



Aiken County

Planning & Development Department

Remembering the Past, Preparing for the Future

Joel T. Duke, AICP
Chief Development Officer

WORKSESSION

**AIKEN COUNTY PLANNING COMMISSION
1930 UNIVERSITY PARKWAY – 1ST FLOOR – SANDLAPPER ROOM
5:30 P.M., THURSDAY, MARCH 19, 2026
MEETING NO. 26-03-01**

1. Review of March 19, 2026 agenda
 2. Planning Commission Reminder Dates:
 - **Thursday, April 16, 2026 – Worksession**
-

AGENDA

**AIKEN COUNTY PLANNING COMMISSION
1930 UNIVERSITY PARKWAY – 1ST FLOOR – SANDLAPPER ROOM
6:00 P.M., THURSDAY, MARCH 19, 2026
MEETING NO. 26-03-01**

- A) CALL TO ORDER**
- B) RECOGNITION OF VISITORS**
- C) APPROVAL OF MINUTES: Meeting No. 26-02-01**
- D) APPROVAL OF AGENDA**
- E) PRESENTATIONS:**
 1. **Aiken County Comprehensive Plan 2024-2034 – Public Hearing**
Final Draft
Review and Recommendation to County Council
Aiken County Planning Commission
- F) OLD BUSINESS:**
- G) NEW BUSINESS:**
- H) NEXT REGULAR MEETING: April 16, 2026**
- I) EXECUTIVE SESSION (if needed)**
- J) ADJOURNMENT:**

MINUTES
AIKEN COUNTY PLANNING COMMISSION
1930 UNIVERSITY PARKWAY, 1st FLOOR– SANDLAPPER ROOM
6:00 P.M., THURSDAY, FEBRUARY 19, 2026
MEETING NO. 26-02-01

A. CALL TO ORDER

The regularly scheduled meeting of the Aiken County Planning Commission was called to order at 6:00 pm by Chairman Palmer. The Chairman declared the presence of a quorum.

MEMBERS PRESENT

1. Jason Palmer, Chairman
2. Liz Stewart, Vice-Chairwoman
3. Grace Vance
4. Andrew Marine
5. James Hudgins
6. David McGhee
7. Rex Nordeen

MEMBERS ABSENT:

1. Lester Smalls
2. Lee Bodie

STAFF PRESENT

Amanda Sievers, Planning Staff
Sandra Colvin, Planning Staff
Amy Roberts, Planning Staff
Rhonda Connelly, Planning Staff
Rylee Hall, Planning Staff
Joel Duke, Director
Brad Farrar, County Attorney

B. RECOGNITION OF VISITORS

Chairman Palmer welcomed the visitors to the Planning Commission meeting.

C. APPROVAL OF MINUTES: Meeting No. 25-01-01

Chairman Palmer asked for a motion to approve the minutes. Ms. Stewart made a motion to approve the minutes. Mr. Marine seconded the motion. The motion passed by unanimous approval.

D. APPROVAL OF AGENDA:

Chairman Palmer asked for a motion to approve the agenda. Mr. Marine made a motion to approve the agenda. Ms. Stewart seconded the motion. The motion passed by unanimous approval.

E. PRESENTATIONS:

1. Clearwater Preserve Section 3 – Preliminary Plat Approval – Public Hearing

Applicant: Beazley Development Co., Inc.
Application No.: SUB25-000043
Engineer: Southern Partners, Inc.
Location: Off Jefferson Davis Highway (Hwy 1)
Total Acreage: 205.61
Total Number of Lots: 109
Tax Parcel: 023-16-03-001, 023-20-01-006, & 023-20-08-003
Zoning: RD
County Council District: 3 – Danny Feagin

The item was withdrawn per applicant's request.

2. Proposed Zoning Map Amendment from AP to RD – Public Hearing

Applicant: Donald G. Davidson Jr.
Application No.: RZN25-000011
Location: 295 Glenwood Drive, Warrentville, SC
Total Acreage: 3.04
Tax Parcel: 071-12-02-001
Current Zoning: AP – Agricultural Preservation District
Proposed Zoning: RD – Residential Multifamily Development District
County Council District: 7 – Andrew Siders

Chairman Palmer opened the discussion.

Donald Davidson Jr., 295 Glenwood Drive, Warrentville, SC, addressed the Commission stating his desire to subdivide the proposed parcel to allow daughter to build a house, which required the zoning change as the existing AP zoning mandated a minimum lot size of two acres, making a half-acre subdivision impossible.

After a brief discussion, Chairman Palmer closed the discussion and asked for a motion. Mr. McGhee made a motion to recommend approval to the Aiken County Council, stating it is consistent with the surrounding area. Mr. Hudgins seconded the motion. The motion was approved with a 5 to 1 vote, with Mr. Marine voting in opposition.

F. OLD BUSINESS:

1. Holly Meadows Section II Subdivision – Preliminary Plat Approval

Applicant: Holley Meadows Development, LLC
 Application No.: SUB25-000040
 Engineer: Civil Design Solutions, LLC
 Location: Holly Meadows Drive/Raiford Loop Road
 Total Acreage: 34.32
 Total Number of Lots: 119
 Tax Parcel: 048-00-02-008
 Zoning: RUD
 County Council District: 6 – Phil Napier

Mr. Marine made a motion to remove the item from the table. Ms. Stewart seconded the motion. The motion passed by unanimous approval.

Dave Thompson, 2538 Edgefield Road, Trenton, SC, addressed the Commission providing an update on the project, regarding road connections. He confirmed connections to Rayford Loop Road and Kyle Road, as well as leaving stub-outs for future development areas and the parcel to the south. Mr. Thompson clarified that while the pavement would not extend to the future development property line, the right-of-way would, ensuring future access. He stated the concerns about potential landlocked properties to the south were addressed, explaining that one parcel had its own 50-foot easement to Whaley Pine Road.

After a brief discussion, Chairman Palmer closed the discussion and asked for a motion. Mr. Marine made a motion to approve with contingencies to be met within six months. Ms. Stewart seconded the motion. The motion passed by unanimous approval.

2. Swallow Lake Townhomes – Preliminary Plat Approval

Applicant: The Lakes, LLC
 Application No.: SUB25-000041
 Engineer: Southern Partners, Inc.
 Location: Off Old Sudlow Road
 Total Acreage: 24
 Total Number of Lots: 79
 Tax Parcel: 022-19-01-002 & 022-19-01-015
 Zoning: City of North Augusta
 County Council District: 5 – Sandy Haskell

Ms. Stewart made a motion to remove item from the table. Mr. Nordeen seconded the motion. The motion passed by unanimous approval.

Philip Green, 1233 Augusta West Parkway, Augusta, Ga., addressed the Commission providing updates, particularly on the crucial connection to Lake Greenwood Drive. He

presented site distance measurements that exceeded Aiken County’s minimum requirements, addressing a key safety concern from the previous meeting. Mr. Green discussed the feasibility of connecting to Old Sudlow Lake Road, noting challenges due to an existing detention pond and wetlands. He discussed the he current access arrangements for adjacent properties, including an easement granted to a neighboring property.

After a brief discussion, Chairman Palmer closed the discussion and asked for a motion. Mr. Hudgins made a motion to approve the connection to Lake Greenwood Drive with contingencies put forth by Aiken County staff. Mr. Marine seconded the motion. The motion passed by unanimous approval.

3. **Aiken County Comprehensive Plan 2024-2034**

Final Draft/Release for Public Review and Comment

Presentation by Aiken County Planning and Development Department

Mr. Duke presented the Aiken County Comprehensive Plan 2024-2034 final draft, which is being released for public review and comment. He emphasized the plan’s readable format, summarizing extensive public listening sessions and work sessions that covered various elements of the comprehensive plan. He stated the plan focuses on 13 issue areas, outlining strategies and tasks for addressing them, with a clear implementation schedule and identified priority investments. Mr. Duke stated a “Growth Priorities Map” was introduced, designed to guide higher-density growth to areas with adequate utilities and services while protecting rural and agricultural lands. Mr. Duke invited commissioners to review the draft and provide comments, noting a public information meeting scheduled for March 10th, 2026 and a public comment period running until the next commission meeting on March 19th, 2026.

F. OLD BUSINESS:

G. NEW BUSINESS:

H. NEXT REGULAR MEETING: March 19, 2026

I. EXECUTIVE SESSION:

J. ADJOURNMENT:

Chairman Palmer asked for a motion to adjourn. Ms. Stewart made a motion to adjourn the meeting. Mr. Marine seconded the motion. The motion passed by unanimous consent with the meeting ending at 7:04 p.m.

Respectfully Submitted,

Joel T. Duke, Secretary

Date

Jason Palmer, Chairman

Date

PRESENTATION #1

1 Approved by the Planning Commission of Aiken County, South Carolina this the _____ day of
2 _____, 2026.

3

4

5 _____

6 Jason Palmer, Chair

7 Aiken County Planning Commission

8

9

10

11 ATTEST: _____

12 Secretary

13 Aiken County Planning Commission



MEMORANDUM

To: Aiken County Planning Commission Members

From: Planning & Development Staff

Date: March 11, 2026

Re: Summary of Public Comment Themes – Aiken County Draft Comprehensive Plan 2024–2034

Introduction

This memorandum summarizes the major themes identified in public comments submitted in response to the draft Aiken County Comprehensive Plan (2024–2034). The document reviewed contains multiple individual survey responses collected through a public feedback process. While comments vary in tone and level of detail, several consistent themes emerge across the responses.

Opposition to the Proposed Eastern Transitional Area

The most prominent theme in the public comments is strong opposition to the proposed Eastern Transitional Area and Economic Development Hub outlined in the plan.

Many respondents express concern that the proposed transitional designation would permit higher-density residential and commercial development in areas currently characterized by farmland, equestrian facilities, and rural open space. Commenters frequently note that the proposed land use designation appears inconsistent with other stated goals in the plan related to rural preservation and agricultural protection.

Several residents recommend eliminating the transitional designation in the eastern portion of the county and instead expanding the Rural Preservation Area boundary to include those lands.

Preservation of Agricultural and Equestrian Land

A large number of comments emphasize the importance of protecting agricultural land and equestrian properties throughout the county, particularly in the eastern region.

Respondents frequently describe these land uses as defining features of the county's identity and economy. Many indicate that the presence of horse farms, working farms, and open agricultural landscapes contributes significantly to Aiken County's character, tourism, and quality of life. Residents commonly advocate for stronger zoning protections to preserve these uses.

Infrastructure Capacity Concerns

Another frequently cited concern relates to the capacity of existing infrastructure to support additional development.

Residents highlight issues including:

- Road congestion and traffic management
- Sewer and water system capacity
- Emergency services resources
- School and public service demand

Many commenters state that future development should be closely tied to infrastructure readiness and that upgrades to transportation and utility systems should precede large-scale residential or commercial expansion.

Preference for Growth in Existing Development Areas

While many comments express concern about expansion into rural areas, several respondents indicate support for economic growth and development when directed toward areas where infrastructure already exists.

Common suggestions include focusing growth in:

- Established urban areas
- Redevelopment or infill zones
- Commercial corridors
- Areas between Aiken and North Augusta where development pressure and infrastructure capacity are already present

This reflects a general preference for redevelopment and strategic growth rather than expansion into undeveloped rural land.

Protection of Community Character and Quality of Life

Many respondents emphasize preserving the qualities that they believe make Aiken County distinctive. These include:

- Small-town atmosphere
- Rural landscapes and open space
- Equestrian heritage
- Scenic agricultural corridors
- Environmental and wildlife resources

Some residents specifically note that these characteristics influenced their decision to move to or remain in the area and express concern that rapid development could permanently alter the community's identity.

