



# Oconee County, South Carolina

## Capital Project Advisory Committee

### Project Criteria Questionnaire

Project Name/Description: **I-85 Sewer Expansion Project**

The purpose of this document is to assist the Capital Project Advisory Committee (CPAC) in understanding and scoring proposed capital projects. The questions are based on issues evaluated by CPAC, and attempt to establish an overview of the scope of the project.

**Instructions:** Answer each of the major questions (*in bold italics*) listed in the 7 criteria categories below. All major questions must be answered with either 'yes', 'no', or 'n/a' if not applicable. For any major question answered 'yes', provide the supporting information requested in a *complete and easy to understand* narrative that addresses **each** of the related detailed questions. Use as much space as is needed. Copies of any *available* documentation (engineering estimates, quotes, plan summaries, etc.) should be submitted as necessary.

## **Criteria 1: Public Health, Safety and Mandates**

**1. Does the proposed project directly address a health and/or safety need?**

Yes  No  N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What is the need most directly addressed by the proposed project, and how will it address the issue?
- b. Are there other possible alternatives to proposed project?
- c. Have other solutions been proposed/attempted?
- d. What secondary benefits to health and safety will result from the proposed project?

**2. Does the proposed project address a federal/state mandate?**

Yes  No  N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What agency is mandating the project (note specific section of law/regulation)?
- b. Has the County Attorney reviewed the issue?
- c. Are there other possible alternatives to the proposed project?
- d. Is there a deadline to meet the mandate, and is this a recurring requirement? If so, what is the anticipated length of time the proposed project will remain in compliance?

## **Criteria 2: Goals Established in Adopted Plans**

**3. Does the proposed project help to implement goals established in the Comprehensive Plan?**

Yes  No  N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What goal/objective/strategy(s) will be addressed by the proposed project?
- b. What timeline was adopted for implementation?
- c. Who was the agency listed as the responsible party in the plan?

*Click on gray area to insert response -box will expand as needed:*

*Within the comprehensive plan, there is discussion of putting key infrastructure in place for future economic development gains. This project aligns with that strategy.*

**4. Is the proposed project consistent with adopted strategic plans?**

Yes  No  N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What strategic plans reference the proposed project (note any timelines, responsible parties, etc.)?
- b. What agency sponsored the strategic plan?
- c. How was the plan developed?
- d. Has the plan been adopted/endorsed by County Council?

*Click on gray area to insert response -box will expand as needed:*

*For the last twenty years, the goal has been to get sewer infrastructure to the interstate corridor. In 2013, the five year economic development strategic plan also noted the need to see infrastructure at the interstate. The economic development strategic plan, developed by the economic development department, was endorsed by County Council as it was given input by numerous agencies and people.*

**5. Does the proposed project implement the recommendations of a previous study?**

Yes  No  N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What agency sponsored the study (note the source of any funding)?
- b. What was the purpose of the study, and when was it performed?
- c. What factors considered in the study has changed since the work was done?
- d. Have the results of the study been presented to County Council?

*Click on gray area to insert response -box will expand as needed:*

*The first economic development strategic plan in 2007 also highlighted this project. The lack of completing this project has always centered around funding and council has always had it as a project to undertake at some point.*

**6. Has the proposed project been consistently included in previous Capital Improvement Plans?**

Yes  No  N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. When was the project first proposed?
- b. What was the original proposed date of construction/acquisition/implementation?
- c. Has any other agency also included the proposed project (or significant portion of) on their capital improvement plan?

*Click on gray area to insert response -box will expand as needed:*

*The first phase of this project – sewer infrastructure to the Golden Corner Commerce Park – has been part of past capital improvement plans. The first phase kicked off in early 2014 and should be complete in Q1 2016. No other agency has proposed the project.*

### **Criteria 3: Economic Development**

**7. Will the proposed project result in the creation of (or retention of) jobs?**

Yes  No  N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. How many jobs will be created?
- b. How many jobs will be retained that would otherwise be lost without the proposed project?
- c. What types of jobs?
- d. What is that anticipated pay range of the jobs?
- e. Are there other known job-related benefits associated with the proposed project?

*Providing sewer to the interstate will open up that corridor to growth and will result in many new jobs in all forms. There are large tracts of land in that corridor that would see a change in ownership that likely will result in new opportunities. It will also aid in future opportunities for companies like Diamond T and Yoder's in that corridor. This project would also allow an important milestone for the Sanctuary Pointe development to be realized. Once that project comes to fruition it will spur new growth in southern Oconee. That project alone is at least \$150 million and 150 jobs.*

**8. Will the proposed project facilitate development that directly enhances revenues through taxes or fees?**

Yes  No  N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What sources of increased revenues (taxes, fees, etc.) are anticipated to stem from the proposed project?
- b. What is the anticipated annual impact on each revenue source?
- c. Are there other possible enhancements to revenues that may be associated with the proposed project?

*Bringing sewer to the interstate corridor will bring with it increased revenues. The land in that area increases in value which results in higher tax revenues for the County. When new industry comes on-line as a result of the sewer project it will result in new tax revenues coming into the County. Having this sewer project come to the interstate likely will result in an increase in various other revenue sources like accommodations tax, permitting fees, etc.*

**9. Will the proposed project enhance the County's image, thereby attracting potential investors?**

Yes  No  N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. How will the proposed project be viewed by the 'average' citizen?
- b. How 'visible' will the proposed project (or its benefits) be?
- c. What type(s) of, and how much, private investment is the proposed project anticipated to attract?
- d. What level and type of promoting will be necessary to achieve the proposed project's maximum potential in attracting investment?

*Click on gray area to insert response -box will expand as needed:*

*Citizens should see this as necessary step in continuing to carve out a better tomorrow for Oconee County. Over time, people will see the fruits of the sewer with new businesses within the interstate corridor. To achieve the maximum investment from the private sector, the entire government staff will need to help talk positively about this project. The economic development team will identify key parcels that could be a prime industrial end user type site and make sure these get in front of the right companies.*

**10. Will the proposed project help prevent the loss of jobs and/or revenue (other than any discussed above in this section) from Oconee County?**

Yes  No  N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What types of jobs/revenue are subject to loss without the proposed project?
- b. Has a project similar to the one proposed been completed in the county/jurisdiction to which the jobs/revenue will potentially be lost? If so, describe.
- c. Are there known alternatives to the proposed project that may effectively save the jobs/revenue?

*Click on gray area to insert response -box will expand as needed: Having sewer along the interstate will help provide an option to our existing industries that need to be closer to the interstate if they choose that their current location is not capable to their business needs. Having this as an option is better than not having one and watching them leave.*

## **Criteria 4: Capital Fiscal Impact**

**11. Will proposed project have a positive impact on the General Fund budget?**

Yes  No  N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. How will the proposed project enhance revenues?
- b. What is the anticipated annual impact to the General Fund budget?
- c. What is the anticipated cost of delaying construction/acquisition of the proposed project?

*Having sewer at the interstate will, over time, positively impact the general fund. How much and to what degree, cannot be realized at this moment.*

**12. Will the proposed project facilitate acquisition of grants and/or other outside funding?**

Yes  No  N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What types of grants and/or other outside funding sources are expected to be made available by construction/acquisition of the proposed project?
- b. Have other jurisdictions successfully leveraged such funds with similar projects? If so, provide a brief overview.

*There are many grant sources from EDA to RIA to work to get in order to support this project. Before you can apply for these grants, got to have a plan to get sewer to the interstate.*

**13. Will the project be economically sustainable?**

Yes  No  N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What resources (staffing, maintenance, upgrades, etc.) are anticipated to be required to operate and maintain the proposed project?
- b. How will the proposed project offset the cost of operation and maintenance?
- c. Are there additional potential sources of economic benefit available?

*As evidenced by the first phase of the “Sewer South” project, this project can be handled by county staff and there are economic benefits as seen by an economic development project coming on-line as a result of phase one of the project.*

**14. Is the proposed project supported by available or previously designated funding?**

Yes  No  N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What funding sources are designated for the proposed project?
- b. If the construction/acquisition of the proposed project is to be phased or otherwise completed over a period of 2 or more fiscal years, are the designated funds available for each fiscal year?

