

Advance Anderson

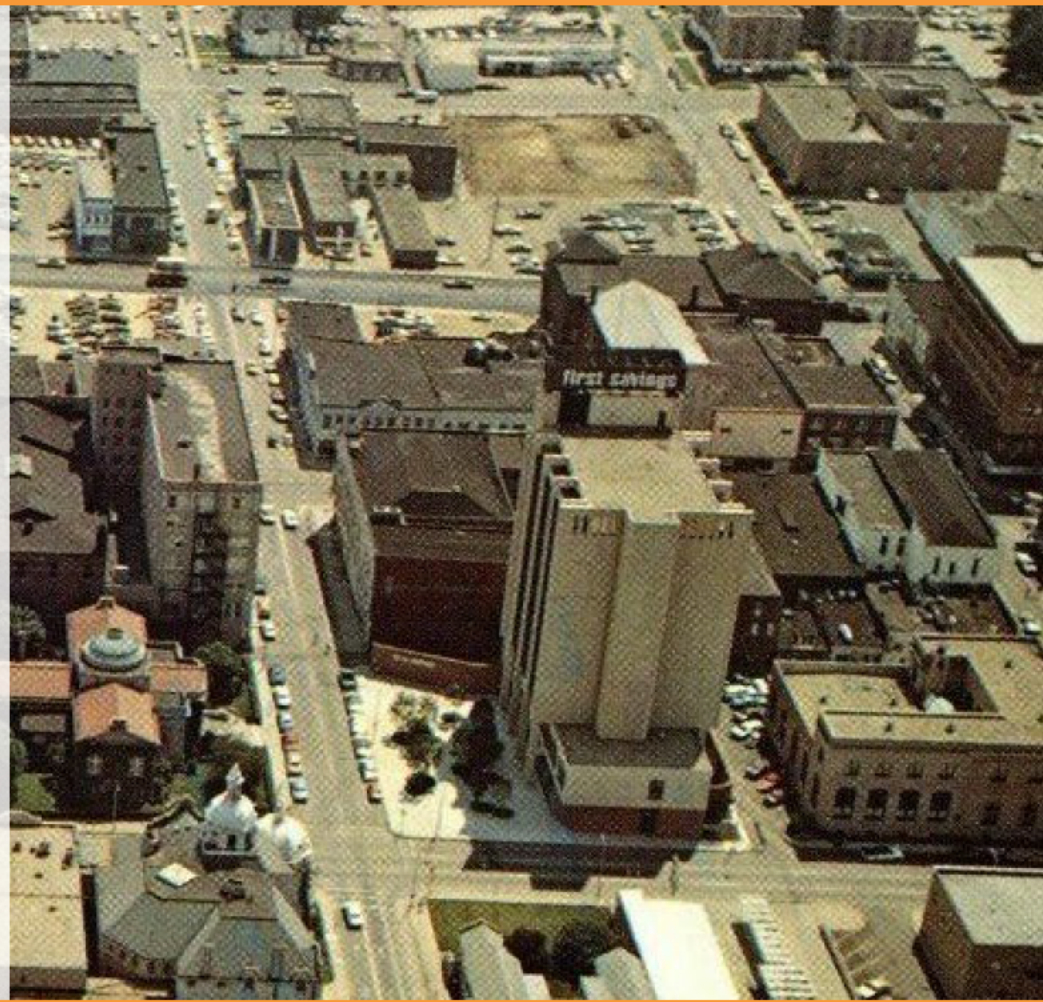
City of Anderson Comprehensive Plan

Task Force Meeting – January 8, 2025



Meeting Agenda

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1. Welcome
 2. Review & Next Steps
 3. Finalize Vision Statement and Principles
 4. Overview of Future Land Uses
 5. Conceptual Land Use Map