Environmental and Conservation Priorities

A subset of responses highlight environmental protection and land conservation as key priorities. Respondents reference:

- Forest and tree preservation
- Wildlife habitat protection
- Watershed conservation
- Open space preservation
- Reforestation efforts

These respondents advocate for stronger policies to protect natural resources as development pressures increase.

Transportation and Traffic Management

Transportation infrastructure and traffic conditions are also recurring concerns. Residents cite existing congestion on major roadways and suggest improvements such as:

- Road widening or redesign
- Improved traffic signal management

- Modernized roadway planning
- Additional pedestrian and bicycle infrastructure

Conclusion

Overall, the public comments reflect several consistent perspectives:

- Strong support for preserving rural and agricultural areas
- Significant opposition to development within the proposed eastern transitional zone
- Support for development that is carefully planned, infrastructure-supported, and concentrated in already developed areas

While opinions differ on specific policies, the prevailing message across the responses emphasizes balancing growth with preservation of Aiken County's rural character, environmental resources, and equestrian heritage.



COMPREHENSIVE PLAN 2024-2034

AIKEN COUNTY, SOUTH CAROLINA



DRAFT
Amended 3-16-26

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ACKNOWLEDGEMENTS

The Aiken County Comprehensive Plan reflects the leadership and service of the following:

Aiken County Council

Honorable Gary Bunker, Chair

- | | |
|-------------------------------------|---------------------------------------|
| Honorable Ron Felder, District 1 | Honorable Mike Kellems, District 2 |
| Honorable Danny Feagan, District 3 | Honorable Landon Ball, District 4 |
| Honorable Sandy Haskell, District 5 | Honorable Phil Napier, District 6 |
| Honorable Andrew Siders, District 7 | Honorable P. K. Hightower, District 8 |

AIKEN COUNTY PLANNING COMMISSION

- | | |
|---------------------|-------------------------|
| Jason Palmer, Chair | Liz Stewart, Vice Chair |
| Robert Bodie | James Hudgins |
| Andrew Marine | David McGhee |
| Rex Nordeen | Lester Smalls |
| Grace Vance | |

The Commission wishes to recognize the contributions of those members whose term ended during the planning process

- | | |
|---------------|----------------|
| Richard Adams | Denise Fulmer |
| Dennis Gmerek | William Harris |

Aiken County Planning & Development Department

- | | |
|--|---|
| Joel T. Duke, AICP,
Chief Development Officer | Amanda Sievers,
Development Official |
| Sandra Colvin | Rhonda Connelly |
| Rylee Hall | Amy Roberts |
| | Saralyn Yarborough |

Adopted by Aiken County Council
Month Year

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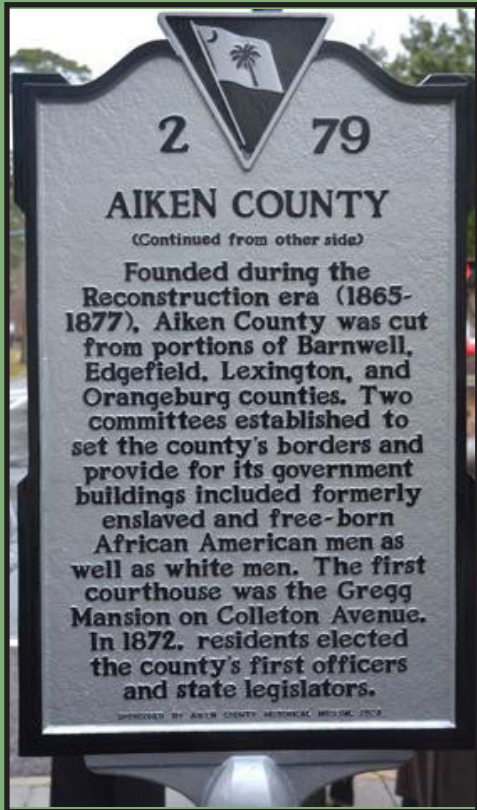
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APPENDIX

- Vol. 1: Demographic & Economic Inventory Report**
- Vol. 2: Market Analysis Report**
- Vol. 3: Public Listening Sessions**
- Vol. 4: Environmental & Natural Resources Review**
- Vol. 5: Transportation Review**
- Vol. 6: Community Facilities/Cultural Resources**
- Vol. 7: Land Use Review**





Placeholder for Letter from Council Chair and PC Chair.



INTRODUCTION

Aiken County’s Comprehensive Plan is the community’s guide for how we grow, invest, and protect what matters most over the next decade.

While growth and change are inevitable, how we respond is a choice. This Plan provides a framework to align land use, infrastructure, transportation, housing, economic development, environmental protection, and public facilities, ensuring that today’s decisions support long-term stability and community character.

Under South Carolina law, local governments are authorized, but not required, to prepare Comprehensive Plans. However, zoning and land development regulations cannot be enforced unless a jurisdiction adopts and maintains a Comprehensive Plan. State law also requires that plans be updated at least every ten years and include specific planning elements.

As illustrated in the graphic below, the Aiken County Comprehensive Plan addresses the required elements established by state code.

Per state law, the comprehensive planning process is conducted by the Aiken County Planning Commission. The nine-member Commission exercises planning authority over the unincorporated areas of Aiken County and the Town of Burnetown and is charged with maintaining a continuous planning program to guide the County’s physical, social, and economic growth, development, and redevelopment. Once the planning process is complete, the Plan is presented to Aiken County Council for review and adoption.

ELEMENTS		
Population	Housing	Land Use
Cultural Resources	Natural Resources	Transportation
Community Facilities	Economic Development	Community Investment Priorities
Resilience		

This Comprehensive Plan is more than a legal requirement. It is a practical tool – grounded in data, shaped by public input, and designed to guide responsible decision-making through 2034.

HOW TO USE THIS PLAN

This document is organized into six chapters:

CHAPTER 1 – Introduction and Process

CHAPTER 2 – What We Heard

CHAPTER 3 – Inventory and Analysis

CHAPTER 4 – Issues, Strategies, and Tasks

CHAPTER 5 – Implementation

CHAPTER 6 – Priority Investments

Users may navigate directly to specific chapters based on interest, or review the document sequentially to understand the full planning framework.



PUBLIC INVOLVEMENT

Early in the Process - A public engagement process was initiated to inform residents of the comprehensive plan update and to gather input from residents, businesses, and community organizations.

Outreach included four public information sessions - January 2025:

- Roy Warner Park in Wagener,
- Gregg Park Civic Center in Graniteville,
- North Augusta Community Center, and
- Aiken Senior Life Services.

The sessions presented information on population trends, housing, the economy, land use, and transportation, and provided opportunities for attendees to ask questions and offer comments.

In addition to the four sessions, the public was offered access to an online questionnaire and an interactive mapping tool, which allowed participants to submit location-specific feedback. The online questionnaire was available online January, February, & March 2025, and received 233 responses. The survey offered an opportunity for feedback on growth, infrastructure, housing, land use, and quality of life. The mapping tool was also used online and at in-person events, allowing participants to place location-specific comments across eleven topic categories, such as farmland preservation, housing, infrastructure, land use, traffic,

WHAT WE HEARD

As part of the 2024-2034 Comprehensive Plan update, the Aiken County Planning Commission provided several opportunities for public involvement. These described in the sidebars and fully detailed in Appendix C, Information and Assessment, Volume 3. The public input showed that residents are more concerned about the adverse impacts of growth than the benefits. The most frequently cited concerns included declining quality of life due to traffic and crowding, strain on roads, schools, and healthcare, loss of green space and farmland, and rising housing costs. Perceived benefits centered on a larger tax base, job creation, and expanded cultural and recreational opportunities. Respondents represented households of varying sizes, with two-person households most common, and most feedback came from the Aiken and North Augusta areas, with additional responses from Graniteville, Warrentonville, Clearwater, Wagener, and other rural communities.

Across all engagement methods, residents consistently highlighted issues related to infrastructure capacity, traffic congestion, water and sewer service, and access to health and emergency services. Land use concerns were also prominent, including the loss of rural character, environmental impacts, and dissatisfaction with suburban-style development patterns. Housing affordability and density were recurring themes, with support for a balanced mix of housing types paired with higher development standards.

Urban areas tended to focus on infrastructure, traffic, redevelopment, and pedestrian safety, while rural areas emphasized farmland preservation, environmental protection, and community character. Additional countywide themes included the need for improved pedestrian and bicycle facilities, better transportation planning, stronger zoning enforcement, protection of watersheds and natural resources, and expanded parks and recreational opportunities.

Residents generally support growth, but want it managed responsibly. Key priorities

include linking development approvals to infrastructure capacity, strengthening zoning and design standards, preserving rural and equestrian character, promoting economic diversity, and improving public engagement and transparency. Residents also called for stronger governance, more proactive planning, and greater use of tools such as zoning and impact fees to ensure new development contributes to infrastructure costs.

Stakeholder interviews reinforced these themes, highlighting the need to manage rapid growth, expand infrastructure and emergency services, develop the workforce, and preserve natural assets. Overall, both residents and stakeholders emphasized the importance of balanced, well-planned growth that protects Aiken County’s quality of life and rural character while addressing long-term infrastructure and service needs.

Q4 The growth rate discussed previously has an impact on services, quality of life, employment, and housing. What do you think has been, and will be, the most important impact of population growth on Aiken County?

water bring S preserving work density control less large many infrastructure roads impact quality life also increased traffic developments small town much natural resources Aiken County zoned enough inadequate community including think utilities keep police go shopping county litter already lanes Aiken Developers increased street planning jobs schools issue infrastructure current services restaurants need building housing developed traffic trees Quality life want roads crowded areas businesses growth Demand will losing population agricultural impact cost population growth farmland new improve lack continue good education high pay homes equestrian live farms bad green space important Growth will seen will impact without life grows doctors taxes sewer way making support appealing land medical now loss

PUBLIC INVOLVEMENT (CONTINUED)

and parks.

Interviews with key stakeholders, community organizations, and elected officials provided additional perspectives on growth, infrastructure, and economic development. County staff also conducted interviews with key stakeholders, community organizations, and elected officials.

Together, these methods were designed to collect both qualitative and quantitative input and ensure broad participation in the planning process.

(Description of Public Information Meeting - March 2026)



WHAT WE HEARD - MAJOR THEMES

The public comments collected for the Aiken County Comprehensive Plan 2024-2034 update reveal a consistent and interconnected set of themes centered on managing growth responsibly while preserving the County's rural character, natural resources, and quality of life. Across the County, including North Augusta, Graniteville, Warrentonville, East Aiken, and the Horse Creek Valley, residents expressed strong support for policies that balance development with infrastructure capacity.

A dominant theme throughout the comments is **farmland preservation and the protection of Aiken County's agricultural and equestrian identity**. Residents voiced concern over suburban development and its impact on small-town charm, open space, and rural landscapes. There is clear support for policies that prioritize infill development over continued expansion into rural areas, along with calls for stronger zoning enforcement. Many comments emphasize the importance of protecting stream buffers, ecological zones, and sensitive environmental areas such as Hitchcock Woods, the Carolina Bay Nature Preserve, and key watersheds including the Edisto River, Shaws Creek, and the Savannah River. Conservation easements and partnerships with agencies such as the South Carolina Department of Natural Resources (SCDNR), were identified as important tools to safeguard these assets.

Infrastructure capacity and coordination were also identified as areas of concern. Residents repeatedly noted that growth is outpacing infrastructure, particularly in transportation, pedestrian safety, and public utilities. Major congestion corridors such as Whiskey Road, Highway 78, and Powderhouse Road were cited as problem areas, with concerns about poor intersection design, school zone safety, and traffic delays. Public suggestions included road widening, roundabouts, improved signal timing, resurfacing, lighting upgrades, and stricter speed enforcement. A strong interest in expanding bicycle and pedestrian infrastructure, including protected bike lanes, safer crossings, and trail connections was expressed by residents. This reflects a broader preference for active transportation and recreational connectivity over traditional transit expansion, though a transit link between North Augusta and Augusta was also suggested.

