

**DRAFT**

Sponsor(s)	:	County Council	I, _____
First Reading	:		Council Clerk, certify that this
Second Reading	:		Ordinance was published for a
Public Hearing On	:		
Public Hearing	:		
Third Reading	:		
Effective Date	:		

ORDINANCE NO. 26-\_\_-\_\_

COUNCIL ADMINISTRATOR FORM OF GOVERNMENT FOR AIKEN COUNTY

Establishing the Aiken County Wholesale and Retail Wastewater Services Commission.

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WHEREAS:

1. On March 4, 2026, six (6) South Carolina House members introduced H. 5321, a Bill to establish the “Horse Creek Regional Public Service Authority,” with a service territory in Aiken, Edgefield, and Saluda Counties, and to dissolve the “Aiken County Public Service Authority” and “require all Aiken County Public Service Authority documents, assets, and liabilities to be transferred to the Horse Creek Regional Public Service Authority” (the “Bill”); and
2. The “Aiken County Public Service Authority” specifically referred to in Section 2 of the Bill as having been “established by Act 542 (1973)...,” is not the Public Service Authority that presently provides, and has provided since the 1980s, wastewater services within its service area as a department of the Aiken County Government, which was created by Aiken County ordinances years after Act 542 of 1973 (the “Act”); and
3. On March 4, 2026, the Bill was referred to the Committee on Agriculture, Natural Resources and Environmental Affairs; and
4. In 1976, Act 542 of 1973, upon which H. 5321 is premised, was judicially declared unconstitutional special legislation in violation of Article VIII, Section 7, “Organization, powers, and duties of counties; special laws prohibited,” of the South Carolina Constitution (see *Murphree v. Mottel*, 267 S.C. 80, 226 S.E.2d 36 (1976)); and
5. By Ordinance No. 88-9-32, the Aiken County Council created the Public Service Authority (“PSA”) as a department of Aiken County, and not as a separate “body corporate and politic” in the manner of unconstitutional Act 542 of 1973. The PSA has operated as a Department of Aiken County, under the supervision and control of the Aiken County Administrator, since 1988; and
6. Counties in South Carolina may provide wastewater services pursuant to Article VIII, Section 16, of the South Carolina Constitution, S.C.Code Ann. Section 4-9-30, and S.C.Code Ann. Section 44-55-1410;
7. Upon learning that Act 542 of 1973 was declared unconstitutional in 1976, the Legislative Delegation proposed to Aiken County an intergovernmental agreement that would have created a “User Advisory Council” comprised of members appointed by authorities other than Aiken County; and

8. In accordance with a long line of decisions, an agreement that entails the delegation of a South Carolina county’s legislative or governmental functions and is intended to bind future county governing bodies violates South Carolina appellate caselaw. See, e.g., the South Carolina Court of Appeals’ decision in the case of *Town of Sullivan’s Island v. Bluestein*, filed February 25, 2026; and

9. Upon learning that counties in South Carolina may not bind their future governing bodies by contract to the delegation, in whole or in part, of a county’s governmental or legislative function, the Legislative Delegation proposed the creation of an advisory body to be created by Aiken County that would provide input on wastewater services in Aiken County; and

10. Whereas, Aiken County indicated its willingness to consider the concept of such an advisory body, provided, however, that any such body a) would only have voting members appointed by the governing body of Aiken County, and b) would provide input and recommendations on both wholesale and retail wastewater service providers operating in Aiken County;

NOW THEREFORE BE IT ENACTED BY THE AIKEN COUNTY COUNCIL THAT:

1. While the South Carolina Constitution and Code of Laws authorize and empower Aiken County to provide wastewater services without the further approval, guidance, or recommendations of any other authority, the County desires to provide its citizens with an opportunity to voice their concerns regarding wholesale and retail wastewater services provided by any entity operating in Aiken County. Therefore, Aiken County Code of Ordinances, Chapter 23, “Utilities,” is hereby amended by the addition Article IV, which shall provide as follows:

“ARTICLE 4. – Aiken County Wholesale and Retail Wastewater Services Commission.

Sec. 23-221. – Creation.

There is hereby created the Aiken County Wholesale and Retail Wastewater Services Commission.

Sec. 23-222 – Purpose.

The purpose of the Commission is to provide advisory input to the governing body of Aiken County regarding any authority in the County that provides wholesale or retail, or both, wastewater services. For purposes of this Article, “wastewater services” shall mean any activity having to do with collecting, moving, storing, or treating wastewater from homes, businesses, or other buildings or facilities or sources, in Aiken County.” The Commission’s recommendations and input are advisory only, and in no event shall the governing body of Aiken County, the Aiken County Administrator, or any department or official or employee of Aiken County be bound by any recommendation of the Commission.