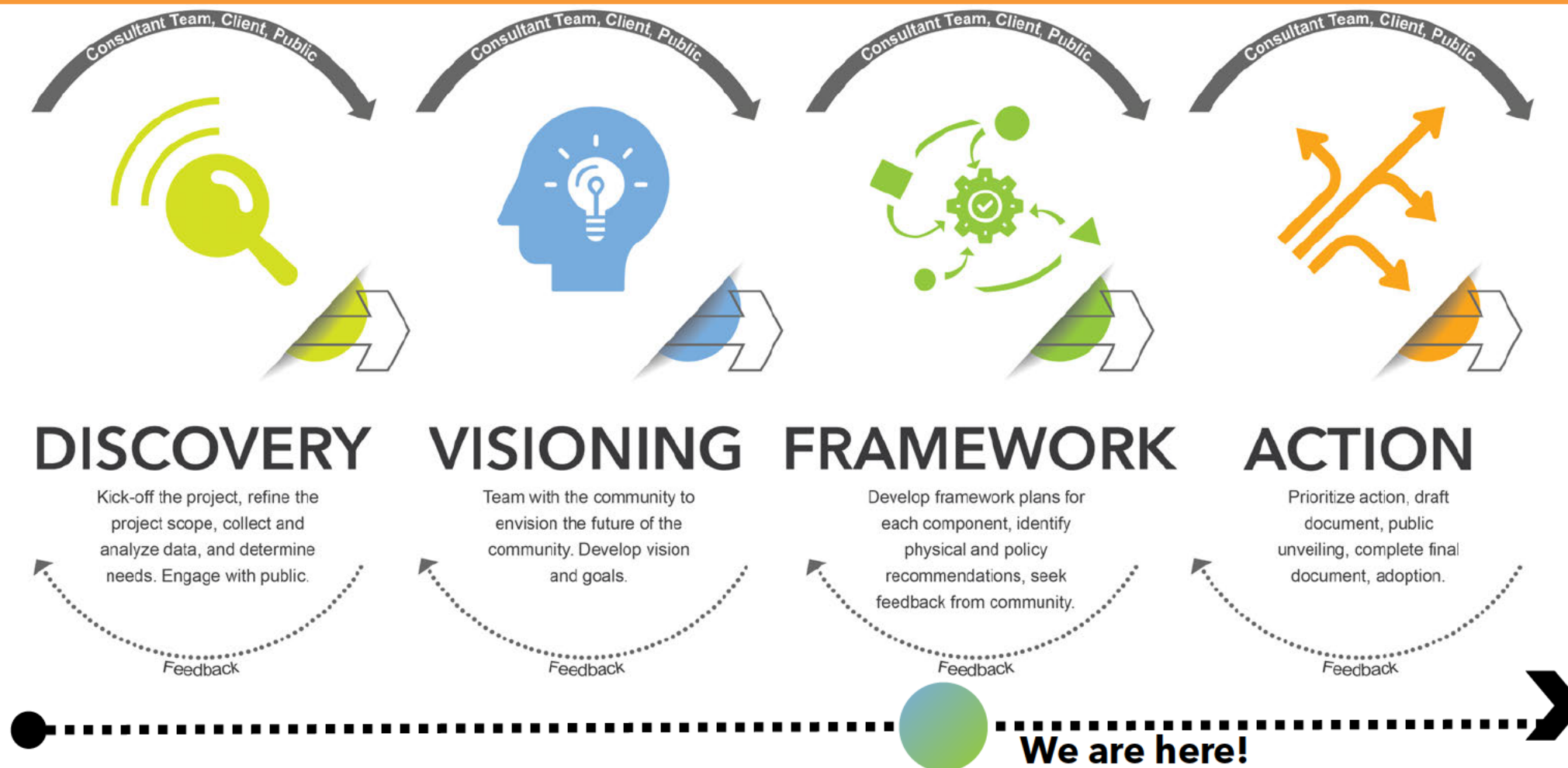


What is a Comprehensive Plan?

- A forward-looking, community-driven document
- Provides a bold Vision built on consensus describing the future state of the community
- Contains goals and objectives that guide how to address key issues and opportunities in the community to reach the plan's Vision
- Identify where land uses can occur and related policies



Comprehensive Planning Process



Next Steps

- Update the Vision Statement and Principles to the final version
- Update the Land Use Categories based on Feedback
- Create the Land Use Map
- Schedule and prepare for the next Public Meeting
- Update the website

Stay Engaged in the Planning Process

Official Website: ADVANCEANDERSON.COM

- Join our e-mail list
- Document Center containing all materials and presentations from meetings
- Interactive Maps and Surveys

Other Online Resources

www.cityofanderson.com

See the City of Anderson Facebook Page

Vision Statement

Anderson is a thriving, diverse, family-centered, community for all that invests in a high quality of life for residents by focusing on responsible development and redevelopment that enhances the area's natural features and community assets. Anderson's future is one where:

- New development and investment supports and enhances local assets and creates a sense of place throughout the community;
- A thriving and diverse local economy has an abundance of jobs, fosters entrepreneurial business growth, attracts high quality talent, and supports the local workforce;
- Street corridors are safe, vibrant, attractive, and designed to support well-being, bolster businesses, and connect to destinations;
- There is a bustling and active downtown where people live, work, shop, and play and is the destination for arts and culture within the state;
- All residents have access to appropriate housing, life-long learning, and recreational amenities;
- A desirable standard of living is obtainable, attracting new residents, and encouraging current residents to stay and grow their families;
- There is a noticeable commitment to inclusivity and appreciation for residents and their valuable contributions; and,
- There is widespread civic pride and social engagement.

Guiding Principles

- Growth, Revitalization, & Economic Development
- Attainable Housing Opportunities
- Vibrant Mixed-Use Downtown
- Lively Arts & Culture Scene
- Strong Educational System
- Active Corridors
- Diverse Recreational & Entertainment Offerings
- Quality Utilities, Infrastructure, & Public Services

Land Uses

What is land use?

- Broad categories about how land is used
- Descriptive:

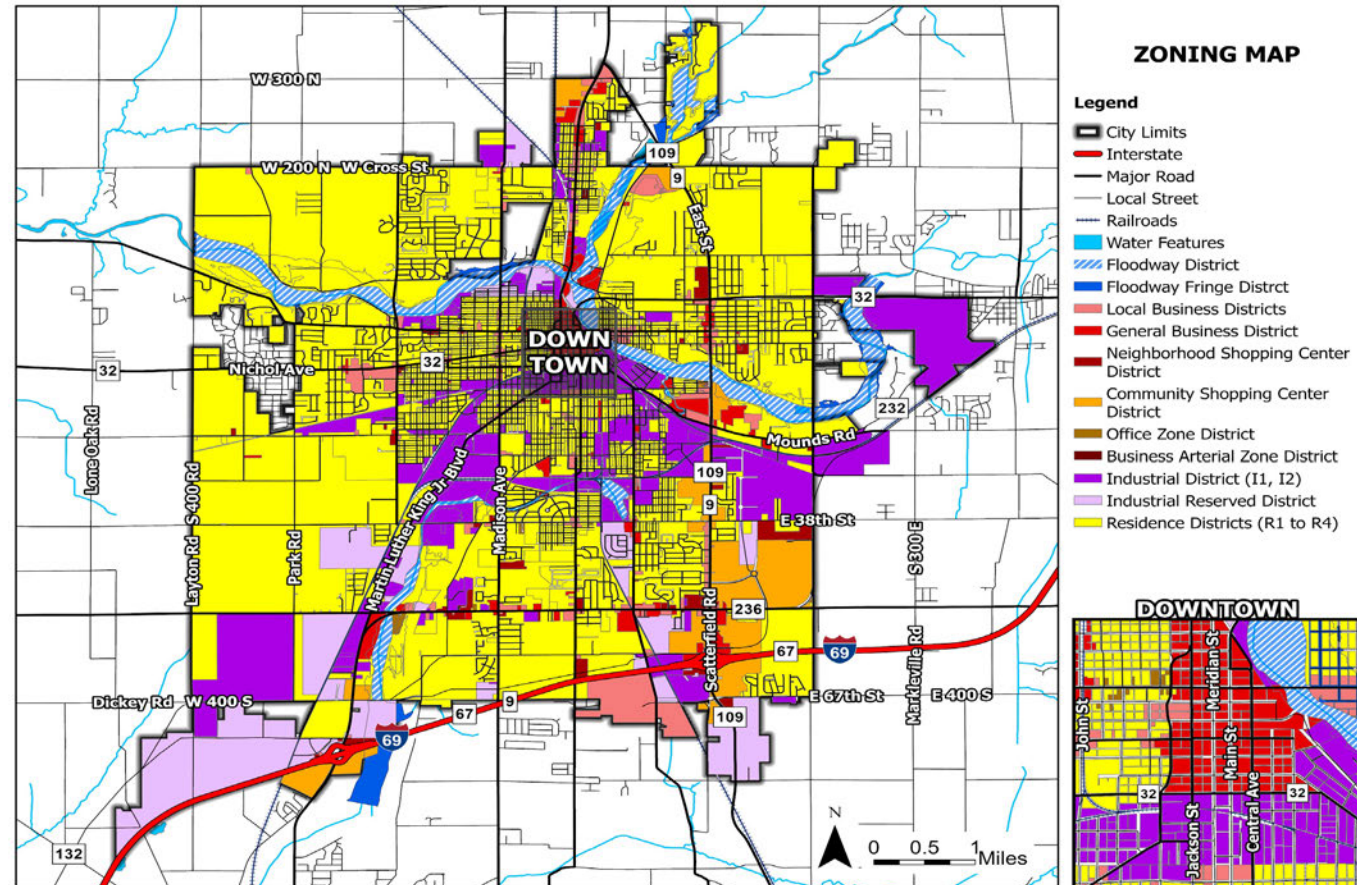
Residential	Parks & Open Space
Industrial	Institutional
Commercial	Mixed-Use