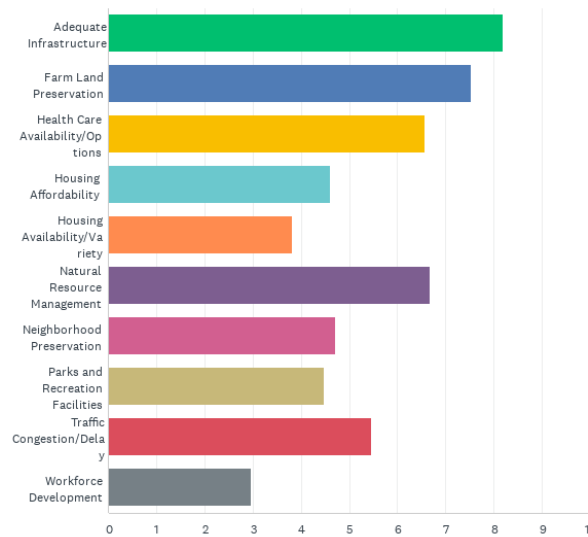
Housing affordability and availability represent another pressing issue. Residents identified a countywide shortage of affordable housing and shelters, with East Aiken and the Highway 78 corridor particularly affected. Many comments linked housing concerns directly to infrastructure limitations, emphasizing that new development should align with available road capacity, utilities, and public services. There is opposition to high-density development in rural areas, driven by concerns about traffic, flooding, infrastructure strain, and the decline of community character.

Parks, recreation, and quality of life amenities were frequently mentioned in public feedback. Residents expressed strong interest in expanding parks and trail networks, with potential new sites identified along Bettis Academy Road, Whiskey Road, and in Downtown Aiken. Support was voiced for youth sports facilities, equestrian trails, green space revitalization, and broader access to recreational opportunities. These amenities are seen not only as quality of life improvements, but also as investments in community health.

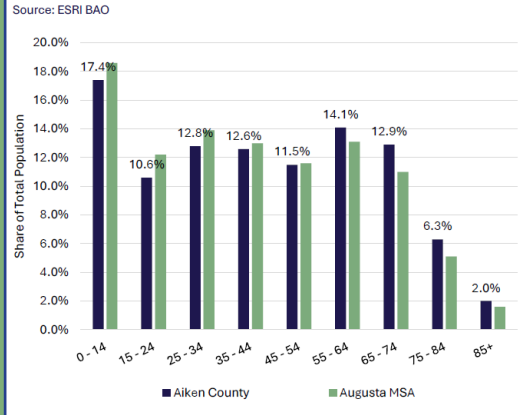
Neighborhood preservation and targeted redevelopment were identified as additional priorities. While rural preservation is widely supported, residents also called for revitalization in communities such as Warrentonville, Gloverville, and New Ellenton. Suggestions include storefront renewal, beautification efforts, improved public safety, and increased access to green space. In central Aiken, there is particular emphasis on preserving historic character and the equestrian heritage that defines the area.

Overall, the themes reflect a community that values environmental protection, rural character, and thoughtful planning. Residents are not opposed to growth, but they emphasized that it must be well managed, infrastructure-supported, and aligned with local identity. Public input consistently calls for accountable leadership that listens to community concerns and ensures that development enhances the quality of life in Aiken County over the coming decade.

Q6 Please rank the following issue areas according to their importance with 1 being most important and 10 being least important:



COMPARISON OF AGE COHORTS, 2023



COMPARISON OF AVERAGE HOUSEHOLD SIZE, 2023

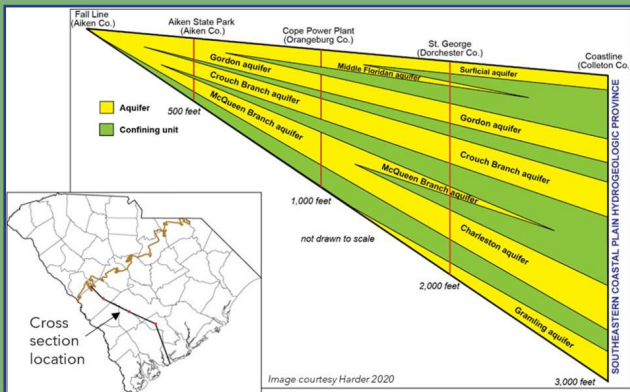
Source: ESRI BAO



Aiken County
2.37 persons



Augusta MSA
2.47 persons



INFORMATION AND ASSESSMENT

Before charting a course forward, it is best to understand current conditions and future projections. This chapter provides a brief overview of the Aiken County Planning Commission's detailed review of current conditions and future projections. Their review is presented in six volumes covering population trends, land use, transportation networks, utility service zones, environmental resources, and community assets. By identifying patterns and pressures shaping development, the analysis provides a foundation for managing growth, infrastructure spending, environmental stewardship, and fiscal health over the next decade. The six volumes are included in Appendices A, B, and D-G of this document. The purpose and content of each volume are summarized below.

Volume 1: Demographic & Economic Inventory Report

The demographic and economic inventory report summarizes the economic and market anchors and major public and private investments that could impact growth in Aiken County. An analysis of population, household, and employment trends in Aiken County was conducted and compared with those of the Augusta-Richmond County, GA-SC Metropolitan Statistical Area (Augusta MSA).

Volume 2: Market Analysis Report

The real estate market analysis sections summarize Aiken County by reviewing employment and real estate trends. The commercial real estate sectors analyzed include retail, office, hospitality, and industrial for Aiken County and the larger Augusta-Richmond County, GA-SC Metropolitan Statistical Area (Augusta MSA). An overview of housing trends is also provided for the existing for-sale housing inventory and rental housing market. National housing trends that could affect Aiken County are described.

Volume 4: Environmental & Natural Resources Review

The purpose of this volume is to describe Aiken County's environmental setting and provide a foundation for planning decisions that balance growth with the protection of natural systems. It compiles data and analyses from federal, state, and local sources to present a comprehensive view of the County's geology, soils, water resources, climate, and habitats. Together, these elements form the framework for assessing land suitability, identifying environmental constraints, and guiding



development toward areas best equipped to support it.

Volume 5: Transportation Review

Transportation infrastructure is essential to Aiken County's economic health, land use, and quality of life. A safe, efficient, and well-connected system links residents to jobs, schools, commerce, and recreation while supporting the county's diverse rural, suburban, and urban communities.

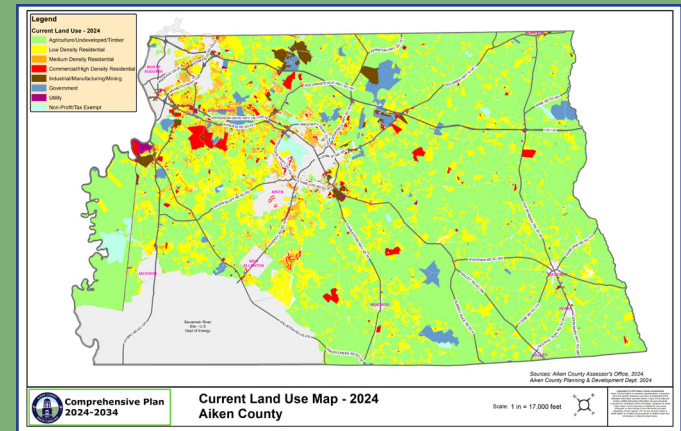
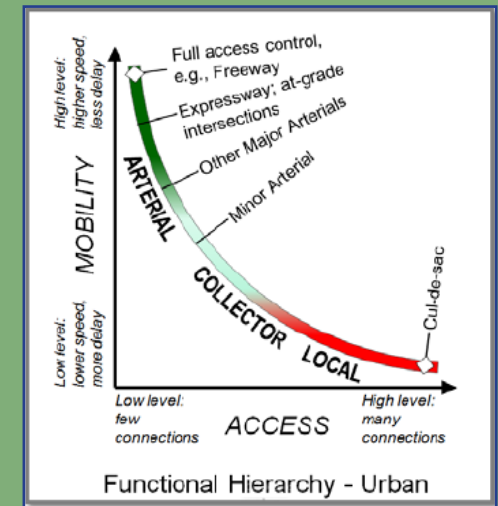
Volume 6: Community Facilities/Cultural Resources

Community Facilities and Cultural Resources are the public and semi-public infrastructure systems that underpin Aiken County's quality of life and long-term growth. These facilities—including water and wastewater systems, public safety agencies, solid waste operations, parks and recreation programs, schools, libraries, health care and social service providers, as well as power and communications networks—ensure residents have access to essential services such as education, emergency response, clean water, sanitation, recreation, and public administration. This volume assesses the location, capacity, and condition of existing facilities and examines how future growth may affect service demand.

Volume 7: Land Use Review

The land use review examines current land-use conditions, development trends, zoning patterns, and environmental constraints, to understand where growth is occurring today and where it may be responsibly accommodated.

Together, these six volumes establish the factual and analytical basis for the Comprehensive Plan. They document Aiken County's current status, identify measurable trends shaping its future, and highlight the opportunities and constraints that inform policy decisions. While the volumes do not prescribe solutions, they provide the foundation for evaluating alternatives, setting priorities, and aligning land use, infrastructure, environmental stewardship, and public investment to create a long-term vision. The issues, strategies, and tasks that follow are grounded in this analysis and reflect the Planning Commission's considered review of current conditions and future projections.



Each issue includes a reference to the required comprehensive plan element addressed by the strategies and tasks. An issue may encompass more than one required element.

P - Population

H - Housing

LU - Land Use

NR - Natural Resources

T - Transportation

CF - Community Facilities

ED - Economic Development

CIP - Community Investment Priorities

R - Resilience

ISSUES, STRATEGIES, & TASKS

This section is the heart of the Comprehensive Plan. Building on the key findings in each of the Information and Assessment volumes, it identifies the central issues shaping Aiken County’s future and sets clear strategies and specific tasks to address them. The issues define the challenges and opportunities facing the County; the strategies outline the policy direction; and the tasks translate that direction into measurable, actionable steps. Together, they form a practical roadmap for managing growth, coordinating infrastructure investment, protecting community character and natural resources, and ensuring fiscal responsibility over the coming decade.

ISSUES ADDRESSED BY THE PLAN

- ▶ **Population – Older and Small Households**
- ▶ **Prepared Workforce and Talent Attraction**
- ▶ **Housing Availability, Affordability, and Diversity**
- ▶ **Natural Resources – Protection and Mitigating Hazards**
- ▶ **Groundwater Protection and Use of Private Septic Systems**
- ▶ **Transportation Project Delivery and Coordination**
- ▶ **Transportation Arterials – Function, Capacity, and Preservation**
- ▶ **Pedestrian & Multi-modal**
- Transportation Needs**
- ▶ **Utility Expansions – Municipal Extraterritorial Service**
- ▶ **Access to Parks and Recreation Facilities**
- ▶ **Balancing Development and Preservation**
- ▶ **Outdated Land Management Regulations**
- ▶ **Support for Redevelopment**



1. Population – Older and Small Households - Aiken County's demographic data show a population older than the regional average and a trend toward smaller households. These trends reflect a nationwide decline in average household size and the ongoing retirement of the Baby Boom generation, yet they persist despite steady employment. Aiken County's policies should focus on promoting development patterns, public and private services, and recreational opportunities that maintain or improve residents' quality of life and overall health. *(P, ED, CF, LU)*

S1.1: Protect existing neighborhoods and communities and promote new developments that provide a mixture of housing options and maximize access to transportation options.

T1. Identify and inventory the County's unique communities and towns. Where supported by local residents, complete local area plans addressing future development and redevelopment. Identify the areas best suited for redevelopment.