Sec. 23-223 – Appointment and Composition; *Ex Officio* Members.

(a) The Commission shall be comprised of nine (9) voting members, who shall be appointed as follows:

One (1) member of the Commission shall be appointed by the Aiken County Council Member who represents Council District 1.

One (1) member of the Commission shall be appointed by the Aiken County Council Member who represents Council District 2.

One (1) member of the Commission shall be appointed by the Aiken County Council Member who represents Council District 3.

One (1) member of the Commission shall be appointed by the Aiken County Council Member who represents Council District 4.

One (1) member of the Commission shall be appointed by the Aiken County Council Member who represents Council District 5.

One (1) member of the Commission shall be appointed by the Aiken County Council Member who represents Council District 6.

One (1) member of the Commission shall be appointed by the Aiken County Council Member who represents Council District 7.

One (1) member of the Commission shall be appointed by the Aiken County Council Member who represents Council District 8.

One (1) member of the Commission shall be appointed by the Chair of the Aiken County Council.

The members shall be residents of Aiken County who receive or are eligible to receive the residential property tax assessment rate classification set forth in S.C.Code Ann. Section 12-43-220(c)(1). However, no member shall be required to live in the Council District from which such member is appointed, so long as such member satisfies or could satisfy the residential property tax assessment rate prescribed in Section 12-43-220(c)(1).

(b) *Ex Officio* Members.

- (1) The Manager of the City of Aiken and the Manager of the City of North Augusta are appointed as *ex officio* members of the Commission.
- (2) The Aiken Legislative Delegation may nominate for the Commission two (2) *ex officio* members, whose names shall be forwarded to the governing body of Aiken County for appointment as *ex officio* members to the Commission.
- (3) *Ex officio* members may attend any meeting of the Commission, and may participate in any executive session held pursuant to S.C.Code Ann. Section 30-4-70, but in no event and on no issue, item, or matter, including the scheduling, convening, adjourning, or postponement of any Commission meeting, shall an *ex officio* member have the right to vote. *Ex officio* members are encouraged, but may not be compelled, to attend any meeting of the Commission.

Sec. 23-224. – Terms; Removal.

Subject to Sec. 23-230, each voting member of the Commission shall serve for a term of four (4) years. A member shall serve until the end of that member's term, and thereafter until his successor is appointed and seated. Voting members may be removed by majority vote of the governing body of Aiken County. *Ex officio* members appointed pursuant to Sec. 23-223(b)(2) may be removed by majority vote of the governing body of Aiken County, with the reason for such removal communicated to the Aiken Legislative Delegation. The Delegation may, if it chooses, nominate a successor *ex officio* for membership for any *ex officio* member it appoints that is removed or otherwise discontinues his service as an *ex officio* member of the Commission.

Any member may be removed for cause. "Cause" includes, but is not limited to, any cause for which the governor may remove a public official from office.

Sec. 23-225 – Chair; Vice Chair; Secretary; Terms.

The Commission shall appoint a Chair, a Vice Chair, and a Secretary, and those three (3) shall be the officers of the Commission. The Commission may appoint its officers by any method it chooses, so long as such method does not violate the laws of the State of South Carolina, the ordinances of Aiken County, or common sense. Subject to Sec. 23-230, the terms of the officers of the Commission shall be for one (1) year.

Sec. 23-226. – Meetings.

The Commission may meet as often as a majority of its voting members deems necessary, or as often as the governing body of Aiken County directs the Commission to meet, but shall hold at least one (1) meeting per quarter of the County's fiscal year. The County will provide meeting space for the Commission. The Commission shall not belabor its meetings to unreasonably burden any staff assigned to support its meetings, and shall be respectful of the time and primary duties of any support staff, including any security officers, assigned to it.

Sec. 23-227. – Agenda; Support; Public Input.

No meeting of the Commission, including meetings held solely for the purpose of an executive session, may be held without a written agenda, which shall be distributed and posted in accordance with the requirements of the South Carolina Freedom of Information Act.

The Clerk to Council may, but is not required to, assist the Commission in satisfying its meeting notice requirement. The Commission shall be responsible for determining, drafting, printing, and posting its meeting agenda, and any backup material that it may need to conduct its business. In no event shall the Clerk to Council, or any official or employee of Aiken County assist the Commission if such assistance compromises or would compromise any such official's or employee's primary duties to Aiken County.

Every meeting of the Commission, except those meetings scheduled for which a quorum is not present, shall include in its agenda an item for taking public input on wholesale or retail rates charged by any entity in Aiken County. Each speaker during the public input portion of the Commission's meetings may speak for up to five (5) minutes. No speaker may "yield" or "cede" his or her time to any other speaker; provided, however, that the Commission may permit a "group spokesperson" if such spokesperson is likely to reduce the likelihood of cumulative or repetitive input.