What is a future land use map?

- A map that recommends a land use category for all areas within a city.

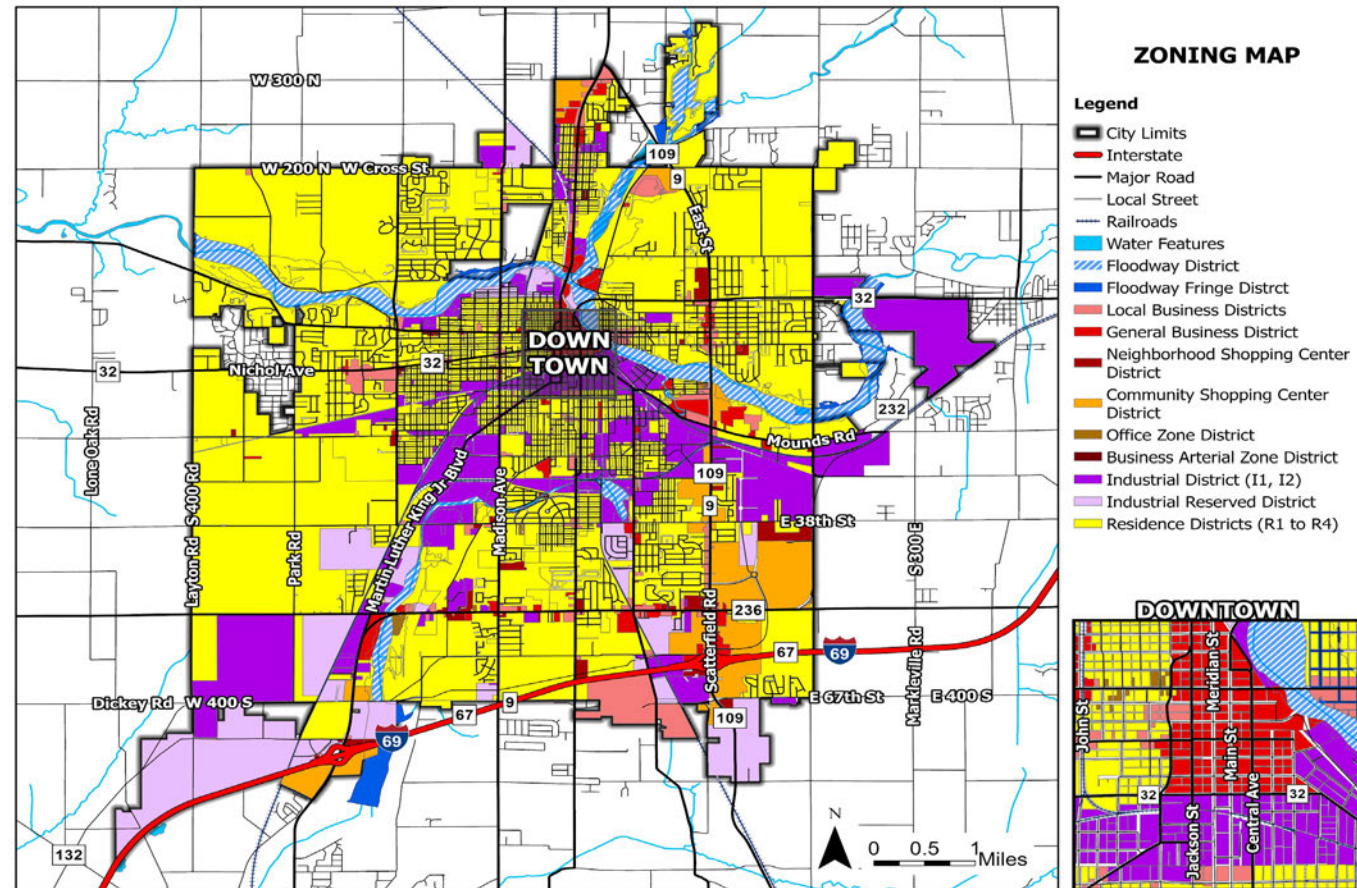
How will the land use categories be used in the future?

- Land use categories are the foundation for zoning districts.
- Zoning is more detailed and is adopted as a local ordinance.