*This project aligns with the first phase of “Sewer South.” The project, if undertaken, could be phased in over time over multiple budget cycles as funding sources are identified.*

**15. Will construction/acquisition of the proposed project now result in significant savings or economies of scale?**

Yes  No  N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What are the anticipated costs to delaying the project?
- b. Are there factors other than inflation that may result in additional costs?

*Click on gray area to insert response -box will expand as needed:*

*Due to inflation, the project will likely rise in costs over time and that is the risk. Always has been as it is not a cheap project but the longer it is delayed the higher the cost and difficulty in the project.*



## **Criteria 5: Operation and Maintenance Fiscal Impact**

**16. Will the proposed project have a positive impact on operation and maintenance budgets?**

Yes  No  N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What is the anticipated annual cost to operate and maintain the proposed project?
- b. What existing asset is to be replaced or modified by the proposed capital project?  
Include annual cost to operate and maintain, and note expected savings.

**17. Will the proposed project improve the efficiency of existing operations?**

Yes  No  N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What existing services will be impacted by the proposed project?
- b. In what way will the proposed project improve existing services?
- c. Are there options to the proposed project to gain similar improvements in efficiency?

**18. Is the proposed project considered 'low-maintenance'?**

Yes  No  N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. If the proposed project is the construction/acquisition of a replacement or improvement of an existing asset, how will it compare to current requirements?
- b. What are the key features related to ensuring the proposed project will require little maintenance?
- c. Are there warranties or guarantees associated with the proposed project?

**19. Will the proposed project require additional resources (staff, funding, etc.) to support its operation?**

Yes  No  N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What additional resources will be required?

- b. Can some resources be 'shared' with other assets?
- c. Are there options available that will limit need for additional resources?

*Click on gray area to insert response -box will expand as needed:*

*There will be additional resources and maintenance but that will be handled by the City of Seneca who will maintain the sewer line.*

**20. Are there any existing assets which will be rendered obsolete/surplus or otherwise unneeded by the proposed project?**

Yes  No  N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What assets will be rendered obsolete/surplus or otherwise unneeded by the proposed project?
- b. How functional are the assets in their current condition?
- c. What are the potential uses for the assets?
- d. What are the estimated costs to recondition/upgrade the assets for these identified potential uses? How much to demolish?

## **Criteria 6: Impact on Service Levels**

**21. Will proposed project bring service up to desired level?**

Yes  No  N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What is the desired level of service?
- b. Was the target service level determined through a formal study? If not, what is determination based on?

**22. Will the proposed project improve levels of service provided by more than one asset or function?**

Yes  No  N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What other asset or function will be enhanced by the proposed project?
- b. How will levels of service be enhanced?

## **Criteria 7: Relationship to Other Projects/Coordination**

**23. Does the proposed project coordinate well with other ongoing or planned projects?**

Yes  No  N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What other projects may be impacted by the decision to construct/acquire the proposed project at this time?
- b. Are there any special concerns that need to be addressed to ensure the development of the proposed project does not negatively impact other projects?

*Click on gray area to insert response -box will expand as needed:*

*This is the next step in the "Sewer South" project.*

**24. Can the project be effectively coordinated with other projects in the same area?**

Yes  No  N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What other capital projects are being constructed/acquired in the same area?
- b. What are the steps necessary to ensure the proposed project does not negatively impact (or are negatively impacted by) other projects?

**25. Does the proposed project address needs or otherwise benefit other jurisdictions?**

Yes  No  N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What jurisdiction(s) will benefit from the proposed project?
- b. What are the potential benefits?
- c. Is there a potential for partnership with the jurisdiction?

*Click on gray area to insert response -box will expand as needed:*

*Sewer to the interstate will effect on cities and citizens in Oconee as it will provide new opportunities and diversify tax revenues.*

**26. Is the project timely or subject to a window of opportunity?**

Yes  No  N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What is the timeframe for constructing/acquiring the proposed project?
- b. What are the potential negative impacts of delaying the project?
- c. Can construction/acquisition of the proposed project be phased or otherwise accomplished over multiple years?

*Click on gray area to insert response -box will expand as needed:*

*The first phase of the "Sewer South" project is nearing completion and it would make sense to continue seeing the goal of sewer at the interstate realized.*

**27. Will the project create any disruption or inconvenience to the public?**

Yes  No  N/A

If the answer is No or N/A, move on to the next question; if the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. What are the potential sources of disruption or inconvenience to the public?
- b. What steps can be taken to mitigate the problems?

**28. Is the proposed project the best use of the funding available for its category of project?**

Yes  No  N/A

If the answer is Yes, provide the following information in the space indicated below. Be sure to address each question:

- a. Are there other similar projects proposed (or expected to be proposed in the near future)?
- b. Why is the proposed project the best use of the funds?

*With over \$150 million in new capital investment in the last 36 months, continuing to invest in Oconee County is always the best investment. Economic development success creates a ripple effect that is felt by all and this project will help bring new growth to our county.*



**Oconee County, South Carolina**  
**Capital Project Advisory Committee**  
**Reviewer's Scoring Sheet**  
**Economic Development Priority Project**

Project Description / Name: I-85 SEWER EXPANSION PROJECT

CPAC Name: \_\_\_\_\_ Date Scored: JUNE 18, 2015 Project Score: \_\_\_\_\_

**Instructions:** Evaluate each statement listed in the Considerations column in terms of applicability to the proposed project. Score each consideration between 0 and 10, with 0 indicating the consideration is definitely false, and 10 indicating the stated consideration is definitely true. Scores between 0 and 10 indicate varying degrees of probability that the statement is true or false, with 5 indicating there is an equal chance the statement is either true or false.

Criteria	Question #	Considerations	Score (0-10)	Total Criteria Score
<b>Public Health, Safety and Mandates</b>  10% of Score	1	Project directly addresses a health and/or safety need		
	2	Project directly addresses a regulatory mandate		
<b>Goals Established in Adopted Plans</b>  20% of Score	3	Project helps implement goals established in the Comprehensive Plan		
	4	a. Project is consistent with adopted strategic plans		
	5	b. Project implements some or all recommendations of a previous study		
	6	Project has been consistently included in previous Capital Improvement Programs (CIP's)		
<b>Economic Development</b>  40% of Score	7	Project will facilitate production of jobs		
	8	Project will facilitate development that directly enhances revenues through taxes and/or fees		
	9	Project will enhance County's image, thereby attracting potential investors		
	10	Project will help prevent jobs/revenue leakage from the county		

Criteria	Question #	Considerations	Score (0-10)	Total Criteria Score
<b>Budgetary Impact</b>  <b>20% of Score</b>	11	Project will have positive impact on General Fund budget		
	12	Project will facilitate acquisition of grants and other outside funding		
	13	Project will be economically sustainable		
	14	Project is supported by available or previously designated funding		
	15	Project construction/acquisition now will result in significant savings or economies of scale		
	16	Project will have a positive impact on operation and maintenance budgets		
	17	Project will improve efficiency of existing operations		
	18	Project will be low-maintenance		
	19	Project can be supported by existing resources (staff, funding, etc.)		
	20	Existing assets which will be rendered obsolete/surplus or otherwise unneeded by the proposed project		
<b>Impact on Service Levels and Relationship to Other Projects</b>  <b>10% of Score</b>	21	Project will bring service up to desired level		
	22	Project will improve service levels of other assets or functions		
	23	Project coordinates well with other projects either ongoing or approved		
	24	Project can be effectively coordinated with other projects in same area		
	25	Project will benefit other jurisdictions		
	26	Project is timely or is subject to a window of opportunity		
	27	Project is planned to create minimal disruption & inconvenience to public		
	28	Project is ranked as best use of funding for category of project		

The Town of Fair Play is located in southern Oconee County, halfway between Atlanta, GA and Charlotte, NC; and its proximity to the I-85 corridor has made it an area of interest for future industrial, commercial, and recreational development. North of the Town, Golden Corner Commerce Park, an industrial park, is currently being developed that will be home to a distribution facility of a major manufacturing company. Also, plans for future recreational development are under way at Exit 1 on the I-85 corridor. The recreational development planned for the southern peninsula on Lake Harwell at I-85 Exit includes a resort hotel and conference center, as well as, an outdoor recreational complex. These developments, Sanctuary Pointe and SC Great Outdoors are in the planning stages and will include a resort hotel and cottages, a large conference center, a safe harbor on the lake, as well as, a golf course, walking trails, and lakeside amphitheater for outdoor concerts and events. Finally, there is a large amount of undeveloped land at Exits 2 and 4 that Oconee County projects will be developed by industries. An outline of the study area is exhibited in Figure 1-01. In an effort to effectively plan for the anticipated growth, Oconee County has commissioned Davis & Floyd, Inc. to provide a sewer expansion feasibility study of the I-85 corridor and Town of Fair Play based on potential recreational, commercial, and industrial development in the area.