Sec. 23-228. – Recommendations.

Absent direction to the contrary, the Commission shall send a written report of any recommendation it has regarding wholesale or retail wastewater services by any entity providing wastewater services in Aiken County, as soon after its meeting from which such recommendation is made.

Sec. 23-228. – Requests for Records and Information.

The Commission may submit requests to any public body as permitted under the South Carolina Freedom of Information Act. The Commission may not compel the production of any record, other than as provided for under the Freedom of Information Act, and may not compel the appearance of any witness, for or to its meetings or activities. The Commission shall not have the power to hold anyone in contempt.

Sec. 23-229. – Budget; Expenses.

Membership on and participation in the Commission is purely voluntary. The Commission shall have no budget that encumbers or pledges any Aiken County taxpayer funds. Aiken County shall not reimburse any Commission expenses. The Aiken County Attorney shall not provide legal advice to or representation for the Commission or its members. Members may request legal support as is provided for in S.C.Code Ann. Section 1-7-50.

Sec. 23-230. – Sunset.

This article shall expire (“sunset”) one (1) year from the date of its adoption, and may be repealed, rescinded, or modified at any time by the governing body of Aiken County. This article may be extended beyond the sunset period if the governing body of Aiken County determines that the reasons for its adoption warrant continuation of the Commission.

Sec. 23-231. – Resolution No. 26-03-49.

Nothing in this article shall repeal the requirements of prescriptions of Resolution No. 26-03-49, or prevent the County Attorney from pursuing the direction given to him therein.”

Adopted at the regular meeting of Aiken County Council on \_\_\_\_\_.

ATTEST:

SIGNED:

\_\_\_\_\_  
Katelyn Gorby, Council Clerk

\_\_\_\_\_  
Gary Bunker, Council Chairman

2. Severability. If any provision of this Ordinance shall be declared by a court of competent jurisdiction to be invalid, those portions of the Ordinance that remain shall be in full force and effect.

This Ordinance shall become effective on \_\_\_\_\_, and shall automatically expire one (1) year thereafter, without the need for further action by County Council.

Adopted at the regular meeting of Aiken County Council on \_\_\_\_\_.

ATTEST:

SIGNED:

\_\_\_\_\_  
Katelyn Gorby, Council Clerk

\_\_\_\_\_  
Gary Bunker, Chairman

REVIEWED BY: \_\_\_\_\_  
County Attorney

COUNCIL VOTE:

**AIKEN COUNTY PLANNING & DEVELOPMENT DEPARTMENT**  
**CODES DIVISION**  
**MONTHLY REPORT FOR MAR, 2026**

	This month	Last month	Same month last year	This fiscal year to date	Last fiscal year to date
<b>1 .INSPECTIONS AND CERTIFICATES OF OCCUPANCY (C.O.'S)</b>					
Inspections-Residential	2,367	2,154	1,709	18,912	15,127
-Mobile Homes	57	37	72	482	504
-Commercial	154	161	137	1,208	1,473
<b>Total Inspections</b>	<b>2,578</b>	<b>2,352</b>	<b>1,918</b>	<b>20,602</b>	<b>17,104</b>

C.O.'S -Buildings	131	77	127	619	857
-Mobile Homes	37	25	48	302	271
<b>Total C.O.'S</b>	<b>168</b>	<b>102</b>	<b>175</b>	<b>921</b>	<b>1,128</b>

**2. PERMITS**

Building Permits	364	325	319	2,858	2,126
MH Development Permits	45	43	24	407	313
MH License (Decal Only)	66	38	45	514	491
MH Moving Permits	10	8	8	83	73
Power Permits	0	0	0	0	57
LMR Permits	9	11	2	73	98
<b>Total Permits</b>	<b>494</b>	<b>425</b>	<b>398</b>	<b>3,935</b>	<b>3,158</b>

**3. FEES COLLECTED**

Building Permit Fees	\$244,519.50	\$209,502.00	\$329,208.00	\$2,767,765.50	\$2,343,411.00
Plan Review Fees	\$121,782.50	\$104,293.50	\$164,670.50	\$1,380,852.50	\$1,148,122.00
MH Development Permit Fees	675.00	645.00	\$390.00	6,045.00	\$4,740.00
Reinspection Fees	1,050.00	1,450.00	\$1,110.00	11,750.00	\$10,960.00
LMR Fees	5,020.00	4,475.00	\$1,150.00	30,845.00	\$74,530.00
MH License Fee	330.00	190.00	\$225.00	2,550.00	\$2,455.00
MH Inspection Fees	8,925.00	4,200.00	\$5,775.00	60,550.00	\$51,800.00
MH Moving Fees	300.00	240.00	\$240.00	2,490.00	\$2,190.00
Cert. of Occ. Fees	2,460.00	2,080.00	\$820.00	22,500.00	\$25,460.00
Power Permit Fees	0.00	0.00	\$0.00	0.00	\$1,140.00
Miscellaneous Fees	21,284.82	6,923.46	\$696.28	186,381.55	\$28,872.24
<b>Total Fees</b>	<b>\$406,346.82</b>	<b>\$333,998.96</b>	<b>\$504,284.78</b>	<b>\$4,471,729.55</b>	<b>\$3,693,680.24</b>

