payments, e.g. a developer makes payments to help fund a public library.</p>	<p>Roads, water, sewer, and other infrastructure and facilities</p>	<p>Indicate your interest in this tool to your Council member</p>
<p>Form Based Codes</p> <p>Form based codes, also referred to as form based zoning, regulate land development by focusing on context and surroundings and relationship between private and public space. Form based codes are an alternative to conventional zoning, which regulates the use of land. Form based codes are less concerned with the use to which a property is put, but rather with the physical form of development and how well it complements its surroundings. Specific design standards are included in a form based code.</p>	<p>Controlling development</p>	<p>Indicate your interest in this tool to your Council member or contact the Anderson County Planning Department for more information www.andersoncountysc.org/planning (864) 260-4720</p>

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<p>“Green Infrastructure” Planning</p> <p>Green infrastructure includes forests, agricultural areas, rivers and streams, wetlands, parks and open spaces. Planning for these areas helps protect native species and natural ecological processes.</p>	<p>Protecting natural resources</p>	<p>Contact the Anderson County Planning Department for more information www.andersoncountysc.org/planning (864) 260-4720</p>
<p>Historic Preservation Guidelines</p> <p>Federal and state laws enable local level implementation of measures to protect historic sites, properties, districts, buildings, and other features.</p>	<p>Protecting historic features</p>	<p>Contact the South Carolina Department of Archives and History https://scdah.sc.gov/ (803) 896-6196</p>
<p>Homeowners Association (HOA)</p> <p>Homeowners Associations are incorporated nonprofit organizations that operate through agreement among all homeowners with its boundaries. HOAs provide common facilities and amenities available to all members. Uniform standards relating to appearance and maintenance of properties and use of common facilities and also imposed on members. Each lot within the HOA is subject to charges that support the associations’ activities.</p>	<p>Controlling appearance and providing facilities</p>	<p>Organize the neighbors in your subdivision and contact an attorney</p>

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<p>Land Banking</p> <p>Land banking is a technique for returning abandoned, vacant, and foreclosed properties to productive, tax-generating, uses. Land banking is often carried out by local governments or non-profit organizations and encourages redevelopment of properties in order to combat blight and raise the value of surrounding properties. Typically, land banks are able to obtain property at low or no cost through tax sales, clear titles and resolve back taxes, lease properties, and sell properties to achieve community goals.</p>	<p>Redeveloping properties and controlling blight</p>	<p>Indicate your interest in this tool to your Council member or other elected officials</p>
<p>Overlay District</p> <p>An area where additional requirements often related to appearance, access, or special protections are added to an underlying zoning district.</p>	<p>Controlling development</p>	<p>Contact the Anderson County Planning Department for more information www.andersoncountysc.org/planning (864) 260-4720</p>

TOOL	FOR WORKING ON	HOW TO USE IT
<p>Planning Commission</p> <p>An appointed board that makes recommendations and decisions on zoning and land development issues, and oversees the comprehensive plan and development regulations.</p>	<p>Planning decisions and regulations</p>	<p>Go to www.andersoncountysc.org/planning-commission to download Planning Commission meeting packets or receive them via email; attend meetings on the second Tuesday of every month; express your opinions to your Planning Commissioner</p>
<p>Priority Investment Areas</p> <p>The process of strategically locating water, sewer, and other infrastructure placements prior to any significant development in order to attract investment into a certain area. Placement of these facilities would occur in so-called "priority investment areas."</p>	<p>Providing water, sewer, parks, and other facilities and services</p>	<p>Indicate your interest in this tool to your Council member</p>

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<p>Purchase / Transfer of Development Rights</p> <p>Purchase of Development Rights is a public program in which a local government pays landowners the fair market value of their development rights in exchange for a permanent conservation easement that restricts any future development on that property.</p> <p>Transfer of Development Rights is a system in which landowners who live in a place where development is discouraged are able to sell their development rights to a landowner in a place where development is being encouraged. Each landowner keeps the title to their original property.</p>	<p>Protecting land</p>	<p>Indicate your interest in this tool to your Council member</p>
<p>Residential Improvement District</p> <p>County governments in South Carolina can finance public works improvements through special assessments on properties within a RID.</p>	<p>Providing recreational and pedestrian facilities, stormwater infrastructure, road and street improvements, or other public buildings or facilities</p>	<p>Indicate your interest in this tool to your Council member or other elected officials</p>
<p>Shared Use Agreements</p> <p>A formal agreement among multiple partners to provide a community facility or building.</p>	<p>Providing community facilities and services</p>	<p>Indicate your interest in this tool to your Council member</p>

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<p>Special Purpose District</p> <p>A special tax district is a governmental unit created for the purpose of performing a specialized function or providing a specialized service for a defined area. These districts have a separate governing body and can raise revenues through taxation, special assessments, or charges for services boundaries. Rural fire districts, and other types of service districts, commonly operate as special tax districts. These are districts are separate from the county, municipality or township and have administrative and fiscal independence. Their purpose is to perform a special task or group of similar tasks.</p>	<p>Providing water, sewer, parks, and other facilities and services</p>	<p>Indicate your interest in this tool to your Council member or other elected officials</p>
<p>Stormwater Management Plan</p> <p>A plan for the appropriate discharge of stormwater runoff and sediment from a development site.</p>	<p>Preventing pollution</p>	<p>Contact the Anderson County Stormwater Management Department www.andersoncountysc.org/stormwater (864) 716-3620</p>
<p>Stream Buffer</p> <p>A vegetated area alongside a stream or river bank to filter runoff from a construction site, street, or parking lot.</p>	<p>Preventing pollution</p>	<p>Contact the Anderson County Planning Department for more information www.andersoncountysc.org/planning (864) 260-4720</p>

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<p>Tax Increment Financing (TIF)</p> <p>Tax Increment Financing is a method of financing redevelopment projects. These projects are projected to increase the tax base of the community and improve the surrounding real estate that is included in the TIF district.</p>	<p>Redeveloping properties and providing infrastructure and facilities</p>	<p>Indicate your interest in this tool to your Council member</p>
<p>YourGov</p> <p>YourGov is an app that allows citizens to make reports and requests directly to their local government from a smartphone, tablet, or web browser.</p>	<p>Providing County services</p>	<p>Use this tool directly from your smartphone or other device</p>
<p>Zoning</p> <p>Zoning separates the land within a jurisdiction based on its use, for example residential, commercial, agricultural, and industrial. For each zoning district, regulations for allowable use, density, lot size, and other development standards apply to all properties in that district.</p>	<p>Controlling development</p>	<p>Obtain a petition and other instructions from the Anderson County Planning Department www.andersoncountysc.org/planning (864) 260-4720</p>