This document incorporates information received from the recently published Census 2010 data, the Oconee County Economic Alliance, the South Carolina Appalachian Council of Governments (ACOG) and the "Sewer Service to Golden Corner Commerce Park and South Oconee County" Technical Memorandum as completed by Design South Professionals, Inc (DSP) in February of 2012. This document focuses on areas in southern Oconee County along the I-85 corridor, as this was established as an area of high interest for future industrial, commercial, and recreational development.

Area is 8 square miles, 273 homes, 34 businesses

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## 2.0 Introduction

### 2.1 Purpose

The Town of Fair Play is located in southern Oconee County, halfway between Atlanta, GA and Charlotte, NC, and its proximity to the I-85 corridor has made it an area of interest for future industrial, commercial, and recreational development. North of the Town, Golden Corner Commerce Park, an industrial park, is currently being developed that will be home to a distribution facility of a major manufacturing company. Also, plans for future recreational developments, Sandhury Pointe and SC Great Outdoors, are under way at Exit 1 on the I-85 corridor. Finally, there is a large amount of undeveloped land at Exits 2 and 4. The future growth of the Town of Fair Play and southern Oconee County is directly dependent on the availability of essential infrastructure which includes wastewater collection and transportation facilities. Therefore, a plan to expand sewer infrastructure to the region is a vital portion of the County's economic development plan.

This sewer expansion feasibility study will incorporate data, including recently published Census 2010 figures and existing land use maps, to document current sewer service needs. The study will utilize projected industrial, commercial, and recreational land use based on acreage available and allocate flows per acre to establish potential wastewater flows.

### 2.2 Planning Area

The planning area for this study encompasses the Town of Fair Play, areas north, west, and east of the Town, and southern Oconee County along the I-85 corridor. In an effort to more accurately determine the land use projections and future wastewater flows, the area of study has been divided into four drainage basins. The drainage basins were separated based on existing location, property lands, flood zones, and potential future development. The drainage basins were then evaluated for the future development acreage available and the type of development that would occupy that acreage. The drainage basins are outlined in Table 1 below and depicted in Figure 2-1.

Table 1: Drainage Basins Approximate Acreage

Drainage Basin	Total Acres	Acres Available for Future Development	Future Recreational Development Acres	Future Commercial Development Acres	Future Industrial Development Acres
I-85 Exit 1	730	410	360	50	0
I-85 Exit 2	1380	560	0	120	440
Town of Fair Play & Surrounding Areas	1360	540	0	103	437
I-85 Exit 4	815	510	0	152	328
	4,285	2,020	360	425	1,205

# Update to Capital Project Advisory Committee

## *“I-85 Sewer Expansion Project”*

*June 17, 2015*

*Oconee Economic Alliance*

# Today's Agenda

- “Where we have been and Where we are Going”
- Overview of I-85 Sewer Expansion
- Questions



**WHERE HAVE WE BEEN**

# SITE OF THE OCONEE VOCATIONAL CENTER

A COUNTY-STATE-FEDERAL PROJECT  
FOR THE EDUCATION AND TRAINING  
OF OCONEE COUNTY'S PRESENT AND  
FUTURE CITIZENS. WITH FUNDS PROVIDED BY THE

PEOPLE OF OCONEE COUNTY  
SOUTH CAROLINA DEPT. OF EDUCATION  
APPALACHIAN REGIONAL COMMISSION

SNEAD ST. STATE S. ...



## Continuing to Break Ground in Oconee County 1967-2014



**WHERE ARE WE GOING**



## Oconee Closures and Layoffs:

- 2012-2015: 357 jobs

## Economic Development Efforts:

- 2012-2015: 871 jobs

## April 2015 Unemployment Rate:

- 5.7%  
(January 2014: 7.2%)

## April 2015 Labor Participation:

- 33,255 people – highest it's ever been!  
(January 2012: 28,762)

300,000 +/- industrial space absorbed!

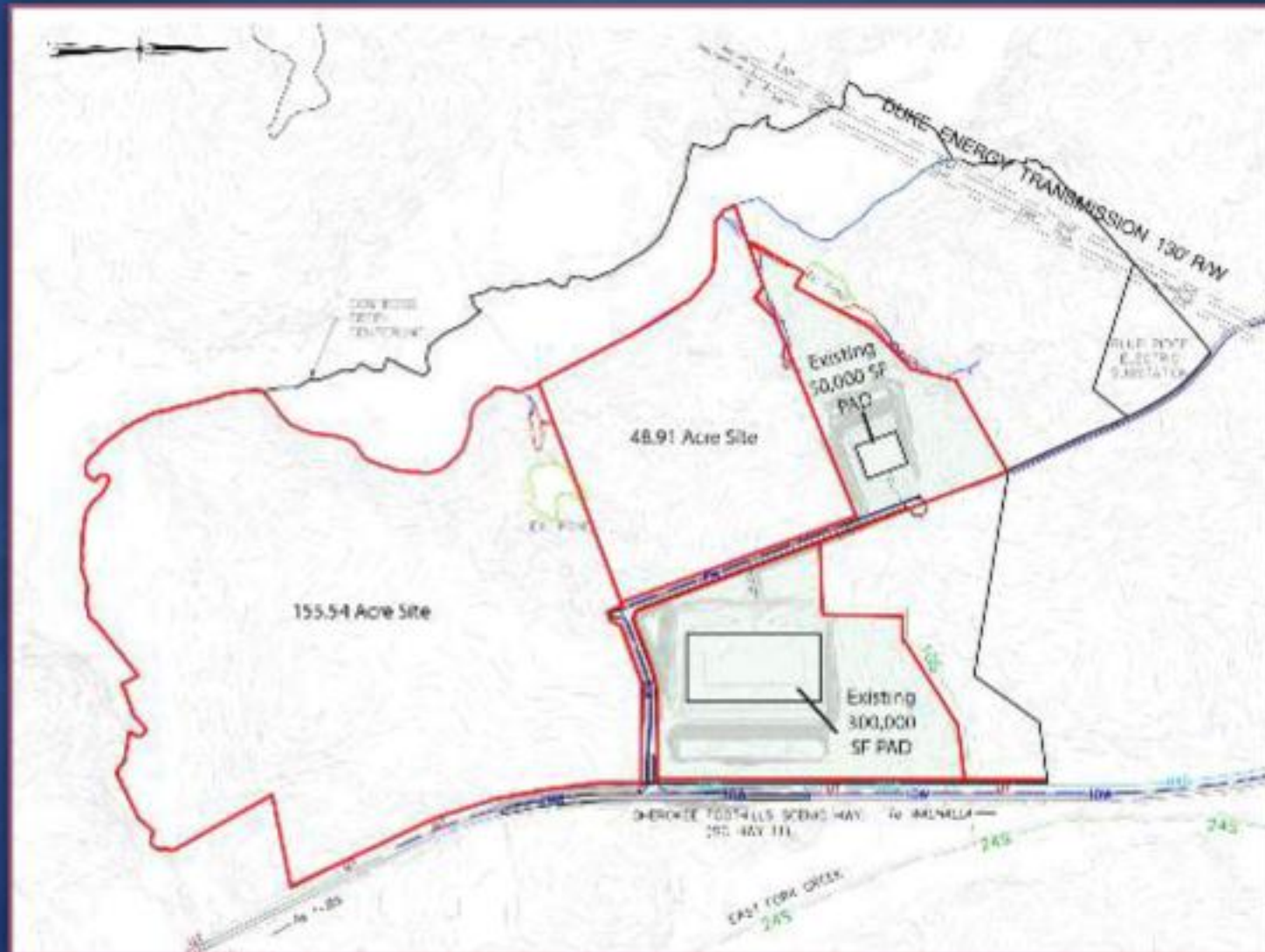


**READY PRODUCT**





# OITP Master Plan





# Phase 1- Complete



23.30 Acres



45.20 Acres



# GCCP Master Plan





**I-85....NOW IS THE TIME**



# Distance To Nearby Facilities



# 30, 45 & 60 Radii Report



## Population Summary:

30 miles- 378,552

45 miles- 901,191

60 miles- 1,639,874

30, 45, 60 Minute Drive from Golden Corner Commerce Park in Oconee County, South Carolina