Land Uses

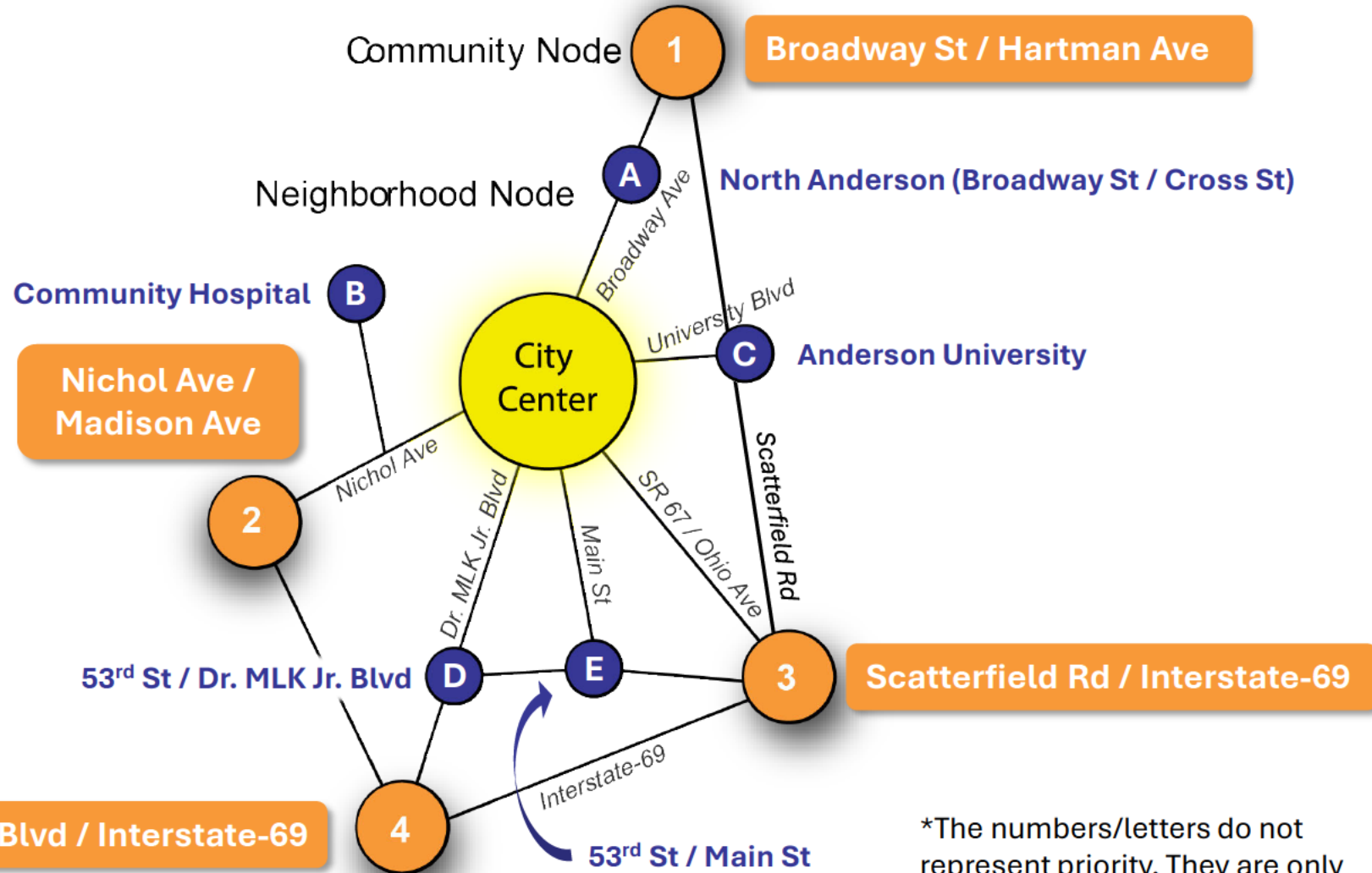
1. Compact Residential
2. Suburban Residential
3. Rural and Estate Residential
4. Neighborhood Mixed-Use
5. Community Commercial
6. Flex Industrial
7. Regional Industrial
8. Civic and Institutional
9. Downtown
10. Parks and Outdoor Recreation
11. Environmentally Sensitive Areas
12. Critical Areas



DRAFT Future Development Patterns Concept

Key Development Principles:

1. Focus public and encourage private investment in these nodes (new development and redevelopment)
2. Activate the corridors that connect these nodes with trails, businesses, public art, etc.



*The numbers/letters do not represent priority. They are only used for explanatory purposes.

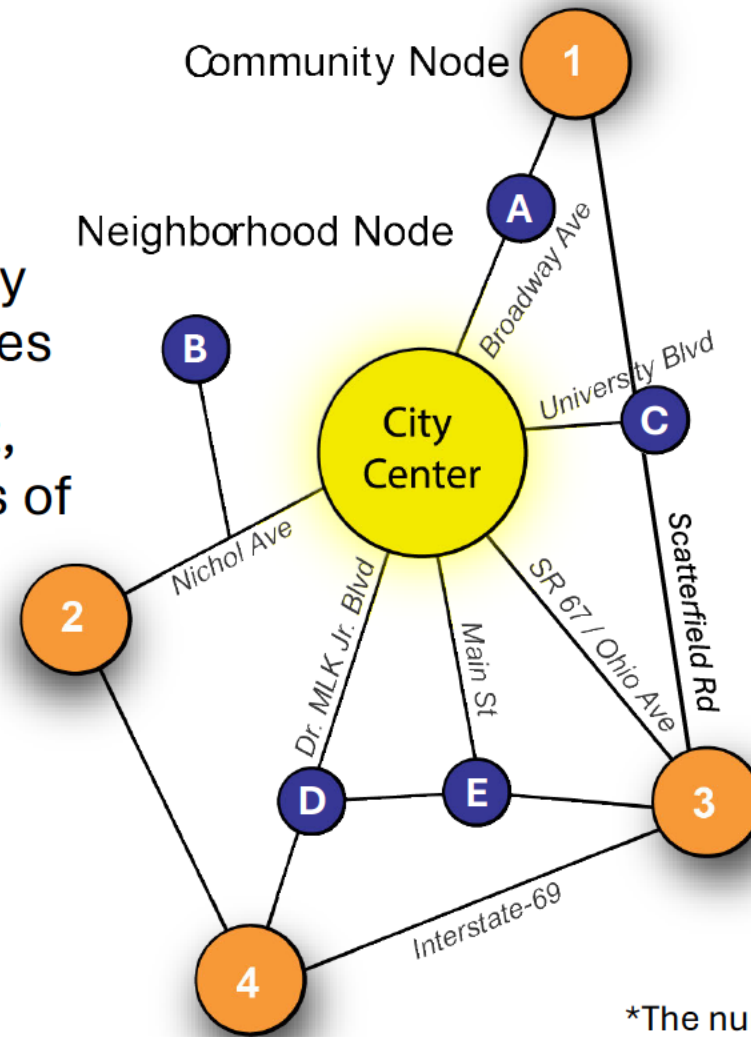
DRAFT Future Development Patterns Concept