T2. Adjust county land management regulations to establish a range of zoning districts that support neighborhood preservation. Where community-level plans support further action, create community-specific zoning overlay districts.

T3. Develop county programs and regulations that incentivize the redevelopment of existing neighborhoods rather than the selection of greenfields (previously undeveloped or agricultural land).

S1.2: Provide health care facilities adequate to meet the needs of the existing and projected population.

T1. Assist the county's higher education centers in providing a workforce for local healthcare providers that meets present and future demand.

T2. Work with existing healthcare providers to maintain and expand facilities and services in Aiken County.

T3. Working with healthcare providers and economic development partners to identify and protect suitable locations for healthcare facilities.

S1.3: Working with other local jurisdictions and the state, adopt policies and practices that promote and enable a healthy lifestyle and accessibility for all generations.

T1. Provide the local development community with best practices for creating housing that enables occupants to age in place as their needs change.

T2. Within the county’s “Priority Development Area,” develop policies and regulations that allow for development that promotes a healthy lifestyle and accessibility for all ages.

T3. Adopt regulations requiring basic sidewalks in residential neighborhoods with lots under an acre. Require the sidewalk network to connect to existing retail or institutional uses (churches, schools, and recreational facilities) within a reasonable distance of the new development.

T4. Formulate and adopt a parks and recreation master plan that provides for active and passive recreation spaces, open spaces, and trails. Adopt land use regulations that encourage residential and compatible commercial uses within walking distance of planned park facilities.

- 2. Prepared Workforce and Talent Attraction** - Recent trends show that Aiken County has higher job growth and average wages than the region overall. Data also indicate that manufacturing, administrative, and waste services are the county’s largest employment sectors. These figures reflect the county’s focused efforts to recruit manufacturing jobs and the expanding mission at the Savannah River Site. Overall, the statistics suggest a need for a workforce prepared for these growing sectors. Aiken County policies should focus on both improving opportunities for current residents and attracting outside talent. *(P, ED, CF, CR)*

S2.1. Work with regional and state partners (ACPSD, chambers of commerce, Western SC EDP, Aiken Tech, USCA) to create a workforce prepared to fill existing and anticipated jobs.

T1. Meet annually with partners to determine job and program needs.

T2. Continue to support the development and expansion of local centers for secondary and post-secondary education.

T3. Expand on the information and recommendations in the 2025 Aiken-Augusta Regional Housing Study, recently released by the Savannah River Site Community Reuse Organization, to promote and facilitate the development of additional well-built and well-managed workforce housing.

S2.2: Improve the overall appeal of Aiken County and the region to potential employers and residents.

- T1. Build on existing programs, such as Keep Aiken County Beautiful and Clean-Up Aiken, to clean roadways, illegal dumps, and waterways.
- T2. Emphasize, enhance, and clean up gateways into the state and county, including interstate interchanges, major bridges, welcome centers, and airports.
- T3. Protect and highlight attractions, settings, and natural features unique to Aiken County.
- T4. Work with local SC and GA jurisdictions to develop and maintain a system of regional parks, open space, and a comprehensive trail network.

3. Housing Availability, Affordability, and Diversity - Both national and local sources indicate that housing production in Aiken County and the broader region is insufficient to meet current demand. Given anticipated job growth and population migration, demand for housing is expected to continue and likely increase. Availability and affordability are the two central features of the Aiken County housing market. The current housing stock in Aiken County averages 40 years old and is predominantly owner-occupied, single-family detached. Home value inflation and national economic policies continue to limit the availability of existing homes. At the same time, the average price of existing and new homes has risen by 98% over the past decade. *(H, ED, LU, CF)*

S3.1: Provide housing that serves a broad population by encouraging a diverse mix of ownership types, housing configurations, and affordability levels.

T1. Where permitted by federal and state codes, identify and mitigate overall impediments to housing production in Aiken County.

T2. Identify and mitigate the impediments to increasing the production of starter and workforce housing.

S3.2: Encourage housing growth in areas where existing infrastructure can support new development and lower the overall cost of development.

T1. Identify areas of the county best suited for redevelopment.

T2. Identify best practices, public and private, to facilitate and incentivize private redevelopment.

S3.3: Protect, preserve, and reinvest in existing neighborhoods and housing stock.

- T1: Create and apply zoning districts to existing neighborhoods that match the existing development pattern and minimize non-conforming uses.
- T2. Catalog the land uses, street layouts, and development patterns across the county's unique mill villages and unincorporated communities.
- T3. Adjust land management regulations to protect, preserve, and enhance the county's historic and distinctive built environment.

4. **Natural Resources – Protection and Mitigating Hazards** - Because of its location in the state at the transition between the Piedmont and Coastal Plain, Aiken County's environment features several distinctive natural resources that support the county's growing population and economy. Protecting and maintaining these resources is essential to preserving the county's social, cultural, and economic well-being. These features include the remaining prime and essential farmland, aquifer recharge areas, free-flowing surface water streams and associated wetlands, and disconnected wetlands and Carolina bays. While some present clear hazards, most of Aiken County's unique natural features can be assets or liabilities. *(NR, H, LU, R, CR)*

S4.1: Promote and facilitate the continued use of Aiken County's prime and unique farmland for productive agriculture.

- T1. Catalog the specific location and current use of all prime and unique farmland remaining in Aiken County.
- T2. Modify county zoning designations to protect important farmland. Designations should also account for the impacts of adjacent uses on the farmland's continued viability.
- T3. Evaluate and consider adopting tools, such as transfer-of-development-rights programs, that allow farmers to capture the increased value of their land while keeping it in agricultural use.

S4.2: Adopt policies that protect and preserve groundwater as a resource for drinking water, economic development, and agriculture.

T1. Adopt land-use policies and practices that protect Aiken County's unique and valuable groundwater recharge zones south and west of the Fall Line.

T2. Revise county land development and stormwater management regulations to require management facilities that increase the amount of stormwater infiltration.

T3. Working with state agencies, higher education institutions, and non-profits, publish and periodically update a best practice guide that encourages stormwater retention and infiltration.

T4. Using federal, state, and local resources, continue to monitor groundwater levels and areas of concern identified by the Edisto River Basin Council in the 2023 Edisto River Basin Plan.

S4.3: Recognizing their value and contribution to the economic, environmental, and overall health of the community, preserve and protect Aiken County's streams and wetlands.

T1. Modify existing land development regulations to base the width of required streambank buffers on watershed area rather than a fixed buffer width. Consider expanding buffers to cover both perennial and intermittent streams.

T2. Modify existing land development regulations to increase the standard buffer around jurisdictional wetlands.

T3. Modify land development regulations to add incentives for preserving and buffering non-jurisdictional wetlands and for preserving/protecting a wider streambank buffer.

S4.4: Adopt practices and promote development patterns that protect and improve resources while minimizing exposure to hazards and negative impacts.

T1. Within the adopted "Priority Development Zone" and "Transition Zone", identify and map the undesignated or poorly defined floodplains that present a hazard to current and future residential development.

T2. Amend county flood prevention ordinances to incorporate locally identified flood hazards.

T3. Adopt policies and procedures that discourage the modification of steep slopes (12% - 18%) and prohibit the development of extreme slopes (>18%).

T4. Modify land-disturbance policies to minimize erosion on developed or developing parcels. Potential options include limits on the period steep slopes may be left without vegetation, limits on the amount of land cleared at the same time, and increased streambank and wetland buffers.

5. Groundwater Protection and Use of Private Septic Systems - Large portions of Aiken County remain unserved by public water and sanitary sewer systems, leading to widespread reliance on private wells and onsite septic systems. The effectiveness of these systems depends heavily on soil conditions, topography, access to infrastructure, and regular maintenance. Aging or poorly maintained systems can pose public health risks, create nuisances, and contaminate groundwater and surface water resources. In some areas, public utilities are nearby but remain inaccessible due to uneven line extensions or high connection costs. These limitations constrain the ability of septic-dependent areas to support higher-density development. *(ED, P, H, CF, LU, CIP)*

S5.1: Coordinate land-use planning, infrastructure investment, and groundwater protection—directing infill and more intensive development to areas served by public utilities while maintaining lower-density patterns where private systems remain the primary water and wastewater solution.

T1. Classify areas of the county based on their ability to support private septic development.

T2. Adopt land use policies and practices that direct development to areas based on the land's ability to support septic systems.

T3. Determine the county's ability to assist SCDES in the management of private septic installations and use.

S5.2: Provide expanded wastewater treatment capacity and work with local sewer providers to expand service within the Priority Development Area to accommodate expected growth and housing demand and prevent overreliance on private septic systems.

T1. Complete the ongoing 30-year county-wide wastewater needs assessment initiated by the Horse Creek Treatment

Plant.

T2. In coordination with local water and sewer providers, formulate a plan for wastewater service expansion to area with the Priority Development Area.

T3. Explore the feasibility and utility of using development impact fees to fund expansions of the county's wastewater treatment capacity and upgrades and extensions of interceptor lines in rapidly growing areas of the county.

- 6. Transportation Project Delivery and Coordination** - Most of Aiken County's primary and secondary road network is maintained by the South Carolina Department of Transportation (SCDOT), which has established a process for identifying, prioritizing, and funding significant roadway improvements. The SCDOT process is fragmented across multiple state and regional funds and agencies. The state process supports transparency and data-driven selection, but is rigid and slow. In the county's rapidly changing environment, projects are often obsolete by the time they are completed and cost more than initially programmed. Local coordination and funding are essential for advancing and completing priority projects. (*T, ED, CIP*)

S6.1: Strengthen the local role in managing and advancing transportation projects.

T1. Develop a comprehensive inventory of priority transportation needs and projects from all jurisdictions in the county.

T2. Expand the scope of existing transportation bodies, such as the ARTS SC Subcommittee and the County Transportation Committee, to create a local network to address priority projects.

T3. Work with SCDOT and key stakeholders to expedite project delivery times by improving and expanding existing programs that combine local funding with federal and state sources.

T4. Work with the SCDOT, local jurisdictions, and key stakeholders to improve the programs that allow private development to partner with government agencies to complete priority projects sooner or at a lower overall cost to the public.

S6.2: Improve funding sources and funding delivery for transportation projects in Aiken County.

- T1. Fully explore the feasibility and utility of development impact fees and developer repayment plans to fund priority transportation needs in rapidly growing areas of the county.
- T2. Use the overall transportation plan to seek funding from underutilized sources, including direct federal appropriations and state infrastructure funds.
- T3. Continue and expand the reservation of Capital Projects Sales Tax to leverage federal and state funds and expedite project delivery.

- 7. Transportation Arterials – Function, Capacity, and Preservation** - Aiken County’s arterial corridors handle the highest traffic volumes, providing efficient links within the county and the region. As a corridor develops, it assumes a secondary role by providing local access to residential and commercial areas. Eventually, the corridor becomes inefficient in both roles, requiring structural modifications and roadway improvements. As noted in the Transportation Review, necessary projects and upgrades often progress slowly through SCDOT’s planning and funding processes. *(ED, T, LU, NR, CF, R)*

S7.1: Aiken County must adopt policies and practices that preserve corridor or restore corridor capacity rather than rely solely on system upgrades to regain functionality.

- T1. Adopt corridor-specific land-use concepts for the county’s arterials that concentrate commercial development at natural and traditional nodes (intersections, existing commercial centers, or community centers) rather than across the entire corridor.
- T2. Adjust zoning districts and regulations to implement corridor land-use concepts.
- T3. Building on recent corridor feasibility plans and intersection studies (Bettis Academy Road, Whiskey Road, and SC 118), implement recommended access management and corridor preservation tactics.

S7.2: Adopt policies and practices that work to improve capacity and restore the functionality of degraded arterial corridors.