30 Minute Drive Time

45 Minute Drive Time

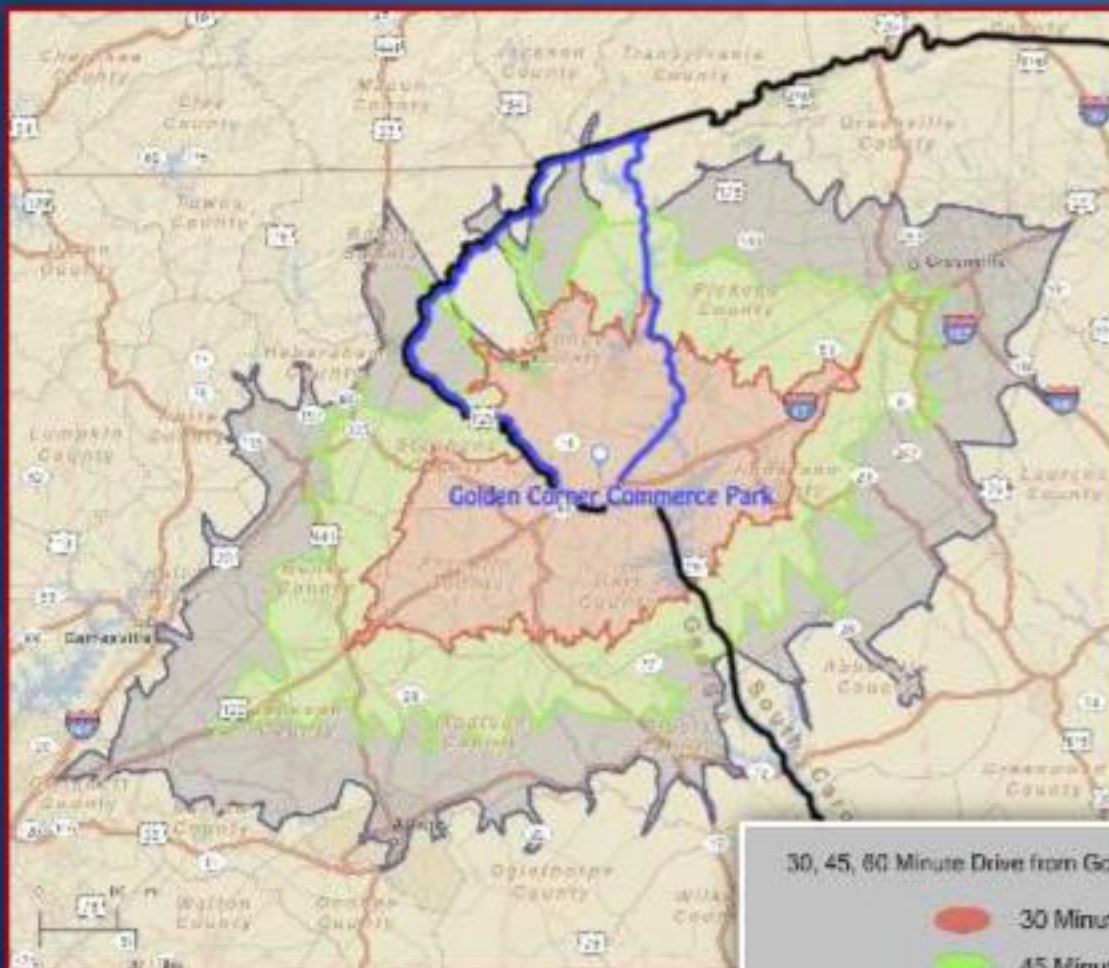
60 Minute Drive Time

— SC Boundaries

— Oconee County Boundaries



# 30, 45 & 60 Minute Drive Time Report



30, 45, 60 Minute Drive from Golden Corner Commerce Park in Oconee County, South Carolina

- 30 Minute Drive Time
- 45 Minute Drive Time
- 60 Minute Drive Time
- SC Boundaries
- Oconee County Boundaries

# PROJECT OVERVIEW

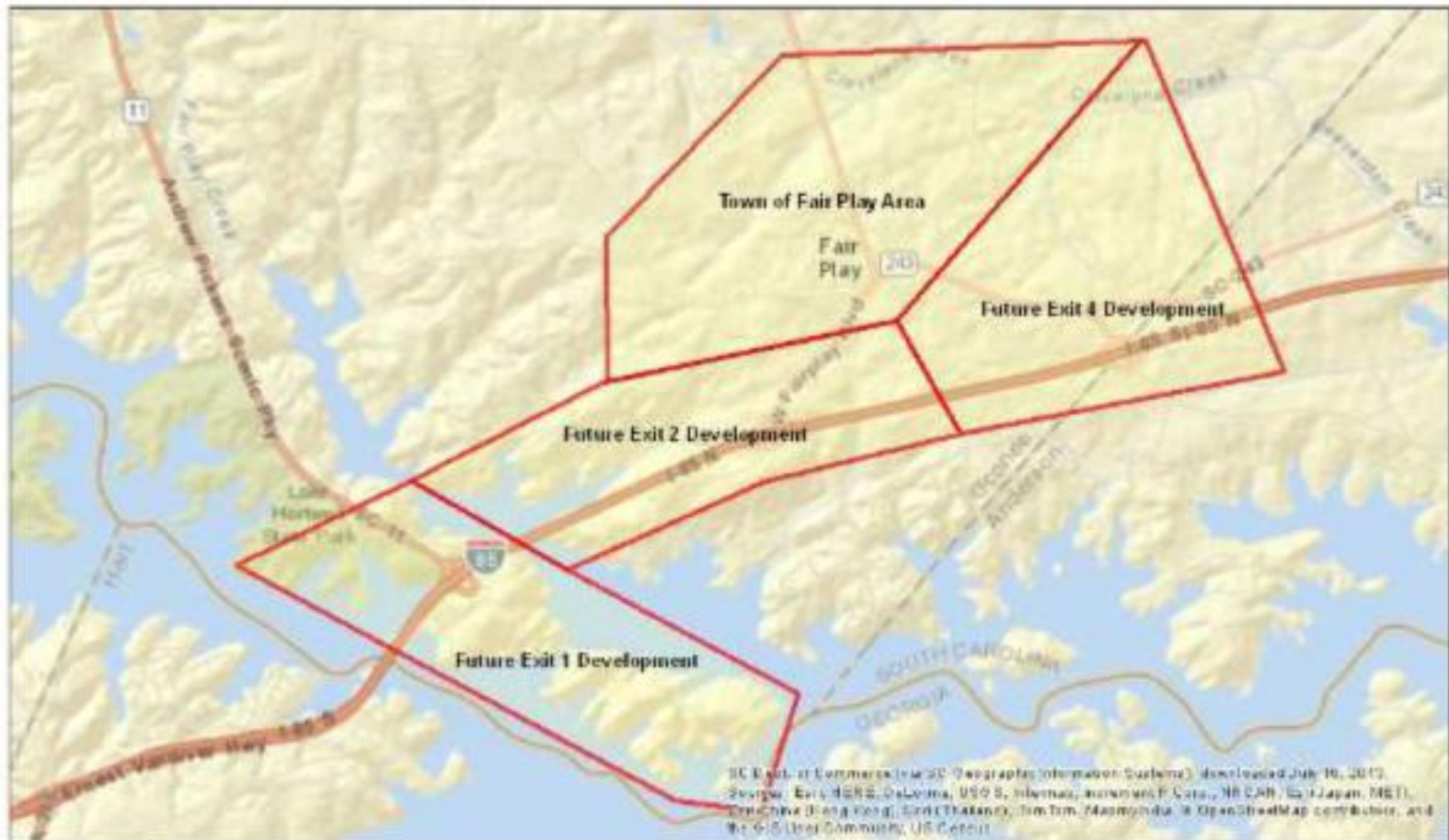
This represents a phased master plan for addressing the absence of sewer infrastructure within the study area. The improvements will be separated into phases to make sewer infrastructure development economical.