Community Nodes

- Intended to serve large parts of the community (north, south, east, west)
- Intended to have space for community events, meetings, and gathering spaces
- Intended to develop into employment, commercial, and/or industrial centers of the City

Neighborhood Nodes

- Smaller-scale: intended to serve immediately surrounding areas
- Should be interconnected with surrounding development

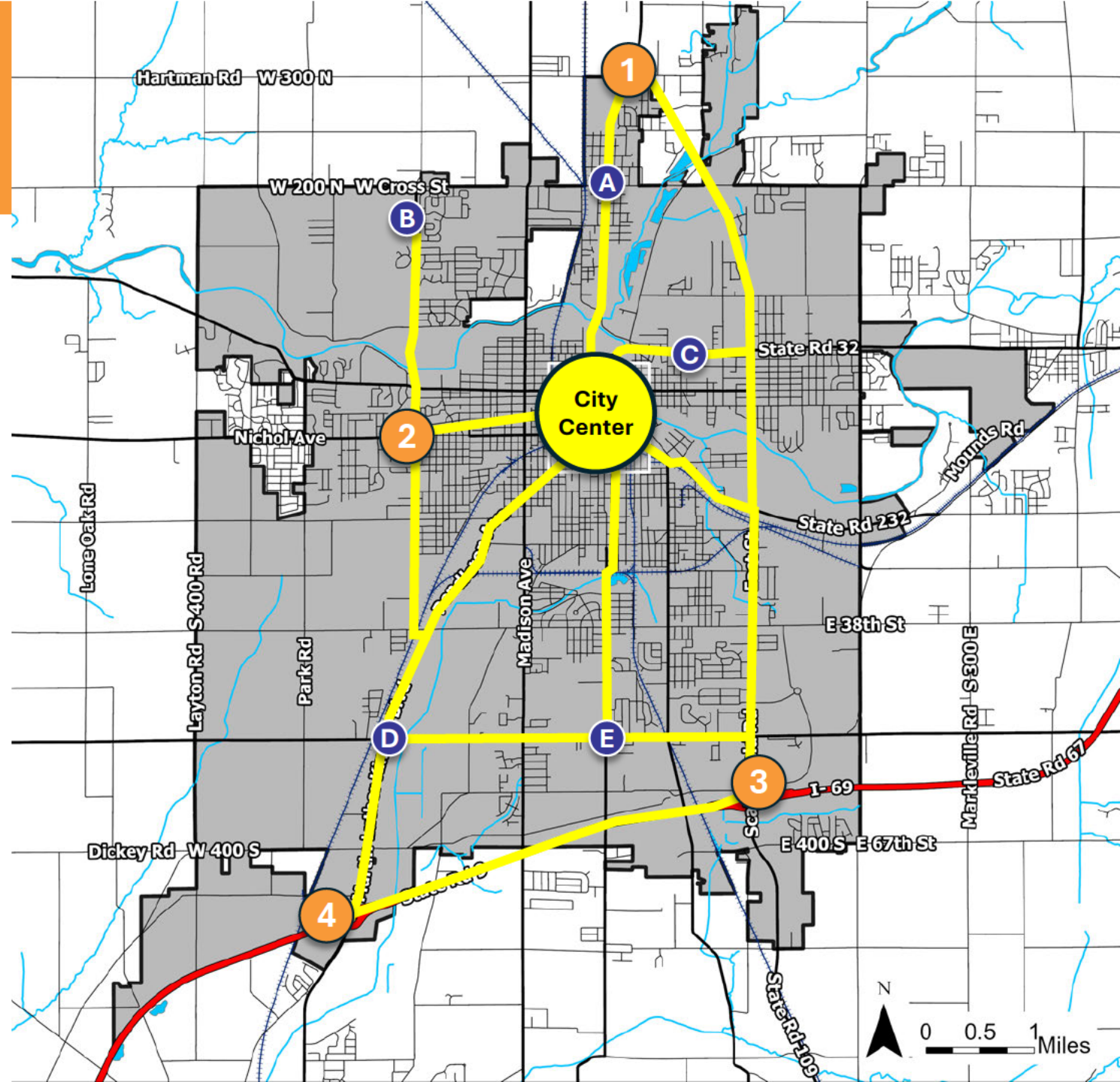
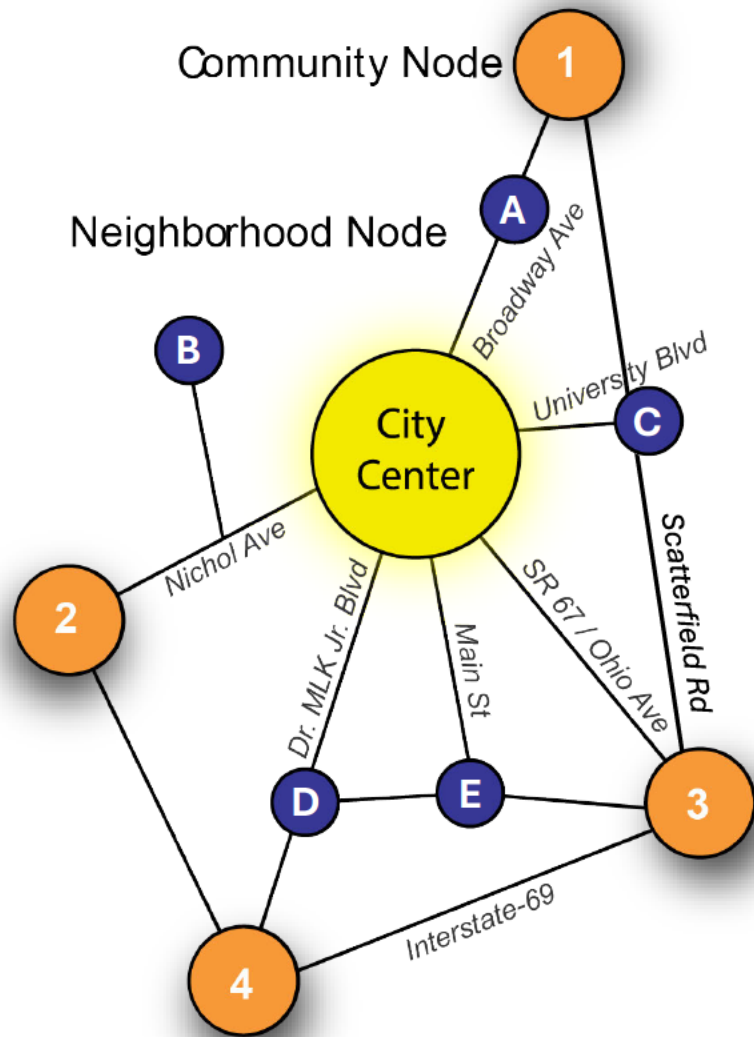