<b>4. VALUE OF BUILDING PERMITS</b>	<b>\$44,185,805.45</b>	<b>\$43,775,161.40</b>	<b>\$77,628,143.61</b>	<b>\$662,143,410.32</b>	<b>\$550,483,473.06</b>
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**5. NATURE OF BUILDING PERMITS**

Types of Structures	No. of Permits	Permit Fees	Valuation	Fiscal Year Total
Single Family Dwellings	97	\$180,476.50	\$34,744,526.26	903
Private Garages/Sheds	24	6,270.00	981,690.94	260
Renovations/Repairs	64	8,972.00	1,411,697.14	545
Commercial Buildings	9	20,837.00	2,370,611.00	134
Industrial Buildings	0	0.00	0.00	0
Signs	13	892.00	143,629.00	65
Churches	0	0.00	0.00	0
Swimming Pools	12	5,074.00	790,025.00	65
Others	145	21,998.00	3,743,626.11	886
<b>Totals</b>	<b>364</b>	<b>\$244,519.50</b>	<b>\$44,185,805.45</b>	<b>2,858</b>

Chad Alexander,  
 Building Official

**AIKEN COUNTY**  
**MONTHLY C FUND STATUS REPORT**  
**March 2026**

**C Fund Dirt & Maintenance Paving Program**

#	Road/Project Name	PCN #	From	To	PM	County Council	State Senate/Rep	Miles	Estimated Design Cost	Estimated Total Cost	SCDOT Allocation	ROW Status	% Roadway Complete	
						District	District							
1	<b>Fields Rd (C-986)</b>	PCN 45064	Edgefield Hwy	Fields Rd end	Tim Marinelli/Staff	8	25/082	0.29	\$ 33,000.00	\$ 330,000.00	\$ 330,000.00	Research/Interest Letters	EASEMENTS 0%	
2	<b>Kenner Rd (C-529)</b>	PCN 45101	Columbia Hwy	Winding Trail Loop	Tim Marinelli/Staff	1	40/086	0.26	\$ 47,000.00	\$ 470,000.00	\$ 470,000.00	75% Acquired	EASEMENTS 75%	
3	<b>Bayview St (C-862)</b>	PCN 43356	Wagener Rd	Old 96 Indian Trail	Tim Marinelli/Staff	1	40/086	0.65	\$ 55,250.00	\$ 552,500.00	\$ 552,500.00	Ready for Design	EASEMENTS 100%	
4	<b>Bond Court (C-350)</b>	PCN 43357	Boyd Pond Rd	Cul de Sac	Tim Marinelli/Staff	2	24/081	0.35	\$ 30,625.00	\$ 306,250.00	\$ 306,250.00	1 of 1	ENGINEERING 80%	
5	<b>Webbs Pond Rd (C-849)</b>	PCN 43358	Beck Rd	Stopping before Dam on Webbs Pond	Tim Marinelli/Staff	1	40/086	1.5	\$ 131,250.00	\$ 1,312,500.00	\$ 1,312,500.00	3 of 3	ENGINEERING 30%	
6	<b>Boggy Branch Rd (C-537)</b>	PCN 42466	Hamelin Rd	Boggy Branch Rd end	Tim Marinelli/Staff	6	25/086	0.4	\$ 20,800.00	\$ 260,000.00	\$ 260,000.00	1 of 1	ENGINEERING 70%	
7	<b>Centipede Rd (C-944)</b>	PCN 42465	Cromer Rd	End of County maintained portion	Tim Marinelli/Staff	1	26/086	0.1	\$ 12,000.00	\$ 150,000.00	\$ 150,000.00	4 of 4	ENGINEERING 75%	
8	<b>Ventura Ln (C-556)</b>	PCN 42464	Wire Rd	Ventura Ln end	Tim Marinelli/Staff	6	26/086	0.6	\$ 28,800.00	\$ 360,000.00	\$ 360,000.00	1 of 1	ENGINEERING 70%	
9	<b>Pleasant Oak Dr (C-969)</b>	PCN 43114	Firetower Rd	Joyner Pond Rd	Tim Marinelli/Staff	1	24/086	0.9	\$ 86,950.00	\$ 896,500.00	\$ 896,500.00	Pre-existing 50' ROW	ENGINEERING 80%	
10	<b>Williamson Ave (C-1176)</b>	PCN 43115	Boatner St	Williamson Ave end	Tim Marinelli/Staff	2	24/086	0.3	\$ 22,700.00	\$ 227,000.00	\$ 227,000.00	Ready for Design	EASEMENTS 100%	
11	<b>Grady Ln (C-245)</b>	PCN 41563	Pine Log Rd	Grady Ln end	Tim Marinelli/Staff	3	24/084	0.75	\$ 110,465.90	\$ 437,500.00	\$ 437,500.00	3 of 3	ENGINEERING 98%	
								<b>TOTALS</b>	<b>6.1</b>	<b>\$ 578,840.90</b>	<b>\$ 5,302,250.00</b>	<b>\$ 5,302,250.00</b>		