The phased approach will involve expanding sewer collection and transportation into the study areas from the proposed Golden Corner Commerce Park pump station through the installation of strategically placed pump stations, force mains, and gravity sewer. The Golden Corner Commerce Park pump station will collect all future flows in the study area and then transport all flows to the Coneross Wastewater Treatment Plant in Seneca, SC.



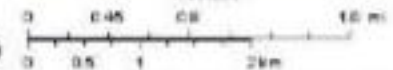
# Study Areas

## Fair Play, South Carolina



May 7, 2015

105,000



**InfoMentum**



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**FIGURE 1-01**  
**SEWER STUDY OUTLINE**

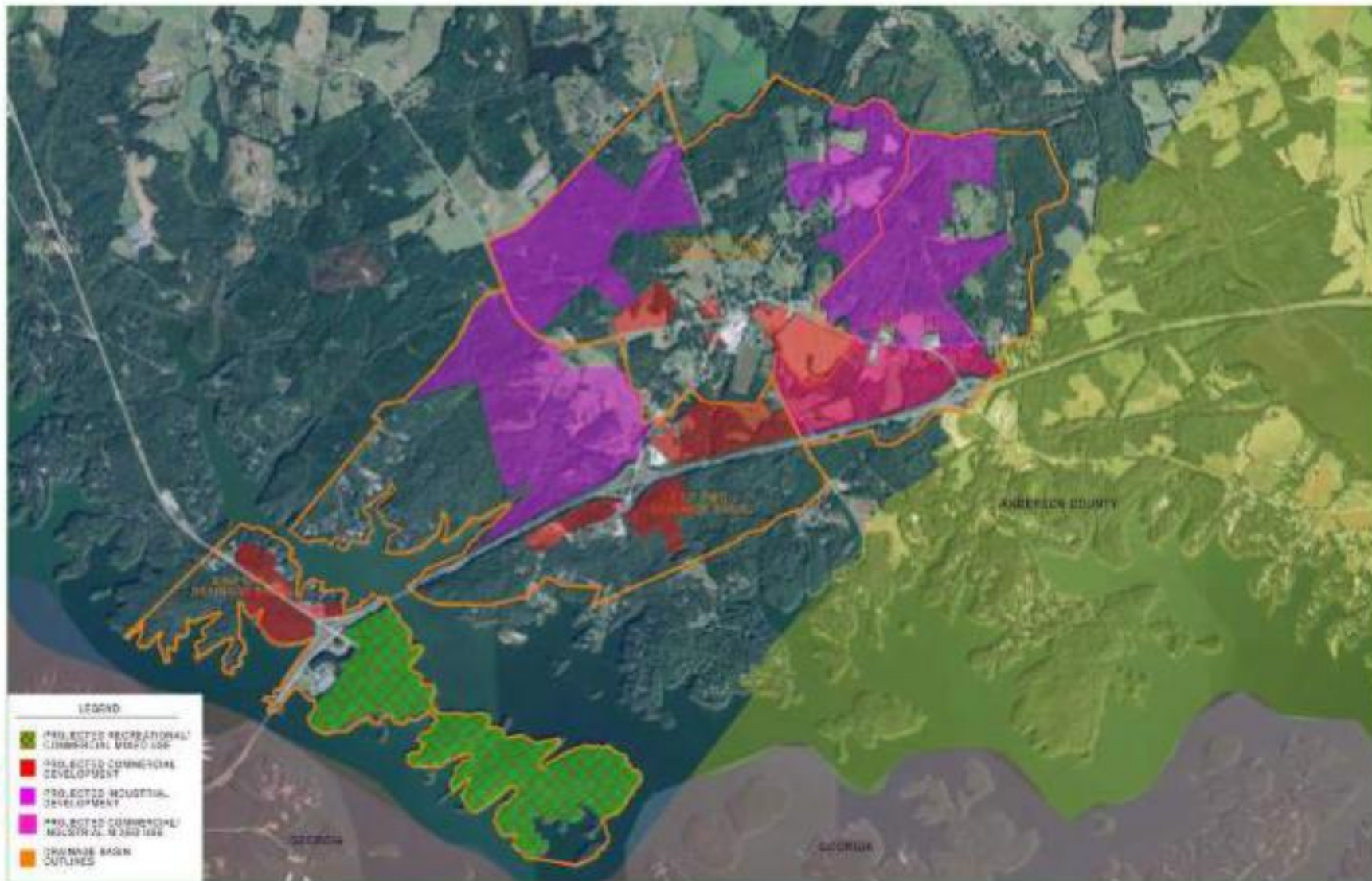
**DAVIS & FLOYD**  
SINCE 1884





**FIGURE 2-01**  
**DRAINAGE BASIN OUTLINE**

**DAVIS & FLOYD**  
SINCE 1954



**FIGURE 5-00**  
**SEWER EXPANSION STUDY AREA**  
**FUTURE LAND USE MAP**

**DAVIS & FLOYD**  
 SINCE 1954





**FIGURE 5-01**  
**I-85 EXIT 1 FUTURE LAND USE MAP**

**DAVIS & FLOYD**  
 SINCE 1954

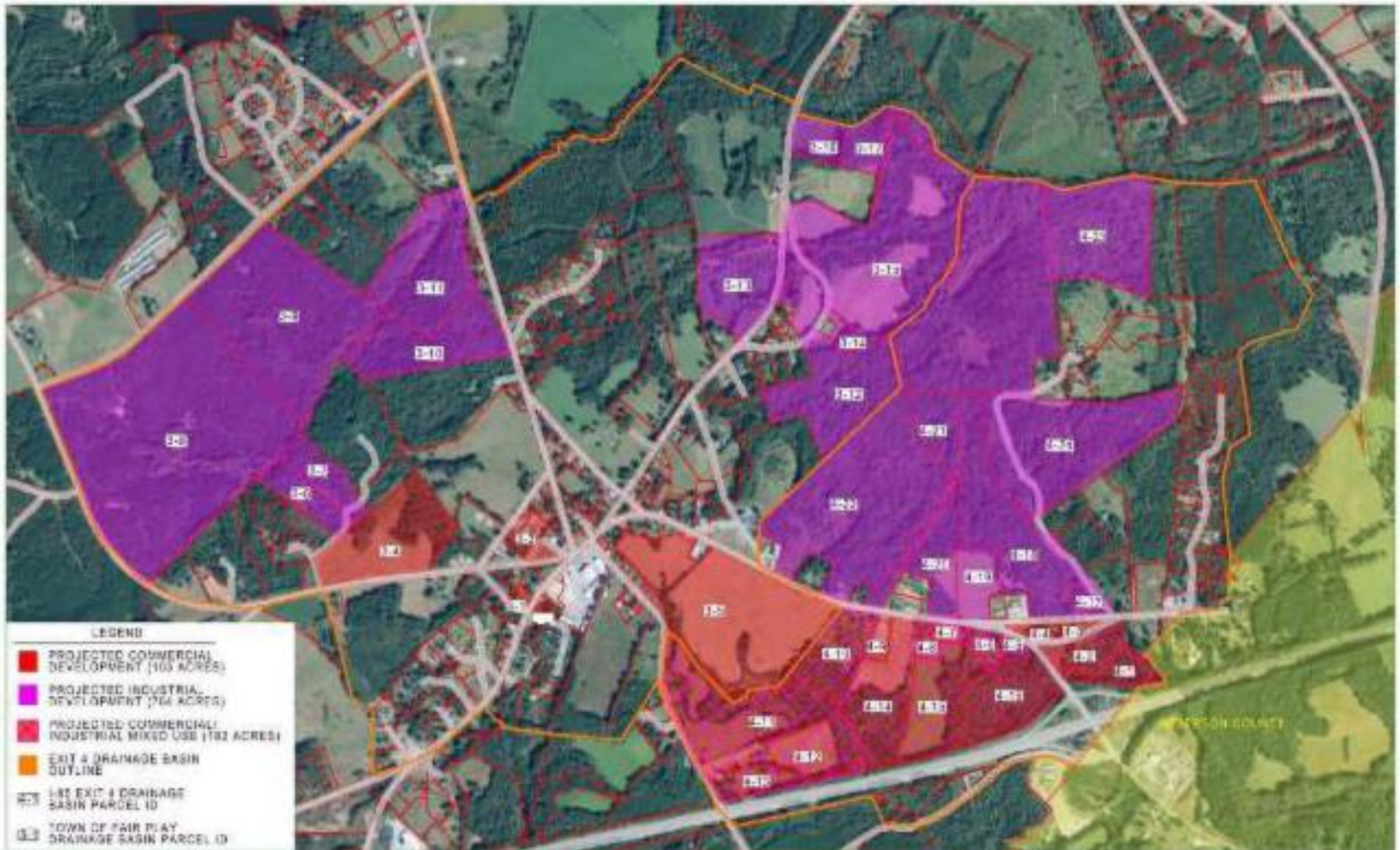




**FIGURE 5-02**  
**I-85 EXIT 2 FUTURE LAND USE MAP**

**DAVIS & FLOYD**  
 SINCE 1954





**LEGEND**

- PROJECTED COMMERCIAL DEVELOPMENT (160 ACRES)
- PROJECTED INDUSTRIAL DEVELOPMENT (764 ACRES)
- PROJECTED COMMERCIAL/INDUSTRIAL MIXED USE (182 ACRES)
- EXIT 4 DRAINAGE BASIN OUTLINE
- EXIT 4 DRAINAGE BASIN PARCEL ID
- TOWN OF FAIR PLAY DRAINAGE BASIN PARCEL ID



**FIGURE 5-03**  
**TOWN OF FAIR PLAY & I-85 EXIT 4**  
**FUTURE LAND USE MAP**

**DAVIS & FLOYD**  
 SINCE 1954





Figure 6-00



### I-85 Corridor Sewer Expansion Master Plan

Phase 1

\$2,854,968

Sewer Established in Fair Play Area and Exit 2

Phase 2

\$3,010,825

Sewer to Exit 1, Welcome Area and expand Exit 2 service

Phase 3

\$2,940,013

Sewer to Exit 4, and expand up SC Hwy 11

Phase 4

\$3,028,033

Sewer to areas west, north and east of Downtown  