T1. Where feasible and without adversely affecting existing neighborhoods, identify a secondary traffic network that uses existing arterial corridors. Appropriate policies for these secondary networks include interconnections between developments, the continuation of collector streets, and traffic-calming measures.

T2. Apply adopted access management policies as capacity, intersection, and safety improvements are programmed for a specific corridor.

8. Pedestrian & Multi-modal Transportation Needs - Overall, Aiken County's rural and suburban development patterns encourage and require motor vehicle use. State and local roadway designs have generally prioritized motor vehicles over other modes. However, a significant portion of the county's population lacks access to motor vehicles and must make many trips on foot. Additionally, there is a growing demand for pedestrian facilities that promote commerce, reduce trips on congested corridors, and provide a safe space for exercise. *(ED, T, LU, H, P)*

S8.1: Ensure equitable access to transportation modes that afford access to basic needs and services.

T1. Review the policies and plans recommended in the 2023 ARTS Bicycle and Pedestrian Plan. Consider adopting the recommended bicycle and pedestrian policies and best practices and advancing the recommended projects.

T2. Building on recent City of Aiken Safe Streets for All research and the ARTS Bicycle and Pedestrian Plan, identify areas of high pedestrian activity and deficiencies to pedestrian facilities in these areas.

T3. Catalog and access funding available through federal, state, and private sources to address identified pedestrian projects.

S8.2: Adopt policies that promote, provide, and require pedestrian facilities and that improve pedestrian safety.

T1. Adopt a "Complete Streets" policy applicable to both privately developed and public transportation projects. Appropriate resources for formulating the policy include recently completed corridor studies and the SCDOT Complete

Streets policy.

T2. Review current requirements for pedestrian facilities in the county's land development regulations. Adjust regulations to expand the location of pedestrian facilities, provide connections to basic services, reduce pedestrian/vehicle conflicts, and improve pedestrian safety.

S8.3: Expand pedestrian infrastructure in highly congested corridors and other targeted areas.

T1. Adopt policies that assure adequate pedestrian facilities are provided as roadway capacity projects are implemented.

T2. Require new developments (residential and commercial) to provide roadway or off-roadway interconnections that facilitate pedestrian movement within high-capacity/high-traffic corridors.

T3. In coordination with other local jurisdictions and private stakeholders, formulate and adopt plans for a county-wide, interconnected trail network that provides off-system bicycle and pedestrian transportation.

- 9. Utility Expansions – Municipal Extraterritorial Service** - The availability of public water and sanitary sewer is a significant determinant of the location and scale of development. In Aiken County, wastewater treatment is centralized, while water and sewer collection services are delivered by multiple providers operating within Council-approved service areas. Service extension decisions are made by individual providers and can significantly influence growth patterns. In unincorporated areas, uncoordinated utility expansions may induce development that creates service inefficiencies, unexpected infrastructure costs, and long-term obligations that exceed the County's capacity to provide roads, emergency services, and other public facilities. *(CF, LU, P, H, T)*

S9.1: Coordinate Aiken County land use planning with the City of Aiken, the City of North Augusta, and water and sewer authorities.

T1. Annually, conduct a joint work session among the planning commissions of Aiken County, the City of Aiken, the Town of Jackson, the City of New Ellenton, and the City of North Augusta to review service areas, planned utility

extensions, and planned city limit expansions.

T2. Adjust county zoning designations within municipal service areas to ensure that decisions regarding higher-density development reflect Aiken County's adopted planning objectives, rather than utility availability alone.

T3. Consider the availability or adequacy of necessary public services when authorizing modifications of utility service areas.

T4. Meet annually with water and sewer providers other than the City of Aiken and the City of North Augusta to review service areas, planned expansions, and the county's Growth Priorities Map

S9.2. Ensure that development approvals are matched by the timely provision of public infrastructure and services to help manage growth, control public costs, and maintain acceptable levels of service.

T1. Adopt and regularly update a capital improvements plan that aligns investments in public safety, public works, and general services with projected service demand, with a focus on areas anticipated to grow.

T2. As permitted under South Carolina law, develop regulations and standards that incorporate an evaluation of public facility and service capacity into the development review process, including consideration of whether minimum levels of service are available concurrent with project approval or on the project's in-service date. Monitor and update funding tools and service standards over time.

T3. Evaluate the feasibility of growth-related funding mechanisms, including development impact fees and dedicated ad valorem taxes, to support the capital infrastructure required to serve new development.

10. Access to Parks and Recreation Facilities - The 2025 SC Statewide Comprehensive Outdoor Recreation Plan (SCORP) reports high public use of local parks (83.8% of park visits) and strong demand for passive, low-cost outdoor recreation. The plan identifies distance, overcrowding, and limited facilities as barriers to participation. Aiken County recreation sites are primarily located in older population centers, far from the growing areas north of U.S. 1, University Parkway, and I-20. A basic analysis of the Aiken County park system, using national standards, indicates a need for additional park space overall and for parks near population centers. *(CF, LU, H, P)*

S10.1: Preserve and expand Aiken County's inventory of regional and community parks.

T1. In coordination with county departments and municipal partners, and using national criteria, identify appropriate locations for additional regional and community parks to service existing population and anticipated residential growth.

T2. Identify capital and operational needs to maintain and grow the existing recreation system.

S10.2: Adopt policies and procedures requiring preservation or development of and equitable access to open spaces.

T1. Amend the county land development regulations to permit conservation subdivisions and other designs that provide incentives to preserve and protect open spaces.

T2. Review the current land development regulations for open space and recreation areas in new developments. Make adjustments that further both the creation of formal recreational space and the reservation of open space.

T3. Protect existing and future regional parks, state parks, and state preserves from incompatible encroachments by adjusting the county zoning districts and atlas.

S10.3: Expand non-vehicular connections to existing and future recreational facilities

T1. Within the unincorporated area, create a trail and pathway system connecting the county's regional and community parks, and existing regional and municipal trail systems.

T2. Consider policies and procedures requiring developers to provide reasonable access and connections to nearby (existing or planned) public recreational facilities or trail systems.

S10.4: Broaden the resources available to the county for funding parks and recreation facilities

- T1. Identify and implement additional revenue sources, such as impact fees or development extractions, to fund the parks and recreation facilities needed to serve future development.
- T2. Work with local and national non-profits and conservation organizations to preserve and expand the county's inventory of passive recreation and public open spaces.

11. Balancing Development and Preservation - Aiken County is a place of both towns and countryside. Communities around and between Aiken and North Augusta are more developed, shaped by their proximity to Augusta, historic mill villages along Horse Creek and the railroad, and access to roads and utilities. East of the South Edisto River, the county remains largely rural, with farms, timberlands, and equestrian uses that are an important part of its identity and economy. The county's ongoing challenge is to guide growth in ways that support vibrant communities while preserving the rural landscapes and natural resources that make Aiken County unique. (ED, LU, NR) **(SECTION AMENDED BY PLANNING COMMISSION 3/16/26).**

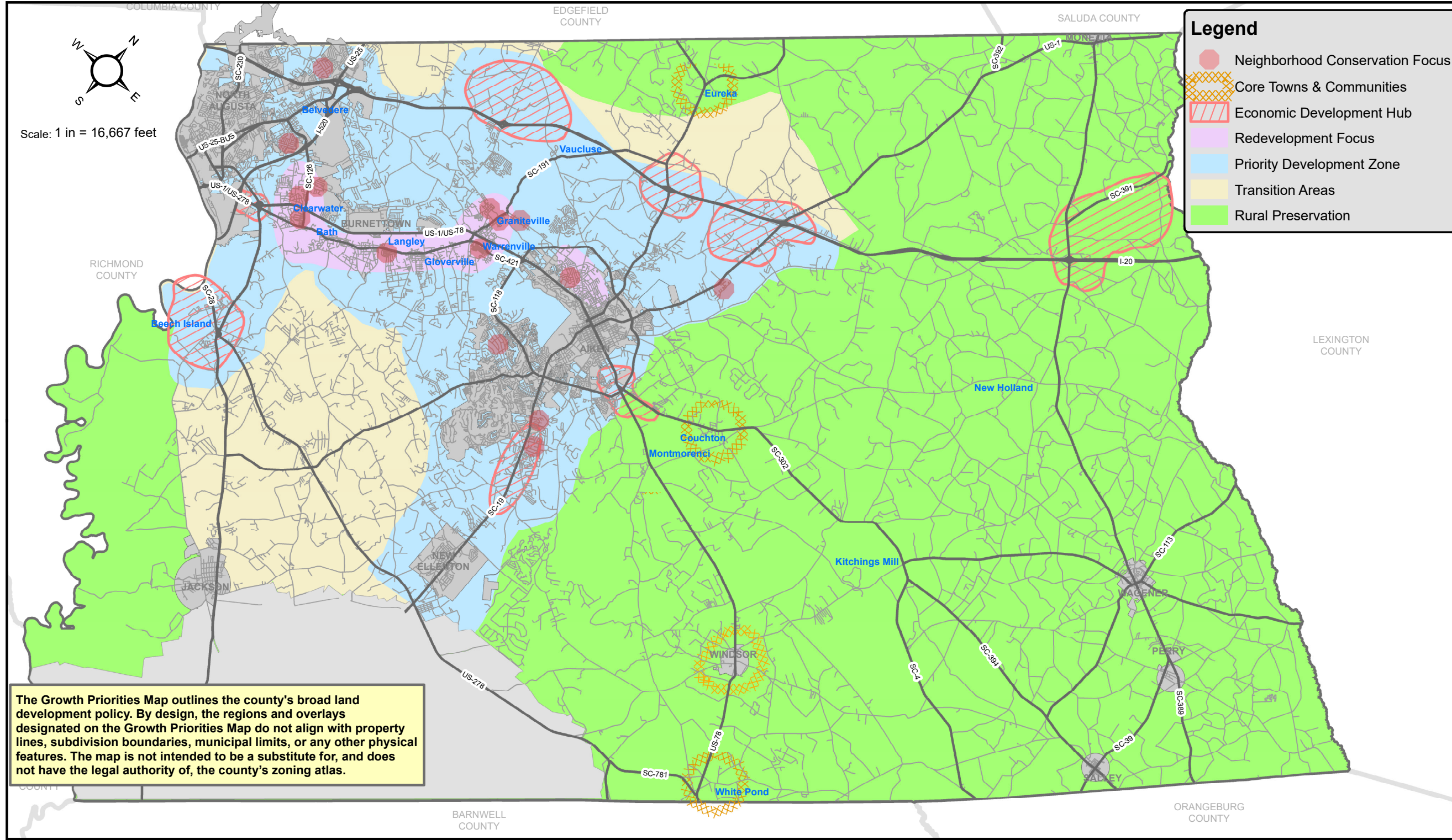
S11.1: Aiken County development policies and practices will adhere to the "Growth Priorities Map," which identifies the following regions and overlays:

- Priority Development Zone – Areas of the county with adequate services (roads, utilities, public safety, and recreation) to accommodate additional development, or areas where services are readily extended by public or private means.
- Redevelopment Focus – Neighborhoods or communities that were previously developed, but have experienced economic or social changes. These areas have some of the services and utilities found in the priority development zone, but also include significant numbers of vacant or deteriorated properties.
- Neighborhood Conservation Focus – Existing stable neighborhoods where property values are constant or increasing, including recently developed and older housing and commercial properties. Policies and practices in these areas should focus on preservation and protection.