**KEY**

ROW & Utility Coordination	Design Engineering	Construction	Complete
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Stormwater Report  
Ending March 31, 2026

Task Name	Task Description	Achievements	Completed to Date
<b>Reduce Pollutants to the Maximum Extent Practicable</b>	Clean Water Act of 1987 MS4 General Permit NPDES Construction General Permit Aiken County Stormwater Ordinance		
<b>Public Education &amp; Outreach</b>		March 13th Busbee Elementary Career Fair Day March 19th Columbia County Science Fair	AC Adopt-a-Highway Program 2022 Members Participating: 1072 Miles Collected: 206.58 Bags Collected: 1604 Trash Bash @ The Border - 93 volunteers collected 100+ bags of litter.
<b>Public Involvement &amp; Participation</b>	<b>TMDL Water Bodies in Aiken County:</b> Horse Creek Hollow Creek North Edisto River South Edisto River	March 10th AC Founders Day Cleanup March 12th SCASM First Meeting! - 2 staff members attending the conference March 31st - Apr 1st SC Transportation Forum – 3 staff members attending the conferencet in Columbia	Volunteers: 2
<b>Illicit Discharge Detection &amp; Elimination</b>		Illicit Discharges Reported/Pending: 2 Illicit Discharges Resolved: 1 Drainage Issues Addressed: Stream Samples: 0 Industrial Inspections / Samples: 0/ 0	Illicit Discharges Reported in 2025: 27 Illicit Discharges Resolved in 2025: 10 Drainage Issues in 2025: 32 Stream Samples in 2025: 1 Industrial Inspections / Samples in 2025: 0/ 0
<b>Construction Site Stormwater Runoff Management</b>		Construction Sites Inspected: 117 Pre-Construction Meetings: 2      Construction Plan Reviews: 21 Construction Warning Notice: 2	Construction Site Inspections in 2025: 2,252 Pre-Construction Meetings in 2025: 36 Construction Plan Reviews in 2025: 207 Construction Warning Notice in 2025: 13

<p><b>Post-Construction Stormwater Runoff Management</b></p>		<p>Gregg's Mill Repair: Collaborating with Cranston Engineering on the design and planning of the pond repair design.</p> <p>Exeter Drainage Study - Working with Davis &amp; Floyd on flooding issues.</p> <p>Browns Grounds commenced new round of cuts and inspections for all County ponds.</p> <p>Addressing post-Helene damage fence repairs</p>	<p>Pond &amp; Drainage Way Repairs in 2025: Pond Inspections in 2025: Stormwater Outfall Inspections in 2025: 0 Detention pond annual maintenance: 0</p>
<p><b>Pollution Prevention &amp; Good Housekeeping</b></p>		<p>Completed all County Facility Inspections.</p>	<p>Detention Pond Maint in 2025: In Progress County Facility Inspections in 2025: Completed.</p>