Fairplay

**Total = \$11,833,839**

**QUESTIONS**

**IN CLOSING...**



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- Jobs
- Planned Growth
- The Future of Oconee

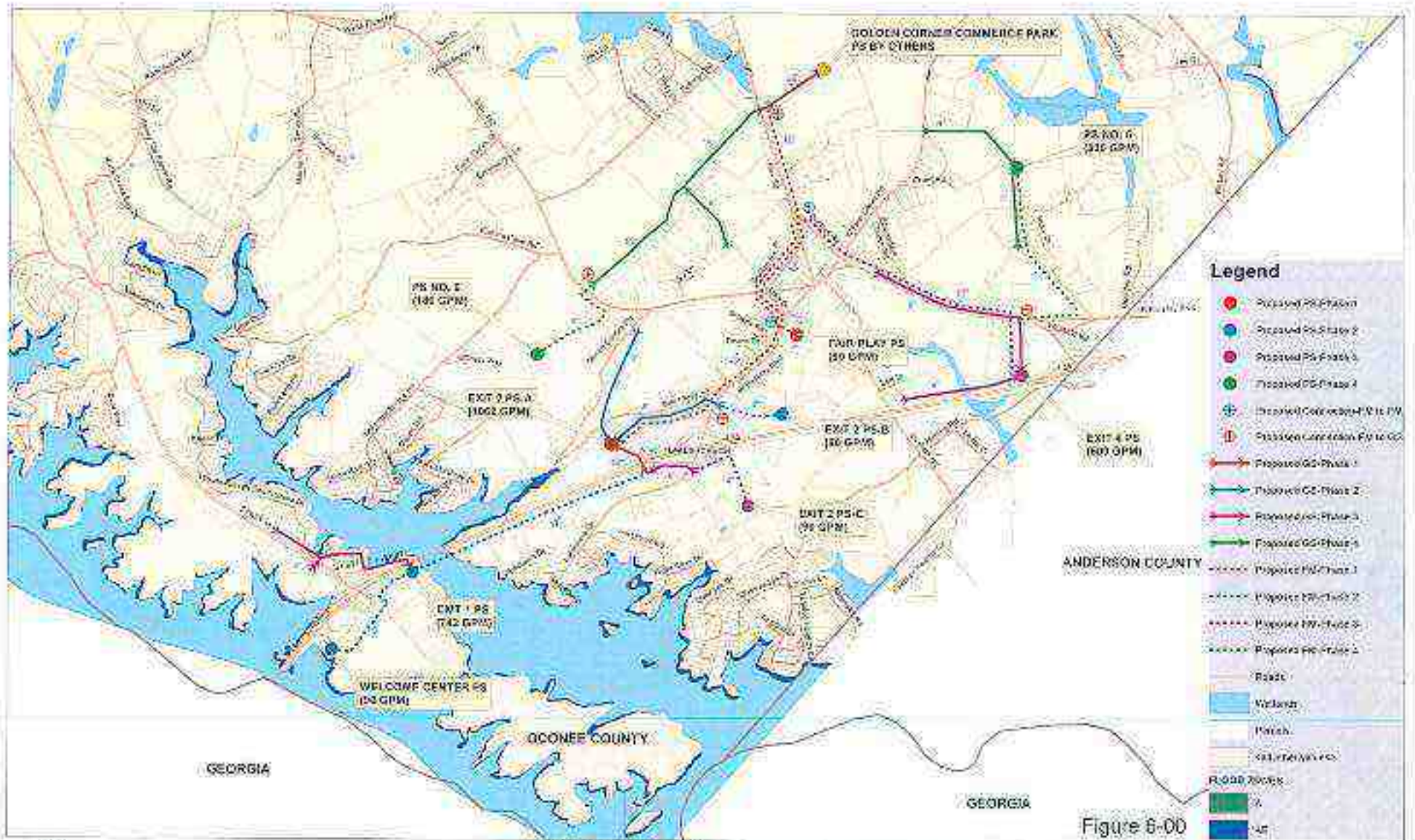


*Oconee Economic Alliance*

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I-85 Corridor Sewer Expansion  
Master Plan

Figure 6-00

**PUBLISHER'S AFFIDAVIT**

STATE OF SOUTH CAROLINA  
COUNTY OF OCONEE

OCONEE COUNTY COUNCIL


IN RE: OCCPA Meeting - Thursday, June 18, 2015 at 9:00 a.m.

BEFORE ME the undersigned, a Notary Public for the State and County above named, This day personally came before me, Hal Welch, who being first duly sworn according to law, says that he is the General Manager of THE JOURNAL, a newspaper published Tuesday through Saturday in Seneca, SC and distributed in Oconee County, Pickens County and the Pendleton area of Anderson County and the notice (of which the annexed is a true copy) was inserted in said papers on 05/27/2015 and the rate charged therefore is not in excess of the regular rates charged private individuals for similar insertions.



\_\_\_\_\_  
Hal Welch  
General Manager

Subscribed and sworn to before me this  
05/27/2015

  
\_\_\_\_\_  
Jennifer A. White  
Notary Public  
State of South Carolina  
My Commission Expires July 1, 2024

JENNIFER A WHITE  
NOTARY PUBLIC  
State of South Carolina  
My Commission Expires July 1, 2024



## LEGAL NOTICES

## LEGALS

In the event of noncompliance with the terms of the bid within twenty (20) days after the sale, no deficiency judgment will be granted and the sale will be final after full compliance. If the Plaintiff or the Plaintiff's representative does not appear at the public sale provided by this Notice, then the sale of the property will be null, void and of no force and effect. In such event, the sale will be rescheduled for the next available Sales Day.