City Center

- Heart of the community
- Mixed-use buildings
- Spaces for citywide or regional events, art, attractions, and recreation

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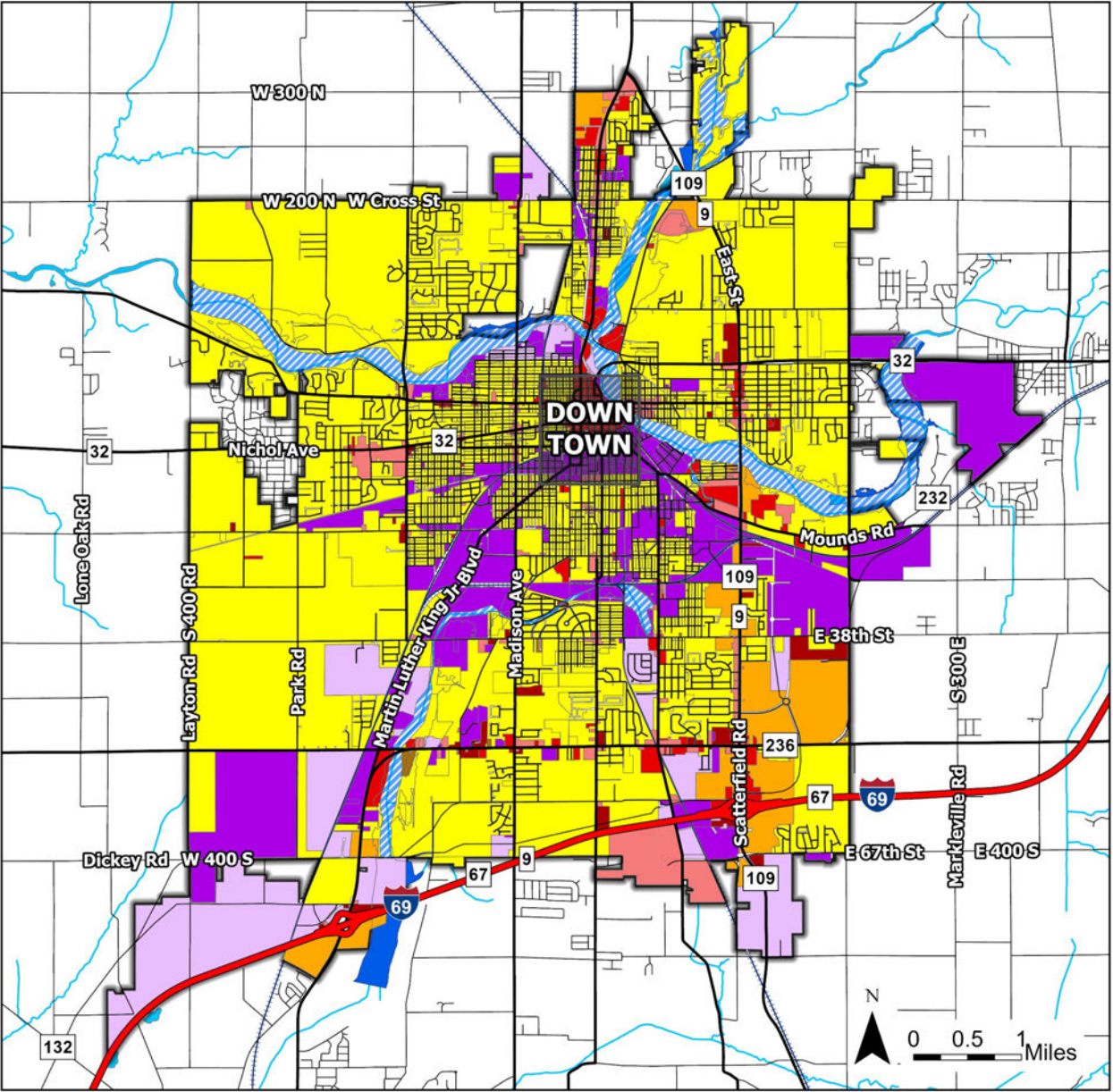
Concept → Reality



Map Activity

- Think about what Anderson will be like in 2045; what kinds of uses do you imagine, and where are they located?
- Use the color/pattern chart to mark on the map where these land uses should go
- You can reference the existing conditions maps (zoning, current use...) to guide your decisions.
- Questions to think about:
 - What areas would you recommend changes and what use should be there instead?
 - What areas should be preserved?
 - Where are the places that are changing uses (example: residential to commercial, farmland to industrial)? Should we support or limit these changes?
 - How should we plan for upcoming trends?