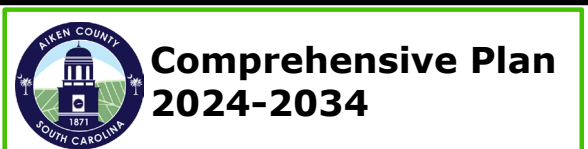
- Economic Development Hub – Existing concentrations of commercial and industrial uses and areas where such activity is desired or needed.
- Core Towns & Communities – The county’s existing incorporated and unincorporated villages and communities. May include a mill village, the core of an unincorporated community, or the extraterritorial area around a small municipality. Boundaries should be limited to the existing core and the immediately adjacent area that aligns with the town or community.
- Transition Areas – Buffer region between the priority development corridor/areas and the Rural Preservation Region. Area suited for development due to planned or anticipated service expansions. Approvals for higher-density development in the Transition Area are contingent on adequate services being extended or expanded
- Rural Preservation Region – This designation covers the rural and sparsely populated areas of the county. The area includes groundwater recharge zones, wetlands, and prime farmlands listed for protection and preservation. The development of the area should generally be limited to agriculture, low-density residential, agriculture-related commercial uses, or forest lands. Specific amendments to existing regulatory tools may be needed to manage land uses along the region’s borders with the Transition Area or the Priority Development Zone.

The Growth Priorities Map outlines the county’s broad land development policy. By design, the regions and overlays designated on the Growth Priorities Map do not align with property lines, subdivision boundaries, municipal limits, or any other physical features. The map is not intended to be a substitute for, and does not have the legal authority of, the county’s zoning atlas.





The Growth Priorities Map outlines the county's broad land development policy. By design, the regions and overlays designated on the Growth Priorities Map do not align with property lines, subdivision boundaries, municipal limits, or any other physical features. The map is not intended to be a substitute for, and does not have the legal authority of, the county's zoning atlas.



2024 - 2034 Growth Priorities - Draft V.3 (3-11-26) Aiken County

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12. Outdated Land Management Regulations - Aiken County's primary land-use management tool is the Land Management Regulations (Chapter 24, Aiken County Code of Ordinances). These regulations are the successor to the county's initial 1984 Development Standards Ordinance. After forty-one years of zoning, most of the county remains zoned under the Rural District (RUD) guidelines established in 1984. While the zoning map has changed little since 1984, land uses on parcels within the RUD district have evolved. The RUD district includes historic mill communities, new development in Horse Creek Valley, new residential and commercial developments northwest and southwest of Aiken, and industrial facilities along Bettis Academy Road and Sand Bar Ferry Road. Revisions to the Land Development Regulations are needed to reflect current conditions, protect existing neighborhoods, and provide a more effective management tool. (ED, LU, CF, T)

S12.1: Implement appropriate zoning classifications in the rapidly developing areas of the county, aligning them with future growth priorities.

T1. Evaluate the overall applicability of the county's Land Management Regulations to the Growth Priorities Map. Report deficiencies and options for amendments to the Planning Commission and County Council.

T2. Evaluate the pros and cons of the county's widely used zoning designations and conditional uses, which include patio-garden homes, townhouses, and RD zoning. Evaluation should examine both the impact on the public and the impact on the development community. Provide a report, with options for amendment, to the Planning Commission and County Council.

T3. Establish a schedule for replacing the RUD zoning designation for all property within the county Priority Development Zone. Schedule must include opportunities for adequate public review and comment.

S12.2: Broaden the toolbox of land use policies and practices available to protect and preserve the county's agricultural, undeveloped, and rural lands.

T1. Create a zoning district or standards geared specifically towards the county's Rural Preservation Region and Transition Areas.

T2. Formulate a plan that includes timeframes and options for transitioning from RUD, Rural District, to the designated or newly created zoning classification.

T3. Provide the Planning Commission and County Council with a catalog of land use tools that facilitate land

preservation and protection. Programs should include the following: transfer of development rights (TDR), conservation easements, conservation subdivisions, and similar tools.

S12.3: Safeguard the community’s key infrastructure investments that support economic growth and employment opportunities.

T1. Evaluate the county’s land use regulations and zoning scheme for the county’s industrial parks, clusters of manufacturers, and surrounding properties. Propose adjustments to the scheme that include, but are not limited to, reasonable buffers, screening from industrial uses, and industrial uses that require greater separation from residential uses.

T2. Evaluate potential risks to critical public investments, including wastewater facilities, industrial parks, recreational facilities, public safety facilities, and stormwater infrastructure. Adjust county development policies to mitigate threats and prevent future encroachments.

13. Support for Redevelopment - Aiken County Government oversees development and redevelopment in the county’s many unincorporated communities. The historic development patterns in these areas—particularly in the Horse Creek Valley—predate the county’s first development standards, adopted in 1984. That ordinance applied a single, generalized zoning classification (the RUD District) across most of the county. Essentially unchanged since its adoption, this standard does not reflect the distinct development patterns, scale, or character of the county’s diverse communities. Rather than supporting preservation and revitalization, the uniform application of this district creates uncertainty and hinders context-sensitive reinvestment. (ED, LU, CF)

S13.1: Adopt land use policies and practices that reflect the character and context of the county’s core towns and communities.

T1. Document and analyze the development patterns of the historic mill villages in the Horse Creek Valley, including an assessment of nonconforming uses and structures arising from existing zoning and development regulations. Based on this analysis, recommend zoning amendments, overlay districts, or other regulatory tools to preserve historic settlement patterns and support reinvestment and revitalization.

T2. Prepare small-area land use plans for the county’s towns and unincorporated communities through a

streamlined, efficient process that emphasizes clear recommendations and robust public participation. Identify strategies and implementation actions to preserve community character, guide orderly development, and ensure compatibility with surrounding areas.

S13.2: Provide tools and an environment that enable private and public reinvestment in the county's redevelopment areas.

T1. Use the small-area studies prepared under Strategy 13.1 to identify barriers to redevelopment. In coordination with stakeholders from law enforcement, public works, and public and private social service providers, develop targeted strategies to address these barriers and support reinvestment.

T2. As permitted under South Carolina law, evaluate the feasibility of using tax increment financing (TIF) or TIF-like redevelopment districts within designated redevelopment areas to support public infrastructure improvements and leverage private investment.

T3. Position the County to capitalize on recent federal Opportunity Zones changes by identifying eligible areas, aligning redevelopment priorities, and promoting investment opportunities consistent with the comprehensive plan.

T4. Develop a program to identify, remediate, rehabilitate, or remove blighted and dilapidated structures within designated redevelopment areas.

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IMPLEMENTATION

The Comprehensive Plan sets a policy framework for Aiken County’s future growth. Implementation turns that vision into action. This chapter prioritizes the specific Tasks identified for each Strategy in Chapter 4 and assigns responsible parties and timeframes for their execution. It provides a roadmap for decision-makers, staff, and community partners, with the goal that the tasks in this document are reflected in budgets, capital improvements, ordinances, partnerships, and daily operations over the coming decade.

TASK	DESCRIPTION	RESPONSIBLE DEPARTMENT	PRIORITY	TIMEFRAME
			H - HIGH M- MODERATE	A - < 5 YEARS B - 5 - 10 YRS C - > 10 YRS O - ONGOING
S1.1-T1	Identify and inventory the County’s unique communities and towns. Where supported by local residents, complete local area plans addressing future development and redevelopment. Identify the areas best suited for redevelopment.		M	A
S1.1-T2	Adjust county land management regulations to establish a range of zoning districts that support neighborhood preservation. Where community-level plans support further action, create community-specific zoning overlay districts.		H	B
S1.1-T3	Develop county programs and regulations that incentivize the redevelopment of existing neighborhoods rather than the selection of greenfields (previously undeveloped or agricultural land).		H	B



TASK	DESCRIPTION	RESPONSIBLE DEPARTMENT	PRIORITY	TIMEFRAME
			H - HIGH M- MODERATE	A - < 5 YEARS B - 5 - 10 YRS C - > 10 YRS O - ONGOING
S1.2-T1	Assist the county’s higher education centers in providing a workforce for local healthcare providers that meets present and future demand.		M	O
S1.2-T2	Work with existing healthcare providers to maintain and expand facilities and services in Aiken County.		M	O
S1.2-T3	Working with healthcare providers and economic development partners to identify and protect suitable locations for healthcare facilities.		H	B
S1.3-T1	Provide the local development community with best practices for creating housing that enables occupants to age in place as their needs change.		M	A
S1.3-T2	Within the county’s “Priority Development Area,” develop policies and regulations that allow for development that promotes a healthy lifestyle and accessibility for all ages.		M	B
S1.3-T3	Adopt regulations requiring basic sidewalks in residential neighborhoods with lots under an acre. Require the sidewalk network to connect to existing retail or institutional uses (churches, schools, and recreational facilities) within a reasonable distance of the new development.		M	A



TASK	DESCRIPTION	RESPONSIBLE DEPARTMENT	PRIORITY	TIMEFRAME
			H - HIGH M- MODERATE	A - < 5 YEARS B - 5 - 10 YRS C - > 10 YRS O - ONGOING
S1.3-T4	Formulate and adopt a parks and recreation master plan that provides for active and passive recreation spaces, open spaces, and trails. Adopt land use regulations that encourage residential and compatible commercial uses within walking distance of planned park facilities.		M	A
S2.1-T1	Meet annually with partners to determine job and program needs.		M	O
S2.1-T2	Continue to support the development and expansion of local centers for secondary and post-secondary education.		M	O
S2.1-T3	Expand on the information and recommendations in the 2025 Aiken-Augusta Regional Housing Study, recently released by the Savannah River Site Community Reuse Organization, to promote and facilitate the development of additional well-built and well-managed workforce housing.		H	A
S2.2-T1	Build on existing programs, such as Keep Aiken County Beautiful and Clean-Up Aiken, to clean roadways, illegal dumps, and waterways.		H	B
S2.2-T2	Emphasize, enhance, and clean up gateways into the state and county, including interstate interchanges, major bridges, welcome centers, and airports.		M	O



TASK	DESCRIPTION	RESPONSIBLE DEPARTMENT	PRIORITY		TIMEFRAME	
			H - HIGH	M- MODERATE	A - < 5 YEARS	B - 5 - 10 YRS
S2.2-T3	Protect and highlight attractions, settings, and natural features unique to Aiken County.		H		A	
S2.2-T4	Work with local SC and GA jurisdictions to develop and maintain a system of regional parks, open space, and a comprehensive trail network.		M		B	
S3.1-T1	Where permitted by federal and state codes, identify and mitigate overall impediments to housing production in Aiken County.		M		A	
S3.1-T2	Identify and mitigate the impediments to increasing the production of starter and workforce housing.		H		A	
S3.2-T1	Identify areas of the county best suited for redevelopment.		H		A	
S3.2-T2	Identify best practices, public and private, to facilitate and incentivize private redevelopment.		M		B	
S3.3-T1	Create and apply zoning districts to existing neighborhoods that match the existing development pattern and minimize non-conforming uses.		H		A	
S3.3-T2	Catalog the land uses, street layouts, and development patterns across the county's unique mill villages and unincorporated communities.		M		B	



TASK	DESCRIPTION	RESPONSIBLE DEPARTMENT	PRIORITY		TIMEFRAME	
			H - HIGH	M- MODERATE	A - < 5 YEARS	B - 5 - 10 YRS
S3.3-T3	Adjust land management regulations to protect, preserve, and enhance the county's historic and distinctive built environment.			M		B
S4.1-T1	Catalog the specific location and current use of all prime and unique farmland remaining in Aiken County.			H		A
S4.1-T2	Modify county zoning designations to protect important farmland. Designations should also account for the impacts of adjacent uses on the farmland's continued viability.			H		A
S4.1-T3	Evaluate and consider adopting tools, such as transfer-of-development-rights programs, that allow farmers to capture the increased value of their land while keeping it in agricultural use.			M		B
S4.2-T1	Adopt land-use policies and practices that protect Aiken County's unique and valuable groundwater recharge zones south and west of the Fall Line.			H		A
S4.2-T2	Revise county land development and stormwater management regulations to require management facilities that increase the amount of stormwater infiltration.			M		B
S4.2-T3	Working with state agencies, higher education institutions, and non-profits, publish and periodically update a best practice guide that encourages stormwater retention and infiltration.			M		B