Subdivision Name	Engineering Firm / Engineer of Record	Public/Private	NPDES Permit	Comments
Anderson Farms Section 2, Phase D <i>(modified)</i>	Cranston Engineering James P. Dean	Public	SCR10ZA70	Final Plat recorded 08/20/2025. Awaiting Maintenance Bond (\$119,800) expiration date.
Ashland at Trolley Run Phase 1	Hass & Hilderbrand H. Tilden Hilderbrand, Jr.	Public & Private	SCR10ZGW7	Final inspection for Phase 1 conducted March 6th. Final plat received for review.
Ashland at Trolley Run Phase 2	Hass & Hilderbrand H. Tilden Hilderbrand, Jr.	Public & Private	SCR10ZGW7	Asphalt cores cut March 6th (all acceptable). Need certification, final inspection, final plat, etc.
Belle Meade at Sage Creek	Hass & Hilderbrand H. Tilden Hilderbrand, Jr.	Public	SCR10Z6T8	Perf Bond (\$43,200) expired 09/28/23.
Bedford Landing	Cranston Engineering James P. Dean	Public	SCR10ZJ48	Clearing complete, ponds under construction.
Berkeley Place	Hass & Hilderbrand H. Tilden Hilderbrand, Jr.	Public	SCR10Z599 maj mod	Idle for two+ years. Prelim plat extended one yr on 10/23/2025; now expires 04/20/2026.
Bridle Creek Phase 4	HB Engineering, Inc. R. Thomas Britt	Private	SCR10ZF8Q	Awaiting engineer certification, final inspection, as-builts and final plat. Final inspection held 01/07/26.
Byrd Village Section 1	Southern Partners, Inc. David D. Banks	Public	SCR10Z7JX	Performance Bond (\$65,000) expired 03/24/2024. Encouraged developer to extend on 01/23/2024.
Byrd Village Section 2	Southern Partners, Inc. David D. Banks	Public	SCR10Z7JX	Awaiting Performance Bond (\$94,400) expiration date. <i>Final plat recorded in October, 2023.</i>
Chukker Creek Landing Section 1	Southern Partners, Inc. David D. Banks	Public & Private	SCR10Z868	Performance Bond (\$74,000) expired 09/02/2023. Notification to developer sent 07/25/2023.
Chukker Creek Landing Section 2	Southern Partners, Inc. David D. Banks	Public & Private	SCR10Z868	Performance Bond (\$73,200) expired 04/25/2025. Sidewalks now complete.
Clairbourne Section 2	Southern Partners, Inc. John P. R. Green	Public	SCR10Z6YJ	Maintenance Bond value (\$323,900) recommended 09/24/24. No expiration date provided.
Clairbourne Section 3	Southern Partners, Inc. Lucas Bair Martin	Public	SCR10ZBBH	Performance Bond (\$210,900) expired 11/30/24.
Clairbourne Section 4	Southern Partners, Inc. John P. R. Green	Public	SCR10ZJED	Grading of lots and pond extension is complete. Sanitary sewer and storm complete; potable testing.
Clearwater Preserve Section 1A	Southern Partners, Inc. David D. Banks	Public	SCR10Z7RU	Mtc Bond value (\$509,500) to P&D 06/12/2025; excludes both basins. No expiration date, yet.
Clearwater Preserve Section 2	Southern Partners, Inc. David D. Banks	Public	SCR10ZGUU	Sanitary sewer and storm continues. Fill in major modification area underway.

Subdivision Name	Engineering Firm / Engineer of Record	Public/Private	NPDES Permit	Comments
Cooper Place	Civil Design Solutions, LLC Scott L. Johnson	Public & Private	SCR10ZJ5Y	Throats and tops completed. Sidewalk in common areas in progress.
Deerfoot Pines Sections 2	Civil Design Solutions, LLC Scott L. Johnson	Public	SCR10Z7QQ	Performance Bond (\$144,400) expired 12/03/2023. Recommendation to extend sent 10/11/2023.
Deerfoot Pines Section 3	Civil Design Solutions, LLC Scott L. Johnson	Public	SCR10Z7QQ	Awaiting Performance Bond (\$105,800) expiration date. Final Plat at PL65/722, recorded Feb 2024.
Deerfoot Pines Section 4	Civil Design Solutions, LLC Scott L. Johnson	Public	SCR10Z7QQ	Awaiting Performance Bond (\$105,800) expiration date. Final Plat at PL65/722, recorded Feb 2024.
Estates at Woodhaven Phase 1	Cranston Engineering James P. Dean	Public	SCR10ZJ49	Easement grassing and subgrade testing scheduled for early April.
Franklin Branch Overlook Phase 1	Southern Partners David D. Banks	Public	SCR10Z59P	Mtc Bond (\$120,100) expired 10/22/2024 (extended). Perf Bond (\$33,700) expired 11/05/2024 (extended).
Harrington Ridge Section 2	Civil Design Solutions, LLC Scott L. Johnson	Public	SCR10Z4QY	Maintenance Bond (\$72,200) required; awaiting expiration date. Value to P&D on 10/14/2025.
Harrington Ridge Section 3	Civil Design Solutions, LLC Scott L. Johnson	Public	SCR10Z4QY	Maintenance Bond (\$170,600) req'd & excludes pond; need expiration date. Value to P&D on 10/14/2025.
Highland Bluff	Civil Design Solutions, LLC Scott L. Johnson	Public & Private	SCR10ZEL5	Final plat recorded 09/2025. We have no record of Performance Bond (value nor date).
Highland Hills Section 3A	HB Engineering, Inc. R. Thomas Britt	Public	SCR10Z5JM	Maintenance Bond (\$367,400) required; need expiration date. Value to P&D on 06/12/2025.
Highland Hills Section 3B	HB Engineering, Inc. R. Thomas Britt	Public	SCR10Z5JM	Maintenance Bond (\$135,300) required; need expiration date. Value to P&D on 10/21/2025.
Highland Hills Section 3C	HB Engineering, Inc. R. Thomas Britt	Public	SCR10Z5JM	Performance Bond (\$94,900) expires 03/11/2027. Developer stated they will extend.
Highland Hills Townhomes	HB Engineering, Inc. R. Thomas Britt	Public	SCR10ZAFF	Performance Bond (\$102,600) expires 03/11/2027. IL-NOI approved by MS4.
Hitchcock Preserve Section 1	Southern Partners, Inc. Lucas Bair Martin	Public	SCR10ZBFA	Performance Bond (\$210,500) expired 04/11/2025. Final Plat recorded at PL 65/992 in May 2024.
Hollow Oak	Southern Partners, Inc. Lucas Bair Martin	Public & Private	SCR10ZBU4 (Aiken Co only)	Need asphalt cores, utility relocates, final plat, as-builts, engineer certification and final inspection.
Horse Creek Phase 2	Southern Partners, Inc. John P. R. Green	Public & Private	SCR10ZJ6J	Detention pond dam constructed. Setting outlet structure first week in April.