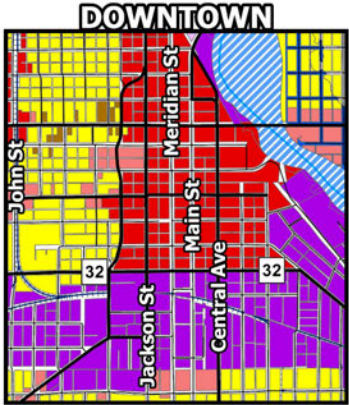




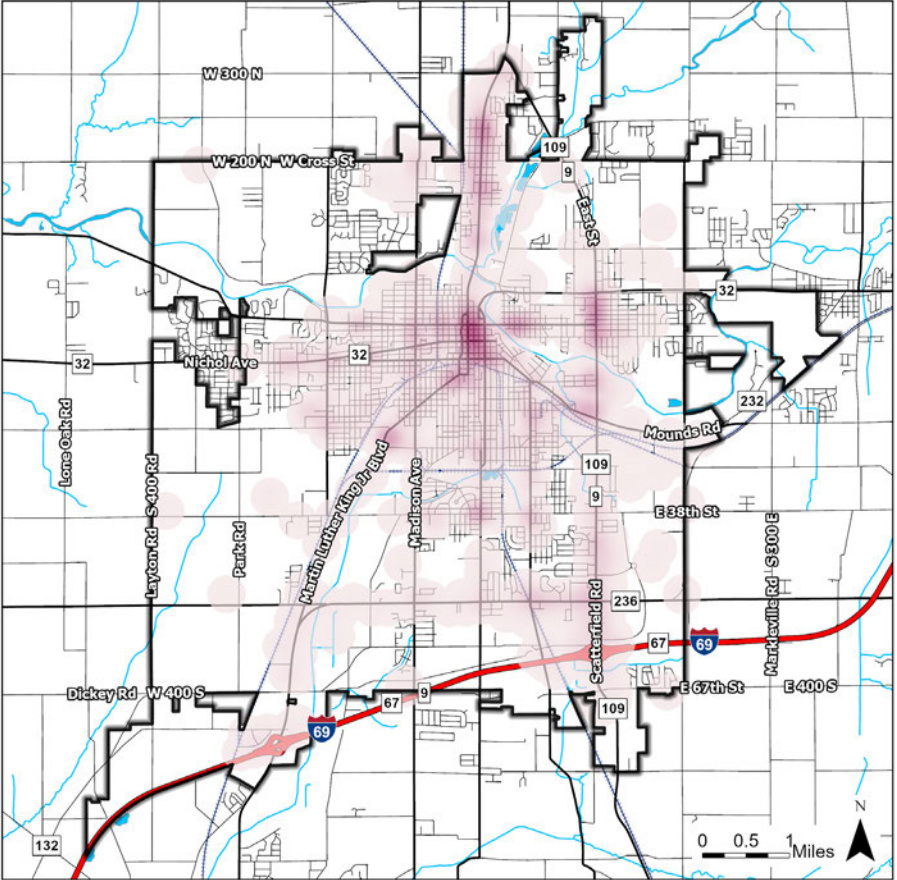
ZONING MAP

Legend

- City Limits
- Interstate
- Major Road
- Local Street
- Railroads
- Water Features
- Floodway District
- Floodway Fringe District
- Local Business Districts
- General Business District
- Neighborhood Shopping Center District
- Community Shopping Center District
- Office Zone District
- Business Arterial Zone District
- Industrial District (I1, I2)
- Industrial Reserved District
- Residence Districts (R1 to R4)