TASK	DESCRIPTION	RESPONSIBLE DEPARTMENT	PRIORITY		TIMEFRAME	
			H - HIGH	M- MODERATE	A - < 5 YEARS	B - 5 - 10 YRS
S4.2-T4	Using federal, state, and local resources, continue to monitor groundwater levels and areas of concern identified by the Edisto River Basin Council in the 2023 Edisto River Basin Plan.			M		O
S4.3-T1	Modify existing land development regulations to base the width of required streambank buffers on watershed area rather than a fixed buffer width. Consider expanding buffers to cover both perennial and intermittent streams.			H		A
S4.3-T2	Modify existing land development regulations to increase the standard buffer around jurisdictional wetlands.			H		A
S4.3-T3	Modify land development regulations to add incentives for preserving and buffering non-jurisdictional wetlands and for preserving/protecting a wider streambank buffer.			M		B
S4.4-T1	Within the adopted “Priority Development Zone” and “Transition Zone”, identify and map the undesignated or poorly defined floodplains that present a hazard to current and future residential development.			M		B
S4.4-T2	Amend county flood prevention ordinances to incorporate locally identified flood hazards.			H		A



TASK	DESCRIPTION	RESPONSIBLE DEPARTMENT	PRIORITY	TIMEFRAME
			H - HIGH M- MODERATE	A - < 5 YEARS B - 5 - 10 YRS C - > 10 YRS O - ONGOING
S4.4-T3	Adopt policies and procedures that discourage the modification of steep slopes (12% - 18%) and prohibit the development of extreme slopes (>18%).		H	A
S4.4-T4	Modify land-disturbance policies to minimize erosion on developed or developing parcels. Potential options include limits on the period steep slopes may be left without vegetation, limits on the amount of land cleared at the same time, and increased streambank and wetland buffers.		H	A
S5.1-T1	Classify areas of the county based on their ability to support private septic development.		H	B
S5.1-T2	Adopt land use policies and practices that direct development to areas based on the land's ability to support septic systems.		M	B
S5.1-T3	Determine the county's ability to assist SCDES in the management of private septic installations and use.		M	B
S5.2-T1	Complete the ongoing 30-year county-wide wastewater needs assessment initiated by the Horse Creek Treatment Plant.		H	B
S5.2-T2	In coordination with local water and sewer providers, formulate a plan for wastewater service expansion to area with the Priority Development Area.		H	B

TASK	DESCRIPTION	RESPONSIBLE DEPARTMENT	PRIORITY	TIMEFRAME
			H - HIGH M- MODERATE	A - < 5 YEARS B - 5 - 10 YRS C - > 10 YRS O - ONGOING
S5.2-T3	Explore the feasibility and utility of using development impact fees to fund expansions of the county’s wastewater treatment capacity and upgrades and extensions of interceptor lines in rapidly growing areas of the county.		H	A
S6.1-T1	Develop a comprehensive inventory of priority transportation needs and projects from all jurisdictions in the county.		H	A
S6.1-T2	Expand the scope of existing transportation bodies, such as the ARTS SC Subcommittee and the County Transportation Committee, to create a local network to address priority projects.		M	B
S6.1-T3	Work with SCDOT and key stakeholders to expedite project delivery times by improving and expanding existing programs that combine local funding with federal and state sources.		H	A
S6.1-T4	Work with the SCDOT, local jurisdictions, and key stakeholders to improve the programs that allow private development to partner with government agencies to complete priority projects sooner or at a lower overall cost to the public.		M	B
S6.2-T1	Fully explore the feasibility and utility of development impact fees and developer repayment plans to fund priority transportation needs in rapidly growing areas of the county.		H	A



TASK	DESCRIPTION	RESPONSIBLE DEPARTMENT	PRIORITY		TIMEFRAME	
			H - HIGH	M- MODERATE	A - < 5 YEARS	B - 5 - 10 YRS
S6.2-T2	Use the overall transportation plan to seek funding from underutilized sources, including direct federal appropriations and state infrastructure funds.			M		B
S6.2-T3	Continue and expand the reservation of Capital Projects Sales Tax to leverage federal and state funds and expedite project delivery.			M		C
S7.1-T1	Adopt corridor-specific land-use concepts for the county's arterials that concentrate commercial development at natural and traditional nodes (intersections, existing commercial centers, or community centers) rather than across the entire corridor.			M		B
S7.1-T2	Adjust zoning districts and regulations to implement corridor land-use concepts.			H		A
S7.1-T3	Building on recent corridor feasibility plans and intersection studies (Bettis Academy Road, Whiskey Road, and SC 118), implement recommended access management and corridor preservation tactics.			H		A

TASK	DESCRIPTION	RESPONSIBLE DEPARTMENT	PRIORITY		TIMEFRAME	
			H - HIGH	M- MODERATE	A - < 5 YEARS	B - 5 - 10 YRS
S7.2-T1	Where feasible and without adversely affecting existing neighborhoods, identify a secondary traffic network that uses existing arterial corridors. Appropriate policies for these secondary networks include interconnections between developments, the continuation of collector streets, and traffic-calming measures.			M		B
S7.2-T2	Apply adopted access management policies as capacity, intersection, and safety improvements are programmed for a specific corridor.			H		B
S8.1-T1	Review the policies and plans recommended in the 2023 ARTS Bicycle and Pedestrian Plan. Consider adopting the recommended bicycle and pedestrian policies and best practices and advancing the recommended projects.			M		B
S8.1-T2	Building on recent City of Aiken Safe Streets for All research and the ARTS Bicycle and Pedestrian Plan, identify areas of high pedestrian activity and deficiencies to pedestrian facilities in these areas.			M		B
S8.1-T3	Catalog and access funding available through federal, state, and private sources to address identified pedestrian projects.			H		A



TASK	DESCRIPTION	RESPONSIBLE DEPARTMENT	PRIORITY	TIMEFRAME
			H - HIGH M- MODERATE	A - < 5 YEARS B - 5 - 10 YRS C - > 10 YRS O - ONGOING
S8.2-T1	Adopt a “Complete Streets” policy applicable to both privately developed and public transportation projects. Appropriate resources for formulating the policy include recently completed corridor studies and the SCDOT Complete Streets policy.		H	A
S8.2-T2	Review current requirements for pedestrian facilities in the county’s land development regulations. Adjust regulations to expand the location of pedestrian facilities, provide connections to basic services, reduce pedestrian/vehicle conflicts, and improve pedestrian safety.		H	A
S8.3-T1	Adopt policies that assure adequate pedestrian facilities are provided as roadway capacity projects are implemented.		M	B
S8.3-T2	Require new developments (residential and commercial) to provide roadway or off-roadway interconnections that facilitate pedestrian movement within high-capacity/high-traffic corridors.		M	B
S8.3-T3	In coordination with other local jurisdictions and private stakeholders, formulate and adopt plans for a county-wide, interconnected trail network that provides off-system bicycle and pedestrian transportation.		M	B

TASK	DESCRIPTION	RESPONSIBLE DEPARTMENT	PRIORITY	TIMEFRAME
			H - HIGH M- MODERATE	A - < 5 YEARS B - 5 - 10 YRS C - > 10 YRS O - ONGOING
S9.1-T1	Annually, conduct a joint work session among the planning commissions of Aiken County, the City of Aiken, the Town of Jackson, the City of New Ellenton, and the City of North Augusta to review service areas, planned utility extensions, and planned city limit expansions.		M	A
S9.1-T2	Adjust county zoning designations within municipal service areas to ensure that decisions regarding higher-density development reflect Aiken County's adopted planning objectives, rather than utility availability alone.		H	A
S9.1-T3	Consider the availability or adequacy of necessary public services when authorizing modifications of utility service areas.		M	O
S9.1-T4	Meet annually with water and sewer providers other than the City of Aiken and the City of North Augusta to review service areas, planned expansions, and the county's Growth Priorities Map.		H	O
S9.2-T1	Adopt and regularly update a capital improvements plan that aligns investments in public safety, public works, and general services with projected service demand, with a focus on areas anticipated to grow.		H	O



TASK	DESCRIPTION	RESPONSIBLE DEPARTMENT	PRIORITY	TIMEFRAME
			H - HIGH M- MODERATE	A - < 5 YEARS B - 5 - 10 YRS C - > 10 YRS O - ONGOING
S9.2-T2	As permitted under South Carolina law, develop regulations and standards that incorporate an evaluation of public facility and service capacity into the development review process, including consideration of whether minimum levels of service are available concurrent with project approval or on the project's in-service date. Monitor and update funding tools and service standards over time.		M	B
S9.2-T3	Evaluate the feasibility of growth-related funding mechanisms, including development impact fees and dedicated ad valorem taxes, to support the capital infrastructure required to serve new development.		H	A
S10.1-T1	In coordination with county departments and municipal partners, and using national criteria, identify appropriate locations for additional regional and community parks to service existing population and anticipated residential growth.		H	A
S10.1-T2	Identify capital and operational needs to maintain and grow the existing recreation system.		H	A
S10.2-T1	Amend the county land development regulations to permit conservation subdivisions and other designs that provide incentives to preserve and protect open spaces.		M	B

TASK	DESCRIPTION	RESPONSIBLE DEPARTMENT	PRIORITY	TIMEFRAME
			H - HIGH M- MODERATE	A - < 5 YEARS B - 5 - 10 YRS C - > 10 YRS O - ONGOING
S10.2-T2	Review the current land development regulations for open space and recreation areas in new developments. Make adjustments that further both the creation of formal recreational space and the reservation of open space.		H	A
S10.2-T3	Protect existing and future regional parks, state parks, and state preserves from incompatible encroachments by adjusting the county zoning districts and atlas.		H	A
S10.3-T1	Within the unincorporated area, create a trail and pathway system connecting the county’s regional and community parks, and existing regional and municipal trail systems.		M	B
S10.3-T2	Consider policies and procedures requiring developers to provide reasonable access and connections to nearby (existing or planned) public recreational facilities or trail systems.		M	B
S10.4-T1	Identify and implement additional revenue sources, such as impact fees or development extractions, to fund the parks and recreation facilities needed to serve future development.		H	A
S10.4-T2	Work with local and national non-profits and conservation organizations to preserve and expand the county’s inventory of passive recreation and public open spaces.		M	O



TASK	DESCRIPTION	RESPONSIBLE DEPARTMENT	PRIORITY	TIMEFRAME
			H - HIGH M- MODERATE	A - < 5 YEARS B - 5 - 10 YRS C - > 10 YRS O - ONGOING
S12.1-T1	Evaluate the overall applicability of the county's Land Management Regulations to the Growth Priorities Map. Report deficiencies and options for amendments to the Planning Commission and County Council.		H	A
S12.1-T2	Evaluate the pros and cons of the county's widely used zoning designations and conditional uses, which include patio-garden homes, townhouses, and RD zoning. Evaluation should examine both the impact on the public and the impact on the development community. Provide a report, with options for amendment, to the Planning Commission and County Council.		H	A
S12.1-T3	Establish a schedule for replacing the RUD zoning designation for all property within the county Priority Development Zone. Schedule must include opportunities for adequate public review and comment.		H	A
S12.2-T1	Create a zoning district or standards geared specifically towards the county's Rural Preservation Region and Transition Areas.		H	A
S12.2-T2	Formulate a plan that includes timeframes and options for transitioning from RUD, Rural District, to the designated or newly created zoning classification.		H	A

TASK	DESCRIPTION	RESPONSIBLE DEPARTMENT	PRIORITY H - HIGH M- MODERATE	TIMEFRAME A - < 5 YEARS B - 5 - 10 YRS C - > 10 YRS O - ONGOING
S12.2-T3	Provide the Planning Commission and County Council with a catalog of land use tools that facilitate land preservation and protection. Programs should include the following: transfer of development rights (TDR), conservation easements, conservation subdivisions, and similar tools.		M	B
S12.3-T1	Evaluate the county's land use regulations and zoning scheme for the county's industrial parks, clusters of manufacturers, and surrounding properties. Propose adjustments to the scheme that include, but are not limited to, reasonable buffers, screening from industrial uses, and industrial uses that require greater separation from residential uses.		H	A



PRIORITY INVESTMENTS

South Carolina law requires that a comprehensive plan include a Capital Improvements (CIP) element that identifies the public facilities and infrastructure necessary to support future growth. Consistent with that requirement, this chapter outlines Aiken County's priority public investments over the planning horizon. It identifies the major capital projects, infrastructure expansions, and strategic expenditures needed to address past and future growth, coordinate growth with service capacity, and guide fiscally responsible decision-making in the County's annual budgeting and capital improvement programming processes.