Subdivision Name	Engineering Firm / Engineer of Record	Public/Private	NPDES Permit	Comments
The Islands Phase 1	BlueWater Civil Design, LLC Paul J. Harrison	Public	SCR1Z6LA	Perf Bond (\$81,700) expired 11/17/2023. Encouraged developer to extend bond on 10/06/2023.
The Islands Phase 2	BlueWater Civil Design, LLC Paul J. Harrison	Public	SCR1Z6LA	Performance Bond (\$68,600) expired 03/24/2024. Pavement section replaced 04/10/2024; no letter.
The Islands Phase 3	BlueWater Civil Design, LLC Paul J. Harrison	Public	SCR1Z6LA	Performance Bond (\$72,700) expired 10/08/2025.
The Islands Phase 3A	BlueWater Civil Design, LLC Paul J. Harrison	Public	SCR1Z6LA	Final Plat recorded PL 66, pg 835-836 on 04/04/2025. Need Perf Bond (\$37,600) expiration date.
The Islands Phase 4	BlueWater Civil Design, LLC Paul J. Harrison	Public	SCR1Z6LA	Performance Bond (\$78,100) provided with final plat; awaiting expiration date and revised as-builts.
Jackson Landing	Southern Partners, Inc. David D. Banks	Public	SCR10Z3S5	Maintenance Bond (reduced value of \$14,000) recommended 10/27/22, awaiting expiration date.
Kedlock Subdivision	Southern Partners John P. R. Green	Public	SCR10ZDAN	Performance Bond (\$60,500) expired 12/23/2025; sidewalks not constructed.
The Lakes at Lakes & Streams	Southern Partners, Inc. Lucas Bair Martin	Public	SCR10ZB6U	Awaiting Maintenance Bond (\$123,300) expiration date. Final Plat recorded May 3, 2024.
Parish at Flat Rock	Hass & Hilderbrand H. Tilden Hilderbrand, Jr.	Public	SCR10Z6T9	Verified that all sidewalk has been poured. Does not connect to public road but road has C-number.
The Pitch at New Bridge Polo Club	Hass & Hilderbrand H. Tilden Hilderbrand, Jr.	Private	SCR10ZJ4N	Approaching completion of this private, single, unpaved road development.
Plantation Estates	Bluewater Engr Svcs, LLC William L. Corder, Jr.	Private	SCR10ZG2Y	No submittals since October, 2025.
Providence B2	Hass & Hilderbrand H. Tilden Hilderbrand, Jr.	Public	SCR10Z599	Awaiting Maintenance Bond (\$171,700) expiration date.
Rivers Crossing Phase I	ZEL Engineers Daniel K. Rickabaugh	Public	SCR10Z8C2	Awaiting Performance bond (\$116,100) expiration date.
Rivers Crossing Phases 2 & 3	Cranston Engineering A. Patrick Nordmann	Public	SCR10ZC46	Phase 2 Perf Bond (\$111,200) expired 11/25/2025. Phase 3 Perf Bond (\$108,900) expired 11/30/2025.
The Sanctuary Phase 1	Bryant Engineering, PC Steven McRoll Bryant	Private	SCR10Z867	Awaiting Performance Bond (\$183,500) expiration date.
The Sanctuary Phase 2	Bryant Engineering, PC Steven McRoll Bryant	Private	SCR10Z867	Performance Bond (\$78,700) expired 2/12/2026.