BEVERLY H. WHITFIELD, Clerk of Court,  
Orange County,  
South Carolina  
Waltham, SC  
29015

STATE OF SOUTH CAROLINA  
COUNTY OF ORANGE  
IN THE COURT OF  
COMMON PLEAS  
CASE NO. 2014-CP-37-880  
NOTICE OF SALE

Orange Federal Savings & Loan Association, Inc. Plaintiff, vs. Joseph M. Christoff, Felicia G. Christoff, Wells Fargo Bank, N.A. as successor by merger to Wachovia Bank, N.A.; Citizens Bank, Robert Haszorek; Robin Haszorek; The Woods at Lake Keowee Owners' Association, Inc. Defendants. PURSUANT TO THE ORDER OF THIS COURT in the above captioned matter, I will sell on Sales Day next, to wit, June 1, 2015, at the Orange County Courthouse at Waltham, South Carolina, at 11:00 o'clock A. M., the following described real property, to wit: All that certain piece, parcel or lot of land lying and being situated in the State of South Carolina, County of Orange, Wagner Township, and being shown and designated as Lot Number Twenty-Sixteen (27), The Woods at Keowee, on a plat prepared by Earl G. O'Brien, PLS #10755, dated March 16, 2008, and recorded in Plat Book A747 at Pages 4 and 5 in the Office of the Register of Deeds for Orange County, reference to said Plat which is recited for a more complete and accurate description. BEING the same property conveyed from Felicia G. Christoff to Joseph M. Christoff and Felicia G. Christoff by deed of conveyance dated March 18, 2004 and recorded on April 2, 2004 in Book 1837 at Page 217 in the Office of the Register of Deeds for Orange County, 1175 E. Long Bay Drive, West Union, SC 29088. TERMS OF THE SALE: CASH TO THE HIGHEST BIDDER purchase to pay debt for deed and stamps. A cash deposit of five (5%) per cent of the bid will be required as evidence of good faith in bidding, which sum shall be forfeited in the event of noncompliance with the terms of the bid within twenty (20) days after the sale. No deficiency judgment will be granted and the sale will be final after full compliance. If the Plaintiff or the Plaintiff's representative does not appear at the public sale provided by this Notice, then the sale of the property will be null, void and of no force and effect. In such event, the sale will be rescheduled for the next available Sales Day.

BEVERLY H. WHITFIELD, Clerk of Court,  
Orange County,  
South Carolina  
Waltham, SC  
29015

STATE OF SOUTH CAROLINA  
COUNTY OF ORANGE

## LEGAL NOTICES

## LEGALS

Court may issue a general Order of Reference of this action to a Master-in-Equity/Special Referee, pursuant to Rule 53 of the South Carolina Rules of Civil Procedure. YOU WILL ALSO TAKE NOTICE that under the provisions of S.C. Code Ann. § 26-2-100, effective June 16, 1993, any collectors' assignment of rents contained in the referenced Mortgage is perfected and Attorney for Plaintiff hereby gives notice that all rents shall be payable directly to it by delivery to its designated attorneys from the date of default. If the alternative, Plaintiff will move before a Judge of this Circuit on the 10th day after service hereof, or at any time thereafter as counsel may be heard, for an Order enforcing the assignment of rents, if any, and compelling payment of all rents covered by such assignment directly to the Plaintiff, which motion is to be based upon the original Note and Mortgage herein and the Complaint attached hereto. **IT PENDING - NOTICE IS HEREBY GIVEN THAT an action has been or will be commenced in this Court upon complaint of the above-named Plaintiff against the above-named Defendant(s) for the foreclosure of a certain mortgage of said estate given by James H. Wood and Laura Deann Wood to Mortgage Electronic Registration Systems, Inc. as trustee for SunTrust Mortgage, Inc. dated May 3, 2013 and recorded on May 9, 2013 in Book 8804 at Page 250, in the Orange County Registry (hereinafter, "Mortgage").** Thereafter, the Mortgage was reassigned to the Plaintiff herein by assignment and/or corporate merger. The premises covered and affected by the said Mortgage and by the foreclosure thereof were, at the time of the making thereof and at the time of the filing of this notice, more particularly described in the said Mortgage and are more commonly described as: All that certain piece, parcel or lot of land, together with any and all improvements located thereon, being and being shown in the State of South Carolina, County of Orange, Township of Schreva, being shown and designated as Lot Twenty-Three (23) of Lakewood Estates Subdivision, containing 0.374 of an acre, more or less, as shown and more fully described on a plat of survey prepared by Gregory Blake Swanson, P.E. #14610, dated December 15, 1997, and recorded in Plat Book A538, at Page 6, records of the Register of Deeds Office for Orange County, South Carolina, having the metes and bounds, courses and distances as appear upon plat, being incorporated herein by reference thereto. It is mutually understood and agreed that the conveyance is made subject to the restrictive covenants and restrictions as to use of the lot herein conveyed as more fully set forth and enumerated in instrument of record in Deed Book 120, at Page 116, and supplements thereto, records of the Register of Deeds Office for Orange County, South Carolina. This conveyance is subject to those easements and/or rights-of-way as may appear on the plat and/or of record and all zoning and setback requirements. The being the identical property conveyed unto James H. Wood and Laura Deann Wood by deed of Sany E. Friday and Grace H. Friday, dated August 8, 2000, and recorded in Deed Book 1127, at Page 224, in the Office of the Register of Deeds for Orange

## LEGAL NOTICES

## LEGALS

County (833) 767-6678, be and hereby is appointed Attorney for any unknown Defendants who are, or may be, in the Military Service of the United States of America and as such are entitled to the benefits of the Servicemember's Civil Relief Act and Soldiers' and Sailors' Civil Relief Act of 1940, and any amendments thereto, to represent and protect the interest of said Defendants. AND IT IS FURTHER ORDERED that a copy of this Order shall be forth will served upon said Defendants by publication in Keowee Courier, a newspaper of general circulation published in the County of Orange, State of South Carolina, once a week for three (3) consecutive weeks, together with the Summons and Notice of Filing of Complaint in the above-entitled action.

Sarah O. Leonard,  
SC Bar No. 000185  
Grass & Sons, PLLC  
5800 Ferrandina Road Suite 110  
Columbia, SC 29210  
Phone 803-725-9953  
Fax 803-678-7558  
Attorneys for Plaintiff

The Orange County Capital Project Advisory Committee will hold a Meeting on Thursday June 18, 2015, at 9:00 a.m. in Council Chambers, Orange County Administrative Offices, 418 E. Pine St. Waltham, SC. We solicit process from the public for consideration by the committee. Citizens wishing to submit a project for consideration are required to obtain a questionnaire from the Clerk of Council, 804-718-1028, or at the Orange County Administrative Offices, 418 E. Pine St. Waltham. The questionnaire must be provided no later than 10:00 a.m. business Monday, June 15, 2015 to the Clerk.

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sting prospect. Get involved  
will help you meet other  
Look for insights and ideas  
an improve your appearance,  
nce is highlighted.

Nov. 22-Dec. 21): You'll have  
with. Take note of what others  
use diplomacy to avoid a  
tation that can make you  
e is good, but only if it's  
by and good intentions.

Dec. 22-Jan. 19): Contain  
and give yourself time to  
ers tell you. Time is on  
it feel pressured to make  
If someone pushes you,  
love on. Romance is in

20-Feb. 18): Be a  
give a little fun. A change  
mulate your mind and  
its of interesting ideas and  
raise your standard of living.  
It go over budget.

March 20): You are best  
ou want to avoid  
emotional matter  
talking about what you  
nd whom you want to  
Don't let anyone limit



.....LEGAL AD.....

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Walhalla, SC 29691

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Fax: 864 716 1024

E-mail:  
[info@oconee.org](mailto:info@oconee.org)

Edna Carmick  
District I

Wayne McCall  
District II

Fred Cain  
District III

Joel Thrift  
District IV

Reg Dexter  
District V

The Oconee County Capital Project Advisory Committee will hold a Meeting on Thursday, June 18, 2015, at 9:00 a.m. in Council Chambers, Oconee County Administrative Offices, 415 S. Pine Street, Walhalla, SC to solicit projects from the public for consideration by the committee. Citizens wishing to submit a project for consideration are required to obtain a questionnaire from the Clerk to Council, 864-718-1023, or at the Oconee County Administrative Offices, 415 S. Pine Street, Walhalla. The questionnaire must be provided no later than close of business Monday, June 15, 2015 to the Clerk.