Category	Project Description	Anticipated Cost	Responsible/ Sponsoring Jurisdiction	Funding Source	Estimated Completion Date
Economic Development	North Fork Industrial Park improvements	\$3,000,000	Aiken County	Aiken Co CPST V	No Later Than April 2033
Economic Development	Savannah River Research Campus improvements	\$4,565,000	Aiken County	Aiken Co CPST V	No Later Than April 2033
Facilities & Government Buildings	New Sheriff's Office headquarters	\$5,000,000	Aiken County	Aiken Co CPST V	No Later Than April 2033
Facilities & Government Buildings	Judicial Center upgrades & improvements	\$3,000,000	Aiken County	Aiken Co CPST V	No Later Than April 2033
Facilities & Government Buildings	Aiken County Historical Museum upgrades	\$1,500,000	Aiken County	Aiken Co CPST V	No Later Than April 2033
Facilities & Government Buildings	SRNS Heritage Museum upgrades	\$800,000	Aiken County	Aiken Co CPST V	No Later Than April 2033

Category	Project Description	Anticipated Cost	Responsible/ Sponsoring Jurisdiction	Funding Source	Estimated Completion Date
Facilities & Government Buildings	Animal shelter upgrades & improvements	\$2,500,000	Aiken County	Aiken Co CPST V	No Later Than April 2033
Facilities & Government Buildings	Nancy Carson Library HVAC replacements	\$1,250,000	Aiken County	Aiken Co CPST V	No Later Than April 2033
Facilities & Government Buildings	Nancy Carson Library improvements & parking lot resurfacing	\$1,175,000	Aiken County	Aiken Co CPST V	No Later Than April 2033
Facilities & Government Buildings	Branch library upgrades	\$125,000	Aiken County	Aiken Co CPST V	No Later Than April 2033
Facilities & Government Buildings	Aiken County Agricultural Center upgrades	\$400,000	Aiken County	Aiken Co CPST V	No Later Than April 2033
Facilities & Government Buildings	Department of Social Services facility upgrades	\$250,000	Aiken County	Aiken Co CPST V	No Later Than April 2033
Facilities & Government Buildings	SCDHEC Health Dept & storage facility upgrades	\$800,000	Aiken County	Aiken Co CPST V	No Later Than April 2033
Facilities & Government Buildings	County Government Center upgrades & parking lot resurfacing	\$2,500,000	Aiken County	Aiken Co CPST V	No Later Than April 2033
Facilities & Government Buildings	Public Works vehicle maintenance facility	\$280,000	Aiken County	Aiken Co CPST V	No Later Than April 2033



Category	Project Description	Anticipated Cost	Responsible/ Sponsoring Jurisdiction	Funding Source	Estimated Completion Date
Facilities & Government Buildings	Long-term Storage Facility improvements	\$400,000	Aiken County	Aiken Co CPST V	No Later Than April 2033
Facilities & Government Buildings	Public Works equipment storage building	\$500,000	Aiken County	Aiken Co CPST V	No Later Than April 2033
IT & Technology	IT system upgrades (network, firewalls, etc.)	\$1,535,000	Aiken County	Aiken Co CPST V	No Later Than April 2033
IT & Technology	Microsoft server operating system upgrades	\$150,000	Aiken County	Aiken Co CPST V	No Later Than April 2033
IT & Technology	Large format scanners (Clerk of Courts & ROD)	\$1,600,000	Aiken County	Aiken Co CPST V	No Later Than April 2033
Parks & Recreation	Boyd Pond Park upgrades & land acquisition	\$4,500,000	Aiken County	Aiken Co CPST V	No Later Than April 2033
Parks & Recreation	Harrison Caver Park upgrades & land acquisition	\$1,400,000	Aiken County	Aiken Co CPST V	No Later Than April 2033
Parks & Recreation	Graniteville Recreation Center upgrades	\$450,000	Aiken County	Aiken Co CPST V	No Later Than April 2033
Parks & Recreation	Three Runs Waterfowl Center improvements	\$3,000,000	Aiken County	Aiken Co CPST V	No Later Than April 2033
Parks & Recreation	Langley Pond Park upgrades & land acquisition	\$1,000,000	Aiken County	Aiken Co CPST V	No Later Than April 2033
Parks & Recreation	Roy Warner Park upgrades	\$600,000	Aiken County	Aiken Co CPST V	No Later Than April 2033

Category	Project Description	Anticipated Cost	Responsible/ Sponsoring Jurisdiction	Funding Source	Estimated Completion Date
Public Safety	EMS ambulances and equipment	\$12,000,000	Aiken County	Aiken Co CPST V	No Later Than April 2033
Public Safety	Volunteer Fire Departments – system upgrades	\$4,000,000	Aiken County	Aiken Co CPST V	No Later Than April 2033
Public Safety	Public safety communications upgrades and towers	\$4,000,000	Aiken County	Aiken Co CPST V	No Later Than April 2033
Public Safety	Sheriff’s Office vehicles and equipment	\$7,000,000	Aiken County	Aiken Co CPST V	No Later Than April 2033
Public Safety	EMS equipment	\$2,500,000	Aiken County	Aiken Co CPST V	No Later Than April 2033
Public Safety	Emergency Operations Center	\$2,500,000	Aiken County	Aiken Co CPST V	No Later Than April 2033
Public Safety	Emergency Operations Center upgrades	\$350,000	Aiken County	Aiken Co CPST V	No Later Than April 2033
Public Safety	HazMat Heavy Rescue Vehicle	\$1,250,000	Aiken County	Aiken Co CPST V	No Later Than April 2033
Public Safety	Emergency Operations mobile command center	\$250,000	Aiken County	Aiken Co CPST V	No Later Than April 2033
Public Safety	Aiken County Detention Center facility upgrades	\$500,000	Aiken County	Aiken Co CPST V	No Later Than April 2033
Roads & Transportation	Fifth Street Bridge intersection & corridor improvements (county share)	\$500,000	Aiken County	Aiken Co CPST V	No Later Than April 2033

Category	Project Description	Anticipated Cost	Responsible/ Sponsoring Jurisdiction	Funding Source	Estimated Completion Date
Roads & Transportation	Whiskey Road intersection improvements	\$5,000,000	Aiken County	Aiken Co CPST V	No Later Than April 2033
Roads & Transportation	Bettis Academy Road intersection improvements	\$1,900,000	Aiken County	Aiken Co CPST V	No Later Than April 2033
Roads & Transportation	SC-126 (Belvedere Clearwater Road) corridor improvements	\$36,620,000	North Augusta/ Aiken County	SCDOT RMP	Fourth Qtr. 2028
Roads & Transportation	Whiskey Road (SC-19) at Powderhouse Road (S-440) intersection improvements	2400000	Aiken/Aiken County	SCDOT RMP	Fourth Qtr. 2028
Roads & Transportation	Bettis Academy Road (S-144) at Whaley Pond Road (S-780) intersection improvements	1250000	Aiken County	SCDOT RMP	Fourth Qtr. 2028
Roads & Transportation	Whiskey Road (SC-19) at Chime Bell Church Road (S-816) intersection improvements	2800000	Aiken County	SCDOT RMP	Fourth Qtr. 2029
Roads & Transportation	Robert M. Bell Parkway (SC-118) at Trolley Line Road (S-80) intersection improvements	1700000	Aiken County	SCDOT RMP	Fourth Qtr. 2030
Roads & Transportation	West Martintown Road (SC-230) - I-20 to Edgefield County Line corridor improvements	1182200	North Augusta/ Aiken County	SCDOT RMP	Fourth Qtr. 2031
Roads & Transportation	Rudy Mason Parkway - S-912 (North of Willow Run Road) to S-783 (North of Old Wagener Road) corridor improvements	13689002	Aiken/Aiken County	SCDOT RMP	Fourth Qtr. 2031

Category	Project Description	Anticipated Cost	Responsible/ Sponsoring Jurisdiction	Funding Source	Estimated Completion Date
Roads & Transportation	Bettis Academy Road (S-144) at Giant Tire Parkway (S-105) intersection improvements	31201349	Aiken County	SCDOT RMP	Fourth Qtr. 2032
Roads & Transportation	Sudlow Lake Road (S-254) between US-1/US-78 and Brevard Drive/Pride Avenue (C-2714) corridor improvements	3278728	Aiken County	SCDOT RMP	Fourth Qtr. 2033
Roads & Transportation	Huntsman Drive (S-2315) from Hitchcock Parkway (SC-118) to Pine Log Road (S-87) corridor improvements	2701857	Aiken/Aiken County	SCDOT RMP	Fourth Qtr. 2034
Solid Waste	Belvedere Residential Collection Center (new)	\$1,500,000	Aiken County	Aiken Co CPST V	No Later Than April 2033
Solid Waste	Residential Collection Center property acquisitions (4 sites)	\$400,000	Aiken County	Aiken Co CPST V	No Later Than April 2033
Solid Waste	Expansion of existing Residential Collection Center	\$2,000,000	Aiken County	Aiken Co CPST V	No Later Than April 2033
Solid Waste	Barden C&D Landfill expansion	\$500,000	Aiken County	Aiken Co CPST V	No Later Than April 2033
Solid Waste	Solid waste heavy equipment additions & replacements	\$2,750,000	Aiken County	Aiken Co CPST V	No Later Than April 2033
Solid Waste	Jones Island Area Residential Collection Center (new)	\$1,500,000	Aiken County	Aiken Co CPST V	No Later Than April 2033
Wastewater Treatment	Horse Creek WWTP Misc Improvements 1	\$29,773,000	Aiken County	ARPA/HCWWT/SCIIP	Fourth Qtr. 2027



Category	Project Description	Anticipated Cost	Responsible/ Sponsoring Jurisdiction	Funding Source	Estimated Completion Date
Wastewater Treatment	Midland Valley/Nazarene Line Extension	\$1,800,000	Aiken County	ARPA/HCWWTP	Fourth Qtr. 2027
Wastewater Treatment	Horse Creek WWTP Misc Improvements 2	\$1,720,000	Aiken County	HCWWTP	Fourth Qtr. 2027
Wastewater Treatment	Horse Creek WWTP Expansion - 26MGD	\$70,200,000	Aiken County	SRF Loan/ HCWWTP	

Appendix available on website:

<https://www.aikencountysc.gov/370/Aiken-County-Comprehensive-Plan#IAV1>

Aiken County Monthly Travel-Mileage Record for 2026



I certify that the record below represents a true and actual accounting of necessary, authorized miles traveled in my personal vehicle in the performance of my official duties for Aiken County for the period: _____ Acct# _____

Employee # and Printed Name _____ Employee's Signature _____ Date _____ Purchase Order # _____

Date	Odometer Depart	Odometer Return	Miles		Trip Starting Point		Destination	Purpose of Travel
TOTAL							X \$0.72.5/per mile = \$ 0.00	Due to Employee

Planning & Development
Department _____

Department Head Signature

Date