Subdivision Name	Engineering Firm / Engineer of Record	Public/Private	NPDES Permit	Comments
Slate Blue Bend Rd Project	HB Engineering, Inc. R. Thomas Britt	Public & Private	SCR10ZE9T	Maintenance Bond (\$62,600) required; awaiting expiration date and recorded plat since Oct 2025.
Springdale Trail Section 1	Southern Partners, Inc. David D. Banks	Public	SCR10ZF6N	Final inspection scheduled-for April 2nd. Final plat and as-builts reviewed; \$550,900 MB recommended.
Storm Branch Lake Section 1	Southern Partners, Inc. David D. Banks	Public	SCR10ZEQ6	Performance Bond (\$192,600) expires 05/19/2026. Plat recorded PL 66, pg 983.
Summerton Village Section 4	Southern Partners, Inc. Lucas Bair Martin	Public	SCR10ZA71	Mtc Bond (\$215,400) recommended to P&D on 10/21. Need expiration date.
Summerton Village Section 5	Southern Partners John P. R. Green	Public	SCR10ZEMU	Maintenance Bond (\$229,900) required. Need expiration date.
Sylvan (fka Gramercy) Park Phase 1	Hass & Hilderbrand H. Tilden Hilderbrand, Jr.	Public	SCR10ZE4N v1.1	Performance Bond (\$41,300) expired 03/04/2026. Final Plat recorded PL 66/785, Mar 2025.
Sylvan (fka Gramercy) Park Phase 2 & 3	Hass & Hilderbrand H. Tilden Hilderbrand, Jr.	Public	SCR10ZE4N v1.1	Performance Bond (\$60,300) expires 06/05/2026.
Waterfall at Flat Rock	Hass & Hilderbrand H. Tilden Hilderbrand, Jr.	Public		Awaiting SCDHEC/NPDES permit and approved LMR Permitted plans from Planning & Development.
Weeping Willows Phase 1	CES Group David B. Lutz	Public & Private	SCR10ZCZJ	No change. No activity. P&D advises that Prelim Plat now expires 12/31/2026.



# MINUTES

**To:** County Council  
**From:** Katelyn Gorby, Clerk to Council  
**Re:** **Minutes for the Development Committee, March 17, 2026**

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Calling the meeting to order at 5:30 pm, with the Committee Chairman, Andrew Siders, PRESENT; the Committee Vice Chairman, Ron Felder, PRESENT; and the Honorable P. K. Hightower, PRESENT via call in, the Development Committee took the following actions:

1. Resolution to Accept Funding from the South Carolina Department of Commerce for ongoing funding of a Regional Planning Grant from the Community Development Block Grant (CDBG) Program.  
**(Council Agenda) (p. 62)**
2. Resolution to Assign the Official Road Name of Carverville Way PD-2225 (Private Drive) to Existing Un-Named Private Roads in County Council District 8.  
**(Council Agenda) (pp. 63-64)**
3. Resolution to Assign the Official Road Name of Motion Drive PD-2224 (Private Drive) to Existing Un-Named Private Roads in County Council District 8.  
**(Council Agenda) (pp. 65-67)**
4. Resolution to Designate the Month of April as “Fair Housing Month” in Aiken County.  
**(Council Agenda) (p. 68)**
5. Resolution to Approve the Procurement of a New Dump Truck at the Aiken County Horse Creek Wastewater Treatment Plant.  
**(Council Agenda) (pp. 69-80)**
6. Resolution to Approve the Procurement of a New Compact Track Loader at the Aiken County Horse Creek Wastewater Treatment Plant.  
**(Council Agenda) (pp. 81-85)**
7. Resolution to Approve the Procurement of a New Ford F-150 Truck at the Wastewater Treatment Plant.  
**(Council Agenda) (pp. 86-88)**
8. Resolution to Approve the Procurement of a New Telehandler at the Aiken County Horse Creek Wastewater Treatment Plant.  
**(Council Agenda) (pp. 89-92)**
9. Resolution to Approve the Procurement of replacement parts for both Bar Screens at the Aiken County Horse Creek Wastewater Treatment Plant.  
**(Council Agenda) (pp. 93-102)**

**All resolutions were recommended for approval by the Committee.**

10. Monthly Reports:
  - Planning & Development- Codes Division **(DEV p. 1)**
  - Engineering- C-Fund **(DEV p. 2)**
  - Stormwater & Subdivision **(DEV pp. 3-8)**
  - Sales Tax Projects List **(DEV pp. 9-59)**
  - Sales Tax 3 & 4 Appropriations **(DEV pp. 60-71)**

**All reports were received as information.**

11. Approve Committee Minutes from February 17, 2026. **(DEV pp. 72-73) Unanimously approved.**

12. Executive Session (if needed).

With there being no further business, and no need for an Executive Session, the Committee adjourned at 5:35 PM.

*Official recording of the meeting and reports are on file with the Council Clerk.*

Respectfully submitted,

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Katelyn Gorby, Council Clerk