## Beth Hulse

---

**From:** Beth Hulse  
**Sent:** Friday, May 22, 2015 3:53 PM  
**To:** Beth Hulse; classadmgr@upstatetoday.com  
**Subject:** CPAC 6-18 mtg  
**Attachments:** 05-22-15 - CPAC 06-18-15.pdf

Please run at your earliest convenience.  
Thanks.

*Elizabeth G. Hulse, CCC*  
Clerk to Council  
Oconee County Administrative Offices  
415 South Pine Street  
Walhalla, SC 29691  
864-718-1023  
864-718-1024 [fax]  
[bhulse@oconeesc.com](mailto:bhulse@oconeesc.com)  
[www.oconeesc.com/council](http://www.oconeesc.com/council)



## Beth Hulse

---

**From:** Beth Hulse  
**Sent:** Friday, May 22, 2015 3:55 PM  
**To:** Beth Hulse; Carlos Galarza; Chad Dorsett; DJM News Editor; Fox News; Greenville News (localnews@greenvillenews.com); Kevin; Norman Cannada (ncannada@upstatetoday.com); Ray Chandler; Steven Bradley (sbradley@upstatetoday.com); Westminster News / Keowee Courier (westnews@bellsouth.net); WGOG (dickmangrum@wgog.com); WSPA TV - Channel 7 (assignmentdesk@wspa.com); WYFF 4 News  
**Subject:** Capital Project Advisory Committee

The Oconee County CPAC will hold a meeting on June 18, 2015 at 9AM in Council Chambers to solicit projects from the public for consideration by the committee. Citizens wishing to submit a project for consideration are required to obtain a questionnaire from the clerk to council, 864-718-1023, or at the County Offices. The questionnaire must be provided no later than close of business Monday, June 15, 2015 to the Clerk.

*Elizabeth G. Hulse, CCC*  
Clerk to Council  
Oconee County Administrative Offices  
415 South Pine Street  
Walhalla, SC 29691  
864-718-1023  
864-718-1024 [fax]  
[bhulse@oconeesc.com](mailto:bhulse@oconeesc.com)  
[www.oconeesc.com/council](http://www.oconeesc.com/council)

**PUBLISHER'S AFFIDAVIT**

STATE OF SOUTH CAROLINA  
COUNTY OF OCONEE

OCCONEE COUNTY COUNCIL


IN RE: OCCPA 2015 Meetings - June 18, 2015 & September 17, 2015

**BEFORE ME** the undersigned, a Notary Public for the State and County above named, This day personally came before me, Hal Welch, who being first duly sworn according to law, says that he is the General Manager of **THE JOURNAL**, a newspaper published Tuesday through Saturday in Seneca, SC and distributed in Oconee County, Pickens County and the Pendleton area of Anderson County and the notice (of which the annexed is a true copy) was inserted in said papers on 03/31/2015 and the rate charged therefore is not in excess of the regular rates charged private individuals for similar insertions.



Hal Welch  
General Manager

Subscribed and sworn to before me this  
03/31/2015

  
Jennifer A. White  
Notary Public  
State of South Carolina  
My Commission Expires July 1, 2024

JENNIFER A. WHITE  
NOTARY PUBLIC  
State of South Carolina  
My Commission Expires July 1, 2024

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402 Oak St. • Seneca  
882-1487



85 CHEVROLET LUMINA  
60k miles \$4,500

## LEGAL NOTICES

## LEGALS

Unless the bidder defaults, in which case the deposit will be forfeited, if the successful bidder fails, or refuses, to make the required deposit on the day of sale or fails or refuses to comply with the bid within 30 days, then the property will be resold at the bidder's risk. No personal or delinquency judgment being demanded, the bidding will not remain open after the date of sale, but compliance with the bid may be made immediately. The successful bidder will be required to pay interest on the balance of the bid after the deposit is applied from date of sale to date of compliance with the bid at the rate of 8.375% per annum. For complete terms of sale, see Judgment of Foreclosure and Sale filed with the Oconee County Clerk of Court at O.C.A. #14-CP-37-0654. NOTICE: The foreclosure deed is not a warranty deed. Interested bidders

## LEGAL NOTICES

## LEGALS

should satisfy themselves as to the quality of title to be conveyed by obtaining an independent title search prior to the foreclosure sale date.  
Beverly H. Whitfield,  
Clerk of Court for  
Oconee County  
John J. Hearn, Esq.  
Attorney for Plaintiff  
P.O. Box 168200  
Columbia, SC 29202-2200  
(803) 744-2424  
813262-06075  
Website: www.jtlaw.com (see link to Resources/Foreclosure Sales)

The Oconee County Capital Project Advisory Committee will hold meetings in 2015 on June 18th, September 17th, & December 17th at 9:00 a.m. in Council Chambers, Oconee County Administrative Offices, 415 E. Pine Street, Walhalla, SC.

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## LEGAL NOTICES

## LEGALS

NOTICE OF SALE  
BY VIRTUE of a decree here granted in the case of Wells Bank NA vs. Matthew B. H. Nancy C. Loeber; Magnolia Owners Association, Inc., DV 14-CP-37-0686. The following property will be sold on April 6, 2015 at 11:00 AM at the Oconee County Courthouse to the highest bidder for a certain piece, parcel or lot and being situated in the State of South Carolina, Oconee County, being shown and designated as Lot Number Twenty-Six (26) of Magnolia Ridge Subdivision, a plat prepared by Stephen Edwards, PLS #19881, dated November 27, 2008, and recorded Plat Book #185 at Page 2, record Oconee County, South Carolina reference to which is invited for more complete and accurate description. Division, Book 1710, Page 229. 500 Seneca Way, Seneca, SC 29135. 801-661-0101. SUBJECT TO THE TERMS AND CONDITIONS OF THE





Oconee County  
Administrative Offices  
415 South Pine Street  
Walhalla, SC 29691

Phone: 864.718.1023  
Fax: 864.718.1071

Email:  
[ohuse@oconee.com](mailto:ohuse@oconee.com)

Edna Garmick  
District I

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District II

Paul Cain  
District III

Joel Thrift  
District IV

Reg Dexter  
District V

.....LEGAL AD.....

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The Oconee County Capital Project Advisory Committee will hold meetings in 2015 on June 18<sup>th</sup>, September 17<sup>th</sup>, & December 17<sup>th</sup> at 9:00 a.m. in Council Chambers, Oconee County Administrative Offices, 415 S. Pine Street, Walhalla, SC.





## Beth Hulse

---

**From:** Beth Hulse  
**Sent:** Monday, March 30, 2015 11:58 AM  
**To:** Beth Hulse; classadmgr@upstatetoday.com  
**Subject:** CPAC 2015 schedule  
**Attachments:** 033015 - OC CPAC 2015 schedule.doc

Please run at your earliest convenience.  
Thanks.

*Elizabeth G. Hulse, CCC*  
Clerk to Council  
Oconee County Administrative Offices  
415 South Pine Street  
Walhalla, SC 29691  
864-718-1023  
864-718-1024 (fax)  
[bhulse@oconeesc.com](mailto:bhulse@oconeesc.com)  
[www.oconeesc.com/council](http://www.oconeesc.com/council)

## Beth Hulse

---

**From:** Beth Hulse  
**Sent:** Monday, March 30, 2015 11:59 AM  
**To:** Beth Hulse; Carlos Galarza; Chad Dorsett; DJM News Editor; Fox News; Greenville News (localnews@greenwillenews.com); Kevin; Norman Cannada (ncannada@upstatetoday.com); Ray Chandler; Steven Bradley (sbradley@upstatetoday.com); Westminster News / Keowee Courier (westnews@bellsouth.net); WGOG (dickmangrum@wgog.com); WSPA TV - Channel 7 (assignmentdesk@wspa.com); WYFF 4 News  
**Subject:** Oconee County Capital Project Advisory Committee 2015 Meeting Schedule

The Oconee County Capital Project Advisory Committee will hold meetings in 2015 on June 18<sup>th</sup>, September 17<sup>th</sup>, & December 17<sup>th</sup> at 9:00 a.m. in Council Chambers, Oconee County Administrative Offices, 415 S. Pine Street, Walhalla, SC.

*Elizabeth G. Hulse, CCC*  
Clerk to Council  
Oconee County Administrative Offices  
415 South Pine Street  
Walhalla, SC 29691  
864-718-1023  
864-718-1024 [fax]  
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