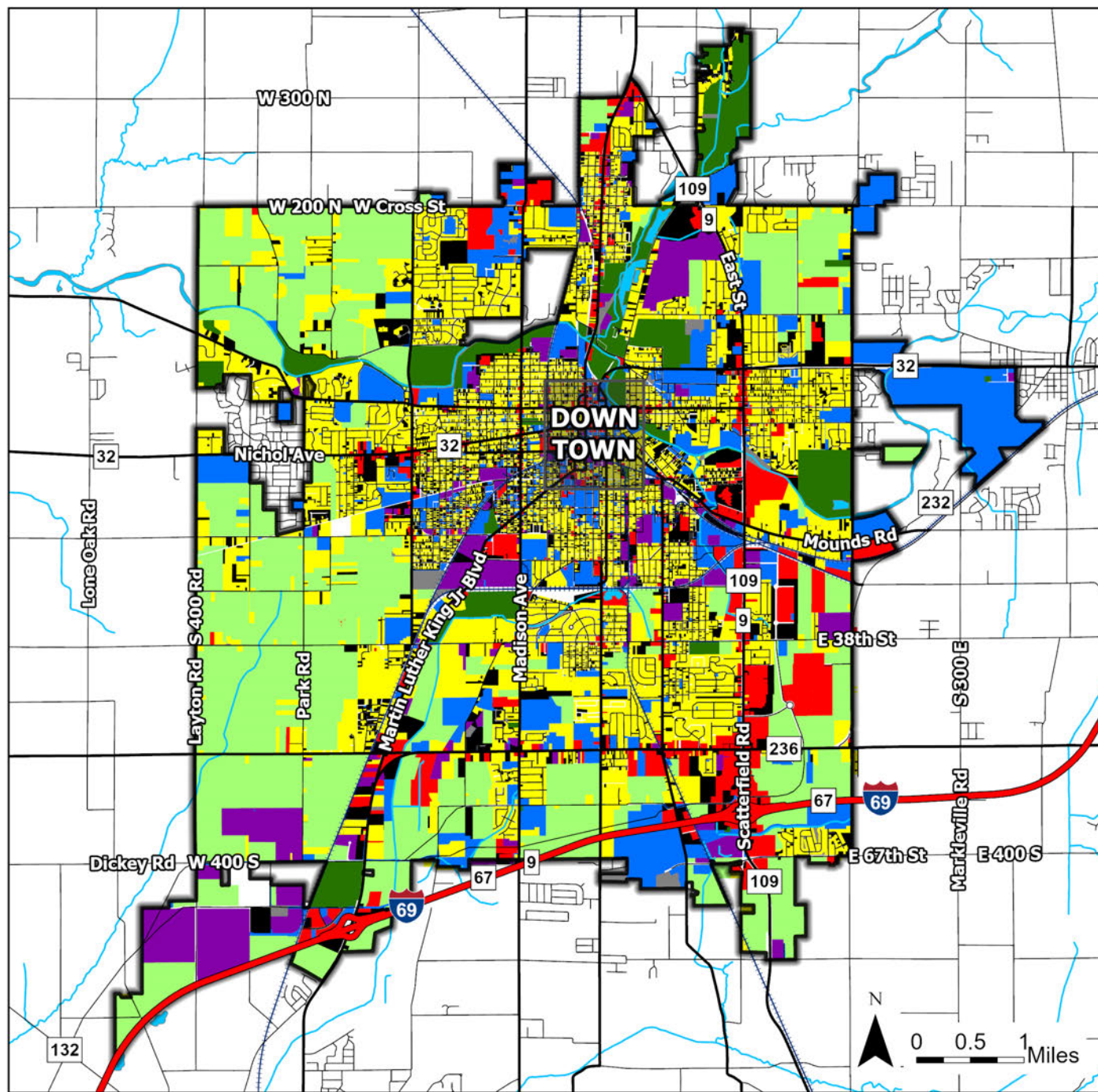


COMMERCIAL CENTERS



Legend

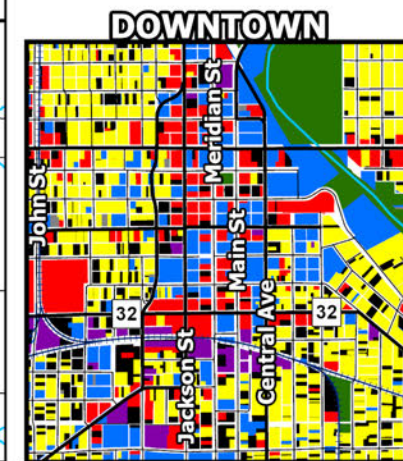
- City Limits
- Interstate
- Major Road
- Local Street
- Railroads
- Water Features
- Commercial Properties (weighted by acreage)
- Sparse
- Dense



LAND USE (2023)

Legend

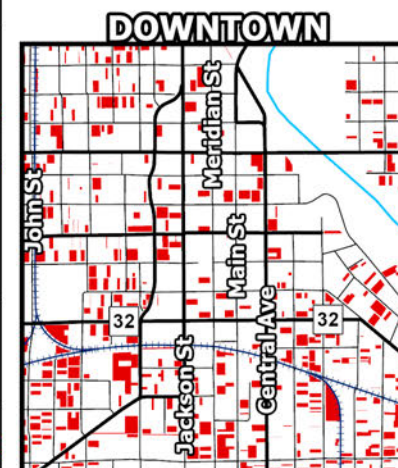
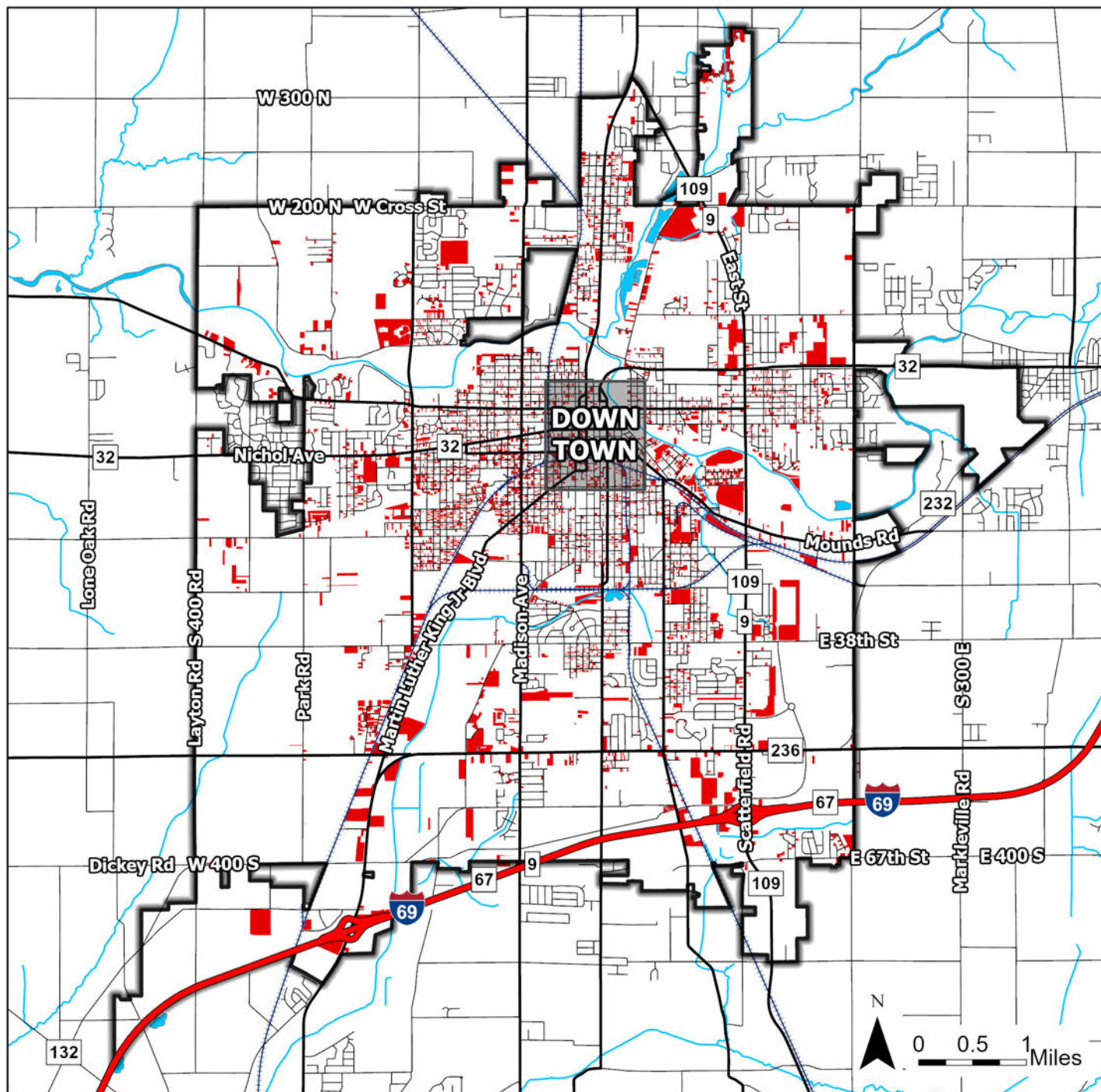
- City Limits
- Interstate
- Major Road
- Local Street
- Railroads
- Water Features
- Agricultural
- Parks and Open Space
- Residential
- Commercial
- Industrial
- Civic / Institutional
- Vacant
- Not classified



VACANT LAND (2023)

Legend

- City Limits
- Interstate
- Major Road
- Local Street
- Railroads
- Water Features
- Vacant (6,038 properties)



**RESIDENTIAL LAND
USES (2023)**

Legend

- City Limits
- Interstate
- Major Road
- Local Street
- Railroads
- Water Features
- Single-Family
- Duplex/Triplex
- Apartment/Condo
- Mobile Home Park
- Other Residential

